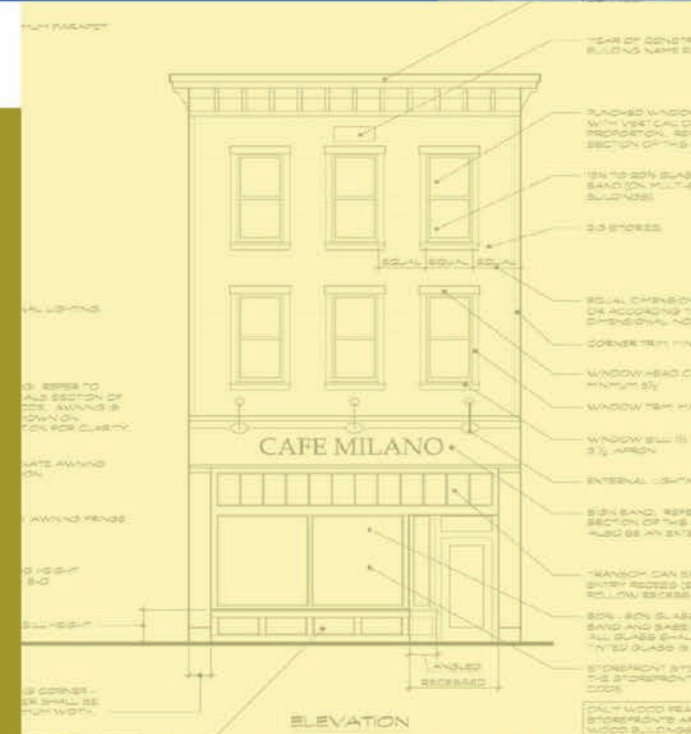
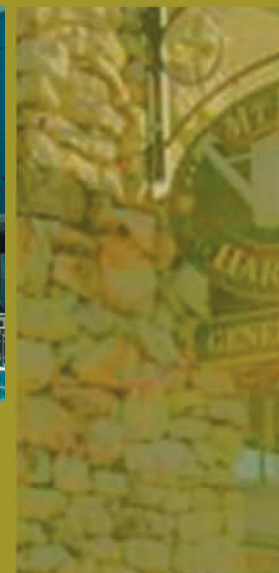
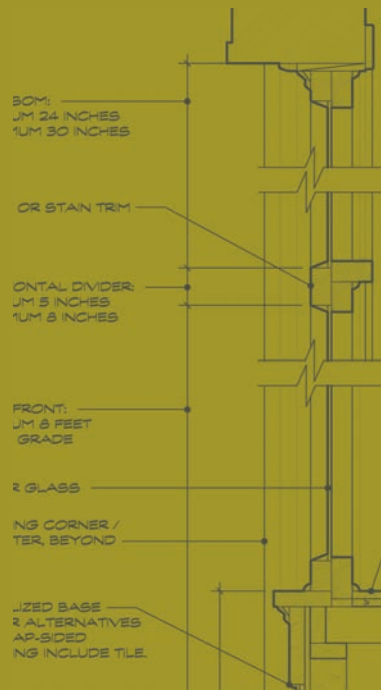


# Architectural Design Elements Portfolio

## CITY OF HUDSONVILLE, MICHIGAN



September 2006

VERSION 1.0





OTTAWA COUNTY  
URBAN SMART GROWTH  
DEMONSTRATION PROJECT



THE CITY OF HUDSONVILLE



NEDERVELD ASSOCIATES



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Drawings in the Hudsonville Architectural Design Elements Portfolio are for illustrative purposes only and are not to be used for construction purposes. A professional architect should be consulted for any building construction or renovations.





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### ***BACKGROUND***

This Design Elements Portfolio was created for the City of Hudsonville as part of the community's participation in Ottawa County's Urban Smart Growth Demonstration Project. The Ottawa County Planning Commission developed the Project to demonstrate that urban communities have the ability to attract and retain new and existing residents despite the trend occurring in a majority of urban areas where residents are moving out of the cities and into more rural areas.

One of the primary components of the Project was to develop a highly-visual, graphics-based master plan and zoning ordinance that would improve the ability of an urban community to effectively plan for future growth and development. As a result of the unique partnership between the City and Ottawa County, the community's master plan and zoning ordinance have been completely redesigned to include an assortment of images and artistic renderings to not only make it easier for community leaders to plan for future growth, but also provide developers, business owners, and residents with a clear understanding of what the community wants to look like in the future. Several new planning techniques have also been incorporated in the documents that are each designed to enhance the vibrancy, livability, and aesthetic character of the City of Hudsonville.

In order to develop the highly-visual, graphics-based master plan and zoning ordinance, this Design Elements Portfolio was created as a means to compile a variety of images and renderings that illustrate the intended character of the City of Hudsonville and to serve as an architectural guidebook for the community. The illustrations included in the Portfolio were developed as a result of several public meetings held with residents and business owners to learn what they liked about the community, what they would like to improve, and what they would like Hudsonville to look like in the future.

The architectural style that was ultimately developed for the City of Hudsonville encompasses the small-town character that the community wants to maintain as well as the vibrant and pedestrian-friendly environment that it wants to create in the community's downtown shopping district and commercial areas. The selected architectural style is comprised of several unique design elements that, if incorporated in a building's design, can enhance the building's aesthetic appeal.

As a result of Ottawa County's Urban Smart Growth Demonstration Project, it is anticipated that the innovative techniques and planning principles developed and implemented in the City of Hudsonville will serve as a model for other urban communities that are working to enhance the vibrancy, livability, and aesthetic character of their respective communities.





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# o v e r v i e w

Purpose and Overview of the Architectural Design Elements Portfolio

How to use the Architectural Design Elements Portfolio

## overview







## Purpose of The Architectural Design Elements Portfolio

West Michigan's small towns have a rich architectural heritage that has created a collection of places that are distinct and remarkable for their diversity and unique regional character. While the architecture of the buildings varies from town to town, a common architectural language was shared by the region's traditional builders, which has resulted in the unique character and quality of neighborhoods, public spaces, parks, and downtown streets. As we walk along these streets today, it is the graceful architecture, the basic ornament of the building's storefront, the grandeur of tall narrow windows, and the gracefulness of a cornice detail that tell us where we are, and ultimately lead to placemaking.

It is our intent, through the use of The Hudsonville Architectural Design Elements Portfolio, to create places that are based in this rich architectural heritage. Places that tell us where we are and who we are. This portfolio is intended to provide the City of Hudsonville with the ability to define its new architecture which will result in neighborhoods, shopping districts, streetscapes and buildings that are timeless, classic and built for today as well as for generations to come.

The purpose of The Hudsonville Architectural Design Elements Portfolio is to rekindle an appreciation for an architectural and building tradition that is rarely practiced today. Re-establishing the vernacular building tradition that has led to this rich architectural heritage will facilitate the development of an endearing and enduring place. As part of this portfolio, we are not only building on the traditional realm of architecture, but also embracing the contemporary spirit of architecture so that all ranges of building can become part of a new era in the City of Hudsonville.

During the preceding months, we have held numerous public input sessions, which have generated a few common themes as they relate to architecture and the art of creating places. Through these visioning sessions, the citizens of Hudsonville have indicated what they desire their city to look like in the future and this includes, in no small part, the architecture and buildings that define the city. The citizens almost universally desired an architecture that had a human scale and was based in tradition. While the desired architecture was beautiful and grand, it was not overly ornate, but rather very similar to that of other small towns in West Michigan. The citizen's desire for a unique place that told them they were in Hudsonville, has led to The Hudsonville Architectural Design Elements Portfolio.

These unique places all have many things in common, one of which is that they are pedestrian oriented, rather than auto oriented. It is our intent to create pedestrian oriented places that are based within this rich architectural heritage.

The Hudsonville Architectural Design Elements Portfolio provides patterns for traditional buildings as a resource for individual owners, local builders, architects and the City of Hudsonville as a place to start in creating the kind of Hudsonville that was visioned during the community input sessions. Whether remodeling or rehabilitating an existing building or constructing a new building, users will be able to find appropriate patterns to help guide the process of designing and building architecture that is consistent with traditions of West Michigan small towns.





## How To Use The Architectural Design Elements Portfolio

### Step 1: Identify Neighborhood Context Zone and Building Siting

The building types referenced in the Hudsonville Design Elements Portfolio are appropriate for certain neighborhood context zones in the City of Hudsonville. All building types indicated in this portfolio are not appropriate for all neighborhood context zones. The user of this portfolio is required to determine what neighborhood context zone his/her site is located in, and then to determine what range of building types are appropriate for that zone.

The initial step is to review the range of opportunities of building types for the neighborhood context zone where your parcel is located and then establish the proper placement of the building on the site, including street frontage, buildable areas and setback requirements. Upon completion of this step, the user can now begin to determine the more specific details of the desired building type and move to step 2.

### Step 2: Identify Appropriate Building Type

Building types that are appropriate for the City of Hudsonville are detailed in this portfolio; they are delineated in individual sections. These sections follow the structure outlined below.

**HISTORY & CHARACTER:** The first page of every building type section begins with a cover sheet that includes a brief description of the building type and its local history. Photos of relevant examples of the type in the West Michigan Region have been documented and are shown along with a list of essential elements related to each building type.

**GALLERY OF POSSIBILITIES:** These page(s) contain photographs of primarily regional examples of each building type. These photos are to provide inspiration for design as it relates to the building type. These are examples of possibilities and are not intended to be copied in the design of the building.

**MINIMUM STANDARDS:** These pages typically provide a front (street side) elevation drawing, a schematic plan and schematic profile or section that convey the minimum architectural standards of the particular building type. These drawings relay the critical vertical dimensions and basic features of the facade in a graphic form that is intended to define critical elements as they relate to the design of the building type.

**MASSING & COMPOSITION:** Massing and composition will vary per building type, with some types requiring a more substantial description than others. This section describes the basic massing or shapes for each of the Hudsonville building types. Massing and composition are described with photographic examples of various conditions. Where applicable, facade composition diagrams are also included to convey appropriate composition of the various facades for each building type.

**WINDOWS:** While the window section will vary per building type, it is important to remember that windows are one of the most important building components. Appropriate proportion of windows and their placement on the building elevation are of critical importance. Both the shape and the style of windows are conveyed in this section. Typical window compositions are illustrated for each building type. Typical window proportions, trim details and special window or door elements are illustrated within this section. For ground floor retail buildings, storefront details are also included. The storefront is an absolute critical feature for any ground floor, street facing building that contains retail.

**MISCELLANEOUS DETAILS:** Depending on the building type, other important details are included in this section. These details can include alternate canopies, balconies and building cornices. Additionally, building signage standards and building landscape standards are included where appropriate.

**GALLERY OF MATERIALS:** This section contains a list of acceptable materials and their application. The reason that the application of these materials is important is that the building types conveyed in this portfolio are intended to aid in the creation of pedestrian friendly places. Without appropriate materials and details, the scale at which a pedestrian experiences the building will be compromised. In addition to the gallery of materials, an abbreviated list of material manufacturers for the items referenced in the gallery is provided in the appendix. This list can serve as a reference or resource when searching for the appropriate building supplies from local sources.



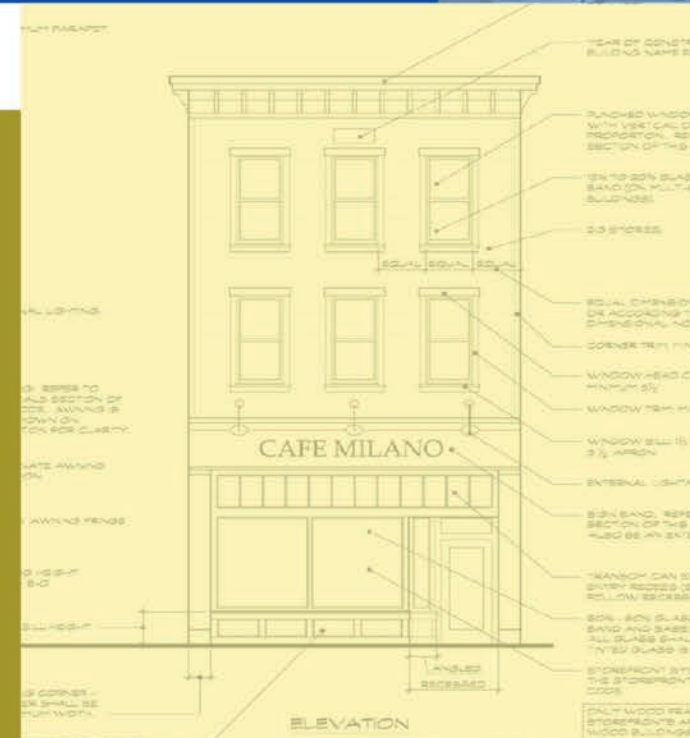




## section II

### architectural patterns

- A. Hudsonville Cottage Retail  
One and two story lap-sided buildings with sign band between store-front and upper stories. Front facades typically have gable roofs.





## HUDSONVILLE COTTAGE RETAIL



### ESSENTIAL ELEMENTS OF THE HUDSONVILLE COTTAGE RETAIL

1. Narrow one- and two-story buildings primarily with lap-siding and sign band between storefront and upper stories.
2. Ground floors have storefront design with large windows and glass doors that are either flush to the storefront or recessed.
3. Consisting of a narrow single building mass, which sometimes has been added to with distinct individual masses, which are articulated with different roof lines.
4. Front facades typically have gable roofs with the gable end facing the street.



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- A.10 GALLERY OF MATERIALS
- A.11 BUILDING SIGNAGE STANDARDS
- A.12 BUILDING LANDSCAPING STANDARDS



### HUDSONVILLE COTTAGE RETAIL

The West Michigan region boasts many small towns, villages and cities that have unique building types that represent an organic growth pattern. This pattern was the result of many factors that created different demands on and for buildings throughout the history of business districts and traditional commercial cores, the cottage retail type grew in significance. This building type was developed on compact and walkable blocks, and while it was sometimes at edges of commercial cores, it also came to signify the very core of many small villages and hamlets in West Michigan.

Cottage Retail shops are usually small and narrow stand alone buildings at the traditional four-corners of hamlets and they can also be grouped together to create entire village centers. This building type offers a transitional element between commercial cores and adjacent residential uses.

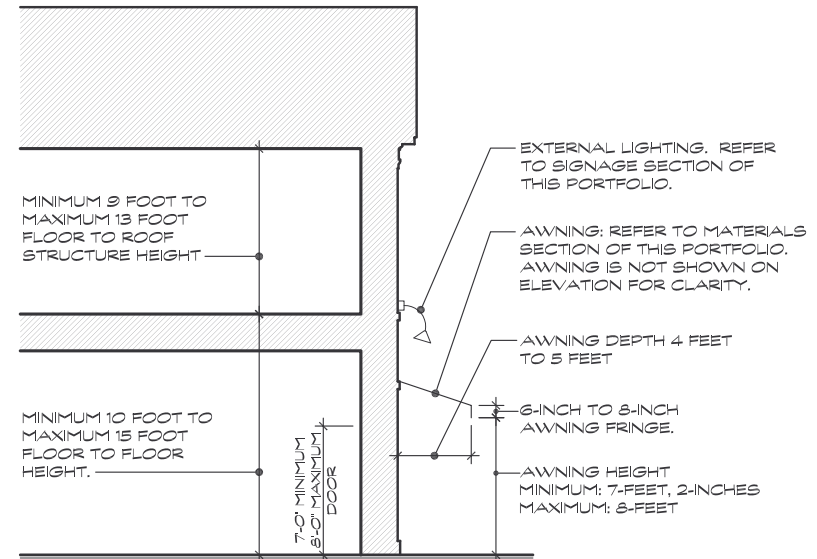
Historic precedent building types of cottage retail are typically one or two stories in height. Vertically oriented windows provide transparency on the upper stories. The shopfronts of this type can, and typically do, offer a slightly smaller amount of transparency at the ground floor than the Hudsonville Mixed-Use and Hudsonville Retail building type. The shopfronts do still allow a potential patron to see inside the store and those shopping or working inside to see out. This level of transparency creates interest and makes the pedestrian journey more rewarding.

The Hudsonville Cottage Retail building is an acceptable building type for use on the edges of traditional commercial cores as a new infill building or as a rehabilitation of existing buildings.

COTTAGE RETAIL  
COVER PAGE  
September 2006



HUDSONVILLE COTTAGE RETAIL



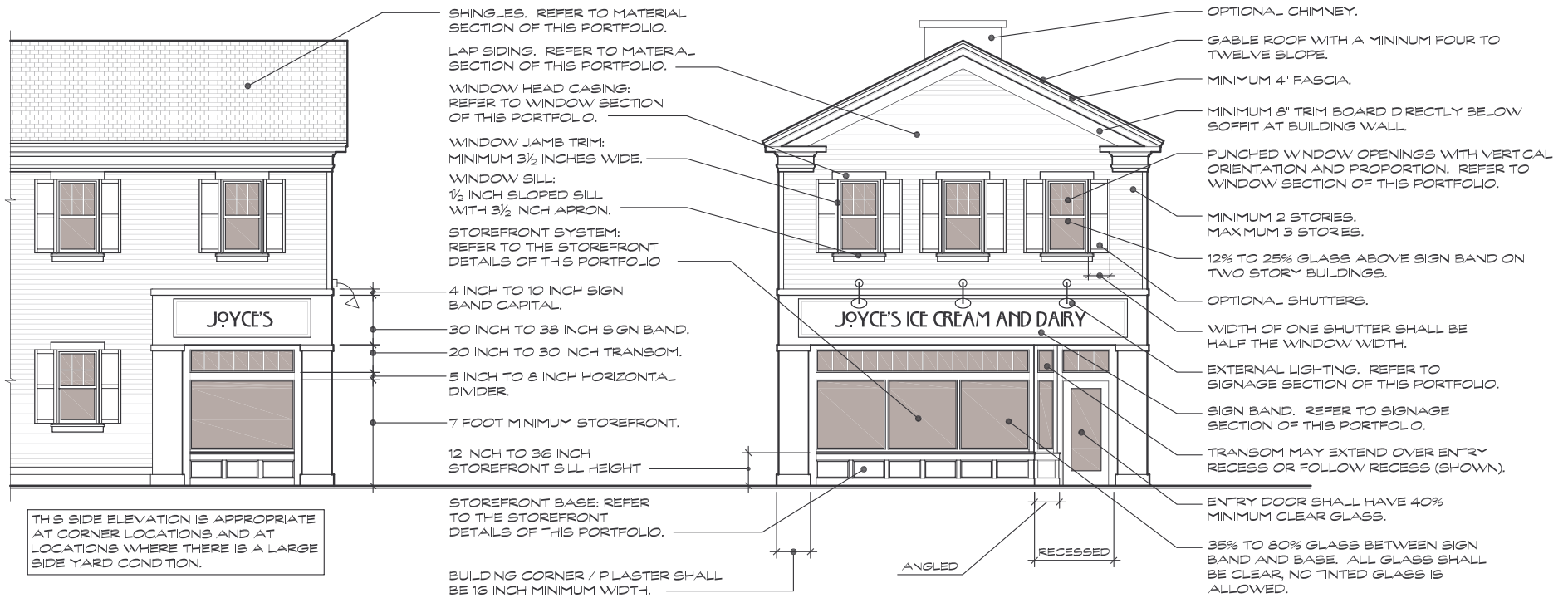
A.1

MINIMUM  
ARCHITECTURAL  
STANDARDS

September 2006

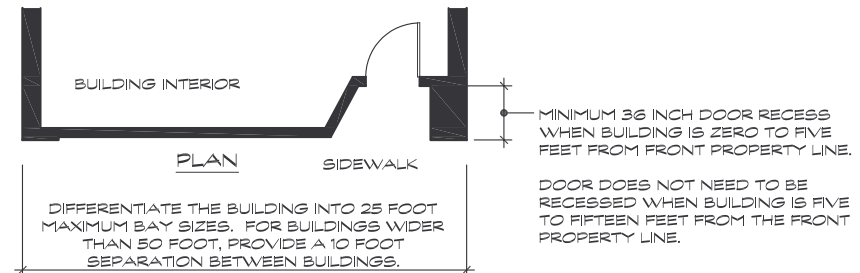
GALLERY OF POSSIBILITIES FOR TWO-STORY COTTAGE RETAIL





PARTIAL SIDE ELEVATION

ELEVATION

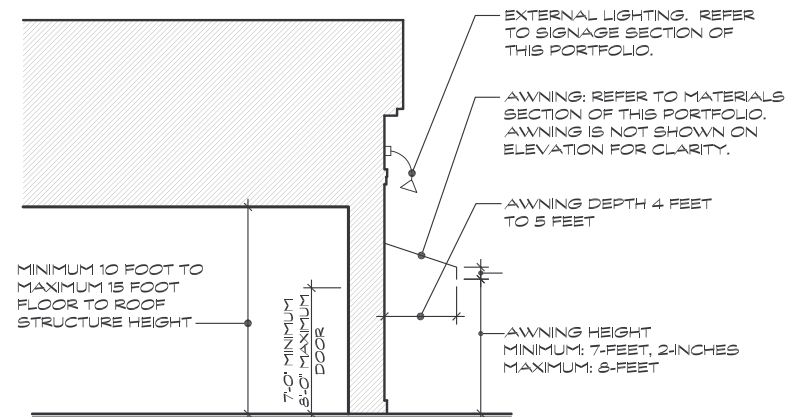


A.2

MINIMUM  
ARCHITECTURAL  
STANDARDS

September 2006

## HUDSONVILLE COTTAGE RETAIL

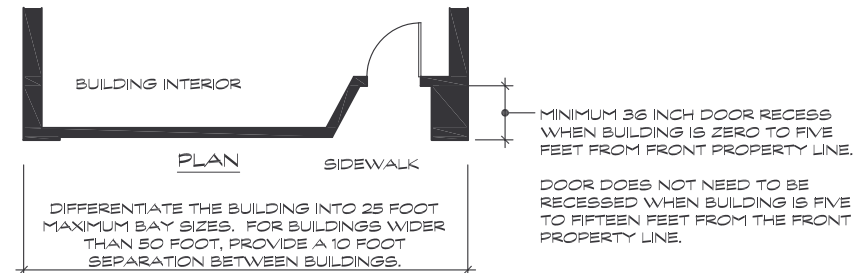
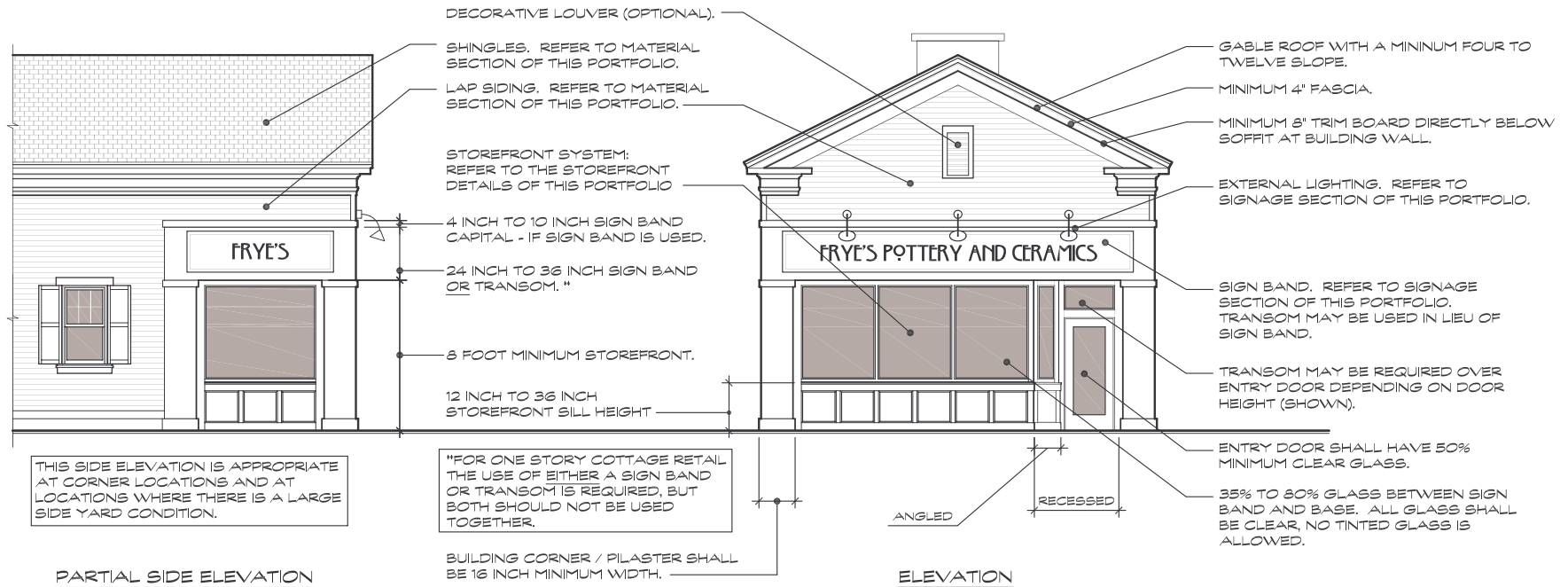


A.3

MINIMUM  
ARCHITECTURAL  
STANDARDS

September 2006

GALLERY OF POSSIBILITIES FOR ONE-STORY COTTAGE RETAIL





## HUDSONVILLE COTTAGE RETAIL

### STOREFRONTS

Storefronts on the ground floor are designed using millwork shapes typically made of round or square columns to trim large shopfront windows. On Hudsonville Cottage Retail Buildings, aluminum and metal framed storefronts are not permitted.

Cottage Retail storefronts will typically have a recessed glass panel entrance door centered in between two shopfront windows or off to one side.

Storefronts also typically have a transom window above the shopfront windows, which can either be continuous or follow the recess of the door.

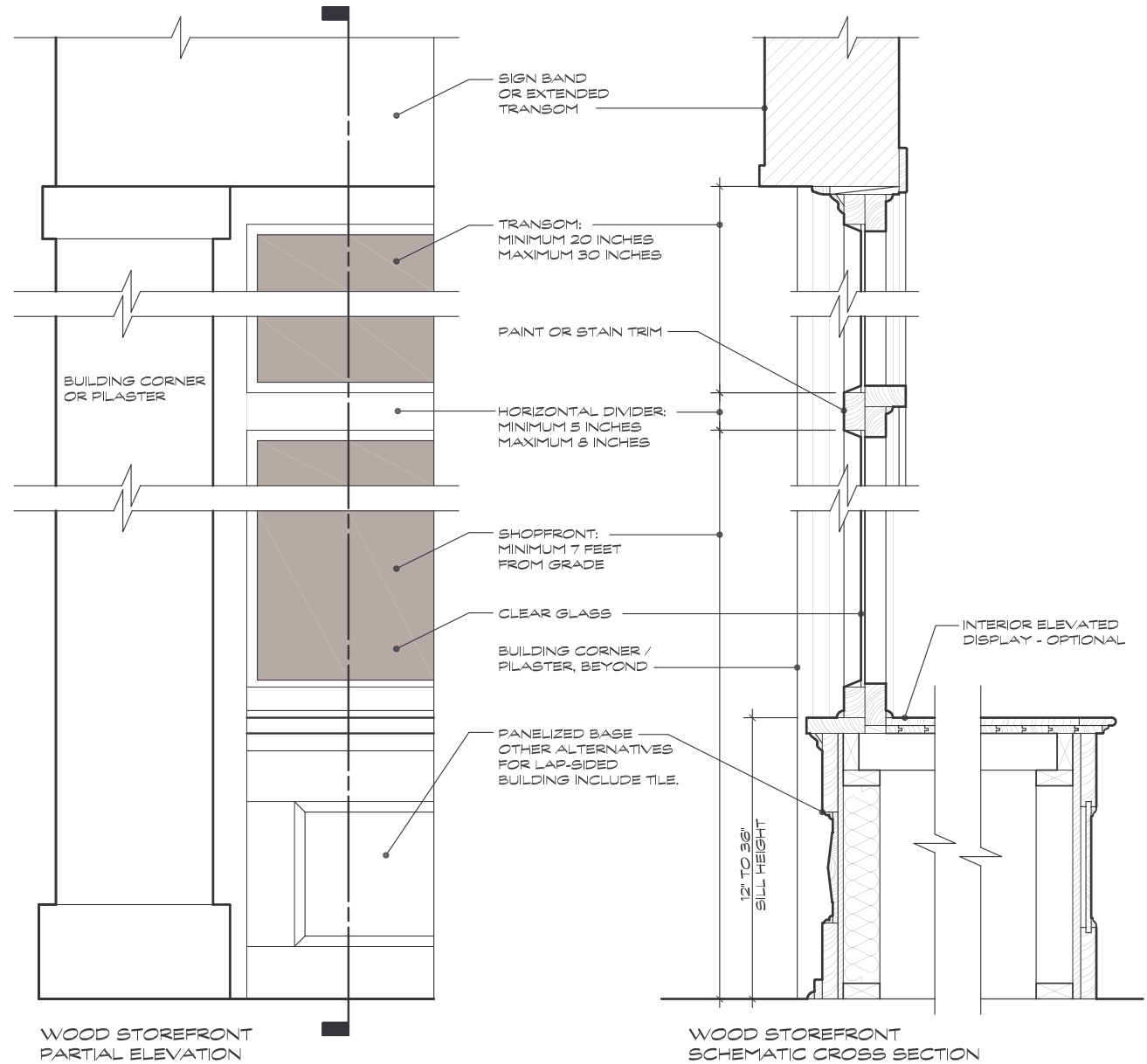
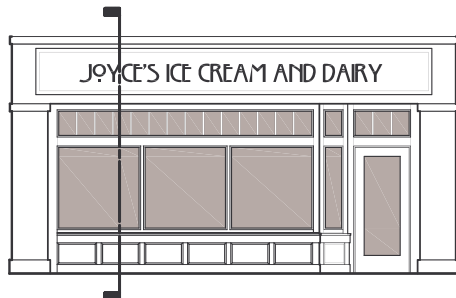
Storefronts typically have a deep entablature / cornice expression above the shopfront that serves as an area for signs. This expression serves as a cap to the storefront and also as a transition to the upper levels of the building.



## A.5

### STOREFRONT STANDARDS

September 2006



A.6

STOREFRONT  
STANDARDS  
September 2006

VERSION 1.0

## HUDSONVILLE COTTAGE RETAIL

### STANDARD WINDOWS

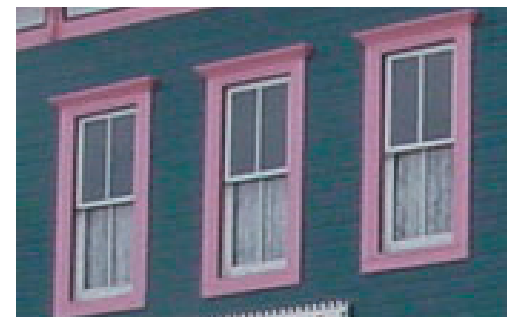
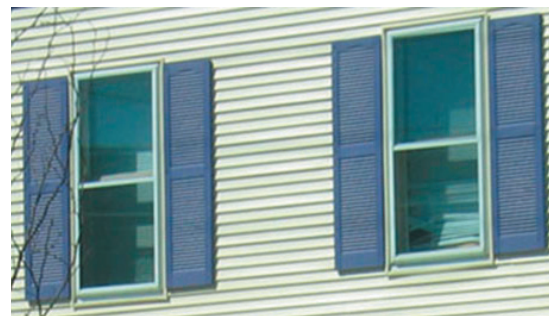
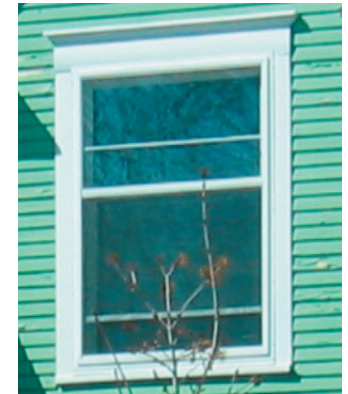
Windows above the ground floor and on sidewalls are typically vertical in proportion. Standard windows are double hung with various patterns of divided lights, including no divided lights. Typical patterns can include a two over two pattern, a four over four pattern, a six over six pattern, a four over one pattern or a six over one pattern of divided lights. Note that other variations are also acceptable.

Window panes, if provided, shall typically be vertical in proportion or square. Vertically proportioned window panes should be similarly proportioned throughout the entire building.

Window muntins shall be true divided lights or be composed of grilles that are adhered to both sides of the glass with a spacer in between.

### SHUTTERS

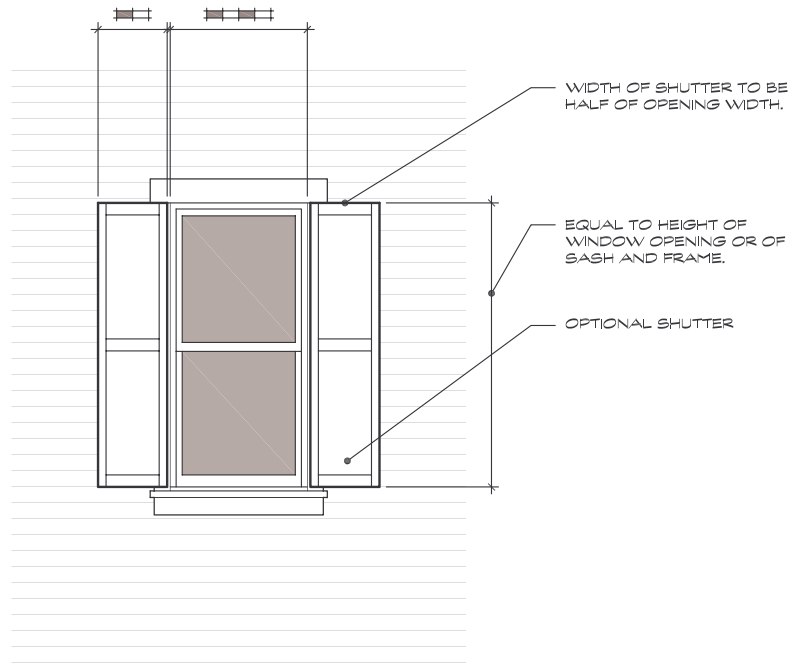
Louvered and paneled shutters are a common element, but are not required in Cottage Retail buildings. If provided, they shall be sized to match the window sash and be mounted with hardware to appear operable.



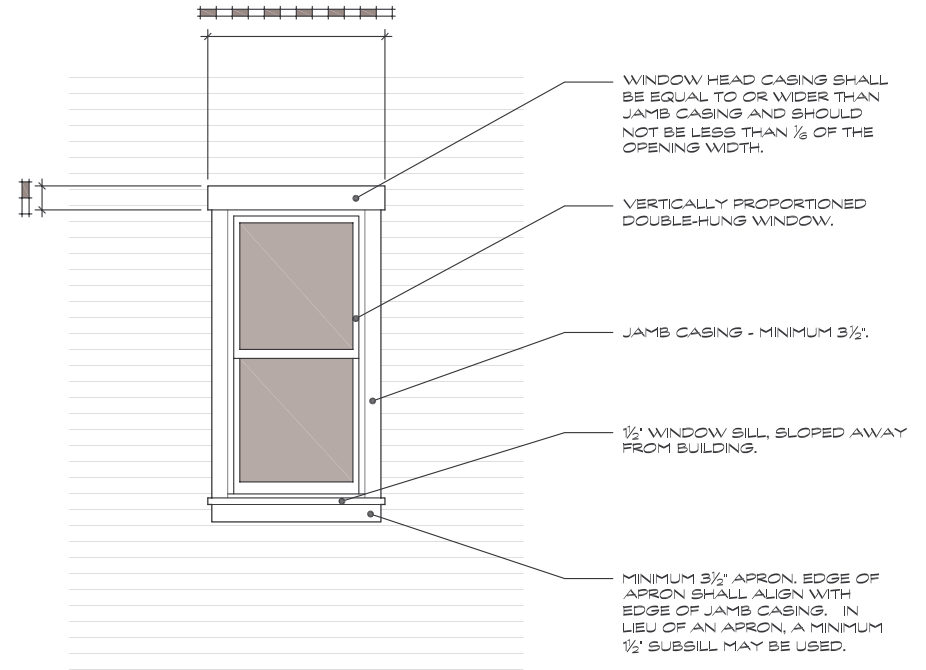
## A.7

WINDOWS  
STANDARDS

September 2006



TYPICAL STANDARD  
SHUTTER DETAIL



TYPICAL STANDARD  
WINDOW OPENING

A.8

WINDOWS  
STANDARDS

September 2006

VERSION 1.0



## HUDSONVILLE COTTAGE RETAIL

### MASSING

Hudsonville Cottage Retail buildings can be constructed in a variety of forms and compositions, mostly as small buildings with additive massing. Front facades are designed as gable type roofs, with the front facing gable being the most prominent type. Elements of additive massing can be designed as a gable or shed type roof, but must be articulated differently than the main building mass.

Building massing is typically a narrow bay that does not exceed twenty-five feet in width. Buildings can be composed of up to two of these bays. If larger forms are to be constructed then a space between buildings is required. Refer to page A2 or A4 of this portfolio.

Cottage Retail typically has a tall ground floor with more vertical proportions. These vertical proportions are typically manifested in overall building proportions, details, and structural elements and are also represented in the upper windows.

### COMPOSITION

Typically, these buildings will have one- or two-bay door and window compositions with the ground floor expressed as a single storefront composition.

On occasion, these buildings will begin to exhibit a smaller storefront than those attributed to Hudsonville Mixed Use and Hudsonville Retail.

Floor to floor heights are flexible and building heights may vary from building to building. Adjacent bays are strongly encouraged to have a variety of heights and roof form composition.



Simple gable on main building mass with shed roofed addition.



Simple gable on main building mass with flat roofed addition.



Traditional storefront added to residential typology.



A series of different cottage retail buildings joined together to form streetscape. Masses should be articulated differently to achieve smaller scale of these buildings with different heights and roof types.

### A.9

BUILDING  
MASSING AND  
COMPOSITION

September 2006



**GALLERY OF MATERIALS:**

**SIDING:**

Horizontal siding with 4-inch, 5-inch, 6-inch, 7-inch or 8-inch lap reveal with mitered corners or 4" minimum corner trim board.  
Siding shall be wood or fiber-cement board siding.  
Fiber cement board siding shall be applied with smooth finish exposed.  
Real stone veneer at ground floor. No cultured stone products permitted.  
Brick veneer. (Note that this is a very uncommon material for cottage retail).

**TRIM:**

Fiber-cement, polyurethane, cellular PVC, painted wood, or stained (opaque) wood. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

**ROOFING:**

Gable or shed roofs with composition shingles, wood shakes, slate (including manufactured slate products) or standing seam metal.

**SOFFITS:**

Smooth finish composition board, tongue-and-groove wood boards or fiber-cement panels.

**GUTTERS & DOWNSPOUTS:**

Half-round or ogee profile gutters with round or rectangular downspouts in copper, painted metal or prefinished metal.

**WINDOWS:**

Energy-efficient wood or aluminum-clad with true divided light appearance (7/8-inch exterior muntins).  
Note: divided lights are not required on windows.  
Clear glass.

**SHUTTERS:**

Wood or composite, sized to match window sash and mounted with hardware to appear operable.

**WOOD STOREFRONTS:**

Framing: Wood framed display windows that are painted, stained (with opaque stain), or covered in aluminum or copper.

Framed display windows may also be framed with fiber-cement board or cellular PVC products. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

Glass: Display windows shall be clear glass. Decorative translucent glass or opaque glass with ceramic frit can be used in transoms 8 feet or higher above the finished floor.

Miscellaneous: Doors and display windows can be trimmed with pilasters and columns, fiber-cement panels, dense polyurethane or cellular PVC trim, or composite millwork for built-up sections. Structural steel shapes may be expressed as columns. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

**TRADITIONAL AWNINGS:**

Canvas awnings with slopes as indicated on Minimum Architectural Standards and awning details. Minimum four foot projection from the building. Canvas awnings are required to have an awning fringe as indicated on the Minimum Architectural Standards.

**CHIMNEYS:**

Brick, stucco, stone veneer. No cultured stone products permitted.

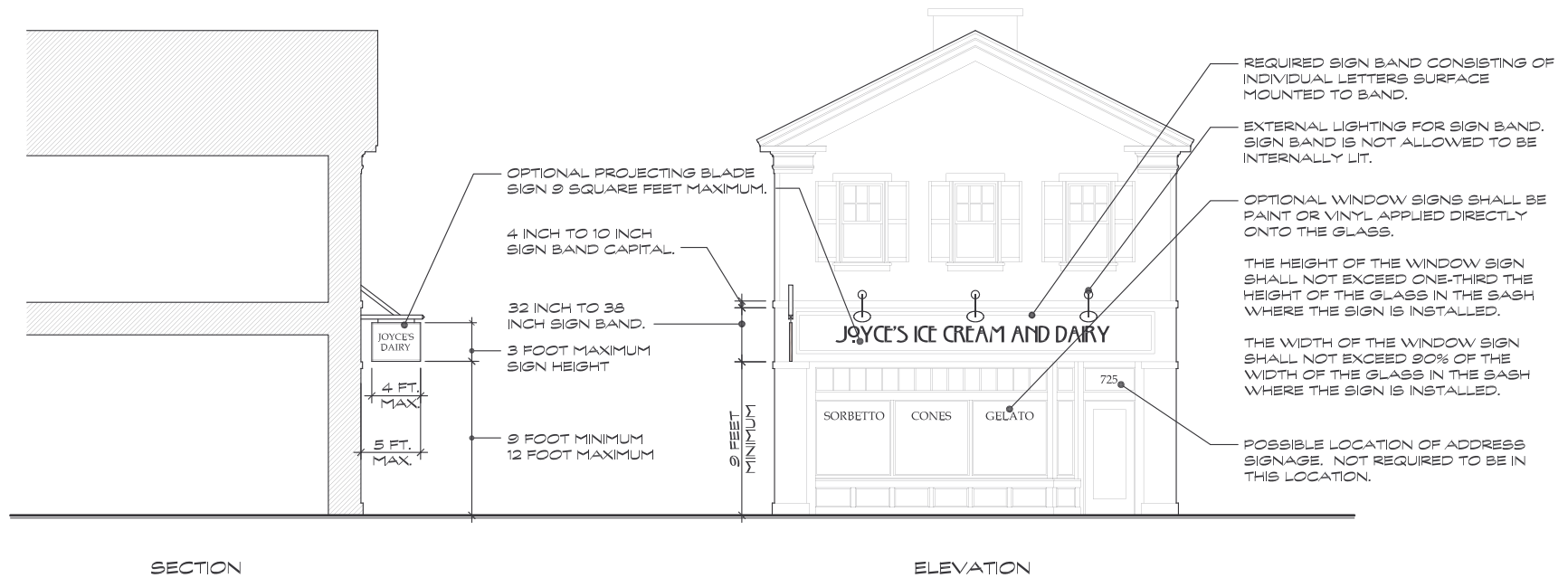
**EXTERIOR CEILINGS:**

Beaded board, smooth surface made of painted or stained wood.  
Plank and beam appearance made of fiber cement, painted/stained wood or cellular PVC. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

**SIGNS:**

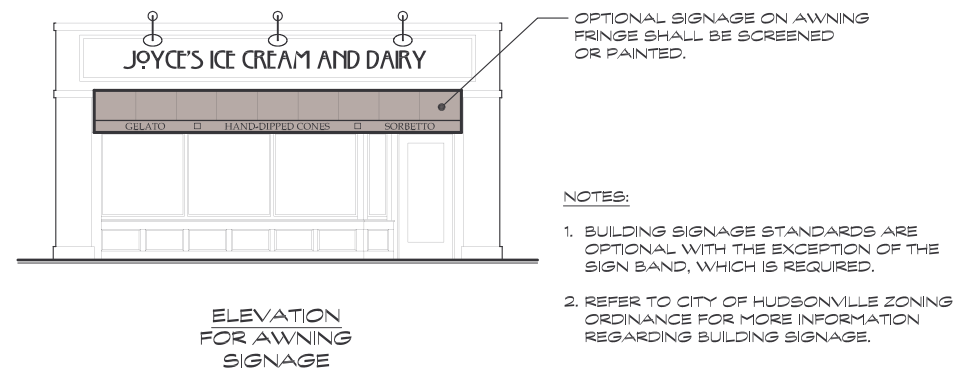
Refer to City of Hudsonville zoning ordinance for specific signage guidelines and to the sign placement standards within this portfolio.

## HUDSONVILLE COTTAGE RETAIL



### SIGNAGE

West Michigan shops and Cottage Retail buildings have a variety of sign types: blade signs which hang perpendicular to the building, individual letters mounted on signage bands above the shopfronts, or logos and names applied on shopfront glass. Signs painted on cloth awnings are also a traditional method of identity.



A.11

BUILDING  
SIGNAGE  
STANDARDS

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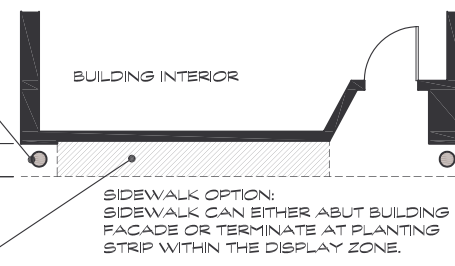
Flower Box

REMOVABLE / TEMPORARY PLANTERS PERMITTED AT BUILDING BASE.

24 INCH MAXIMUM DISPLAY ZONE IN FRONT OF BUILDING. NOTE THAT THIS DISPLAY ZONE MAY BE SMALLER DEPENDING ON MINIMUM CLEARANCE REQUIREMENT OF 5 FOOT.

5 FOOT MINIMUM CLEARANCE REQUIRED AT SIDEWALK.

OPTIONAL PLANTING STRIP ADJACENT TO BUILDING AND SIDEWALK IF BUILDING DOES NOT ABUTT SIDEWALK.



PLAN

NOTES:

1. BUILDING LANDSCAPE STANDARDS ARE OPTIONAL.
2. REFER TO CITY OF HUDSONVILLE ZONING ORDINANCE FOR CURB AREA LANDSCAPING STANDARDS AND STREET TREES APPLICABLE TO VARIOUS PUBLIC FRONTAGES ALONG THOROUGHFARES.

A.12

BUILDING  
LANDSCAPING  
STANDARDS

September 2006

VERSION 1.0



One story buildings with sign band above storefront.  
Storefront has large windows and recessed glass door.









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MASONRY BUILDINGS.
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- B.12 GALLERY OF MATERIALS.
- B.13 BUILDING SIGNAGE STANDARDS.
- B.14 BUILDING LANDSCAPING STANDARDS.

## ESSENTIAL ELEMENTS OF THE HUDSONVILLE RETAIL

- 1. One-story brick or lap-sided buildings with sign band between storefront and cornice
- 2. Storefront design with large windows and recessed glass doors.
- 3. Front facades have parapet walls with cornice expression.



## HUDSONVILLE RETAIL

Throughout the West Michigan region, many small towns and villages have a traditional commercial core. This commercial core is primarily composed of multi-story mixed-use buildings, although in many cases single-story retail buildings are also part of the commercial core. These retail buildings contain shops and offices that line the main commercial streets on the ground floor. This pattern creates a civic center for these communities which is defined by a distinctive public realm.

This public realm is an active place for people of all ages and provides for many flexible opportunities for retail, office and housing.

In the most rural of communities, these traditional mixed-use districts serve as a regional commerce center. Neighborhood services and amenities are within walking distance of the neighborhoods and these amenities also become destinations for the outlying rural areas.

Historic precedent building types tend to have a very regular pattern of large storefront openings, which very closely resemble the mixed-use building storefronts. These buildings are usually represented in either two-bay or three-bay compositions, very similar to the mixed-use buildings.

The Hudsonville Retail building is an acceptable building type for use in these traditional commercial cores as a new infill building or as a rehabilitation of existing one-story buildings.



B.1

MINIMUM  
ARCHITECTURAL  
STANDARDS

September 2006

GALLERY OF POSSIBILITIES FOR MASONRY RETAIL BUILDINGS







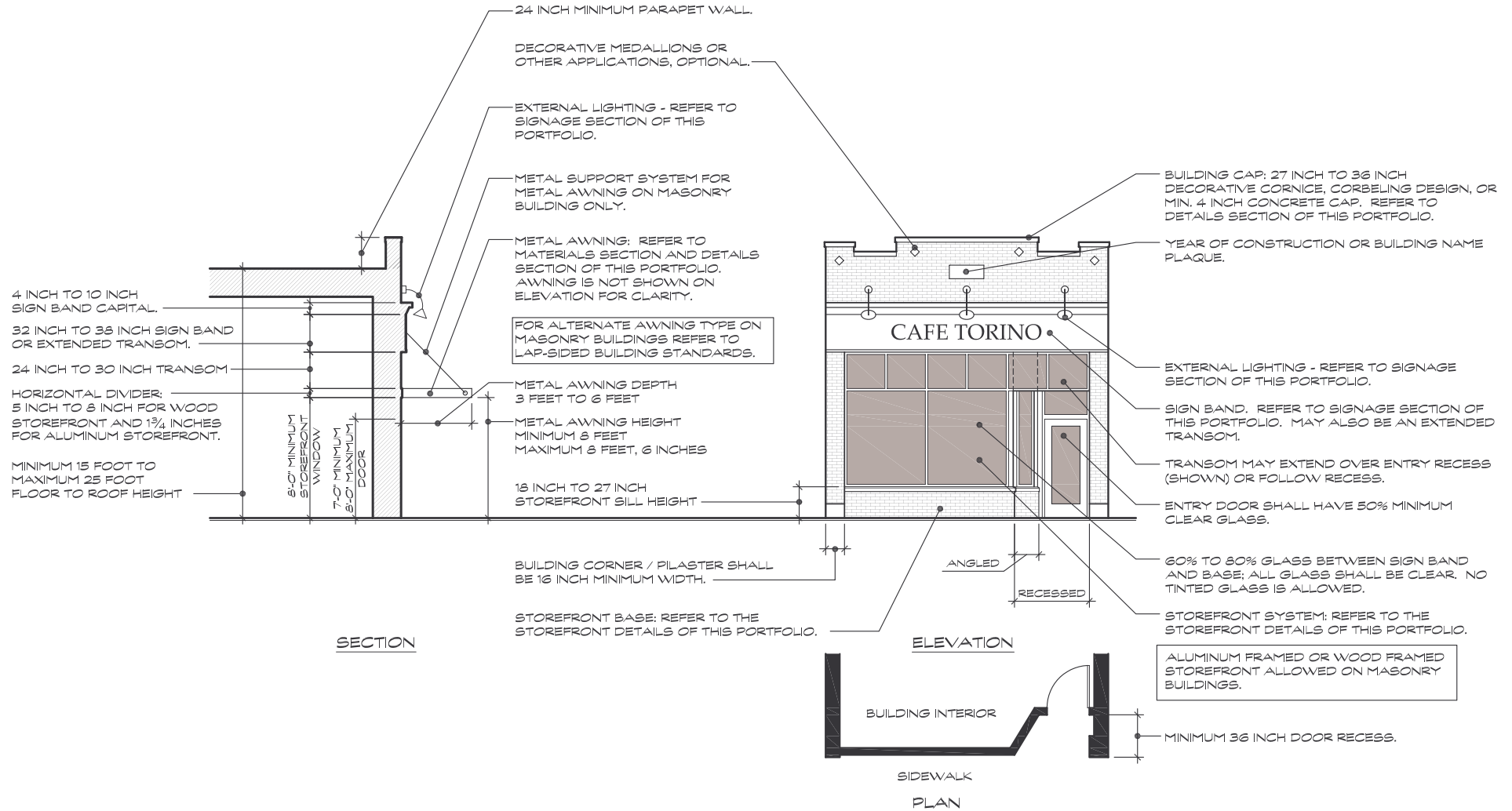
B.3

MINIMUM  
ARCHITECTURAL  
STANDARDS

September 2006

GALLERY OF POSSIBILITIES FOR MASONRY RETAIL BUILDINGS





## B.4

### MINIMUM ARCHITECTURAL STANDARDS

September 2006

HUDSONVILLE RETAIL

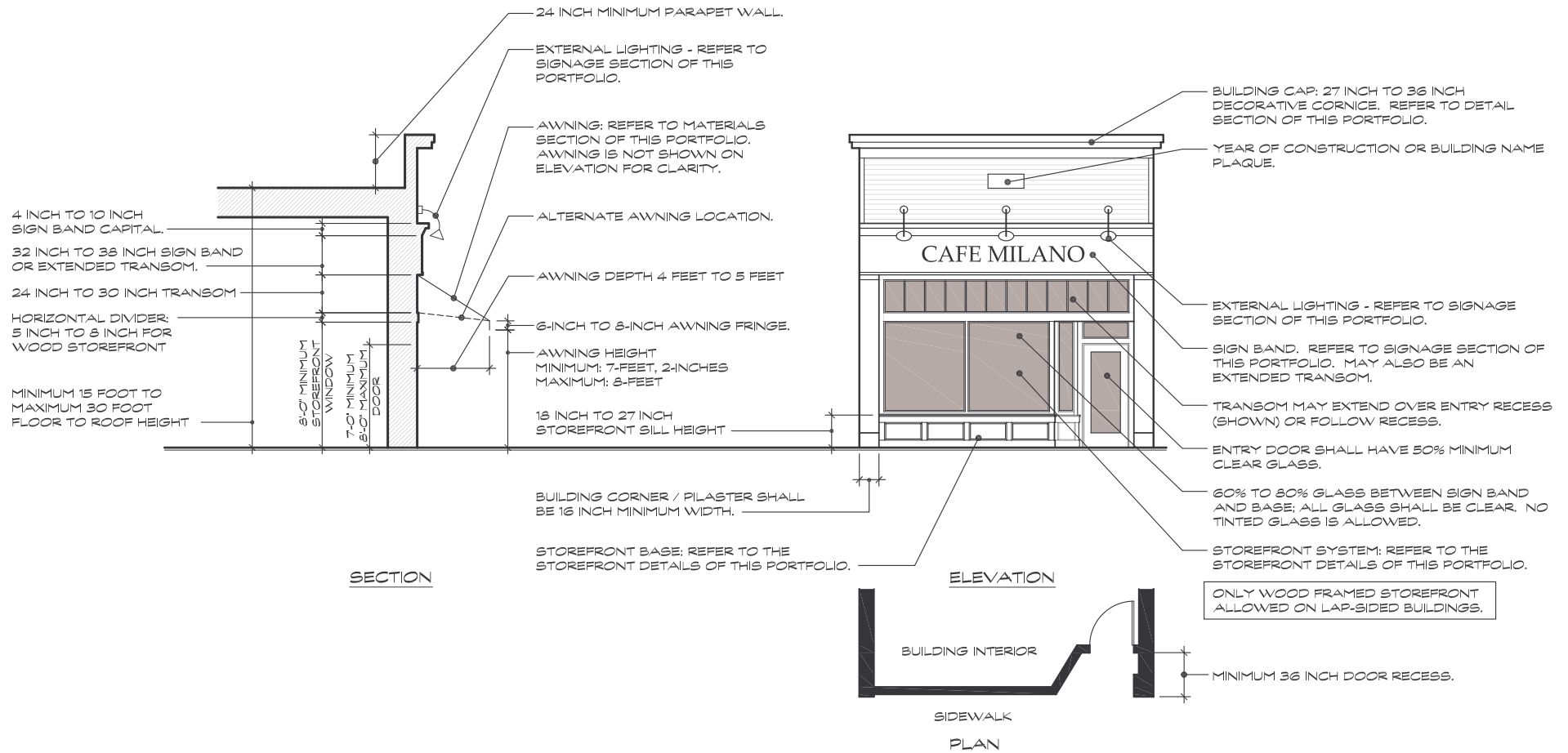


B.5

MINIMUM  
ARCHITECTURAL  
STANDARDS

September 2006

GALLERY OF POSSIBILITIES FOR LAP-SIDED RETAIL BUILDINGS



## HUDSONVILLE RETAIL

### STOREFRONTS

Storefronts on the ground floor are designed using millwork shapes typically made of round or square columns to trim large shopfront windows. They can also be made of standardized aluminum framing on brick buildings.

These storefronts will typically have a recessed glass panel entrance door centered in between two shopfront windows or off to one side.

Storefronts also typically have a transom window above the shopfront windows, which can either be continuous or follow the recess of the door.

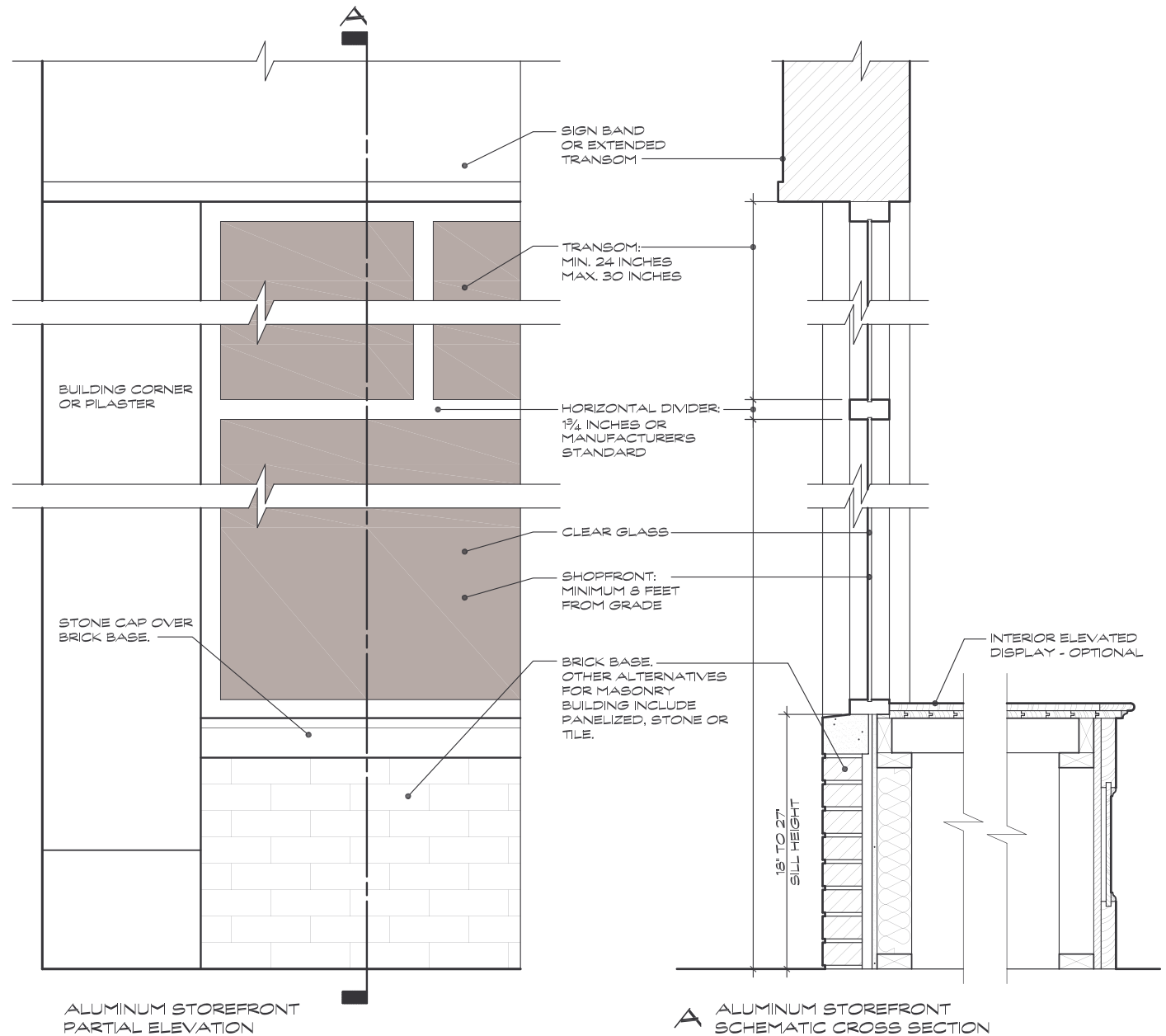
Storefronts typically have a deep entablature / cornice expression above the shopfront that serves as an area for signs. This expression serves as a cap to the storefront and also as a transition to the upper levels of the building.



B.7

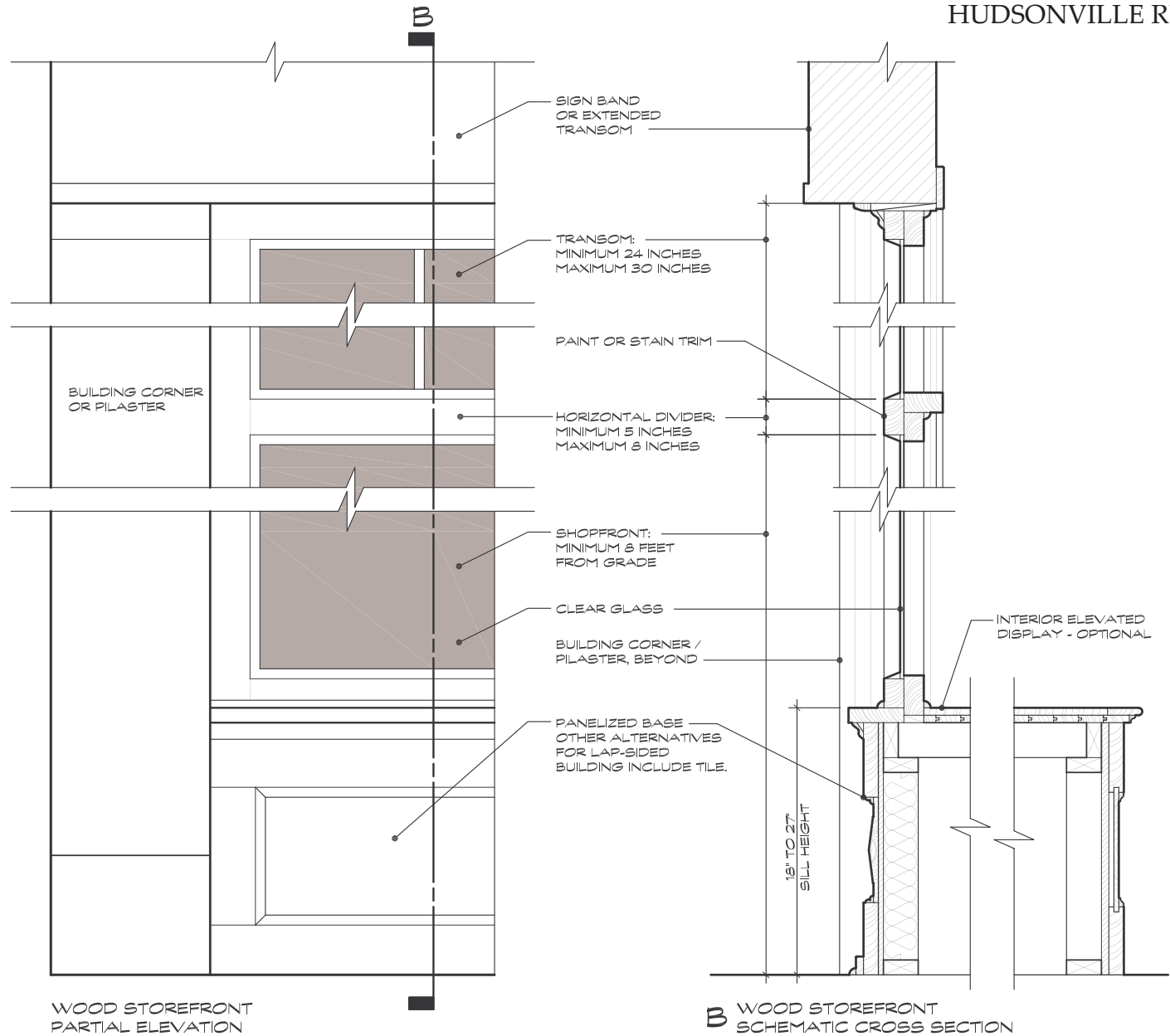
STOREFRONT  
STANDARDS

September 2006



A ALUMINUM STOREFRONT  
SCHEMATIC CROSS SECTION





B.8

STOREFRONT  
STANDARDS

September 2006

VERSION 1.0

## HUDSONVILLE RETAIL

### STANDARD WINDOWS

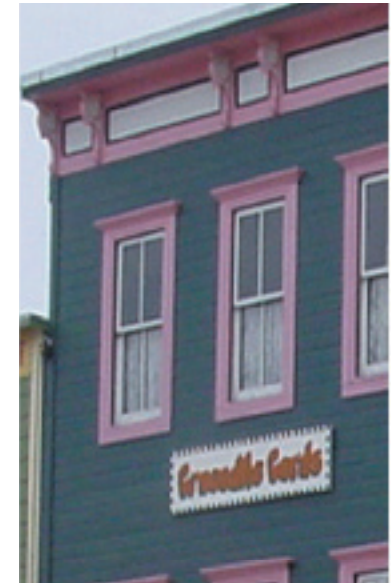
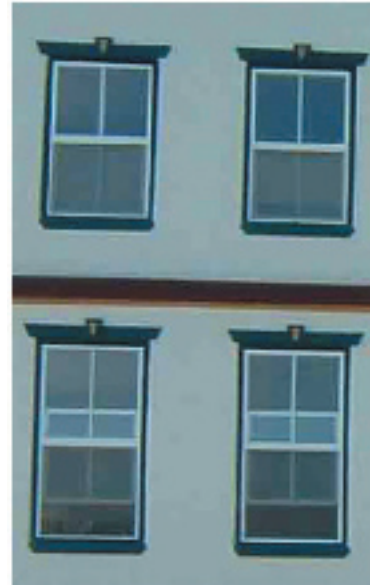
On single-story retail buildings, standard windows can occur at the sides of buildings, where there is no adjacent building. These side wall applications should always occur at corner buildings, in the absence of a secondary storefront, so that blank walls can be avoided on the street.

Standard windows are double hung with a two over one pattern or two over two pattern of divided lights, but other variations are acceptable; including no divided lights.

Window panes, if provided, shall typically be vertical in proportion or square. Vertically proportioned window panes should be similarly proportioned throughout the entire building.

Window muntins shall be true divided lights or be composed of grilles that are adhered to both sides of the glass with a spacer in between.

Jack arches, stone, and precast lintels as well as articulated window hoods and trim are common over windows set in masonry walls.

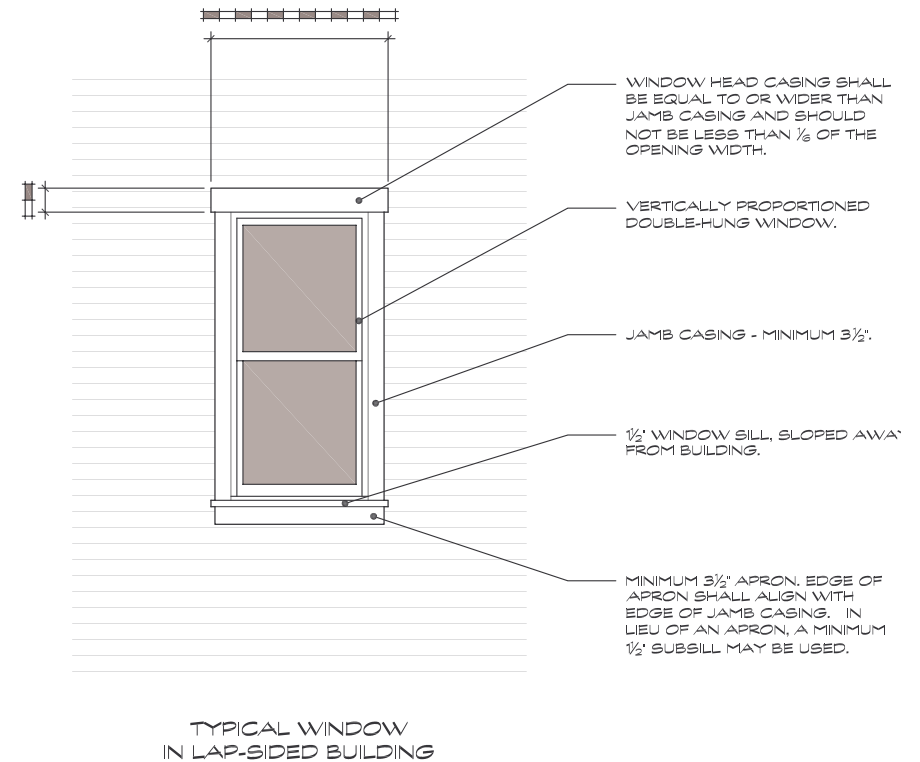
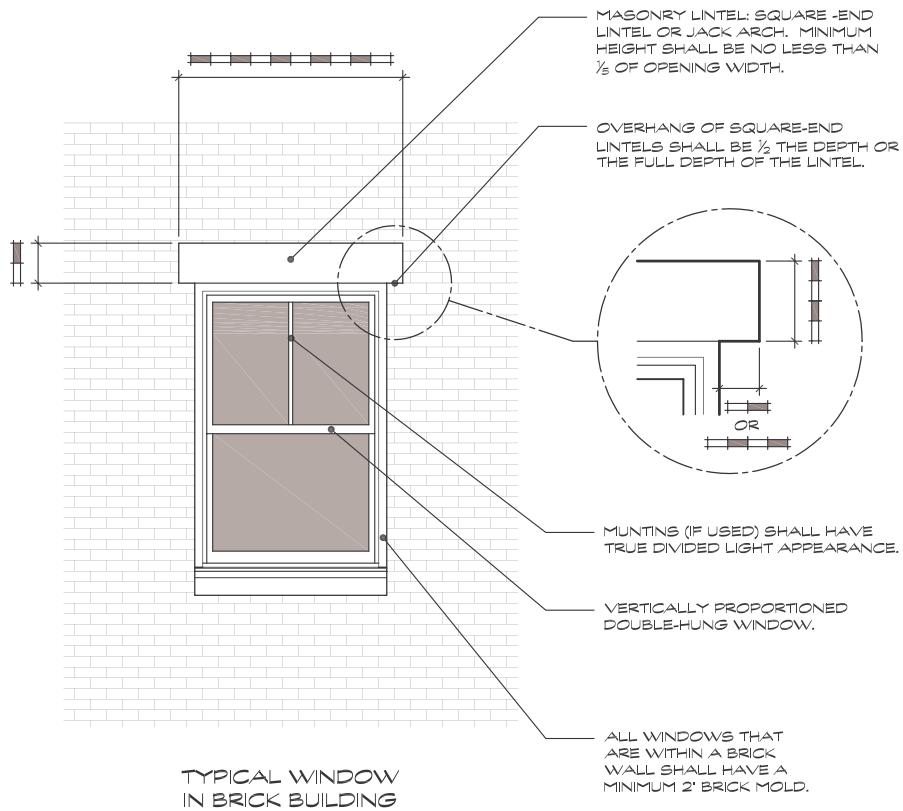


### B.9

#### WINDOWS STANDARDS

September 2006

WINDOW APPLICATIONS ON SIDES OF RETAIL BUILDINGS



B.10

WINDOW  
STANDARDS

September 2006

VERSION 1.0



## HUDSONVILLE RETAIL

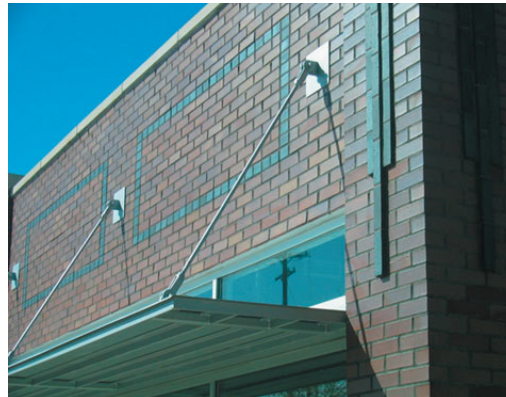
### FABRIC AWNINGS

Fabric awnings are an option for both brick and lap-sided retail buildings. They shall be made of canvas with sloped roofs and an awning fringe. They may be open- or closed-ended and must be placed below the sign band. Fabric awnings help to bring mixed-use buildings to a pedestrian scale while also serving the practical function of protection from the sun and rain. Fabric awnings can be used as a place for secondary signage.



### METAL CANOPIES

Metal canopies are an option for brick retail buildings. They are typically composed of simple shapes of structural steel or aluminum that is detailed as a flat horizontal plane that projects from the facade. The structural steel supports a metal deck that acts as the canopy covering. The canopy frame is supported with cables, turnbuckles or other structure that anchors to the building, terminating into an exposed plate detail at the building wall.



### CORNICES

The cornice is generally used as device to articulate the parapet and give the building a 'top'. In Western Michigan towns, there is considerable variety in their design. The silhouette can be straight or eccentric to create a profile against the sky, ornamentation can be simple or elaborate, the depth of the projections can be shallow or deep to modulate the shadow on the building face.



B.11

MISCELLANEOUS  
DETAILS

September 2006

**GALLERY OF MATERIALS:**

**SIDING:**

Brick veneer.  
Real stone veneer. No cultured stone products permitted.  
Horizontal siding with 4-inch, 5-inch, 6-inch, 7-inch or 8-inch lap reveal with mitered corners or 4" minimum corner trim board.  
Siding shall be wood or fiber-cement board siding.  
Fiber cement board siding shall be applied with smooth finish exposed.

**ROOFING:**

Flat roof with membrane roofing.  
Shallow pitch gable/hip roof behind parapet wall with composition shingles (composition shingles for sloped roofs).

**WINDOWS:**

Energy-efficient wood or aluminum-clad with true divided light appearance (7/8-inch exterior muntins).  
Note: divided lights are not required on windows.  
Clear glass.

**METAL STOREFRONTS (on brick buildings only):**

Framing: Pre-finished (clear or dark bronze anodized) aluminum or steel.

Glass: Display windows shall be clear glass. Decorative translucent glass or opaque glass with ceramic frit can be used in transoms 8 feet or higher above the finished floor.

**WOOD STOREFRONTS (on lap-sided or brick buildings):**

Framing: Wood framed display windows that are painted, stained (with opaque stain), or covered in aluminum or copper.

Framed display windows may also be framed with fiber-cement board or cellular PVC products. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

Glass: Display windows shall be clear glass. Decorative translucent glass or opaque glass with ceramic frit can be used in transoms 8 feet or higher above the finished floor.

Miscellaneous: Doors and display windows can be trimmed with pilasters and columns, fiber-cement panels, dense polyurethane or cellular PVC trim, or composite millwork for built-up sections. Structural steel shapes may be expressed as columns. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

**METAL CANOPIES (on brick buildings only):**

Steel or aluminum framed awning/canopy detailed as a flat horizontal plane supported with turnbuckles or cables anchored to building with exposed steel plate detail. Finished with mill finish or paint.

**TRADITIONAL AWNINGS (on wood-sided or brick buildings):**

Canvas awnings with slopes as indicated on Minimum Architectural Standards and awning details. Minimum four foot projection from the building. Canvas awnings are required to have an awning fringe as indicated on the Minimum Architectural Standards.

**TRIM:**

Limestone, terra-cotta, brick shapes, cast stone, or concrete for brick buildings.  
Fiber-cement, polyurethane, cellular PVC, painted wood, or stained (opaque) wood for lap-sided buildings and wood storefronts. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

**EXTERIOR CEILINGS:**

Beaded board, smooth surface made of painted or stained wood.  
Plank and beam appearance made of fiber cement, painted/stained wood or cellular PVC. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

**CORNICES AND RELATED TRIM:**

Limestone, terra-cotta, corbelled brick, cast stone, or simple 4" concrete cap for brick buildings.  
Wood, composite, cellular PVC or polyurethane millwork for lap-sided buildings and on brick buildings. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

**SIGNS:**

Refer to City of Hudsonville zoning ordinance for specific signage guidelines and to the sign placement standards within this portfolio.

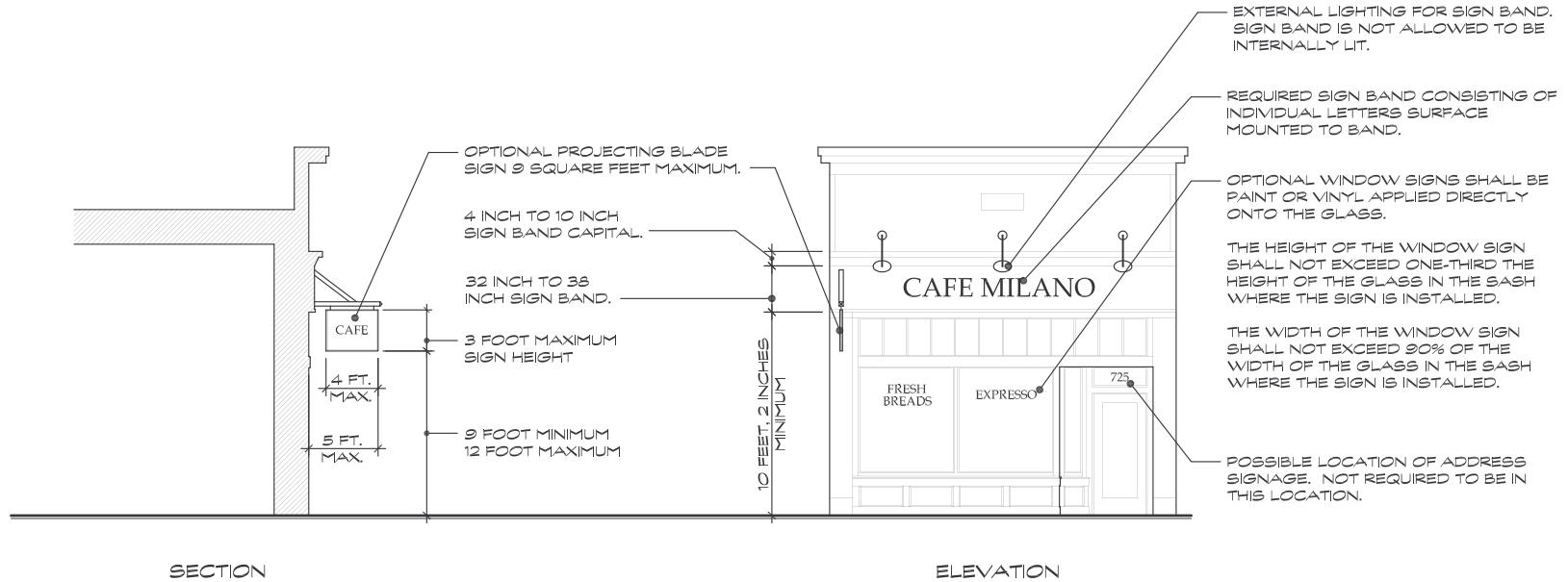
**B.12**

GALLERY  
OF  
MATERIALS

September 2006

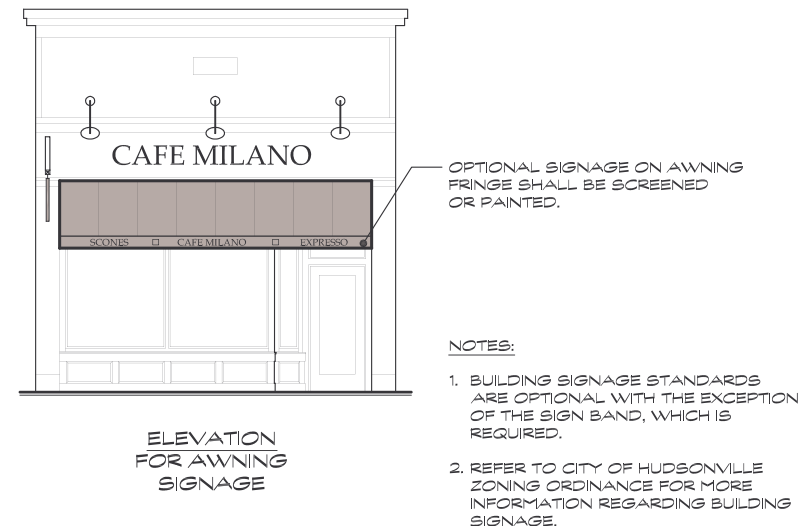
**VERSION 1.0**

## HUDSONVILLE RETAIL



### SIGNAGE

West Michigan shops and mixed-use buildings have a variety of sign types: blade signs which hang perpendicular to the building, individual letters mounted on signage bands above the shopfronts, or logos and names applied on shopfront glass. Signs painted on cloth awnings are also a traditional method of identity.

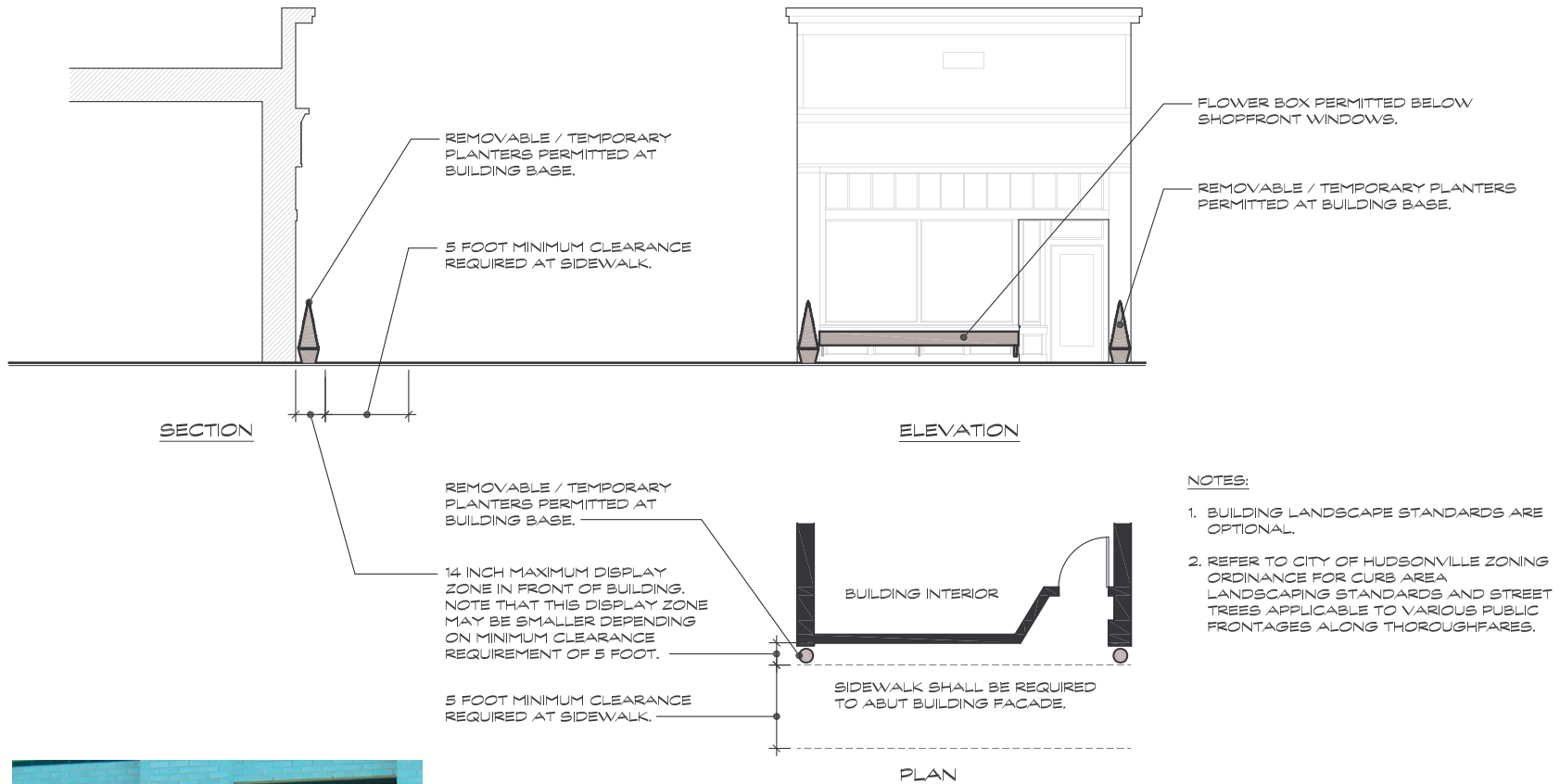


B.13

BUILDING  
SIGNAGE  
STANDARDS

September 2006





Flower Box

B.14

BUILDING  
LANDSCAPING  
STANDARDS

September 2006

VERSION 1.0

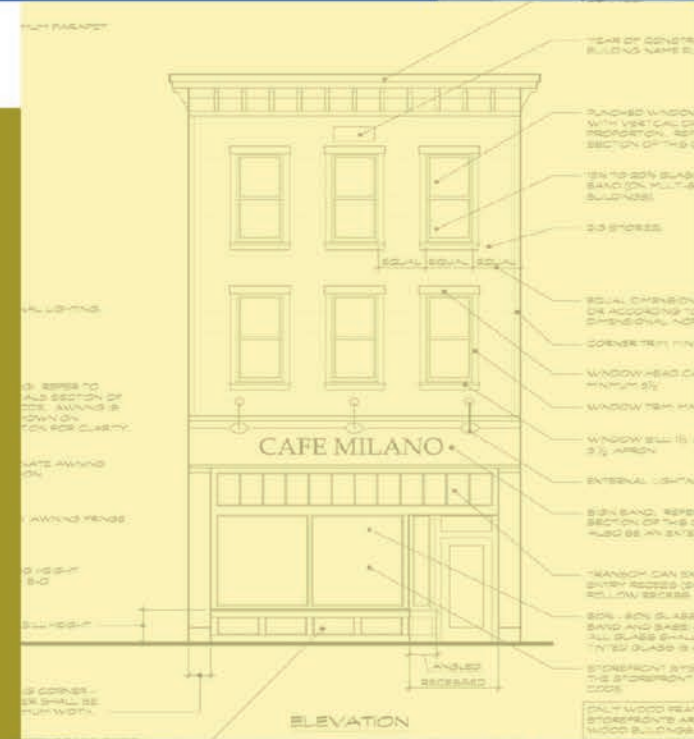


## section II

### architectural patterns

#### C. Hudsonville Mixed Use

Two and three story buildings with sign band between storefront and upper stories. Storefront has large windows and recessed glass doors.









### ESSENTIAL ELEMENTS OF THE HUDSONVILLE MIXED USE

1. Two- and three-story brick or lap-sided buildings with sign band between storefront and upper stories.
2. Ground floors have storefront design with large windows and recessed glass doors.
3. Simple, individual window compositions above the ground floor with vertically proportioned, double-hung sashes.
4. Front facades have parapet walls with cornice expression.



### INDEX

- C.1 GALLERY OF POSSIBILITIES MASONRY BUILDINGS.
- C.2 GALLERY OF POSSIBILITIES MASONRY BUILDINGS.
- C.3 GALLERY OF POSSIBILITIES MASONRY BUILDINGS.
- C.4 MINIMUM ARCHITECTURAL STANDARDS MASONRY BUILDINGS.
- C.5 GALLERY OF POSSIBILITIES LAP-SIDED BUILDINGS.
- C.6 MINIMUM ARCHITECTURAL STANDARDS LAP-SIDED BUILDINGS.
- C.7 BUILDING MASSING AND COMPOSITION.
- C.8 MASSING AND COMPOSITION: FACADE COMPOSITION DIAGRAMS.
- C.9 STOREFRONT STANDARDS.
- C.10 STOREFRONT STANDARDS.
- C.11 WINDOWS STANDARDS.
- C.12 WINDOWS STANDARDS.
- C.13 MISCELLANEOUS STANDARDS CANOPIES, BALCONIES AND CORNICES.
- C.14 GALLERY OF MATERIALS.
- C.15 BUILDING SIGNAGE STANDARDS.
- C.16 BUILDING LANDSCAPING STANDARDS.



### HUDSONVILLE MIXED USE

Throughout the West Michigan region, many small towns and villages have a traditional commercial core. This commercial core is primarily composed of multi-story mixed-use buildings. In this district, shops and offices line the main commercial streets on the ground floor, while residences and offices occupy the space above. This pattern creates a civic center for these communities defined by a distinctive public realm.

This public realm is an active place for people of all ages and provides for many flexible opportunities for retail, office and housing.

In the most rural of communities, these traditional mixed-use districts serve as a regional commerce center. Neighborhood services and amenities are within walking distance of the neighborhoods and these amenities also become destinations for the outlying rural areas.

Historic precedent building types tend to have a very regular pattern of large storefront openings. The upper floors also have a regular pattern of windows, usually in either two-bay or three-bay compositions.

The Hudsonville Mixed-Use building is an acceptable building type for use in these traditional commercial cores as a new infill building or as a rehabilitation of existing multi-story buildings.



## C.1

MINIMUM  
ARCHITECTURAL  
STANDARDS  
September 2006

GALLERY OF POSSIBILITIES FOR MASONRY MIXED-USE BUILDINGS





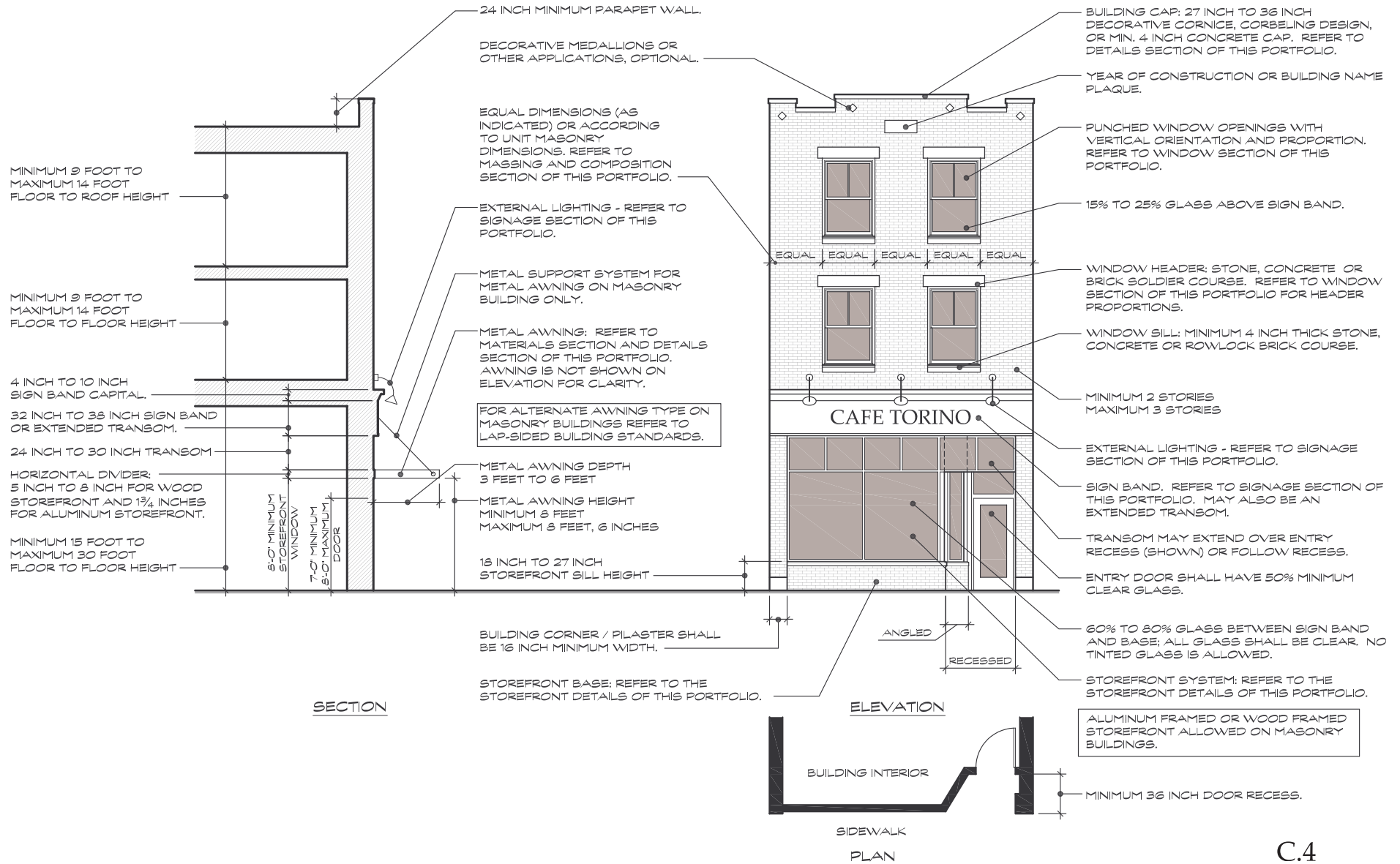


### C.3

MINIMUM  
ARCHITECTURAL  
STANDARDS  
September 2006

GALLERY OF POSSIBILITIES FOR MIXED USE MASONRY BUILDINGS



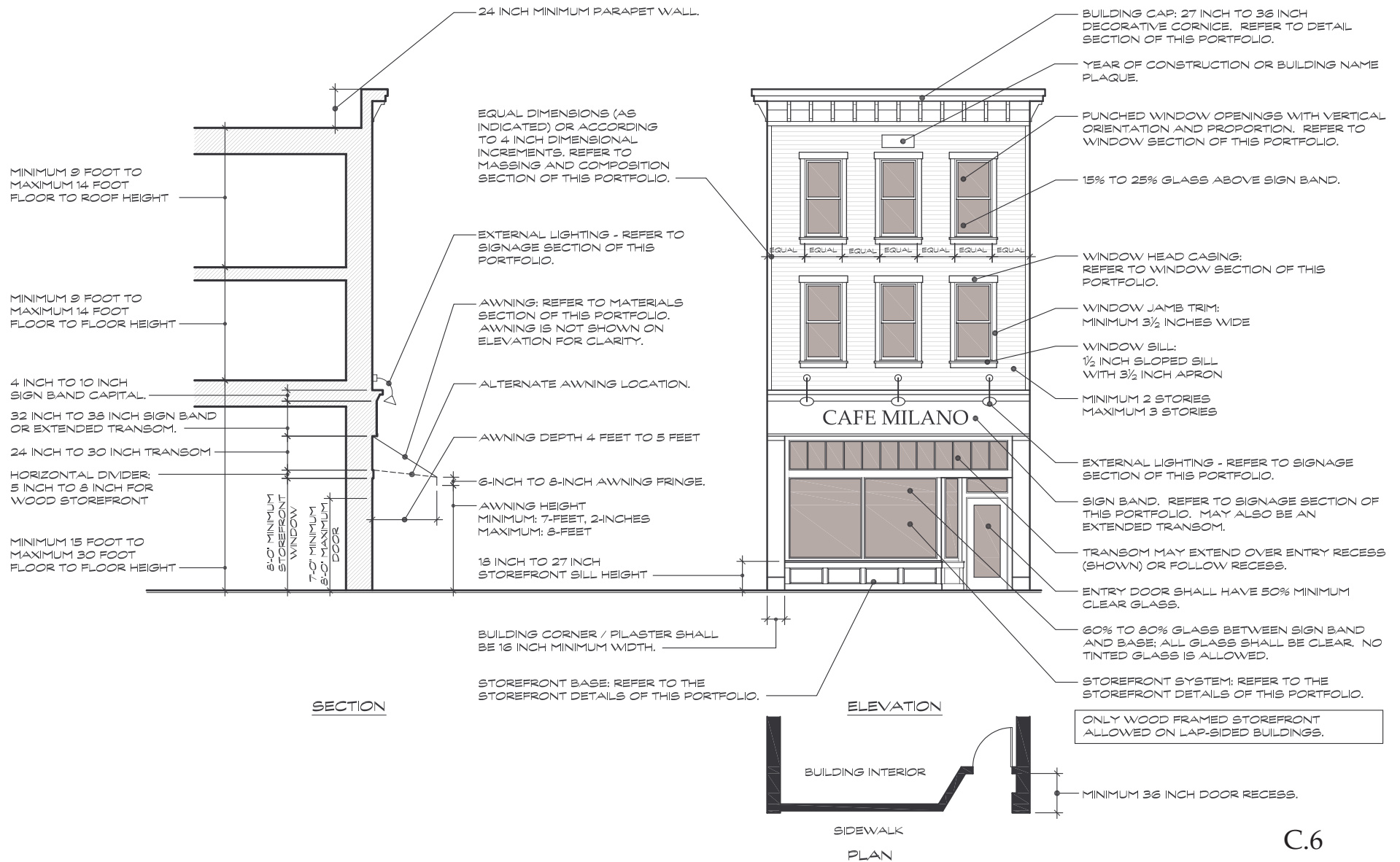




C.5

MINIMUM  
ARCHITECTURAL  
STANDARDS  
September 2006

GALLERY OF POSSIBILITIES FOR LAP-SIDED MIXED USE BUILDINGS





## HUDSONVILLE MIXED USE

### MASSING

Hudsonville mixed-use buildings can be constructed in a variety of forms and compositions. Front facades are designed as parapet wall fronts with a cornice expression. The parapet may be continuous or stepped but must have some form of termination either represented as an articulated cornice or as a basic cap.

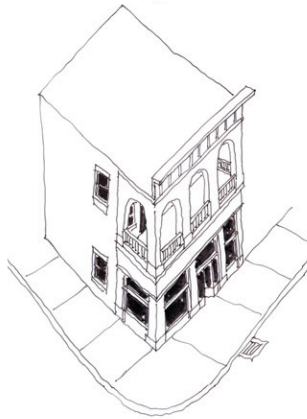
Building massing is typically a two- or three-story building with a tall ground floor and more vertical proportions. These vertical proportions are typically manifested in overall building proportions, details, and structural elements and are also represented in the upper windows.

### COMPOSITION

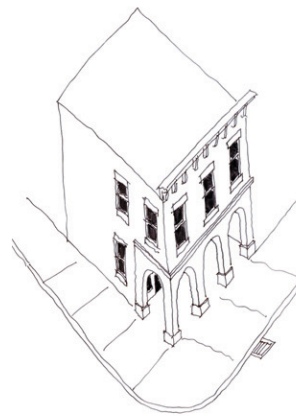
Typically, these buildings will have two to three-bay door and window compositions with the ground floor expressed as a single storefront composition. These are then attached to create a series of buildings, which in turn form a streetscape.

Floor to floor heights are flexible and building heights may vary from building to building. While it is common for these buildings to have a two- or three-bay composition, larger buildings may have five- or six-bay compositions above the ground floor with varying storefront treatments on the ground floor. These compositions are diagrammed on page 6 of this portfolio.

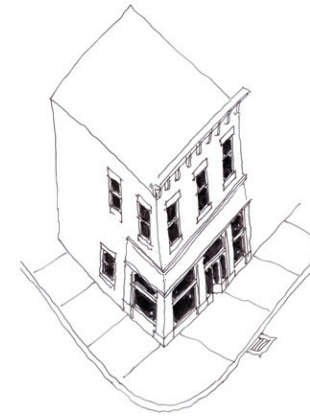
BALCONY TYPE



ARCADE TYPE



TRADITIONAL STOREFRONT



C.7

BUILDING  
MASSING AND  
COMPOSITION

September 2006





A. TWO-BAY

B. THREE-BAY

C. FOUR-BAY

D. FIVE-BAY

E. SIX-BAY

C.8

BUILDING  
MASSING AND  
COMPOSITION  
September 2006

## HUDSONVILLE MIXED USE

### STOREFRONTS

Storefronts on the ground floor are designed using millwork shapes typically made of round or square columns to trim large shopfront windows. They can also be made of standardized aluminum framing on brick buildings.

These storefronts will typically have a recessed glass panel entrance door centered in between two shopfront windows or off to one side.

Storefronts also typically have a transom window above the shopfront windows, which can either be continuous or follow the recess of the door.

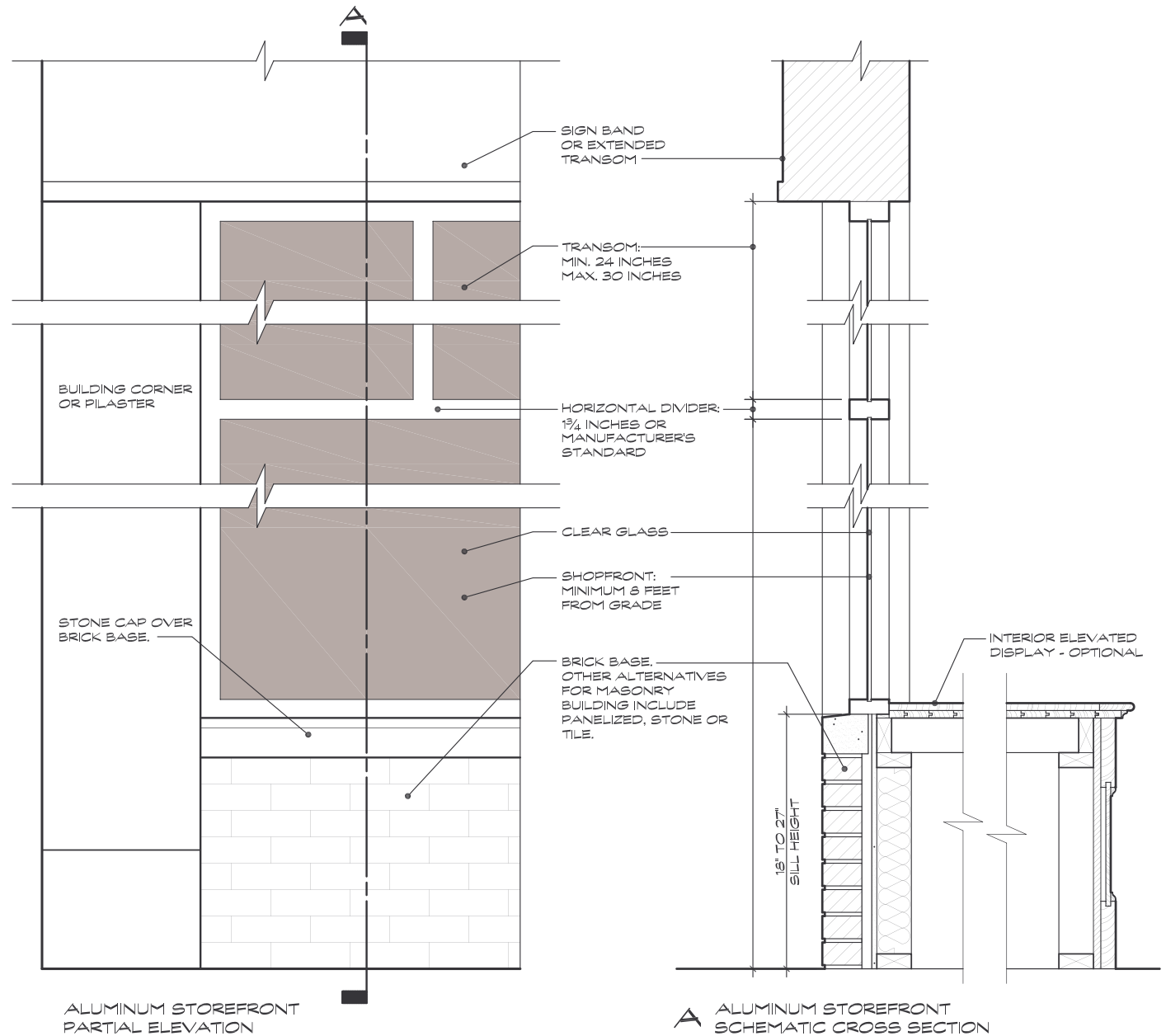
Storefronts typically have a deep entablature / cornice expression above the shopfront that serves as an area for signs. This expression serves as a cap to the storefront and also as a transition to the upper levels of the building.



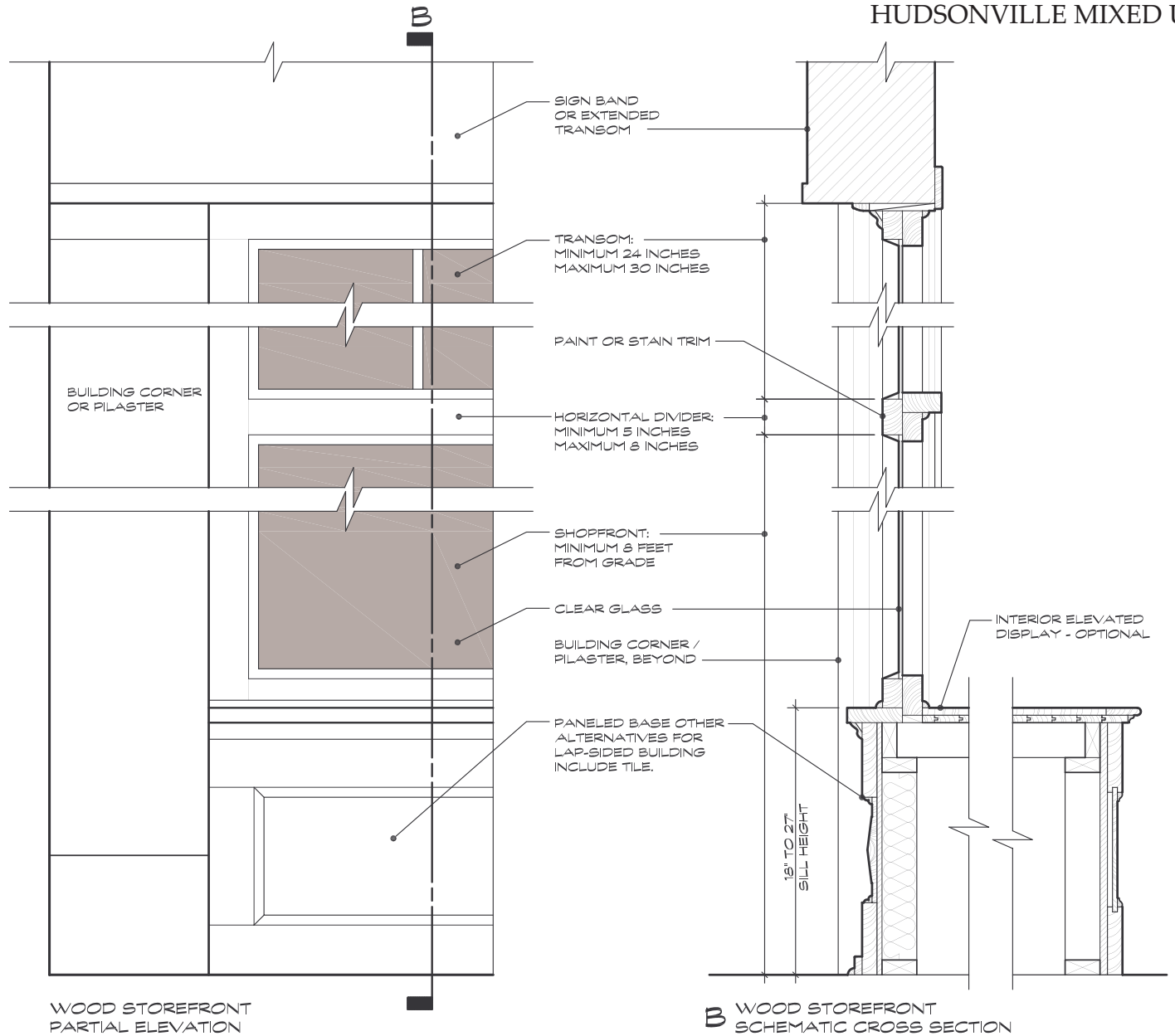
C.9

STOREFRONT  
STANDARDS

September 2006



HUDSONVILLE MIXED USE



C.10

STOREFRONT  
STANDARDS

September 2006

VERSION 1.0

## HUDSONVILLE MIXED USE

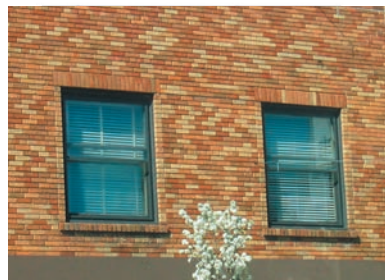
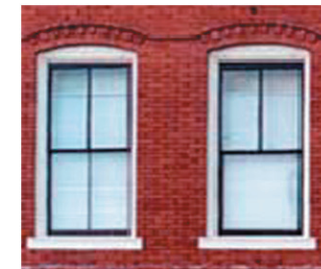
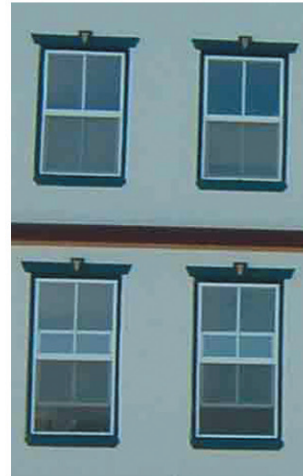
### STANDARD WINDOWS

Windows above the ground floor are typically vertical in proportion. Standard windows are double hung with a two over one pattern or two over two pattern of divided lights, but other variations are acceptable; including no divided lights.

Window panes, if provided, shall typically be vertical in proportion or square. Vertically proportioned window panes should be similarly proportioned throughout the entire building.

Window muntins shall be true divided lights or be composed of grilles that are adhered to both sides of the glass with a spacer in between.

Jack arches, stone, and precast lintels as well as articulated window hoods and trim are common over windows set in masonry walls.

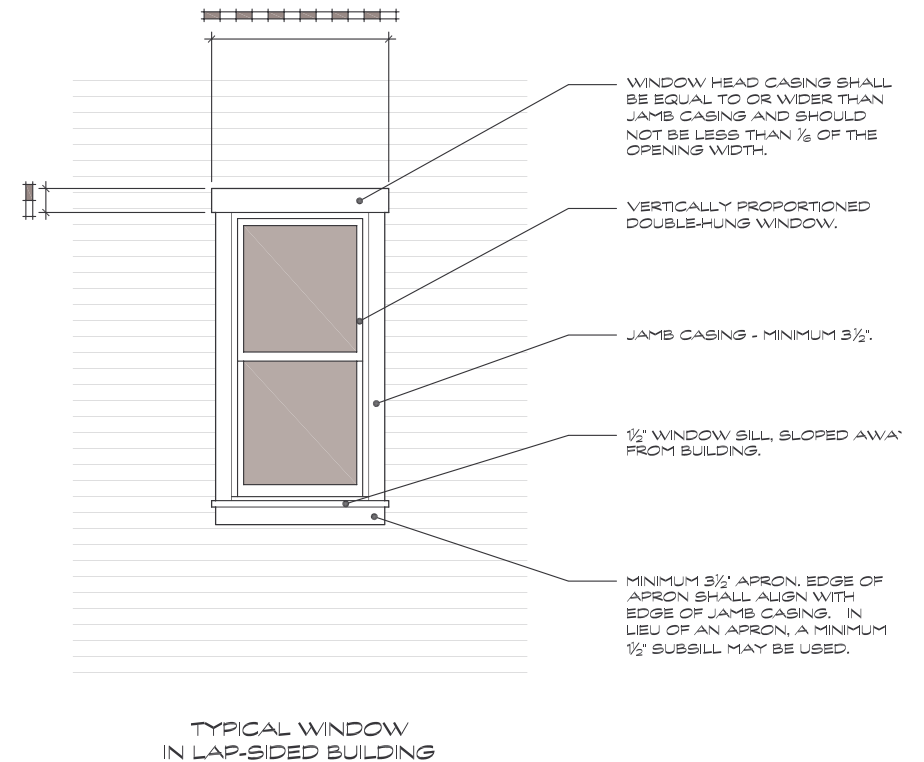
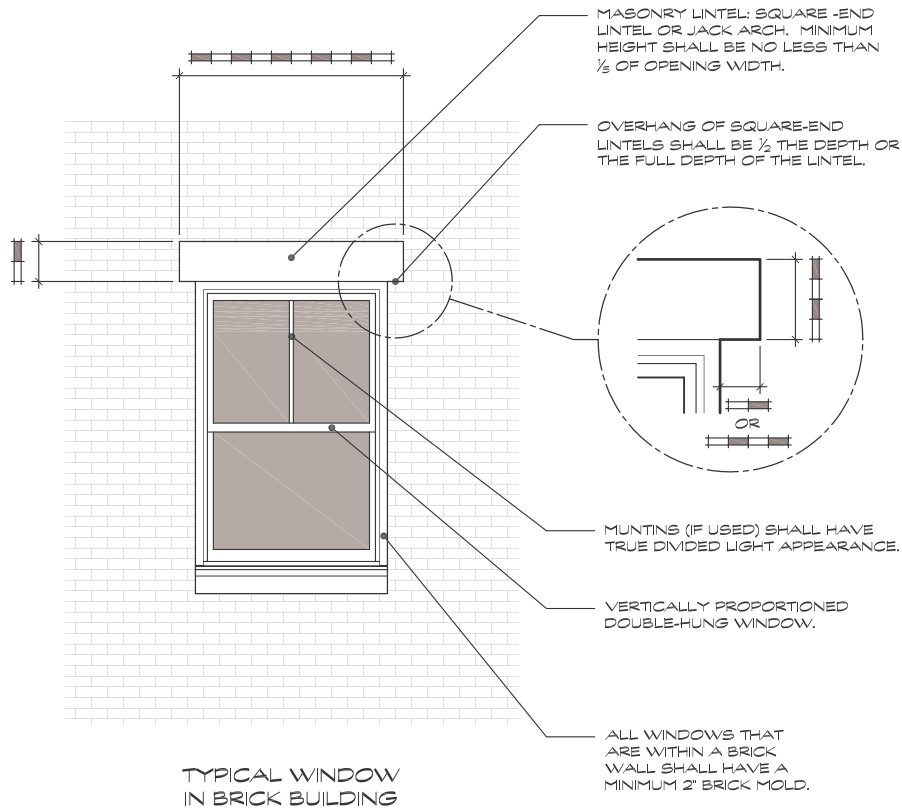


C.11

WINDOWS  
STANDARDS

September 2006





C.12

WINDOW  
STANDARDS

September 2006

VERSION 1.0

## HUDSONVILLE MIXED USE

### METAL CANOPIES

Metal canopies are an option for brick mixed-use buildings. They are typically composed of simple shapes of structural steel or aluminum that is detailed as a flat horizontal plane that projects from the facade. The structural steel supports a metal deck that acts as the canopy covering. The canopy frame is supported with cables, turnbuckles or other structure that anchors to the building, terminating into an exposed plate detail at the building wall.



### BALCONIES

Upper-story balconies are occasionally present on Hudsonville mixed-use buildings. They occur on the Balcony type storefront option that is indicated in the storefront section of this portfolio. These balconies are typically covered with the building roof and have columns which correspond to the vertical articulation of the structure below. These balconies are made of wood and have a railing that corresponds to the style of the building.



### CORNICES

The cornice is generally used as device to articulate the parapet and give the building a 'top'. In Western Michigan towns, there is considerable variety in their design. The silhouette can be straight or eccentric to create a profile against the sky, ornamentation can be simple or elaborate, the depth of the projections can be shallow or deep to modulate the shadow on the building face.



C.13

MISCELLANEOUS  
DETAILS

September 2006

**GALLERY OF MATERIALS:**

**SIDING:**

Brick veneer.  
Real stone veneer. No cultured stone products permitted.  
Horizontal siding with 4-inch, 5-inch, 6-inch, 7-inch or 8-inch lap reveal with mitered corners or 4" minimum corner trim board.  
Siding shall be wood or fiber-cement board siding.  
Fiber cement board siding shall be applied with smooth finish exposed.

**ROOFING:**

Flat roof with membrane roofing.  
Shallow pitch gable/hip roof behind parapet wall  
with composition shingles (composition shingles for sloped roofs).

**WINDOWS:**

Energy-efficient wood or aluminum-clad with true divided light appearance (7/8-inch exterior muntins).  
Note: divided lights are not required on windows.  
Clear glass.

**METAL STOREFRONTS (on brick buildings only):**

Framing: Pre-finished (clear or dark bronze anodized) aluminum or steel.

Glass: Display windows shall be clear glass. Decorative translucent glass or opaque glass with ceramic frit can be used in transoms 8 feet or higher above the finished floor.

**WOOD STOREFRONTS (on lap-sided or brick buildings):**

Framing: Wood framed display windows that are painted, stained (with opaque stain), or covered in aluminum or copper.

Framed display windows may also be framed with fiber-cement board or cellular PVC products. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

Glass: Display windows shall be clear glass. Decorative translucent glass or opaque glass with ceramic frit can be used in transoms 8 feet or higher above the finished floor.

Miscellaneous: Doors and display windows can be trimmed with pilasters and columns, fiber-cement panels, dense polyurethane or cellular PVC trim, or composite millwork for built-up sections. Structural steel shapes may be expressed as columns. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

**METAL CANOPIES (on brick buildings only):**

Steel or aluminum framed awning/canopy detailed as a flat horizontal plane supported with turnbuckles or cables anchored to building with exposed steel plate detail. Finished with mill finish or paint.

**TRADITIONAL AWNINGS (on wood-sided or brick buildings):**

Canvas awnings with slopes as indicated on Minimum Architectural Standards and awning details. Minimum four foot projection from the building. Canvas awnings are required to have an awning fringe as indicated on the Minimum Architectural Standards.

**TRIM:**

Limestone, terra-cotta, brick shapes, cast stone, or concrete for brick buildings.  
Fiber-cement, polyurethane, cellular PVC, painted wood, or stained (opaque) wood for lap-sided buildings and wood storefronts. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

**EXTERIOR CEILINGS:**

Beaded board, smooth surface made of painted or stained wood.  
Plank and beam appearance made of fiber cement, painted/stained wood or cellular PVC. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

**CORNICES AND RELATED TRIM:**

Limestone, terra-cotta, corbelled brick, cast stone, or simple 4" concrete cap for brick buildings.  
Wood, composite, cellular PVC or polyurethane millwork for lap-sided buildings and on brick buildings. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

**BALCONIES:**

Fiber-cement, polyurethane, cellular PVC, painted wood, or stained (opaque) wood. Fiber cement board and cellular PVC products shall be applied with smooth finish exposed.

**SIGNS:**

Refer to City of Hudsonville zoning ordinance for specific signage guidelines and to the sign placement standards within this portfolio.

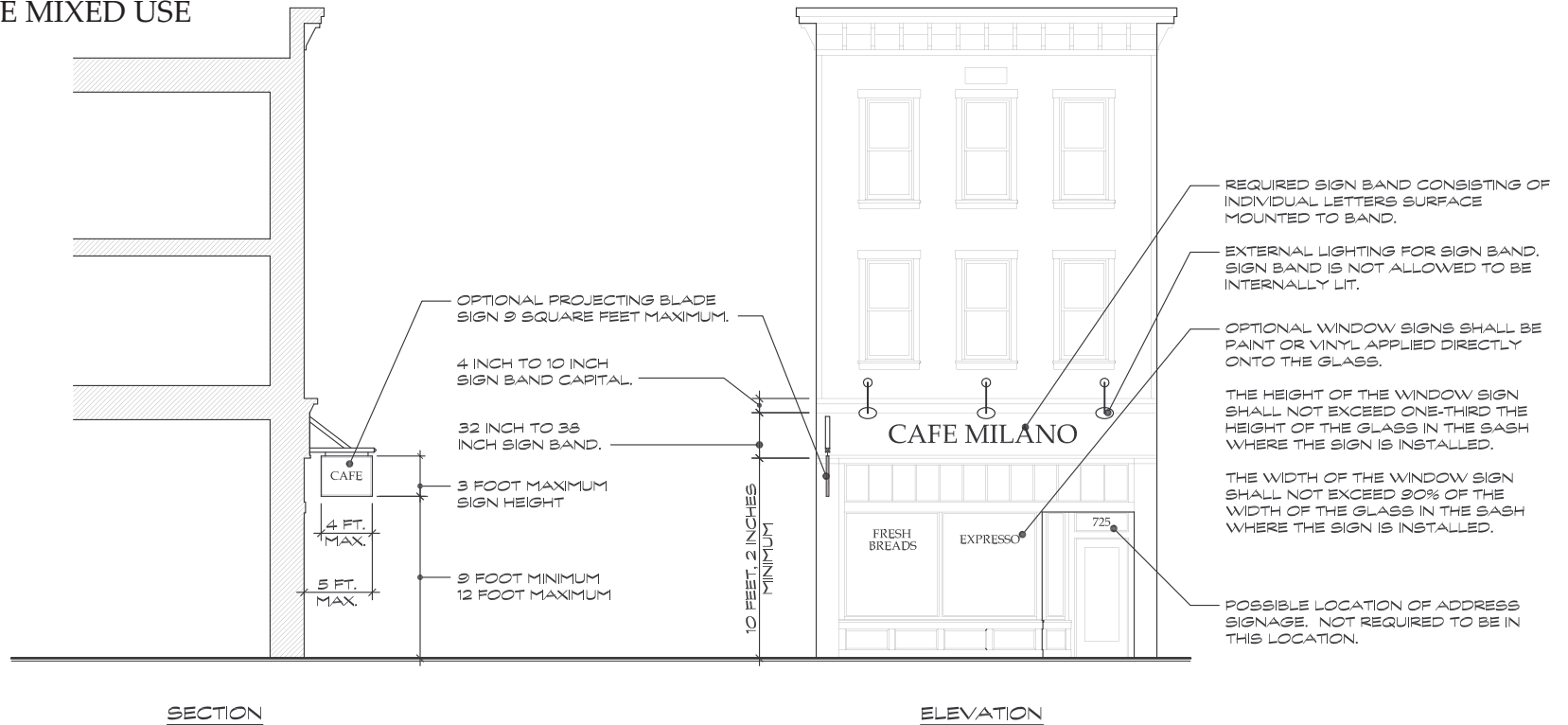
**C.14**

GALLERY  
OF  
MATERIALS

September 2006

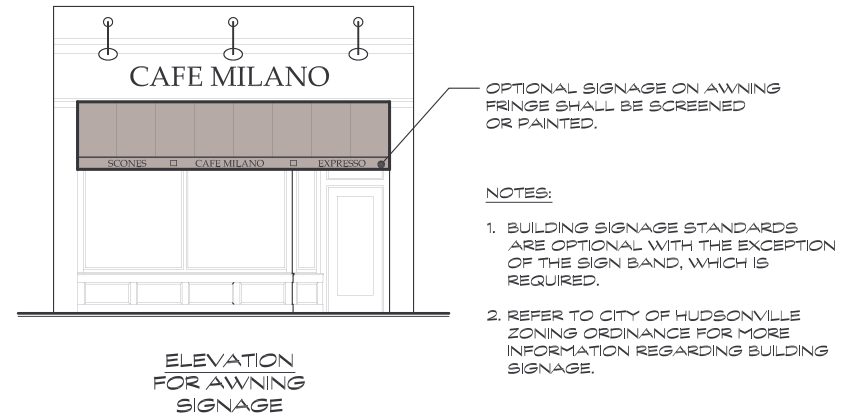
VERSION 1.0

## HUDSONVILLE MIXED USE



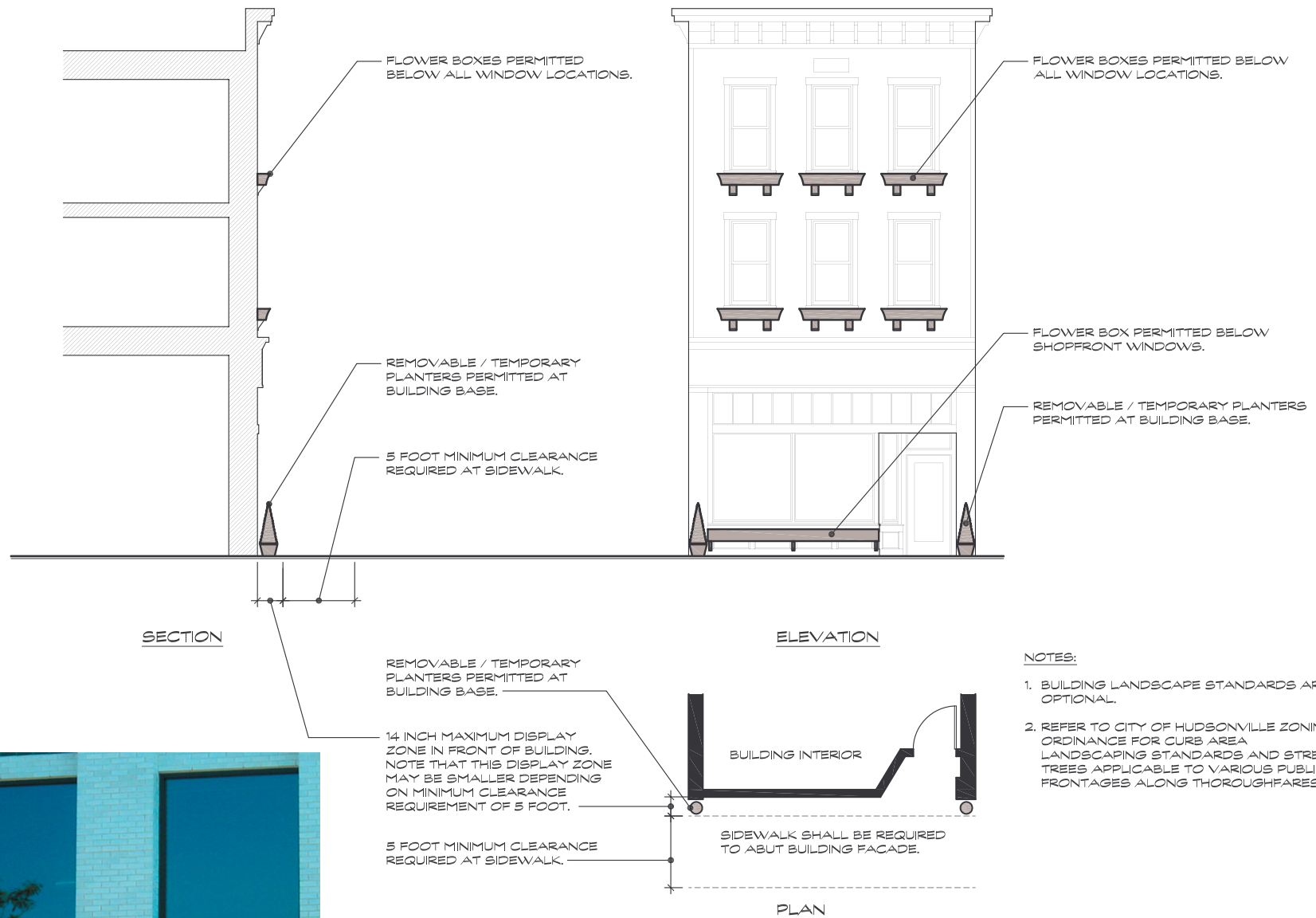
### SIGNAGE

West Michigan shops and mixed-use buildings have a variety of sign types: blade signs which hang perpendicular to the building, individual letters mounted on signage bands above the shopfronts, or logos and names applied on shopfront glass. Signs painted on cloth awnings are also a traditional method of identity.



C.15

BUILDING  
SIGNAGE  
STANDARDS  
September 2006



Flower Box

C.16

BUILDING  
LANDSCAPING  
STANDARDS

September 2006

VERSION 1.0





## architectural patterns

- architectural patterns
- D. Hudsonville Industrial Shop
- One or two story masonry or metal paneled buildings with a window and door pattern on the ground floor





## HUDSONVILLE INDUSTRIAL SHOP



### ESSENTIAL ELEMENTS OF THE HUDSONVILLE INDUSTRIAL SHOP

1. One- and two-story masonry buildings with upper floors articulated with either masonry or metal panels.
2. Horizontal expression line or sign band between ground floor and upper stories.
3. Ground floors have window and door pattern with decorative canopies.
4. Simple, individual window compositions with vertically proportioned casement or fixed windows.
5. Front facades have parapet walls with basic cornice expression.

### HUDSONVILLE INDUSTRIAL SHOP

In contemporary society, light industrial and heavy commercial uses are increasingly more community friendly than in the past. These uses no longer create dangerous or noxious situations which require them to be segregated into designated areas of the community. Due to their increased safety and acceptance, these types of uses can be integrated into human scaled, pedestrian oriented places.

While it may not be appropriate for these uses to be integrated into true retail building types, they sometimes can be housed in variations of the retail and mixed-use buildings that are common in towns and villages throughout West Michigan.

The Hudsonville Industrial Shop building can accommodate a variety of vocations and uses, which can include, building trades, wholesale facilities, printing companies, automotive sales, agricultural products, textile mills, furniture and cabinet making, and ceramic and pottery production.

The building can also act as a business or industrial incubator space, a use that has seen an increased popularity in recent years, particularly in small cities and towns that are still primarily rural.

The industrial shop building will be typically articulated in a much more simplified manner than its retail counterparts. These buildings can also be manifested as more contemporary type buildings in massing, composition and material.

This building type is intended to be flexible in both design and the uses which it can accommodate, while still being able to fit into an urban context. Parking should still be concentrated to the rear of the building, although it may be appropriate to have a larger set-back zone and limited off-street parking in the front.

The Hudsonville Industrial Shop building is an acceptable building type for use in heavy commercial and light industrial applications as a new infill building or as a rehabilitation of existing buildings. It is not intended for use in typical industrial applications, which should still utilize the City of Hudsonville zoning ordinance for industrial buildings.

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- D.1 GALLERY OF POSSIBILITIES  
TWO-STORY MASONRY BUILDINGS.
- D.2 MINIMUM ARCHITECTURAL STANDARDS  
TWO-STORY MASONRY BUILDINGS.
- D.3 MINIMUM ARCHITECTURAL STANDARDS  
ONE-STORY MASONRY BUILDINGS.
- D.4 MINIMUM ARCHITECTURAL STANDARDS  
ONE-STORY MASONRY BUILDINGS.
- D.5 GALLERY OF POSSIBILITIES  
METAL CLAD BUILDINGS.
- D.6 MINIMUM ARCHITECTURAL STANDARDS  
METAL CLAD BUILDINGS.
- D.7 WINDOWS STANDARDS.
- D.8 WINDOWS STANDARDS.
- D.9 MISCELLANEOUS STANDARDS  
MASSING AND CANOPIES.
- D.10 GALLERY OF MATERIALS.





HUDSONVILLE INDUSTRIAL SHOP



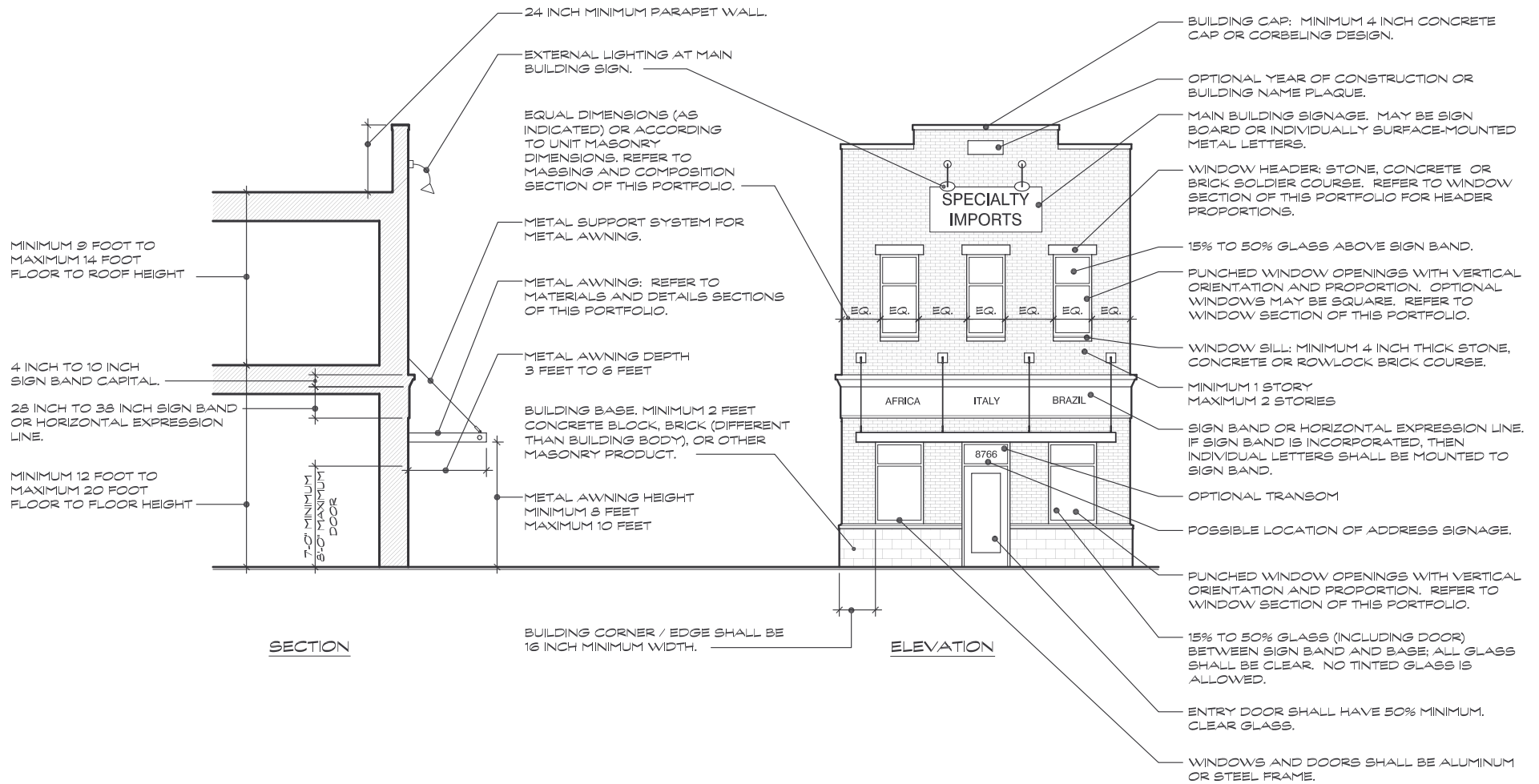
D.1

MINIMUM  
ARCHITECTURAL  
STANDARDS

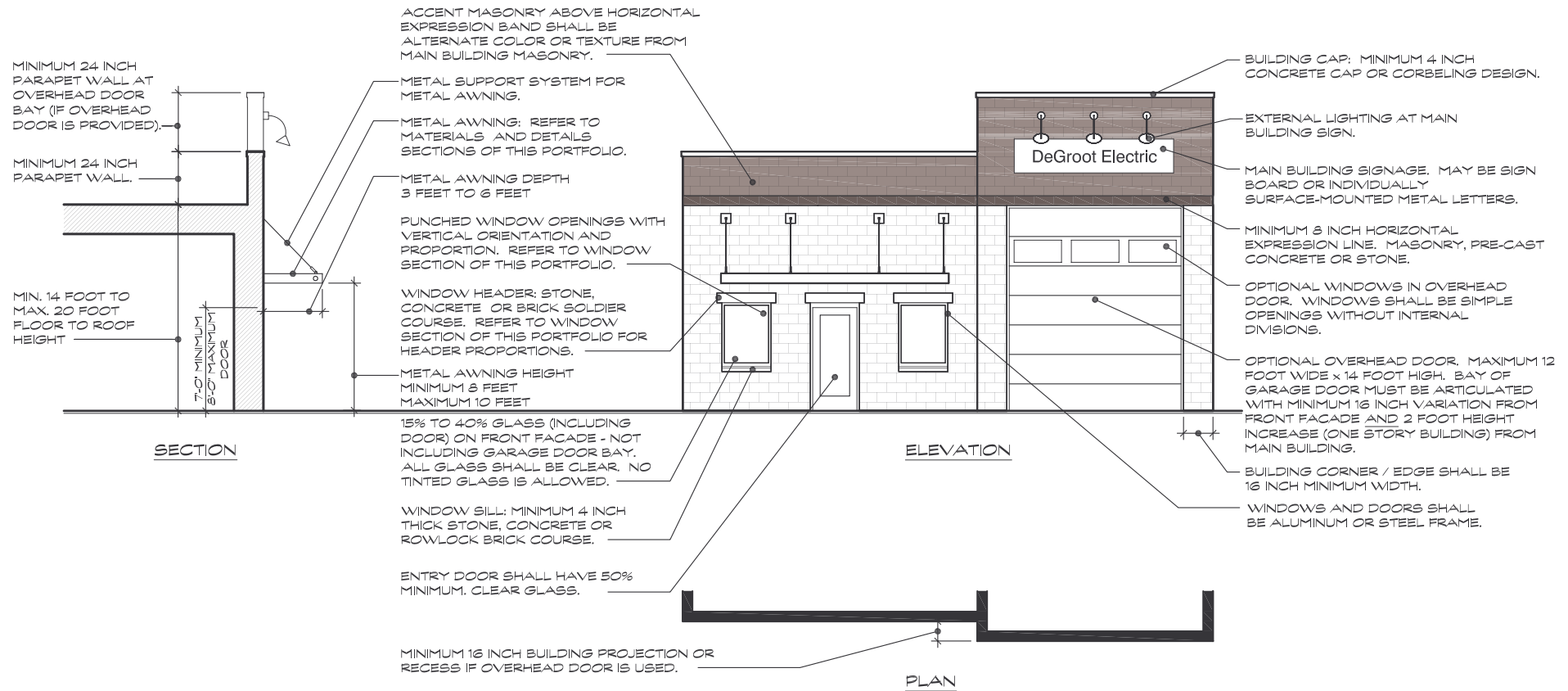
September 2006

GALLERY OF POSSIBILITIES FOR TWO-STORY MASONRY BUILDINGS

HUDSONVILLE INDUSTRIAL SHOP



## HUDSONVILLE INDUSTRIAL SHOP

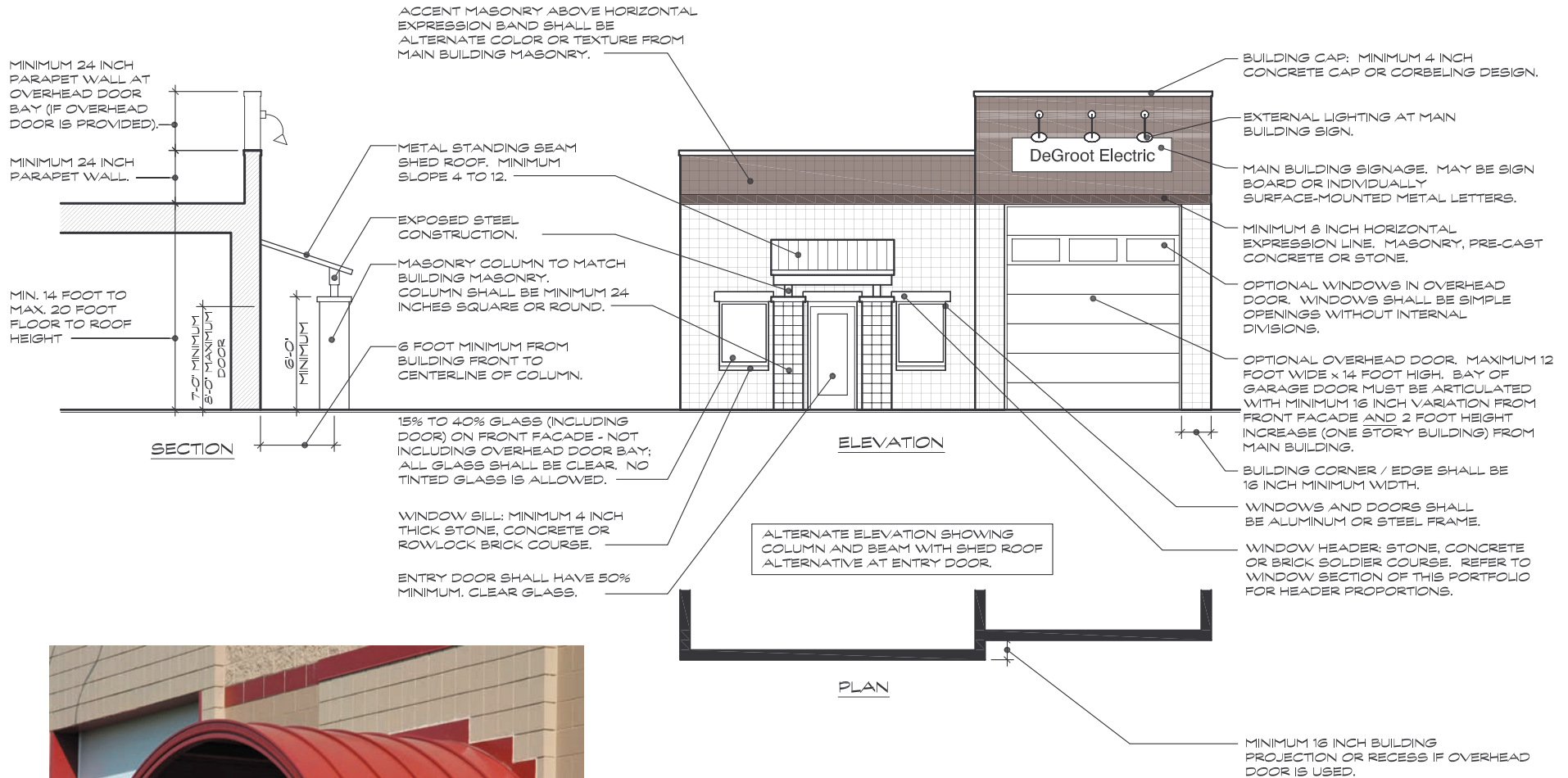


D.3

MINIMUM  
ARCHITECTURAL  
STANDARDS  
September 2006

ARCHITECTURAL STANDARDS FOR ONE-STORY MASONRY BUILDINGS

HUDSONVILLE INDUSTRIAL SHOP



D.4

MINIMUM  
ARCHITECTURAL  
STANDARDS



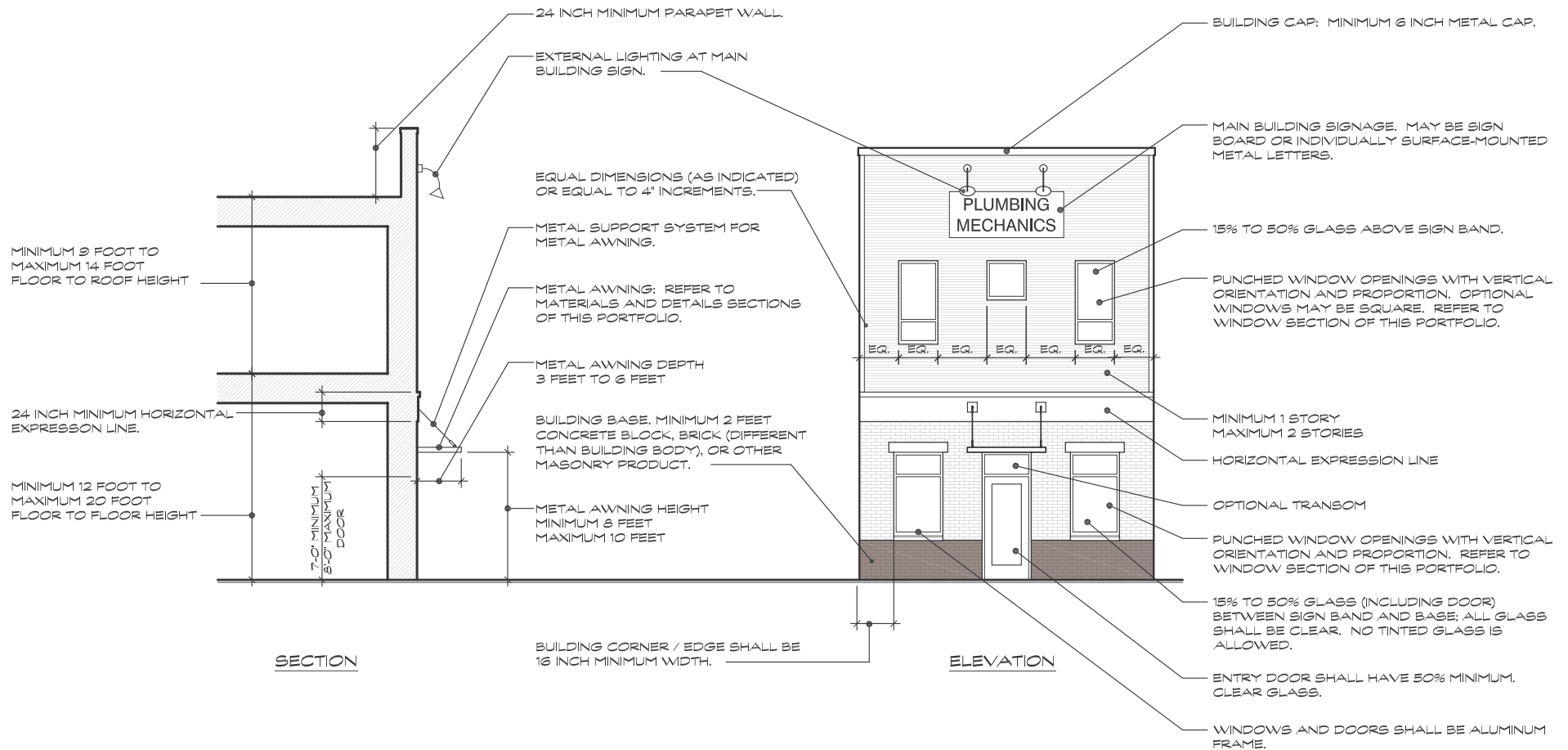


D.5

MINIMUM  
ARCHITECTURAL  
STANDARDS

September 2006

GALLERY OF POSSIBILITIES FOR METAL CLAD BUILDINGS



D.6

MINIMUM  
ARCHITECTURAL  
STANDARDS

## STANDARD WINDOWS

Windows are typically vertical in proportion or square. Standard windows are either stationary or casement style aluminum framed windows.

Industrial style windows are also appropriate for industrial shop buildings. These windows are typically horizontally proportioned with vertical internal divisions.

Window divisions, if provided, shall be integral to the window, no applied mullions are acceptable on industrial shop buildings.

Stone or precast lintels or brick jack arches are common over windows set in masonry walls.

Windows set in metal paneled walls shall have either metal trim or directly abut the metal panels.

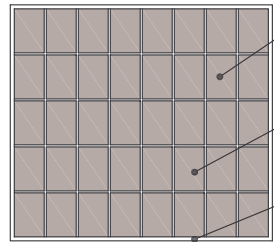


## D.7

### WINDOWS STANDARDS

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HUDSONVILLE INDUSTRIAL SHOP



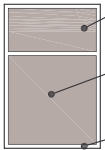
INDUSTRIAL STYLE WINDOW

WINDOW DIVISIONS SHALL BE MAXIMUM 15 INCHES WIDE x 22 INCHES HIGH AND BE VERTICALLY PROPORTIONED.

WINDOW PANES CAN BE OPERABLE OR FIXED, IN ANY COMBINATION.

WINDOW MAY BE ALUMINUM OR STEEL.

WINDOW DIVISIONS CAN BE EITHER HORIZONTAL, VERTICAL OR ANY COMBINATION. THE WINDOW MAY ALSO HAVE NO DIVISIONS.

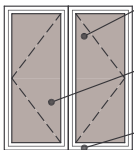


FIXED STYLE WINDOW

WINDOW SHALL BE VERTICALLY PROPORTIONED OR SQUARE.

WINDOW MAY BE ALUMINUM OR STEEL.

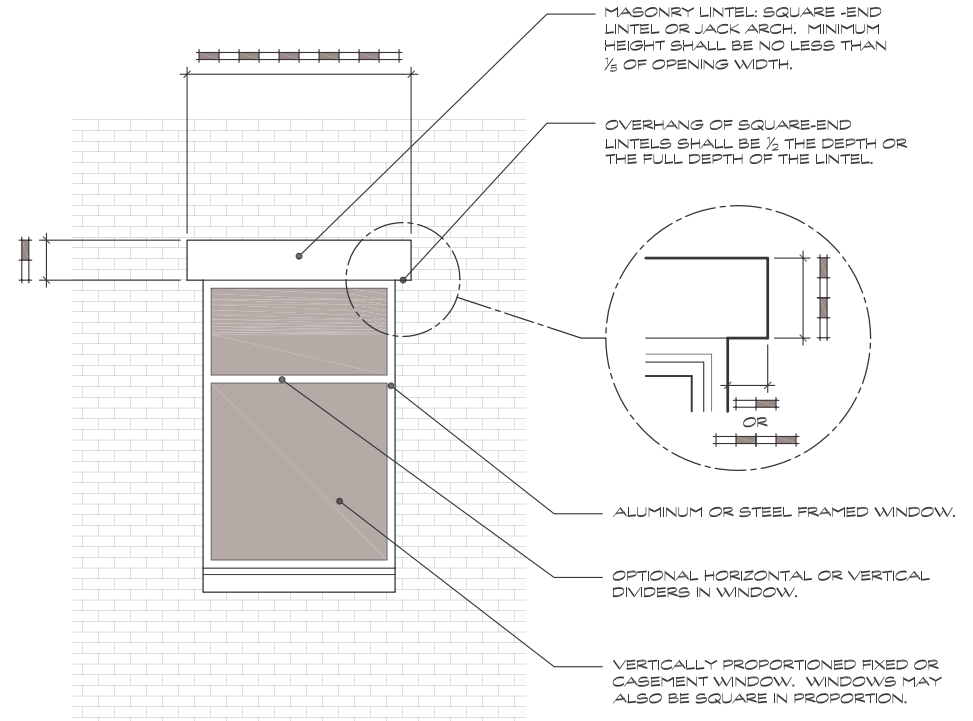
WINDOW DIVISIONS CAN BE EITHER HORIZONTAL, VERTICAL OR ANY COMBINATION. THE WINDOW MAY ALSO HAVE NO DIVISIONS.



CASEMENT STYLE WINDOW

WINDOW SHALL BE VERTICALLY PROPORTIONED OR SQUARE.

WINDOW MAY BE ALUMINUM OR STEEL.



TYPICAL WINDOW IN BRICK BUILDING

INDUSTRIAL TYPE WINDOWS MAY ALSO BE HORIZONTAL IN PROPORTION. HORIZONTALLY PROPORTIONED WINDOWS SHALL BE REQUIRED TO HAVE DIVIDED LIGHTS, WHICH ARE A MAXIMUM 15 INCH WIDE x 22" HIGH. THESE DIVIDED LIGHTS MUST BE VERTICAL IN PROPORTION OR SQUARE.

D.8

WINDOW STANDARDS

September 2006

VERSION 1.0



## HUDSONVILLE INDUSTRIAL SHOP

### METAL CANOPIES

Metal canopies are typical for most industrial shop buildings. They are typically composed of simple shapes of structural steel or aluminum that is detailed as a flat horizontal plane that projects from the facade. The structural steel supports a metal deck that acts as the canopy covering. The canopy frame is supported with cables, turnbuckles or other structure that anchors to the building, terminating into an exposed plate detail at the building wall.

These canopies may also have a variety of different deck materials, including translucent type panels supported by steel purlins.



### D.9

MISCELLANEOUS  
DETAILS

September 2006

### MASSING

Hudsonville industrial shop buildings can be constructed in a variety of forms and compositions. Front facades are designed as parapet wall fronts with a simple cornice expression. The parapet may be continuous or stepped but must have some form of termination usually represented as a basic cap.

Building massing typically ranges from one- or two-story buildings, one-story buildings with a single overhead door or combinations of one- and two-story compositions. Ground floors with more vertical proportions are expressed with windows and doors. Buildings are typically vertically proportioned, manifested in details, windows and structural elements



### COMPOSITION

Typically, industrial shop buildings will have two to three-bay door and window compositions.

Floor to floor heights are flexible and building heights may vary from building to building. While it is common for these buildings to have a two- or three- bay composition, larger buildings may have five- or six-bay compositions above the ground floor with varying window and door treatments on the ground floor. These compositions are diagrammed below.

HUDSONVILLE INDUSTRIAL SHOP

GALLERY OF MATERIALS:

**SIDING:**

Brick veneer.  
Concrete masonry units (8x16 nominal dimension) in smooth face, split face or single score. Concrete masonry units shall be integrally colored or painted.  
Metal siding shall be metal panels used on upper levels only and as accent elements. Metal panels include vertical or horizontal articulations and smooth finish panels with gasketed dividers. Note that metal siding shall not attempt to resemble natural materials.

**ROOFING:**

Flat roof with membrane roofing.  
Standing seam metal roofing for shed canopies.

**WINDOWS:**

Energy-efficient aluminum or steel.  
Clear glass.

**DOORS:**

Overhead doors smooth panel design (no raised or stylized panels).  
Overhead doors shall be painted.  
Optional windows in overhead door shall be simple clear glass windows.

**METAL CANOPIES**

Steel or aluminum framed awning/canopy detailed as a flat horizontal plane supported with turnbuckles or cables anchored to building with exposed steel plate detail. Finished with mill finish or paint.

**TRIM:**

Limestone, brick shapes, cast stone, or concrete for masonry buildings.  
Metal trim with mill finish or paint at upper level on metal panel buildings.

**CORNICES AND RELATED TRIM:**

Limestone, cast stone, or simple 4" concrete cap for masonry buildings.  
Minimum 6" metal cap flashing with mill finish or paint on metal panel buildings.

**EXTERNAL LIGHTING:**

Lighting shall be goose neck style or simple industrial surface-mounted lights. Stainless steel, painted or mill finish.

**SIGNS:**

Refer to City of Hudsonville zoning ordinance for specific signage guidelines and to the sign placement standards within this portfolio.



D.10

GALLERY OF  
MATERIALS  
September 2006

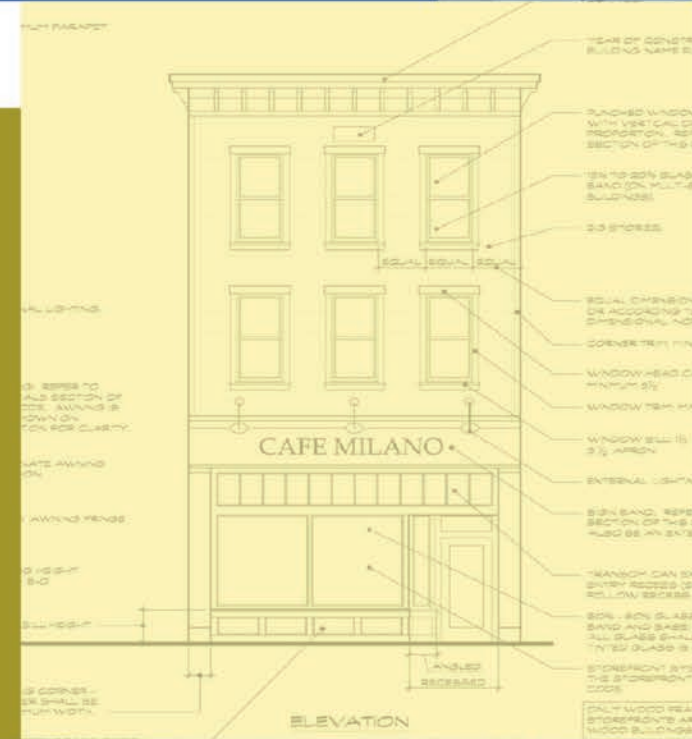
VERSION 1.0



## section III

### appendix

Material Manufacturers  
Glossary of Terms







## Material Manufacturers

The following partial list of national manufacturers of building products is being provided as a starting point for developers, architects and building owners in their search for appropriate materials for their new construction or rehabilitation efforts. These products have been selected due to their appropriateness for the architectural patterns outlined in this portfolio.

### Windows

Marvin ([www.marvin.com](http://www.marvin.com))

- Wood double-hung and casement windows
- Clad double-hung and casement with aluminum trim
- Replacement sash w/profiled aluminum panning
- Wood or clad simulated divided lights (SDL)
- French doors

Caradco ([www.jeld-wen.com](http://www.jeld-wen.com))

- Wood double-hung and casement
- Clad double-hung and casement with aluminum trim
- Wood or clad simulated divided lights (SDL)
- French doors

Windsor ([www.windsorwindows.com](http://www.windsorwindows.com))

- Wood double-hung and casement
- Wood simulated divided light (SDL)
- Direct set transoms and sidelights

### Shutters

Southern Shutter Company  
([www.southernshutter.com](http://www.southernshutter.com))

J&L Shutters ([www.jlshutters.com](http://www.jlshutters.com))

Stephen Fuller Signature Series (composite shutters)

### Aluminum Storefronts

Kawneer ([www.kawneer.com](http://www.kawneer.com))

Tubelite ([www.tubeliteinc.com](http://www.tubeliteinc.com))

United States Aluminum ([www.usalum.com](http://www.usalum.com))

### Entry Doors

Simpson ([www.simpsondoor.com](http://www.simpsondoor.com))

Wood doors: Performance Series

ThermaTru ([www.thermatru.com](http://www.thermatru.com))

Fiberglass and steel doors

Peachtree ([www.peach99.com](http://www.peach99.com))

Fiberglass and steel doors

### Columns

Turncraft ([www.turncraft.com](http://www.turncraft.com))

Architecturally correct round and square composite and wood columns; Arts & Crafts tapered square

Column & Post ([www.columnpost.com](http://www.columnpost.com))

Architecturally correct round and square composite columns

Somerset ([www.somersetcolumns.com](http://www.somersetcolumns.com))

Architecturally correct round and square wood columns and pilasters

HB&G (<http://www.hbgcolumns.com>)

Composite columns  
PermaPorch system: Cellular PVC

### Exterior Siding (synthetic options)

James Hardie ([www.jameshardie.com](http://www.jameshardie.com))

Hardiplank (fiber cement), lap siding, shingle, panel, and soffit products

CertainTeed ([www.certainteed.com](http://www.certainteed.com))

Weatherboards (fiber cement) lap siding, shingle, panel, and soffit products

### Exterior Molding and Trim (synthetic options)

Chemcrest ([www.chemcrest.com](http://www.chemcrest.com))

Classic Moulding & Door: Crown, bed, casing, and brackets in polyurethane

Azek ([www.azek.com](http://www.azek.com))

Cellular PVC sheet (4' x 8', 4' x 10' & 4' x 12')  
3/4" thick trim boards,  
5/4" thick trim boards (4" and 6" widths),  
Tongue-and groove paneling

Royal Wood ([www.royalwood.com](http://www.royalwood.com))

Composite 1x trim boards, brickmould and T&G paneling for exterior ceilings

Fypon or Duraflex ([www.fypon.com](http://www.fypon.com))

Trim  
Mouldings

### Exterior Ceilings

Georgia-Pacific ([www.gp.com](http://www.gp.com))

"PlyBead Classic" or T&G beaded paneling

### Roof Shingles

GAF Materials Corporation ([www.gaf.com](http://www.gaf.com))

CertainTeed ([www.certainteed.com](http://www.certainteed.com))

Georgia-Pacific ([www.gp.com](http://www.gp.com))



## Glossary of Terms

**Apron:** Trim below a window sill.

**Architrave:** The lowest part of an entablature, sometimes used by itself.

**Balustrade:** An entire railing system including a top rail, balusters, and often a bottom rail.

**Batten:** A narrow strip of wood applied to cover a joint along the edges of two parallel boards in the same plane.

**Beaded-Profile Panels:** Panels manufactured to resemble traditional bead board.

**Brickmold:** Window or door trim, typically 2 inches wide.

**Capital:** The topmost member, usually decorated, of a column, pilaster, etc.

**Corbeling:** Brickwork projecting successively more in each course to support or meet a structure above.

**Corner Board:** A board which is used as trim on the external corner of a wood framed structure.

**Cornice:** An ornamental molding at the meeting of the roof and walls; usually consists of bed molding, soffit, fascia, and crown molding.

**Crown Molding:** Projecting molding forming the top member of a cornice, door or window frame.

**Dentil:** One of a band of small, square, tooth-like blocks forming part of the characteristic ornamentation of some classical orders.

**Doric Order:** The column and entablature developed by the Dorian Greeks, sturdy in proportion, with a simple cushion capital, a frieze of triglyphs and metopes, and mutules in the cornice.

**Entablature:** In classical architecture, the elaborated beam member carried by the columns, horizontally divided into architrave, frieze, and cornice.

**Facade:** The exterior face of the building which is the architectural front, sometimes distinguished from the other faces by elaboration of ornament.

**Fascia:** Vertical board that terminates a sloped roof at the eave.

**Frieze:** The middle horizontal member of a classical entablature, above the architrave and below the cornice.

**Frit:** Small friable particles produced by quenching molten glassy material.

**Gable:** The vertical triangular portion of the end of a building having a double sloping roof, from the level of the cornice or eaves to the ridge of the roof.

**Gable Roof:** A roof having a gable at one or both ends.

**Hipped Roof:** A roof which slopes upward from all four sides of a building, requiring a hip rafter at each corner.

**Ionic Order:** The classical order of architecture characterized by its capital with large volutes, an entablature, continuous frieze, and by its elegant detailing.

**Jack Arch:** A flat or straight masonry arch.

**Light:** A pane of glass, a window or a subdivision of a window.

**Lintel:** A horizontal structural member (such as a beam) over an opening which carries the weight of the wall above it.

**Louver:** An assembly of sloping, overlapping blades or slats designed to admit air and/or light and exclude rain and snow.

**Mullion and Muntin:** The vertical and horizontal members separating (and often supporting) window, doors, or panels set in series.

**Ogee Curve:** a double curve resembling an S-shape.

**Parapet:** The part of a wall that is entirely above the roof.

**Pediment:** In classical architecture, the triangular gable end of the roof above the horizontal cornice. Also, a surface used ornamentally over doors or windows.

**Pilaster:** An engaged pier or pillar, often with capital and base.

**Rafter Tails:** A rafter, bracket, or joist which projects beyond the side of a building and supports an overhanging portion of the roof.

**Roof Pitch:** The slope of a roof expressed as a ratio of its vertical rise to its horizontal rise.

**Sash:** Any framework of a window. May be movable or fixed; may slide in a vertical plane or pivoted.

**Simulated Divided Light:** Refers to a light in a window sash that is visually subdivided by applied muntins that simulates a true divided sash.

**Skirt Board:** A board set horizontally at the bottom of wall cladding.

**Soffit:** the exposed undersurface of any overhead component of a building, such as a beam, cornice, lintel, or vault.

**Stile-and-rail:** Door construction that utilizes a framework of vertical and horizontal members infilled with panels.

**Transom:** A horizontal bar of wood or stone across a window. Also the window or opening above the transom bar.

**Turnbuckle:** A device for connecting and tightening a line, rod or stay.

**Vernacular Architecture:** A mode of building based on regional forms and materials.

**Vocabulary:** A collection of related architectural elements, materials or stylistic conventions used to describe a building or structure.

**Water Course or Water Table:** A board or masonry projection fixed to the foot of a wall to shoot water away from it.



