

THE PRODUCT PUBLICATION OF THE U.S. ARCHITECTURAL MARKET

# Architectural PRODUCTS

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innovation + application

**INNOVATION:** Wood and timber are emerging in more commercial projects in many exciting ways. Engineered wood and laminated beams are a couple of examples of how 98% of a tree can be used in wood products today.

**APPLICATION:** Wood certainly plays a prominent role at the Experimental Media and Performing Arts Center at Rensselaer Polytechnic Institute as its centerpiece "hull" is sheathed entirely of Western Red Cedar.

**ACHIEVING LEED**

Synergy at Dockside Green  
Victoria, British Columbia, Canada

**MARKET OF CHOICE**

Retail, Mixed Use + Multi-Family

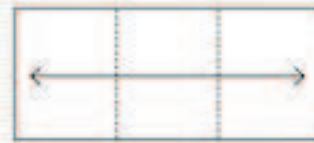
**TREND LINES**

Connecting to Nature with Wood





It's always great to see the end result of good architectural design in the pages of magazines. But sometimes, as architectural readers peruse such publications, inevitable questions arise, such as "how did the designer achieve a particular effect or meet a design goal?" Or, more specifically, what product did he or she use to do so? With that in mind, Architectural Products presents Project Deconstruction, a mainly pictorial profile of projects that add to the built environment and that also include a near "top ten" of products the design architect thought were interesting or relevant to the project's success.

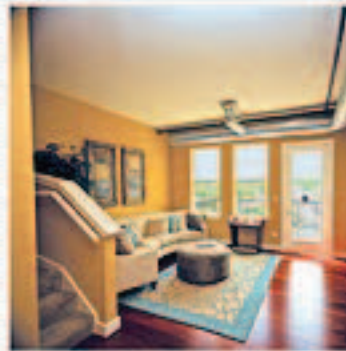


Project Deconstruction  
3-page layout



## new twists on an old look

Delving into a mid-rise, mixed-use project like the *Front Street Lofts* affords an opportunity to look at residential products and treatments that often are not specified on larger, non-res buildings. And yet there are lessons and potential in those specs, namely among cost-efficient, synthetic alternatives to authentic (and perhaps unavailable/unaffordable) materials that may perfectly suit a commercial or civic building seeking harmony within an existing context, as well as a more creative yet properly scaled mix of exterior finishes. Such projects are also forming the backbone of urban renewal, specifically in "border towns" serving large cities.  
*Read on for more...*



**PRODUCTS & MATERIALS HIGHLIGHTED:**

- Windows
- Doors
- Brick
- Railing
- Roofing
- Siding
- Housewrap
- Cornices



## 9 CORNICES

Lightweight fiberglass cornices from Edon replicate historic details.

## 7 RAILINGS

Aluminum powder-coated railing system from Durarail.

## 11 STOREFRONT WINDOWS

At street-level Architectural Glass & Aluminum window and door systems.

#### PROJECT SPECS

**ARCHITECT:** Sullivan, Goulette & Wilson, Ltd., Chicago  
**CLIENT/OWNER:** Marquette Companies, Naperville, Ill.  
**CONTRACTOR:** Bovis Lend Lease, Chicago  
**STRUCTURAL ENGINEER:** Samartano & Company, Chicago

**DATE OPENED:** May 2009  
**BUILDING SIZE:** 132,942 sq. ft.  
**COST:** \$30 million

#### 1 WINDOWS

Fixed and operable Marquee 800 series windows from Phillips.

#### 5 ROOFING

Faux slate roofing tiles from DaVinci Roofscapes.

#### 6 BRICK

Extruded masonry units from Glen Gary Brick.

## FRONT STREET LOFTS

Lemont, Ill.

Few people dispute the architectural and pedestrian charm of collar communities created in the late 1800s and early part of the 20th century, but attempts to replicate that character since, and especially in the last 50 years, have been the subject of great debates among land planners, architects and municipal leaders.

With Front Street Lofts, the first phase of a downtown revitalization effort for Lemont, Ill., a Chicago commuter town that once quarried limestone for the city, including the Chicago Water Tower, architect Sullivan, Goulette & Wilson, Ltd., worked to blend the long, five-story, mixed-use project into a historic fabric. At the same time, the project addresses contemporary needs, including a 262-space parking garage hidden within the structure. The loft-style condos are also clad with a mix of synthetic and engineered materials that cost effectively mimic authentic facade treatments seen throughout the historic town.

The mix of these new-age materials, including a manufactured stone that closely replicates the quarry town's signature limestone (which is no longer available today), also allowed the design team to reduce the mass of the building: with varying facade finishes and staggered dimensional elements, such as balconies and bump-outs, Front Street Lofts appears to be several separate buildings pieced together over time. Even the roofline varies from mansards interrupted by windowed gables and dormers, to set-back, timber-trellised balconies. "That allowed us to create privacy for the outdoor areas and also set the frieze line at the fourth floor, which lessened the mass," says project architect Christopher Payne, AIA. "It's a very dense building footprint, but it doesn't come off that way."

Targeting professionals looking for an urban vibe at suburban prices, Front Street Lofts encompasses 24,000 sq. ft. of retail space divided up into parcels averaging 1,500—and as small as 800—sq. ft. in an effort to encourage local businesses to migrate there. The condo portion consists of 82 one- or two-level residences, fashioned with exposed industrial elements like steel ductwork and concrete floors. A square at one end, highlighted by the building's signature tower (the pass-through to the parking structure) encourages public gatherings and events. "We're looking to renew the spirit and vitality of downtown Lemont," says Bruno Bottarelli, managing director of development for Marquette. "Front Street Lofts is just the first step in that process."

#### WINDOWS • PATIO DOORS

##### Marquee Treatment

Phillips provided its Energy Star-qualified Marquee series 800 windows and patio doors in several fixed and operable configurations. The vinyl-framed units feature 0.75-in. insulating glass and heat-fusion-welded frame and sash corners for comprehensive thermal performance. The company has since ceased operations.

#### SIDING

##### Hardie Hard

Smooth-finish fiber-cement plank siding and trim components from **James Hardie Building Products** provide contrast to the building's predominant stone and brick finishes. The components can be worked using score-and-snap cutting methods. Visit [jameshardie.com](http://jameshardie.com), Circle 468

#### INTERIOR DOORS

##### Metal Mettle

Composite metal interior doors from **Curries** features an insulated polystyrene core for an R-factor of 6.37 to 10.04. The core is contained by 20-, 18-, 16-, or 14-gauge face skins and rugged 16-gauge top and bottom channels to achieve a 3-hour fire rating. The doors are available with embossed panels. Visit [curries.com](http://curries.com), Circle 467





#### ENTRY DOORS

##### Smooth Talker

Smooth Star Classic fiberglass entry doors from **Therma-Tru** lend elegance and toughness to the above-grade commercial and residential units. Engineered wood core materials are surfaced with rugged compression-molded and paintable fiber glass and feature deep detailed panels. Visit [thermatru.com](http://thermatru.com). **Circle 466**



#### ROOFING

##### Fake Slate

Synthetic slate roofing tiles from **DaVinci Roofscapes** provide an authentic, but durable surface for the mansard roof. The engineered tiles are 0.5-in. thick to create deeper shadow lines; random shades within each color deliver authentic variation. The tiles also are an affordable alternative to natural slate. Visit [davinciroofscapes.com](http://davinciroofscapes.com). **Circle 465**



#### BRICK

##### Of Course

**Glen-Gary Brick** provided its extruded brick for two distinct facade treatments. The darker Hearthstone-series, in the Sunset Flashed color mix/pattern, delivers crisp, angular edges produced as the material is forced through a die under high pressure and then textured. Extruded brick is identified by its core holes. Visit [glen-garybrick.com](http://glen-garybrick.com). **Circle 464**



#### RAILING

##### Hold On

The powder-coated aluminum railing system from **Durarail** delivers an industrial look while delivering superior durability and strength. The coating, available in seven standard colors or 180 custom colors, resists wear and peeling in any climate. The system minimizes exposed fasteners for a clean look. Visit [durarail.com](http://durarail.com). **Circle 463**



#### PVC TRIM

##### You'd Never Know

The street-level storefronts are adorned with non-structural, moisture-proof, 100% cellular vinyl PVC trim from **Royal Mouldings**. The maintenance-free trim works like wood, is made to a uniform density without voids of imperfections, and can be painted with 100% acrylic latex paint. Visit [royalmouldings.com](http://royalmouldings.com). **Circle 462**



#### CORNICES

##### In the Details

Fiberglass cornices from **Edon** add exterior detailing and provide a maintenance-free, affordable, and lightweight alternative to stone or plaster. Installed along select frieze lines, the CR-101 series offers a deep profile and classic look. Available in a variety of integral colors, the FRP cornices can be molded to replicate most profiles. Visit [edon.com](http://edon.com). **Circle 461**



#### HOUSEWRAP

##### Air Barrier

Tyvek-brand non-woven housewrap from **DuPont** provides a high-performance protective membrane between the exterior finish and the building's structural frame components to boost energy efficiency, block air and moisture infiltration, and mitigate mold growth potential. Visit [www.dupont.com/tyvek](http://www.dupont.com/tyvek). **Circle 460**



#### STOREFRONT WINDOWS

##### Just Looking

At street-level **Architectural Glass & Aluminum** window and door systems feature heavy-gauge metal frames with insulating glass that combine for an efficient, durable system that also provides necessary UV and solar heat gain protection for tenants without sacrificing visual transmittance. Visit [aga.ca.com](http://aga.ca.com). **Circle 459**

