



DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN

WEDNESDAY, JULY 10, 2024 – 6:00 PM

CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

AGENDA

THE DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting to be held in the Chamber of City Hall.

* Comments may be submitted in writing at least 4 hours in advance to the Community Development Director/Zoning Administrator at "mailto:rmurphy@cityofbuchanan.com" rmurphy@cityofbuchanan.com

- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Roll Call**
- IV. **Approve Agenda**
- V. **Public Comments - Agenda Items Only (3-minute limit)**
- VI. **Approve Minutes**
 - A. **December 16th, 2023 Meeting Minutes**
February 7th, 2024 Meeting Minutes
- VII. **Unfinished Business**
- VIII. **New Business**
 - A. **Rear Facade Proposal for 109 E Front St, Impressive Lettering**
 - B. **Hilltop Creekside Signage Proposal**
- IX. **Public Comment - Non-Agenda Items Only (3-minute limit)**
- X. **Staff/Committee Comments**
- XI. **Adjournment**



DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN
WEDNESDAY, DECEMBER 06, 2023 – 6:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

THE DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting to be held in the Chamber of City Hall.

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I. Call to Order

Brayak called the meeting to order at 6:01pm.

II. Pledge of Allegiance

III. Roll Call

Present: Barker, Brayak, Carlson, Paolucci, Rowland

Absent: None.

City Staff Present: Community Development Director and Zoning Administrator Richard Murphy, Administrative Assistant Emma Lysy

IV. Approve Agenda

Motion made by Rowland, supported by Barker to add Public Comment – Agenda Items Only to the agenda after IV. Approve Agenda. Voice vote carries unanimously.

V. Public Comments - Agenda Items Only (3-minute limit)

Peter Lysy – The front of the building should not be painted and shouldn't be considered as part of this proposal. Earlier versions of the plans included the front being painted which he feels would be inappropriate.

There was discussion on when Mill Alley was established and when the brick was first painted. Lysy believed it was around 1990 when the building that was there was demolished and that the brick of both buildings were painted the same color at that time.

VI. Approve Minutes

Motion made by Rowland, supported by Barker to approve minutes as present. Voice vote carries unanimously.

VII. Unfinished Business

None.

VIII. New Business

A. Glendora Bookshop Blade Sign Proposal, 110 E. Front St.

Carla Mayer of Glendora Bookshop presented her proposed blade sign. The sign will be a rigid material hung using an existing pole and secured at the base. It is a logo design with no text and satisfies the sign ordinance.

Motion made by Rowland, supported by Barker to approve proposal as presented. Voice vote carries unanimously.

B. Cannavista revised scope proposal for the painting of Mill Alley wall, 120 E. Front St.

Barker summarized the previous Planning Commission meeting. There was discussion on whether the Committee would consider just the Mill Alley side of the building or both the Mill Alley side and the rear first floor wall. It was decided to decide only the painting of the Mill Alley wall as listed on the agenda.

Brayak noted the Secretary of the Interior standards would recommend repainting historic brick with colors harmonious to the district, which in this case would be the dark red currently seen in mill alley. The proposed color is French Grey.

Motion made by Carlson, supported by Rowland to recommend painting the Mill Alley side of the building, excepting the base brick, a color similar to the original brick. Voice vote carries unanimously.

There was discussion on the Design Review Committee’s ability to enforce its decision and what can be done to strengthen it. Paolucci feels the ordinance needs to be rewritten. Barker would like to see Paolucci draft a new ordinance.

X. Staff/Committee Comments

Barker – Submitted his resignation to the committee. In the future he would like to see the scope and enforcement capability of the Design Review Committee clarified. Recommend Peter Lysy as his replacement.

Rowland – Thanked Barker for his contributions to the Committee and the community.

Murphy – The Design Review Committee has seen many successful projects improved through their review. There has been lots of positive input and progress on previous projects that have gone through Design Review.

XI. Adjournment

The meeting was adjourned at 7:15pm.



DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN
WEDNESDAY, FEBRUARY 07, 2024 – 6:00 PM
CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI

MINUTES

THE DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN, in compliance with Michigan's Open Meetings Act, hereby gives notice of a regular meeting to be held in the Chamber of City Hall.

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1:08:45

I. Call to Order

The meeting was called to order at 6:00pm

II. Pledge of Allegiance

III. Roll Call

Present: Joe Paolucci, Dan Carlson, Chirs Brayak, Michael Rowland

City Staff: Community Development Director, Rich Murphy ; Assistant Community Development Director, Ashley Regal

IV. Approve Agenda

Motion made by Rowland, supported by Carlson, to approve amended the agenda to add Item A. Consider appointing Peter Lysy to the Design Review Committee under VIII. New Business.

Voice vote to approve the amended agenda carries unanimously.

V. Public Comments - Agenda Items Only (3-minute limit)

None.

VI. Approve Minutes

A. Consider approving minutes from December 6, 2023

Motion made by Rowland, supported by Carlson, to approve the minutes as presented. Voice vote carries unanimously.

VII. Unfinished Business

VIII. New Business

A. Consider appointing Peter Lysy to the Design Review Committee.

Motion made by Rowland, supported by Paolucci, to approve the appointment of Peter Lysy to the Design Review Committee and recommend approval from the city commission.

Voice vote to recommend Peter Lysy to the city (he said planning here but city commission earlier so I'm unsure which) commission carries unanimously.

B. Rear awning proposed for 102 E. Front St. by Duane Case of Merrillville Awning.

Duane Case – Building owner would like to recover the awning on the back side of the building and cover AC units to both protect the air conditioners and soften the look of the back of the building. The process is to drill a hole in the mortar joints and screw a bracket with a concrete anchor to set the awning. If it ever needs to be removed you can unscrew it and fill the joint.

Lysy - This plan doesn't meet the Secretary of Interior awning standards. The building bears no relationship to windows or doors and awnings are meant to provide shades and keep water off windows and doors. There are bricked over windows there and the awning would go right through the top arches of the first-floor windows. It also an important façade, you see it from the commons you see it from Oak St. So, the placement doesn't work in function or aesthetics.

Brayak – so much going on with that side of the building, doubt people asked to mount those ac units

Rowland – This would shed water away from the foundation of the building, and I think we have enough flexibility in the code. I appreciate what you said Peter and I agree with it, but I think this will be an improvement.

Brayak – The fact that it can be removed without harming the brick does allow us to preserve the ability for someone to come back and replace it or put the windows in.

Brayak – The Secretary of the Interiors Standards for Rehabilitation number 10 states, “New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.” I think we would fall under that item.

Lysy – I misspoke when I said the Secretary of the Interior standards, it was one of their guidelines about awnings and porches that contradicted this.

Motion made by Carlson, supported by Paolucci, to accept the proposal to recover the existing awning and repurpose it to protect the AC units, provided it will be installed as described to not damage the structure.

Voice vote carries unanimously and recommends this to the Planning Commission.

C. *Proposal for a public art installation on the Buchanan Public Library, 128 E. Front St by Ashley Regal of Live Buchanan.*

LiveBuchanan Background: Nonprofit established January 2023 with the purpose of aiding in downtown revitalization efforts and tasked with pursuing Michigan Main Street Status and executing Buchanan’s Master Plan established in 2021.

- Buchanan Master Plan: <https://www.cityofbuchanan.com/comm-dev/page/city-buchanan-master-plan>
- A Vision for Buchanan: <https://www.cityofbuchanan.com/comm-dev/page/vision-buchanan>

Buchanan’s Big 3 Focuses

- River & Natural Assets
- Northside Neighborhood
- Downtown (the target of this project)

Days Ave Activation Phase 1: Munchie Mondays, Phase 2: string lights, Phase 3: Art Installation
Kim Pruitt from Roti Roti is leading the effort to create a collage that will reflect Buchanan “Then and Now” smaller canvas prints will be reproduced on a large scale

Technical Qualities

Framing System: color matches Library brick, screws line up with mortar, Lind Sign Company
Print: fine mesh vinyl, wont flap with wind, stretch and lay flat, and easily removable

Motion made by Brayak, supported by Carlson, to recommend the art installation proposals approval to the Planning Commission. Motion is moved to a roll call vote.

Yea: Brayak, Carlson Nay: Paolucci Abstain: Rowland

Motion carries 2-1.

IX. Public Comment - Non-Agenda Items Only *(3-minute limit)*

Vigansky & Robandt – comments about the consistency of Design Review Committee Minutes.

X. Staff/Committee Comments

XI. Adjournment

Motion made by Brayak, supported by Paolucci, to adjourn the meeting at 7pm.



-All exposed cinder blocks will be covered in a stucco finish with no visible grout lines.

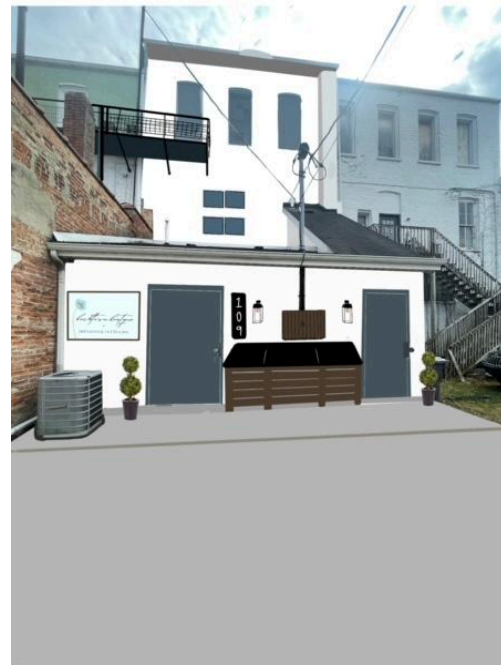
-Glass block windows will be trimmed out accordingly.

-Will be painted to match upper stories.

109 E. FRONT STREET REAR FACADE RENOVATION

OUR FUTURE PLANS FOR THE REAR OF OUR HISTORICAL DOWNTOWN BUILDING ARE TO BRING BACK SOME OF THE CHARM OF THE BUILDING WHILE KEEPING IT AS ORIGINAL AS WE CAN. THE BACK OF THE BUILDING HAS BECOME A BIT OF AN EYESORE . THE EXPOSED BLOCK LOWER LEVEL THAT WAS ADDED APPROXIMATELY 30 YEARS AGO NEEDS TO BE COVERED. . WINDOWS NEED TO BE INSTALLED WHERE PLYWOOD BOARDS RESIDE . THERE IS AN EXPOSED METAL BEAM THAT RUNS THE LENGTH OF THE LOWER ROOF LINE THAT NEEDS TO BE PAINTED.. THE STEEL DOORS ARE ALSO RUSTING AND NEED REPLACED. WE HAVE TALKED WITH A FEW CONTRACTORS AND HAVE COME UP WITH A PLAN TO MAKE THE REAR FACADE MUCH MORE APPEALING TO THE EYE.

- REMOVE PLYWOOD AND INSTALL WINDOWS IN THE 4 UPPER LEVEL OPENINGS
- STUCCO LOWER BLOCK WALL AND PAINT TO WEATHERPROOF
- REPLACE DOORS
- ADD NEW LIGHT FIXTURES
- PAINT THE BACK OF THE BUILDING/METAL BEAM
- ADD A BUSINESS SIGN & ADDRESS TO OUTSIDE OF BACK DOOR





-75% of the original interior wall coating is intact. We are going to complete that look along the same lines as the cinder block wall and painted the same color as the block wall.

-The exposed brick above that portion including above the roof line will be tuckpointed as needed. This portion will not be painted.



-All cinder blocks will be covered in stucco including blocks on the second story.

-Utilities will be trimmed out according to their specs.

-East steel door will be replaced with the same model.

-West door will be replaced with wood door.

-Steel beam will be painted the same color as the building.

-Tuckpointing above the steel beam and around the fire escape as needed.

-Replace the window below the steel beam.

-Take plywood out of the upper 4 windows and replace them with windows.

-Damaged window that exists along with the 2 window openings with plywood will be replaced with custom made windows. The windows will be wood on the inside and white enduraclad on the outside. The image shows a spec drawing of the windows.

