

**DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN**  
**TUESDAY, NOVEMBER 15, 2022 – 6:00 PM**  
**CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI**

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**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. Consider approving minutes from October 27, 2022 meeting.

**VII. Unfinished Business**

**VIII. New Business**

A. Exterior Facade Plan for the Honor Credit Union project at 128 N. Main St.

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

**X. Staff/Committee Comments**

**XI. Adjournment**



**DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN**  
**THURSDAY, OCTOBER 27, 2022 – 6:00 PM**  
**CHAMBER OF BUCHANAN CITY HALL - 302 N REDBUD TRAIL, BUCHANAN MI**

**AGENDA**

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**I. Call to Order**

Meeting called to order at 6:02 pm.

**II. Pledge of Allegiance**

**III. Roll Call**

Present: Chairman Brayak, Carlson, Barker, Rowland (representing Rowland Group not as a committee member)

Absent: Paolucci

City Staff: Community Development Director, Rich Murphy & City Clerk, Kalla Langston

**IV. Approve Agenda**

*Motion made by Barker, supported by Brayak to approve minutes as presented. Voice vote carries unanimously.*

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

None.

**VI. Approve Minutes**

A. *Consider approving minutes from May 17, 2022.*

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

**VII. Unfinished Business**

None.

**VIII. New Business**

A. *Façade improvements by Rowland Property Group at 101 and 103 Days Ave. Buchanan*

Rowland has researched the building. They purchased the building while it was in significant disrepair. The ceiling and floor were caved in, beams had to be replaced, water damage and water issues persisted as well, but it's a labor of love. They are almost completely done with the demo, and have saved the doors, trim, etc. that they could. Thanked the Preservation Society and Lysy for their help.

They need to update the façade and would like to do so historically accurately and practically. Rowland discussed some of the repairs and restorations planned. 101 Days will look much like it did in the 70's, and they welcome ideas for 103 Days, which was previously painted green.

Rowland concluded by noting that Days Ave used to be the main roadway when it led directly to the train. Lysy shared historic photos of the Front St facing side that displayed the Buchanan Honor Roll. Rowland would like to recreate this and honor our veterans and has reached out to the Legion to work with them on that.

Barker asked what year the building was built, Lysy responded he believed it was built in 1884 as a grocery and dry goods store. Rowland mentioned he'd like to eventually pursue adding movable guardrails to accommodate outside seating, though he believes he may need to work on the city on ordinance changes first.

101 Days will be a restaurant, with 103 Days being short term rentals on the second floor and still considering tenants for the first floor, including a potential bookstore. Their priority is businesses that improve the quality and walkability of downtown Buchanan, in addition to being financially sustainable.

*Motion made by Barker, supported by Carlson to recommend approval to the Planning Commission as presented. Voice vote carries unanimously.*

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

**X. Staff/Committee Comments**

Barker thanked Rowland for his good presentation and congratulated him on the undertaking. He also thanked Lysy for his help with the history of the buildings.

Murphy commented that he was pleased with the research and guidance provided and thanked everyone for a good meeting. As economic developer, it's an important project for him and the development of Buchanan. He believes in the vision.

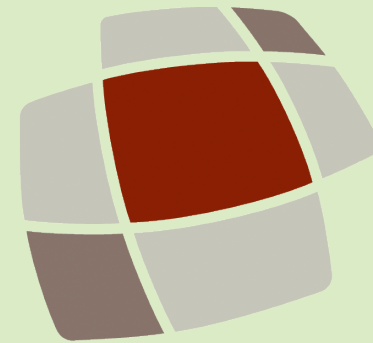
Murphy also commented that a future Design Review meeting would potentially be held for Honor Credit Union's new building, though most of the renovations are interior they will be bringing the drive through from three to two lanes which would trigger a site review by the Planning Commission.

**XI. Adjournment**

Meeting adjourned at 7:15pm.

**HONOR**<sup>®</sup>

CREDIT UNION



**BUCHANAN MEMBER CENTER**

Exterior Facade Review  
128 Main Street, Buchanan, MI

**intersect** Design.  
Strategy.  
Architecture.

ISSUED: NOVEMBER 7 ,2022



# 128 MAIN STREET - A HISTORY



Built in 1963, this one-story concrete building with brick facade has remained as constructed except for an extended drive-through canopy that was added in 1971. The original property was owned by Wagon Works until Inter-City Bank purchased it in January of 1962 to build a “modern bank building” - the building it is today. The building has changed hands between various banks ever since including Shoreline Bank, Chemical Bank and now Honor Credit Union.

The building’s architecture pays homage to Philip Johnson and Mies Van Der Rohe’s International Style which reached peak popularity in the United States in the mid- 20th century - featuring its strong horizontal emphasis, low-pitched roof, large spans of glazing, and simplistic rectilinear form with minimal ornamentation. The interior is full of natural daylighting with full-height aluminum and glass curtain walls on the north and south side of the building. This building also features a unique, decorative cut-out metal column supporting the northwest corner street entrance, which will remain as is.

Our goal is to substantially maintain the original exterior design and finishes, with a few minor additions to cover materials that are in poor condition or were poorly matched during previous renovations.



# EXISTING EXTERIOR: NORTH SIDE

COVER PEA GRAVEL  
COMPOSITE PANELS WITH  
NEW WHITE METAL PANELS IN  
EXISTING MULLIONS





# EXISTING EXTERIOR: WEST SIDE

PAINT SOFFIT FACE &  
UNDERSIDE, NEW RECESSED  
LED SOFFIT LIGHTING





# EXISTING EXTERIOR: EAST/SOUTH SIDE

DEMOLISH EXISTING CANOPY & PROVIDE NEW IN SIMILAR STYLE

COVER PEA GRAVEL COMPOSITE PANELS WITH NEW WHITE METAL PANELS IN EXISTING MULLIONS

PAINT SOFFIT FACE & UNDERSIDE, NEW RECESSED LED SOFFIT LIGHTING



EAST SIDE

COVER PEA GRAVEL COMPOSITE PANELS WITH NEW WHITE METAL PANELS IN EXISTING MULLIONS

DEMOLISH EXISTING CANOPY & PROVIDE NEW IN SIMILAR STYLE



SOUTH SIDE



# EXISTING EXTERIOR: DETAILS



MISMATCHED BRICK  
INFILL TO BE COVERED  
W/ NEW ANODIZED  
COPPER PANELS, NEW  
ATM THIS LOCATION

GRAVEL COMPOSITE  
PANELS IN POOR  
CONDITION, COVER  
WITH WHITE METAL  
PANELS

REUSE OF EXISTING  
NIGHT DROP OR  
INSTALLING NEW,  
ANODIZED COPPER  
PANELS TO COVER ANY  
INFILL



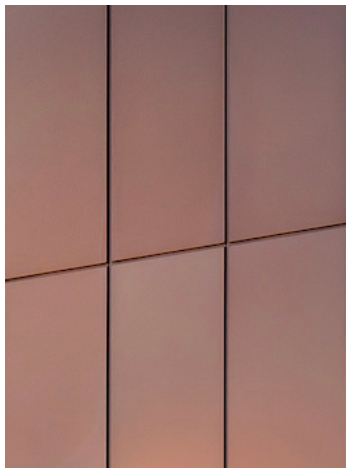


# PROPOSED DESIGN

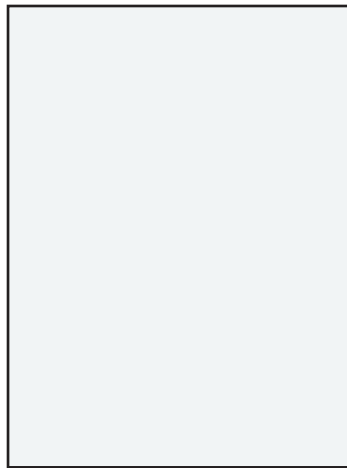




# PROPOSED EXTERIOR: MATERIALS



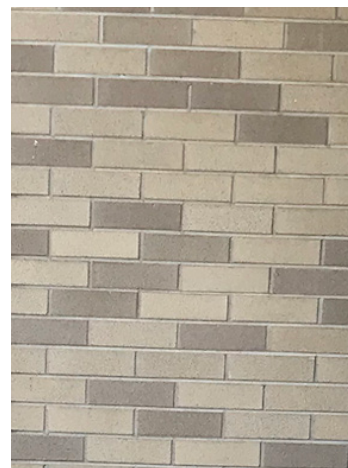
COPPER ANODIZED METAL PANELS



WHITE COMPOSITE PANELS



CHARCOAL GRAY PAINTED FASCIA



EXISTING BRICK

The proposed design for the exterior improvement remains rooted in the 1960's design while giving it a breath of fresh air. The use of copper anodized metal panels adds vertical movement and interest while still maintaining its strong, horizontal emphasis. The new copper panels also accentuates the existing decorative metal column while adding color and texture. New white composite panels will also be added to juxtapose the existing brick and create a brighter, cleaner facade.

The new canopy keeps the integrity of the stacked style of the existing one, but is raised above the main building instead of connected with it. This emphasizes the original structure and provides a very practical structural solution.

## MATERIALS

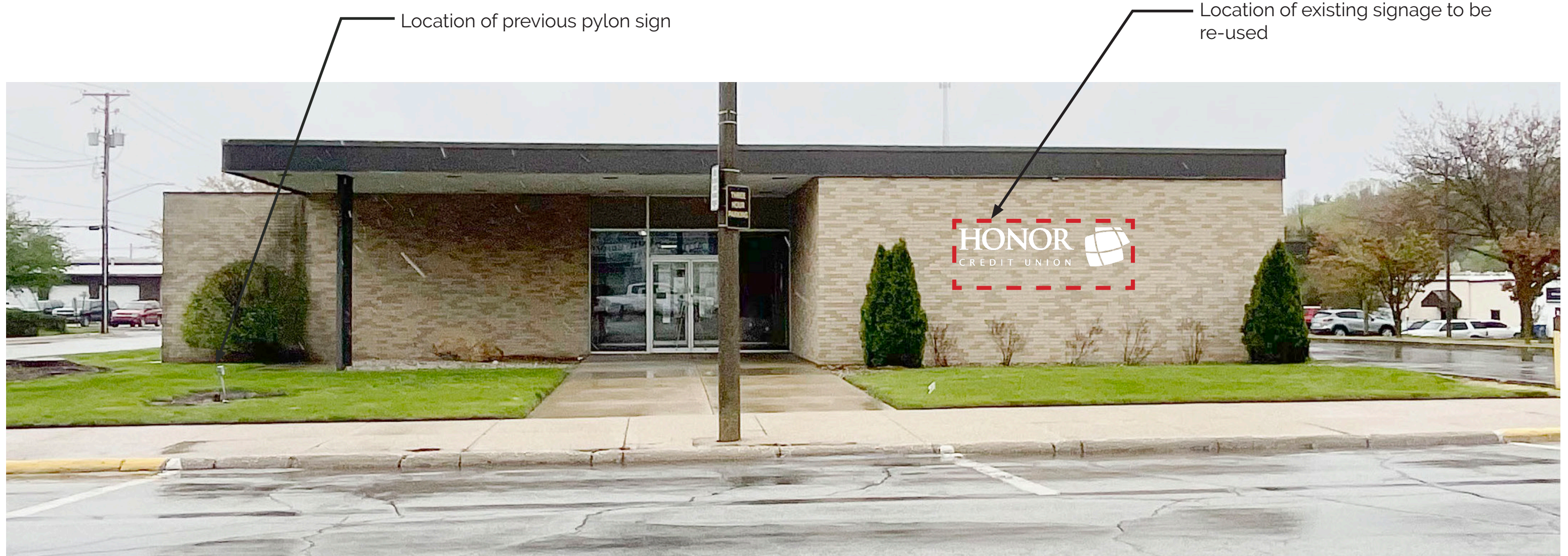


PAST INSTALLATION - BERRIEN SPRINGS, MI



# EXTERIOR SIGNAGE

Exterior Signage from existing Honor Branch location shall be salvaged and reused in new location.  
A new pylon sign may be installed at the location of previous owner's pylon sign at corner of Main & Dewey.





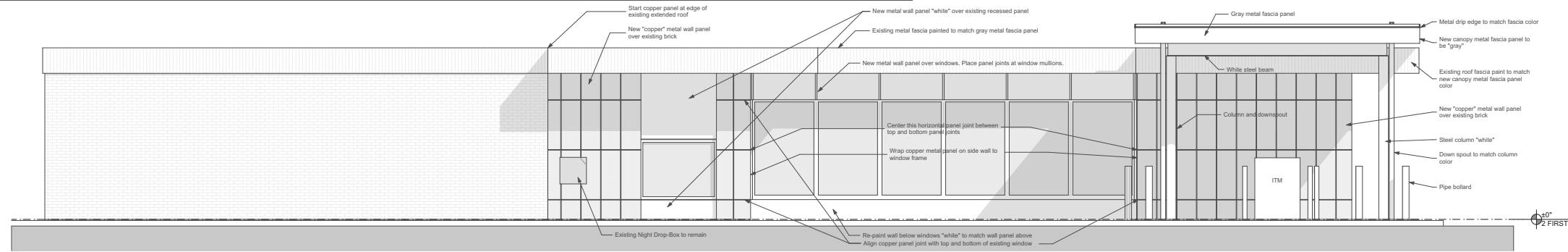
# EXTERIOR SIGNAGE

Exterior Signage from existing Honor Branch location shall be salvaged and reused in new location.



Location of existing signage to be re-used

# EXTERIOR ELEVATIONS



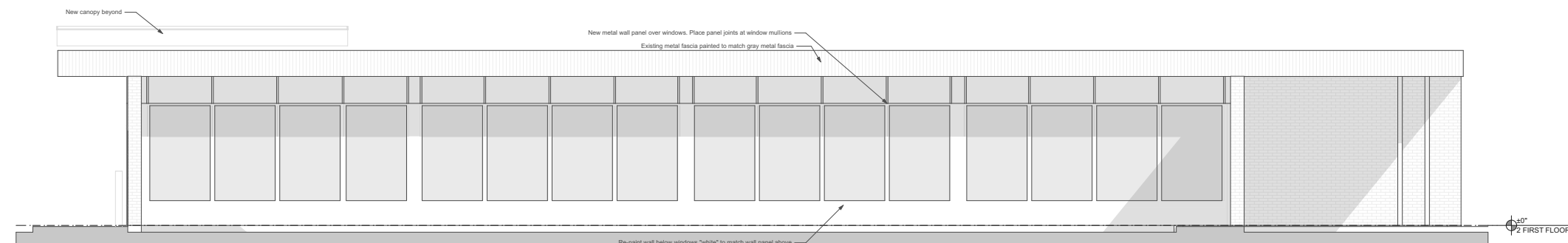
1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**NOTES ON MATERIALS:**

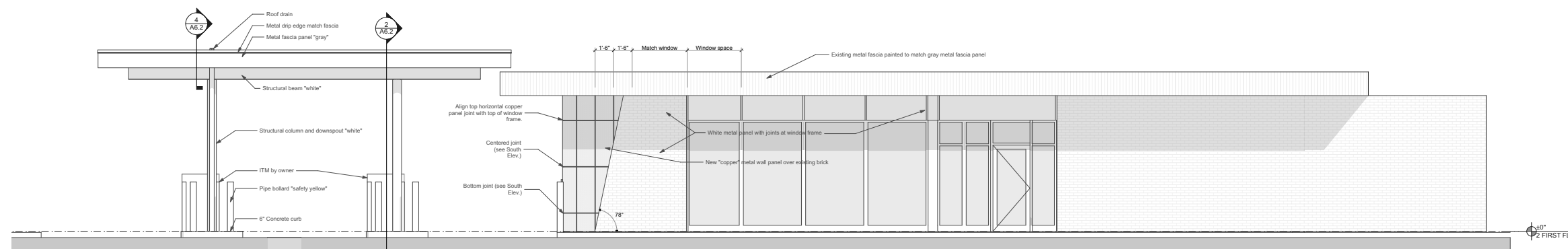
**"COPPER" PANEL:**  
DR-DESIGN COMPOSITE PANEL  
DR-DESIGN ALUMINUM WALL  
PANEL SYSTEM "COPPER"  
COLOR-ANODIZED FINISH-AMA  
611, ARCHITECTURAL CLASS I,  
0.0007 INCH MINIMUM  
THICKNESS. DIMENSIONS AS  
INDICATED. SUBMIT SHOP  
DRAWINGS FOR REVIEW PRIOR  
TO FABRICATION

**PAINTED "WHITE":**  
STEEL COLUMN - PAINT (HIGH-  
PERFORMANCE ZINC OR  
GALVANIZED PREP) TO MATCH  
CITADEL WHITE PANELS -  
"CEILING WHITE" SHERWIN  
WILLIAMS SW 7007

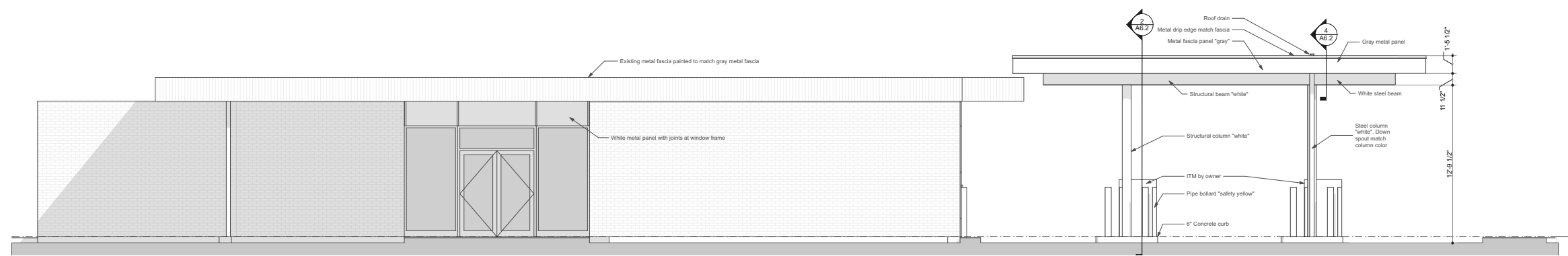
**"WHITE" AND "GRAY" PANELS:**  
CITADEL COMPOSITE PANEL -  
PROCURE EXTERIOR CLADDING  
SYSTEM WITH "F" MOLDING TYP  
AT VERTICAL AND HORIZONTAL  
JOINTS. SPACING AS INDICATED  
SUBMIT SHOP DRAWINGS FOR  
REVIEW OF COLORS PRIOR TO  
FABRICATION



2 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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