



DESIGN REVIEW COMMITTEE OF THE CITY OF BUCHANAN- SPECIAL MEETING

TUESDAY, OCTOBER 03, 2023 – 5:00 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

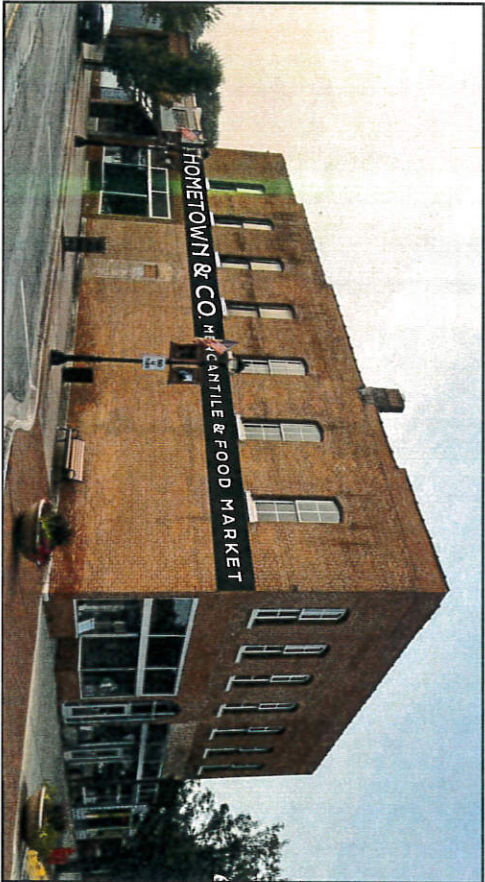
- I. **Call to Order**
- II. **Pledge of Allegiance**
- III. **Roll Call**
- IV. **Approve Agenda**
- V. **Public Comments - Agenda Items Only** (3-minute limit)
- VI. **Approve Minutes**
 - A. Consider approving minutes from September 14, 2023
- VII. **Unfinished Business**
- VIII. **New Business**
 - [A.](#) Proposed façade improvements/signage at Hometown & Co Incubator, 101 Days Avenue
 - [B.](#) Proposed façade improvements/signage at Thistledown, 101 Days Avenue
- IX. **Public Comment - Non-Agenda Items Only** (3-minute limit)
- X. **Staff/Committee Comments**
- XI. **Adjournment**



PROPOSED SIGNAGE - **OPTION 1**
NTS



PROPOSED SIGNAGE - **OPTION 2**
NTS



PROPOSED SIGNAGE - **OPTION 3**
NTS

DIGITALLY PRINTED SPECIALTY BRICK VINYL APPLICATION
*** SEE PAGE 3 FOR SIGN DETAILS**



SALES: SEAN DENISON
P/M:
ART: CAD 6.30.23

DWG # 2301098-05
REVISION

LOCATION:

HOMETOWN & CO.
101 DAYS AVE.
BOGHANAN, MI 49107



PROPOSED SIGNAGE - **OPTION 4**
NTS



PROPOSED SIGNAGE - **OPTION 5**
NTS

DIGITALLY PRINTED SPECIALTY BRICK VINYL APPLICATION
*** SEE PAGE 3 FOR SIGN DETAILS**



SALES: SEAN DENISON
PM:
ART: CAD 6.30.23

DMG # 2301098-05
REVISION

LOCATION:

HOMETOWN & CO.
101 DAVIS AVE.
BUCHANAN, MI 49107

80'-0"

The HOMETOWN & CO. MERCANTILE & FOOD MARKET

OPTION 1

80'-0"

THE HOMETOWN & CO. MERCANTILE & FOOD MARKET

OPTION 2

80'-0"

THE HOMETOWN & CO. MERCANTILE & FOOD MARKET

OPTION 3

ONE (1) PREMIUM BRICK VINYL GRAPHICS APPLIED TO MASONRY WALL - OPTION 1, OPTION 2, OPTION 3

NTS

SOFT: 320.0

80'-0"

The HOMETOWN & CO. MERCANTILE & FOOD MARKET

OPTION 4

80'-0"

THE HOMETOWN & CO. MERCANTILE & FOOD MARKET

OPTION 5

ONE (1) PREMIUM BRICK VINYL GRAPHICS APPLIED TO MASONRY WALL - OPTION 4 & OPTION 5

NTS

SOFT: 380.0



SALES: SEAN DENISON

PM:

ART: CAD 6.30.23

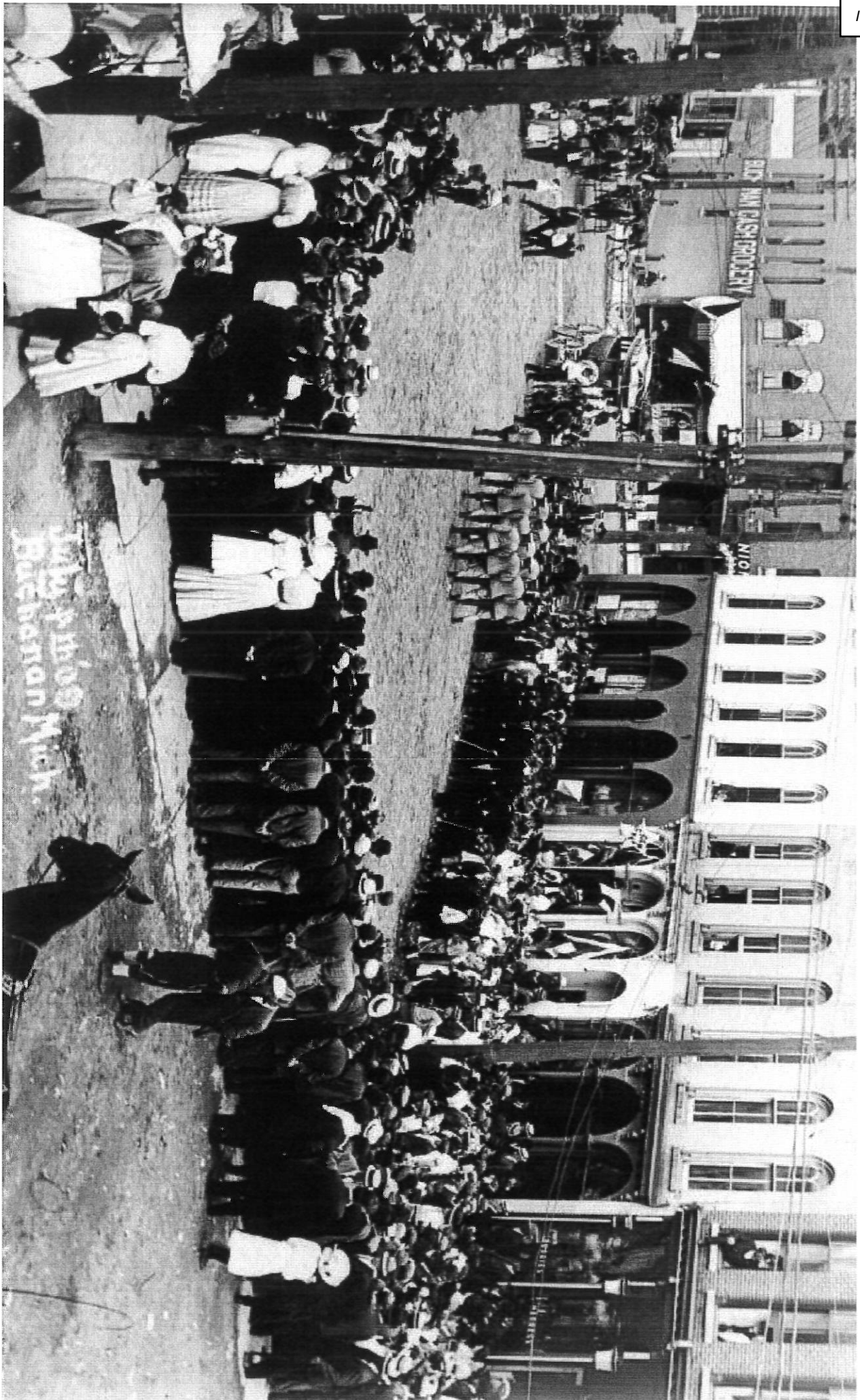
DWG # 2301098-05

REVISION

LOCATION:



101 DAVIS AVE
BUCHANAN, MI 49107





July 30, 2023

RE: Buchanan Downtown Development at the Incubator – Letter of Support

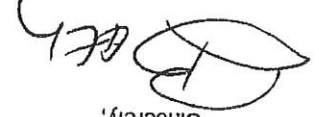
To Whom It May Concern:

The Buchanan Preservation Society would like to express their support for *Live Buchanan's* grant proposal for downtown Buchanan, specifically the placement of outdoor seating around the business incubator to be located on the corner of Front St. and Days Ave. This project has multiple aspects and is aimed at drawing new start-up businesses to the downtown district, increasing foot traffic and destination travelers. Additionally, in keeping with downtown Buchanan's National Historic District designation, *Live Buchanan* is working to maintain architectural and visual continuity using historically appropriate signage and visual attractions.

Buchanan is becoming known for its ambience and friendly atmosphere. Visitors are coming. Days Avenue, with attractions like McCoy Creek, the Common, the District Library and the simple knowledge that Days Avenue was the main passage into downtown Buchanan's business district in years past, each support its significance and historical interest. Visitors will stay longer and enjoy more if there are comfortable places to sit and refresh. Downtown businesses will reap the benefits of these lingering visitors as well.

Looking at vintage photos of Buchanan from the 1800s and early 1900s, it becomes apparent that simple is most appropriate in the recreation of an historically accurate look for building signage. The building "wrap" that is discussed in the grant proposal appears both visually pleasing and economically advantageous, as it causes little to no damage to the original brick facade, and needs little maintenance.

The Buchanan Preservation Society strongly recommends that Michigan Gateway Community Foundation financially support this grant for both outdoor furniture and new signage for the Incubator project.

Sincerely,

Beth Murphy

President of the Buchanan Preservation Society

DRC Request - 101/103 Days Ave

Michael Rowland <mrowland@mgcf.org>

Wed 9/20/2023 9:05 AM

To: Kevin Barker <kbarker426@gmail.com>; Christopher Brayak <cbrayak@gowightman.com>; Daniel Carlson <abandonedrelik@gmail.com>; Joseph Paolucci <joe.paolucci@buchanansweetshop.com>; Richard Murphy <rmurphy@cityofbuchanan.com>; Kalla Langston <clerk@cityofbuchanan.com>

Cc: Elaine Rowland <elaine@rowlandpropertygroup.com>; Ann Tuite <ann@riverstjoe.com>; Fran Tuite <fran@riverstjoe.com>; Brian Dougherty <brian@riverstjoe.com>; rmcqc <rmcqc@sbcglobal.net>

 9 attachments (6 MB)

BF5F908E-8E7B-40B2-821B-4470E3B6D3A3.jpeg; exterior brick and windows_green+natural brick+230919.jpeg; exterior brick and windows_green+full natural brick+230919.jpeg; exterior brick and windows_green black windows and trim 230919.jpeg; riversmall.jpg; BF5F908E-8E7B-40B2-821B-4470E3B6D3A3.jpeg; exterior brick and windows_green black windows and trim 230919.jpeg; exterior brick and windows_green+natural brick+230919.jpeg; exterior brick and windows_green+full natural brick+230919.jpeg;

Hello Team,

I hope you're all having a good week. I wanted to see if I could get on the docket for review of the paint situation on my building. Peter informed me that the brick above the window on the "sliver" portion of our building (Mary Redden Building) was not painted, only the bottom half. I have attached below a picture of it currently, a picture of what it looked like with its historically accurate painted facade and the three options I am presenting as options for our paint scheme. In my mind, the question at hand is how to handle the historical brick above the window on the Mary Redden side, as the main building was painted and even had replacement brick (that doesn't match) put in. That we can remedy, the question arises on what to do on the other side. As reference, please note that we have replaced the entire roof, floor and back half of the building. So the small amount of brick you see on the facade is the only remaining piece of the building at all. Effectively, the building is 90%+ new because it rotted away years ago. Our preference would be the last picture as the option, but have provided the other two for review as well. Please let me know when we could meet to get this resolved so we can begin work, as warm days are becoming fewer.

Thanks all.









in the farm enterprise. So in addition to cultivating a farm he is also cultivating a farmer.



Buehmann
Resort

East side of Davis Ave. Taken from Hotel
The picture above shows the east side

B









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Buchanan Record



East side of Davis Ave. Taken from Hotel

The picture above shows the east side