



City of Lorain Design Review Board
AGENDA
TUESDAY, JANUARY 13, 2026
3:30 P.M.

A. **Call to Order**

B. **Roll Call**

C. **Approval of Minutes –**

1. *Acceptance of November's Meeting Minutes*
2. *December's Meeting Cancelled - No minutes to approve*

D. **New Business**

Please remind everyone to talk into the microphone when speaking.

1. **CASE #: DRB 01-2026**
ADDRESS: 668 Broadway
OWNER: Joshua Bryner

<i>Applicant: Joshua Bryner (Appliances 4 Less)</i>
<i>Description: Installation of new signage</i>

2. **CASE #: DRB 02-2026**
ADDRESS: 205 W 5th St
OWNER: Erik's Clothing for Men

<i>Applicant: NavCour</i>
<i>Description: New signage to hang above store front</i>

E. **Old Business –**

F. **Correspondence**

G. **Staff and Board Comments –**

H. **Adjournment**

Design Review Board

C. 1.

Meeting Date: 01/13/2026

Subject:

Acceptance of November's Meeting Minutes

Attachments

November Meeting Minutes

Design Review Board Meeting Minutes

Date: November 18, 2025

Time: 3:30 pm

Place: Council Chambers

Attendance

Chairman: Gary Fischer

Board Members: Eileen Torres, Andrea Neal, and Evelisse Atkinson

Absent: Janet Garcia, Joyce Ferlic-Arredondo, and Jon Veard Jr.

Also in attendance: Andrea Smith

A Quorum was established.

The meeting was called to order on November 18, 2025, at 3:30 pm by Gary Fischer

Minutes

A motion was made by Andrea Neal to approve the minutes from the Design Review Board meeting on October 14, 2025. The motion was supported by Eileen Torres.

4 in favor/ 0 opposed.

New Business

DRB 09-2025, Submission for the Design Review Board review and consideration, the installation of new signage for building at 129 W 4th St.

Rochelle Fairley of Valuable Solutions Community & Empowerment Center was present and spoke.

- Andrea Neal had questions regarding the signage.
- Gary Fischer asked about what type of things occur at the center.
- Evelisse Atkinson spoke to the sign permit application; it was also noted that the DRB cannot regulate sign content.

A motion was made by Andrea Neal to approve the application for the installation of new signage taking into consideration the suggestions the Board made. The motion was supported by Eileen Torres.

4 in favor/ 0 opposed.

Old Business:

None on the agenda

- Evelisse Atkinson spoke regarding the Style Center has gone to Housing Court. Stating that the owner of the building is responsible for the repairs. However, it is up to the owner if they want to take action against the land contract holder.
- Gary Fischer spoke in regard to the Zoning Code updates and asked if there are any updates for Design Review Board.
 - Currently not, but the 2nd round of CLG grant RFP has been completed and a new vendor will be chosen.
- Evelisse Atkinson spoke to the updates of B3 Downtown Business Districts updates.

Correspondence:

None Received.

Staff and Board Comments:

None.

-Adjournment:

Motion to adjourn at 3:53 pm made Andrea Neal.

Evelisse Atkinson, Planning & Zoning Administrator

Matt Kusznir, Director Building, Housing and Planning Department

Andrea Smith, Neighborhood Development Specialist

Gary Fischer, Chairman

A full recording of this meeting can be found at www.cityoflorain.org

Gary Fischer
Chairman

Andrea Smith
Secretary Design Review Board

Design Review Board

C. 2.

Meeting Date: 01/13/2026

Subject:

December's Meeting Cancelled - No minutes to approve

Design Review Board

D. 1.

Meeting Date: 01/13/2026

Subject:

CASE #: DRB 01-2026

ADDRESS: 668 Broadway

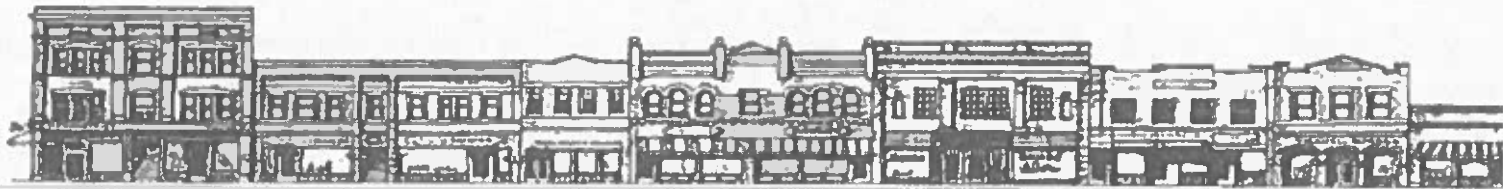
OWNER: Joshua Bryner

<input type="checkbox"/>	<i>Applicant: Joshua Bryner (Appliances 4 Less)</i>
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<i>Description: Installation of new signage</i>

Attachments

DRB 01-2026



DRB 01-2024

Application for Certificate of Appropriateness

APPLICATION IS HEREBY MADE TO THE CITY OF LORAIN DESIGN REVIEW BOARD FOR A CERTIFICATE OF APPROPRIATENESS, CHAPTER 1133. THE BOARD MAY APPROVE, APPROVE WITH CONDITIONS, OR DENY AN APPLICATION

OWNER: JOSHUA BREYMER

PROPERTY ADDRESS: 668 Broadway Ave

CITY: LORAIN STATE: OH ZIP CODE: 44052

PHONE: (BUSINESS) 440-320-2876 EMAIL: appliances^{4 less}24@gmail.com

CHECK ALL THAT APPLY:

<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Addition	<input type="checkbox"/>	Demolition
<input checked="" type="checkbox"/>	New Signage	<input type="checkbox"/>	Rehab of Signage	<input type="checkbox"/>	Painting
<input type="checkbox"/>	Parking Lot	<input type="checkbox"/>	Porch/Patio	<input type="checkbox"/>	Door(s)/Window(s)
<input type="checkbox"/>	Roof	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Exterior Lighting
Other: _____					

BRIEF DESCRIPTION OF WORK: installing new vinyl signage

WHO WILL BE PERFORMING THE WORK?

CONTRACTOR: NANCOUR PHONE: 440-244-0006

ARCHITECT: _____ PHONE: _____

APPROXIMATE COST OF WORK: \$ 1000⁰⁰

[Signature]

APPLICANT'S SIGNATURE

12/27/2025

DATE

To Whom It May Concern,

We are writing to get permission to put vinyl signage in three windows.

First window will be 82 inches height by 93 inches wide.

Second window will be 82 inches height by 93 inches wide.

Last window will be 82 inches height by 93 inches wide.

Colors will be white vinyl.

Hopefully we can make this a smooth process.



Joshua Bryner
12-27-2025



668 OH-57

Lorain, Ohio

Google Street View

Oct. 2025 See more dates

Share

X

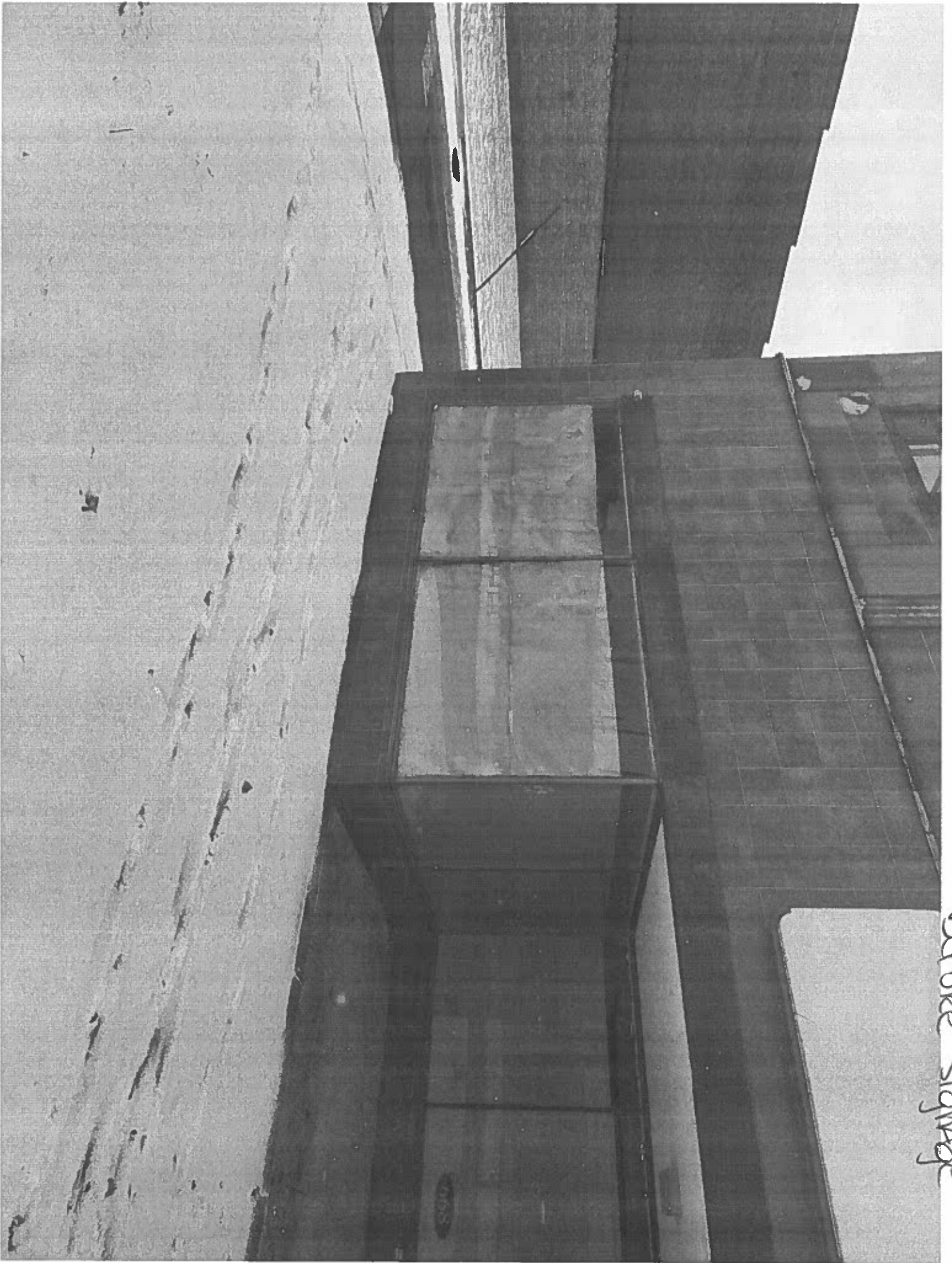


before signage

limited
may
order by 2
central time (GMT)

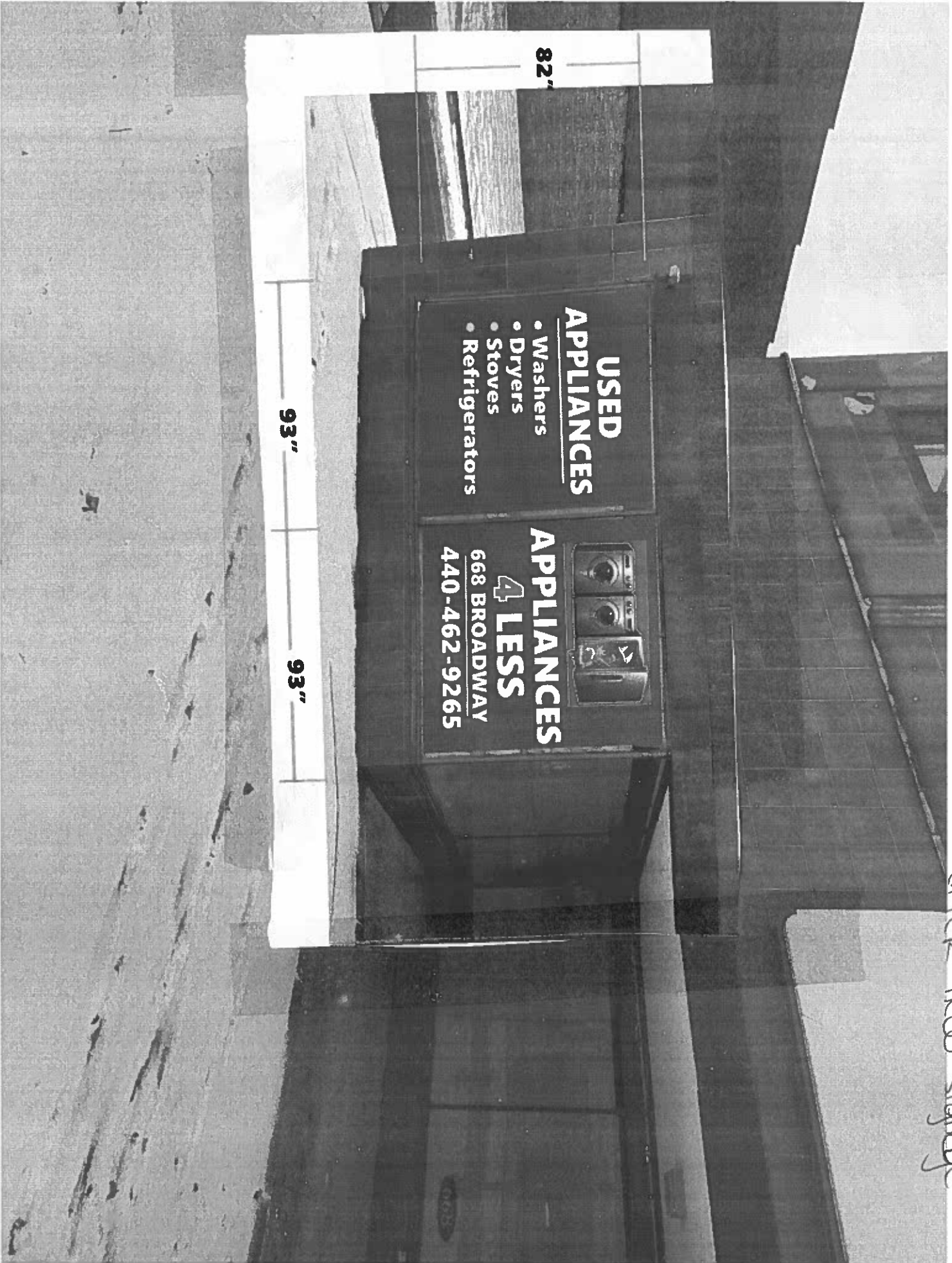
after new signage





Before signage

after new signage



82"

**USED
APPLIANCES**

- Washers
- Dryers
- Stoves
- Refrigerators

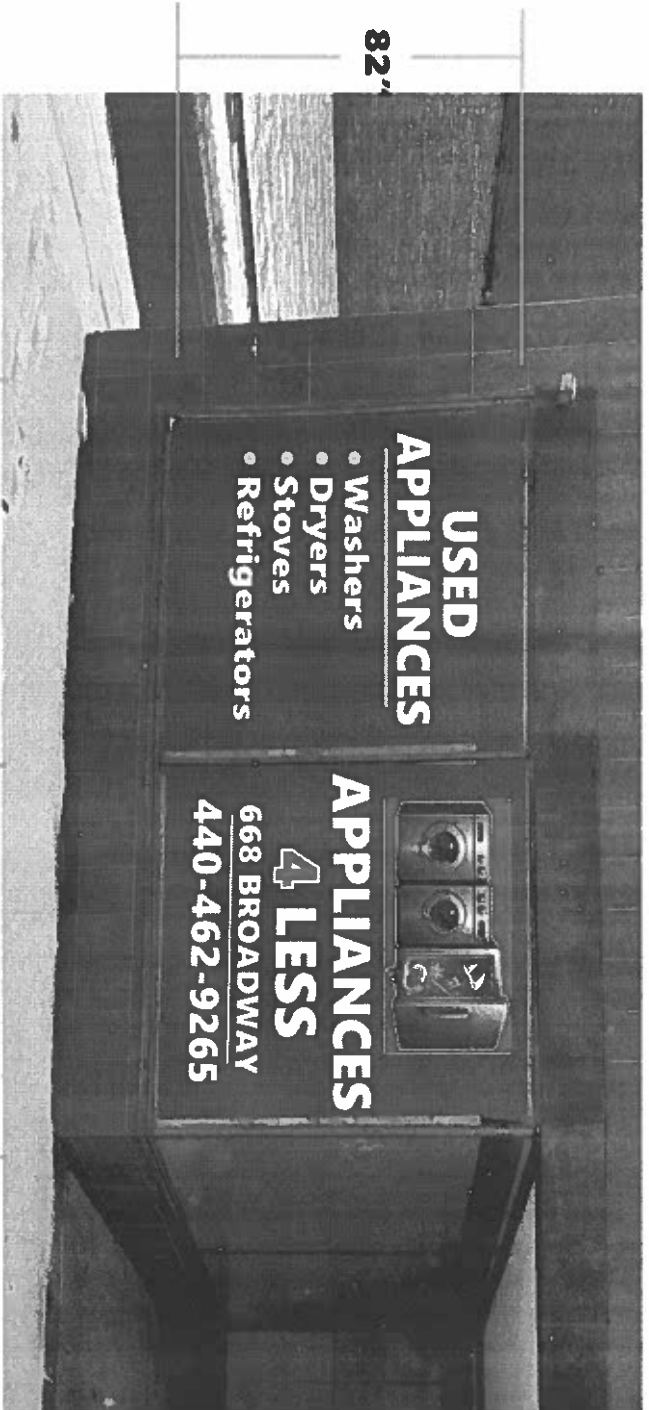


**4 LESS
APPLIANCES**

668 BROADWAY
440-462-9265

93"

93"



Design Review Board

D. 2.

Meeting Date: 01/13/2026

Subject:

CASE #: DRB 02-2026

ADDRESS: 205 W 5th St

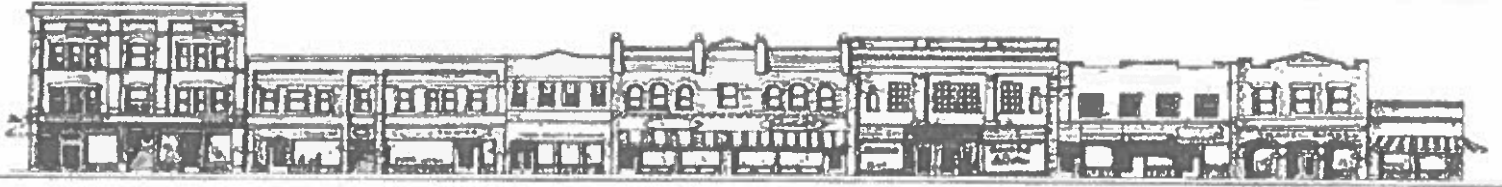
OWNER: Erik's Clothing for Men

<i>Applicant: NavCour</i>

<i>Description: New signage to hang above store front</i>

Attachments

DRB 02-2026



DRB 02-2024

Application for Certificate of Appropriateness

APPLICATION IS HEREBY MADE TO THE CITY OF LORAIN DESIGN REVIEW BOARD FOR A CERTIFICATE OF APPROPRIATENESS, CHAPTER 1133. THE BOARD MAY APPROVE, APPROVE WITH CONDITIONS, OR DENY AN APPLICATION

OWNER: ERIKS' clothing for men - Corp.

PROPERTY ADDRESS: 205 W. 5TH ST.

CITY: Lorain STATE: OH ZIP CODE: 44052

PHONE: (BUSINESS) 419-504-0047 EMAIL: _____

CHECK ALL THAT APPLY:

<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Addition	<input type="checkbox"/>	Demolition
<input checked="" type="checkbox"/>	New Signage	<input type="checkbox"/>	Rehab of Signage	<input type="checkbox"/>	Painting
<input type="checkbox"/>	Parking Lot	<input type="checkbox"/>	Porch/Patio	<input type="checkbox"/>	Door(s)/Window(s)
<input type="checkbox"/>	Roof	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Exterior Lighting
Other: _____					

BRIEF DESCRIPTION OF WORK: New, Double sided exposed neon sign to Hang Above Store front

WHO WILL BE PERFORMING THE WORK?

CONTRACTOR: NAVCON / Direct Image Signs PHONE: 440-244-0006

ARCHITECT: N/A PHONE: _____

APPROXIMATE COST OF WORK: \$7,000.00

[Signature]

12-16-25

APPLICANT'S SIGNATURE

DATE

**NEW EXTERIOR SIGNAGE FOR ERIK'S
CLOTHING FOR MEN.**

**New Exterior DOUBLE SIDED EXPOSED Neon
SIGN TO HANG ABOVE STOREFRONT.**

**Steel interior structure with Painted
Ameracore panel material for face material.**

Standard 110v 20amp electric.

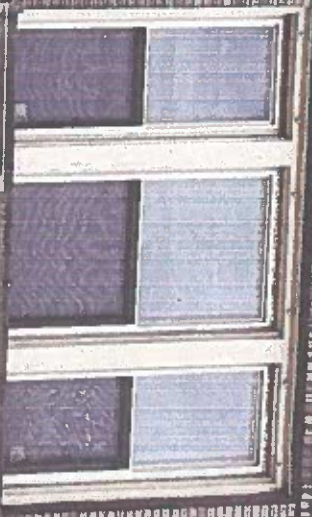
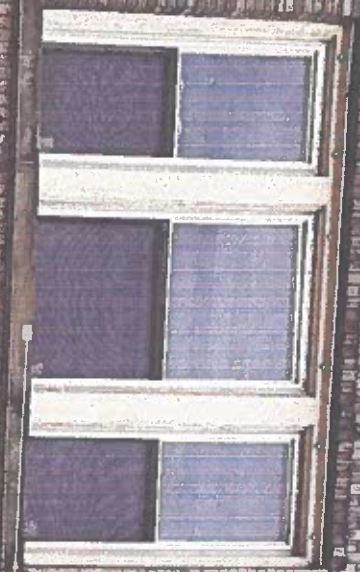
**All wiring and power supplies inside sign
enclosure.**



↩ Share

X

EST. 1910

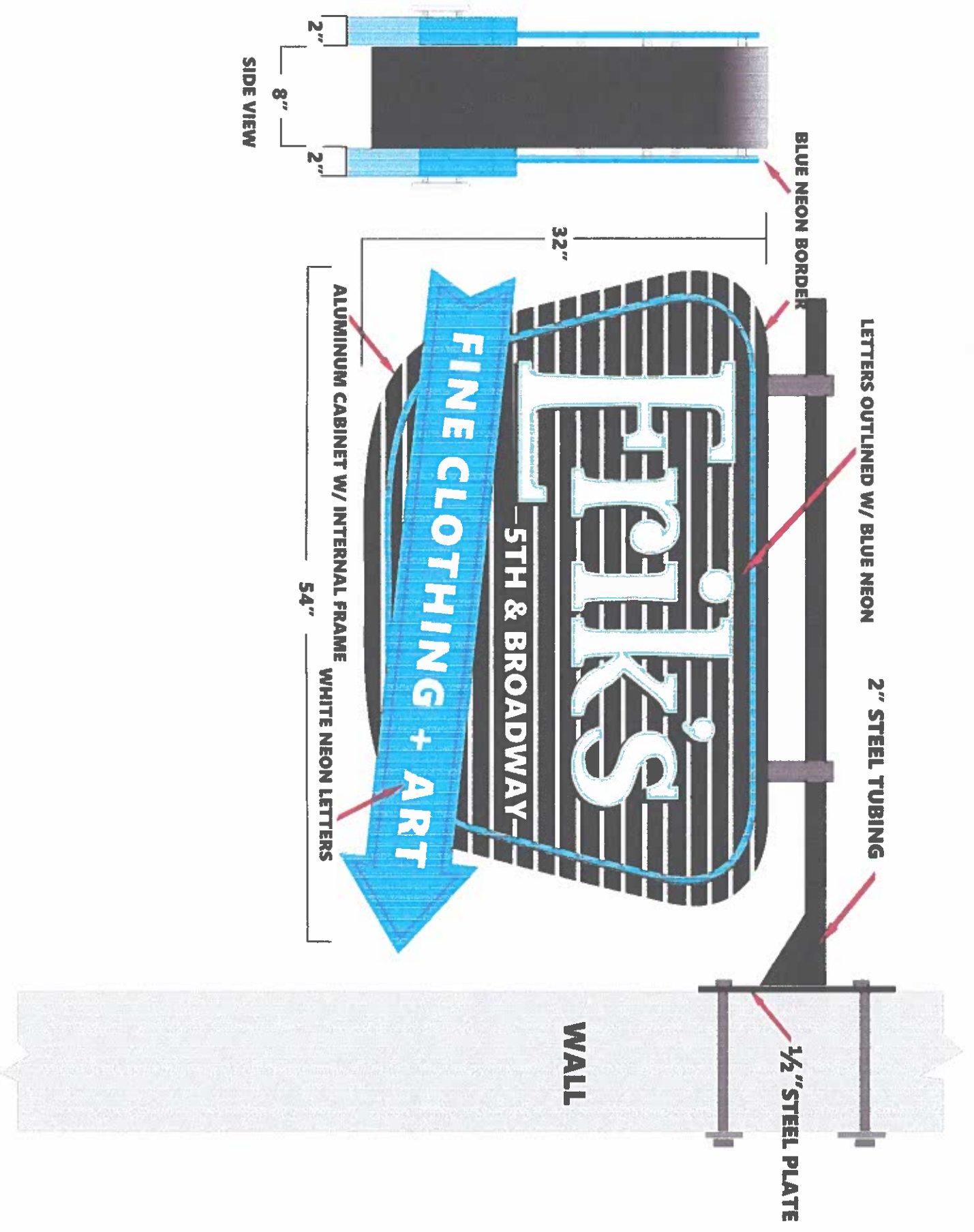


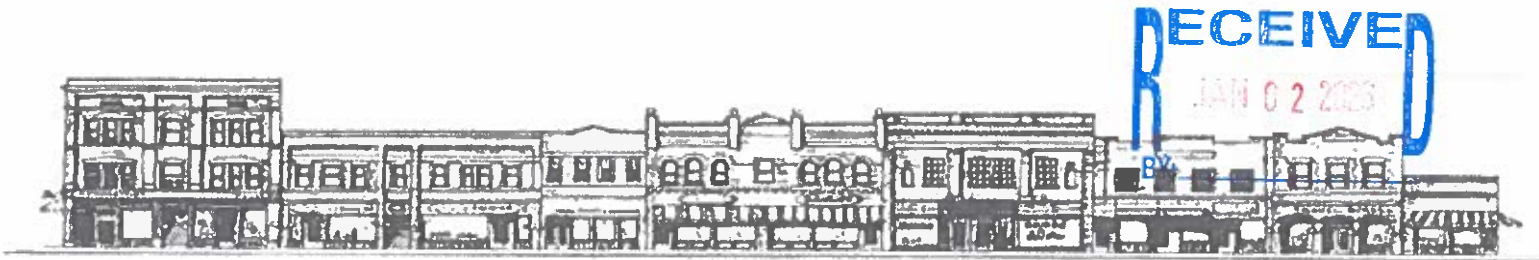
Liz's
SHIRT & BROADWAY

FINE CLOTHING - ART

9'-6"







City of Lorain Design Review Board Application Requirements for Certificate of Appropriateness

1. Complete application
2. A cover letter, (description of proposed work)
3. Building Elevations - drawings showing the front, rear and side elevations of the proposed structure(s) which include the color and a description of all materials and color samples for proposed materials.
4. Site Plan showing location, type, size or dimensions of proposed and/or existing structures and site features including landscape detail, parking lots, retention ponds, signage, dumpster location, fencing, light locations, etc.
5. Photographs showing the proposed project site and surrounding properties.

Each application is reviewed in terms of its compatibility with the accepted Design Guidelines. A copy of these guidelines may be obtained through the Department of Building, Housing & Planning.

Meetings are held in Lorain City Council Chambers on the 2ND Tuesday of the month at 3:30pm. The applicant or their agent must be present.

All complete applications and required documentation must be submitted at least fourteen (14) days prior to the next regularly scheduled meeting. Incomplete applications will not be forwarded to the board for review.

Please submit complete applications and required documents to:

Evelisse Atkinson, Planning & Zoning Administrator
City of Lorain, Building, Housing & Planning
200 West Erie Ave., 5th Floor, Lorain, Ohio 44052
P: 440-204-2306 Email: Evelisse_Atkinson@cityoflorain.org