

City of Lorain Design Review Board

**AGENDA**

**TUESDAY, MAY 12, 2026**

**\*3:30 P.M.\***

A. **Call to Order**

B. **Roll Call**

C. **Approval of Minutes –**

1. February Meeting Minutes

D. **New Business**

*Please remind everyone to talk into the microphone when speaking.*

1. **CASE #: DRB 03-2026**  
**ADDRESS: 400 Broadway**  
**OWNER: 400 Broadway LLC**

Applicant: Marta Deleon
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Description: Changes to front and side facade
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E. **Old Business –**

1. **CASE #: DRB 05-2025 (Held in Abeyance 8/19/2025)**  
**ADDRESS: 418 Broadway**  
**OWNER: JJV2 Development LLC**

Applicant: City of Lorain's Building, Housing and Planning Department
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Description: Demolition of Building Recommendation
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F. **Correspondence**

G. **Staff and Board Comments –**

1. CLG Follow Up

H. **Adjournment**



**Design Review Board**

**C. 1.**

Meeting Date: 05/12/2026

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Subject:

February Meeting Minutes

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**Attachments**

February Minutes

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# Design Review Board Meeting Minutes

Date: February 10, 2026

Time: 3:30 pm

Place: Council Chambers

## **Attendance**

Chairman: Gary Fischer

Board Members: Gary Fischer, Andrea Neal, Evelisse Atkinson, & Janet Garcia

\*Joyce-Ferlic Arredondo arrived at 3:37 pm

Absent: Jon Veard Jr. and Joyce Ferlic-Arredondo

Also in attendance: Andrea Smith

A Quorum was established.

The meeting was called to order on February 10, 2026, 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 January 13, 2025. The motion was supported by Janet Garcia.

3 in favor/ 0 opposed.

## **New Business**

No new application

## **Old Business:**

Board was notified that DRB 02-2026- Erik's projecting sign variance application was approved on February 4, 2026, by the Zoning Board of Appeals. Information provided by Evelisse Atkinson.

## **Correspondence:**

None Received.

## **Staff and Board Comments:**

Speaker: Hannah Kiraly, Program Manager of Community & Economic Development of Building Housing and Planning

Regarding: Vibrant Lorain- Public Art

- Focusing on Route 57 from Broadway Corridor E 28<sup>th</sup> St to Grove Ave.
  - Includes wrapping of utility boxes, underpasses and park buildings
- RFP process will be held to select artists
  - Artists will submit a draft of their design, along with their application
  - The designs will be scored and awarded by a committee.

- Utilities box wrap can be done in house
- Andrea Neal asked if there were any rules, regulations, or guidelines established as to what the City is looking for.
  - Culture or history
  - Public Art survey was distributed throughout the community online. Survey results showed that the citizens would like to see murals.
  - H.K stated that the subject matter of the survey can be provided to the board.
- H. Kiraly is unsure how extensive the program may become, but wanted to let the board know, in the event an application is received within the DRB district to have historic buildings painted.
- Joyce Ferlic-Arredondo asked if this is in conjunction with a larger program.
  - Choice Neighborhood Initiative- South Lorain Transformation Plan; focusing on E 28<sup>th</sup> to 36<sup>th</sup> St. and Grove to Broadway. City of Loran, Raise Up and El Centro, has been engaged in a 2-year planning process. Plan is in place and submitted to HUD. Now going to implantation; meaning that the Initiative could receive up to \$26 million could be received for the improvements to that neighborhood.
- Nick Murray (Engineering Dept.) asked if the artists will be professional, geared to High Schoolers or college students.
  - Will be open to the public. Proposals could be received from anyone.

**-Adjournment:**

Motion to adjourn at 3:44 pm made Andrea Neal.

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Evelisse Atkinson, Planning & Zoning Administrator

Matt Kusznr, Director Building, Housing and Planning Department

Andrea Smith, Neighborhood Development Specialist

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Gary Fischer, Chairman

\*A full recording of this meeting can be found at [www.cityoflorain.org](http://www.cityoflorain.org)\*

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Gary Fischer  
Chairman

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Andrea Smith  
Secretary Design Review Board

**Design Review Board**

**D. 1.**

Meeting Date: 05/12/2026

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Subject:

**CASE #: DRB 03-2026**

**ADDRESS: 400 Broadway**

**OWNER: 400 Broadway LLC**

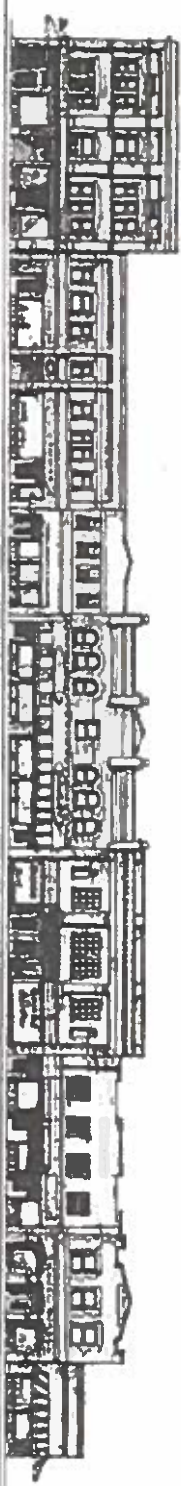
	<i>Applicant: Marta Deleon</i>
<i>Description: Changes to front and side facade</i>	

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Attachments

DRB 03-2026

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DRE 03-2026

### 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: (Sub lease) Marta DeLeon

PROPERTY ADDRESS: 400 Broadway Ave.

CITY: Lorain STATE: OH ZIP CODE: 44052

PHONE: (BUSINESS) (440) 308-1379 EMAIL: shope@martasmore.com

CHECK ALL THAT APPLY:

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

BRIEF DESCRIPTION OF WORK:

I want an 8'x12' Tower on the corner of Build (see drawing)

This window seat contains two on both windows (see drawing) Plinths and trusses on side with Parabolic Braces, (see drawing)  
WHO WILL BE PERFORMING THE WORK?

CONTRACTOR: Alvin + conducted company PHONE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_ PHONE: \_\_\_\_\_

APPROXIMATE COST OF WORK: \_\_\_\_\_

APPLICANT'S SIGNATURE [Signature] DATE 4/28/26



METAL  
TOWER

METAL PLANTER

METAL COUNTER

Marta's n More

Marta's n More

St



*Marta's n More*

METAL TOWER

METAL COUNTER

STOP

WOODEN TRELLIS WITH PLANTER

METAL COUNTER

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