



City of Lorain Design Review Board

AGENDA

TUESDAY, JUNE 9, 2026

3:30 P.M.

A. **Call to Order**

B. **Roll Call**

1. *Attendance*

a. *Welcome Kurt Herson*

C. **Approval of Minutes –**

1. May's Meeting Minutes

D. **New Business**

Please remind everyone to talk into the microphone when speaking.

1. **CASE #: DRB 04-2026**

ADDRESS: 736 Broadway Up

OWNER: Thomas Zima

	<i>Applicant: Thomas Zima</i>
<i>Description: New Windows for 2nd Floor</i>	

E. **Old Business –**

F. **Correspondence**

G. **Staff and Board Comments –**

H. **Adjournment**

Design Review Board

B. 1.

Meeting Date: 06/09/2026

Subject:

Attendance

Design Review Board

B. 1. a.

Meeting Date: 06/09/2026

Subject:

Welcome Kurt Hernon

Design Review Board

C. 1.

Meeting Date: 06/09/2026

Subject:

May's Meeting Minutes

Attachments

May Meeting Minutes

Design Review Board Meeting Minutes

Date: May 13, 2026

Time: 3:30 pm

Place: Council Chambers

Attendance

Acting Chairman: Andrea Neal

Board Members: Joyce-Ferlic Arredondo, Janet Garcia, Jon Veard Jr. & Evelisse Atkinson

Absent: Gary Fischer

Also in attendance: Andrea Smith

A Quorum was established.

The meeting was called to order on May 13, 2026, at 3:35 pm by Andrea Neal

Minutes

A motion was made by Janet Garcia to approve the minutes from the Design Review Board meeting on February 10, 2026. The motion was supported by Janet Garcia.

4 in favor/ 0 opposed.

New Business

DRB 03-2026, Submission for the Design Review Board review and consideration, changes to front and side façade.

Marta Deleon for Marta's N' More for 400 Broadway was present and spoke.

- Andrea Neal inquired about the Eiffel Tower material and color- it will be black metal
- Joyce Ferlic-Arredondo asked about the trellis material- it will be made of wood.
- None of the items will be permanent fixtures.

A motion was made by Janet Garcia to approve the application as submitted. The motion was supported by Evelisse Atkinson.

4 in favor/ 0 opposed

- Jon Veard Jr. recused himself from this matter.

Old Business:

DRB 05-2025 (Held in abeyance 8/19/2025), Submission for the Design Review Board review and consideration, demolition of Style Center at 418 Broadway.

A motion was made by Evelisse Atkinson to add the item to the agenda for 5/12/2026. The motion was supported by Janet Garcia.

Matt Kuszniir and Dave Faciana for the City of Lorain's Building, Housing and Planning Department were present and spoke.

- Matt Kuszniir stated that the building is beyond saving at this time. There was an estimate to white box and renovate it would be about \$2 million dollars. The Land Bank has unofficially committed all the dollars that it would take to demolish the building.
- Dave Faciana spoke about the building's integrity. The back roof has collapsed. The back portion of the building is somewhat sound. It is an unsafe structure for the public and the neighboring properties. The floors are saturated with water.
 - Andrea Neal inquired about maintaining the front of the building's streetscape: It is not possible at this time.
 - Joyce Ferlic-Arredondo inquired about the cost to get the building white box ready: Around the \$2 million mark.
 - Joyce Ferlic-Arredondo spoke to our downtown stock and to ensure that the City does its part to prevent these buildings from coming down: Legislation is being followed through.
 - Janet Garcia inquired about the cost of the demolitions and how it gets accessed: It gets accessed to the property. The property owner may have to go before the courts.
 - Andrea Neal inquired about if the owner is unable to afford the renovation of the property: The building should be sold.

A motion was made by Janet Garcia to accept the demolition recommendation of the building at 418 Broadway. The motion was supported by Evelisse Atkinson.

3 in favor/ 1 opposed

- Jon Veard Jr. recused himself from this matter.

Correspondence:

None Received.

Staff and Board Comments:

CLG Follow Up

Andrea Smith gave an update on the revision of the Design Guidelines and One-on-One meetings. Board indicated they did not have any contact. Andrea will follow up and through with Designing Local regarding.

Andrea Neal spoke about the email sent to Andrea Smith regarding the Recycling Company on S. Broadway. This has been followed up with Engineering and Evelisse Atkinson will follow up on the banner.

-Adjournment:

Motion to adjourn at 4:10 pm made Joyce Ferlic-Arredondo.

Evelisse Atkinson, Planning & Zoning Administrator

Matt Kuszniir, 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

D. 1.

Meeting Date: 06/09/2026

Subject:

CASE #: DRB 04-2026

ADDRESS: 736 Broadway Up

OWNER: Thomas Zima

	<i>Applicant: Thomas Zima</i>
<i>Description: New Windows for 2nd Floor</i>	

Attachments

DRB 04-2026



DRB 04-2024

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: THOMAS ZIMA

PROPERTY ADDRESS: 736 BROADWAY (UPSTAIRS)

CITY: LORAIN STATE: OH ZIP CODE: 44052

PHONE: (BUSINESS) 984-265-0837 EMAIL: Tom@ZIMAPROJECTS.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 type="checkbox"/>	Painting
<input type="checkbox"/>	Parking Lot	<input type="checkbox"/>	Porch/Patio	<input checked="" 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 WINDOWS 2ND FLOOR TO MATCH NEW WINDOWS DOWNSTAIRS.

WHO WILL BE PERFORMING THE WORK?

CONTRACTOR: LAKELAND GLASS CO PHONE: 440-277-4527

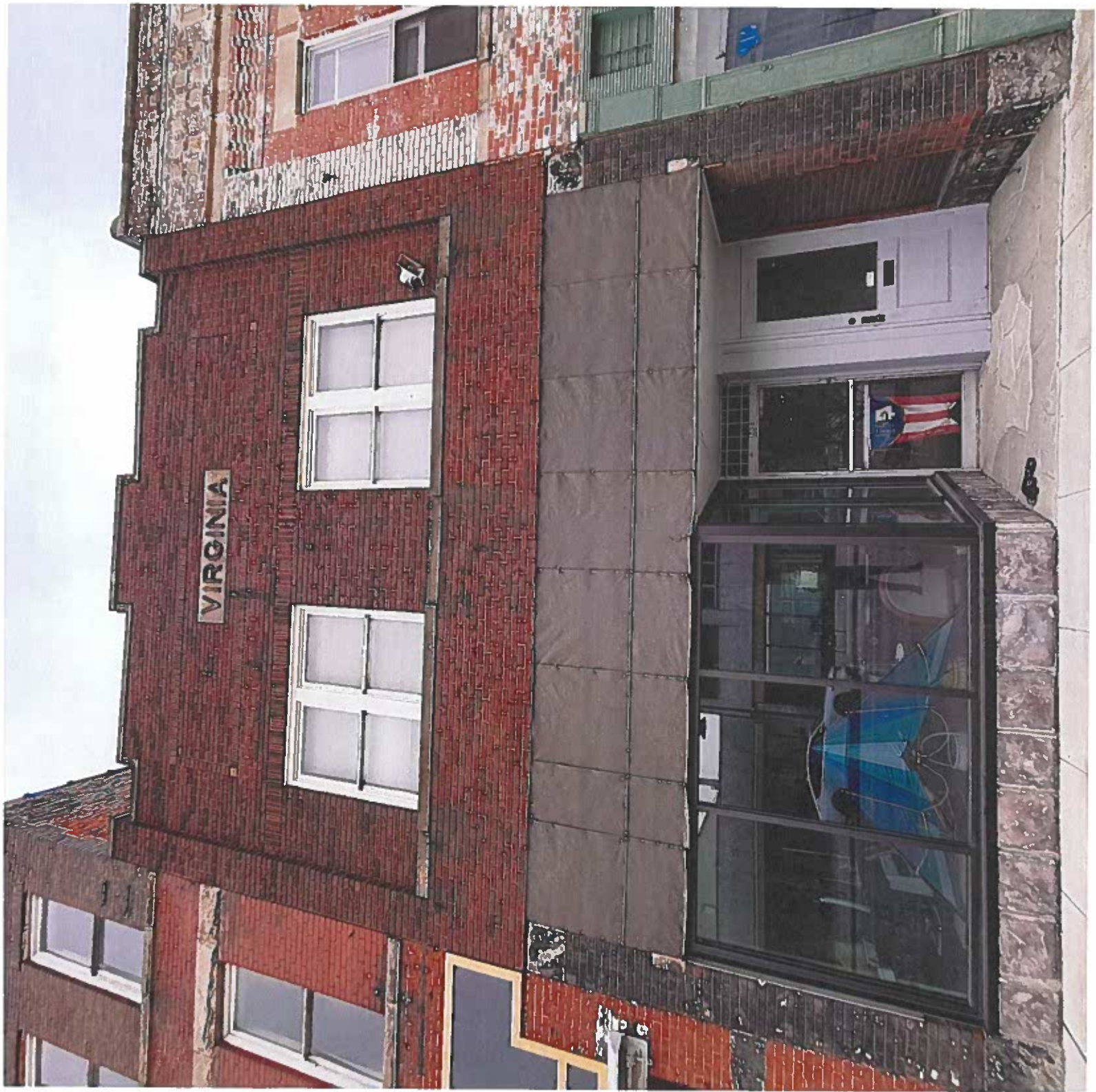
ARCHITECT: _____ PHONE: _____

APPROXIMATE COST OF WORK: \$ 8,730.00

APPLICANT'S SIGNATURE

5-1-2024

DATE







LAKELAND GLASS COMPANY, INC.

4994 Grove Avenue, Lorain, Ohio 44055

April 28, 2026

To: Tom Zima

Re: New 2nd-floor windows at 738 Broadway Ave. Lorain

Lakeland Glass Company will furnish and install new aluminum windows on the 2nd floor of the building located at 738 Broadway Ave. Lorain, Ohio 44052, as follows:

PROPOSAL #1 – NEW WINDOWS ON THE FRONT OF THE BUILDING

- **Total of (4) new Crystal Window & Door brand commercial aluminum windows to fit into the existing window openings - (2) windows to be operable "double-hung" with insect screens, and (2) windows to be fixed glass with horizontal mullions to match the double hung windows - window sizes approx. 3'0" x 5'6" each.**
- **Windows to have a dark bronze anodized aluminum finish.**
- **Glass to be insulated LowE/clear annealed.**

Notes

- Required scissor man-lift equipment rental for completion of installation included.
- Exterior aluminum brake metal trim as required for the outside of the headers, sills, and center posts included – in a matching dark bronze anodized aluminum finish.
- Perimeter caulking of new framing as required will be included.
- Demolition of the existing wood windows, clean up and removal of job-related debris will be included.

PROPOSAL #1 total installation cost (tax included) = \$8,730.00

(Eight thousand seven hundred thirty dollars)

Customer approval: _____ Date: _____



LAKELAND GLASS COMPANY, INC.

4994 Grove Avenue, Lorain, Ohio 44055

PROPOSAL #2 – NEW WINDOWS ON THE REAR OF THE BUILDING

- Same specs and notes as listed in Proposal #1, with the following exceptions:
 - New rear window sizes to be approx. 2'8" x 5'6" each.
 - No scissor man-lift rental required to complete installation of rear windows.

PROPOSAL #2 total installation cost (tax included) = \$7,405.00

(Seven thousand four hundred five dollars)

Customer approval: _____ Date: _____

Terms and conditions (on each proposal)

- 50% deposit required to order materials, with balance due upon completion – payments accepted via check or credit card (3% convenience fee added to credit card payments).
- Work as proposed to be completed during normal business hours (M-F 8AM-5PM).
- Installation lead time approx. 5-7 weeks from receipt of deposit (weather permitting).
- Quote valid for 30 days.

Sincerely,

Dan Niederle
Project Manager/Estimator