



Cuyahoga Falls Planning Department
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Design & Historic Review Board Thursday, May 8, 2025

On Thursday, May 8, 2025, a meeting of the Cuyahoga Falls Design and Historic Review Board was held at the Cuyahoga Falls Natatorium, at 2345 Fourth St., Cuyahoga Falls, Ohio, at 5:30 p.m. in accordance with Chapter 107 of the Codified Ordinances of the City of Cuyahoga Falls.

MEMBERS PRESENT: Mark Gilles, Vice Chair
Debbie Ziccardi, Secretary
Fred Guerra
Michael Brillhart
Paul Moledor

MEMBERS ABSENT: Janna Amole, Chair
Meika Penta

COMM. DEV. DEPT: Adam Paul, Asst. Planning Director
Lori Jones, Administrative Specialist

Mr. Mark Gilles called the meeting to order at 5:35 p.m.

Ms. Debbie Ziccardi read the Agenda into record.

Mr. Adam Paul asked if there were any conflicts of interest with any items on the agenda, with none, he then explained the meeting process.

Mr. Gilles then opened the meeting to the City.

New Business

HIS-25-00011

Summary: Owner TWOGRS Properties, LLC has applied for a Certificate of Appropriateness to paint exterior brick, replace awnings, and install new fascia, blade, and awning signage for Bluebird Event Center at 2128 Front St. Hasenstab Architects and Central Graphics are contractors involved with the design.

Mr. Paul thanked everyone for being at the meeting, and he thanked the applicant for their investment in the City. He then read the staff report into record.

Mr. Gilles closed the item to the City and opened it to the applicant.

Ms. Laura Grguric – 2095 Forest Edge Dr. – spoke of their plans for the signage on the building, as the City had requested, and Mr. Paul questioned if it would be aluminum. She stated that she would prefer it to be vinyl, and he stated that vinyl is not supported by the City Code. She then questioned where he would like to have the bird moved, and asked if the window on Front St. was where he is referring to, and he stated that he is. She stated that she will have to think about it, but that she can answer any questions.

Mr. Gilles closed the item to the applicant and opened it to the public.

Mr. David Brown – 2316 Iota Ave. – stated that he is very interested in the preservation of the downtown and that he is pleased to see this happening to the old Acme store. He feels that it will bring people downtown and stated that he likes the façade changes, and he hopes the Board approves this, as he feels it will be a great asset to the downtown.

With no further comments or questions from the public, Mr. Gilles closed the item to the public and opened it to the Board.

Mr. Mike Brillhart stated that he appreciates the investment in the City, and he feels it will make the building look so much better, and the colors will be great. He then questioned how soon it will be done.

Mr. Mike Grguric – 2095 Forest Edge Dr. – stated that their goal is to be open by fall.

Mr. Brillhart questioned if they will have a full kitchen and Mr. Grguric stated that they will not, the events will have to be catered, but they will have a liquor license.

Mr. Paul Moledor questioned how many the location will hold.

Mr. Grguric stated that the event center portion can hold 300-325, and that the upper area has another 3500 sf of space that they will use as office space.

Mr. Fred Guerra stated that he is confused about the signage in #2, and asked if they will be using raised letters on the wall.

Mr. Paul stated that they have shown two concepts.

Mr. Grguric stated that they intend to use individual letters, unless the building causes a change to be made, then they would have to use a track.

Mr. Paul stated that the intent is to have them use raised letters with a vinyl overlay, but stated that if a raceway is used, it would have to be concealed, and he stated that the letters can only be pinned into the mortar joints. He then questioned if they intended to do any other façade work.

Mr. Grguric stated that the awnings were the only exterior work, and the letters for the sign will be manufactured in the color that they want them to be.

Mr. Guerra asked if the City is calling for the bird to be made of vinyl on the back window.

Mr. Paul stated that he is referring to the bird on the front sign, and stated that he suggested that it become vinyl and be moved down to be fully on the windows below.

Mr. Grguric questioned if the bird can be pushed up higher and be partially on the brick.

Mr. Paul stated that City Code would permit that, and then he explained the various options for the aluminum and vinyl, and the options to use vinyl on the windows.

Mr. Gilles questioned which direction they would like to go.

Ms. Grguric came back up and stated that she may decide to remove it altogether.

Mr. Paul stated that it is okay for them to do it as shown, if they choose to.

Mr. Guerra stated that raising it to the façade would add cost.

Ms. Grguric questioned if she had to decide right now.

Mr. Gilles stated that it can be added to the motion that they will need to work with City staff to decide on a plan prior to the final approval on this.

With no further comments or questions from the Board, Mr. Gilles closed the item to the Board and requested a motion.

Mr. Guerra made the following **MOTION**:

The Cuyahoga Falls Design & Historic Review Board moves to APPROVE the Certificate of Appropriateness application for exterior alterations to paint the exterior brick and gate, retile the entryway, replace awnings, and install new fascia, blade, and awning signage for Bluebird Event Center at 2128 Front St.

Approval is based on the details associated with File HIS-25-00011 and subject to the following conditions:

1. Aluminum fascia wall sign letters project an appropriate distance from the building façade and are attached as confirmed by the board.
2. Any application of vinyl window signs not exceed 25% of glazing area.
3. Proposed blade sign comply with Section 6.1 requiring all sign materials have a minimum thickness of 3".
4. The replacement awnings and projecting / blade sign and bracket must be a minimum of eight (8) feet above the sidewalk to their lowest point(s).
5. A flat or matte, non-gloss finish is used for vinyl and / or painted sign surfaces and lettering.
6. Must work with staff to determine location of "bird" logo on final design on front of the building.

The motion was **seconded** by Mr. Brillhart.

The Vote to APPROVE the MOTION was: Yes – 5, No – 0. The MOTION CARRIED with a vote of 5-0.

Minutes

January 9, 2025

With no comments or corrections, a **MOTION** was made by Mr. Brillhart to **APPROVE** the minutes from January 9, 2025, as submitted. The motion was **seconded** by Ms. Ziccardi. **The Vote to APPROVE: Yes-5, No-0. The MOTION CARRIED with a vote of 5-0.**

Additional Business

None

Mr. Gilles requested a motion to **adjourn** the meeting. Mr. Moledor made a **MOTION** to adjourn, and the motion was **seconded** by Mr. Brillhart. **The motion carried.** The meeting adjourned at 6:19 p.m.

Minutes submitted by: Lori Jones