

Minutes of the Regular Meeting of the Avon Landmarks Preservation Commission
Held in the Council Chambers of the Municipal Building
On Wednesday, July 9, 2025
At 7:00 p.m.

The Chair, Cynthia Murnyack-Czarnecki, called the meeting to order at 7:00 P.M.

Roll Call

Members:

Present- David Morahan; Theresa Szimpl; Vice-Chair, Ralph White; Chair, Cynthia Murnyack-Czarnecki

Also in Attendance: Barbara Brooks, Clerk of Council; Anne Kish, Assistant Clerk of Council

Approval of the Minutes of the Regular Meeting of the Avon Landmarks Preservation Commission Held Wednesday, June 11, 2025

A motion was made by Mr. White and seconded by Ms. Szimpl to dispense with the reading of the minutes of the Regular Meeting of the Avon Landmarks Preservation Commission held Wednesday, June 11, 2025, and to approve said minutes as published, and the vote was: Mr. Morahan, "yes"; Ms. Szimpl, "yes"; Mr. White, "yes"; Ms. Murnyack-Czarnecki, "yes".

The vote was 4 for and 0 against and the Chair declared the motion passed.

Landmarks Nominations

Dairy Treat 37175 Colorado Avenue (Route 611), Avon, Ohio

Mr. White presented an application for historical landmark designation for Dairy Treat. He mentioned he spoke to Rick Reynolds, owner, last month, who accepted the nomination. Mr. White completed the application, and Ms. Szimpl read it aloud.

The application details included:

- Site address: 37175 Colorado Avenue (Route 611), Avon, Ohio
- Applicant/Agent: Ralph White
- Year of construction: 1956
- Style of architecture: Postwar modern classic drive-in style
- Criteria for landmark designation: Numbers 1 and 4

Ms. Szimpl read the criteria statement of significance, emphasizing the Avon Dairy Treat's enduring legacy since 1956. The cinder block construction has remained unchanged, preserving its original character as an Avon landmark. This drive-in style ice cream stand is the only one of its kind in Avon, serving as a beloved gathering spot for families and teenagers during the summer months. It has traditionally been a place to celebrate after Little League ball games and to hang out after school, making it a staple of Avon's history. The Dairy Treat is well-recognized by everyone raised in Avon, and it holds a special place in the hearts of many for providing first job experiences and work opportunities for Avon teenagers for decades.

Additional documents submitted with the application highlight its historical significance, including a copy of the 1956 grand opening announcement sourced from the Daniel Brady blogspot. The application also featured an old picture from 1965, which was shown on the monitors during the meeting, as well as another historical image. These visual documents enhance the narrative of the Dairy Treat's historical impact and its role in the community over the years.

The Chair welcomed members of the Reynolds family to the podium. Jean Reynolds (2547 Jaycox Road) and Donald R. Reynolds introduced themselves. Also in attendance was their son Rick Reynolds.

A motion was made by Mr. Morahan and seconded by Mr. White to approve the historical designation for the Dairy Treat and the vote was Ms. Szippel, "yes"; Mr. White, "yes"; Mr. Morahan, "yes"; Ms. Murnyack-Czarnecki, "yes".

The vote was 4 for and 0 against and the Chair declared the motion passed.

The Chair congratulated the Reynolds family on behalf of the Avon Landmarks Preservation Commission and the Avon Historical Society, acknowledging their efforts to maintain and preserve the Dairy Treat as a historical landmark business. The Chair emphasized the Dairy Treat's role in preserving Avon's small-town charm while offering a welcoming place for the community to enjoy delicious treats.

Mr. White presented a plaque to the Reynolds family, and a photo opportunity was arranged with the commission members.

Landmarks Letters of Recognition

Mr. White reported that there were no landmark letters of recognition at this time. The Chair asked Ms. Szippel if she had any to contribute, and she confirmed that she also had none. Mr. Morahan was asked for any suggestions for this agenda item, and he replied that he had none as well.

Avon Center Cemetery- Ohio Historical Marker Application

The Chair reported that there was no update on the Ohio Historical Marker Application for the Avon Center Cemetery, as they had not received any email from the organizers or the program manager.

The Chair then discussed a separate matter regarding the cemetery. She mentioned a planter at the top of the cemetery that they had been discussing with Mr. White. They planned to add something to the planter that would be visible from the street. A horticulturist from the Avon Garden Club, Ms. Tess Wearsch, was scheduled to meet with the Chair and Mr. White at the cemetery to evaluate options for a "showstopper" plant material that could survive without regular watering as the planter is at the top of the mound at the cemetery. It would not be feasible for a City watering vehicle to safely reach the top of the mound.

The Chair mentioned speaking with the Avon Parks and Recreation Department about the possibility of including the planter in their watering route but was unsure if that would work out.

Mr. White provided additional information about the planter, noting its stability and potential concrete base. He suggested emptying it and adding fresh soil, mentioning that they would need to check for drainage when they examined it more closely.

Mr. White also reported on a meeting with Kate & Jane from Gravestone Restoration Services the previous day, stating that another quote was being worked on and would likely be submitted within a week. He described various minor repairs needed in the cemetery, including leaning stones, obelisks at risk of falling, and stones being swallowed by the mound. He estimated they had identified about 17 items for attention.

Regarding stone cleaning, Mr. White mentioned that while many marble stones looked good when viewed from a distance, there was still considerable work to be done. He had 4 gallons of D2 cleaner remaining and planned to do a more thorough cleaning in the fall when the temperatures are cooler, as it would be more conducive for such work.

The preservation company they previously relied on for the D2 cleaner discontinued selling it, not due to any safety concerns, but because of a disagreement between them and the supplier company. Instead, they now offered a new, slightly cheaper chemical. Mr. White had acquired a sample of this substitute cleaner which he intended to test to compare its effectiveness with D2. He noted that although they typically used D2 at

full strength, the directions for the new product also recommended spraying it at full strength. He expressed hope that the new chemical would match the efficacy of D2 and planned to gather feedback on this from Jane, a fellow preservationist and co-owner of Gravestone Restoration Services by Kate and Jane.

The Chair inquired about the reason for the change in product, asking if it was related to safety concerns. Mr. White clarified the situation by explaining that the discontinuation of D2 cleaner from their usual supplier was not due to safety issues. Instead, it resulted from a disagreement between the two companies involved. Mr. White noted the supplier stopped carrying the product, prompting them to explore alternatives. Consequently, they obtained a new chemical product, described as being very similar to D2, which is still in the testing phase for effectiveness and cost-efficiency.

Reports and Comments

Members:

Mr. Morahan had no comments.

Ms. Szimpl had no comments at this time.

Mr. White shared information about cemetery preservation efforts in neighboring Sheffield Village. He mentioned the Mayor of Sheffield Village had contacted Kate, of Gravestone Restoration Services by Kate and Jane, to discuss Pioneer Cemetery, which is in a state of disrepair. Mr. White noted the cemetery's poor condition and brought up the Garfield Cemetery in Sheffield Village as another site of concern, describing it as being in even worse shape. He remarked on the severity of the situation at Garfield Cemetery, highlighting its particularly bad and deteriorated state, which is more pronounced compared to Avon's cemeteries. Mr. White reflected on the various issues at Garfield Cemetery, which he stated should keep preservation efforts going for years due to its extensive need for restoration. He was glad to observe that the Avon Center Cemetery, even at its worst, appeared to be in much better condition than the Garfield Cemetery, emphasizing the comparatively well-maintained state of Avon's burial grounds. This contrast underscored his appreciation for the work done to keep the Avon Center Cemetery in a more favorable condition, and he expressed a sense of relief that their local cemeteries were not as neglected as some of those in neighboring areas.

The Chair welcomed the new Assistant Clerk of Council, Ms. Anne Kish, who briefly introduced herself to the Commission.

Audience:

There were no audience comments.

Adjourn: 7:17 p.m.

A motion was made by Mr. White and seconded by Ms. Szimpl to adjourn the Regular Meeting of the Avon Landmarks Preservation Commission, and the vote was: Mr. White, "yes"; Ms. Szimpl, "yes"; Mr. Morahan; Ms. Murnyack-Czarnecki, "yes".

The vote was 4 for and 0 against and the Chair declared the motion passed.

The Chair announced that the next Regular Meeting of the Avon Landmarks Preservation Commission will be held on Wednesday, August 13, 2025, in the Council Chambers of Avon City Hall at 7:00 P.M.

Respectfully submitted by Anne Kish, Assistant Clerk of Council

PASSED: _____

SIGNED BY: _____
Cynthia Murnyack-Czarnecki, Chair

ATTEST:

Anne Kish, Assistant Clerk of Council