

**Minutes of the Meeting of the Landmarks Preservation Commission
Held in the Council Chambers of the Municipal Building
On Wednesday, August 11, 2021**

The Chairman, Matt Smith, called the meeting to order at 7:15 P.M.

Roll Call

Members: Present –Vice Chairman Ralph White; Chairman Matt Smith

Absent – Lois Shinko; Clint Gault

Guest: Mathias Hauck, ZZ's Big Top

Application for Historic Landmark Designation – ZZ's Big Top

Mathias Hauck was sworn in by Chairman Matt Smith.

Mr. Smith stated that Mr. Hauck has filled out the paperwork to have ZZ's Big Top recognized as an historic landmark in the City of Avon. The Landmarks Preservation Commission cannot vote on this tonight as there are not enough members present but they can record Mr. Hauck in the minutes discussing it.

Mr. Hauck thanked them for having him tonight and said he appreciated their time. He said that tonight he was bringing the application for a local landmark designation for 35015 Detroit Road which is known as Big Top Brewing Co. or ZZ's Big Top. He said that he was the applicant and what he was going to talk about tonight were some of the reasons why he believes that ZZ's should be a landmark selection.

Mr. Hauck stated that he chose three of the criteria for landmark designation that he believes are best fitting to their space. The first is "its character, interest or value as part of the development, heritage, or cultural characteristics of the City of Avon." He said that ZZ's has been a community fixture for nearly 75 years. Generations have gathered for every significant life event at this establishment since about 1948, which is what they have found to be the building date of the location. They hear from people day in and day out about how they came with their parents and grandparents to ZZ's and got engaged, celebrated their marriages and marked other life events from birth to death at the establishment. So ZZ's is blessed to be part of this community and he thought it was a big deal for him to get the landmark designation for that one reason alone. He also chose number 4 of the criteria, which is "it exemplifies.....the cultural, economic, social, or historical heritage of the City of Avon." Again, it is hard to think of an Avon without a gathering establishment at the corner of Detroit and Jaycox Roads, especially ZZ's for those reasons mentioned before. It would be a different City without ZZ's. So it fits that standard as well. The last of the criteria he chose was number 10: "its location or physical characteristics represent an established and familiar visual feature of the neighborhood," and he believes that ZZ's fits the case. ZZ's rectangular building is an iconic landmark in Avon. It is used as a directional point in town, a point of interest, and an iconic building on the east side of Avon.

Mr. Hauck stated, so these are the reasons why we try to preserve a landmark and they would like ZZ's to be part of the register to keep that iconic, square building in its own fashion. They are keeping it as original as they possibly can as it was since 1948.

Mr. Smith said that he has been a citizen of Avon for quite some time and has had many a life event at ZZ's and he agreed wholeheartedly with everything Mr. Hauck has said. ZZ's is a special place and he appreciates what Mr. Hauck and his family have done renovating it and doing it in a fashion so that when he walks into ZZ's he still has the ZZ's feel. He has been in places over the years where there have been

changes and it is just not the same. Mr. Hauck has done a wonderful job of preserving the feel of ZZ's. Mr. Hauck said they have kept the same feel; they did not add anything different to the building and kept the nice rectangular shape. They also kept the upstairs as an apartment. They are not using it as an apartment currently but it is still a viable apartment and so they kept that dual residential and business aspect.

Mr. Smith stated that they would discuss this with Clint Gault and Lois Shinko, the other members of the Landmarks Preservation Commission, and they can look at the minutes and read what Mr. Hauck has said and of course they are both very familiar with ZZ's. We will vote at the next meeting on September 8, 2021.

Mr. White stated that this is a very well put-together presentation. We have had a lot of applicants through the years and this application is probably the most thorough one and he thanked Mr. Hauck for that. He stated that Mr. Hauck has done a lot to the building and it looks better than it has maybe ever. Mr. Hauck said that they kept even the paint color the iconic tan; they still have the option of putting some of the murals back up but have not decided what it is going to look like yet. He noted that ZZ's was billed as the No. 1 tavern in Northeast Ohio for years and people came from all over the place. But again, they want to keep that same feel that Mr. Smith mentioned. Mr. Smith said, yes, that is a special feeling; it is part of the community. Also, he stated that he enjoys the feeling of going into the Avon Brewing Co., the old French Creek Tavern, and how Mr. Hauck runs that business and keeps it family oriented just like ZZ's and he thanked Mr. Hauck again. Mr. Hauck said that the renovation of ZZ's did not come about without any consideration because the property there is large, almost 2 acres, and there was the ability to either raze the building or add on or do things that might be a little bit more financially astute, but they chose not to do that on purpose. They chose to keep it as it was and not add anything on to it. It would not have looked the same and would not be the same ZZ's so they took a risk as it is not a big spot inside. But it is just such a huge tie to this community and as we grow and get bigger it is wonderful to keep those iconic spots. Mr. Smith again thanked Mr. Hauck and his family for preserving that building and keeping it just the way it is.

Landmarks Letter of Recognition – Ralph White

Mr. White stated that he had nothing for this month. Mr. Smith said that he did get Mr. White's email of that letter and retyped it in his computer in a Word document so now he has it there.

Comments

Mr. White said that a resident called him and was concerned about the condition of the stones at the Mound Cemetery. He and a friend went to the Cemetery to look and see if something could be done. He said that the City has really done a nice job of taking care of the grass and the trimming, and it is not an easy thing to cut the grass and is time consuming. And they have also done some repairs in the past but some of the repairs are very old and they have failed. The efforts taken were not correct ones but they tried. While they were there, he and his friend actually straightened crooked stones sitting on pedestals. And his friend, who has volunteered and repaired stones at St. Mary's Cemetery, recommended some ideas for repairs.

Mr. White said that there are some stones that have toppled over onto the ground and those need to be addressed because they make it an inconvenience to mow and maintain and there are a few stones that are falling or leaning. It is not going to be an easy task to straighten them but it can be done. There are ways to do it - drill it and put stainless steel rods in and some cementing would be involved. Also some of the tops or ornaments have broken off. For the one big pyramid stone that has fallen over, you would

have to get some kind of a way to strap it and lift it but then it has to be drilled and a rod has to be put in so that it cannot fall over again. The base is intact and solid; it is just the stone. These are some of the things to be looked at and worked on and perhaps we can address some of it this year. We need to keep it in mind to make plans and make a project out of it and look and see what we can do. He said he was also looking at the trees. There are some really nice pine trees up there but there are a lot of dead branches and he thought that maybe we could get Arborist Rick Varga involved for some advice and maybe even to trim because the branches and limbs that are dead not only fall and make debris but there are more bugs, etc.

Mr. White said maybe we can even get some volunteers to work at the Cemetery and things could happen faster, whether it is tree trimming or somebody that wants to volunteer to pick up a stone, although he does not know if the City has a liability issue with that. He said he thought this was important that we do something at the Cemetery. It is not going to get better; it is going to get worse. He said that the stone of Amy Sweet, the wife of Waterman Sweet, one of the very first pioneers in Avon, is coming down. It is a big stone on the west side of the Cemetery. The base is kind of fallen in and sunken and the stone is leaning and it is going to fall over; it is just a matter of time. Mr. White stated that he has a list of all the stones that need attention. He noted that this is a pioneer cemetery, a landmark, and some effort given would be a big improvement.

Mr. Smith stated that we are trying to set up the City of Avon Historical Society website. The City had in its possession two domains and it was going to grant the one that was not being used to the Avon Historical Society but through inadvertent action, the company that was saving that website, sold it and so the City is trying to get it back or get another one. He said that he spoke with Aaron Jenkins, the City's IT man, and he is working on trying to get us a domain so that is where it stands right now. Mr. White asked what the current status was with the website of Mr. Smith's father and Mr. Smith said that they signed that over to the City and to his knowledge the City had it on a server. He said he will find out more from Aaron Jenkins.

Date of Next Meeting

Mr. Smith stated that the next meeting of the Landmarks Preservation Commission would be held on Wednesday, September 8, 2021, in the Council Chambers of Avon City Hall.

Adjourn

The meeting was adjourned by Chairman Matt Smith.

Transcribed by Gail Hayden, Assistant Clerk of Council