

**Minutes of the Regular Meeting of the Avon Landmarks Preservation
Commission Held in the Council Chambers of the Municipal Building
On Wednesday, October 9, 2024**

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: Rachel Markovitz, Assistant Clerk of Council

Approval of the Minutes of the Regular Meeting of the Avon Landmarks Preservation Commission Held
Wednesday, September 11, 2024

A motion was made by Mr. White and seconded by Mr. Morahan to dispense with the reading of the minutes of the Avon Landmarks Preservation Commission held Wednesday, September 11, 2024, 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:

Mr. White

There were no landmarks nominations to consider at this time.

Landmarks Letters of Recognition

Mr. White

Mr. White advised the George Sweet House, located at 32345 Detroit Road, will be receiving a letter of recognition, but he does not have it ready at this time. He said the new owners of the property are doing a great job and he did not feel there was a big rush to get the letter finalized. Mr. White noted that he was interested to see the developments as the new owners update the house. He mentioned that the property owners were replacing the bricks in the chimney on the west side of the house. Mr. White stated when driving past the property recently, he noticed the owners have installed spotlights that shine on the house at night, and it was very beautiful. He advised all the algae and moss have been cleaned off the siding and it looks outstanding.

Ms. Murnyack-Czarnecki was pleased to hear this news and advised the Commission can consider that property for recognition over the next few months.

Request for Removal of 2935 Jaycox Road from the List of Registered Historic Landmarks and to Pursue
Demolition

Ms. Murnyack-Czarnecki

Ms. Murnyack-Czarnecki advised the applicant submitted a completed application along with photographs of the property requesting removal from the list of Registered Historic Landmarks. She noted that the Clerk has the photos displayed on the monitors in Council Chambers.

William Galik, owner of Galik Building Co., Inc. of 3001 Jaycox Road, Avon, advised he received a letter from the Zoning Enforcement Officer requiring him to demolish the home at 2935 Jaycox Road and he is here to start that process. He speculated that the home has not been occupied for over thirty years and said when he purchased it, he was erroneously told by the previous owner, Richard and Pauline Schneider, that he

would not have to come before this Commission because it was not on the list of Registered Historic Landmarks. Mr. Galik said he is now just working through the paperwork to do what is required of him from the Zoning Department and the City.

The photos were displayed for all to see.

Mr. Galik felt the pictures speak for themselves and said if they could see the inside of the structure, they would see that the floors are rotted out and the house is a hazard.

Ms. Murnyack-Czarnecki advised for the record, the Commission has viewed the photographs.

Mr. White advised approximately ten years ago, Mr. and Mrs. Schneider, came before the Landmarks Preservation Commission requested a demolition permit and the Commission approved it; however, the house was never demolished. He said as such, the house is still on the Registry of Historical Landmarks because the house was never demolished and after six months the permit expired and the whole process must start over. Mr. White explained that what has been done in the past is if a request is made to be removed from the list, then it was no longer listed on the Registry of Historic Landmarks, but that was not done in this situation. He said if that had been the case, the house would not still be on the Registry of Historic Landmarks. Mr. White speculated that Mr. Schneider was not aware of that provision since his previous demolition permit request was granted, but it expired and here we are.

Mr. Galik understood and said he was just trying to do what is required of him and he felt it is in everyone's best interest if the structure is demolished.

Mr. White agreed. He said it is a shame the house has been neglected for so long.

Ms. Szimpl asked Mr. Galik his estimated demolition date.

Mr. Galik advised before Thanksgiving as it is going to take a little time to get everyone in line and it would be razed for certain before Christmas. He said he was hoping that some of the vegetation would die off and it would make it a little easier to get access, but he does not want to delay it too much. Mr. Galik agreed it needs to come down.

Ms. Murnyack-Czarnecki advised the property appears to have one home and two outbuildings: one to the south of the home and one to the east or behind the home. She asked if the intent is for the demolition request to cover all three structures.

Mr. Galik confirmed he would like to remove all three structures. He said he did not think to ask as he thought he only needed to have the home removed from the list to move forward and he thanked her for explaining that detail.

Ms. Murnyack-Czarnecki asked the size of the lot.

Mr. Galik advised there are two lots, and they are over three quarters of an acre each. He said the home and the outbuilding that is about 20' x 20' is in worse shape than the home is located on one parcel. He pointed out that the parcel to the south of that has a detached garage where Mr. Schneider kept his tractor, and Mr. Galik has some construction materials stored there. Mr. Galik stated his intention is to remove the contents of the detached garage and then demolish that at the same time so that all three structures come down at once. He advised the Building Department is requiring two separate demolition permits since it is two parcels and that information must then be submitted to the County Auditor's Office for property tax purposes.

Mr. White advised regarding the two outbuildings if the Commission approves the house to be removed from the List of Historic Landmarks, the other buildings would be included. He said there would be no historic landmarks status for 2935 Jaycox Road.

Mr. Galik said that was his assumption and the reason he did not specify that there are three structures.

Mr. White stated he does not believe the outbuildings were included on the Registry of Historic Landmarks. He felt there would be no issues for multiple permits to be issued for this property once the house was officially removed from the registry.

Mr. Galik said he was glad that was explained in detail as he assumed that to be the case, but now he has the official word from the Commission.

A motion was made by Mr. White and seconded by Mr. Morahan to approve the application for removal of 2935 Jaycox Road from the list of Registered Historical Landmarks and to approve the structures for demolition, and the vote was: Ms. Szimpl, "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.

Ms. Murnyack-Czarnecki thanked Mr. Galik for taking the time to come before this Commission. She wished him the best of luck in his building endeavors.

Member Comments:

Mr. Morahan had no comments.

Ms. Szimpl updated the Commission that she and Ms. Murnyack-Czarnecki met on September 30th with Dr. Charles E. Herdendorf and his wife, Ricki, to discuss the Statement of Significance for the Ohio Historical Marker for the Avon Cemetery. She advised the meeting went very well and Dr. Herdendorf is the resident expert because the Avon Cemetery is a sand dune made from some cliffs of Lake Warren some 12,000 years ago. Ms. Szimpl stated Dr. Herdendorf is a great resource as well as his wife and the Commission now just needs to do the documentation of the resources compiled and get that application moving forward noting they are making progress.

Ms. Murnyack-Czarnecki added that Dr. Herdendorf reviewed the research done on the historical significance of the cemetery and the content of the Statement of Significance, one of the major components of the Ohio Historical Marker application that needs to be submitted to the state. There are additional steps that the Committee will need to take after completing the application. The Committee will move forward from there to complete the application, present it to Mayor Jensen to ask for his approval to pursue the Ohio Historical Marker for the Cemetery. From that point if the Mayor approves, then the Mayor will present the application to City Council.

Mr. White asked if there was a letter required from the Mayor.

Ms. Murnyack-Czarnecki answered not that she could recall. She said she will look further into the details of what is required of the owner of the Cemetery.

Mr. White advised when he applied for the National Register for the Avon Isle, it was required that the Mayor endorse it with a letter.

Ms. Murnyack-Czarnecki advised hopefully Mayor Jensen will approve the application and then provide the letter, if needed.

Mr. White had no comments.

Ms. Murnyack-Czarnecki had no comments.

Audience Comments:

There were no audience comments.

Adjourn: 7:13 p.m.

A motion was made by Mr. Morahan and seconded by Mr. White to adjourn the Regular Meeting of the Avon Landmarks Preservation Commission, and the vote was: Mr. White, "yes"; Mr. Morahan, "yes"; Ms. Szippel, "yes"; 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, November 13, 2024, at 7:00 P.M.

Respectfully submitted by Rachel Markovitz, Assistant Clerk of Council