

**Minutes of the Meeting of the Landmarks Preservation Commission
Held in the Caucus Room of the Municipal Building
On Wednesday, July 13, 2016**

The Chairman, Joe Richvalsky, called the meeting to order at 7:00 P.M.

Roll Call:

Members: Present – Chairman, Joe Richvalsky; Vice Chairman, Ralph White; Lois Shinko

Absent – Clint Gault

Guests: Mike Farmer, Service Director, City of Avon; Terri Czap, Media Relations, City of Avon

Approval of the Minutes of the Meeting of Wednesday, June 8, 2016

A motion was made by Mr. White and seconded by Ms. Shinko to dispense with the reading of the minutes of the meeting of Wednesday, June 8, 2016, and approve said minutes as published, and the vote was all ayes.

Addition to the Agenda

A motion was made by Mr. White and seconded by Ms. Shinko to add to the agenda as the first item: Discussion of the Roof at Old Village Hall. The vote was all ayes.

Discussion of Roof at Old Village Hall

Mr. Farmer stated that the roof at the Old Village Hall is in need of replacement. He contacted Dan O’Leary of the Garland Company and had him come out and take a look at it and what he is suggesting is to go to a metal roof, sort of a shingle roof. There is a picture in the material that Mr. Farmer gave the Commission that resembles our building and what Garland did with the metal roof on it. It gives a very nice look and an appeal to it. Something needs to be done with the roof and he thought that the first step was coming to the meeting tonight and discussing it. Eventually we will have to take it to City Council for funding. There is also some plaster work on the inside that needs to be done and we can move along with those things, but right now the priority is the roof. Meetings and events are held in that building and it is a part of Avon’s history, so the roof replacement needs to be done and that is why he came to the LPC tonight to see if they thought the metal roof is a good idea.

Mr. White thought that it was a good idea and that it would be a permanent solution. He thought the metal roofs were guaranteed for life and Mr. Farmer said that was correct. Mr. Farmer said that Mr. O’Leary gave us a budget number to work with and that includes tearing off the old roof and getting rid of the asbestos. Mr. White noted that there are different colors of the steel for the roofs and he thought that anything in the brown family would be appropriate. Mr. Farmer said that when we get to that point, everybody will have a say in it but ultimately the final say comes from the Mayor.

Mr. Farmer stated that he has previously worked with Mr. O’Leary who has been a real asset to the City. Mr. Farmer said that he helped him at the Stadium. He is more into the materials part and has worked in many communities and has a good reputation. Also, instead of going out for bid and going through all that, Garland takes care of all that for us through U.S. Communities, as long as Council is good with it. Mr. Farmer added that he looked at the roof in the back where the old fire truck is stored. It does not

look bad but if it makes sense at the time we would probably just want to do put a new roof on that also and have it all look the same. Mr. Richvalsky agreed that it would be easier to do it all at one time, and Mr. White agreed as well.

Mr. Richvalsky asked about the eaves and the fascia board. From the picture of the building, it looks like that is wood or maybe cement board. He would prefer to have that remain on this building rather than graft that end with the metal. Mr. Farmer said the thing with metal is that there is no maintenance. He said that if the Commission reads through this information, Mr. O'Leary tells you what his recommendations are.

Ms. Czup asked how many historical buildings the Garland Company has done and Mr. Farmer responded that they have done historical buildings all over the country, and they list them in their total information packet.

Mr. White asked if new gutters are included in the proposal and Mr. Farmer said, yes. Ms. Shinko said they were glad that Mr. Farmer had looked at the building and saw the need for the roof. Mr. Farmer said that he had talked to Mr. White before so he knew there was a leak there and had that fixed. He also worked with Mr. White on trimming some trees around the building. Mr. Farmer said that as much as he tries to find everything, he is not going to be able to do that. The people who use the buildings are the ones that are going to find the problems and bring them to the City's attention.

Mr. Richvalsky thanked Mr. Farmer for coming in. Mr. Farmer said that he wanted to talk with the Commission and make sure that everybody is on board with the metal roof. If we know that you are good with that then we can go to Council and have a conversation about the need to have it done. It probably will not be done this year but it will be done the following year because we have the budget for it.

Mr. Richvalsky stated that the LPC could vote and make their recommendation for the record. Although this is the LPC meeting, Mr. White is also President of the Historical Society and then that will be on the record that we have made a recommendation. Mr. Farmer said that is what he is looking for, the recommendation that you support this.

Mr. Richvalsky said that normally we would have to wait until next month to vote but we can suspend the rule.

A motion was made by Mr. White and seconded by Ms. Shinko to suspend the rule to wait a month to vote on this issue and the vote was all ayes.

A motion was made by Mr. White and seconded by Ms. Shinko to approve the scope of work described for a new roof at Old Village Hall, and to agree with the design approach for materials. The vote was: Mr. White, "yes"; Ms. Shinko, "yes"; Mr. Richvalsky, "yes". The Chairman declared the motion passed.

There were then some questions about the fascia board on the building, matching whatever color is chosen, etc. Mr. Farmer stated that we have not decided anything like that; we are just trying to get to the point that we know that it needs to be done. Mr. White said that he was worried about covering the old wood on the eaves and soffits. Mr. Farmer said he did not want to speak to that as it may be replaced. Mr. O'Leary gave him a budget number of what it would take if we are going to do all this work and that is where we are. So once we figure out exactly what we want to do then we would have

Garland send it out and get three bids and see where it comes back in. And that can be done over and over.

Mr. White noted that if the wood is to be covered he would like to see some paint on it beforehand to preserve it underneath because if it is left bare, with moisture, even with vents, it would just get worse underneath. Mr. Farmer agreed. Mr. Richvalsky asked if Mr. Farmer could let him know after he gets all these items decided. Mr. Farmer suggested having Mr. O'Leary come in to a meeting to answer questions that the Commission might have, as he is the one who is putting it all together.

LPC Project Committees

Landmarks Awards Committee

Mr. White stated that he has one award letter for Tom and Linda Ronyak, who own the gray Craftsman type house on Nagel Road, two houses south of Cherry Street. They have done a really nice job of fixing up the house and taking care of it.

Mr. White stated that Matt Smith had come over and asked for some photos that Mr. White did not have and he asked if Mr. Smith had gotten digital copies. Ms. Czap said that she was also wondering about that and had been waiting for a call from Mr. Smith. Mr. White asked Ms. Czap if she had checked out the CD that he had given her with a lot of Byway pictures on it; there are lots of digital pictures on the CD of the houses along Detroit Road. Ms. Czap said that she would get the CD copied and get it back to Mr. White.

History Walk Committee

Ms. Czap reported that after going back and forth with First Energy about what they needed for the grant application, everything should now be fine. First Energy asked if they would be getting naming rights to the History Walk and Mayor Jensen said they would not. They would have their sponsorship name on however many plaques their grant money provides.

Mr. Richvalsky thanked Ms. Czap for her report and said that it sounds like she needs a response from First Energy now. He stated that there was a History Walk Committee meeting last month and they got a lot accomplished. He is meeting with the graphic designer on Friday and he can start getting the layout done. Mr. Richvalsky wanted the electronic file from Scott Seighman but has not been able to get in touch with him. He is still going to proceed with the graphic designer. Mr. White asked about the text that the students wrote and Mr. Richvalsky responded that he thought it was great but it does need some corrections and some of it can be embellished a little. Mr. White asked if Mr. Richvalsky had gotten Jack Smith's proofread copies and Mr. Richvalsky said that he did but has not read through them all yet. Mr. White said that he had a few corrections also and Mr. Richvalsky asked Mr. White to get those notes to him and Mr. White said that he would.

Ms. Czap noted that we need to check and make sure that the graphic designer has the proper vendor form so that the City can pay them. Mr. Richvalsky said he thought they were already on the vendor list because they did the display boards before, but he would ask them on Friday.

Landmark Nominations

Ms. Shinko said that the Commission had discussed nominating the Dairy Treat on Rt. 611 and Mr. White suggested that Ms. Shinko stop by there and ask the owners if they could give the information that we need for the nomination. She could tell them that they have been nominated for the Avon Landmarks list and will receive a free plaque. There are no rules or restrictions that they have to follow; it is just an honor. Mr. Richvalsky said that Ms. Shinko could get the form filled out and bring it to the next meeting and we can vote on it.

Date of Next Meeting

Mr. Richvalsky stated that the next meeting of the Landmarks Preservation Commission would be held on Wednesday, August 10, 2016, at 7:00 P.M. in the Caucus Room of Avon City Hall.

Adjourn

A motion was made by Mr. White and seconded by Ms. Shinko to adjourn the meeting and the vote was all ayes.

Transcribed by Gail Hayden, Assistant Clerk of Council