

**Minutes of the Meeting of the Landmarks Preservation Commission
Held in the Council Chambers of the Municipal Building
On Wednesday, August 9, 2023**

The Chairman, Matt Smith, called the meeting to order at 7:00 P.M.

Roll Call

Members:

Present –Vice Chairman Ralph White; Cynthia Murnyack-Czarnecki; Chairman Matt Smith

Absent – Clint Gault

Additions and Deletions to the Agenda

A motion was made by Mr. White and seconded by Ms. Murnyack-Czarnecki to add to the agenda a presentation regarding 2905 Jaycox Road by Mark Jacoby and Mike Yanak. The vote was all ayes and the Chairman declared the motion passed.

Approval of the Minutes of the Regular Meeting of the Landmarks Preservation Commission Held Wednesday, July 12, 2023

A motion was made by Mr. White and seconded by Ms. Murnyack-Czarnecki to dispense with the reading of the minutes of the Regular Meeting of the Landmarks Preservation Commission held Wednesday, July 12, 2023, and approve said minutes as published. The vote was all ayes and the Chairman declared the motion passed.

Presentation Regarding Historic Landmark at 2905 Jaycox Road – Mark Jacoby and Mike Yanak

Mr. Smith swore in Mr. Jacoby and Mr. Yanak: “The swearer(s) affirm that the statements you are about to make before the Landmarks Preservation Commission of the City of Avon, are true as you shall answer unto God or under penalty of perjury.” Mr. Jacoby and Mr. Yanak both answered, “I do.”

For the record, Mr. Jacoby and Mr. Yanak stated their names and addresses as follows: Mark Steven Jacoby, 3402 E. Smith Road, Medina, Ohio 44256, and Michael William Yanak, 5193 Bridgewater Road, Lyndhurst, Ohio 44124.

Mr. Smith stated that he knows that Mr. Jacoby and Mr. Yanak wanted to speak about the house at 2905 Jaycox Road, which is on the City of Avon’s Registered Historic Landmark List and he invited them to please give the Landmarks Preservation Commission their presentation.

Mr. Jacoby stated that in October of 2022, the property suffered a severe fire which was extinguished; however, the property was deemed a total loss by the insurance company which paid policy limits. The insurance company deemed the property cannot be restored because of the extensive damage. For all practical purposes it would cost far more to restore the property than it would to knock it down and rebuild. This is a primary dwelling for Richard Aukschun who has a legacy of ownership of the property dating three generations at least and after meeting with several contractors trying to get someone to restore the property, he found that no one was willing to do it. It has been going on for 10 months at this point and so it is important that he rebuild a dwelling to live in and he wants to live the rest of his life out on his property. Mr. Jacoby said that, together, he and Mr. Aukschun designed a house to his

specifications. So we are here tonight to petition to knock the building down and we are hoping to build a house for Mr. Aukschun based on his plan.

Mr. Gault Arrived at the Meeting

Mr. Gault arrived at the meeting at this time.

Presentation Regarding 2905 Jaycox Road Continued

Mr. Jacoby displayed a video of the property that he had taken just after 6:00 P.M. tonight. The property was a little bit more delinquent than it is now. It has actually been cleaned up; some of the scruff brush has been removed. He stated that this is the condition of the house after sitting without any type of restoration activities for nearly 10 months. There is smoke damage inside, windows have been knocked out and it is difficult to stay in there because of the smell of smoke. There are some former structures and cement pads on the property that will be removed. Mr. Aukschun wants to move the house back a little bit further because Jaycox Road is noisier than it used to be, and what is going to face the road is going to be a garage but it is going to look like a house. There is going to be a main entrance adjacent to the garage area so it is going to look like a normal house. Right now, he has that type of set-up with the house and then he has a secondary entrance off from what is now called E. Jaycox Road. There is a shed in the back which he uses as storage. And you have another builder who is building up properties here; they are going to be building another property next door and Mr. Jacoby said he thought the price range of those properties is around \$8 - \$900,000.

Mr. Gault asked how much land there was in total and Mr. Jacoby said that the property is long and thin and goes back; it is probably around three acres, and then he thought that Mr. Aukschun has another piece of land also.

Mr. Jacoby said that part of the problem is that the house cannot be restored to today's building codes and they are going to bring it up to a code build. They are going to be able to take down the wires that go from the telephone pole to his home so that is going to look better from the street; they are using underground lines.

Ms. Murnyack-Czarnecki asked Mr. Jacoby if they were representing Mr. Aukschun as the architectural firm or the construction firm and Mr. Jacoby answered that he was representing him in conjunction with the construction firm. Ms. Murnyack-Czarnecki said, and since this fire has occurred, the homeowner has not been living in the house. Mr. Jacoby said, no, he is occupying a residence on Long Road and they do have an agreement with him to build. He then showed some of the drawings of what will be constructed. He noted that the house will have some quality interior finishes but the exterior is reasonably simple. Mr. Smith asked what the name of the construction company was and Mr. Jacoby responded that it is Platinum Roofing and Construction. Mr. Yanak added that, as far as the construction aspect goes, he would be representing the project in that aspect. He will be there throughout the build. If everything goes per plan, they are projecting to go into the demolition, dig the basement, get the framing up and get the exterior buttoned up before snowfall so that way they can get some interior work done over winter.

Mr. White asked what the time frame was for the demolition and Mr. Jacoby said that they would like to start as soon as possible. They are going to have to get a site survey first and there are easements that they have to respect and then they will submit the plans to the City for approval. They want to expedite a survey as soon as possible: survey the land, make sure they are building in the right places and then

before doing anything, they are going to have the surfaces marked. They have to turn off any gas lines that are active and make sure that everything is safe before they do anything.

Mr. Jacoby thanked the Landmarks Preservation Commission for their consideration.

A motion was made by Mr. Gault and seconded by Mr. White to remove the building at 2905 Jaycox Road from the Avon Registered Historical Landmarks List. The vote was: Mr. White, "yes"; Ms. Murnyack-Czarnecki, "yes"; Mr. Gault, "yes"; Mr. Smith, "yes". The Chairman declared the motion passed.

A motion was made by Mr. White and seconded by Ms. Murnyack-Czarnecki to grant a demolition permit for the building at 2905 Jaycox Road. The vote was: Ms. Murnyack-Czarnecki, "yes"; Mr. Gault, "yes"; Mr. Smith, "yes"; Mr. White, "yes". The Chairman declared the motion passed.

Update on Center Cemetery: John Bowman and Restorations – Ralph White

Mr. White stated that he met Mr. Bowman's family at the Cemetery. He gave them some paperwork and they took some photographs, so that was nice and is now all completed. Mr. Smith thanked Mr. White for doing that. Mr. White said that the gravestone restoration company was working there today and they have done a great job; they are conscientious and they enjoy doing the restoration work. They did the big stone at the center that had fallen over; they remounted that today and on another one, they actually did a repair, and it looks really good. They took a piece of stone from another scrap piece and grafted it on and recut it. Mr. White said, unfortunately the more you are there at the Cemetery, the more you see that needs to be done so we can keep them busy for a while.

Mr. Smith said that this is Phase 2 of the work that they are in, and he was assuming there will be a Phase 3 at some point, but Mayor Jensen has to approve that. Mr. Smith added that he knows that the LPC has discussed that, in conjunction with the Avon Historical Society, they want to give tours of the Center Cemetery at some point. It is something they are working on because now that the Cemetery is being restored, it is looking really nice. Mr. White stated that they need to get a group of volunteers to clean the stones. They can have the restoration company, K & J Restoration Services, teach the process and then we would flag all the stones that need to be cleaned and then someone could just go to that stone and do it; just do the ones that really need it. Every stone the restoration company has worked on includes cleaning so what they have done really looks nice. Mr. White thought this would be a good project for Eagle Scouts, Boy Scouts, or Girl Scouts. He is also going to check with the VFW because there are so many soldiers buried at the Cemetery so the VFW might have an interest in volunteering.

Mr. White noted that K & J Restoration Services is going to do a presentation at the October Historical Society meeting. They are going to present a slide show of what they have done at the Cemetery and explain the procedures, etc. so it should be really interesting. The meeting is the first Thursday in October and anyone is welcome.

Landmark Nominations – Ralph White

Mr. White stated that he has some places in mind but does not have any addresses at this time.

Landmark Letters of Recognition – Ralph White

Mr. White said that he did not have any letters at this time.

Member Comments

Mr. Smith stated that Sheri Seroka contacted him a couple days ago and asked if he would be available on Friday, August 18th at 1:00 P.M. to help give a tour of the Cahoon House to St. Mary's of the Woods residents. She was going to call Mr. White also and although he knows work schedules can conflict for Ms. Murnyack-Czarnecki and Mr. Gault, they are welcome to help give tours also. Ms. Seroka emailed all the directors of activities for all the local assisted living facilities in the area and hopefully, we will be getting more responses.

Audience Comments

Shannon Laurenzi, 3575 Kensington Drive, Avon, Ohio, asked about contact information for the project of cleaning the gravestones. Mr. Smith suggested that she come to the Historical Society meeting in October and meet the three people who are doing this work. The meeting is the first Thursday in October at 7:00 P.M. in the Old Town Hall. Mr. White added that he had some information that he could give Ms. Laurenzi right at that time.

Date of Next Meeting

Mr. Smith stated that the next meeting of the Landmarks Preservation Commission would be held on Wednesday, September 13, 2023, in the Council Chambers of Avon City Hall at 7:00 P.M.

Adjourn

A motion was made by Mr. White and seconded by Ms. Murnyack-Czarnecki to adjourn the meeting, and the vote was: Ms. Murnyack-Czarnecki, "yes"; Mr. Gault, "yes"; Mr. Smith, "yes"; Mr. White, "yes". The Chairman declared the motion passed and the meeting adjourned.

Respectfully submitted by Gail Hayden, Assistant Clerk of Council