

**Minutes of the Regular Meeting of the Avon Landmarks Preservation Commission
Held in the Council Chambers of the Municipal Building
On Wednesday, May 13, 2026
At 7:00 p.m.**

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

Roll Call

Members:

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

Also in Attendance: Anne Kish, Assistant Clerk of Council

Absent- David Morahan

Approval of the Minutes of the Regular Meeting of the Avon Landmarks Preservation Commission Held Wednesday, April 8, 2026

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, April 8, 2026, and to approve said minutes as published, and the vote was: Ms. Szimpl, "yes"; Mr. White, "yes"; Ms. Murnyack-Czarnecki, "yes".

The vote was 3 for and 0 against and the Chair declared the motion passed.

Landmarks Nominations

Mr. White, Ms. Szimpl, and Ms. Murnyack-Czarnecki reported that there were no Landmarks Nominations.

Landmarks Letters of Recognition

Mr. White, Ms. Szimpl, and Ms. Murnyack-Czarnecki reported that there were no Landmark Letters of Recognition.

Avon Center Cemetery

Ohio Historical Markers Program

Ms. Szimpl reported that on April 26, 2026, the application for an Ohio Historical Marker for the Avon Center Cemetery was formally submitted to the Ohio History Connection ahead of the May 1, 2026 deadline. Ms. Murnyack-Czarnecki read aloud the confirming acknowledgment email received on April 28 from Dr. Betsy Hedler, Ohio Historical Markers Program Manager, which outlined the review process in detail.

Per that communication, all submitted applications will first be reviewed for completeness. Complete applications are then evaluated by Markers Program staff and internal readers at the Ohio History Connection, with particular attention given to the statement of significance, suggested marker text, and supporting sources. Applications are ranked, and final decisions are coordinated with grant committee outcomes for those applicants requesting funding. The Commission's application did not request grant funding. All applicants will be notified by email and/or mail by mid-August, and the program requested that applicants refrain from making inquiry before that time.

Mr. White confirmed his understanding that, absent a grant request, the process concludes with a simple approval decision, after which the City would bear the cost of the Marker.

Reports and Comments

Members:

Mr. Morahan was absent.

Ms. Szimpl raised the matter of the Colvin Sweet Home, a circa-1840 Greek Revival structure on the Landmark Registry that is proposed for demolition by Petros Development Group as part of their development project. Ms. Szimpl noted she had been unable to attend the May 12 City Council meeting due to a scheduling conflict, but shared the comments she had intended to deliver. Speaking in her capacities as a resident of an 1888-era home, a member of the Avon Historical Society, and a member of this Landmarks Preservation Commission, Ms. Szimpl stated her position that demolition of the property is not necessary. Following a site tour arranged by the President of Land Development at Petro Development Group, Mr. Greg Modic, she concluded that preservation is a viable option, and she proposed that the Landmark Preservation Commission formally urge the City of Avon Planning Commission to prioritize creative, adaptive solutions to preserve the structure.

Ms. Szimpl presented a draft letter addressed to the members of the City of Avon Planning Commission, expressing the Landmarks Preservation Commission's collective concern regarding the proposed demolition and affirming the belief that preservation remains a viable path forward. The Commission discussed the letter favorably, with Mr. White and Ms. Murnyack-Czarnecki both expressing support for sending it. Mr. White suggested enriching the letter with additional context regarding the historical significance of the Sweet family to the City of Avon, noting that the family's legacy is comparable in importance to that of the Cahoon family. He also noted that the Colvin Sweet Home is architecturally distinguished, describing it as "a grand Greek Revival," and referenced county records showing the George Sweet House—a property reportedly in worse condition—had sold for \$315,000, suggesting the Colvin Sweet Home holds meaningful market value. Mr. White further suggested the letter incorporate reference to an engineering proposal to relocate the development's retention pond, which had been offered as one potential solution to allow the house to be preserved in place, and that the Commission seek input from Mr. Morahan, an engineer, in refining that portion of the letter. It was agreed that the letter would be copied to City Council as well as the Planning Commission, and that the letter would be finalized collaboratively among members.

Mr. White reported that this season's round of gravestone repairs at the Avon Center Cemetery was recently completed and that the work was of good quality and completed efficiently. He also reported that a supply of a new stone-cleaning product called *Endurance* has been ordered as a replacement for the D2 Biological Solution previously used. Mr. White noted the new product is comparably effective and less expensive. Once the product arrives and weather permits, he intends to coordinate with a local volunteer group about resuming scheduled cleaning sessions.

Ms. Murnyack-Czarnecki reported that she spoke to Council about the Commission's track record since 2024, noting that the Commission has received approximately six applications—including the current one for removal from the registry—and has assessed each thoughtfully and on an individual basis. She highlighted the Commission's recent additions to the Landmark Registry, including the Dairy Treat, the David F. Schneider Avon–Avon Lake Post, VFW Post 7035, and Tom's Country Place, and encouraged City Council to be creative in assisting efforts to save the home. She also summarized remarks made by Mr. Morahan, who spoke to the condition of the property from an engineering perspective and stated that, in his professional assessment, the home could be made move-in ready within two to four weeks, with no evidence of water damage or structural sagging observed during the site visit.

Ms. Szimpl noted, as an aside, that the *Avon & Avon Lake* magazine's most recent issue featured Tom's Country Place prominently, including a photograph of their Landmarks recognition plaque, which the business included as part of a paid advertisement. This was received as an encouraging sign of community pride in the recognition program. It was also noted that the VFW Post has displayed their plaque prominently to the left of their entrance door where it is highly visible.

Audience:

There were no comments from the audience.

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"; Ms. Murnyack-Czarnecki, "yes".

The vote was 3 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, June 10, 2026, 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