



Coventry Village News

FEBRUARY 1986

NEWSLETTER OF COVENTRY NEIGHBORS, INC. VOL 10, NO. 2

CNI needs YOU

Coventry Neighbors, Inc., (CNI) is an effective and positive force in Coventry Village and in all of Cleveland Heights.

We publish this newsletter monthly. We monitor the doings of local government. We follow and attempt to influence the various boards and commissions of the City.

We sponsor an annual Street Fair. We do our best to promote our neighborhood and our community.

Considerable concern has been expressed at recent CNI meetings over the troublingly small number of people who attend them.

We need your participation to keep us reflecting clearly the values and goals of the community.

If you have not yet paid your 1986 dues, or renewed your subscription the Coventry Village News, please do so soon.

We meet on the second Tuesday of each month, 7:30 PM, at the Coventry Village Library. Bring your friends.

If you can't come to our meetings, but would like to share thoughts with us or help in other ways, feel free to call us at 371-6095.

At the next CNI meeting . . .

Honda dealer's plan for City Hall site to be shown

At the February 11 regular meeting of Coventry Neighbors, Inc., representatives of Motorcars Honda will present plans for the automobile dealership they plan to build where Cleveland Heights City Hall now stands. The meeting will be in the Coventry Village Library, 1925 Coventry Road, at 7:30 PM.

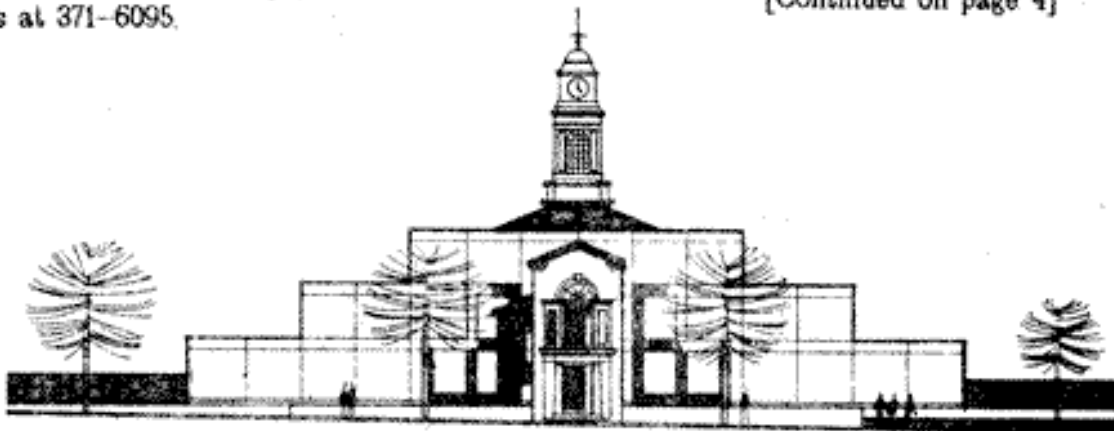
If you are interested, plan to attend. All are encouraged to participate in discussion.

Outspoken critics of the proposal have also been invited to express their views.

The Honda proposal calls for the razing of the main City Hall building, at 2953 Mayfield Road, and the annex building, which fills the block from City Hall to Superior Road.

The refuse transfer station and the service garage, located behind City Hall, will remain where they are. The office functions of the municipal government will move in the spring to a new facility at Severance Center.

Representatives of the Honda dealer
[Continued on page 4]



Artist's rendition of the Honda dealership planned for the City Hall site.

COVENTRY VILLAGE NEWS is published monthly, except in August, by Coventry Neighbors, Inc. in cooperation with the Heights Community Congress.

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ALL opinions and statements are strictly those of the respective writers, except when clearly identified as formal positions of CNI, CVN, or HCC. Circulation: 2000.

ANYONE wishing to submit copy for the March issue may do so by sending it to The Editor, *Coventry Village News*, 2776 Hampshire Road #1-B, Cleveland Heights, OH 44106, no later than February 16. While no unsigned items will be published, your name may be withheld on request.

PHONE: (216) 371-6095.

Coventry Village . . .
where we all get along together
pretty well

Join Coventry Neighbors now!

Dobama Theatre offers . . .

Dogman's Last Stand

The third show of the season at Dobama theatre will be *Dogman's Last Stand*, by Rick Cleveland. It opened February 1 and will continue through February 15.

The play is about an unemployed steelworker in a Midwestern town. The cast includes Ken Armour, Paul Blumberg, Ron Newell, and Amy Thompson.

Mr. Cleveland is a native of Parma, Ohio, and is now associated with the American Blues Theatre and the Victory Gardens Theatre, both in Chicago.

Call the box office at 932-6838 for curtain times and other information.

Meeting notes

January Regular Meeting

City Community Services Director Spencer Caress presented plans for the small park at Kenilworth and Overlook Roads. Mr. Caress will consider ways in which some funds from CNI might be used to add amenities to the project.

Avondale Neighbors continues its organizational efforts.

The Street Fair committee has been offered \$1,000 by the Ohio Arts Council for the costs of a consultant to study plans for a proposed office, music, and art center.

CNI President Larry Beam, who also edits this newsletter, was granted continued authority shop for improved printing equipment, provided that the cost of the equipment to CNI does not exceed \$1,500.

Letters Welcome

The Editor of this newsletter welcomes letters from readers.

We'll print almost any letters that fit into the available space, and won't get us in legal trouble.

We think that letters to the Editor, and other contributions to this newsletter, are efficient ways of communicating to a large audience.

Letters should be sent to us at 2776 Hampshire Road #1-B, Cleveland Heights OH 44106.

Mac's, Metropolitan offer space for food

An appeal in these pages last month has resulted in two generous offers of help in efforts to feed the poor.

Mac's Backs Paperbacks, 1785 Coventry Road, and Metropolitan Savings, 1865 Coventry, have offered to accept contributions of non-perishable foods. Contributions delivered to those businesses will be distributed to the needy by the Hunger Center at Euclid Avenue Christian Church, 3663 Mayfield Road.

The number of families helped by the Center has grown rapidly. Many of the poor families served by it live within the boundaries of Coventry Village. Many are elderly individuals and couples who live on modest fixed incomes.

Group offers two more home energy workshops

Workshops teaching low-cost ways of saving heating energy will be presented on Thursday February 6, 7:30 PM, and Saturday, March 8, 9:30 AM, at the office of the Forest Hill Church Housing Corporation, 2483 Lee Boulevard.

Caulking, weatherstripping, installing door sweeps, and building inexpensive storm windows will be among the topics discussed.

Participants will also learn how to apply for low-interest loans for such major projects as furnace replacement and insulation.

The workshops are free to Cleveland Heights residents, and those of low and moderate income will receive weather-proofing kits.

Call the Heights Community Congress (HCC) at 321-6775 for reservations.

Home energy audits are also available from the HCC. These audits help in selecting the measures which will provide the quickest payback. They are free to households that meet certain income guidelines. Others are charged a modest fee.

Call the HCC for details.

Less discrimination now, a study finds

A study of housing markets conducted this past summer and fall found significantly less racial discrimination in the Heights and Hillcrest areas than was found by a comparable study conducted in 1978.

In each of these studies, white and black couples who had been trained to pose as home-seekers made careful notes of their experiences with sales and rental agents. The agents to whom they were sent were selected at random; a white couple and a black couple visited each selected agent.

Analysis of the notes these couples made revealed significantly different treatment of white and black couples in 67% of the cases in the 1978 study. In the 1985 study, the comparable figure dropped to 23%.

The 1985 study was a joint effort of the Hillcrest Ministerial Association, the Presbytery of the Western Reserve, and the City of Cleveland Heights. It was administered by the Heights Community Congress (HCC).

Gay Quereau, who supervised the audits at the HCC, cautions that these figures may underestimate the actual degree of discrimination, primarily because some of the couples were detected. Quereau, nonetheless, finds the results encouraging, and attributes the change to years of monitoring and to educational efforts aimed at the real estate industry.

Backers of the study were especially pleased with its finding that just 14% of the audits conducted on rental properties showed signs of discrimination. Quereau said that the area's rental market had not been heavily audited, and that there had been no aggressive campaign to educate owners and managers of rental property about fair housing laws.

--LB

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City Hall Honda . . . from p. 1

will show a scale model of the proposed structure. The plans include the preservation of the clock tower and entryway of the old building.

Motorcars Honda expects the project to cost over \$2,000,000, including \$500,000 to be paid for the site. The facility will have 22,000 square feet of floor area in a mostly-glass building located where the main City hall building is now.

The annex building will be replaced with a two-level parking facility, one level of which will be underground.

By 1990 the dealership expects to employ about 85 persons, and to be paying wages totaling \$2,000,000. In its first year of operation at the new site, it expects to pay \$160,000 local taxes, 30% more than it now pays.

Critics of the plan charge that the present City Hall building is an historic Cleveland Heights landmark which should remain in place. --LB

"Second Reel" auction is set for March 8

The Heights Community Congress (HCC) will hold its Second Reel Auction on Saturday, March 8, at Beaumont School. The event will focus on two auctions, one of them silent, at which goods and services donated by local businesses will be sold.

The auctions will be accompanied by contra dancing, beer, chili, and chatting with friends.

Music will be by Strings 'n Things. The auctioneer will be Evelyn Hayes.

Admission costs \$7.50. This may be paid at the door or sent to the HCC at 2153 Lee Road, Cleveland Heights OH 44118. Groups of eight or more are asked to make reservations. Call the HCC at 321-6775 for further information.

Join Coventry Neighbors now!

Library goings-on

Black History Month will be marked with a program about African wildlife, presented by Mr. and Mrs. Francis Zenisek on Sunday, February 16, at 2:30 PM. Films about the Zeniseks' travels in Africa will be shown. Children are welcome if accompanied by an adult.

Special children's programs for February include "Animals in Pages and Cages," on Tuesday, February 11, at 2:30 PM. Kim Koberna of Pod and Fin will bring live animals. Pre-registration is required.

A film and craft program will mark President's Day on Monday February 17 at 1:00 PM.

Black Artists in America will be the subject of a video program and discussion offered by Mr. Curlee Holton of Renaissance Art Gallery, Thursday, February 20, 7:30 PM.

Pre-school Storytime is held three times each week: Mondays at 2:00 PM, Tuesdays at 7:00 PM, and Wednesdays at 10:30 PM.

Once Upon a Storytime, for school-age children, is held on Tuesdays at 2:30 PM.

For further information, call the Library at 321-3400.



LIBRARIES:
Learning for Life

Rewards offered

Folks who vandalize buildings here with graffiti are wanted persons.

Two rewards of \$50 each—a total of \$100—are offered by Coventry Neighbors, Inc., and the Cleveland Heights Local Development Corporation.

The Cleveland Heights Police Department needs your help in catching graffiti vandals and other undesirable riffraff.

Ordinary citizens are the eyes and ears of the Department. Feel free to call the Department at 321-1234 to report any offenses or suspicious activity you witness. Callers may remain anonymous.

AROUND COVENTRY . . .

FOR SALE . . . Irv Gulko, of Irv's Delicatessen, has had health problems for years, and now wants to retire.

He wants \$330,000 for building at 1798 Coventry Road. He is asking \$600,000 for the the pizza, Chinese, and kosher-style restaurants it contains. The broker is Dallan Martin Co.

Raj Mathur, owner of the building which caps the southeast corner of Coventry and Mayfield, and Bruce Madorsky, owner of the building just south of the Laundromat, have also offered their properties recently.

BAR TALK . . . There is no television or juke box in the bar at Bistrot des Artistes, 1825 Coventry Road. Folks who gather there to drink and eat can converse comfortably, without the assault and distraction of electronic media.

A surprising proportion of the talk we hear there is of economic development, of serious business investment in Coventry Village, and of what it might mean to the area. A few recent samples:

A man named Randy, occupying the bar stool to our right, says he wants to start a quality cookwares shop. He's wanted to start such a shop for years, he says, and suddenly realized Coventry might be *just* the spot for it.

Another man muses of building a condominium apartment complex atop the rock out-cropping behind Coventry Beverage. He says he's seen expensive condos succeed marvelously in similar settings elsewhere.

Tom Loesh, proprietor of Passport to Peru, 1806 Coventry Road, speaks excitedly of the spending that Bistrot customers bring to all of the business district. Then he buys another round.

A carefully-dressed young woman, sipping Scotch, speaks of moving her financial planning practice to Coventry.

Mostly, of course, this is quite loose talk. People in bars say all sorts of silly things. Yet its mood and spirit

have substance.

Nor is such talk limited to bar stools. We hear similar buzz in many places.

Cleveland Heights Mayor Alan J. Rapoport, speaking at a Council meeting, calls the Bistrot "proof that development of the very highest quality could be brought to Coventry Village." He speaks confidently of more up-scale development here.

We believe the Bistrot will have profound impact on investor attitudes toward Coventry Village. Proposals, then investment, will come.

Alton Doody, the Bistrot's proprietor and master-mind, may be among the first to propose more investment here. He wants to start a bakery and gourmet food store. He studied the possibility of locating it in the former book store space, now vacant, at 1824 Coventry Road. But that spot was rejected as too large. He is now seeking a more appropriate site.

Louis Zipkin, who spurred the renaissance of Coventry Village by building (and re-building) Coventryard, says that he is now "talking" with four different parties, all of whom have expressed serious interest in the location of the twice-failed Faces Bar and Grill, 1876 Coventry Road. Zipkin wants a financially-healthy tenant, one with strong management and marketing skills, he says. He refuses to reveal the identity of these potential tenants.

THANKS . . . To Spencer Caress, for presenting plans for the small park at Kenilworth and Overlook Roads to Coventry Neighbors, Inc., at CNI's the January meeting.

At that meeting, CNI offered the possibility its contributing some funds toward large trees and other amenities not included in the City's original plan.

--Ed.

Two reforms for economic development

opinion

In the past year, the Coventry Village has shown clear signs of great market strength. Two of the finest new restaurants in the region were attracted here—Hunan in Coventryard and Bistrot des Artists. Both are doing well; getting a table at either is often difficult. The only businesses that have failed here recently were foolishly conceived or grossly ill-managed. They'd not have made it anywhere.

Coventry's market strength is likely to continue and grow. Ours is a healthy, lively, exciting urban area—a commodity very much in vogue these days.

Properly nurtured, the present economic trends in Coventry Village could become an energetic developmental bull market, the sort of phenomenon that built this neighborhood, and most of Cleveland Heights, in the 1920's.

Two elements of the local government's regulatory processes now threaten to neuter this developmental momentum. First is the untoward regulatory zeal of the Division of Buildings. The second is an arcane matter of now-archaic zoning. The new City Council now appears to recognize both problems, and is moving, though slowly, toward solutions.

Problems with the Building Department arise partly from the fact that it is charged with applying to the renovation of older buildings a code designed to regulate new construction. That problem, about which little can be done swiftly, is hugely compounded by the fact that the Building Department has long been without competent, reasonable leadership. Lack of leadership has resulted in a bureaucracy gone wild. The very necessary and proper process of code enforcement has come to nit-pick developers beyond all reason.

For nearly every project, this nit-picking causes developers much agony and unnecessary expense. In at least one recent case, the Office of City Manager

had to intervene before the project could open. That office has better things to do than deal with details of building code enforcement.

Perhaps worst of all, these problems, faced by all who invest here, have earned Cleveland Heights a reputation for unreasonableness among developers.

Similar problems with housing code enforcement were resolved some years ago. Elements of the code were changed, and Bob Wilkinson was put in charge of the housing inspection process. A grave problem of excess zeal was resolved at no cost to public health and safety.

A similar solution must be found for the problems with building code enforcement.

A now-archaic chapter of the zoning code contains the potential to kill developmental interest in the only vacant land here. By requiring that most sorts of projects involve at least three acres of land, this bit of law unreasonably limits development possibilities for most of the east side of Coventry in the business district.

This so-called S-2 Special Development District was added to local law when it was believed that a Rapid Transit line would be built up Cedar Glen, through Coventry and east across our city. The rules governing S-2 Special Development Districts include some especially onerous requirements, thought necessary to control the intense development then expected around the Rapid stations. These requirements are no longer reasonable.

On January 21, City Council took the first step toward changing the S-2 zoning for the land that City Hall sits on. The change is essential to the redevelopment of that site.

While Council has the subject on its agenda, all land now zoned S-2 should be appropriately re-zoned.

—Larry Beam

Coventry Village Restorations ...

Ice Dams: Their Prevention and Cure continued from last month

Still another method of prevention is used on the roof itself. In northern parts of the country you might see houses with a strip of metal along the eave edges of the roof. This may not be attractive but it serves this purpose: any water that goes up roof under an ice dam will have no shingles to flow under and chances are will not travel the 24 to 36 inches between eave and metal edge, where the shingles start.

If you need a new roof, whether you put a new roof over an old one or rip everything off and begin again, install a 36-inch strip of roll roofing or 45-pound felt along the eaves. Then start shingling in the regular manner. (This is discussed in more detail in Chapter 17.)

A relatively new technique uses 24-by-24-inch embossed aluminum squares, set along the eaves, with shingles starting above them. The X embossing is designed to flex under the weight of snow and/or ice, breaking up the ice just as rubber icebreakers break up ice on airplane wings.

If these measures don't work, or you cannot for some reason employ them, then heating cables might. Heating cables are strung, zigzag fashion, along the eaves on the roof (Figure 271). They give enough heat when turned on during and after a heavy snow to melt grooves along the bottom of the pile to allow water to drain off the roof. It is important to have the cables go far enough up the roof so that their height is 24 inches beyond the vertical wall. For example, if you have a 6-inch overhang the cables must go up 30 inches.

If you have gutters, the cables must be strung along the gutters and down the downspouts, all the way to the ground or into the ground if the downspouts go into dry wells or storm sewers. If the gutters and downspouts are not heated they will freeze up and the roof cables will do no good.

If you have no overhang along the roof, the situation is slightly complicated. It would be difficult to put in eave vents because they would be exposed to the weather. However, it might be worth a try if nothing else seems to work. (This is described in Chapter 11). The cables might be espe-

cially valuable if you cannot put eave vents in. Do not keep the cables on after the snow is gone. They can be very expensive to operate.

Construction may be another cause of ice dams. Sometimes a very wide overhang (12 to 18 inches and more), popular in California but troublesome in the wintry north, can cause ice dams. A close eave (no overhang at all) can also cause ice dams.

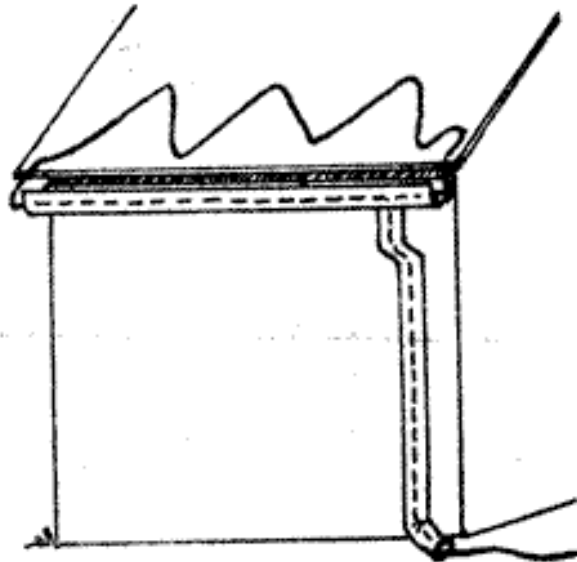


FIGURE 271. Electric cables are strung zigzag fashion along the edge of the roof, and melt grooves in an ice dam for a free flow of water. To be effective, cables must be laid in the gutter and all the way down the downspout and onto the ground.

Cathedral ceilings, that catchall phrase for a ceiling that slants, plus exposed beams on such ceilings, can cause troubles because they don't allow enough insulation or ventilated air space above the insulation, so avoid these in your renovations if possible. If you insist on a cathedral ceiling with exposed beams it is better to put insulation between the rafters with an air space between insulation and roof boards, then cover the rafters and install fake beams. A compromise, yes, but worth it to prevent expensive damage from ice dams.

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TIME VALUE -- PLEASE DELIVER BY FRIDAY, FEBRUARY 7, 1986

COVENTRY NEIGHBORS, INC. General Meeting, Tuesday, February 11, 7:30 PM in the Community Room of the Coventry Village Library. The public is invited.

COVENTRY NEIGHBORS, INC. Trustees Meeting, Thursday, March 6, 8:00 PM at 2929 Washington Boulevard. Committee Chairpersons are asked to attend. The Trustees meeting is open to all dues-paid members of CNI.

NOW is the time to join COVENTRY NEIGHBORS, INC. Membership includes a subscription to the *Coventry Village News*. All memberships expire on December 31 of each year. The form below may be used for renewals.

Please check one of the following:

Class of membership:Individual (\$5.00)Family (\$7.00)Senior (\$3.00)

.....Just a subscription to the *Coventry Village News*--no membership.

(\$5 for 11 months; the *CVN* is not published in August.)

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