

LEGISLATIVE SUMMARY
Mayor's Office of Capital Projects
Division of Engineering and Construction

West 37th Place and West 36th Street Intent to Vacate

Resolution No: 1328-2019

Description: Declaring the intent to vacate a portion of West 37th Place and West 36th Street.

Purpose: West 37th Place and West 36th Street abuts the old Tinnerman Steel Range Company building, a metal fabrication company that built ovens and fasteners that revolutionized aircraft assembly during World War II.

The Dalad Group was awarded Ohio Historic Preservation Tax Credits for plans that contemplate a 53-unit residential conversion of the Historic Tinnerman facility. On July 2nd they presented to the South of Lorain block club and received a vote in support of their project and the variances they are pursuing.

In order to make this a viable residential building, they intend to restore all original window openings that are currently infilled with a combination of masonry block, wood board, and corrugated panels. A fairly significant number of the original window openings are located along the West facing elevation of the building, which sits less than one foot from the West 37th Place right-of-way.

West 37th Place was originally proposed to be vacated in 1997 but was never fully vacated. Since then the abutting properties have been occupying the alley with fencing, landscaping, and other structural encroachments.

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To meet the Tax Credit requirement that windows be clear and accessible, Dalad Group is seeking the Vacation of West 37th Place, which will be split between all the abutting property owners extending the yards, and securing the alley for both the existing residents, the proposed development and compliance for all abutters with the municipal code.

A consent form acknowledging approval of this request has been received from the Council Member.

Ward:

Ward 3, Council Member Kerry McCormack