



July 15, 2022

RE: 346-362 W. Grand Blvd & 3636 Porter St. Development – New Construction Historic District Commission Submission

Existing Conditions

The site at W. Grand Blvd. and Porter Street is a 135' x 158' empty property with no existing structure present. There are no significant trees or plantings on the site. It has access via an alley that runs parallel to W. Grand Blvd. There are electrical poles in the alley which will not be altered for construction. There is an existing curb cut on W. Grand Blvd. which will be removed. Neighboring houses have small front yard setbacks, which are often fenced in from the sidewalk. Previously, as early as 1921, the site housed five single-family dwellings and two multi-family flats, according to existing Sanborn maps. It is not known when these were demolished.