



To: City of St. Louis Planning Commission

From: Don Roe, Director

Subject: Submittal of Resolution for Recommendation of Zoning District Map Amendment (Rezoning by Petition) -- City Block 483.03 (1322-32 Dolman St.)

Date: December 30, 2016

Summary

Submittal: Proposed amendment of the Zoning District Map by petition for Planning Commission review and recommendation.

Site: Approximately 0.8-acre site, consisting of a single parcel -- 1322-32 Dolman St. -- located at the northeast corner of Dolman St. and Park Ave. in the Peabody Darst Webbe neighborhood.

Proposal: Rezoning the subject parcel from the “C” Multiple-Family Dwelling District and “F” Neighborhood Commercial District to the “E” Multiple-Family Dwelling District.

Land Use: The site currently consists of a vacant, 4-story industrial building and a parking lot. The petitioner would like to convert the existing building into an apartment building with 48-50 units and provide 63 off-street parking spaces. The proposed residential development project exceeds the allowed density in the “C” and “F” zoning districts. The rezoning of the subject parcel to the “E” Multiple-Family Dwelling District would allow for the proposed development project to be in compliance with the provisions of the Zoning Code.

Petitioner: Vinson One L.L.C., which owns the parcel.

Support Letter: Submitted by Alderman John Coatar (7th Ward).

Recommended Action

That the Planning Commission finds the petition for the proposed Zoning District Map amendment for one parcel located in City Block 483.03 -- 1322-32 Dolman St. -- to be in conformity with the City’s Strategic Land Use



Plan and the Lafayette Square Neighborhood-Urban Plan, an adopted Neighborhood Plan, and **recommends approval** to the City's Board of Aldermen.

1.0 Background

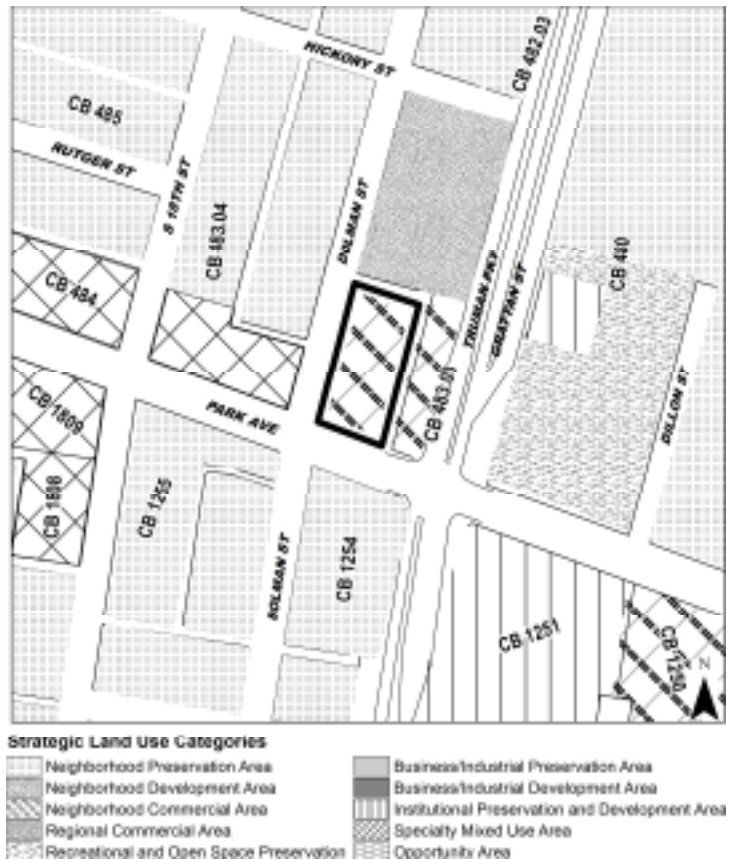
- The rezoning site consists of a single parcel -- 1322-32 Dolman St. -- that is approximately 0.8 acres in size. It is located at the northeast corner of Dolman St. and Park Ave. in the Peabody Darst Webbe neighborhood. It is also located in the Lafayette Square National Historic District and Lafayette Square Local Historic District.
- The rezoning site currently consists of a vacant, four-story industrial building and a surface parking lot. The building, known as the Bouras Mop Building, has been vacant for some time. The petitioner has proposed the conversion and renovation of the industrial building into an apartment building with an adjacent parking lot. The proposed residential development project exceeds the allowed density in the "C" and "F" zoning districts. The rezoning of the subject parcel to the "E" Multiple-Family Dwelling District would allow for the proposed development project to be in compliance with the provisions of the Zoning Code.
- As Exhibit "A" shows, the subject parcel is currently zoned "F" Neighborhood Commercial District along Park Ave. and "C" Multiple-Family Dwelling District at the rear of the parcel. The amendment proposes changing the zoning for the 1322-32 parcel from the "C" and "F" zoning districts to the "E" Multiple-Family Dwelling District. As Exhibit A" shows, most of the adjacent parcels have a variety of zoning districts.
- The proposed residential development project, to be built at a cost of approximately \$10 million, consists of 48-50 units -- including studio, one-bedroom and two-bedroom units -- as well as a 63-space parking lot. A rendering, site plan and elevations of the proposed project are included with the rezoning petition. (See Exhibit "B".)
- The petitioner is Vinson One L.L.C. The firm, which owns the parcel, has developed a number of recent residential development projects, including in the DeBaliviere Place and Soulard neighborhoods.
- The rezoning site is located along the eastern end of the Park Ave. business district, which includes a variety of commercial uses -- restaurants, shops, services and offices -- and residential uses. Further north along Dolman St., infill housing is being built at a steady clip along a once largely abandoned stretch of vacant lots. To the east -- across Truman Pkwy. -- is the Clinton-Peabody public housing complex. Photos of the rezoning site and adjacent properties are included in Exhibit "D".
- In its rezoning petition (see Exhibit "B"), the petitioner states as its Grounds for Petition: "Redevelopment"
- Mary Hart-Burton, the City's Zoning Administrator, cites in the attached letter (Exhibit "C") that: "Given that the proposed development provides for the adaptive reuse of an existing historic structure and provides additional market rate housing opportunities for the immediate and surrounding neighborhoods; that by rezoning subject property would bring it into conformity with the Zoning Section; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that the "E" Multiple-Family Dwelling District zoning classification would be appropriate and would enhance the general welfare of the City." She further states that: "It is the recommendation of the Zoning Administrator that the subject parcel in City Block 483.03 (1322-32 Dolman Street) be rezoned to the "E" Multiple-Family Dwelling District."

- Alderman John Coatar (7th Ward) supports the proposed rezoning. Ald. Coatar’s support letter is included in Exhibit “B”.

2.0 Comments

PDA staff has reviewed the proposed amendment of the Zoning District Map for a single parcel located at 1322-32 Dolman St. and recommends approval of the rezoning to the “E” Multiple-Family Dwelling District. This recommendation is based on the reasons cited in the Zoning Administrator’s letter and the proposed rezoning’s conformity with the City’s Strategic Land Use Plan (SLUP) and the Lafayette Square Neighborhood-Urban Plan, an adopted Neighborhood Plan.

The Strategic Land Use Plan designates the rezoning site as a Neighborhood Commercial Area (NCA). This Strategic Land Use Category is defined as: *“Areas where the development of new and the rehabilitation of existing commercial uses that primarily serve adjacent neighborhoods should be encouraged. These areas include traditional commercial streets at relatively major intersections and along significant roadways where commercial uses serve multiple neighborhoods or where the development of new commercial uses serving adjacent neighborhoods is intended. Mixed use buildings with commercial at grade and a mix of uses on upper floors are an ideal type within these areas. These areas may include higher density mixed use residential and commercial and may initially include flexibility in design to allow ground floor uses to change over time e.g., ground floor space that can transition from residential to commercial use as the local demand for retail goods and services strengthens in the area.”*



The proposed rezoning would facilitate the redevelopment of the subject parcel into a 48- to 50-unit apartment building with related parking. Although the proposed development project doesn’t include any commercial uses, the high-density apartment building will help to strengthen the Park Ave. business district by providing 48 to 50 new households to the area. The new residents’ needs for goods and services will help to boost existing Park Ave. businesses. In addition, the above definition for a Neighborhood Commercial Area provides for “higher density mixed use residential and commercial”, which indicates the value and importance of residential uses to a Neighborhood Commercial Area. More importantly, it should be noted that the staff of the Cultural Resources Office does not believe that the existing building can be altered for commercial uses on the ground floor due to the unusual configuration and location of its first floor windows, which are immediately adjacent to the sidewalk and are subject to the strict standards of the Lafayette Square Local Historic District ordinance. (See Photo #5 in Exhibit “D”.) It’s also important to note that the proposed “E” Multiple-Family Dwelling District allows both high-density residential uses and commercial uses. Thus, the proposed rezoning is in conformity with the City’s Strategic Land Use Plan.

The rezoning site is located within the boundaries of the Lafayette Square Neighborhood-Urban Plan. This Neighborhood Plan was adopted as a Neighborhood Plan by the Planning Commission in December 5, 2001. The

Neighborhood Plan's Proposed Land Use Map calls for Mixed Use (First Level Commercial and Upper Levels Residential, Office or Retail) along Park Ave. -- as well as the entire Park Ave. business district -- and Single Family at the rear of the parcel. Again, it's important to restate that the building doesn't lend itself to ground-floor commercial uses due to its unusual first floor windows and historic district regulations and that the proposed "E" Multiple-Family Dwelling District allows both high-density residential uses and commercial uses. Thus, the proposed rezoning is in conformity with the Lafayette Square Neighborhood-Urban Plan.

2.1 Public Input

The Board of Aldermen's Housing, Urban Development and Zoning (HUDZ) Committee will conduct a public hearing as part of the legislative process.

2.2 Previous Commission Action

At its December 5, 2001 meeting, the Planning Commission adopted the Lafayette Square Neighborhood-Urban Plan, a Neighborhood Plan.

2.3 Requested Action

Section 26.92.010 of the City of St. Louis Revised Code requires that any amendment or change in the boundaries or regulations of the Zoning Code shall be initiated by motion of the Planning Commission or by the filing of a petition with the Zoning Administrator by the owner or owners of the property within the district.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 1 states that the Planning Commission shall be the official planning agency for the City. It shall also be the zoning commission for the City and perform all functions required by applicable state law to be performed by a municipal zoning commission.

City of St. Louis Ordinance #64687, Section 8, Sub-Paragraph 4 states that the Planning Commission shall recommend changes in the zoning ordinances and zoning district maps to the Board of Aldermen. No ordinance changing the zoning ordinances and zoning district maps shall be adopted over the negative recommendation of the Planning Commission, unless approved by a majority vote of all members of the Board of Aldermen.

Requested Recommendation

That the Planning Commission finds the petition for the proposed Zoning District Map amendment for one parcel located in City Block 483.03 -- 1322-32 Dolman St. -- to be in conformity with the City's Strategic Land Use Plan and the Lafayette Square Neighborhood-Urban Plan, an adopted Neighborhood Plan, and **recommends approval** to the City's Board of Aldermen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ST. LOUIS PLANNING COMMISSION AS FOLLOWS:

1. The petition for the amendment of the Zoning District Map (to the "E" Multiple-Family Dwelling District) for one parcel (known as 1322-32 Dolman St.) located in City Block 483.03 is hereby found to be in conformity with the City's Strategic Land Use Plan and the Lafayette Square Neighborhood-Urban Plan, an adopted Neighborhood Plan.

2. The petition for the amendment of the Zoning District Map (to the “E” Multiple-Family Dwelling District) for one parcel (known as 1322-32 Dolman St.) located in City Block 483.03 is hereby recommended for approval.
3. The Director of the Planning and Urban Design Agency is hereby directed to notify the City’s Board of Aldermen of this recommendation.

EXHIBIT A DISTRICT MAP



Current Zoning District

- | | |
|-------------------------------------|-------------------------------|
| A Single-Family Dwelling District | G Local Commercial District |
| B Two-Family Dwelling District | H Area Commercial District |
| C Multiple-Family Dwelling District | I Central Business District |
| D Multiple-Family Dwelling District | J Industrial District |
| E Multiple-Family Dwelling District | K Unrestricted District |
| F Neighborhood Commercial District | L Jefferson Memorial District |

Rezoning Area

Rezoning Petition
from "C"/"F" to "E"

PDA-001-17-REZ





PETITION FOR ZONING AMENDMENT (REZONING)
CITY OF ST. LOUIS

EXHIBIT B

Petitioner's Name VINSON ONE L.L.C.

Contact Name (If above is a firm/an organization) _____

Address P.O. Box 28514 St. Louis, MO, 63146

Phone 818-651-4955 Fax (888) 213-7303 Email VIC@REVIVALSTL.COM

A complete Legal Description of Property to be Rezonned is required, use additional sheets if necessary (you may also attach any plans, conceptual drawings or proposals which you feel may aid in the evaluation of this request). See attached

Address(es) including street number(s) / name(s) of Property(s) to be Rezonned
1322 DOLMAN STREET

City Block No. 483-E Parcel No. _____

Requested Zone/FBD Change From C/P To E
(list specific zoning district or FBD Zone) (list specific zoning district or FBD Zone)

The following can be listed or mapped on additional sheets:

- Present Use of Property(s) VACANT FACTORY
- Intended Use of Property(s) APARTMENTS
- Grounds for Petition REDEVELOPMENT
- Are you the owner of the property described? YES
- If not, what is your legal interest in the property? N/A
- The owner(s)-of-record of the petitioned property according to the City of St. Louis Assessor's Records is(are) known as VINSON ONE LLC

If you are **NOT** the owner(s)- of- record of the petitioned property you are **REQUIRED** to submit the Affidavit on Page 4, for each of the owner(s)- of- record of the petitioned property and it **MUST** be notarized.

[Signature] 12/10/2018

Signature(s) of Petitioner(s)

Date Filed

Received and deemed complete by Zoning on 12/14/18
City of St. Louis, Office of the Zoning Administrator
Room 400, City Hall, St. Louis, MO 63103

Legal Descriptions

A LOT IN BLOCK 483 E OF THE CITY OF ST. LOUIS, MISSOURI FRONTING 266 FEET 6 INCHES, MORE OR LESS, ON THE EAST LINE OF DOLMAN STREET, BY A DEPTH EASTWARDLY OF 128 FEET 1 1/4 INCHES ALONG THE SOUTH LINE OF SAID PROPERTY AND OF 127 FEET 8 1/4 INCHES ALONG THE NORTH LINE OF SAID PROPERTY TO AN ALLEY, HAVING A WIDTH THEREON OF 272 FEET 6 3/4 INCHES, MORE OR LESS, BOUNDED ON THE NORTH BY PARK AVENUE AND ON THE NORTH BY A LINE 375 FEET SOUTH OF THE SOUTH LINE OF HICKORY STREET MEASURED ALONG THE EAST LINE OF DOLMAN STREET.

CITY OF ST. LOUIS

AFFIDAVIT

I/We VICTOR ALSTON own the property(ies)

PRINT NAME(S)

commonly known as 1322 DOLMAN STREET in City Block

PRINT ADDRESS(ES)

City Block Number(s) 489-E and Parcel Number(s) _____

I/We acknowledge and consent to a rezoning study to be initiated on above properties.



12/10/2018

SIGNATURE

DATE

SIGNATURE

DATE

This affidavit must be signed by all individual property owners or legal representative. Signature(s) must be notarized.

Notary Public
Ahmad Reshad Farzan
My Commission Expires on 08/25/2020



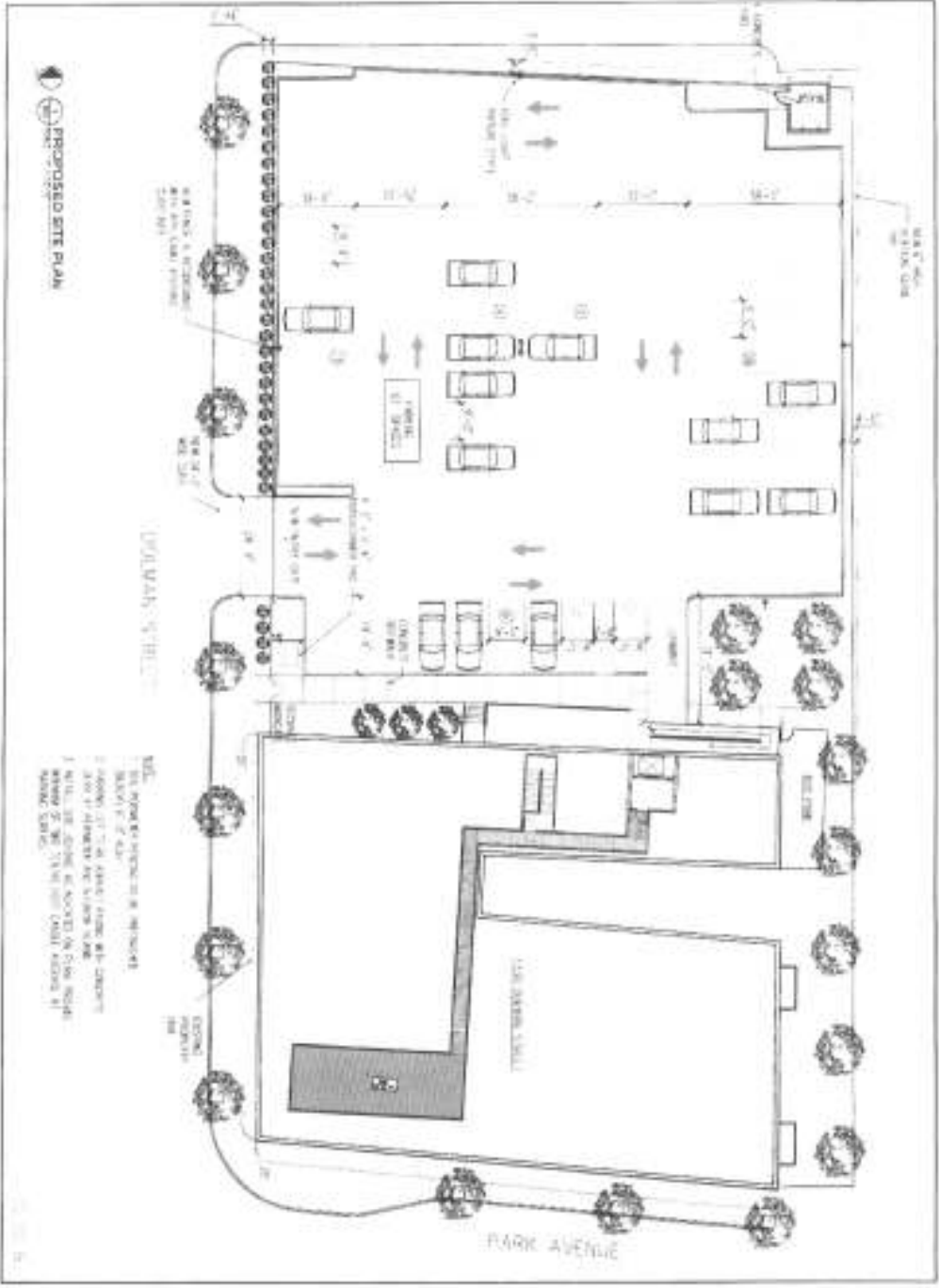
City of St. Louis, Office of the Zoning Administrator
Room 400, City Hall, St. Louis, MO 63103

ATTACHMENT "B"

Current Photos







PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"
 THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
 THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS PLAN.
 DATE: 10/15/2024

PROJECT NO.	100
DATE	10/15/2024
SCALE	1/8" = 1'-0"

PROPOSED REMOVAL OF
 BUILDING FOOTPRINT
 130 COLMAN STREET
 ST. LOUIS, MO 63104



NO.	DATE	DESCRIPTION

PROJECT NO.	100
DATE	10/15/2024
SCALE	1/8" = 1'-0"

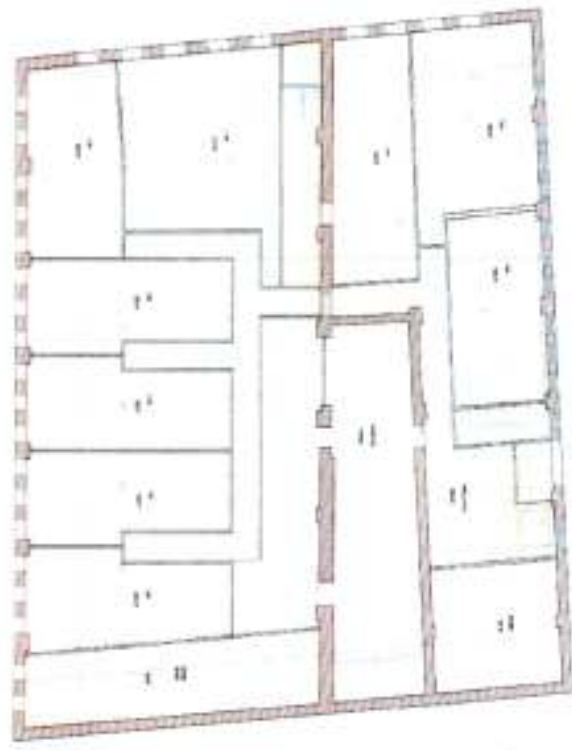
PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



<p>PROPOSED ELEVATION DRAWING</p> <p>Sheet No. A20</p> <p>DATE: 11/11/2011</p> <p>PROJECT NO. 1100000000</p>	<p>PROPOSED RENOVATION OF SOUTH SIDE BUILDING 1300 DIAMOND STREET ST LOUIS MO 63104</p>	<p>KWA KIMLEY-HORN AND KNIGHT ARCHITECTS INCORPORATED 1000 MARKET STREET SUITE 200 ST LOUIS, MO 63102 PH: 314.433.8800 WWW.KIMLEY-HORN.COM</p>	<p>DATE: 11/11/2011</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>	<p>DATE: 11/11/2011</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>	<p>DATE: 11/11/2011</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>	<p>DATE: 11/11/2011</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>
			<p>DATE: 11/11/2011</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>	<p>DATE: 11/11/2011</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>	<p>DATE: 11/11/2011</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>	<p>DATE: 11/11/2011</p> <p>BY: [Signature]</p> <p>CHECKED: [Signature]</p>

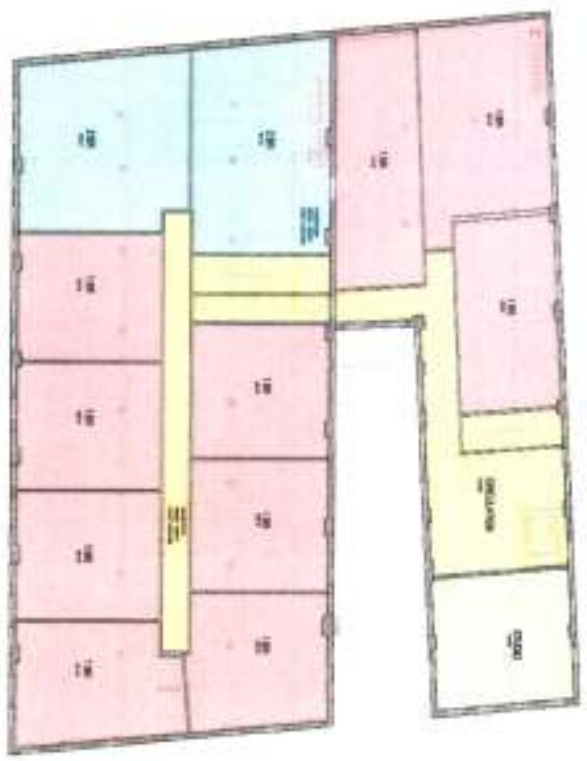


- 1. STAIR
 - 2. RECEPTION
 - 3. WAITING
 - 4. OFFICE
-
- 1. OCCUPATION
 - 2. STORAGE
 - 3. WORK SPACE
 - 4. TOILET
-
- 1. 100
 - 2. 200
 - 3. 300
 - 4. 400
 - 5. 500

PROJECT NO. 1234567
 DATE: 15/05/2024

PROPOSED RENOVATION OF
 BOLTON'S MGP BUILDING
 123E DELMAR STREET
 ST. LOUIS MO 63104





- 001
- 002
- 003
- 004
- 005
- 006
- 007
- 008
- 009
- 010
- 011
- 012
- 013
- 014
- 015
- 016
- 017
- 018
- 019
- 020
- 021
- 022
- 023
- 024
- 025
- 026
- 027
- 028
- 029
- 030
- 031
- 032
- 033
- 034
- 035
- 036
- 037
- 038
- 039
- 040
- 041
- 042
- 043
- 044
- 045
- 046
- 047
- 048
- 049
- 050
- 051
- 052
- 053
- 054
- 055
- 056
- 057
- 058
- 059
- 060
- 061
- 062
- 063
- 064
- 065
- 066
- 067
- 068
- 069
- 070
- 071
- 072
- 073
- 074
- 075
- 076
- 077
- 078
- 079
- 080
- 081
- 082
- 083
- 084
- 085
- 086
- 087
- 088
- 089
- 090
- 091
- 092
- 093
- 094
- 095
- 096
- 097
- 098
- 099
- 100

PROPOSED RENOVATION OF
 1320 COLUMBIA STREET
 ST. LOUIS MO 63104

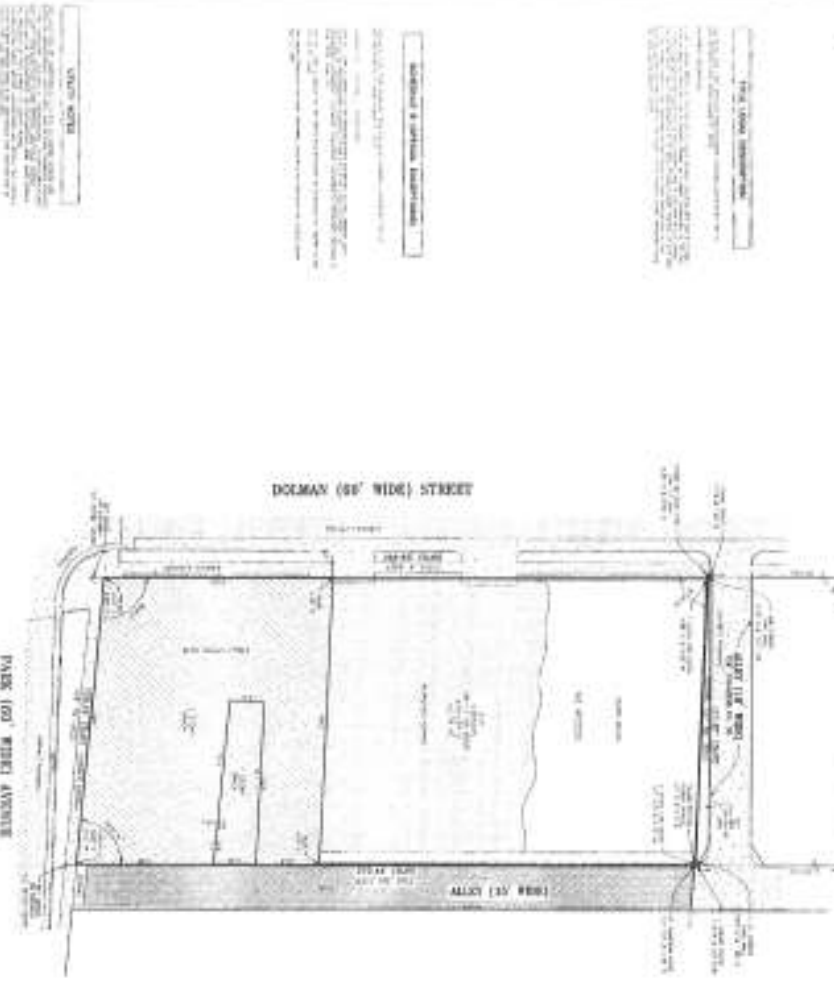
PROJECT NO. 2024-001
 DATE: 01/15/2024



NO. 1	DATE	DESCRIPTION

NO. 1	DATE	DESCRIPTION

ALTA-ACSM LAND TITLE SURVEY



LEGEND OF SYMBOLS

1	Survey Line
2	Property Line
3	Street Right-of-Way
4	Alley Right-of-Way
5	Lot Line
6	Corner Marker
7	Enclosure
8	Water
9	Unclassified



NOTICE TO CONTRACTORS

CONTRACTORS: The undersigned hereby certifies that the above described land is the property of the undersigned and is being offered for sale by public auction on the date hereinafter specified. The undersigned further certifies that the above described land is free of all liens, mortgages, and other encumbrances, and that the same is being offered for sale in accordance with the provisions of the California Civil Code, Section 782, and the California Code of Civil Procedure, Section 900. The undersigned further certifies that the above described land is being offered for sale in accordance with the provisions of the California Code of Civil Procedure, Section 900, and that the same is being offered for sale in accordance with the provisions of the California Code of Civil Procedure, Section 900.

NOTICE TO CONTRACTORS: The undersigned hereby certifies that the above described land is the property of the undersigned and is being offered for sale by public auction on the date hereinafter specified. The undersigned further certifies that the above described land is free of all liens, mortgages, and other encumbrances, and that the same is being offered for sale in accordance with the provisions of the California Civil Code, Section 782, and the California Code of Civil Procedure, Section 900. The undersigned further certifies that the above described land is being offered for sale in accordance with the provisions of the California Code of Civil Procedure, Section 900, and that the same is being offered for sale in accordance with the provisions of the California Code of Civil Procedure, Section 900.

BLANK COPY

ALTA-ACSM LAND TITLE SURVEY

Surveyed and Platted by

Surveyed on

Platted on

City of

County of

State of California

Map No.

Block No.

Lot No.

Section No.

Range No.

Township No.

Meridian

Reference



John J. Coatar
Alderman, 7th Ward

BOARD OF ALDERMEN
CITY OF SAINT LOUIS
MISSOURI

COMMITTEES
Convention, Tourism, Arts & Humanities
Public Safety
Streets, Traffic & Refuse
Housing, Urban Development & Zoning

December 20, 2016

Mary Hart-Burton
Zoning Administrator
1200 Market Street, Room 400
St. Louis, MO 63103

Re: 1322-32 Dolman

Dear Ms. Hart-Burton,

I'm writing in support of the rezoning 1322-32 Dolman by the Old Bouras Mop Factory. It is my understanding that they are seeking to rezone this location from C & F to E. I support their efforts

Thank you in advance for your assistance. If you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "John Coatar".

John Coatar
Alderman, 7th Ward

JC/tj



Lafayette Square Restoration Committee
Development Committee

2023 Lafayette Avenue Saint Louis, Missouri 63104

October 14th 2016

Jan Cameron
Preservation Administer
Cultural Resource Office
St. Louis Planning and Urban Development Agency
1520 Market Street
St. Louis, Mo 63103

Re: 1322-1332 Dolman Street, St. Louis Missouri, 63104
Joseph H. Kitzing, Architect and Planner, Presenter

The renovation of the Bouras Mop Factory, 1330 Dolman Street was presented to the Lafayette Square Development Committee on Monday, October 10th, and approved, after requested revision were made and sent yesterday, October, 13th, 2016.

The committee feels that the window realignment on the NW corner and the window replacement on the SW corner are an improvement and do not take away from the integrity of the original design.

The Development Committee unanimously approved the exterior design.

Signage and finishes have yet to be addressed.

Sincerely,

Suzanne Sessions
VP LSRC Development Committee



RICHARD GRAY
DIRECTOR OF PUBLIC SAFETY

City of St. Louis
DEPARTMENT OF PUBLIC SAFETY
DIVISION OF BUILDING AND INSPECTION
FRANCIS G. SLAY
MAYOR

EXHIBIT C



FRANK OSWALD
BUILDING COMMISSIONER

TO: City of St. Louis Planning Commission

FROM: Mary Hart Burton, Zoning Administrator

SUBJECT: Rezoning – Peabody Darst Webbe Neighborhood - City Block 483.03 (1322-32 Dolman Street)

DATE: January 4, 2017

INITIATION:

Mr. Sid Chakraverty, representing the property owner, Vinson One LLC, of the above referenced parcel in city block 483.03, petitioned the Zoning Administrator as provided for in Chapter 26.92 of the 1994 Revised Code of the City of St. Louis, to change the Zoning District Map of the City in the Peabody Darst Webbe Neighborhood. Specifically, the petition focused on one parcel in city block 483.03, known as 1322-32 Dolman Street and zoned both, "C" Multiple-Family Dwelling District and "F" Neighborhood Commercial District. The subject parcel is located in the 7th Ward of the City of St. Louis.

PURPOSE:

The request is based on the Petitioner's desire to bring the zoning of this parcel of land into conformance with its intended future use. The parcel is the site of the former Bouras Mop Factory, which has been vacant for several years. The petitioner proposes to redevelop the existing structure into 48/50 residential units with 63 off-street parking spaces. The existing parcel is a dual zoned parcel, both "C" Multiple-Family Dwelling District and "F" Neighborhood Commercial District, with the "C" District guidelines prevailing. The current project as proposed does not meet the density requirements of the "C" Multiple-Family Dwelling District. The Petitioner requests to rezone the parcel to the "E" Multiple-Family Dwelling District only. This would allow for the proposal to be in compliance with the provisions of the Zoning Code.

Given that the proposed development provides for the adaptive reuse of an existing historic structure and provides additional market rate housing opportunities for the immediate and surrounding neighborhoods; that by rezoning subject property would bring it into conformity with the Zoning Section; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that the "E" Multiple-Family Dwelling District zoning

classification would be appropriate and would enhance the general welfare of the City.

RECOMMENDATION:

It is the recommendation of the Zoning Administrator that the subject parcel in City Block 483.03 (1322-32 Dolman Street) be rezoned to the "E" Multiple-Family Dwelling District.

cc: Alderwoman John J. Costar, 7th Ward
Frank Oswald, Building Commissioner

Building Safety is NO Accident

Exhibit "D"

Photos of
Rezoning Site in City Block 483.03



**1) Rezoning site
Industrial building & parking lot
(Looking northeastward)**



**2) Rezoning site
Industrial building & parking lot
(Looking southeastward)**



**3) Rezoning site
Industrial building & parking lot
(Looking westward)**



**4) Rezoning site
Industrial building
(Looking southwestward)**

Exhibit "D"

Photos of
Rezoning Site in City Block 483.03



**5) Rezoning site
Industrial building
(Looking northward)**



**6) Adjacent properties
2 townhomes, 1232-34 Dolman St.
(Looking eastward)**



**7) Adjacent properties
Lafayette Square Community Garden,
northwest corner of Dolman St. & Park Ave.
(Looking northwestward)**



**8) Adjacent properties
Park Ave. business district, 1700 block of Park
Ave.
(Looking northwestward)**