



## **Collection Information:**

**Folder:** Parcel No. 34. Eaton and Greenwood Streets.

**Series:** Area 1-B, Parcels 1-240A, 1961-1962.

**Collection:** Port Authority of the City of Saint Paul.  
Records.

## **Copyright Notice:**

This material may be protected by copyright law (U.S. Code, Title 17). Researchers are liable for any infringement. For more information, visit [www.mnhs.org/copyright](http://www.mnhs.org/copyright).

Project Area 1-B  
Parcel No. 34  
Vacant land  
Eaton & Greenwood Streets

• APR • 62



• APR • 62



• APR • 62



Project Area 1-B  
Parcel No. 34  
Vacant land  
Eaton & Greenwood Streets

• APR • 62



• APR • 62



• APR • 62





Project Area 1-B  
Parcel No. 34  
Vacant Land - Eaton & Greenwood Streets

Owner: Norman Horton  
Norm's Auto Parts Inc.  
505 University Avenue

Legal: Lot 3, Block 10 and Lots 1 thru 6, Block 11, and  
vacated Eva Street and Lots 1, 2 and 3, Block 19,  
Morrison's Addition and East  $\frac{1}{2}$  of McCallum Street  
vacated adjoining and except the North 5 feet  
Lot 9 and all of 10 and 11, Block 6, Eaton &  
Morrison's Addition.

Lot Size: See sketch attached.

Zoning: Heavy Industry

Assessor's Value: 5675 for Land - Building None - Total 5675

Lot 3, Block 10, Morrison's Addition 50 x 100	5,000 Sq. Ft.
Lots 1 thru 6, Block 11 and vacated Eva Street - Morrison's Addition 350 x 118.3 Average Depth	41,405 Sq. Ft.
Lots 1, 2 and 3, Block 19, Morrison's Addn. 145 x 101.5 Average Depth	14,718 Sq. Ft.
East $\frac{1}{2}$ of McCallum Street vacated adjoining and except the North 5 feet Lot 9 and all of 10 and 11, Block 6, Eaton & Morrison's Addn. 105.5 x 82.5 Average Depth Plus 25 x 35 Feet	<u>9,579 Sq. Ft.</u>
Total Area Entire Tract	70,702 Sq. Ft.

It is apparent that this owner has assembled a number of lots into one large tract with frontage of 350 feet on Eaton Avenue with an additional 50 feet of frontage also on Eaton Avenue immediately East of Greenwood Avenue. This tract also has the advantage of railroad trackage.

According to the 1959 map of the Public Works Department of the City of St. Paul there is no sewer on Eaton Avenue or Greenwood Avenue. The Water Department informed me that there is no water in the street at this location. Land is level with street grade.

Eaton Avenue and Greenwood Avenue are both graded streets with gravel oiled. There is no sidewalk or curb.

This property at present is being used as a scrap or wrecked auto yard where automobiles are dismantled after usable parts have been removed.

The property contains some frame sheds of little value and is enclosed with a fair seven or eight foot part wood, part wire fence.

We have made a survey of the entire area of which subject property is a part. The square foot rate on normal heavy industry zoning has been set at approximately 15¢ per square foot. Because of the trackage available we have established a rate on subject property of 20¢ per square foot.

70,700 Square Feet @ 20¢ per Square Foot	\$14,140.00
10% For Assemblage	1,500.00
Sheds, Fences, etc.	360.00
	<hr/>
	\$16,000.00

This is a total taking. Based on our data and comparable sales with proper adjustments for time, size, location, zoning, etc., it is your appraiser's opinion that the total damages are:

"SIXTEEN THOUSAND DOLLARS"

(\$16,000.00)

