



## **Collection Information:**

**Folder:** Parcel No. 47. 110 Robertson.

**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 47  
110 Robertson



Front View



Front View

Project area 1 B  
Parcel no 47  
110 Robertson



Street View Facing North



Street View facing South

Project Area 1B  
Parcel No 47  
110 Robertson



Front View

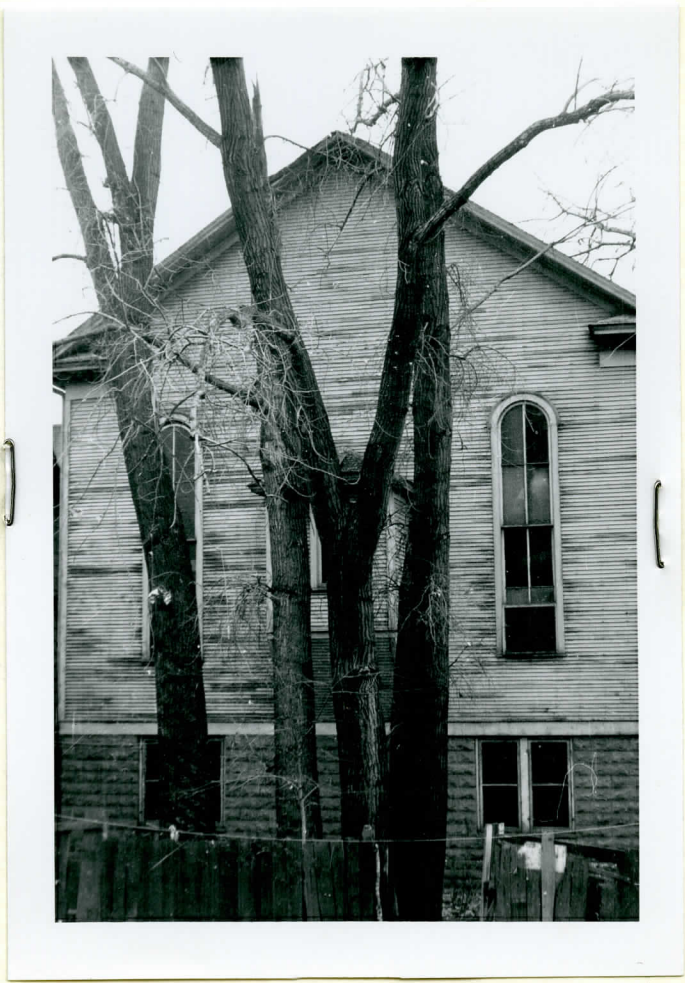


Rear View

Project area 1B  
Parcel no 47  
110 Robertson



Side View



Rear View

Project Area 1B  
Parcel No 47  
110 Robertson



Interior Views of Ark of the Covenant in upper chappell



Project area 1 B  
Parcel No 47  
110 Robertson



View of Balcony and near of upper chapel



View of Ark of the Covenant in lower chapel

PROJECT AREA 1-B  
PARCEL NO. 47

Address: 110 Robertson  
Owner: Jewish Church  
Legal: Ex. Southeast 4 inc. of Southwesterly 1/2 of Northeasterly  
1/2 of Lot 15, Block 7, Marshalls Addition  
Lot Size: 50 x 150 (150 estimated - could be part of 13)  
Zoning: Commercial and Light industry  
Built: 1909  
Assessed Value: \$700 - Land, \$5,000 Building

*Handwritten note:*  
N 5700 m 10  
171

This land is owned by a Jewish Religious Group and their synagogue is located on it. It is located on the East side of Robertson and is West facing. It is approximately 100' north of the corner of East Fairfield and Robertson. It is bounded on the North by East Fillmore, on the East by State Street and on the South by East Fairfield. The synagogue is a large rectangular frame two story structure, with a wood lap siding and composition roof. The exterior is in very poor condition, and is badly in need of paint. There are many windows which have been broken and are boarded up. The roof of the church extends out past the main building and is supported by four wooden pillars which rest on a concrete block portico below. This portion of the building is set back approximately five feet from the sidewalk. There is a large concrete stairway which drops from the portico level to the sidewalk. The lot is level with street grade at the front and slopes to five feet below grade at the rear. Immediately off the portico are two hinged doors which enter into the vestibule or inside foyer of the synagogue. At each end of the vestibule there are stairways leading to the balcony and to the basement. There are two doors immediately to the front of the vestibule which enter into the main chapel area. The main chapel area of the church is divided by two isles which separate the chapel into three sections of pews which face a large wooden altar that contains the Ark of the Covenant, which is in the front of the church. As you face the front of the church from the rear on the right hand side there are ten nine-foot pews. In the front of this right section backed up to the front wall of the church and facing to the rear there is one eleven-foot pew. As you face the front of the church from the rear on the left hand side there is a section of ten nine-foot pews. In the front of this left section backed up to the front wall of the church and facing the rear is one eleven-foot pew. In the center section of the church there are six twelve foot pews. In the middle section, towards the rear, approximately under the balcony, there is a small reading altar, which is ten feet wide and eight feet deep. The platform of this



altar is raised off the floor approximately one foot. There is a four and a half foot high railing around the platform of this altar with a rail plate on top. At the front of the church, in the center, in between two colored glass windows, is the main altar. The altar is on a raised platform, which supports a large wooden, hand-carved, nicely painted, Ark of the Covenant. The outside dimensions of the altar platform are eight feet by thirteen feet. This altar is reached by two small three step stairways at each end of the platform. There is a three foot high railing around the platform of this altar. Along each side of the church there are five colored glass windows which measure three feet wide and sixteen feet high. This makes a total of ten side windows and two front windows in the main church. Along each side of the church there are five single lamp wall fixtures. On the corners of the altar platform there are two large globe lamps, post type, fixtures. Also on the platform in the center is a candelabra type decorative fixture which is in the shape of a triangle, and contains 21 small light bulbs. Hanging from the ceiling of the church toward the front are two chandeliers. The one nearest to the front altar hangs on a chain from the ceiling down to a flat chrome plated star of David. Dropping from it are five small glass globes at each point of the star. In the center of the star there is a large globe hanging down below the others. The other chandelier hanging from the ceiling toward the back of the church over the balcony is identical to the one just described except that it is smaller in size. The floors in the main chapel area are hardwood and the ceilings and walls are lath and plaster. The walls and ceiling are nicely painted and in excellent condition. Above the chapel area extended out into part of the main chapel there is a balcony. This balcony is entered from a stairway off each end of the main vestibule. The sides of the balcony extend from the back wall into the main chapel area thirty-four feet on each side. The balcony has an inward curved front line, the center of which is sixteen feet distant from the rear wall. The balcony is approximately twelve feet above the floor of the main chapel of the building. There are approximately one hundred wooden school type benches with folding seats in this balcony, and they are fastened together in a semi circle, and are bolted to the wooden floors. On each side of the balcony there are two double hung windows, with plain glass. On the walls on each side of the balcony there are four single bulb wall fixtures. On the outside edge of the front part of the balcony overhanging the main chapel area there are twelve single lamp glass globe wall type fixtures. There is a full basement under the synagogue with concrete block walls, and stone, marble type, floors. To the rear of the basement there is a men's rest room off of which is an entrance to the furnace room. The furnace room contains an oil fired hot water furnace. This furnace room is located under the portico. Off the furnace room is the men's rest room, which consists of three wall urinals and two sit-down toilets, one with a high tank and one with a low tank. In the entry way to the men's room there is a sink. In the northwest corner of the basement is the ladies' room, which consists of two sit-down toilets and a sink. In the basement towards the front there is another small chapel which measures 31 feet by 33 feet, and contains a front platform altar which supports a wood hand-carved Ark of the Covenant. About ten feet behind this altar towards the rear of the chapel is a small reading altar.

There are eight ceiling fluorescent fixtures in the basement chapel area. There are five double hung windows on each side of the basement with plain glass and four double hung windows with plain glass on the front side. The walls and ceilings in the basement are lath and plaster and are in very good condition. The pews and the tables in the basement are portable.

Estimate of Value Based on  
Cost of Replacement:

Building:	94,831 cubic feet at 75¢ per cub. ft.	\$ 71,123.00
Colored Glass Windows		8,640.00
Wood partitioned windows		832.00
Pews		3,014.00
Wooden folding chairs in balcony		<u>2,000.00</u>
Total Replacement Cost of Building		\$ 85,609.00
Amount of Depreciation from all causes		<u>66,775.00</u>
Depreciated Value of the Building		\$ 18,834.00
Land Value		<u>1,500.00</u>
Estimate of Value by Cost Approach		\$ 20,334.00

There is practically no market for church property as such under circumstances that would be in any way representative of fair market value. While sales do sometimes take place, they are almost always unfavorable to the seller. The following list of sales are of this type.

The Evangelical Lutheran Church at the corner of Sims and Weide was sold early in 1960 for a reported price of \$15,000. This property has a frontage of 120 feet on Sims by 125 feet in depth. The building has approximately 6,900 square feet of first floor area. The legal description is Lots 18, 19 and 20, Block 22, Arlington Hills Addn.

The Arlington Hills Presbyterian Church sold in the spring of 1959 for \$9,000. This property has 63 feet of frontage on Case by 15 feet of depth. The building has approximately 3,000 square feet of first floor area. The legal description is the West 63.3 feet of Lots 31, 32 and 33, Block 25, Chas. Weide's Subdivision of Blocks 25 and 26, Arlington Hills Addition.

The First Methodist Church of St. Paul at the corner of Portland and Victoria Was sold in 1959 for a reported sales price of \$12,000.00. This property has a frontage of 150 feet on Victoria by a depth of approximately 100 feet on Portland. The building has over 3,500 square feet of first floor area. The legal description is Lots 27 and 28, Block 20, Summit Park addition.

Conclusions

Because this church is a special purpose property, very little weight was given to the market Approach to Value, and a great deal of weight has been given to the Cost of Replacement less accrued depreciation method as a dependable and acceptable indication of fair market value of properties of this type.

This is a total taking. It is the opinion of your appraisers that the present fair market value is in the sum of

Per Cost Approach

\$20,334.00

"TWENTY THOUSAND THREE HUNDRED THIRTY-  
FOUR DOLLARS"