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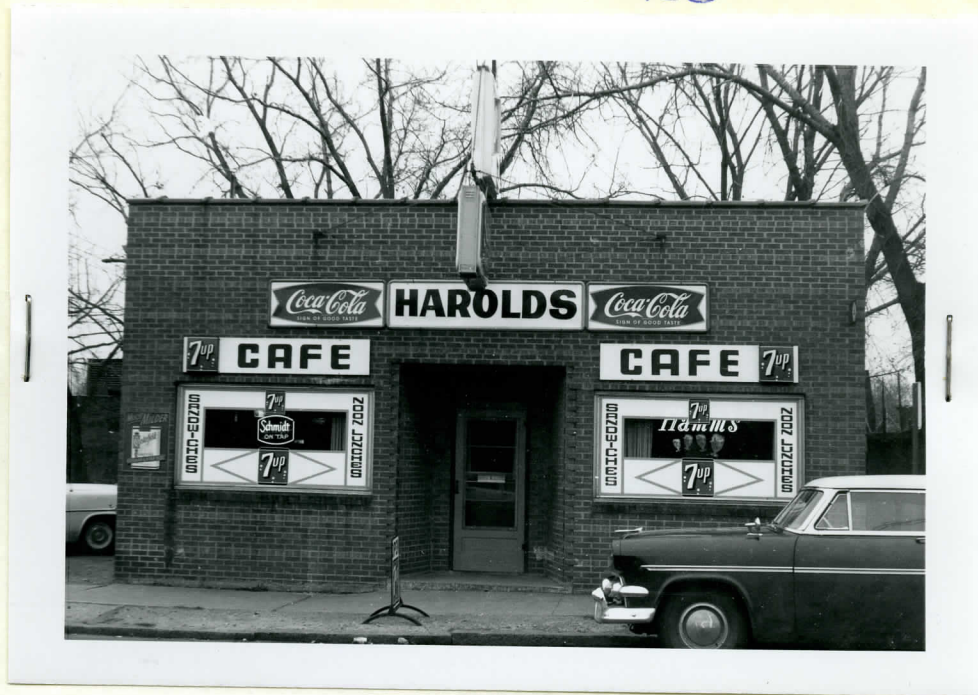
Series: Area 1-B, Parcels 1-240A, 1961-1962.

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Project AREA 13
Parcel No. 53
170 E. Fillmore



Front View



Front Angle

Project AREA 1B
Parcel No. 53
170 E. Fillmore



View looking East



View looking West

Project AREA 1
PARCEL No. 53
170 E. Fillmore



FRONT ANGLE



REAR VIEW

PROJECT AREA 1-B
PARCEL NO. 53

Address: 170 East Fillmore
Owner: George George
Legal: Lot 4, Block 9, Marshall's Addition
Lot Size: 50 x 100
Zoning: Heavy industry
Built: 1949
Assessed Value: \$700 - Land, \$7200 - Building

This property is located approximately in the middle of the block between Eva and Eaton Avenue and is on the South side of East Fillmore and North facing. It is bounded on the East by Eva Avenue, on the South by East Fairfield, and on the West by Eaton Avenue. The improvement consists of a rectangular concrete block one story structure with brick facing on the front. The building has a flat roof with the side crowns being capped with tile. The exterior is in good condition. Immediately to the East of this building there is a vacant lot which has been paved and is used as a parking area for subject property. There is a drive way leading off of East Fillmore into this area for parking (see Parcel 53-A). There is no set back from the sidewalk for the parking area or building. The lot is level with street grade. The interior of the building consists of a large bar room, which measures 48 feet in length and 28 feet in width. This room has asphalt tile floor, plastered walls and ceiling. There are two entrances, one at the front of the building and one on the East side toward the rear of the building. On the East wall there is a bar cabinet which measures 20 feet in length and is 8 feet high and is made of wood. It has a counter top at a height of 4 feet, below which are drawers and sliding door cabinets, and above which are mirrors and shelves. The bar which is parallel to the East wall and to the bar cabinet, sets our 4 feet from the cabinets and is 34 feet long. Along the West wall of this room there are eight (8) booths, which provide space for four people at each booth. These booths consist of a movable formica top table in between a fixed back to back seat for two people which is covered with vinyl covering. There are eight (8) fixed back to back seats. To the rear of the building on the West side are two rest rooms. The ladies' rest room is on the Southwest corner and has window and a toilet and sink. The floor is concrete with a floor drain. The entry way has an asphalt tile floor. The walls are partially lath and plaster and partially wallboard. The men's rest room is immediately to the East of the ladies' rest room and is back to back. The men's rest room consists of a toilet and wall urinal. The floor is concrete with a floor drain. The walls are partially lath and plaster and partially wallboard. The entry way has an asphalt tile floor and a corner sink. At the rear of the building at the Southeast corner is a kitchen. It has an asphalt tile floor, wallboard walls, plastered ceiling, and a galvanized steel sink. There is a food counter with

shelves underneath, running along the South wall of this room. There are two windows in the kitchen, one on the East and one on the South walls. The entrance to the basement is immediately off the kitchen, by a wood stairway. There is a full basement with concrete block walls, steel beams and steel columns with poured concrete footings. There is a dirt floor on the majority of the basement, except the rear furnace area which has a poured concrete floor. The building is heated by an oil-fired forced air furnace. There is a gas-fired automatic hot water heater. The floor joists in the basement are two by twelves, eighteen inches on center. The wiring in this building is 15 amps, 240 volts, 60 cycle, with a three wire system.

Estimate of Value by Cost Approach:

	1891 Square Feet at \$13.00	\$24,583.00
	Brick facing	<u>930.00</u>
		\$25,513.00
Less	Depreciation 20%	<u>5,103.00</u>
		\$ 2,041.00
		20,410.00
Add:	Present Value of Fixtures, Bar Booths, Bar, Cabinet	2,500.00
Add:	Land - 50 x 100	<u>2,000.00</u>
		\$24,910.00
	Estimate of Value by Comparison	\$21,000.00
	Final Estimate by Correlation	\$21,000.00

TWENTY-ONE THOUSAND DOLLARS

This is a Total Taking.

COMPARABLE SALES OF BAR BUILDINGS

1. Wallace Bar at the Southwest corner of Dodd Road and Stryker, sold in June of 1961 at a reported sales price of \$22,000. This is an older brick 2 story rectangular building. It has a bar unit and barber shop unit on the first floor and 2 apartments upstairs.
2. Imperial Foods at the Southwest corner of Kent and University sold in March of 1961 at a reported sales price of \$20,000. This is an older brick 2 story rectangular building. It has a restaurant on the corner which was previously used as a bar. There is another store unit on the first floor. Upstairs there are 2 apartments.
3. The Gay Lounge at the Southwest corner of West Seventh and Minnehaha sold in July of 1961 for a reported sales price of \$25,000. This is a rectangular two story brick building with a liquor bar on the corner downstairs and an apartment upstairs.
4. The Dew Drop Inn at the Southwest corner of Maryland and Jackson sold in June of 1961 for a reported sales price of \$10,000. This is an older rectangular 2 story brick building with the bar on first floor and an apartment upstairs.
5. Luigi's Bar on the West side of Robert Street between Fourth and Fifth, sold in 1960 for a reported sales price of \$25,000.00. This is a rectangular 3 story brick building with a liquor bar and restaurant on first floor and open storage above.