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PROJECT AREA 1-B
PARCEL NO. 80
186 East Fairfield



FRONT VIEW



SIDE VIEW

PROJECT AREA 1-B
PARCEL NO. 80
186 East Fairfield

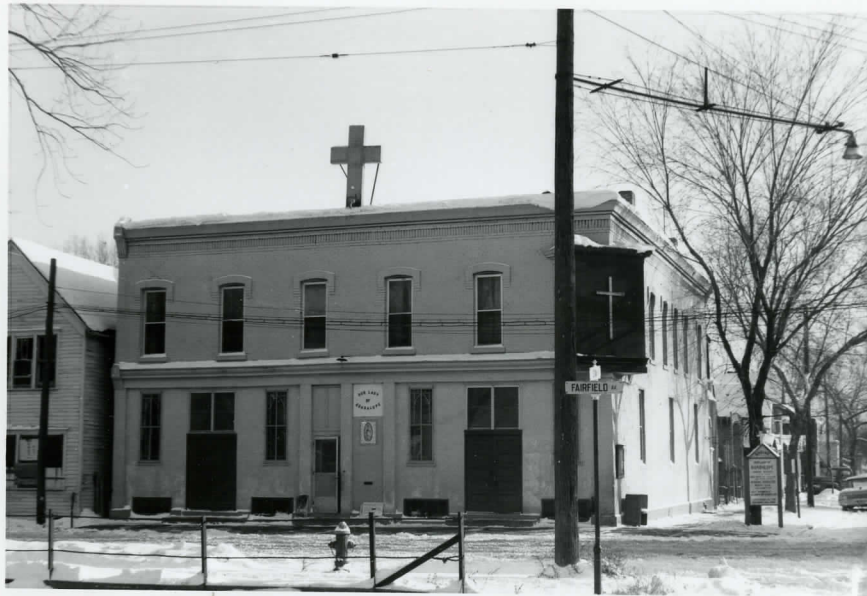


SIDE VIEW



STREET VIEW

PROJECT AREA 1-B
PARCEL NO. 80
186 East Fairfield



FRONT VIEW



NEIGHBORHOOD VIEW

PROJECT AREA 1-B
PARCEL NO. 80
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MAIN ALTAR



LEFT FRONT SIDE ALTAR



MAIN ALTAR



RIGHT FRONT SIDE ALTAR

PROJECT AREA 1-B
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CLASS ROOM IN BASEMENT



STAGE AREAS IN BASEMENT

PROJECT AREA 1-B
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186 East Fairfield



VIEW OF CHURCH
TOWARD REAR



VIEW OF CHURCH
TOWARD REAR



REAR UPSTAIRS
CLASSROOM



FRONT UPSTAIRS
CLASSROOM

PROJECT AREA 1-B
PARCEL NO. 80

Address: 186 East Fairfield
Owner: Church of Our Lady of Guadalupe
Legal: Southwesterly 1/2 of Lots 1 and 2, Block 11, Marshall's Addition
Lot Size: 50 x 100
Zoning: Light Industry
Built: Old
Assessed Value: Land - \$1,000, Building - \$7,500

This property is located on the south side of East Fairfield. It is bounded on the north by East Fairfield, on the east by Robertson, on the west by Eva and on the south by East Indiana. The lot is level with street grade on the north and west. The southeast corner of the lot is approximately six feet below street grade. There are no building setbacks from the sidewalk line on East Fairfield or Eva Streets. The improvement consists of a rectangular two story brick church building, the front of which has been stuccoed. The exterior is in good condition. There is a central entry way which leads to the first and second floors and to the stairway to the basement. The building has a full basement which is completely finished and contains the following: There is a room across the south of the basement which is used as a credit union office. This room has lath and plaster walls and concrete floors. Immediately off this room is the auditorium area in the basement. This room has a seating area and a stage. The walls are plastered stone and wood. The ceiling has an acoustical tile covering. The floors are asphalt tile. There are five steel columns supporting two steel I beams in this area. Along the west wall of the basement are two classrooms. The walls are plaster, the floors are poured concrete. The ceiling has acoustical tile covering. There is a stairway to the outside in the southwest corner of the basement. Across the north side of the building, under the front sidewalk on East Fairfield is a large storage area. In the northwest classroom there is an oil fired forced air furnace which provides the heat for the basement. In the northwest section of the basement there is a kitchen with stainless steel sinks and an exhaust fan. The walls in this kitchen are wallboard and the ceiling is acoustical tile. The floor is covered with linoleum. Next to the kitchen there is a furnace room which contains an oil hot water furnace and a gas automatic hot water heater. This furnace heats the church area on the first floor and the second floor apartment area. Off the furnace room is a ladies' rest room which contains a toilet and a sink. The floors in this section are tile. Immediately to the back of the ladies' rest room is a men's rest room. The men's rest room contains two sit-down toilets and a stall shower. There are two front entrances to the first floor of the building which contains the

church. The southeast corner of the front of the church has a room which is used as a sacristy. It contains two sinks. The walls and ceilings are lath and plaster and the floors are tiled. At the southwest corner of the front of the church is another storage room. The walls and ceiling are lath and plaster and the floors are tiled. There is another outside entrance from this room. There are outside entrances from both of these rooms. Immediately to the front and center of the church is the main altar. The main altar is hand carved wood with a large hand carved cross hanging above from the wall. In each corner at the front of the church there are two side altars, that are hand carved and which support statues. These side altars are removable as is the main altar. The walls and ceiling in the church are lath and plaster and the floors are tiled. There are seven circular ceiling fluorescent lighting fixtures in the church. On the right aisle facing the front of the church there are 14 - nine foot pews and 1 - five foot pew, all with padded kneeling benches. In the center section there are 18 - nine foot pews, all with padded kneeling benches. On the left aisle facing the front of the church there are 14 - nine foot pews and 4 - five foot pews all with padded kneeling benches. All of these pews are attached to the floor with screws or bolts. At the front of the church there are two 9 feet long by 2 feet high communion rails made out of wood, which also have wooden kneeling benches attached. At the rear of the church on the right aisle side is a raised platform measuring 5 feet by 11 feet which is used for the church organ. Around the top of this platform raised up a distance of about four feet from the 2 foot platform there is a small railing with a hand rail placed on top. Towards the rear of this platform there is 1 - five foot pew. The second floor of the church is divided into several parts or rooms. In the northeast corner of the second floor there is a classroom. The walls and ceiling are lath and plaster and the floors are asphalt tile. There are two circular fluorescent light fixtures hanging from the ceiling in this room. In the middle east section of the second floor is another classroom. The walls and ceiling are lath and plaster and the floors are tiled. There is another room in the southeast corner which is used as a bedroom. The walls and ceiling of the bedroom are lath and plaster and the floor is asphalt tile. Off this southeast corner bedroom there is a full bath. Across the back of the building on the second floor is a closed unheated porch. The west section of the second floor is used as one unit which is the pastor's living quarters. This unit contains two bedrooms, one dressing room, one office, living room, dining room, large kitchen and two full baths. The walls and ceiling are lath and plaster and the floors covered with asphalt tile and inlaid linoleum. The condition of the second floor is very good.

Cost Approach:	6100 Square Feet at \$17.00	\$103,700.00
Plus	Plain Stained Glass Windows	6,609.00
	Pews and Communion Rail	<u>5,027.00</u>
	Total Replacement Cost	\$115,336.00

Less	Amount of Depreciation from All Causes	<u>\$ 85,348.00</u>
	Depreciated Value of the Building	\$ 29,988.00
Add	Land	<u>1,000.00</u>
	Estimated Value by Cost Approach	\$ 30,988.00

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 \$15,000.00. 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 Addition.

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 \$ 30,988.00

"THIRTY THOUSAND NINE HUNDRED EIGHTY-EIGHT
DOLLARS"