



## **Collection Information:**

**Folder:** Parcel No. 82. 202 East Fairfield Avenue.

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

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Project Area 1B  
Parcel No. 82  
202 East Fairfield



*Front View*

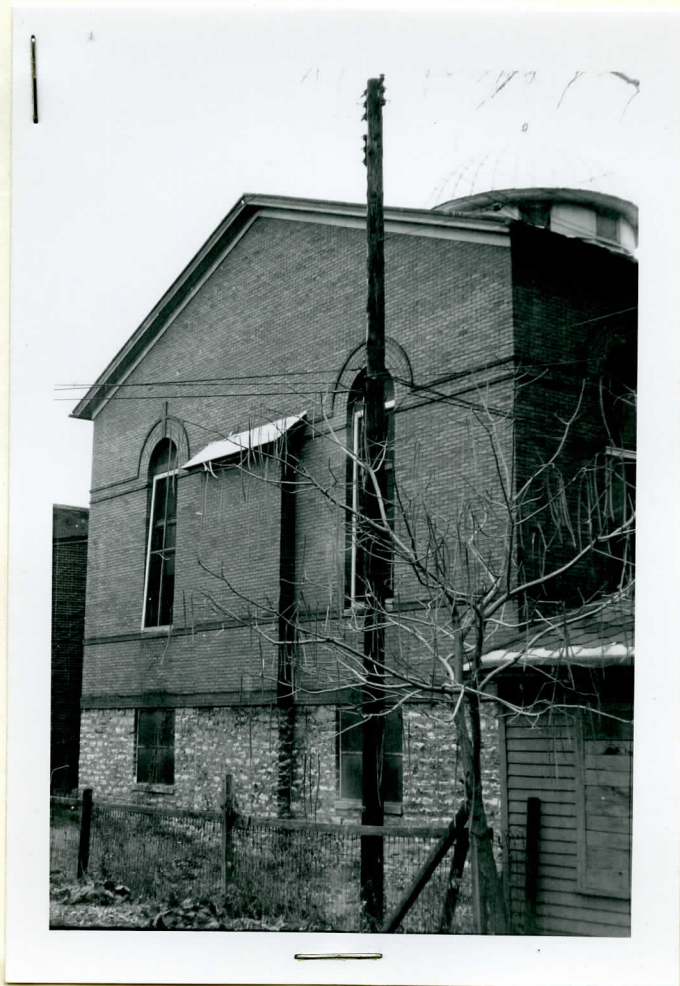


*Front and Side View*

Project Area 1B  
Parcel No. 82  
202 East Fairfield



Rear View



Rear View

Project Area 1B  
Parcel No. 82  
202 East Fairfield



Front View from One Block North



Rear View from East Side

Project Area 1B  
Parcel No. 82  
202 East Fairfield



Street View facing to the West



Street View facing to the East

Project Area 1 - B  
Parcel No. 82

Address: 202 East Fairfield  
Owner: Jewish Church

Legal: All of Lot 3 and Southwesterly 1/2 of Lot 4, block 11,  
Marshall's Addition

Lot Size: 75 x 100

Zoning: Light Industry

Built: 1910

Assessed Value: Land \$1050.00, Building \$13,000.00

This land is owned by a Jewish religious group and their Synagogue is located on it. The Synagogue Building is a large rectangular brick two-story structure. It is located on the South side of Fairfield Avenue approximately in the middle of the block, between Robertson Avenue and Eva Street. It is bounded on the South by East Indiana, on the West by Eva Street and on the East by Robertson. The building is used exclusively as a Jewish Synagogue. The exterior is brick and is in excellent condition. On the front at the gable ends of the roof are two small metal domes. The front roof rises to a peak where there is another larger metal dome. Set back about at the middle of the building on the roof crown is a larger metal dome. All of these domes are painted silver. This building has a metal roof which has been painted recently and is in good condition. All the windows have concrete sills and concrete headers. This building is set back from the street eight feet, with large concrete steps going up to the center doorway from the sidewalk. The lot is fenced on both sides and has a sharp drop from the sidewalk level to a depth of approximately nine feet at the rear of the building and lot. There is an outside stairway on the left of the Synagogue by which you can walk down to the lower ground level of the lot and thence walk to the rear of the building along the side. There are two brick chimneys located on the right and left sides of the front of the building. The main entrance is at the rear of the Synagogue off the sidewalk and steps. There is a large entry area nine feet wide and 29 feet long. At each end of this area there are stairways with hand railings going up to the balcony. Also at each end of the entry way there is a stairway which leads down to the basement. As you enter into the church proper there is a small chapel which runs across the width of the building. From this chapel you enter into the large chapel which takes up the majority of the building. The small chapel measures approximately 12' x 47'. It is separated from the main chapel by a wood frame wall. The purpose of this is to use and heat only the small chapel in the winter months. The large inner chapel measures approximately 38 feet by 47 feet and is used only in the summer months. There are ten colored glass windows, five on each side of the Synagogue. There is one stained glass window at the rear of the building. It is a large window which extends up to the roof in the center of the rear of the building. There are two large wood partitioned plate glass windows in the rear of the building. In the large inner chapel there is, at the front and center, a large altar on top of which is setting a hand carved wood piece which is called the Ark of the Covenant. This measures approximately 11 feet wide by 15 feet tall. There

upstairs there is another chapel. At one time this chapel was used for daily services, until the basement was flooded several years ago. There are marks on the walls showing that the water rose to a height of approximately six feet during the flood. There is an altar in this room and it has pews and benches, all of which were badly damaged by the flood. This basement chapel is not used any more for services though the altar at the front still has an old Ark of the Covenant which measures approximately 11 feet by 10 feet and is made out of hand carved wood. There are three fluorescent light fixtures on the ceiling in this room. The oil fired forced air furnace is on the right side of the basement. Near the furnace is the men's rest room which consists of three toilets and tanks, two wall urinals and a sink. On the left side of the basement is the ladies' rest room in which there are three toilets and tanks and a sink. The entire ceiling of the basement is finished with lath and plaster. Though this building is 51 years old, it is in good condition because it has been well maintained both inside and out.

Estimate of Value Based on  
Cost of Replacement:

Building:	153,510 cubic feet at 80¢ per cubic foot	\$122,808.00
Colored glass windows		3,600.00
Wood partitioned windows		360.00
Pews		<u>6,088.00</u>
Total Replacement Cost of Building		\$132,856.00
Amount of Depreciation from all causes		<u>95,656.00</u>
Depreciated Value of the Building		\$ 37,200.00
Land Value		<u>1,500.00</u>
Estimate of Value by Cost Approach		\$ 38,700.00

There is practically no market for a 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 35 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 Sub-division of Blocks 25 and 26, Arlington Hills Addn.

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.

It is the opinion of your appraisers that the present fair market value is  
in the sum of:

\$38,700.00

"THIRTY-EIGHT THOUSAND AND  
SEVEN HUNDRED DOLLARS"