



Housing and Redevelopment Authority  
of the City of Saint Paul, Minnesota:  
Redevelopment project files

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C. C. BEETH, M. A. I. - S. R. A.  
REALTOR AND APPRAISER  
1603 UNIVERSITY AVENUE  
ST. PAUL 4, MINNESOTA

HARL V. DOLAN, M. A. I. - S. R. A.  
REALTOR AND APPRAISER  
PIONEER BUILDING  
ST. PAUL 1, MINNESOTA

401-405 Farrington A

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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

STATE OF MINNESOTA

COUNTY OF RAMSEY

DISTRICT COURT

SECOND JUDICIAL DISTRICT

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Housing and Redevelopment Authority of the  
City of Saint Paul, Minnesota,

Petitioner

-VS-

Anna F. Kueppers, et al,  
(John E. Blomquist, Inc., William Rodriguez,  
and Twin City Federal Savings and Loan  
Association)

Respondent(s)

FINAL CERTIFICATE  
IN CONDEMNATION  
OF PARCEL NO. W-129½  
FILE NO. 291625

-----

In the matter of the condemnation of certain lands in the City of  
Saint Paul, County of Ramsey, State of Minnesota, in connection  
with the clearance, replanning, reconstruction and neighborhood  
rehabilitation of the blighted, substandard and unsanitary areas.

-----

By authority of Minnesota Statutes 1953, Section 117.20, I hereby certify  
that the land hereinafter described has been taken by the Housing and Redevelopment  
Authority of the City of Saint Paul, Minnesota, in eminent domain proceedings  
in connection with the clearance, replanning, reconstruction and neighborhood  
rehabilitation of the blighted, substandard and unsanitary areas,

in conformity with the requirements of the Municipal Housing and Redevelopment Act  
of Minnesota, being Minnesota Laws 1947, Chapter 487, as amended, Minnesota Statutes  
Section 462.411-462.711, as amended, and Minnesota Statutes 1945, Chapter 117, as  
amended:

North 60.25 feet of Lot Seven (7) and East 20 feet of the North 60.25 feet  
of Lot Eight (8), Block Eight (8), Elfelt, Bernheimer and Arnolds Addition  
to Saint Paul, according to the recorded plat thereof on file and of record  
in the office of the Register of Deeds in and for Ramsey County, Minnesota.

That on ~~July 19~~, 19~~55~~, the above named Court entered its Order finding that the taking of said land was for a public use, is necessary and authorized by law, and appointed three disinterested persons to act as commissioners to ascertain and report the amount of damages sustained by the owner on account of such taking; that said commissioners qualified, and made and filed their award of such damages on account of said taking on ~~October 31~~, 19~~55~~; that the owners were duly served with notice of filing of commissioners' award on the ~~3rd~~ day of ~~November~~, 19~~55~~, and that the time for appeal from commissioners' award of damages has expired; that no appeal has been taken from the above award (that appeal taken by (petitioner or respondent(s)) has been dismissed); that, pursuant to an Order of the above named Court dated ~~August 31~~, 19~~56~~, all damages as determined by the award of commissioners and agreed to by the parties herein by a stipulation dated ~~August 15~~, 19~~56~~, has been paid by the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota; that said proceedings for the taking of said land are now complete and that the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota, now has title to said land.

Dated at Saint Paul, Minnesota, this 12 day of September, 19~~56~~.

*Harold L. Rutchick*  
 Harold L. Rutchick  
 General Counsel of the Housing and Redevelopment Authority of the City of Saint Paul, Minnesota.  
 E-701 First National Bank Building  
 Saint Paul 1, Minnesota

The above certificate is hereby approved.

Dated at Saint Paul, Minnesota, this 12 day of Sept, 19~~56~~

*Arthur J. Stewart*  
 Judge of the District Court



STATE OF NEW YORK

IN SENATE  
January 1, 1914

REPORT OF THE  
COMMISSIONER OF THE  
DEPARTMENT OF  
CORRECTIONS  
FOR THE YEAR  
1913

BOOK 1529 PAGE 518

#4

Sub File

THE STATE OF NEW YORK  
IN SENATE  
January 1, 1914  
REPORT OF THE  
COMMISSIONER OF THE  
DEPARTMENT OF  
CORRECTIONS  
FOR THE YEAR  
1913  
CHAPTER I  
GENERAL STATEMENT  
OF THE DEPARTMENT  
DURING THE YEAR  
1913  
The Department of Corrections during the year 1913 has been characterized by a steady and continuous improvement in the management of the State Prison and the State Reformatory for Women. The work of the Department has been directed towards the reformation of the inmates and the prevention of crime. The Department has been successful in its efforts to improve the physical and moral conditions of the inmates and to provide them with the necessary training and education. The Department has also been successful in its efforts to prevent crime and to protect the public. The Department has been successful in its efforts to improve the management of the State Prison and the State Reformatory for Women. The work of the Department has been directed towards the reformation of the inmates and the prevention of crime. The Department has been successful in its efforts to improve the physical and moral conditions of the inmates and to provide them with the necessary training and education. The Department has also been successful in its efforts to prevent crime and to protect the public.

1529 518

State of Minnesota, }  
COUNTY OF RAMSEY } ss.

**DISTRICT COURT**  
**SECOND JUDICIAL DISTRICT**

A. HILDA PETERSEN Acting

I, ~~CHARLES H. WEYL~~, Clerk of District Court, Ramsey County, State of Minnesota, do hereby  
certify that I have compared the foregoing paper writing with the original Final Certificate  
in Condemnation of Parcel No. W-129 $\frac{1}{2}$ , File No. 291625

in the action therein entitled, now remaining of record in my office, and that the same is a true and  
correct copy transcript of said original and the whole thereof.

WITNESS my hand and seal of said Court, at St. Paul this 12th day of

September A. D. 1956.

A. HILDA PETERSEN Acting

~~CHARLES H. WEYL~~, Clerk

By

Deputy



Filed for record on the 13 day of Sept. A.D.1956, at 12:00 o'clock M.

1408564

3/12

Sub File No. 4  
No. 291625

## DISTRICT COURT

RAMSEY COUNTY,

*Certif.*

② Housing and Redevelopment

Authority of the City of

St. Paul, Minnesota,  
Petitioner, ~~PRINCE~~  
against

① Anna F. Kueppers, et al,

301-

Respondents. ~~PRINCE~~

### CERTIFIED COPY OF

Final Certificate in Condemnation  
of Parcel No. W-129½, File No.  
1625.

Harold L. Rutchick

Attorney for Petitioner

*Housing (Went)*

STATE OF MINNESOTA }  
County of Ramsey } ss.

### Office of the Register of Deeds

This is to certify that the within instrument  
was filed for record in this office at St. Paul on  
the 13 day of Sept  
A.D. 1954, at 12 o'clock - M., and that  
the same was duly recorded in book 1529  
of Deeds page 516

ROBERT T. GIBBONS

Register of Deeds

By

*Walter J. Hanson*

Deputy



Market Value Appraisal for  
THE HOUSING AND REDEVELOPMENT AUTHORITY  
of The City of St. Paul, Minn.

24 W  
Parcel # 1291  
Supplement  
to Parcel # \_\_\_\_\_

By

EARL V. DOLAN, M.A.I., S.R.A.  
1024 Pioneer Bldg., St. Paul, Minn.

C. C. BEETH, M.A.I., S.R.A.  
1603 Univ. Ave., St. Paul 4, Minn.

Date August 17th, 1953

Property Address 401-405 Farrington  
Fee Owner John E. Blomquist, Inc.  
Contract for Deed Purchaser William Rodriguez  
Legal Description North 60.25 feet of Lot 7, and North 60.25 feet of East 20 feet of Lot 8 Elfelt, Bernheimer and Arnolds' Addition to St. Paul  
Lot Size 60.25 x 70 Square Feet 4,217.5  
ASSESSED VALUE F. & T. LAND \$ 625.00 BUILDINGS \$ 7,500.00 TOTAL \$ 8,125.00  
When Acquired 1951 How Much Paid \$ 7,500.00 How Much Spent Since \$ 2,000.00  
INCUMBRANCES: Mortgage \$ \_\_\_\_\_ Appr. Bal. Owing \$ \_\_\_\_\_ Holder? \_\_\_\_\_  
Contract for Deed \$ \_\_\_\_\_ Appr. Bal. Owing \$ 5,528.00 To Whom? John E. Blomquist, Inc.  
Other See "Remarks" on reverse.  
BEST ECONOMIC USE: Present Use  
ANY UNLAWFUL USE NOTED: None  
OCCUPANCY: Owner X Tenants X (See Names on Reverse)  
ZONING: Class A B X C Commercial Industrial: Light Heavy

DESCRIPTION OF IMPROVEMENTS

Type of Building Apartment Function Residence Year Built 1887 Remodeled  
Construction Frame Number of Stories 2 Number of Rooms 19  
Basement % Excav. 90 Foundation Stone Heat Stove Baths 3 tubs General Condition Poor  
Cubic Foot Content 44,648 Garage None Other Bldgs. \_\_\_\_\_

COMPARABLES

By number as shown in submitted list: (Plus or minus percentage to adjust)

INCOME DATA

Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent	Apt. #	Mo. Rent
<u>1</u>	\$ <u>18.00</u>	<u>5</u>	\$ <u>39.00</u>		\$ _____		\$ _____
<u>2</u>	\$ <u>24.00</u>	<u>6</u>	\$ <u>OWNER</u>		\$ _____		\$ _____
<u>3</u>	\$ <u>25.00</u>		\$ _____		\$ _____		\$ _____
<u>4</u>	\$ <u>32.00</u>		\$ _____		\$ _____		\$ _____

Adjusted Total Annual Rent Estimate \$ 1,680.00

Multiplier

Indicated Value Estimate by Income Approach \$ \_\_\_\_\_

INDICATED VALUE ESTIMATE BY COST APPROACH

Depreciated Value Estimate Main Building This Sheet	\$ <u>4,450.00</u>
Depreciated Value Estimate Auxiliary Buildings This Sheet	\$ _____
Depreciated Value Estimate Buildings Parcel A	\$ _____
Depreciated Value Estimate Buildings Parcel B	\$ _____
Depreciated Value Estimate Buildings Parcel C	\$ _____
Total	\$ <u>4,450.00</u>
Estimated Land Value	\$ <u>550.00</u>
Total, Land and Buildings	\$ <u>5,000.00</u>

The within described real property has been appraised in accordance with the rules and professional ethics of the American Institute of Real Estate Appraisers and of the Society of Residential Appraisers, of which organizations we are members, and, subject to the limiting conditions as expressed, we hereby certify that in our opinion the property hereinabove described has a market value as of the date hereof in the amount of

- - Five Thousand - -

Dollars 4500

\$ 5,000.00

Further, that this total parcel (including supplements if any) has an estimated market value in the amount of

- - Five Thousand - -

Dollars

\$ 5,000.00

Earl V. Dolan  
Earl V. Dolan, M.A.I., S.R.A.

C. C. Beeth  
C. C. Beeth, M.A.I., S.R.A.



THE HOUSING AND REDEVELOPMENT AUTHORITY  
of the City of St. Paul, Minn.

Depts Names

- Lower 405 - C. Thomas
- Upper 405 - Earl Howard
- Lower 403 - Sallie Brown
- Upper 403 - Charles Ortis
- Lower 401 - Eustee Nunn
- Upper 401 - Owner

Remarks:

This property shown as a sale for comparison purposes at No. 66 of COMPARABLE volume. The price of \$7,500 not considered by us to be authentic, as if it was sold at this price it was with a very small down payment and a long term contract. (This by purchaser's Statement.)

C. C. BEETH, M. A. I. - S. R. A.  
REALTOR AND APPRAISER  
1603 UNIVERSITY AVENUE  
ST. PAUL 4, MINNESOTA

EARL V. DOLAN, M. A. I. - S. R. A.  
REALTOR AND APPRAISER  
PIONEER BUILDING  
ST. PAUL 1, MINNESOTA

Parcel No. W-129½

APPRAISAL OF

401-405 Farrington Avenue

St. Paul, Minnesota

Made For

THE HOUSING AND REDEVELOPMENT AUTHORITY  
of the  
CITY OF ST. PAUL, MINNESOTA

By:

C. C. BEETH and EARL V. DOLAN

as of

September 3, 1955

CERTIFICATE:

Based upon the above appraisal, it is our opinion that the market value of the property noted, and legally described as:

The North Sixty and Twenty-five Hundredths (60.25) feet of Lot seven (7), and the North Sixty and Twenty-five Hundredths (60.25) feet of the East Twenty (20) feet of Lot eight(8), Elfelt, Bernheimer and Arnold's Addition

as of the date hereof, is in the amount of:


Five Thousand Dollars

\$5,000.00

of which amount Seven Hundred Fifty (\$750.00) Dollars is ascribed to the land and Four Thousand Two Hundred Fifty (\$4,250.00) Dollars to the building. Following herewith is a present description of the property and pictures thereof.

SIGNED:

  
C. C. Beeth, M.A.I., S.R.A.

  
Earl V. Dolan, M.A.I., S.R.A.

9/3/55

401-405 Farrington Avenue

This is a two story multiple dwelling; 4 - 3/4" siding is loose and pulling away on the wall. The gutters and downspouts are completely rusted through; one-half screens on the windows. Stone foundation. The siding needs paint badly on all sides of the building. On the two lean-to's the siding is badly rotted in places and the sill is rotted through. The siding on all sides is in about the same shape. It has a rolled roof which appears fair, but the two chimneys above the roof are in very poor condition. The lean-to roof is badly sagged and the siding on the West side and the sills are rotted.

401 Farrington:

The kitchen has a roll rim, two facet sink, celotex sidewall, nu-wood tile ceiling, wainscoting on the sidewall. The kitchen floor is badly sagged toward the West and North. No sash weights in the windows, linoleum on the floor.

The dining room has maple floor, pine painted trim, plastered walls badly in need of paint. The 9' ceiling is unpainted, nu-wood tile. Off the dining room is a small inside bedroom 6 feet wide by 11½ feet long in the same condition as the dining room. Only ceiling electric outlet in the dining room and bedroom. Stove heat.

Tenant pays \$25.00 per month.

Off the dining room is a small entry to the basement which is also the space the old style toilet bowl is located. There is very little room to get down the basement stairway.

The front entry has maple floor with stairway to the second floor.

Second floor:

There is a hallway, The South apartment has 3 rooms, a front living room, rear is a kitchen with flat rim sink and a small bedroom. Off the hall partitioned with ceiling board is a leg tub and an old type toilet bowl, no ventilation; exposed soil pipe. This is the owner's apartment and is fairly clean. The floor is covered with linoleum but it appears that under the linoleum the floor is maple.

Center Apartment Front:

The room arrangement is about the same except the kitchen has an automatic hot water heater. In the hallway is the same type of bathroom facilities. The floors in this apartment are all pine, partly covered with congoeum. There is one closet off the front room. The settlement is very apparent in the doorways of the apartment. The plaster is loose on the sidewall in places.



405

The first floor tenant Cory Thomas pays \$25.00 per month.

The hallway partition off the living room has a beaded board partition. 3 rooms, stove heat, maple floor in center room, pine floor in front room.

Only a toilet bowl off the center room with no ventilation.

The rear kitchen has a roll rim sink, only cold water faucet.

The plaster is off on the ceiling of the kitchen. The floor is poor.

2nd floor of the apartment above was locked with a padlock.

The basement has stone foundation, dirt floor, 2 x 12 joist

8½' ceiling, a poured concrete wall in between the apartments.

The joists under the rear porch are 20" on center.

**R. V. DOLAN, M. A. I. - S. R. A.**  
**REALTOR AND APPRAISER**  
**PIONEER BUILDING**  
**ST. PAUL 1, MINNESOTA**