

TWIN CITY CONVERSIONS

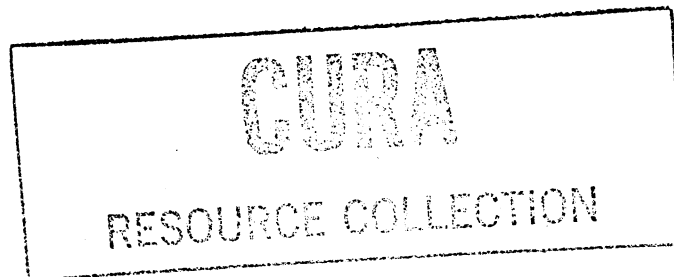
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THE COMPLETE INVENTORY:

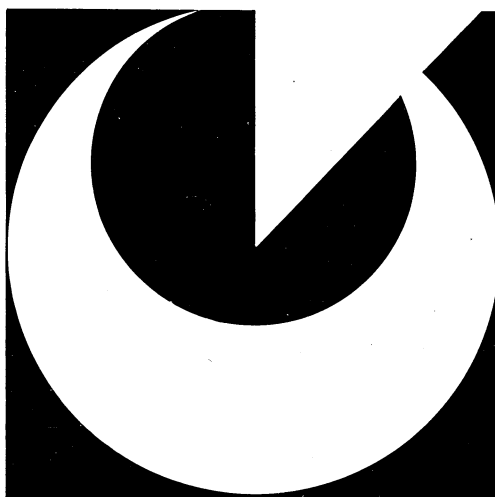
1970-1980

Milo Pinkerton





TWIN CITY CONVERSIONS



THE COMPLETE INVENTORY: 1970-1980

by
Milo Pinkerton

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PUBLISHER'S NOTE

This work is part of a series of publications that developed from a study of housing conversions in the Twin Cities metropolitan area. The conversion studies were directed by Barbara Lukermann. Milo Pinkerton worked with her as project assistant. Graduate students in the Humphrey Institute of Public Affairs conducted most of the survey work in conjunction with a workshop in the Institute's Planning Program during the spring of 1980. Titles of the complete series of conversion publications are:

Twin City Conversions of the Real Estate Kind. Barbara Lukermann and others. CURA 81-5.

Twin City Conversions. The Condominium Market: Surveys of Activity, Developers, and Buyers. Barbara Lukermann and Milo Pinkerton. CURA 81-6.

Twin City Conversions. The Displacement Factor: A Survey of Out-movers. Thomas L. Anding and Rebecca Smith, CURA 81-7.

Twin City Conversions. The Case Studies: How the Finances Work. Milo Pinkerton. CURA 81-8.

Twin City Conversions. The Complete Inventory: 1970-1980. Milo Pinkerton. CURA 81-9.

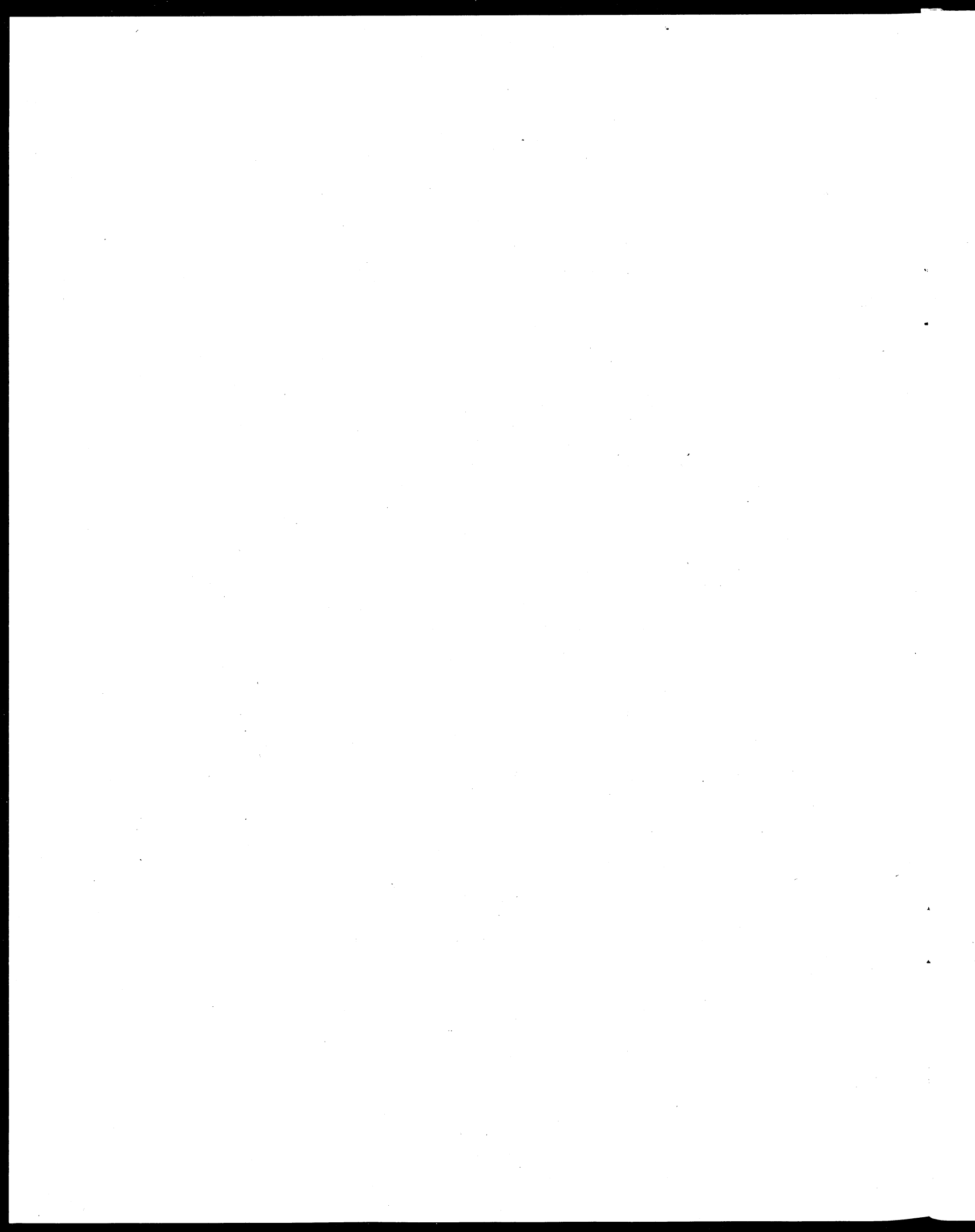
INTRODUCTION

The inventory here lists, to the best of our knowledge, all condominium and cooperative housing developments in the Twin Cities metropolitan area between January 1, 1970 and December 31, 1979. The list was collected from each County Recorder's office. Those buildings marked as "unrecorded" were identified by the County Recorder as being developed but had not at the time of our survey been legally recorded.

Our survey of condominiums, both converted and new, covered the seven county metropolitan area. The cooperative survey was for Hennepin County and Ramsey County only. Data on new condominiums in Carver, Dakota, Scott, and Washington Counties were taken from the Twin Cities Metropolitan Council tabulations (derived from Assessors Office) and are therefore not listed in this inventory.

The inventory is organized by county and presented chronologically by date of recording. "Year Built" refers to the date of construction of the building. "Number of Units" refers to the units following construction. "H.O." and "I.D." numbers were assigned by us to each project for the purposes of our study. Where developments were converted in phases, the H.O. numbers of related phases are listed in parentheses for all recordings under the same address.

Our inventory includes for converted units: 6,643 condominium units and 993 cooperative units (7,636 TOTAL); and for new units: 4,873 condominium units and 672 cooperative units (5,545 TOTAL).



CONVERTED CONDOMINIUMS & COOPERATIVES

IN

HENNEPIN COUNTY

RAMSEY COUNTY

DAKOTA COUNTY

SCOTT COUNTY

DAKOTA COUNTY CONDOMINIUMS

H.O. #	CONDOMINIUM	YEAR BUILT	DATE RECORDED	# OF UNITS
401.	Regency 2005-07, 09, 11 E. 122nd St. Burnsville	1970	1974-5	96
402.	Windham Hills 401 E. Burnsville Pkwy. Burnsville	1972-3	1974	123
403.	Ridgeview 12808-12992 Nicollet Ave. So. Burnville	1970	1975-7	402
404.	Woodhurst East 12600 Parkwood Drive Burnsville	1971	1972	50
405.	Woodhurst West 705 E. Burnsville Pkwy. Burnsville	1971	1972	49
406.	Scandia 13701-05 Nicollet Ave. So. Burnsville	1972	1976	36
			TOTAL	<u>756</u>

SCOTT COUNTY CONDOMINIUMS

H.O. #	CONDOMINIUM	YEAR BUILT	DATE RECORDED	# OF UNITS
501.	Lakeside Manor 5230 Candy Cove Trail Prior Lake	Pre-1970	8-33-78	6

RAMSEY COUNTY RECORDED CONDOMINIUMS

H.O. #	CONDOMINIUM	YEAR BUILT	DATE RECORDED	# OF UNITS
1.	Cleveland Terrace 1261-1269 Cleveland N. St. Paul	1969	3-4-70	14
2.	The Malloy Apartments 614 Grand - 62 S. Dale St. Paul	1906	12-28-71	12
4.	St. Albans Condominiums 62 S. St. Albans St. Paul	1901	11-17-72	6
5.	Summit Condominium 550 Summit St. Paul	1904	3-27-73	6
6.	Evergreen Place 854 Linwood & 855 St. Clair St. Paul	1915	4-4-73	8
9.	Parkview Terrace 2670-2680 Oxford St. N. Roseville	1968	5-25-73	108
10.	Williamsburg Green 1347-1411 Colonial Ave. Roseville	1960	6-8-73	51
12.	Cochrane Park 436 Holly - 56 Arundell St. Paul	1914	7-18-73	12
13.	Mirror Lake Condominiums 3912-4099 Foss Rd. NE St. Anthony	1972	12-26-73	148
15.	River Drive Condo 200 N. River or Mississippi River Blvd. St. Paul	1962	5-22-74	20

H.O. #	CONDOMINIUM	YEAR BUILT	DATE RECORDED	# OF UNITS
17.	Summit Court Condo 442 Summit & 11 Summit Court St. Paul	1898	9-4-74	16
18.	Bonaventure Condominium 3090 Lexington Pkwy. No. Roseville	1973	12-13-74	30
19.	F. Scott Fitzgerald 477-481 Laurel St. Paul	Pre-1900	5-22-75	12
20.	Firenze Condominiums 117 Mackubin St. Paul	1900	11-20-75	9
21.	McConville-Stewart 933 Lincoln Ave. St. Paul	Pre-1950	10-29-75	2
22.	The Dayton Ave. Rowhouses 568-574 Dayton St. Paul	1904	5-7-76	4
23.	The Phoenix Condominium 528 Ashland St. Paul	1896	9-23-76	6
24.	Laurel Flats 434-438 Laurel & 120 Arundel St. Paul	1897	9-12-76	13
25.	Fillmore and Walter Condo 30-42 S. St. Albans St. Paul	1906	11-18-76	12
26.	St. Albans Court Condo 20-28 N. St. Albans St. Paul	1911	6-29-77	8
27.	Nathan Hale Condo 387-389 Portland St. Paul	Pre-1900	9-1-77	2

H.O. #	CONDOMINIUM	YEAR BUILT	DATE RECORDED	# OF UNITS
28.	Elm Tree Condominium 91-93 Kent St. Paul	1901	9-6-77	6
29.	Oak Tree Condominium 87-89 Kent St. Paul	1901	9-6-77	6
30.	Hawthorn West Condo 599 Laurel St. Paul	1901	10-17-77	6
31.	North Western Condo 102 N. Western St. Paul	1907	10-25-77	4
32.	Riverridge 334 Cherokee Ave. St. Paul	1964	12-30-77	42
33.	Lincoln Avenue Condo 666 Lincoln Ave. St. Paul	1914	1-12-78	7
34.	Avon Place Condo 51-57, 63 S. Avon St. Paul	1904	1-31-78	19
35.	Sutton Place 697-703 Laurel St. Paul	1892	3-23-78	20
36.	St. Albans Place Condo 24 S. St. Albans St. Paul	1901	6-1-78	6
37.	The Fairmont Condo 126-134 S. Victoria St. Paul	1921	7-6-78	8
38.	Summit Ave. Condo 345 Summit Ave. St. Paul	1909	8-2-78	3

H.O. #	CONDOMINIUM	YEAR BUILT	DATE RECORDED	# OF UNITS
40.	Clairwood Condo 807 St. Clair & 806 Linwood St. Paul	1915	8-4-78	11
41.	Hamline House Condo 2800 Hamline Ave. N. Roseville	1969	8-9-78	150
42.	The Hawthorn-East Condo 593 Laurel St. Paul	1901	8-15-78	6
43.	Elgin Condo 180-184 Kent St. Paul	1900	9-1-78	6
44.	Kenesaw Condo 504 Selby St. Paul	1904	9-8-78	10
45.	Montrose Court Condo 111, 113, & 115 N. Western St. Paul	1900	9-22-78	9
47.	Kenilworth Condo 223 Arundel St. Paul	1895	10-18-78	6
48.	Kirkwood Condo 735 Laurel St. Paul	1890	12-8-78	4
49.	Ashmar Condo 586 Ashland St. Paul	1888	12-8-78	4
51.	Marshall Place Condo 451 Marshall Place St. Paul (see 52)	1895	1-22-79	12
52.	447 Marshall Place Condo 447 Marshall Place St. Paul (see 51)	1895	1-22-79	

H.O. #	CONDOMINIUM	YEAR BUILT	DATE RECORDED	# OF UNITS
53.	Woodland Park Condo 464-468 Dayton St. Paul	1903	3-16-79	13
54.	Summit Condo 456 Summit St. Paul	1966	4-4-79	23
55.	Pike Lake Manors Condo 1453, 1476-2150 14th St. NW New Brighton	1965	4-9-79	54
56.	The Dayton Condo 617 Dayton St. Paul	1916	5-9-79	5
57.	Midland Grove Condo 2210-2250 Midland Grove Rd. Roseville	1969	6-4-79	174
58.	O'Halloran House Condo 460 Marshall St. Paul	1895	6-26-79	4
59.	Lauer Flats Condo Western, 7th, St. Clair St. Paul	Pre-1950	8-31-79	21
60.	Gardner Row Condo 89-97 Leech St. St. Paul	1891	9-17-79	5
61.	Iglehart Condo 444 Iglehart St. Paul	1886	9-20-79	4
62.	Elmwood Condo 235-237 Arundel St. Paul	1894	9-25-79	6
63.	Lake Josephine Apts. 3076 N. Lexington Ave. Roseville	1969	10-10-79	23
64.	River Road Condo 404 N. Mississippi River Blvd. St. Paul	1926	10-17-79	3

H.O. #	CONDOMINIUM	YEAR BUILT	DATE RECORDED	# OF UNITS
65.	Geneva Flats 110 N. St. Albans St. Paul	1892	10-19-79	6
66.	Executive Manor 3153 Old Highway 8 Roseville	1967	10-3-79	72
67	Chatsworth Condo 215 S. Chatsworth St. Paul	1922	11-5-79	6
68.	Kent Square West Condo 551-555 Selby St. Paul	1885	11-15-79	9
69.	Cathedral Place Condo 220 Marshall Ave. St. Paul	1884	11-19-79	8
70.	Ashland Manor Condo 1540 Ashland St. Paul	1917	11-21-79	21
72.	Benjamin Commons 764 Dayton St. Paul	1913	12-19-79	4
73.	Panama Flats South 234 S. Exchange St. Paul	1886	12-19-79	10
74.	Canabury Square 120, 122, 130, 132 Demont Little Canada	1973	12-21-79	236
76.	Ashland Condo 436 Ashland St. Paul	1885	12-28-79	6

RAMSEY COUNTY UNRECORDED CONDOMINIUMS

H.O. #	CONDOMINIUM	YEAR BUILT	YEAR OF CONVERSION	# OF UNITS
101.	Woodland Terrace 464-8 Dayton St. Paul	1903	1976, 78, 79	5
102.	Ramsey Terrace 333-349 Ramsey St. Paul	1890	1978	10
103.	Mackubin Row 71-79 Mackubin St. Paul	1887	1978, 79	6
104.	Summit Place 140 Farrington St. Paul	1977	1979	3
105.	Kenosha 505 Selby St. Paul	1905	1979-80	14
117.	Fleur Royal 179-181 & 183 Little Canada Rd. St. Paul		1979	117
			TOTAL	1712

HENNEPIN COUNTY RECORDED CONDOMINIUMS

H.O. #	CONDOMINIUM	YEAR BUILT	DATE RECORDED	HOP IV	# OF UNITS
1.	Wilhite Apts. 2733 Girard Ave. So. Minneapolis	1922	8-9-70		18
4.	The Yorker 6400 York Ave. Edina	1969	3-6-72		84
5.	Edina-Brookside 4380 Brookside Court Edina	1966	9-11-72		43
6.	26 Arthur Ave. SE (Prospect Park) Minneapolis	1970	11-9-72		12
8.	Seahorse 5430 3 Points Blvd. Mounds	1964	10-20-72		108
9.	Briarwood Apt. 2300 Unity Ave. Golden Valley	1960	12-18-72		53
10.	Chateau Minnaqua of Edina 6415 York Ave. So. Edina	1967	4-13-73		14
17.	3824-26 W. Lake Calhoun Pkwy. Minneapolis	1964	6-73		2
19.	Prospect Park 1821 Franklin Ave. SE Minneapolis	1910	9-14-73		6

H.O. #	CONDOMINIUM	YEAR BUILT	DATE RECORDED	HOP IV	# OF UNITS
21.	Hampshire House 2309 Hampshire Ave. So. St. Louis Park	1972	6-27-73		13
22.	Lynwood 4516 State Hwy. 7 St. Louis Park	1965	10-31-73		12
23.	River Towers 15 So. 1st St. Minneapolis	1964	6-15-73		500
41.	Greensboro 7316-7414 W. 22nd St. 7207-7453 Franklin Ave. W. 2004-2040 Louisiana Ave. S. St. Louis Park	1969	7-18-74		260
43.	York of Edina 6450 York Ave. So. Edina	1967	2-15-74		80
46.	3810-12 W. Lake Calhoun Pkwy. Minneapolis (see 47 & 48)	1964	8-19-74		6
47.	3814-16 W. Lake Calhoun Pkwy. (see 46)	1964			
48.	3820-22 W. Lake Calhoun Pkwy. (see 46)	1965			
50.	231-9 26th Ave. NE Minneapolis	1971	2-11-75		5
67.	4360 Brookside Ct. Edina (see 70 & 71)	1969	8-15-75		189

H.O. #	CONDOMINIUM	YEAR BUILT	DATE RECORDED	HOP IV	# OF UNITS
70.	4370 Brookside Ct. (see 67)	1967			
71.	4350 Brookside Ct. (see 67)	1968			
72.	Bassett Creek 1336 Edgewood Ave. No. Golden Valley	1965	2-26-76		12
73.	Parklawn East & West 4351,4401,4480 Parklawn Ave. Edina	1968	12-18-75		59
75.	1832-34 Buchanan St. NE Minneapolis	1967	1-26-76		2
77.	Sagamore 10750 Rockford Rd. Plymouth (see 82, 90)	1976	1-21-77		180
82.	Sagamore 1 (see 77)				
83.	Westwood Villa 2200 Nevada Ave. So. St. Louis Park	1970	1977		66
84.	Calhoun Ambassador 2928 Dean Pkwy. Minneapolis	1959	8-17-77		42
85.	Greenbriar Village 10411 Cedar Lake Rd. Minnetonka (see 93, 102, 125, 126, 127)	1975	6-21-77		462
87.	Southdale Gardens of Edina 6309 York Ave. So. Edina	1965	4-15-77		48