



# Aldridge Hotel

200 EAST CARL ALBERT PARKWAY, MCALESTER, PITTSBURG COUNTY, OKLAHOMA



The Aldridge Hotel is individually listed in the National Register of Historic Places (1995) and is a contributing resource to the McAlester Downtown Historic District (2015). The building is an eleven-story, rectangular, brick-veneered concrete building with a small penthouse and full basement. It has a one-story extension on the east and south with access to a basement parking garage. Built in 1929-1930, the generally Sullivanesque hotel was designed by architect Guy C. Reid. From its location on U.S. Highway 270 and two blocks from historic U.S. Highway 69, it dominates McAlester's central business district. It is an excellent example of the large commercial hotel designed to play a prominent role in the economic and social life of southeastern Oklahoma.

The Aldridge Hotel has a huge sign along the top that catches everyone's eyes. The hotel is an overall rectangular plan with the basement and floor 1 being the same size. The basement acts as a small interior parking garage for residents. Floor 1 consists of a few apartments, but the focus is the lobby and commercial areas. Floors 2-11 are home to the remaining 66 rooms. The overall square footage breakdown is: 66 rooms that range anywhere from 425 square feet to 1250 square feet totaling around 37,000; 2,000 square footage is commercial located on floor 1; and the remaining 34,000 is distributed between corridors, lobbies, event space, and storage.

As part of the rehabilitation, the windows were replaced with historically appropriate windows; apartments updated with new fixtures, furniture, and equipment; and the entire building was upgraded mechanical, electrical, and plumbing systems.

## Project Profile

**Year Built:** 1930

**Start of Rehab:** 5/21/2016

**Rehab Completion:** 12/15/2017

**Date of Certification:** 3/29/2018

**Original Use:** Commercial/Hotel

**New Use:** Commercial/Low-Mod  
Income Housing

**Est. Total Project Cost:** \$12,441,524

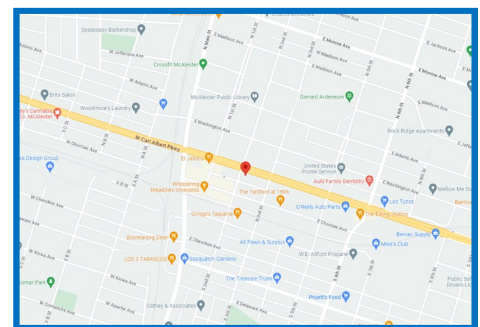
**Est. Qualified Rehab Costs:** \$7,752,739

**Est. Combined Federal/State Tax  
Credit (40%):** \$3,101,094

**Historic Preservation Consultant:**  
Preservation and Design Studio, PLLC

**Architectural Consultant:**  
Wallace Architects, LLC

**Property Owner/Developer:**  
Jacob Mooney; Aldridge Housing  
Partners, LP



Senator Kevin Matthews (516)

Representative Regina Goodwin (503)