



Aldridge Hotel

220 SOUTH WEWOKA AVENUE, WEWOKA, SEMINOLE COUNTY, OKLAHOMA



The Aldridge Hotel, also known as the Hotel Aldridge, is listed in the National Register of Historic Places (1986). The high-ceilinged lobby of the building features an elevator and central, wood-paneled staircase. The original hotel rooms on the second, third, and fourth floors were oriented around a central hallway running from the elevator/stairwell lobby to the rear wall. Each of the three upper floors featured 16 hotel rooms.

The building was vacant for roughly a decade. There had been multiple attempts to rehabilitate, but none had gotten past the point of limited demolition in the lobby area of the Aldridge Hotel. At the start of the rehabilitation, the building had been mothballed with no utility services. It was difficult to gauge the structural and material integrity of many original features because of the deteriorated condition.

The building was rehabilitated to accommodate 16 affordable housing apartments, ancillary space serving the apartments, and commercial space on the ground floor. The lobby was maintained and was used as a communal space for the residential tenants. The remainder of the ground floor now houses the commercial tenant space, men's and women's restrooms, and one two-bedroom/two-bathroom apartments. The basement spaces include a residents' fitness center, a storm shelter, and tenant storage units. The upper floors contain apartments of various sizes and configurations. Due to the severity of the deterioration on the interior, many of the finishes had to be repaired, if not replaced. Additionally, new doors and windows were installed that matched what little historic fabric remained and all new mechanical, electrical, and plumbing has to be installed. This project also utilized the Low-Income housing Tax Credit (LIHTC).

Project Profile

Year Built: 1927

Start of Rehab: 8/15/2017

Rehab Completion: 12/26/2018

Date of Certification: 6/25/2019

Original Use: Hotel

New Use: Low-Mod Income Housing

Est. Total Project Cost: \$4,659,909

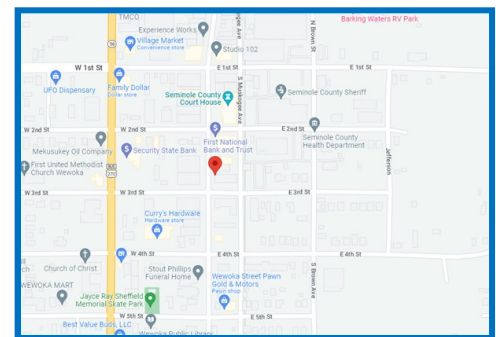
Est. Qualified Rehab Costs: \$3,743,230

Est. Combined Federal/State Tax Credit (40%): \$1,497,292

Historic Preservation Consultant:
Building Preservation, LLC

Architectural Consultant:
Heiple+Weidower Architects, PLLC

Property Owner/Developer:
Norman Seaberg; Wewoka Affordable Housing Partners, LP



Senator Grant Green (529.1)

Representative Danny Williams (404)