



Belmont Apartments

1314 SOUTH DENVER AVENUE, TULSA, TULSA COUNTY, OKLAHOMA



The Belmont Apartments, constructed in 1925, is listed in the National Register of Historic Places (2015). The brick building is three stories plus a basement. The windows are wood, double hung. The balconies/sleeping porches for apartments are constructed of brick on the first and second stories and constructed of lighter-weight materials, with wood columns at the corners and wood-framed roofs/ceilings on the third. The first-story balconies, or porches, are raised slightly above street level and have concrete floors, slightly sloped to cast-stone scuppers for drainage. The centered wood stile and rail front entry door are hinged on its south (left) edge. The stiles and the top rail are relatively narrow in comparison to the rather tall bottom rail. The door is glazed with one large pane of beveled glass. Tall, narrow fixed sidelights with beveled glass flank the entry door, and a thin, three-lite fixed transom is above the door and sidelights. The door, sidelight, transom assembly is surrounded by the cut or cast stone. Above the main entrance is a cast-stone name plate that says “BELMONT” and a Juliette balcony of cast stone and wrought iron.

As part of the rehabilitation, the building’s finishes, fixtures, and equipment were repaired or upgraded. The painting process removed the old paint and returned it to its original color. Many of the floors throughout the building were changed from wood floor to ceramic tiles; the kitchen areas were kept as wood. New gutters were installed. The exterior brick and cast stone was cleaned, repaired, and repointed.

Project Profile

Year Built: 1925

Start of Rehab: 5/1/2014

Rehab Completion: 5/5/2017

Date of Certification: 10/30/2017

Original Use: Apartments

New Use: Market Rate Housing

Est. Total Project Cost: \$742,453

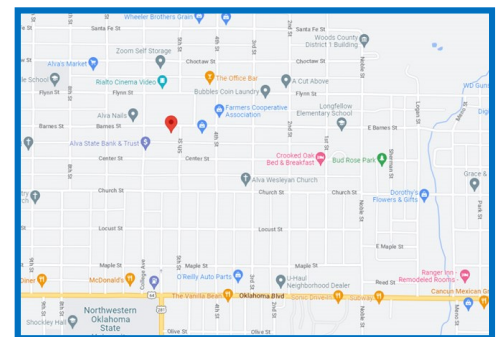
Est. Qualified Rehab Costs: \$500,000

Est. Combined Federal/State Tax Credit (40%): \$200,000

Historic Preservation Consultant:
None

Architectural Consultant:
None Specified

Property Owner/Developer:
Anita Bryant; Belmont Investments, LLC



Senator Jo Anna Dossett (514.2)

Representative Amanda Swope (603)