



Benedictine Heights Hospital

2000 WEST WARNER AVENUE, GUTHRIE, LOGAN COUNTY, OKLAHOMA



Listed in the National Register of Historic Places, the Benedictine Heights Hospital includes two buildings, the hospital, and a boiler plant/ambulance garage. The hospital is an “L” shaped, five-story building, plus a basement. Designed in a Classical Revival style by Edward Gahl and then Leon B. Senter, the concrete frame is clad in brick and limestone accents including a stone-clad entrance, stone watertable, belt courses, and windowsills. The boiler plant/ambulance garage is a utilitarian space with concrete floors and load-bearing brick walls exposed on the exterior and interior. Upon its completion, the hospital was run by the Sisters of the Catholic Benedictine Order.

The project included both the hospital and boiler plant/ambulance garage and several new cottage style multi-family residential buildings built on the west side of the property. The project was done in two phases. Phase 1 was the exterior work consisting of extensive cleaning, repairing, and repointing of the exterior brick and stone; replacement of the roof; the refurbishment of the ambulance entrance; and the replacement of all the windows. Phase 2 was interior work consisting of converting the patient and operating rooms into apartments. The original plaster wall finish was repaired, the flooring was replaced throughout with like similar materials, and new suspended acoustic tile ceilings were installed to conceal the new mechanical, electrical, and plumbing systems. However, the ceiling was installed below the head heights of the windows, which was problematic, but it was determined that the project overall met the *Standards*, though it was noted in the decision (typically this treatment is not approved by the National Park Service). The plant/ambulance garage was rehabilitated into amenity spaces for the whole development.

Project Profile

Year Built: 1926

Start of Rehab: 10/1/2015

Rehab Completion: 4/1/2019

Date of Certification: 10/18/2019

Original Use: County Hospital

New Use: Low-Mod Income Housing

Est. Total Project Cost: \$13,509,251

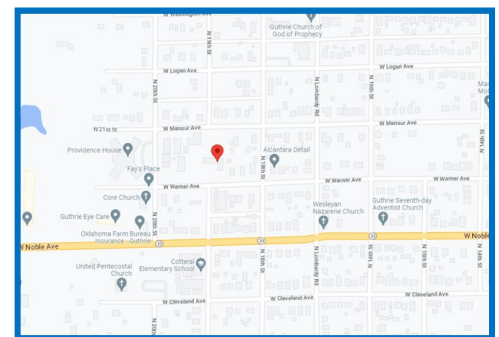
Est. Qualified Rehab Costs: \$7,540,614

Est. Combined Federal/State Tax Credit (40%): \$3,016,246

Historic Preservation Consultant:
Preservation and Design Studio, PLLC

Architectural Consultant:
Blackledge and Associates Architects

Property Owner/Developer:
Shawn Smith; Benedictine Senior Housing, LLC



Senator Chuck Hall (534)

Representative Collin Duel (336)