



# Commercial Building

314 EAST 6TH STREET, OKMULGEE, OKMULGEE COUNTY, OKLAHOMA



The Commercial Building is a two-story red brick building with a steel structure listed in the National Register of Historic Places as a contributing resource to the Okmulgee Downtown Historic District (1992). The building has a stepped pediment; display windows with multi-light transoms; a pedestrian entrance with transom; a large overhead garage door at the first floor; and eight regularly spaced windows that fill the historic window frames at the second floor. The vehicular and pedestrian doors and the aluminum windows are non-historic, but the wood transom window frames these doors and windows occupy are historic. The first floor has tin ceilings and painted plaster walls while the second floor has wood flooring and painted plaster walls. On the second floor, wood framing is extant from original partitions and historic wood trim is extant in the window openings. To get to the second floor, an original wood staircase at the pedestrian first-floor entrance can be used.

During the rehabilitation, the building was converted from an automobile dealership and garage to apartments. As such, a new roof was installed and the exterior masonry was cleaned, repaired and repointed, as necessary. Doors in the upper rear elevation were converted to windows, the pedestrian doors were repaired and fitted with new hardware, and the large garage doors were removed and replaced with aluminum storefront systems that resemble garage doors. Where possible, the wood windows and frames were repaired, and those beyond repair were replaced with like in-kind units. New interior partitions, finishes, and environmental systems were installed for the new programming, while still maintaining the subtle industrial character of the building.

## Project Profile

**Year Built:** 1922

**Start of Rehab:** 5/1/2018

**Rehab Completion:** 7/15/2019

**Date of Certification:** 4/23/2020

**Original Use:** Mixed Use Commercial

**New Use:** Market Rate Housing

**Est. Total Project Cost:** \$1,087,641

**Est. Qualified Rehab Costs:** \$900,000

**Est. Combined Federal/State Tax Credit (40%):** \$360,000

**Historic Preservation Consultant:**

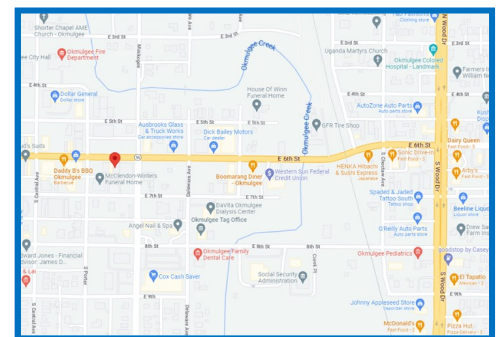
Sikes Abernathie Architects, PC

**Architectural Consultant:**

Sikes Abernathie Architects, PC

**Property Owner/Developer:**

Dean West; West Family Investments, LLC



Senator Roger Thompson (537)

Representative Scott Fetgatter (455)