



Dunbar School

617 EAST 13TH STREET, ATOKA, ATOKA COUNTY, OKLAHOMA



The one-story, four classroom Dunbar School located in Atoka, was constructed in 1942 as part of the Works Progress Administration (WPA). It was built to replace a deteriorating school building that served the historically Black community in Atoka. The new building continued to serve the Black community until 1969 when integration was completed, and the students moved other schools in the area. The school building is individually listed in the National Register of Historic Places.

The school building underwent a rehabilitation as part of a conversion to a new use as a one-bedroom apartment complex for residents in Atoka. On the exterior, only minor touch-ups were required such as masonry repointing and cleaning. Exterior door and framing replacements were required only where weathering occurred through time. On the interior, the historic ceilings were exposed and refinished. The missing original windows were sympathetically recreated to return the building to its historic appearance.

Now called the Dunbar Flats, the building has four one-bedroom units, each with a bedroom, full bath, living room and kitchen. The building also houses the leasing office and two common areas for residents. The Dunbar Flats grounds also feature a playground at the rear of the property, a parking lot to the west and a soccer field to the east.

Project Profile

Year Built: 1942

Start of Rehab: 10/1/2015

Rehab Completion: 12/31/2017

Date of Certification: 6/14/2018

Original Use: School

New Use: Low-Mod Income Housing

Est. Total Project Cost: \$613,482

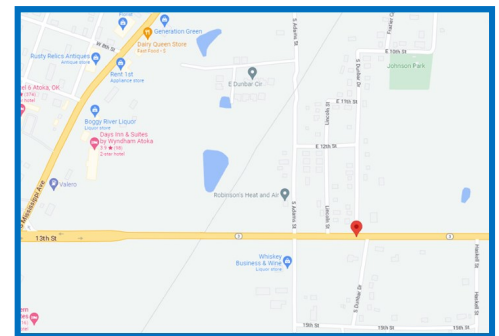
Est. Qualified Rehab Costs: \$483,864

Est. Combined Federal/State Tax Credit (40%): \$193,546

Historic Preservation Consultant:
Preservation and Design Studio, PLLC

Architectural Consultant:
SDG Architects, LLC

Property Owner/Developer:
Jason Mauck; Texoma Building Services, Inc.



Senator David J. Bullard (443)

Representative Charles A. McCall (401)