



Hotel Dale

118 NORTHWEST 6TH STREET, GUYMON, TEXAS COUNTY, OKLAHOMA



Hotel Dale is a five-story (with a partial basement), Modern Movement-styled, orange-red-brick building situated in downtown Guymon. The building was designed as a hotel by Architect Louis C. Williams and constructed in 1949-1950. The mezzanine and second floor and the first floor have different styles and configurations of windows including storefront, clerestory, transom, and picture. Though much of the building's original historic details remained intact, including horizontal and vertical concrete bands and contrasting horizontal blond bands, façade composition, and the extant double height hotel lobby with distinctive terrazzo floor and original hotel desk, at the time of the rehabilitation, the building was not eligible for listing in the National Register of Historic Places, due to significant alterations to the windows and storefronts, which meant that it was not eligible to utilize the Tax Incentives Program. It was only after the tax credit project was completed, which restored the building's historic integrity, that the building was able to be listed in the NRHP and developer was able to claim the credits.

The project sought to rehabilitate the hotel building into senior apartments and provide community-use space and amenities on the ground floor. The work was accomplished in three phases: Phase 1 included exterior masonry cleaning, repair, and repointing; work to the exterior fire escapes; replacement windows; replacement storefront assemblies; and awnings and signage. Phase 2 included work to the interior of the basement and 1st floor and the corridors of the 2nd-5th floors. Phase 3 was the build-out of the apartments on the 2nd-5th floors. New mechanical, electrical, plumbing, and fire suppression systems were installed.

Project Profile

Year Built: 1950

Start of Rehab: 1/1/2014

Rehab Completion: 12/31/2015

Date of Certification: 4/15/2016

Original Use: Hotel

New Use: Low-Mod Income Housing

Est. Total Project Cost: \$10,303,515

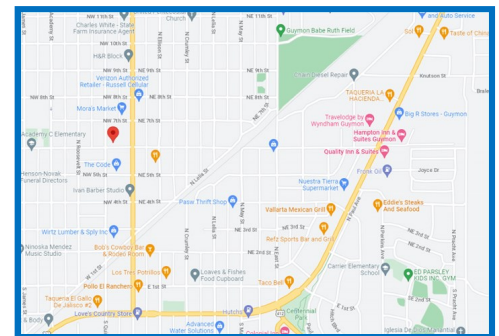
Est. Qualified Rehab Costs: \$6,555,807

Est. Combined Federal/State Tax Credit (40%): \$2,622,322

Historic Preservation Consultant:
Preservation and Design Studio, PLLC

Architectural Consultant:
Wallace Architects, LLC

Property Owner/Developer:
Jacob Mooney; Dale Housing Partners, LP



Senator Casey Murdock (431)

Representative Kenton Patzkowsky (335)