



Iroquois Apartments

900 NORTHWEST 13TH STREET, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



The Iroquois Apartments is a two-story, fourteen-unit, painted brick building situated in a mixed residential and commercial district known today as Midtown. W. (William) J. Hoover built the Iroquois Apartments building in 1928. Hoover and his wife, Ida, owned and managed the building until 1936. Building ownership changed numerous times and by the early 1990s the building was in disrepair. The building was vacant at the beginning of the rehabilitation project.

The building continues to be used as a fourteen-unit apartment building. The interior corridors and staircases remained in place while the configuration of each apartment unit was altered to accommodate new bathrooms, bedrooms, and kitchens. The rehabilitation was accomplished in two phases. Phase 1 was to secure, repair, and restore the exterior including the exterior masonry cleaning, repointing, and repainting (as it was already painted); replacing the wood window sashes; replacing the roof; and strip, repair, and repaint the rafter tails and barge boards and other decorative elements that complement the Tudor Revival style of the building. Phase 2 was to complete the interior work, which included reconfiguring spaces repairing or refurbishing historic materials and features; installing new finishes and fixtures; and, installing new mechanical, electrical, plumbing, and fire suppression systems.

POSTER CREATED BY: SARA WERNEKE, OKLAHOMA STATE HISTORIC PRESERVATION OFFICE

Project Profile

Year Built: 1928

Start of Rehab: 3/12/2019

Rehab Completion: 5/15/2020

Date of Certification: 9/10/2020

Original Use: Apartments

New Use: Market Rate Housing

Est. Total Project Cost: \$1,196,646

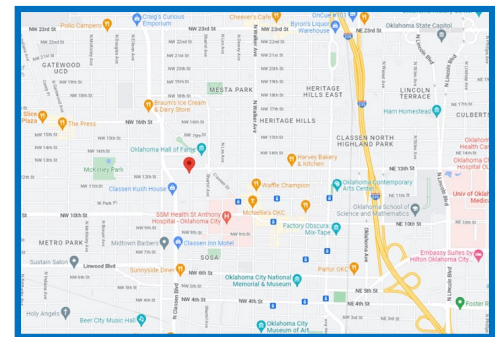
Est. Qualified Rehab Costs: \$1,134,015

Est. Combined Federal/State Tax Credit (40%): \$453,606

Historic Preservation Consultant:
Preservation and Design Studio, PLLC

Architectural Consultant:
Elliott Architects, Inc.

Property Owner/Developer:
Scott Henderson; Primary Investors 1,
LLC



Senator Kay Floyd (517)

Representative Forrest Bennett (543)