



Lincoln Plaza Inn and Office Building

4445 AND 4545 NORTH LINCOLN BOULEVARD, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



The Lincoln Plaza Inn and Office Building are listed in the National Register of Historic Places as the Lincoln Plaza Historic District (2016). The Lincoln Plaza Historic District represents a time in the history of Oklahoma City of great expansion and vision. Built after infrastructure was upgraded in the area such as lane additions to Lincoln Boulevard and stormwater updates, the facility was meant to be the flagship of the area and be an icon for Oklahoma City's post-war ideology. Encompassing a hotel and commercial office space, Lincoln Plaza Inn and Office Buildings was decidedly modern and a destination within Oklahoma City's march to the future. Standing at six stories plus a basement in the tower and three stories plus a parking garage at the basement level in the office building, along with over 350,000 square feet, this structure was prepared to be one of premier buildings in a blossoming area of the city.

The former inn and main office building were rehabilitated into apartments and amenity spaces. The exterior was cleaned and repaired; the original pool was removed and reconstructed; a new roof was installed; the porcelain panels below the windows in the inn building had to be replaced with another material that replicated the look as the original material was no longer available and repair was not feasible; and the windows were retained and repaired where possible and replaced where necessary. The interior was a mess at the beginning of the project leaving little choice but to remove much of the interior walls and finishes. The corridor walls were rebuilt in their original locations, maintaining the curved double loaded corridors. The former hotel rooms and offices were combined and modified for the new apartments and amenity spaces. New finishes, equipment, and systems were installed throughout.

Project Profile

Year Built: 1969-1974

Start of Rehab: 2/1/2017

Rehab Completion: 10/1/2021

Date of Certification: 12/2/2021

Original Use: Hotel/Offices

New Use: Market Rate Housing

Est. Total Project Cost: \$68,140,339

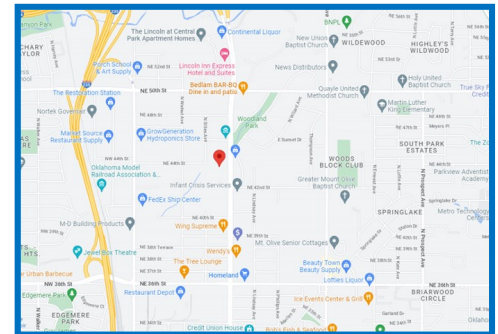
Est. Qualified Rehab Costs: \$57,924,370

Est. Combined Federal/State Tax Credit (40%): \$23,169,748

Historic Preservation Consultant:
Preservation and Design Studio, PLLC

Architectural Consultant:
Gardner Architects, LLC

Property Owner/Developer:
Cindy Murillo; Lincoln Plaza 261, LLC



Senator Kevin Matthews (516)

Representative Regina Goodwin (503)