



# Mincks-Adams Hotel

403 SOUTH CHEYENNE AVENUE, TULSA, TULSA COUNTY, OKLAHOMA



The Mincks-Adams Hotel, also historically known as the Adams Hotel, was built in 1927. The Mincks-Adams Hotel is listed in the National Register of Historic Places as a contributing resource to the Oil Capital Historic District (2010). It was used as a hotel and office space until 1980 when it was turned into an office. The Mincks-Adams Hotel is a 13-story building that stands at the southeast corner of the intersection. A flat roof caps the building, and a penthouse rises above the main roof and is highly visible.

The building was rehabilitated into retail and restaurant on the first floor and apartments on floors 2-13. While the exterior was intact, the interior underwent numerous renovations that have made cosmetic and configuration changes throughout much of the building. The historic first floor remained, but all other areas were altered to accommodate commercial office tenants on floors 2-13. Preservation of historic materials included the historic light fixtures, terra cotta, brownish-red brick, and the tile on the walls in the lobby. Most of the mechanical, electrical, and plumbing systems and drywall were replaced. There were also problems with the roofing, and it was stripped back to the concrete deck and reconstructed. They were able to preserve and repair the stairs and the elevators. The exterior masonry was cleaned, repaired, and repointed, where necessary. The historic marble windowsills throughout were retained.

## Project Profile

**Year Built:** 1927

**Start of Rehab:** 12/1/2017

**Rehab Completion:** 10/31/2019

**Date of Certification:** 12/19/2019

**Original Use:** Hotel/Office

**New Use:** Market Rate Housing

**Est. Total Project Cost:** \$11,093,121

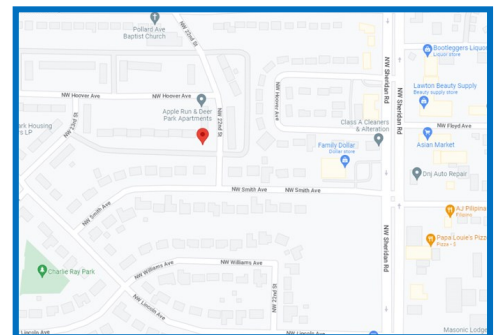
**Est. Qualified Rehab Costs:** \$7,121,951

**Est. Combined Federal/State Tax Credit (40%):** \$2,848,780

**Historic Preservation Consultant:**  
Rosin Preservation, LLC

**Architectural Consultant:**  
Rosemann & Associates, PC

**Property Owner/Developer:**  
Tim Strange; 403 Cheyenne, LLC



Senator Kevin Matthews (516)

Representative Monroe Nichols (502)