



# Oakland School

OFF FERN AVENUE BETWEEN 7TH BOULEVARD AND 8TH STREET, OAKLAND, MARSHALL COUNTY, OKLAHOMA



The Oakland School is individually listed in the National Register of Historic Places for its role in education and its architectural styling. The building, constructed in 1930, is clad in red brick with minimal pre-cast stone detailing in the form of capped pilasters, arches over the doors with a basket weave-patterned brick infill which is repeated at the parapet, and simulating a simple frieze. This one-story building accommodates four classrooms on either side of a multi-purpose room with a stage. Bathroom facilities are accommodated in a one-story tall separate building located behind the Oakland School. In 1938, a rock fence was built around the school's perimeter by the Works Progress Administration (WPA).

This project used Historic Preservation Tax Credits and Low-Income Housing Tax Credits to rehabilitate the school into four, one-bedroom apartments and a community room. The project was done in two phases with Phase 1 consisting of exterior work and Phase 2 being interior work. The exterior work included extensive masonry repair consisting of removal of vines and trees that were compromising the structural integrity of the building; rebuilding of portions of the building; and cleaning, repointing, and replacement of some bricks. The "star" washers, tie-rods, gutters, and windows were repaired, and the canopies, roofs, exterior doors, and downspouts were replaced in-kind. On the interior, the multi-purpose room, stage, steps, and side corridors were retained, and the classrooms and closets were converted into apartments. The two layers of acoustic tile ceilings and non-historic walls were removed. New walls and related infrastructure were constructed inside the classrooms to create the various apartment spaces. The historic bathroom building out back was converted to storage.

## Project Profile

**Year Built:** 1930

**Start of Rehab:** 10/1/2015

**Rehab Completion:** 12/31/2017

**Date of Certification:** 4/25/2018

**Original Use:** School

**New Use:** Low-Mod Income Housing

**Est. Total Project Cost:** \$622,996

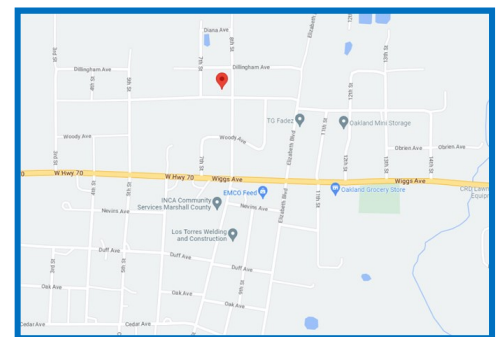
**Est. Qualified Rehab Costs:** \$564,436

**Est. Combined Federal/State Tax Credit (40%):** \$225,774

**Historic Preservation Consultant:**  
Preservation and Design Studio, PLLC

**Architectural Consultant:**  
Southern Design Group Architects, LLC

**Property Owner/Developer:**  
Lance Windel; LW Development, LLC



Senator Jerry Alvard (432)

Representative Josh Cantrell (303)