



# Osler Medical Building

1200 NORTH WALKER AVENUE, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



The seven-story, “U”-shaped Osler Medical Building is individually listed in the National Register of Historic Places. The building is an example of a Mission/Spanish Colonial Revival office building. The building was designed by Hawk and Parr, one of Oklahoma City’s prominent architectural firms. The very elaborate entry door surround with ogee curved entry doors is typical of Spanish architecture. Decorative details such as quatrefoil windows, the three-story tower, bas reliefs, carved urns, crenellations, brackets, cast stone, and patterns of decorative brick and spandrels give the building great detail, exuberance and convey the style well.

The former medical office building was converted to a boutique hotel and associated amenities. Work was accomplished in two phases. Phase 1 was to rehabilitate the exterior envelope including installation of a new roof; reconfiguration and reconstruction of the 7th floor; clean, repair, and repoint exterior masonry; install new, historically appropriate windows; refurbish select historic windows; and refurbish exterior doors. Phase 2 completed the interior build out, sitework, and additions. The building’s interior, which had been gutted by a previous owner, was built out for the amenity spaces and restaurant on the first floor, hotel rooms on floors two through six, and a rooftop bar and conference rooms on the seventh. The sitework includes a pool and the additions consisted of two egress towers on the rear of the building.

## Project Profile

**Year Built:** 1928, 1929, 1946

**Start of Rehab:** 4/1/2013

**Rehab Completion:** 3/17/2014

**Date of Certification:** 5/22/2014

**Original Use:** Medical Offices

**New Use:** Boutique Hotel

**Est. Total Project Cost:** \$11,000,000

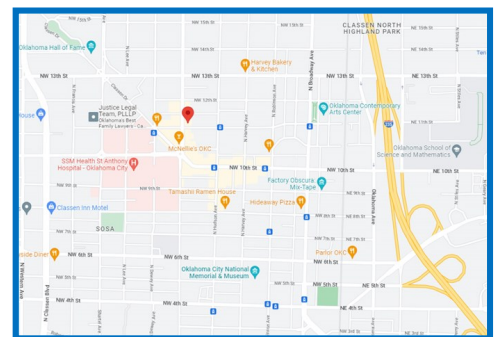
**Est. Qualified Rehab Costs:** \$3,000,000

**Est. Combined Federal/State Tax Credit (40%):** \$1,200,000

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

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

**Property Owner/Developer:**  
Paul Coury; Ambassador Hotel OKC,  
LLC



Senator Kay Floyd (517)

Representative Forrest Bennett (543)