



# Palace Building

324 SOUTH MAIN STREET, TULSA, TULSA COUNTY, OKLAHOMA



The Palace Building is listed in the National Register of Historic Places as a contributing resource to the Oil Capital Historic District (2010). The building is as an example of the zigzag Art Deco style. Originally constructed as a five-story building with a basement in 1913, the Palace Building became a nine-story building in 1917. The reinforced concrete building is faced with Bromide oolitic stone on the front (east) and street side (south) elevations. The rear (west) and north elevations are painted brick. The interior of the building has been modernized with new finishes and fixtures. The windows and front doors have all been modernized; however, the pattern of the openings remains largely intact with only a few first-floor windows being closed in.

The rehabilitation updated the building to accommodate retail and offices with modern fixtures and amenities. New rooftop amenities were also constructed as part of the rehabilitation and consisted of enlarging the existing elevator penthouse for new ADA restrooms, a single-level elevator, a new egress stair tower, and a rooftop terrace. Historic finished that were retained during the course of the rehabilitation included plaster wrapped expressed structure, extant main chute and wood floors on the second floor and ceramic mosaic tile floor in the lobby, elevator lobbies, and corridors on the other floors. Non-historic walls and finishes were removed so that those spaces could be reconfigured for the new use. New mechanical, electrical, and plumbing systems were installed throughout.

## Project Profile

**Year Built:** 1913, 1917

**Start of Rehab:** 8/26/2015

**Rehab Completion:** 3/9/2017

**Date of Certification:** 8/17/2018

**Original Use:** Retail/Office/Restaurant

**New Use:** Retail/Restaurant/Market  
Rate & Low-Mod Income Housing

**Est. Total Project Cost:** \$12,533,639

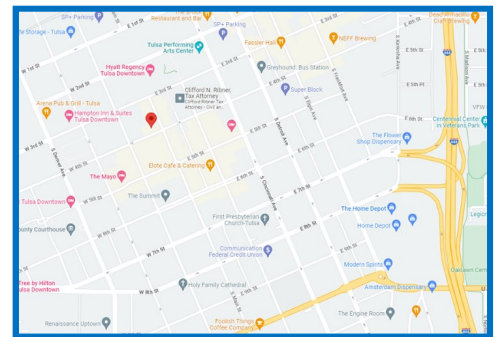
**Est. Qualified Rehab Costs:** \$11,060,000

**Est. Combined Federal/State Tax  
Credit (40%):** \$4,424,040

**Historic Preservation Consultant:**  
None

**Architectural Consultant:**  
D&M Design, LLC

**Property Owner/Developer:**  
Paul R. Selid; Wiggint Properties, LLC



Senator Kevin Matthews (516)

Representative Monroe Nichols (502)