



Sally Ann Apartments

1309 SOUTH JACKSON AVENUE, TULSA, TULSA COUNTY, OKLAHOMA



The Sally Ann Apartments, individually listed in the National Register of Historic Places (2015), were built in 1948 and is a good example of a Modern-style apartment building. The complex consists of two apartment buildings with each made up of three separate buildings. Modern architecture is easily recognized by the apartment building's simple shape, horizontal bands of windows, corbelled brick, and concrete construction. All first- and second-floor flats are identical. The apartment's living room is L-shaped with a dining alcove. The L-shaped kitchen has a back entrance to the rear deck/fire stair. In certain units, the compact kitchen has original cabinetry, worktops, and equipment. Colorful tile covers the countertops and backsplashes. Some bathrooms have original tile flooring and tub surrounds. Hardwood floors and plaster walls and ceilings are original. Some apartment ceilings were textured during repairs. Most kitchens and bathrooms use vinyl tile. Paneled wood doors and wood trim are also preserved. Historic trim includes door and window casings, squared baseboards. Doors, windows, and trim are painted wood. Most central foyers have vinyl tile on the first floor and plaster walls and wood flooring like the flats. Some flats include antique door knockers and bells and recessed wall mailboxes. Split wood stairs with landings, painted risers, exposed hardwood treads, and plaster half-wall railings. Basement units have one entrance and one bedroom, like above apartments. Ground-level rear/south façade accesses the three basement flats. Basement units have painted concrete floors.

The rehabilitation consisted of upgrading finishes, fixtures, and equipment, mechanical, electrical, and plumbing systems. Exterior paintwork was also done.

Project Profile

Year Built: 1948

Start of Rehab: 1/1/2015

Rehab Completion: 1/1/2017

Date of Certification: 8/13/2019

Original Use: Market Rate Housing

New Use: Market Rate Housing

Est. Total Project Cost: \$2,410,620

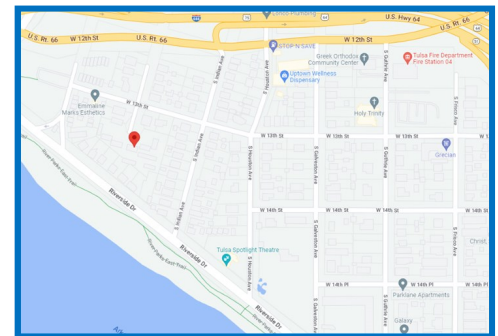
Est. Qualified Rehab Costs: \$1,025,006

Est. Combined Federal/State Tax Credit (40%): \$410,002

Historic Preservation Consultant:
Spencer Preservation, LLC

Architectural Consultant:
Lilly Architects, LLC

Property Owner/Developer:
Chayson Anderson; Jackson Ave, LLC



Senator Jo Ann Dossett (514.2)

Representative Amanda Swope (603)