



Severs Block

109 WEST BROADWAY AVENUE, MUSKOGEE, MUSKOGEE COUNTY, OKLAHOMA



The Severs Block is listed in the National Register of Historic Places as a contributing resource to the Pre-Statehood Commercial District of Muskogee (1983). It is a Federal style, two-story, unpainted, red-brick building, nearly rectangular shaped, built between 1890-1903 that experienced a fire in 2006. The ground level contains multiple storefronts and entrances to the second floor. These storefronts were rehabilitated in 2006-2008 as part of a previous preservation tax credit project. The ground-level brick panels have iron columns with embellished bases and capitals. A white stone belt wraps the entire three street-facing facades at the second-floor windowsill level. Second story windows were refurbished or reconstructed after the 2006 fire. As part of the 2006 rehab, spaces on the ground floor historic plaster walls were repaired. These spaces all have pressed metal ceilings at the original height of 14 feet. Much of the second floor is unfinished, and all that has been rehabilitated or reconstructed has been done so according to historic records but for the second-floor configurations, which are not consistent with Sanborn maps.

During the recent rehabilitation, the exterior mortar and brick were repaired and the second floor was entirely reconfigured to accommodate new residential space. Historic tiling, brick, doors, ceilings, windows, and wood finishes were all preserved. The Severs Block is now home to eight low-income housing units, which are on the second floor and feature modern housing with a historic finish. The bottom floor is still home to many retail entities which are easily accessible to the building's residential tenants.

Project Profile

Year Built: 1890-1903

Start of Rehab: 4/1/2015

Rehab Completion: 5/19/2016

Date of Certification: 9/2/2016

Original Use: Commercial/Bank

New Use: Commercial/Housing

Est. Total Project Cost: \$1,952,473

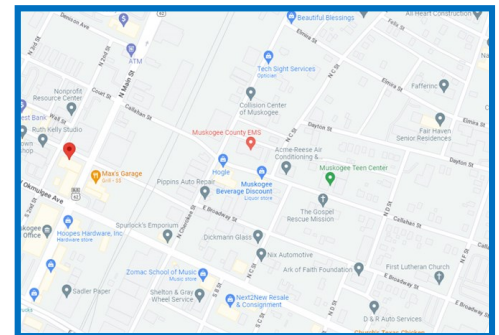
Est. Qualified Rehab Costs: \$1,699,989

Est. Combined Federal/State Tax Credit (40%): \$679,998

Historic Preservation Consultant:
Preservation and Design Studio, PLLC

Architectural Consultant:
Preservation and Design Studio, PLLC

Property Owner/Developer:
Becky Selle, CPA; Housing Plus, LLC



Senator Dewayne Pemberton (429)

Representative Neil Hays (301)