



# Southern Hotel

316 SOUTH GRAND AVENUE, EL RENO, CANADIAN COUNTY, OKLAHOMA



Construction of the Southern Hotel began in El Reno, Oklahoma, in 1909. The three-story building was constructed of brick and concrete making it fireproof. Upon completion, the modern hotel became the second largest in Oklahoma and boasted 125 "elegantly furnished" rooms. The hotel had construction costs estimated at \$75,000 and featured a large westward facing facade. The entrance showcased a row of white columns with a nod to southern style. The lobby was attractive with a broad staircase and an elevator. The Southern Hotel was described as a typical railroad hotel and served travelers. It was also a social center, hosting banquets, political gatherings, and other El Reno community functions. The hotel was listed in the National Register of Historic Places in 1978.

The hotel thrived until the late 1940s when passenger rail travel was largely replaced by the automobile. Eventually an owner combined the hotel rooms and created 14 apartments designed for the elderly. The 2021 tax credit project rehabilitated the building, keeping the historic hotel as apartments. On the exterior, the masonry and other facade elements were not changed during the renovation process. Windows were replaced as necessary and matched the historic appearance. On the interior, plaster was repaired; plumbing was upgraded; and the elevator was replaced within the historic elevator shaft. Now called the Southern Manor Apartments, the historic hotel offers 57 one- and two-bedroom apartments with full kitchens and washers/dryers in each unit. Amenities include a fitness center, clubhouse, and off-street parking.

## Project Profile

**Year Built:** 1909

**Start of Rehab:** 1/2/2017

**Rehab Completion:** 8/1/2021

**Date of Certification:** 10/20/2021

**Original Use:** Hotel

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

**Est. Total Project Cost:** \$11,088,332

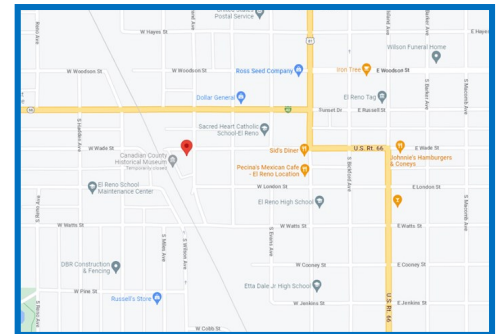
**Est. Qualified Rehab Costs:** \$8,811,694

**Est. Combined Federal/State Tax Credit (40%):** \$3,524,678

**Historic Preservation Consultant:**  
None

**Architectural Consultant:**  
Vecino Design Build

**Property Owner/Developer:**  
Kim Buche; Intrada El Reno, LP



Senator Lonnie Paxton (232)

Representative Nick Archer (547)