



Sunbeam Home

620 NORTHWEST 21ST STREET, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



The historic Sunbeam Home is a Colonial Revival building with Georgian influences. This barbell-shaped, two-story building clad in red brick is individually listed in the National Register of Historic Places. The entrance is centered and features a gabled roof, flanked by flat-roofed east and west wings on either side, similarly sized as the center bay, and concrete and brick make up the staircase leading to the wide glass door. Each wing has four evenly spaced, vertically stacked windows on each of the first and second floors. Interesting interior features include an entry foyer of the original building, centered double-loaded corridors on the first and second levels, and the original fireplace on the first level.

The rehabilitation project turned the historic orphanage into a low-to-moderate income apartment complex containing 13 units, including two basement units and a larger “penthouse” unit. The exterior masonry was cleaned, repaired, and repointed where necessary. The railings, wrought iron, and other architectural metals were either refurbished or replaced in-kind to meet current codes. Historic skylights in the flat roofs were reopened with new acrylic skylights installed. The flat roof membranes were replaced as well. The steel-framed and wood-framed windows were refurbished, and interior storm windows were installed throughout. New doors in the same design as the historic doors were installed. The first-floor foyer was restored, and a new elevator was installed just off the east side of the building. The remainder of the building, including the finished attic, was converted into apartments along the historic double-loaded corridor.

Project Profile

Year Built: 1930

Start of Rehab: 1/15/2018

Rehab Completion: 9/1/2019

Date of Certification: 9/30/2019

Original Use: Orphanage

New Use: Low-Mod Income Housing

Est. Total Project Cost: \$2,300,000

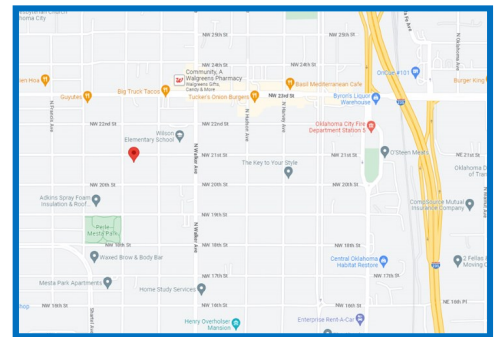
Est. Qualified Rehab Costs: \$2,100,000

Est. Combined Federal/State Tax Credit (40%): \$840,000

Historic Preservation Consultant:
Preservation and Design Studio, PLLC

Architectural Consultant:
Preservation and Design Studio, PLLC

Property Owner/Developer:
Marva Ellard; Midtown Builders, LLC



Senator Kay Floyd (517)

Representative Mauree Turner (601)