



# Tiffany House

5505 NORTH BROOKLINE AVENUE, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



Tiffany House is a high-rise apartment building that is listed in the National Register of Historic Places (2016). The building was designed by McGeehee & Nicholson and constructed by Allen & O'Hara. The building is 12 stories in height and divided into 12 apartment units per floor, six on each side of the corridor. Important decorative elements consist of the balconies and the rhythm they create on the major elevations; the control joints in the poured concrete; the symmetry of the original aluminum framed windows; the projecting front entrance canopy; the distinctive metal sign set upon a metal framework adjacent to the elevator penthouse; and the open staircases at the north and south elevations. The storefronts on the east side have a gridwork of aluminum mullions that feature display windows set down to grade level with transom windows with blacked out glass to conceal dropped ceilings within. The iconic sign "TIFFANY" is made from eight-foot back-lit letters set on a metal grid and facing east to be visible from westbound Northwest Expressway traffic.

The rehabilitation work completely revitalized the building, while respecting and, in some cases, re-exposing or reconstructing historic character defining features such that the building will once again function as a residential facility. The rehabilitation consisted of repairs and updates to the entire building. Those included repairing the original mosaic tile on the columns, original aluminum windows, doors, and stairs and the removal of 1986 alterations, most notably at the entry. The building also got a new paint scheme going from a buff color to a two-tone gray with red balcony doors and black balcony railings. Interior updates included mechanical, electrical, and plumbing systems, finishes, fixtures, and equipment, and window glazing.

## Project Profile

**Year Built:** 1965-66

**Start of Rehab:** 7/1/2016

**Rehab Completion:** 9/1/2018

**Date of Certification:** 11/30/2018

**Original Use:** Market Rate Housing

**New Use:** Market Rate Housing

**Est. Total Project Cost:** \$34,500,000

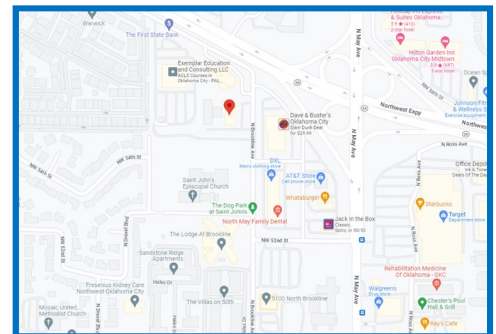
**Est. Qualified Rehab Costs:** \$24,000,000

**Est. Combined Federal/State Tax Credit (40%):** \$9,600,000

**Historic Preservation Consultant:**  
Steven McQuillin & Associates, LLC

**Architectural Consultant:**  
KKT Architects, LLC

**Property Owner/Developer:**  
Glenn Ferguson; GF 5 Properties, LLC



Senator Carrie Hicks (515.1)

Representative Elynn Hefner (541)