



# Will Rogers Hotel

524 WEST WILL ROGERS BOULEVARD, CLAREMORE, ROGERS COUNTY, OKLAHOMA



The Will Rogers Hotel is both individually listed in the National Register of Historic Places (1994) and listed as a contributing resource to the Downtown Claremore Historic District (2016). It is a six-story-plus-basement building that is rectangular in design with an irregular height ranging from three to six stories. Built of red brick faced with buff brick, it is Spanish Colonial Revival in style with interior decorative elements associated with the American West. It stands on the east corner of the intersection of Lynn Riggs Avenue and Will Rogers Boulevard in the central business district and fronts onto U.S. Route 66. The hotel, which included a coffee shop, at various times a drug store, a barber shop, a beauty shop, and a bath house, as well as the Montgomery Ward's Department Store, is a fine example of the commercial architecture associated with the "Mother Road" and Claremore's economic life in the 1930s and 1940s.

In 1997-1998, the building underwent its first historic rehabilitation that converted the hotel into low-moderate income senior housing, while still having retail in the ground-floor spaces. The conversion included modification of the hotel rooms to accommodate the new use by removing some walls to create space necessary for the apartments. This included the addition of a bathroom and kitchen in each unit and upgrading of finishes. It also included the replacement of all the sashes in the windows but left the original frames in place.

As part of the second historic rehabilitation, uses remained the same and the focus was on upgrading the finishes, fixtures, and equipment. It also included the replacement of all the windows with historically appropriate windows, as the frames had deteriorated around the replacement sashes.

## Project Profile

**Year Built:** 1930

**Start of Rehab:** 10/1/2015

**Rehab Completion:** 10/5/2016

**Date of Certification:** 12/27/2016

**Original Use:** Hotel/Retail

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

**Est. Total Project Cost:** \$6,118,376

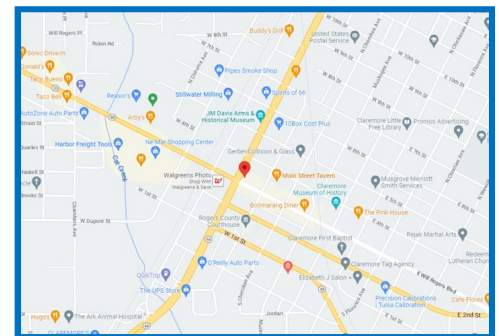
**Est. Qualified Rehab Costs:** \$4,595,225

**Est. Combined Federal/State Tax Credit (40%):** \$1,838,090

**Historic Preservation Consultant:**  
Preservation and Design Studio, PLLC

**Architectural Consultant:**  
Wallace Architects, LLC

**Property Owner/Developer:**  
Jacob Mooney; Will Rogers Housing Partners, LLC



Senator Ally Seifried (528.1)

Representative Mark Paul Lepak (453)