



Woolworth Building

101 EAST MAIN STREET, SHAWNEE, POTTAWATOMIE COUNTY, OKLAHOMA



The two-story, pre-statehood brick commercial building is listed in the National Register of Historic Places as a contributing resource to the Bell Street Historic District (2000). The building has decorative elements such as corbelled frieze, smooth lintels, and sills. The storefronts are a series of standard display windows, separated by two pairs of wood-and-glass entrance doors that are believed to be part of the original building. The second-story windows are large pairs of fixed windows with transoms. Above the windows are two decorative fascia bands that project beyond the wall. The brick exterior walls are capped with precast concrete coping. The west elevation of the building occupies the entire block and is of brick construction. On the south elevation, several windows and doors appeared to be added over the years. A one-story adjacent building obscures the east side of the building. Although the Woolworth Department Store building was in relatively acceptable condition, the brick in the north and west elevations was painted. The added windows and doors on the south elevation were removed to respect the original design of the building.

The rehabilitation consisted of masonry cleaning, repointing, and waterproofing; installing storm windows; the doors and windows on the west façade were reconfigured to a more historic condition (based on historic photographs); installation of rooftop condenser units; interior fire stairs; and conservation of the spatial volume on the north end. The new areas of the building consist of a fitness center, computer room, library, recycling center, office, bathrooms, all on the first floor; and 14 affordable loft-style apartment units, four on the first floor and ten on the second floor.

Project Profile

Year Built: 1900

Start of Rehab: 4/1/2018

Rehab Completion: 12/15/2019

Date of Certification: 9/3/2020

Original Use: Commercial

New Use: Low-Mod Income Housing

Est. Total Project Cost: \$3,342,340

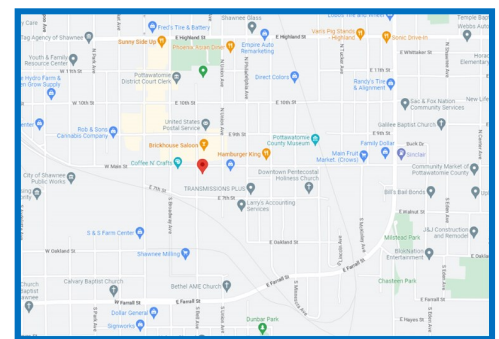
Est. Qualified Rehab Costs: \$2,563,574

Est. Combined Federal/State Tax Credit (40%): \$1,025,430

Historic Preservation Consultant:
Building Preservation, LLC

Architectural Consultant:
Heiple+Wiedower, LLC

Property Owner/Developer:
Norman Seaberg; Shawnee Affordable Housing Partners, LLC



Senator Shane David Jett (417)

Representative Dell Kerbs (407)