

Mayo 420 Building Receives Tulsa Preservation Award

The Tulsa Preservation Commission granted a 2011 Preservation Award last week to the recently renovated Mayo 420 Building, at 5th and Main in downtown Tulsa. Wiggin Properties completed the redevelopment of the former office building earlier this year, combining 67 luxury rental apartments with a new home for the downtown YMCA, and another 8,000 square feet of retail and office space. Listed in the National Register of Historic Places in 2008, the building had been vacant, except for the restaurant Billy's on the Square, since 1994.

The Tulsa Development Authority selected Wiggin Properties' proposal in 2006 for funding from the Vision 2025 Downtown Housing Fund. Construction began in 2008 with additional funding from Bank of Oklahoma and the National Trust Community Investment Fund. Architectural design was performed by Kinslow Keith and Todd. The YMCA opened its new facilities in the building in 2010, and apartments became available for lease later in the year. By the summer of 2011 the apartments and retail space were fully leased.

During the renovation, many aspects of the original building were painstakingly preserved and restored. The exterior facades, the trademark sign, the original elevators and lobbies, the ornamental stairs, and corridors were all rehabilitated according to the Secretary of the Interior's standards for historic preservation. "Preserving the historical integrity of the Mayo 420 building was extremely important to us" said Chuck Wiggin, President of Wiggin Properties. "The result is a building with special character, and apartments which are both modern and unique. New construction could not duplicate what the Mayo Building has to offer its tenants."

"When you enter one of the apartments from a historic corridor, you walk into a completely new space, with a fully rebuilt kitchen, bathrooms, floors, ceilings, walls, electrical wiring, lighting, heating and air conditioning," Wiggin commented. "Our preservation of original attributes of the building did not hamper the elegance or luxury of the apartments whatsoever. Rather, the apartments are much enhanced by the historic details we maintained". In addition to modern apartments, the building boasts a rooftop terrace with stunning views, a bridge to the adjacent parking garage, and a community room available to all Mayo 420 residents.

