



# 18-20 South Lewis Avenue

18-20 SOUTH LEWIS AVENUE, TULSA, TULSA COUNTY, OKLAHOMA



18-20 South Lewis Avenue is listed in the National Register of Historic Places as a contributing resource to the Whittier Square Historic District. It is a two-story brick building with two storefronts and stepped parapet. The second floor has one triple steel multi-pane partial casement window. The second triple window is a replacement six-over-six, double-hung with aluminum frame slip cast concrete sills. The storefronts on the ground floor appear to merge as a long line of glass. There are three nearly side-by-side aluminum glazed entry doors framed in wood. Two doors enter commercial spaces, and the center door accesses second-floor apartments; all three have transoms above. The storefronts are mirrored, and each has an entry door and two large wood-framed display windows. The entry door is slightly recessed and the display window angles back to meet the entry door.

The rehabilitation included installation of a new roof; the exterior painted masonry was stripped of paint, cleaned, repaired, and repointed as necessary; historically appropriate windows were installed; new historically compatible storefronts were installed; and new pedestrian doors were placed in the historic openings. The first floor was rehabilitated into offices with the central demising wall retained and much of the space remaining open floor plan with a portion white-boxed for future tenant build-out. The second floor was converted into open office space with removal of partition walls. The painted ceilings were left exposed, walls were painted drywall or repaired plaster, and floors were a variety of finishes. The perimeter walls were furred out throughout. New mechanical, electrical, plumbing, and fire suppression systems were also installed and painted to match the ceiling.

## Project Profile

**Year Built:** 1948

**Start of Rehab:** 11/10/2016

**Rehab Completion:** 9/5/2017

**Date of Certification:** 11/17/2017

**Original Use:** Sub-Station Post Office

**New Use:** Office Space

**Est. Total Project Cost:** \$1,459,734

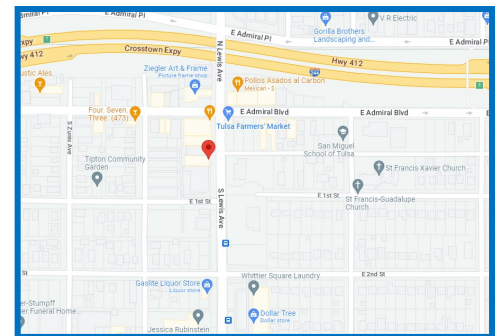
**Est. Qualified Rehab Costs:** \$1,412,925

**Est. Combined Federal/State Tax Credit (40%):** \$565,170

**Historic Preservation Consultant:**  
Rosin Preservation, LLC

**Architectural Consultant:**  
Fritz Baily, PC

**Property Owner/Developer:**  
Warren Ross; Swinney's Whittier, LLC



Senator Kevin Matthews (516)

Representative Regina Goodwin (503)