



Blue Cross Blue Shield of Oklahoma Building

1215 SOUTH BOULDER AVENUE, TULSA, TULSA COUNTY, OKLAHOMA



Listed in the National Register of Historic Places (2016), the Blue Cross Blue Shield (BCBS) of Oklahoma Building is a 12-story with basement, Modern Movement-style office building, designed and constructed in two phases: 1954 for floors basement through 3 designed by the architectural firm of Koberling and Brandborg AIA, and 1969 with floors 4 through 12, designed by architect Joseph R. Koberling, AIA. Clad in muted yellow tan brick, it has a flat roof and each of the upper floors is articulated with a band of continuous fixed windows and continuous flat concrete projecting canopies on the west façade and the south elevation. The ground level main entrance has two pairs of glass doors and a flat concrete projecting canopy. The lobby is dressed in tan and rose-colored terrazzo, marble, and granite.

The rehabilitation updated the building into new offices and a medical school with modern fixtures and amenities. The total project was undertaken in five phases that covered the entire building, in the end. The exterior work consisted of brick cleaning, repairs, and repointing and some remodeling of the front entrance to make it more accessible. The various tenant fit outs for the interiors of floors basement-12, except for the main lobby, included new flooring, new ceiling tiles and lighting, repainted walls, and new mechanical, electrical, plumbing, fire suppression systems, and an accessible bathroom for each floor. The main lobby also received some slight remodeling for accessibility purposes, however, the historic finishes were retained and restored and included terrazzo floors, granite clad walls and base, and acoustic tile ceiling.

Project Profile

Year Built: 1954, 1967

Start of Rehab: 4/15/2014

Rehab Completion: 12/31/2017

Date of Certification: 1/30/2019

Original Use: Offices

New Use: Offices

Est. Total Project Cost: \$3,486,450

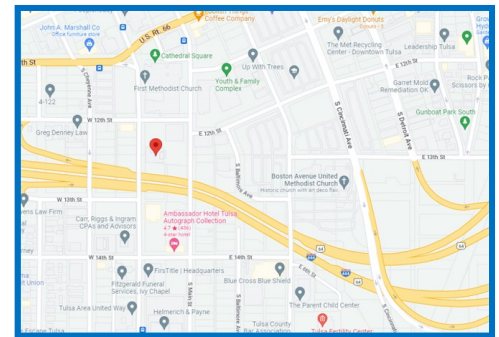
Est. Qualified Rehab Costs: \$2,668,638

Est. Combined Federal/State Tax Credit (40%): \$1,067,456

Historic Preservation Consultant:
Preservation and Design Studio, PLLC

Architectural Consultant:
Kinslow, Keith & Todd, Inc

Property Owner/Developer:
William Mizener; Boulder Office, LLC



Senator Kevin Matthews (516)

Representative Monroe Nichols (502)