



# International Harvester

510 EAST 2ND STREET, TULSA, TULSA COUNTY, OKLAHOMA



The International Harvester building is listed in the National Register of Historic Places as a contributing resource to the Blue Dome Historic District (2011). Constructed in 1937, the one-story brick building operated as an auto showroom and repair garage for decades. The building consists of four blocks including a Moderne-style block at the north end with a flat roof and storefront display windows; a rectangular block along Frankfort Street with a flat roof and large steel sash windows; a rectangular block at the southwest corner with a shallow gable roof and glass block windows; and a rectangular block along the east side with a barrel-truss roof, steel industrial windows, and vehicular entry bays. The interior contains largely wide-open spaces punctuated by vertical steel I-beams and exposed finishes with terrazzo floors, plaster ceilings, and high glazed tile wainscot.

As part of the rehabilitation, the original masonry was cleaned and most of the windows were replaced with historically appropriate windows. The plaster ceilings were repaired, and the lead-based paint was properly abated and repainted. New walls were constructed and new mechanical, electrical, plumbing, and life safety systems were installed. The old showroom now acts as the entrance lobby and front desk area for the company. Other spaces in the building now serve as conference rooms, collaborative work areas, open kitchen area, two break rooms, workout area, locker room and showers, and private office space.

## Project Profile

**Year Built:** 1937

**Start of Rehab:** 11/1/2014

**Rehab Completion:** 1/31/2016

**Date of Certification:** 3/2/2016

**Original Use:** Dealership & Showroom

**New Use:** Offices

**Est. Total Project Cost:** \$9,538,487

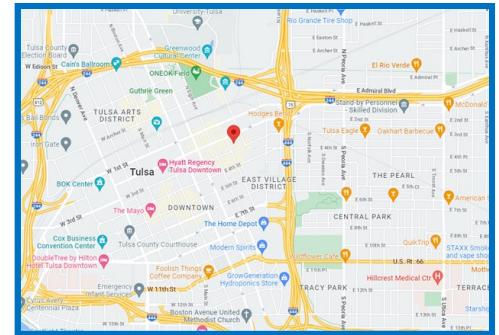
**Est. Qualified Rehab Costs:** \$7,083,257

**Est. Combined Federal/State Tax Credit (40%):** \$2,833,302

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

**Architectural Consultant:**  
Selser Schaefer Architects, LLC

**Property Owner/Developer:**  
Warren Ross; IH Landlord, LLC



Senator Kevin Matthews (516)

Representative Regina Goodwin (503)