



# Midland Buildings (Four Buildings)

600-624 EAST 4TH STREET, TULSA, TULSA COUNTY, OKLAHOMA



The Midland Buildings, an assemblage of historic buildings taking up an entire block, are listed in the National Register of Historic Places as contributing resources to the Blue Dome Historic District (2011). The buildings, named after the Midland Valley Railroad that originally ran near the buildings, all share similar windows composed of block glass, poured concrete floors, timber beams, and their original Oklahoma red clay brick masonry that wraps around each abutting building. The historic buildings were originally connected by the exterior but separated internally from one another, making up a four-building entity. The recent rehabilitation project, however, created passageways through the common walls, connecting all four buildings. The buildings were built between 1941 and 1950 and lacked ornamentation due to their post-World War II industrial uses.

The renovation and rehabilitation of the Midland Buildings retained and repaired architectural features like the red brick exterior walls, glass block windows, and the barrel-vaulted roof of Building 2, while also adding corrective design components and much-needed improvements. The interior of the connected buildings features a break area, a snack lounge, various lounging areas, meeting rooms, offices, open concept workspaces, and high, exposed ceilings with the new mechanical, electrical, plumbing, and life safety systems left exposed due to the character of the building. The mechanical, electrical, and plumbing lines were painted the same as the ceiling to help them blend in. Improvements and restorations done on the buildings included cleaning and repointing the exterior red brick masonry; new mechanical, electrical, plumbing systems installation; pedestrian door openings; and tenant improvements.

## Project Profile

**Year Built:** (L to R) 1943, 1950, 1945, 1941

**Start of Rehab:** 7/2/2018

**Rehab Completion:** 9/23/2020

**Date of Certification:** 11/20/2020;  
11/20/2020; 3/18/2021; 12/22/2020

**Original Use:** Warehouses

**New Use:** Commercial/Offices

**Est. Total Project Cost:** \$12,935,994

**Est. Qualified Rehab Costs:** \$9,139,994

**Est. Combined Federal/State Tax Credit (40%):** \$3,655,998

**Historic Preservation Consultant:**

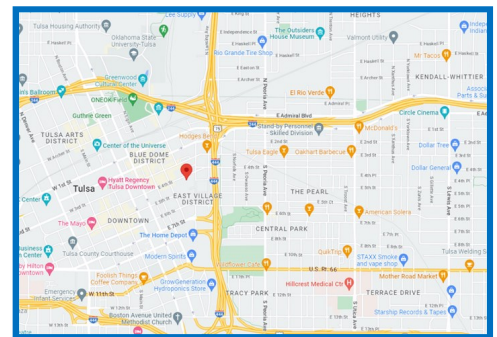
Rosin Preservation, LLC

**Architectural Consultant:**

Mass Architects, LLC & WDesign, LLC

**Property Owner/Developer:**

Warren Ross; Bonhomme Richard, LLC



Senator Kevin Matthews (516)

Representative Monroe Nichols (502)