



Reunion Building

9 EAST 4TH STREET, TULSA, TULSA COUNTY, OKLAHOMA



The 10-story Reunion Building is listed in the National Register of Historic Places as a contributing resource to the Oil Capitol Historic District (2010). It is a tri-part brick building with a base clad in limestone. The main elevation has large, arcaded ground-floor with multi-pane fixed storefront windows. The cornice on the ground floor contains medallion ornamentation. Brick pilasters run the entire height of the middle section of the upper stories. Paired one-over-one (non-historic) windows are slightly recessed and have spandrels with limestone panels. The top story is clad in terra cotta with a large cornice and projecting floral motif ornamentation. Similar patterns of fenestration and ornamentation continue on the west and north elevations. The east elevation contains single two-over-two double-hung windows with concrete sills and lintels.

The interior contains a mix office, artist studio, and commercial retail space. The historic volume of the banking lobby is extant, as is the historic building entrance lobby and stair. The stair and some of the elevator lobbies are intact on the upper floors. The building retains the character of a historic office building, with double-loaded corridors lined with offices and office suites. The historic arched windows of the arcade on the primary elevations are extant, as are some of the historic windows on the secondary elevations.

The rehabilitation turned the building into apartments on the upper floors while retaining the commercial spaces on the ground floor. The original configuration of the corridors was retained/re-established. Existing historic fabric was exposed and retained wherever possible which mainly consisted of terrazzo floors and plaster domed ceilings in the elevator lobbies. New walls, mechanical, electrical, plumbing, and life safety systems, and finishes, fixtures, and appliances were installed.

Project Profile

Year Built: 1917

Start of Rehab: 3/20/2018

Rehab Completion: 12/31/2020

Date of Certification: 4/28/2021

Original Use: Bank/Offices

New Use: Market Rate Housing

Est. Total Project Cost: \$14,000,132

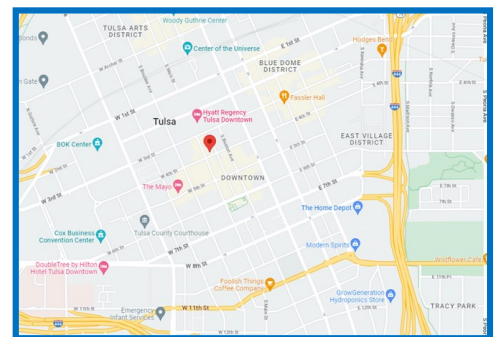
Est. Qualified Rehab Costs: \$13,038,842

Est. Combined Federal/State Tax Credit (40%): \$5,215,536

Historic Preservation Consultant:
Rosin Preservation, LLC

Architectural Consultant:
Studio 45 Architects, LLC

Property Owner/Developer:
Steven Watts; Reunion Investments Limited, LLC



Senator Kevin Matthews (516)

Representative Monroe Nichols (502)