ARCHITECTS ANNOUNCE LOCATIONS FOR 15TH ANNUAL TOUR

The American Institute of Architects Central Oklahoma Chapter will host the 15th annual Architectural Tour on Saturday, April 16, 2016 from 12:00 – 5:00 p.m. This self-guided tour includes nine architectural destinations such as residential homes and commercial buildings that allow participants to experience great architectural design in Oklahoma City.

Architecture Week 2016, April 11-16, includes a week-long series of events that promotes the important role that the architectural profession contributes to the Oklahoma City community.

The 2016 AIA Architecture Tour locations include:

The **Krogstad House** is located at **3209 Robin Ridge Road** in Oklahoma City. The original mid century modern house, built in 1964, was designed by Mr. Robert Reed. The 2700 sf one story house with mezzanine overlooking the Quail Creek Golf Course reflects the influence of one of Mr. Reed's professors at OU, architect Bruce Goff. Bud Krogstad, one of the initial developers of Quail Creek, commissioned Mr. Reed to design the house where he and his family lived for a few years before selling it to the second owner who installed the pool and added the mezzanine in 1968 (also designed by Reed). Two more owners resided in the house before the current owners, Lynne Rostochil and Chuck Hodges, bought it in 2015 for the great design with large glass wall areas that bring in lots of natural, indirect daylight with great views of the golf course. They commissioned Ken Fitzsimmons, AIA of **TASK Design** to enlarge the kitchen, add a master bedroom, laundry and update the patio area. The kitchen was very small and isolated by today's standards: walls were demolished to create an open plan and show off more of the clerestory windows. The new kitchen addition with corner glass walls also provides a more direct connection between the original house and backyard. The new addition's low ceilings
provide a more dramatic transition and entry to the master bedroom with a tall butterfly roof, clerestory and corner glass windows which are very similar to the original house's detailing. The wood posts with stone base at the new mezzanine balcony and master bedroom trellis, relate to the original stone columns and create a courtyard like space for the patio and pool. The finishes of the addition also match the original house's to make the overall house more cohesive.

**American Energy Partners Fitness Center** located at **911 NW 67th Street in Oklahoma City** extends the unused basement structure in northern Oklahoma City into a sports and leisure hub. A Series of arched steel trusses are placed over an existing concrete basement. The trusses are clad with industrial-scaled profile metal sheeting to enclose the singular hangar-like volume with fully glazed gables. Two boxes are then inserted; a single story steel-clad volume punches through the front gable to provide an entry vestibule to the east, while a larger cube is placed within the central space containing two racquetball courts within an adaptable climbing wall on its western face. Additional internal facilities include a basketball court, fitness studios of varied sizes, changing and locker rooms and a café. On the outside a running track, courtyards, terraces, and a sunken retention pond (which doubles as a volleyball court) cater for a wide range of external activities. The AEP Fitness Center is a state of the art recreational facility. It is an innovative, complete reinvention of an existing concrete structure to create a bold venue for health and fitness. This project is rather remarkable due to its simplicity and strength of form; literally all of its functions are housed under a single, hangar-style roof constructed of curved steel trusses, fabricated locally by W&W Steel Company in Oklahoma City. The American Energy Fitness Center is owned by American Energy Partners and was design by **Allford Hall Monaghan Morris**.

The **Buick Building**, owned by Midtown Renaissance Group and is located at **1101 North Broadway** in Oklahoma City. Originally designed by architect Solomon Layton, construction of the four-story, 59,500 square foot Buick building was completed in 1924. It is now home to a ground-floor upscale bar and restaurant, and four suites of private corporate offices, and future home to a breakfast and brunch restaurant. The offices that are open for the tour were designed by **Fitzsimmons Architects** and include: Ground floor lobby – Upon entering the public lobby on the building’s west side, visitors are treated to a slice of the building’s history, with photography and an art wall featuring salvaged parts from the original automotive freight elevators. Suite 102: Fulmer Group Law - The light and airy finishes of Fulmer Group are not what you expect from a traditional law firm. Glass, white walls and light wood finishes welcome visitors to a very modern space, which is also used as an art gallery. Suite 300: Canaan Resource
Partners - The triangular arrangement of the 16,000 square foot, bi-level Canaan space features exposed concrete columns, exposed brick walls, and reclaimed metal grating throughout. An exhibition kitchen and roof deck are also showcased. Suite 400: REHCO and Midtown Renaissance Group – With a design based on a Buick Straight 8 Fireball engine, the floor space is finished with expanses of steel, wood, and glass. The space also features a sliding wall of historic doors salvaged from properties all over Midtown and a bank of historic windows that lift to create an indoor balcony with downtown views. The building has been undergoing a total remodel, including historic preservation work, since 2012. The building went through the national historic tax credit program for its rehabilitation, with the help of Preservation and Design Studio,. Shortly afterward, the custom tenant space build-outs began.

Positively Paseo Home located at 322 NE 15th Street was designed by John Postic, AIA of Studio Architecture and is owned by Clint and Carey Carter. This home embodies the renaissance of a nearly forgotten historic neighborhood within sight of the state capital. STUDIOArchitecture, working hand-in-hand with Positively Paseo, a non-profit community housing development organization that focuses on revitalizing historic neighborhoods around downtown Oklahoma City, designed the house to be a collage of details and styles present in the Classen’s North Highland Parked neighborhood. Sitting on a formerly empty lot, this home is delicately stitched into the fabric of the surrounding environment, filling in a gap on this quickly improving street. The gabled roof, white trim, and tapered columns all speak to an architecture that feels like it belongs in this place. The wide front porch aligns with the porches of the neighbors on both sides, invoking a feeling of community and continuity. And from the window of the bedroom cantilevered over the porte cochere, one has an unobstructed view of the beautiful state capital. This home manages to fit five bedrooms, three bathrooms, and a generous living/dining/kitchen area into just 2250 square feet. The natural flow through the spaces draws this big family together with their friends into the communal great room, front porch, and back patio for true indoor/outdoor living. The traditional details on the exterior give way to more modern details on the interior, such as the black laminate flooring and cerulean blue doors, indicative of the new life this home breathes back into this re-emerging street. This project is different than many houses which have been on the Architecture Tour in the past in that it is designed to blend in rather that stand out. It is exciting that this house is helping to infill a historic walkable neighborhood that has been largely overlooked in the recent boom of downtown OKC’s historic neighborhood revitalizations. The house makes extremely efficient use of its square footage and incorporates many historic details.
PLICO designed by Elliott + Associates Architects and located at 126 Harrison Avenue was built in 1924 by C.F. Meadors and originally the Como Hotel, this historic blond brick flatiron stood vacant and boarded up for the past three decades. Our team has been waiting for 20 years for the opportunity to bring this corner to its full potential. We believe this corner should be the site of an enduring building, a lantern at the east gateway to downtown. The project includes the renovation of the two level flatiron building and the construction of a modern, yet complementary, rooftop addition, boardroom and outdoor deck. After 64 years of initial use and then boarded up for 27 years from 1988-2015, PLICO is now one of the few flatiron buildings in Oklahoma City, and has become the eastern gateway into Downtown. The building combines a historic structure, a 3rd floor addition, and new interior spaces to make a statement about the city’s history and the city’s future. The PLICO building is owned by the MedPro Group.

Jesus Saves is located at 36 NE 10th and is an adaptive reuse of a former leather bindery, originally constructed in the mid-1930s. Taking a crumbling brick shell and reinforcing it to create a modern two-family residence, AHMM has brought this historic structure back to life. A contemporary spin on the original graphics and signage references the building’s character and history. Extensive work went into reinforcing the structure to make it fully structurally sound; the exposed brickwork and frame becoming a defining aesthetic of the project. Internally, a new steel structure, staircase, and a minimal number of walls were inserted into the building to divide it into two principal volumes: the two-bedroom residence above and the one-bedroom residence below. The commercial character of the north façade is preserved where the building addresses the street, but the accommodation is set back on both floors to create a buffer from passing traffic. In addition, the first floor unit is constructed to commercial specification so that it can be returned to business use in the future. The architect of the Jesus Saves project is Allford Hall Monaghan Morris and is owned by Tarena Self.

The 2x2 project is located at 1161 NW 57th Street is a modern home located in the 2 x 2 micro-community which consists of four homes located in the beautiful, urban neighborhood of Meadowbrook Acres. 1161 faces 57th Street and offers timeless, modern design within a quaint, neighborhood setting. Upon entry you will emerge into an open living plan with 10 foot ceilings and a sun-lit stair tower. Just off of the living/dining area lies a private courtyard which faces east capturing the morning sun. Upstairs you will find a spacious master suite with a spa inspired private bath with a large soaking tub. Two additional bedrooms which share a bathroom and a large west facing balcony are also on the second floor. This home features Italian kitchen systems, high-end finishes and appliances, and energy efficient lighting and mechanical systems.
The exterior materials of brick and western red cedar enhance the modern forms and combine with low-maintenance, indigenous landscaping to create a true sense of place and home. The architect of the 2x2 project is **405architecture** and is owned by Meadowbrook Modern.

**sideXside** is located at **1171 NW 56th Street** in Oklahoma City. Meadowbrook Modern and **405architecture** create a sense of community and place through thoughtful urban infill development with straightforward modern architecture. Meadowbrook Modern’s two homes of sideXside are clustered, to achieve a greater density than traditional suburban planning, while fitting nicely into the existing fabric of the neighborhood. 1171 NW 56th Street is a modern home located in this sideXside micro-community, which consists of two homes located on a former single family lot in the beautiful, established neighborhood of Meadowbrook Acres. An open floor plan, tall ceilings and an abundance of natural light are all architectural amenities providing the homes’ interior spaces with an open and modern feel. Guests enter into an open plan consisting of a large living room, dining room, and kitchen. This open space flows seamlessly to the outside, by use of a large glass sliding wall, to a private patio. Upstairs you will find a spacious master suite with an adjacent covered balcony. Also on the second floor is an additional bedroom or private office with its own private bathroom. This home features a modern kitchen system, with high-end finishes and appliances, in addition to energy efficient lighting and mechanical systems. Architectural metal and charred cedar siding enhance the modern massing and create a unique modern architecture that fits comfortably with its existing neighbors.

**The Arc**, originally designed by **Bill Howard, AIA of Howard, Samis and Davies** is a two-story brick Mid Century Modern office building, was designed by Bill Howard and built in 1965. Located in Mesta at 616 NW 21st, it was occupied by Sunbeam Home until early 2015 when the property was purchased by Marva Ellard, the principal at Midtown Builders, LLC. The ground floor contains a waiting room and reception area that is open to the ceiling of the second floor and lit with four original circular sky lights. The remainder of the first floor contains a series of small and medium sized offices. The second floor contains and executive office with an enclosed deck and an open library. The basement is similar in size to the entire first floor and contains a large meeting room. The exterior of the building is sheathed with light orange/brown brick laid in a brick pattern. The fenestration includes vertical windows for each of the small offices with large fixed glass windows defining each of the corners of the building. There is a mansard roof. The Arc is owned by Midtown Builders.

Tickets for the 15th Annual AIA Architecture Tour will be on sale on Monday, March 28th online and at our ticket outlets. For more information, please visit the AIA Central Oklahoma web site at www.aiacoc.org or call the office at 405-948-7174.

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