

November 6, 2016
11 am–5 pm

TOUR STOPS

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- 4 Tribune Lofts
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-  The LOOP Tour Stops



1



Rhys Martin, Cloudless Lens Photography

THE EDGE

Address: 211 S Greenwood Ave

Architect: Parker Associates

Architectural Style: Contemporary

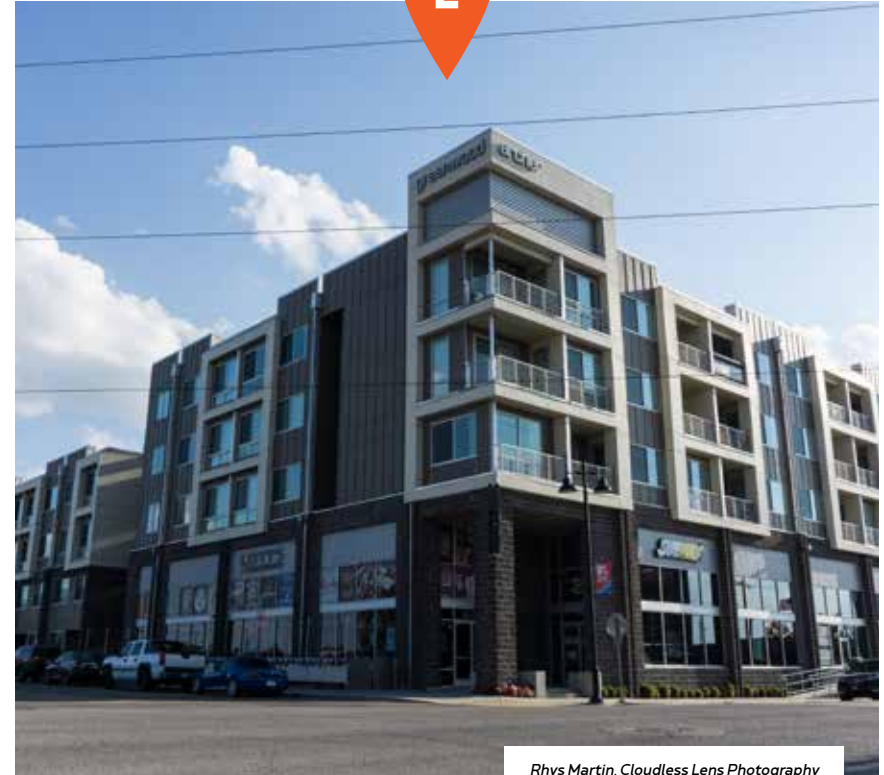
Constructed: 2016

Owners: American Residential Group, Nelson + Stowe Development

Website: theedgeapartmentsdowntowntulsa.com

American Residential Group partnered with Nelson + Stowe Development to bring downtown Tulsa the only new-construction residential to open in 2016. The community will consist of 161 apartment homes with 128 one-bedroom units ranging from 584 square feet to 777 square feet and 33 two bedrooms ranging from 951 square feet to 1,196 square feet. Rental rates range from \$1,020-\$2,000.

2



Rhys Martin, Cloudless Lens Photography

GREENARCH

Address: 10 N Greenwood Ave

Architect: Brian Freese, Freese Architecture

Architectural Style: Contemporary

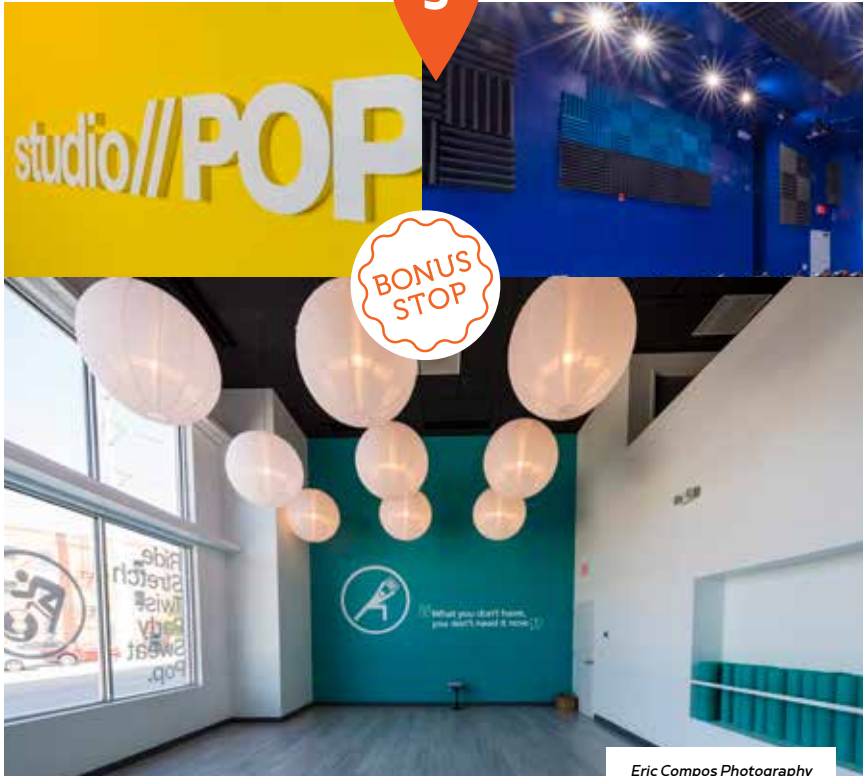
Constructed: 2014

Owner: GreenArch LLC

Website: greenarchtulsa.com

This mixed-use building was the first new development in the Greenwood District in over 80 years! There are studios, one- and two-bedroom floor plans ranging from 700 to 1,400 square feet. Plus six of the 18 two-bedroom units are two-level! Another six are "live/work" units that are extra-deep and tailored for artists, craftsmen, or other professionals who would like to have shop space where they live! Did we mention the north side apartments have a view of ONEOK Field?

3

BONUS
STOP

Eric Compos Photography

STUDIO POP

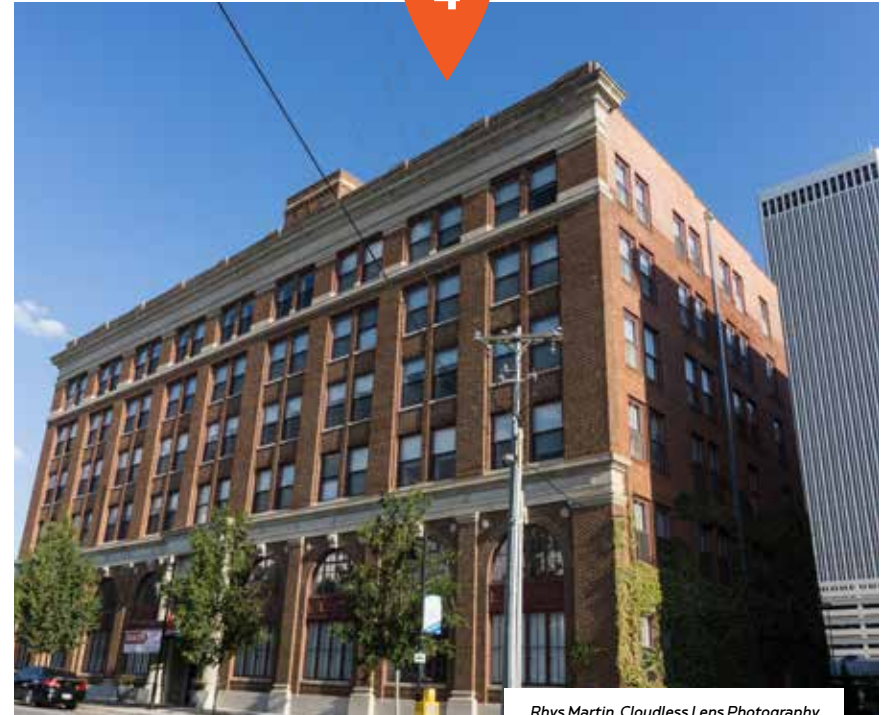
Snack
Stop

Address: 10 N Greenwood Ave

Website: studiopoptulsa.com

Be sure to stop by Studio Pop for a snack and check out their fun ideas about how cycling and yoga are the perfect combination. They describe their cycling classes as “like going to a nightclub on bikes.”

4



Rhys Martin, Cloudless Lens Photography

TRIBUNE LOFTS

Address: 20 E Archer St

Renovation Architect: Parker Associates

Architectural Style: Classical Revival

Constructed/Renovated: 1919/1929/1999

Owner: American Residential Group

National Register of Historic Places: 1979

Certified Historic Rehabilitation

Website: tribunelofts.com

Richard Lloyd Jones purchased Tulsa’s first daily newspaper, the *Tulsa Democrat*, formerly the *New Era*, in 1919 and renamed it the *Tulsa Tribune*. The Tribune Building, expanded in 1929, was considered Oklahoma’s largest and most modern newspaper facility. The newspaper ceased using the building in 1942. It became a storage facility and religious mission for the homeless until 2001, when it was converted into apartments. The main lobby retains its terrazzo floor, marble wainscoting, stairway and dentiled molding. Original elevators, call buttons and brass mailboxes remain, as does the iron catwalk that surrounded second floor presses.

There are only 35 apartments in the six-story building, and no two residences are exactly alike.

5



Rhys Martin, Cloudless Lens Photography

METRO AT BRADY

Address: 10 E Archer St

Architect: Parker Associates

Architectural Style: Contemporary

Constructed: 2013

Owner: American Residential Group

Website: metroatbrady.com

Newly built in 2013, this five-story, \$12-million structure adds 75 living spaces to the Brady District. Metro at Brady has 71 one- and two-bedroom apartments and four unique units with commercial space on the first floor and living space above.

6



Rhys Martin, Cloudless Lens Photography

THE FOX HOTEL AND ANNEX

Address: 201 N Main St

Renovation Architect: Lilly Architects

Architectural Style: Classical Revival

Constructed/Renovated: 1906, 1911 (Annex)/2016

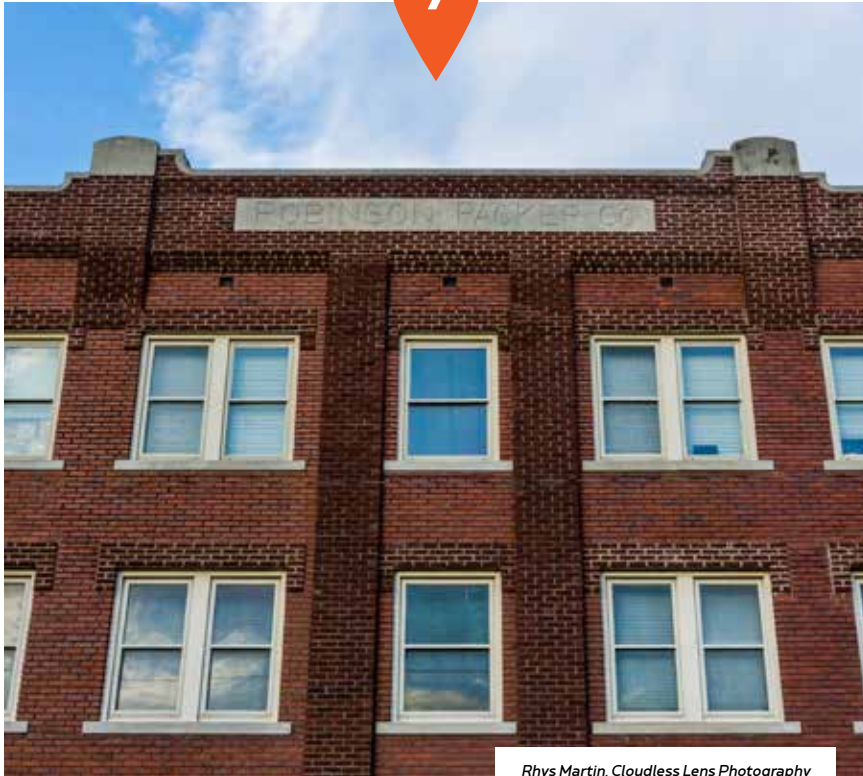
Owner: George Kaiser Family Foundation

National Register of Historic Places:
Brady Historic District, 2010

Certified Historic Rehabilitation Pending

One year older than the state of Oklahoma AND the oldest building in the Brady District, the Fox Hotel was built in 1906. The Annex was added in 1911. The Hotel was historically on the upper level while many different businesses operated on the ground floor including: grocery stores, feed stores, drug stores, restaurants, sheet metal works, hardware, auto repair and auction houses. Today you will find restaurants on the bottom floor and eight studio apartments and offices on the top floor.

7



Rhys Martin, Cloudless Lens Photography

ROBINSON PACKER LOFTS

Address: 210 N Main St

Renovation Architect: Sikes Abernathie

Architectural Style: Traditional Commercial

Constructed/Renovated: 1930/2011

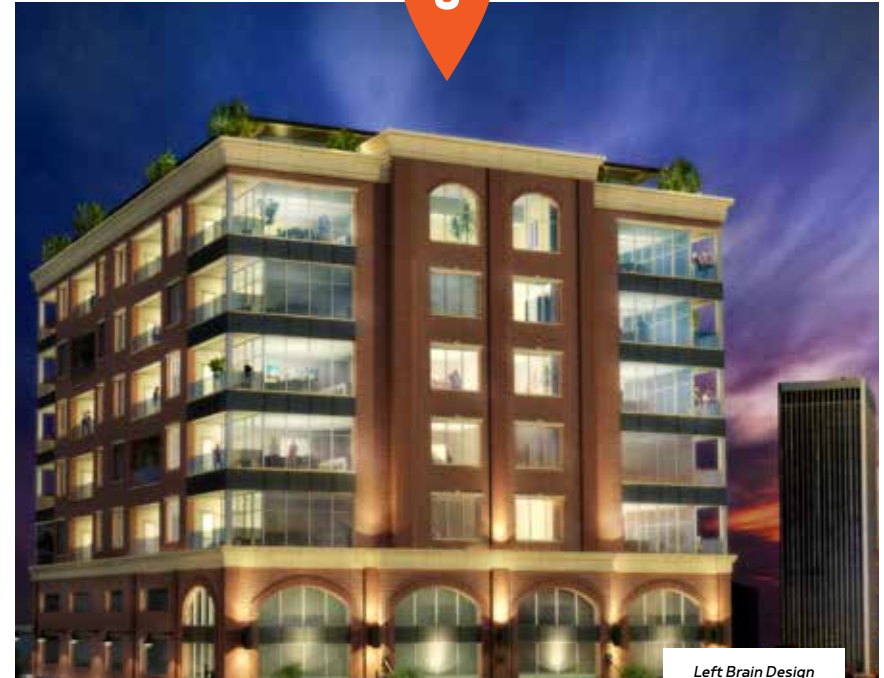
Developer: George Kaiser Family Foundation

National Register of Historic Places:
Brady Historic District, 2010

Certified Historic Rehabilitation

The space in the Robinson Packer building had been vacant since the 1980s, when the George Kaiser Family Foundation began a long-term lease of the upper two floors. In 2011, they completed a conversion of those floors into 12 apartments for young educators in the Teach for America program.

8



Left Brain Design

DAVENPORT URBAN LOFTS – SALES CENTER

Address: 216 N Main St

Architect: Stava Architecture

Architectural Style: Contemporary

Constructed: Pre-Construction Phase

Owner: Davenport Lofts

Website: davenportlofts.com

The goal at the Davenport is to set a new trend in urban living: to replace taking care of the lawn with taking care of life. To replace the car with feet and to become a part of the Brady Arts District with its museums, galleries, urban parks and eateries.

The Davenport is in the preconstruction phase and will feature 24 two- and three-bedroom residences with floor to ceiling windows and incredible views. The Davenport will have simple open spaces and high-end finishes inside and private terraces outside for a front-row seat to the goings-on below. The residences will also include all the new technology and building practices that you find in places that can be really noisy.

Construction to begin in 2017.

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Rhys Martin, Cloudless Lens Photography

UNIVERSAL FORD

Address: 40 E Cameron St

Owner: George Kaiser Family Foundation

Renovation Architect: Lilly Architects

National Register of Historic Places:
Brady Historic District, 2010

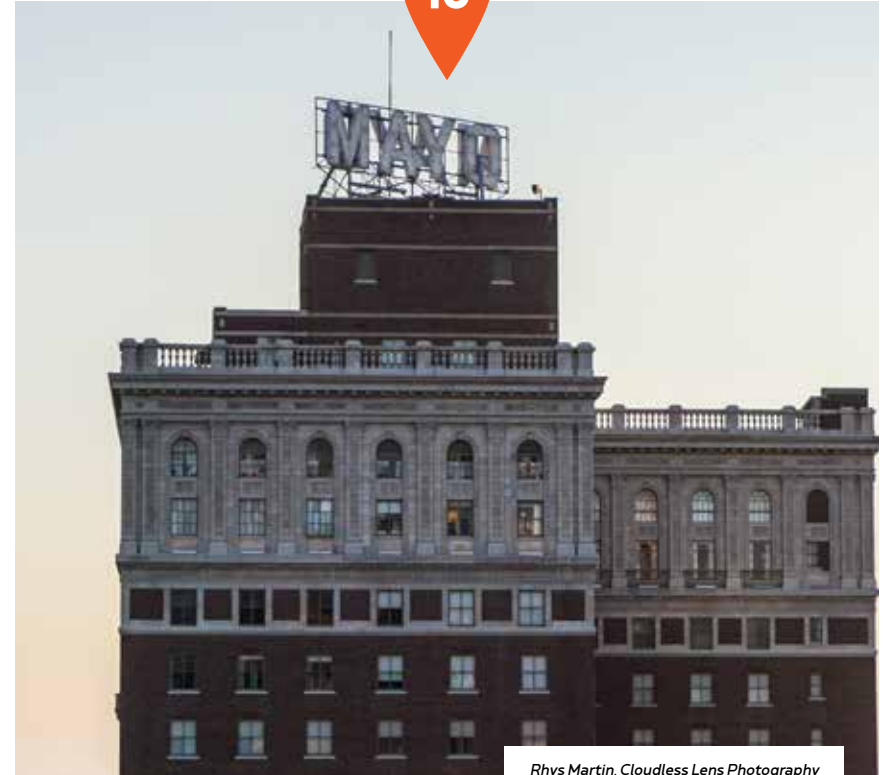
Architectural Style: Traditional Commercial

Certified Historic Rehabilitation Pending

Constructed/Renovated: 1917/2016

The Universal Ford building was constructed in 1917 to sell Ford vehicles, including Model Ts. The building's original design features a roof with thickened concrete construction to provide structural support for vehicles on the second and roof levels! Today the upper level provides 23 apartments for participants in Teach for America and George Kaiser Family Foundation's new Tulsa Artists Fellowship. On the lower level is 36 Degrees North, an entrepreneurial hub, and Prairie Brewpub where you can grab a drink and a bite to eat!

10



Rhys Martin, Cloudless Lens Photography

THE MAYO HOTEL & RESIDENCES

Address: 115 W 5th St

Owner: Brickhugger, LLC

Architect: George Winkler

National Register of Historic Places: 1980

Renovation Architect: Phillips Slaughter Rose

Certified Historic Rehabilitation

Architectural Style: Sullivanesque (Chicago School)

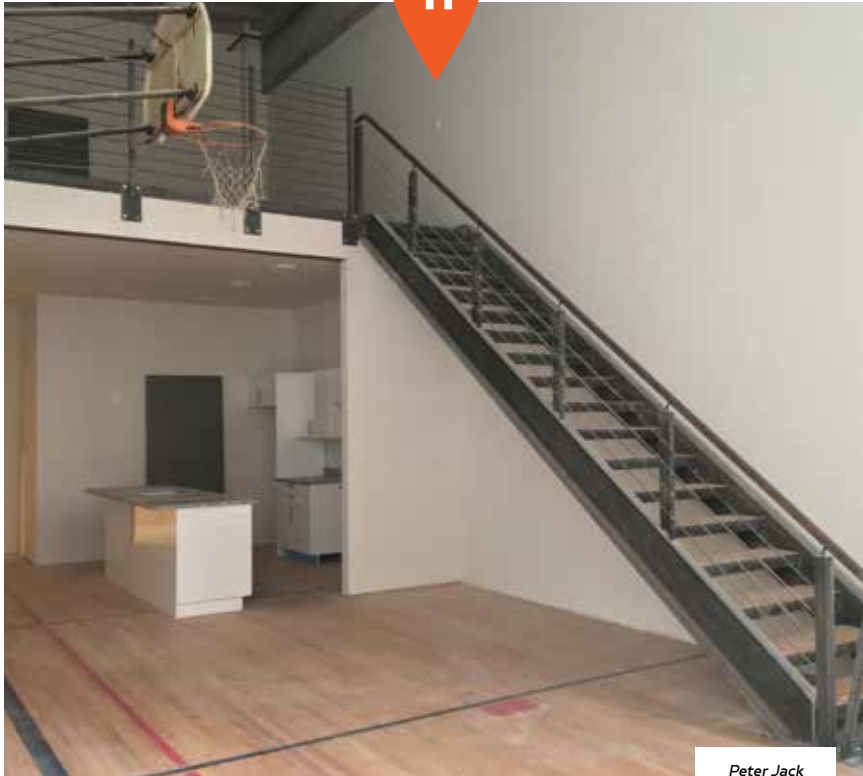
Website: themayohotel.com

Constructed/Renovated: 1925/2009

When opening the doors to The Mayo Hotel in 1925, John and Cass Mayo had already tasted success with the Mayo Building. A 600-room hotel would complete a grand vision the brothers had for their city.

Today, The Mayo is more than just a hotel. Seventy-six unique living spaces offer floor plans that range from 750 to 2,800 square feet on the upper floors. Residents get to enjoy many hotel conveniences including, valet parking, dry cleaning, room service and a complimentary shuttle.

11



Peter Jack

Y LOFTS

Address: 515 S Denver Ave

Architect: Leon Senter

Renovation Architect: Phillips Slaughter Rose

Architectural Style: International Modern

Constructed/Renovated: 1953/2016

Owner: Brickhugger LLC

National Register of Historic Places: 2016

Certified Historic Rehabilitation Pending

Built in 1953, the Downtown YMCA reflects the YMCA's early mission to provide Christian-based values to men and boys through athletics, educational and religious programs and safe housing. In 2010, the new residential fire regulations required the Tulsa YMCA to close its doors until it was sold in 2014.

Rehabilitation of the YMCA into Y Lofts will create 80 units ranging in size from 400–2,200 square feet. Units are pre-leasing now and cost about \$1 per square foot, making them some of the most affordable units you will find downtown. Because this project is seeking the use of historic tax credits, many of the units will feature remnants of the old building that have been saved.

12



Rhys Martin, Cloudless Lens Photography

TRANSOK APARTMENTS

Address: 2 W 6th St

Architect: Arthur Atkinson

Renovation Architect: Tevis Architects

Architectural Style: Zig Zag Art Deco

Constructed/Renovated: 1929/2016

Owner: Price Kanbar

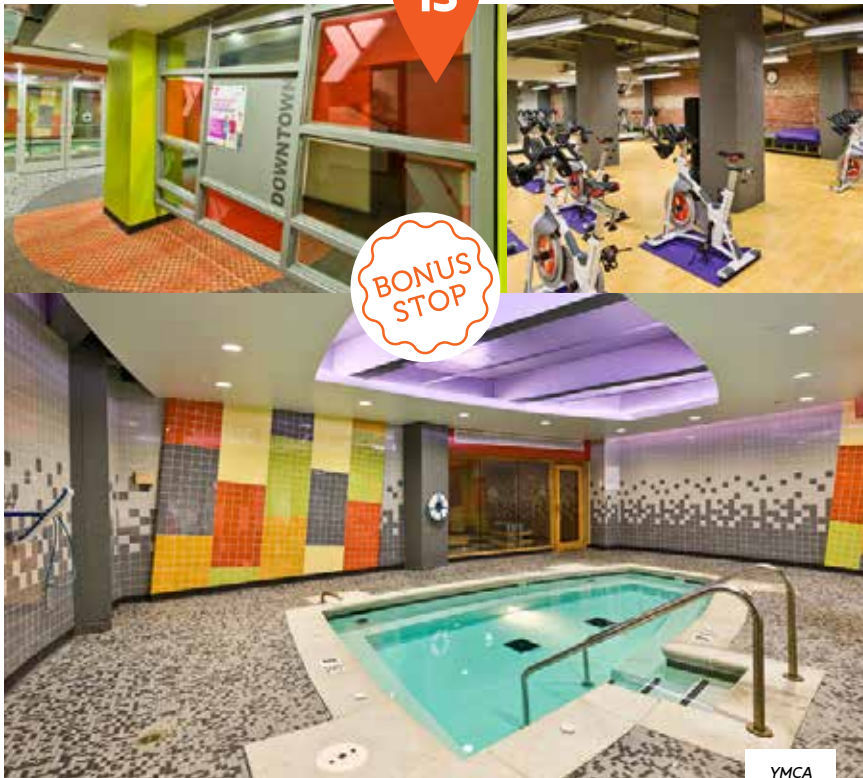
National Register of Historic Places: 1985

Certified Historic Rehabilitation Pending

Website: artdecoloftsandapartments.com

Public Service of Oklahoma Building is an amazing representation of Zig Zag Art Deco Architecture. One of the most unusual features of the building is its beautiful nighttime illumination by a series of strategically placed lights. The architect, Arthur M. Atkinson, who was also a professional engineer, implemented this feature to showcase the client's product which, of course, was electricity.

Today, the building has been renovated into the Transok Apartments. There are 37 new apartments ranging from studios to two-bedrooms starting at \$700 a month.



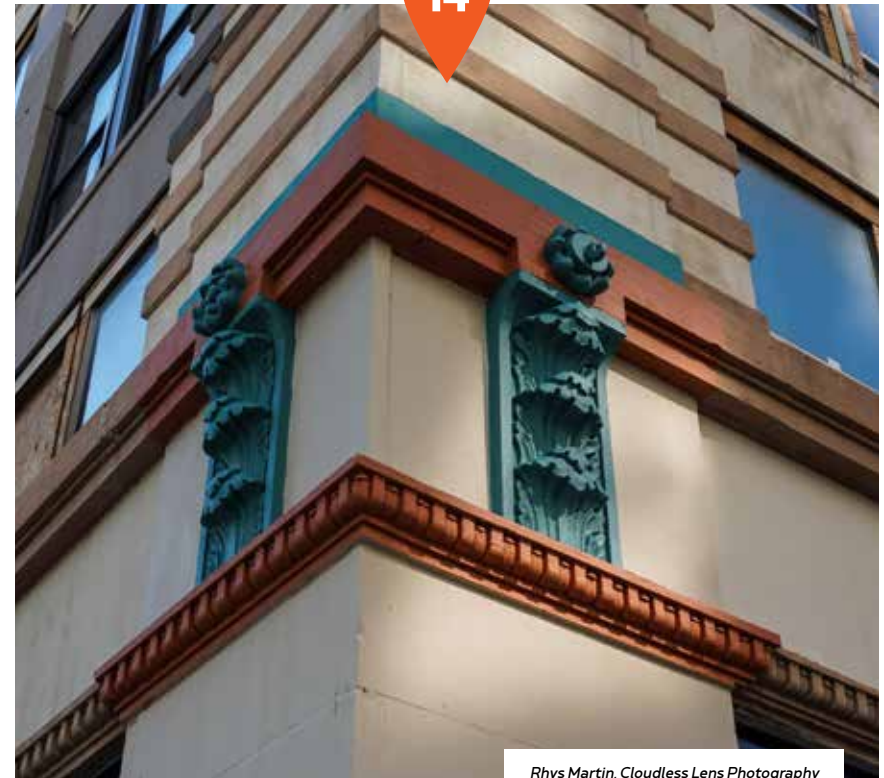
DOWNTOWN YMCA

Open
House

Address: 418 S Main St

Website: ymcatulsa.org/downtown

Have you stopped by Tulsa's Downtown Y lately? Here's your chance to check out the 23,000 square feet of space available to members including a whirlpool and sauna. Exercise classes and personal trainers are also available.



THE PALACE APARTMENTS

Address: 324 S Main St

Architect: Winkler & McDonald

Renovation Architect: KKT Architects, Inc.

Architectural Style: Zig Zag Art Deco

Constructed/Renovated: 1913/1917/2016

Owner: Tulsa World

National Register of Historic Places:
Oil Capitol Historic District, 2010

Website: tulsapalace.com

Simon Jankowsky, a Russian immigrant who operated Palace Clothiers, constructed the Palace Building in 1913. The building passed through several hands until it was bought by World Publishing Co. in 1997.

When World Publisher Bill Masterson started in Tulsa, Amanda DeCort, TFA's Executive Director, convinced him to reassess the building. This great structure is now being adapted to 60 apartments targeted for moderate-income tenants. Retail space and a World studio will be located on the first floor. This project is following the Secretary of the Interior Standards for Rehabilitation in order to apply for Historic Tax Credits.

15



Carrie and Paul Shell, SQD Architects

THE MERIDIA APARTMENTS

Address: 522 S Boston Ave

Renovation Architect: SQD Architects

Architectural Style: Contemporary

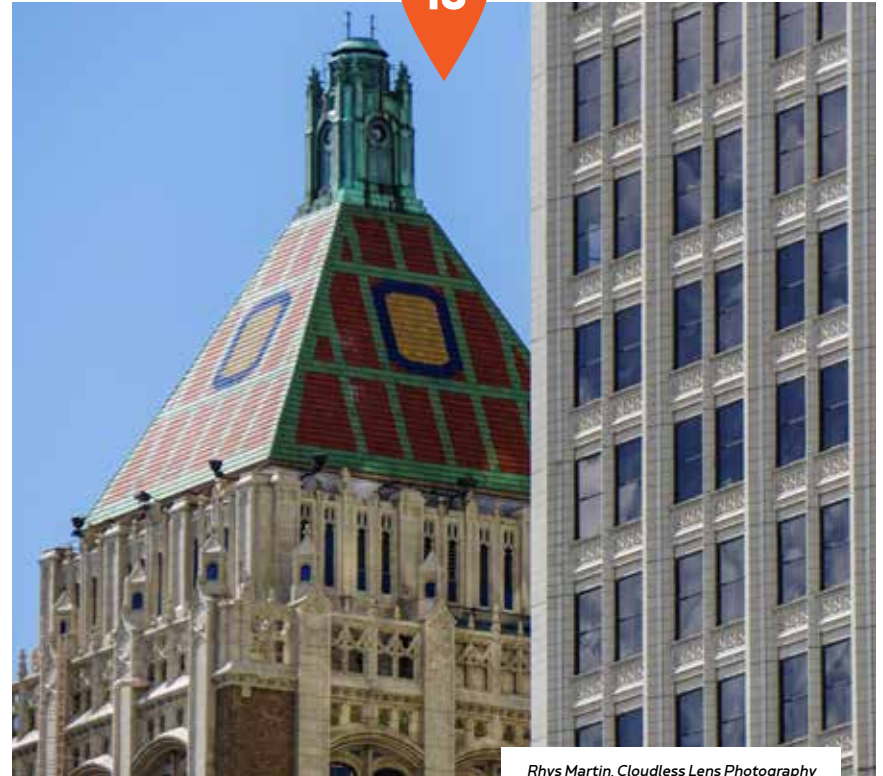
Constructed/Renovated: 1954/1980s/2016

Owner: River City Development

Website: themeridia.com

Originally called the Enterprise Building, The Meridia was constructed in 1954 for multitenant office space in downtown Tulsa. A ninth floor was added later due to demand but with its 1980s black glass façade the building has become underutilized! Today, The Meridia is being renovated into 93 apartments, 88 of which will include open-air balconies. The one- and two-bedroom apartments will range from 710 square feet to 1,555 square feet and start at \$1,099 per month. On the first level of the nine-story building will be 9,750 square feet of retail space. We are excited for this new addition to Boston Ave!

16



Rhys Martin, Cloudless Lens Photography

PHILTOWER LOFTS

Address: 427 S Boston Ave

Architect: Edward Delk with Keene and Simpson of Kansas City

Renovation Architect: KKT Architects, Inc.

Architectural Style: Neo Gothic Art Deco

Constructed/Renovated: 1927/2007

Owner: River City Development

National Register of Historic Places: 1979

Certified Historic Rehabilitation

Website: philtower.com/lofts

The Tulsa skyline is not complete without this iconic skyscraper. Completed in 1928 for oil baron Waite Phillips, this building was central headquarters for Waite Phillips Petroleum Company. Its rebirth began when floors 12 through 20 were adapted into apartments, creating a mixed-use office and residential building. Today you can live, work, eat, and shop in this restored masterpiece with original terrazzo floors, mahogany trim and stunning views of downtown.



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ylofts

opening january 2017

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