

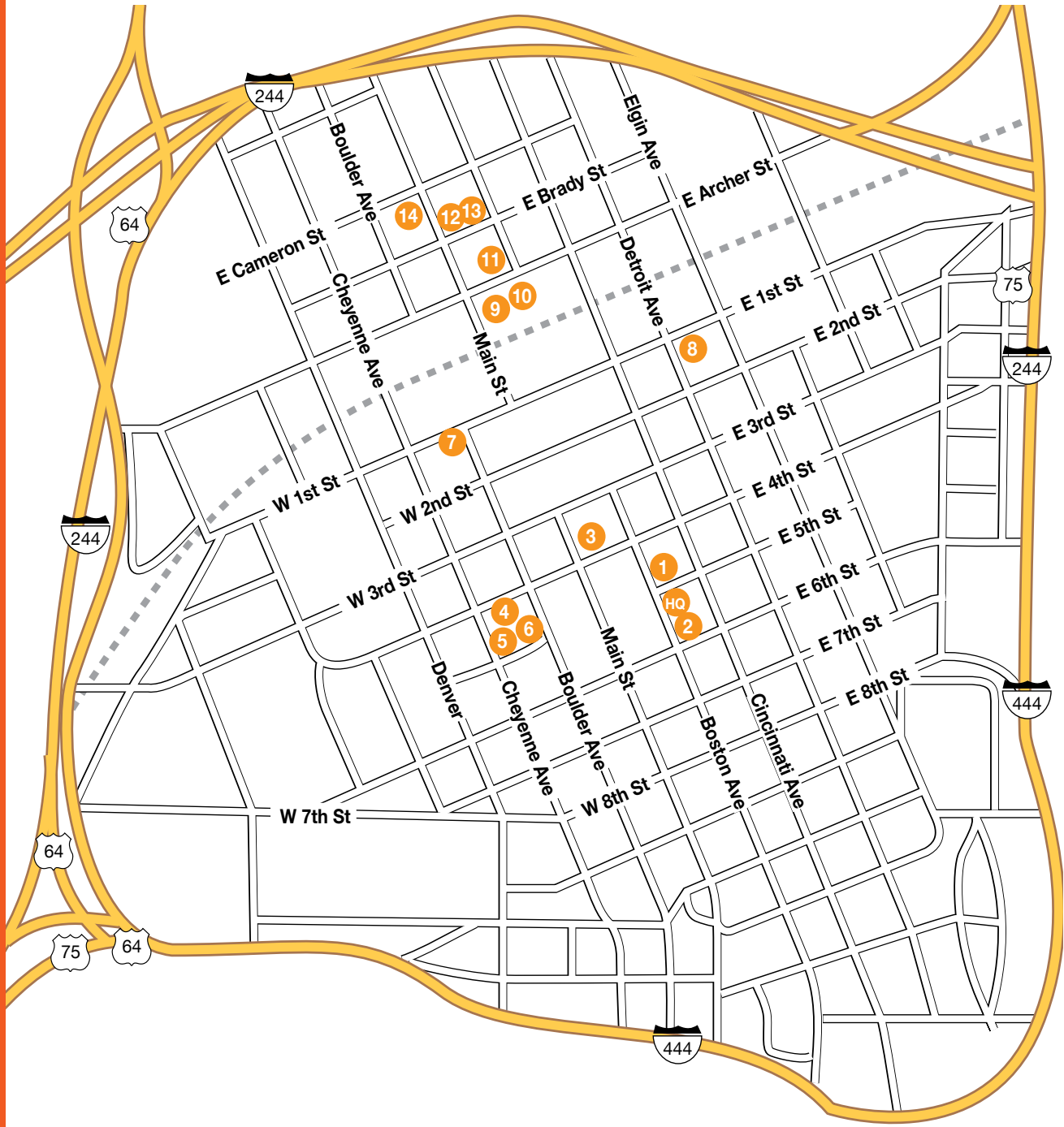
DWELL
IN THE
IDL

Saturday, April 27, 2019

**DWELL IN THE IDL
DOWNTOWN LIVING TOUR**

TOUR STOPS

- HQ** Philcade - Tour Headquarters
- 1** Philtower Lofts
- 2** Meridia Apartments
- 3** Reunion Building
- 4** Adams Apartments
- 5** Mayo Hotel + Residences
- 6** 111 Lofts
- 7** 100 Boulder Condominiums
- 8** Jacobs Lofts
- 9** Metro at Brady
- 10** Tribune Lofts
- 11** Flats on Archer
- 12** Main Apartments
- 13** 21½ Boutique Hotel
- 14** Davenport Urban Lofts





1 PHILTOWER LOFTS

Address: 427 S. Boston Ave.

Original / Renovation Architect: Edward B. Delk, Keene & Simpson / KKT Architects

Architectural Style: Gothic

Constructed / Renovated: 1928 / 2004

Historic Tax Credit: Certified!

Owners: River City Development

Web: www.philtower.com/lofts

Nicknamed the “Jewel of the Tulsa Skyline” because of its eye-catching polychromatic roof, the Philtower is also home to 26 luxury loft apartments. Completed in 1928 for oil baron Waite Phillips, the Philtower was the central headquarters for his petroleum company and many other important offices. KVOO first broadcast from the Philtower, and Miss Jackson’s Dress Shop occupied prominent corner retail space. Its rebirth began when the tower floors were adapted into apartments in 2004. Today you can live, work, eat, and shop in this restored masterpiece with original terrazzo floors, mahogany trim and stunning views. The Philtower is always one of the most popular buildings on TFA’s tours!



2 THE MERIDIA

Address: 522 S. Boston Ave.

Original / Renovation Architect: Kelly-Marshall Architects / SQD Architects

Architectural Style: Contemporary

Constructed / Renovated: 1954 / 1980s / 2017

Owner: River City Development

Web: themeridia.com

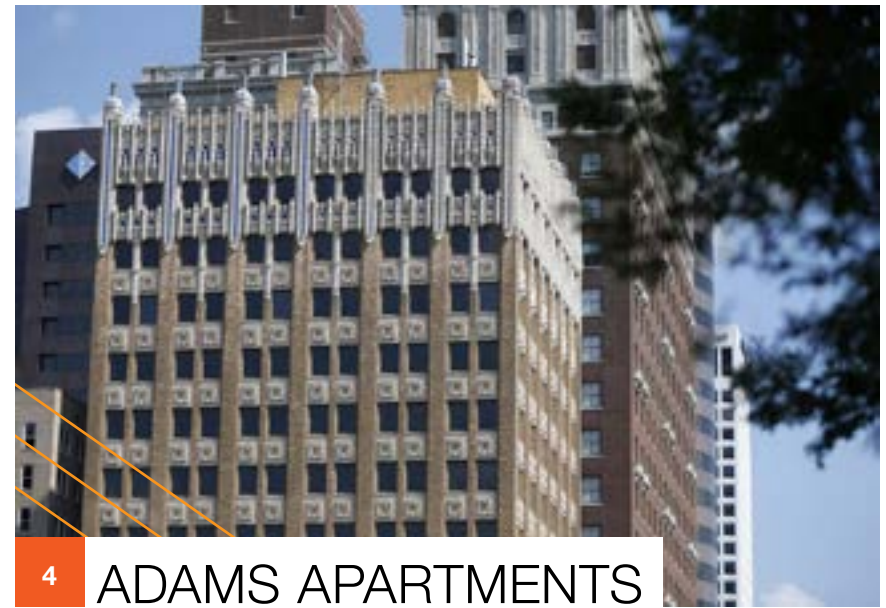
Once known as the Enterprise Building, it was constructed in 1954 for multi-tenant office space. A ninth floor was added in the 1980s, and the façade was updated with a black glass finish popular at the time. However, in the 1990s, the building fell out of fashion and into vacancy. River City Development reimaged the dark, neglected building as bright contemporary apartments. Today, the Meridia contains 93 apartments, many with rare open-air balconies, as well as ground-floor restaurant and retail. The one- and two-bedroom apartments feature beautiful finishes and plenty of light. Innovative features include ultra-high efficiency heating and cooling systems, heavily insulated walls, water-saving plumbing fixtures, energy-saving light fixtures and argon gas-insulated windows – leading to LEED Silver certification in 2018!



3 REUNION BUILDING

Address: 9 E. 4th St.
Original / Renovation Architect: Rush, Endacott, Rush / Studio 45 Architects
Architectural Style: Classical Revival
Constructed / Renovated: 1917 / 1919 / 1925 / 2020
Historic Tax Credit: In Process
Owner: Rose Rock Development Partners & Ken Brune
Web: reuniontulsa.com

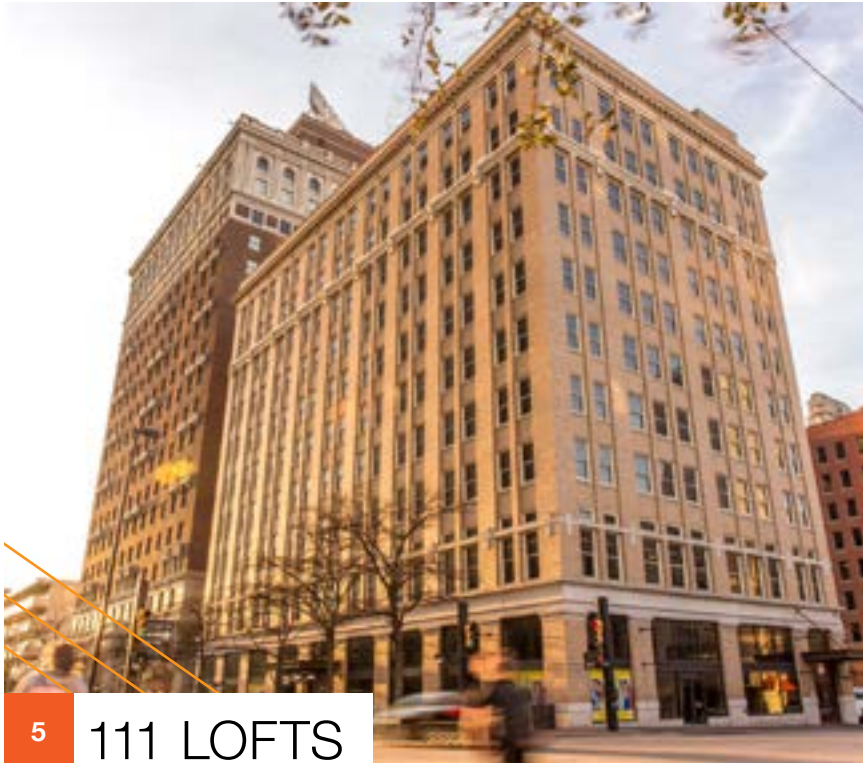
The building currently known as Reunion Center joined the Tulsa skyline in 1917 as the headquarters of the First National Bank of Tulsa, a bank that helped fund much of the region's oil boom. It rapidly expanded as Tulsa grew. The building originally had a grand banking lobby that spanned the whole first floor, and a boardroom design by Bruce Goff. The bank outgrew the space but the Reunion has lived on as an office building, with a penthouse live-work suite designed by KKT I 2004 that will be on today's tour. This historic building enters its next chapter in 2019 as new downtown living. The Reunion will be converted into 80 luxury apartments with a rooftop amenity deck like no other in Downtown Tulsa. Come visit us on the Dwell in the IDL tour and sign up for our list to reserve your unit!



4 ADAMS APARTMENTS

Address: 403 S Cheyenne Ave.
Renovation Architect: Alfred "Frenchy" Fabry / Roseman Architects, Studio 45 Architects
Architectural Style: Gothic/Italian Renaissance/Baroque
Constructed / Renovated: 1928 / 2019
Historic Tax Credit: In Process
Owner: Rose Rock Development Partners
Web: adamstulsa.com

The former Mincks-Adams Hotel was originally built in 1928 by Ike Mincks, owner of Mecca Coffee, to house visitors coming to Tulsa for the International Petroleum Exposition. The Northwestern Terra Cotta Tile Company in Chicago supplied the terra cotta, some of the most exuberant decoration to be found in Tulsa today. The lobby tile is similarly fantastic! The 13-story building was converted to offices in 1980; renovations are wrapping up now on conversion into 65 studio, one- and two-bedroom apartments with historic style. The renovation is expected to be completed by June 2019 but we have units on the tour today.



5 111 LOFTS

Address: 111 W. 5th St.

Original / Renovation Architect: Unknown / Hoefler Wysocki

Architectural Style: Classic Revival

Constructed / Renovated: 1921 / 2019

Historic Tax Credit: Pending

Owner: Price Family Properties

Web: pricefamilyproperties.com/111-lofts

THEN: The Petroleum Building earned its moniker because the majority of its early tenants were associated with the oil and gas industry. The Mayo brothers, with their real estate holdings, furniture store, and deluxe hotel (next door!), were among Tulsa's foremost promoters. Until his death, Cass A. Mayo maintained offices in the building. A 10-story buff brick building, it retains its simple, but lovely, façade dating from Tulsa's pre-Art Deco construction boom.

NOW: Price Family Properties is converting this historic structure, now named The 111 Lofts, into 79 unique luxury lofts, with Stava Building Corporation. Their offerings include sprawling penthouse suites with 16-foot ceilings, top-of-the-line finishes, and up-close views of the Tulsa skyline.



6 MAYO HOTEL & RESIDENCES

Address: 115 W. 5th St.

Original / Renovation Architect: George Winkler / Phillips Slaughter Rose

Architectural Style: Sullivanesque (Chicago School)

Constructed / Renovated: 1925 / 2009

Historic Tax Credit: *Certified!*

Owner: Brickhugger, LLC

Web: themayohotel.com

Opening the doors to The Mayo Hotel in 1925, John and Cass Mayo had already tasted success with the Mayo Building and the Petroleum Building. A 600-room luxury hotel would complete the grand vision the brothers had for their young city, and welcome guests such as Charlie Chaplin, Mae West, Charles Lindbergh, and Bob Hope. The Mayo Hotel boasted ceiling fans in every room and the city's first running ice water – a very big deal before air conditioning!

Today, The Mayo is more than just a hotel, with every modern amenity. Seventy-six apartments offer floor plans that range from 750 to 2,800 square feet. Residents enjoy many hotel conveniences including valet parking, dry cleaning, room service and a complimentary shuttle.



7 100 BOULDER

Address: 100 S. Boulder Ave.
Architect: Parker Associates Architects
Architectural Style: Contemporary
Constructed: 2015
Developers: Maplevue Associates, Inc., 21st Century, LLC, Parker Associates, Manhattan Construction
Web: 100boulder.com

100 Boulder offers a rare opportunity to invest in Tulsa’s vibrant downtown by owning a home, with modern amenities and immediate access to everything downtown has to offer! Each condominium combines 10-12 ft. ceilings, enclosed balconies and courtyards, high-tech open kitchens, murphy beds, and generous closets and storage to create a unique urban residence. The eighteen studio condominiums in the Arena District are adjacent to the 100 West Parking Garage. They offer convenient parking, and the courtyard is electronically secured. Boulder Avenue’s conversion to a two-way street with bike lanes is also underway! Soon, 100 Boulder will benefit from bike lanes right at the front curb.



8 JACOBS LOFTS

Address: 310 E. 1st St.
Original / Renovation Architects: Unknown / Miles Associates, Mass Architects
Constructed / Renovated: 1918 / 2017
Owner: Ross Group
Web: jacobsloftsonfirststreet.com

THEN: The Jacobs Building, constructed in 1918, served as a respite for railroad workers and engineers. Louie Jacobs was the first proprietor of the rooming house that occupied the building. Jacobs also operated a profitable — albeit questionable — apple cider vinegar business at the height of Prohibition. Despite several investigations, Jacobs maintained his products were “not intoxicating and (were) in keeping with the laws of the state,” according to Ross Group.

NOW: With floor-to-ceiling windows looking south over Blue Dome and north into the Arts District, the Jacobs Lofts are a perfect balance of modern amenities and historical foundation. Completed in 2017, a \$6 million conversion by Ross Group has revitalized the structure into 28 loft-style apartments. The fifth floor patio contains a crane from the buildings original elevator.



9 METRO AT BRADY

Address: 10 E. Archer St.
Architect: Parker Associates
Architectural Style: Traditional
Constructed: 2013
Owner: American Residential Group
Web: metroatbrady.com

Newly built in 2013, this five-story, \$12-million structure added 75 living spaces to the Arts District. The large brick structure was designed in a traditional style, taking many cues from the historic Tribune Building next door (Tour Stop #10). Metro at Brady has 71 one- and two-bedroom apartments. There are also four unique street-level live-work units, featuring commercial space on the first floor and living space above. The Metro community also has a swimming pool and outdoor kitchen with gas grills.



10 TRIBUNE LOFTS

Address: 20 E. Archer St.
Original / Renovation Architect: Unknown / Parker Associates
Architectural Style: Traditional
Constructed / Renovated: 1919 / 1929 / 2001
Historic Tax Credit: Certified!
Owner: American Residential Group
Web: 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 later a 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.



11 FLATS ON ARCHER

Address: 110 N. Boston Ave.

Architect: Sikes Abernathie Architects

Architectural Style: Contemporary

Constructed: 2018

Owner: Flats on Archer, LLC

Web: theflatsonarcher.com

The Flats on Archer is a brand-new mixed-use apartment building located on the corner of Boston Avenue and Archer Street in the historic Arts District. The five-story building contains 62 apartments and 30 indoor parking spaces.

The upscale one and two bedroom apartments have gourmet kitchens, smart technology, and complimentary WiFi. The rooftop entertaining space has great views of the Arts District and Guthrie Green! One unique feature of Flats on Archer? A dog-washing station for your pup.



12 MAIN APARTMENTS

13 21½ BOUTIQUE HOTEL

Address: 13½ Reconciliation Way & 21½ Reconciliation Way

Architectural Style: Two-Part Commercial Block / Main Street

Owner: Sharp Development

Web: 21andahalftulsa.com

When these mirror-image buildings rose in 1906, the Arts District was the heart of downtown Tulsa. The traditional three-story form, with ground floor storefronts and upper floor walk-up apartments, was common at the turn of the 20th century. With touches of ornamentation at the entry and cornice, these buildings are distinct in Tulsa – the Main Apartments and its twin, the Boston Apartments, are simply older than almost every other building around! Enjoy the contrast between the Main Apartments, at 13½, and the former Boston Apartments, which have just been renovated into a boutique short-term rental called the 21½ Boutique Hotel!



14 DAVENPORT URBAN LOFTS

(HOSPITALITY STOP!)

Address: 216 N. Main St. (Construction: 405 N. Main St.)

Architect: Integrated Construction + Design

Architectural Style: Contemporary

Constructed: Completion late 2020

Owner: Davenport Lofts

Web: theflatsonarcher.com

Davenport Urban Lofts is a luxury condominium project currently under construction in the Arts District, adjacent to the Cains Ballroom block in the Katy Railroad Historic District. The cast-in-place concrete high-rise building is designed by Integrated Construction + Design, with Alaback Landscape Design, as well as engineering by Wallace Engineering and 360 Engineering.

Davenport Urban Lofts will have 32 living units on 6 floors, plus several stories of integrated parking, and 9,000 square feet of rooftop amenities.

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