

WAREHOUSE

MARKET

A MIXED-USE DEVELOPMENT

ARCHITECTURAL PROGRAM
A MIXED-USE DEVELOPMENT
TULSA, OKLAHOMA
BYRON WHITFIELD TODD

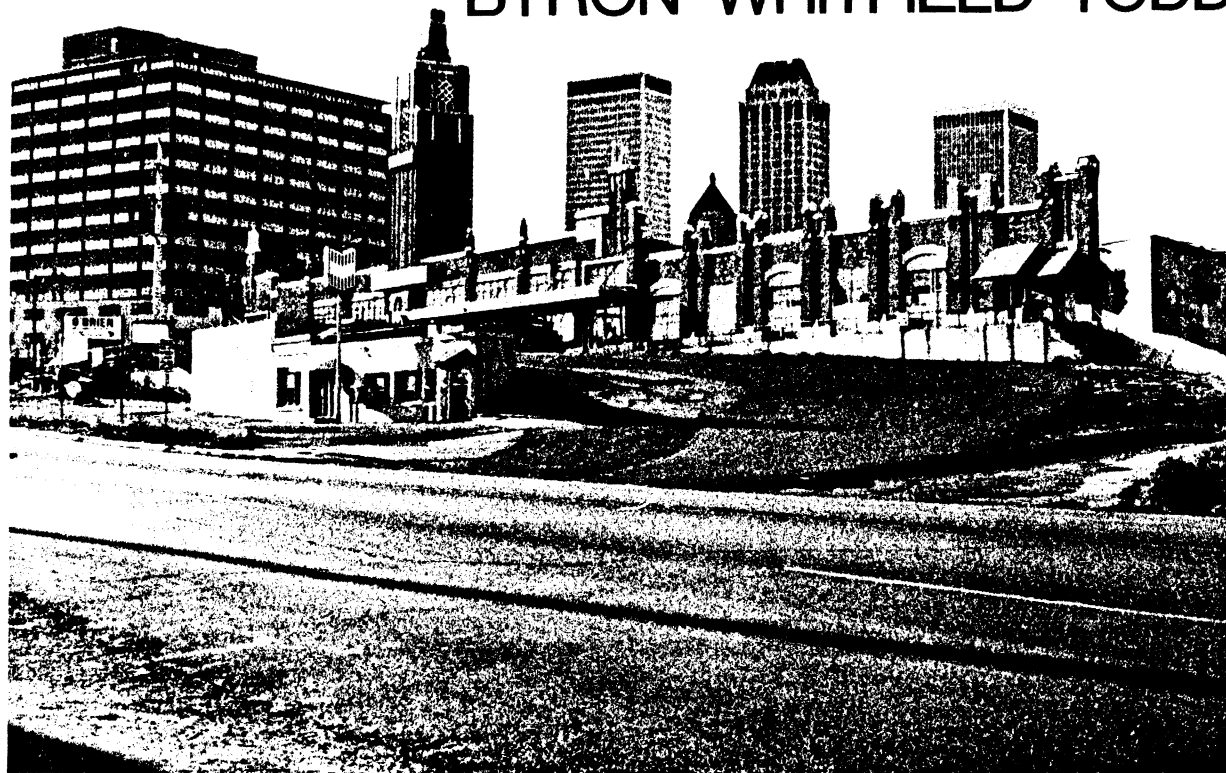


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MISSION STATEMENT

HISTORIC CONSERVATION IN ITS MOST DYNAMIC FORM IS MUCH MORE THAN SENTIMENTAL PRESERVATION OF RECOGNIZED HISTORIC LANDMARKS. IT INVOLVES THE SUCCESSFUL BLENDING OF THE OLD WITH THE NEW, AND CAN BE THE SOURCE OF COMMUNITY PRIDE. UTILIZATION OF HISTORIC RESOURCES IS LIMITED ONLY BY THE IMAGINATION.

LET'S LOOK MORE CLOSELY AT THE EXACT DIFFERENCES BETWEEN HISTORIC CONSERVATION AND HISTORIC PRESERVATION. CONSERVATION IS THE POLICY OF ADAPTATION OF NEW FUNCTIONAL USES SO THAT HISTORIC LANDMARKS MAY FULFILL AN ACTIVE ROLE IN MODERN TIMES. PRESERVATION IS THE SETTING ASIDE OF IMPORTANT HISTORICAL LANDMARKS, SO THAT THEY MAY BE ENJOYED BY ALL.

MANY TIMES A COMPROMISE MAY BE REACHED BETWEEN THE PRESERVATION OF AN OLD BUILDING AND THE DEMANDS MET BY A NEW BUILDING. IF ONE OR A GROUP OF OLD BUILDINGS CAN FUNCTIONALLY MEET THE DEMANDS OF OUR SOCIETY TODAY, THEY MAY BE SAVED THROUGH THE ADOPTION OF A CONSERVATION POLICY. WHEN THESE OLDER STRUCTURES BECOME ECONOMICALLY VIABLE AND FUNCTIONAL, THE RESULT IS A SUCCESSFUL BLENDING OF THE OLD WITH THE NEW.

THE ULTIMATE GOAL OF THIS PROJECT IS TO DEVELOP AN AREA OF DOWNTOWN TULSA INTO A MIXED USE OF RETAIL, OFFICE, AND LIVING UNITS. THE SITE SELECTED HAS EXISTING A HISTORICALLY SIGNIFICANT STRUCTURE, THE WAREHOUSE MARKET.

THE PURPOSE OF THIS DEVELOPMENT IS TO CREATE OFFICE SPACE, RETAIL SPACE, AND LIVING UNITS WHICH ARE COMPETITIVE IN THE MARKETPLACE. AT THE SAME TIME IT IS ALSO THE INTENT OF THIS DEVELOPMENT TO INCORPORATE THE EXISTING WAREHOUSE MARKET IN A POSITIVE MANNER WITH THE ADDITIONAL BUILDINGS NEEDED. THE CONSERVATION OF THE WAREHOUSE MARKET WILL ALLOW THE DEVELOPER TO USE GOVERNMENT TAX INCENTIVES TO HELP DEFRAY THE COSTS OF THIS DEVELOPMENT AND MAKE THE PROJECT FEASIBLE.

BACKGROUND

WAREHOUSE MARKET

THE WAREHOUSE MARKET STANDS ON THE SITE OF MCNULTY BASEBALL PARK. BABE RUTH AND THE NEW YORK YANKEES PLAYED THERE, AS DID RED GRANGE. JACK DEMPSEY FOUGHT THERE. MCNULTY BASEBALL PARK ALSO PROVIDED SHELTER FOR BLACK FAMILIES DURING THE 1921 RACE RIOT IN TULSA.

THE WAREHOUSE MARKET, SOMETIMES KNOWN AS "THE FARMERS' MARKET", SOMETIMES JUST AS "THE MARKET", WAS BUILT IN 1929. JOHN J. HARDEN, AN OKLAHOMA CITY DEVELOPER, NEGOTIATED A NINETY-NINE YEAR LEASE WITH THE MCNULTY FAMILY. HARDEN HAD STARTED SUCH A MARKET TWO YEARS BEFORE IN OKLAHOMA CITY. NOTING THAT THE CITY'S TWO MAIN STREETS WERE CONSTANTLY CLOGGED WITH FARMERS BRINGING THEIR PRODUCE INTO TOWN, HE DECIDED TO MAKE USE OF SOME NEARBY UNDERDEVELOPED PROPERTY. HE ERECTED A PUBLIC MARKET TO ACCOMMODATE THE FARM SALES.

DESIGNED BY OKLAHOMA CITY ARCHITECT, B. GAYLORD NOFTSGER, THE WAREHOUSE MARKET IS A LONG, FLAT ROOFED, ONE STORY BUILDING, BROKEN BY EVENLY SPACED PINNACLES, AND FEATURING A TALL, STEPPED TOWER AT THE ENTRANCE. THE BUILDING'S

ONLY VERTICALITY IS THE SOARING TOWER. IT WAS A TRADITIONAL FARMERS' MARKET WITH OPEN STALLS ON THE EAST END NEAR THE VIADUCT THAT CONNECTED THE MARKET TO THE OLD MIDLAND VALLEY RAILROAD TRACKS. THE TOWER PORTION ACTED AS A LANDMARK AND A BEACON TO MAKE THE MARKET DRAMATIC AND MODERN.

THE WAREHOUSE MARKET EXHIBITS SOME OF THE MOST FLAMBOYANT EXAMPLES OF BRILLIANT POLYCHROME TERRA COTTA ORNAMENT IN TULSA. THE ENTRANCE IS A CLOSE PLAGIARISM OF THE FAMOUS ENTRANCE OF THE "SKYSCRAPER IN RAINBOW HUES" (THE COMMERCIAL BUILDING, 10 WEST ELM, CHICAGO), LATER PORTRAYED IN CATALOGUE FORM BY NORTHWESTERN TERRA COTTA COMPANY OF CHICAGO. THIS ENTRANCE FOR THE COMMERCIAL BUILDING WAS DESIGNED BY THE FRENCH MODELER, EDUARD CHASSAING FOR CHICAGO ARCHITECT, B. LEO STEIF. CHASSAING REDUCED NATURE TO ITS BASIC GEOMETRIC FORMS. FLOWERS AND LEAVES BECAME FLATTENED CIRCLES AND TRIANGLES, WHILE THE LINES AND PATTERNS WITHIN THESE EVOLVED INTO RAYS OR CHEVRONS.

THE TERRA COTTA AT THE ENTRANCE OF WAREHOUSE MARKET FEATURES ROCOCO-LIKE NEO-CLASSICAL FIGURES CONTAINED IN MEDALLIONS ALONG WITH A VARIETY OF GEOMETRIC DESIGNS IN BRIGHT BLUES, GREENS, REDS, AND GOLDS. THE TERRA COTTA ORNAMENTATION EXTENDS UP TO THE TOP OF THE PARAPET AND UP TO THE TOP OF THE TOWER. THE PARAPET IS BANDED IN RASPBERRY, BLUE, AND WHITE TERRA COTTA MOTIFS INCLUDING FANS, ROSETTES, ARCS, AND RAYS. THE TALL, NARROW TOWER IS ADORNED WITH BLUE, WHITE, AND RED DIAMONDS IN DIAGONALLY CRISS-

CROSSING DESIGNS SURMOUNTED BY A VINE MOTIF.

TWO LARGE MEDALLIONS ON A BRIGHT BLUE BACKGROUND FLANK EACH SIDE OF THE ENTRANCE. ONE PORTRAYS A FECUND GODDESS HOLDING A SHEAF OF WHEAT AND A CORNUCOPIA; THE OTHER DEPICTS A GOD WEARING A WINGED HELMET, AN OIL DERRICK IN ONE HAND AND A TRAIN ENGINE IN THE OTHER. THE MACHINE, SPEED, AND TRANSPORTATION THEME SYMBOLIZED BY THE GOD IS A PRECURSOR OF THE 30's.

THE MARKET WAS THE MAIN SUPPLIER OF TULSA'S GROCERIES IN THE EARLY 30's. IT ALSO PROVIDED ARTISTIC DISPLAYS OF PRODUCE, FLOWERS, AND TABLE DECORATIONS. THERE WAS A BUTCHER'S DEPARTMENT WITH FINE CUTS OF MEAT, AS WELL AS A BARBER SHOP AND BEAUTY SHOP, RESTAURANT AND SNACK BAR. SHOPPERS WERE ENTERTAINED BY LIVE BANDS PLAYING COUNTRY MUSIC.

THE WAREHOUSE MARKET'S POPULARITY AND PROSPERITY WERE SHORT-LIVED BECAUSE OF THE DEPRESSION. SINCE THAT TIME IT HAS HAD A VARIED HISTORY. IT BECAME THE CLUB LIDO IN THE MID-30's, FEATURING SUCH ENTERTAINERS AS BENNY GOODMAN, DUKE ELLINGTON, AND CAB CALLOWAY. THE ECONOMY REALLY COULD NOT SUPPORT THIS KIND OF ENTERTAINMENT, AND IN 1938 IT ONCE AGAIN BECAME A GROCERY STORE. AT THE END OF THE 50's IT BECAME A LIQUER STORE, ONE OF THE FIRST ESTABLISHED WHEN OKLAHOMA FINALLY GAVE UP PROHIBITION. IT IS CURRENTLY A RETAIL DISCOUNT HOUSE.

PROBLEM STATEMENTS

FUNCTION

SINCE THIS IS A MIXED-USE DEVELOPMENT, EACH FUNCTIONAL AREA SHOULD BE ABLE TO OPERATE INDEPENDENTLY OF THE OTHER.

SINCE THIS PROJECT IS LOCATED CLOSE TO DOWNTOWN AND EASILY ACCESSABLE TO PEDESTRIANS, THE DESIGN MUST PROVIDE FOR THE SEPARATION OF PEDESTRIAN MOVEMENT AND VEHICULAR TRAFFIC.

SINCE THE RETAIL SHOPS REQUIRE HIGH VISIBILITY TO HELP ADVERTISE THEIR PRODUCTS, THE DESIGN SHOULD RESPOND TO THIS NEED.

FORM

SINCE THE EXISTING WAREHOUSE MARKET STRUCTURE IS THE MOST IMPORTANT ATTRIBUTE OF THE SITE, THE DESIGN SHOULD NOT ONLY PRESERVE IT BUT CAPITALIZE ON ITS EXISTENCE.

SINCE THE SITE IS LOCATED AT A MAJOR INTERSECTION AND ENTRY INTO DOWNTOWN TULSA, THE DESIGN SHOULD RESPOND AS AN ENVITING ENTRY INTO DOWNTOWN.

ECONOMY

SINCE LOWER OPERATING COSTS INCREASE NET INCOME FOR THE OWNER, THE DESIGN SHOULD UTILIZE ENERGY CONSERVATION TECHNIQUES.

TIME

SINCE THE DEVELOPMENT IS ORGANIZED INTO THREE MAJOR FUNCTIONAL AREAS AND PHASING WILL OCCUR AREA BY AREA, THE DESIGN SHOULD BE AESTHETICALLY VIABLE AT EACH STAGE.

DESIGN GOALS

DEFINITION

DESIGN GOALS ARE STATEMENTS OF THE ARCHITECTURAL INTENTIONS OF THE PROJECT.
DESIGN GOALS RELATE TO FUNCTION, FORM, ECONOMY, AND TIME.

FUNCTION

- TO CREATE A MIXED USE DEVELOPMENT WHICH IS UNIQUE AND COMPETITIVE IN THE MARKET PLACE.
- TO PROVIDE THE NECESSARY SECURITY FOR THE THREE DIFFERENT FUNCTIONAL AREAS.
- TO ALLOW EACH OF THE THREE FUNCTIONAL AREAS TO OPERATE INDEPENDENTLY OF THE OTHER AREAS.
- TO CREATE A DEVELOPMENT THAT CONTRIBUTES TO THE OVERALL DEVELOPMENT OF DOWNTOWN TULSA IN A POSITIVE MANNER THAT UTILIZES THE AMENITIES THAT ARE AVAILABLE BEING ON THE EDGE OF DOWNTOWN.
- TO GIVE THE RESIDENTS OF THE LIVING UNITS THEIR PRIVACY AS COMPARED TO THE PUBLIC NEEDS OF THE RETAIL AND OFFICE UNITS.

FORM

- TO PRESERVE THE EXISTING ART DECO STRUCTURE AND USE THIS "THEME" TO BE CARRIED THROUGHOUT THE DEVELOPMENT.
- TO RESPOND TO THE LOCATION OF THE SITE AT THE EDGE OF THE DOWNTOWN AREA AS AN ENTRY INTO THE CENTRAL BUSINESS DISTRICT OF TULSA.
- TO CREATE A UNIQUE EXPRESION FOR EACH OF THE DIFFERENT FUNCTIONAL AREAS OF THE DEVELOPMENT AND YET MAINTAIN A COHESIVE OVERALL IMAGE.

ECONOMY

-TO ACT AS A CATALYST FOR OTHER DEVELOPMENT AND RENOVATION IN THE AREA.

-TO INCORPORATE ENERGY EFFICIENT DESIGN TECHNIQUES TO LOWER THE OPERATING COSTS OF THE COMPLEX.

-TO PHASE THE PROJECT AS FUNDING AND FINANCING BECOMES AVAILABLE.

TIME

-TO CONSIDER THAT IMPLEMENTATION OF THE CONSTRUCTION CAN OCCUR IN PHASING OF EACH OF THE DIFFERENT FUNCTIONAL AREAS.

-THE SOONER THE BUILDINGS ARE OCCUPIED, THE SOONER THE CLIENT CAN REALIZE A PROFIT ON HIS INVESTMENT.

-TO ALLOW THE FLEXIBILITY OF CHANGE TO OCCUR IN THE OFFICE AND RETAIL SPACES.

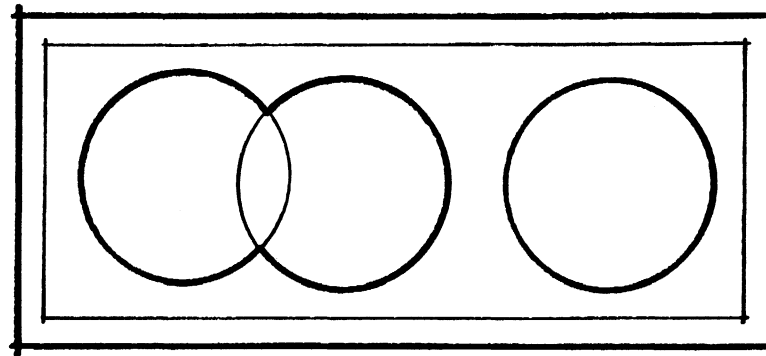
PROGRAMMATIC CONCEPTS

DEFINITION

PROGRAMMATIC CONCEPTS REFER TO IDEAS INTENDED MAINLY AS FUNCTIONAL AND ORGANIZATIONAL SOLUTIONS TO THE CLIENT'S OWN PERFORMANCE PROBLEMS. THEY ARE GENERAL OR ABSTRACT IDEAS GENERALIZED FROM PARTICULAR INSTANCES.

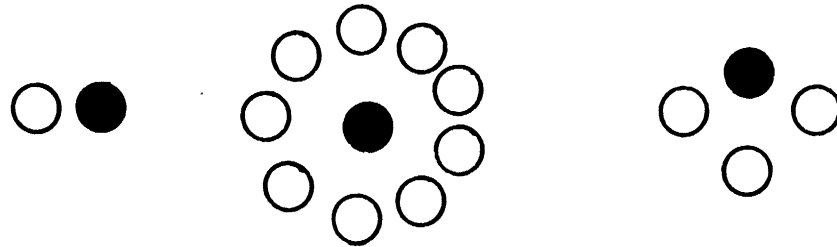
ACTIVITY GROUPING

INTEGRATE PUBLIC ACTIVITIES AND COMPARTMENTALIZE PRIVATE AREAS WHERE APPLICABLE.



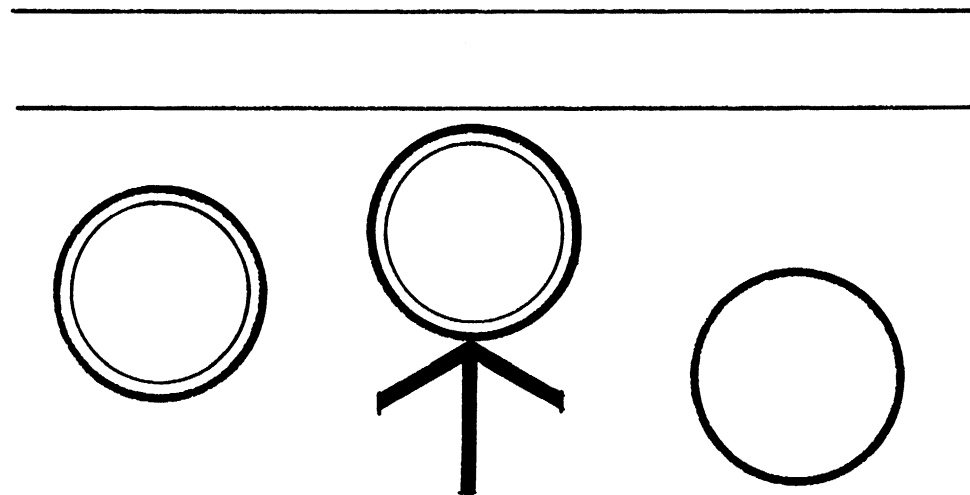
PEOPLE GROUPING

PROVIDE A VARIETY OF SPACES IN PUBLIC AREAS TO ALLOW A VARIETY OF INTERACTIONS AMONG PEOPLE.



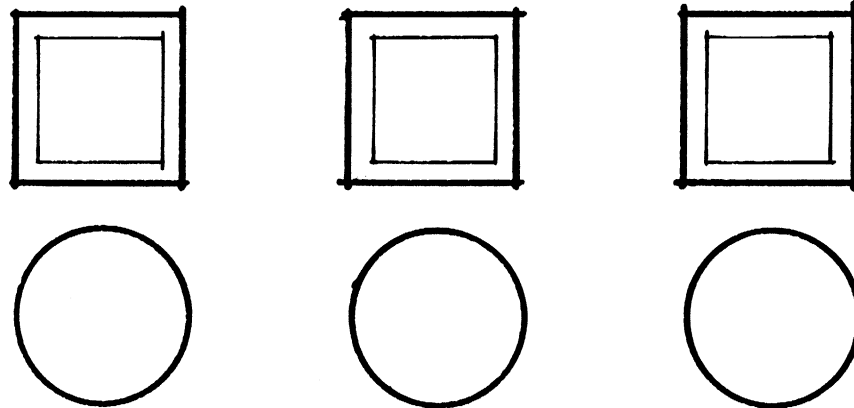
PRIORITY

CONSIDER AREAS IN NEED OF HIGH EXPOSURE AND MARKETABILITY IN RELATION TO THE STREET.



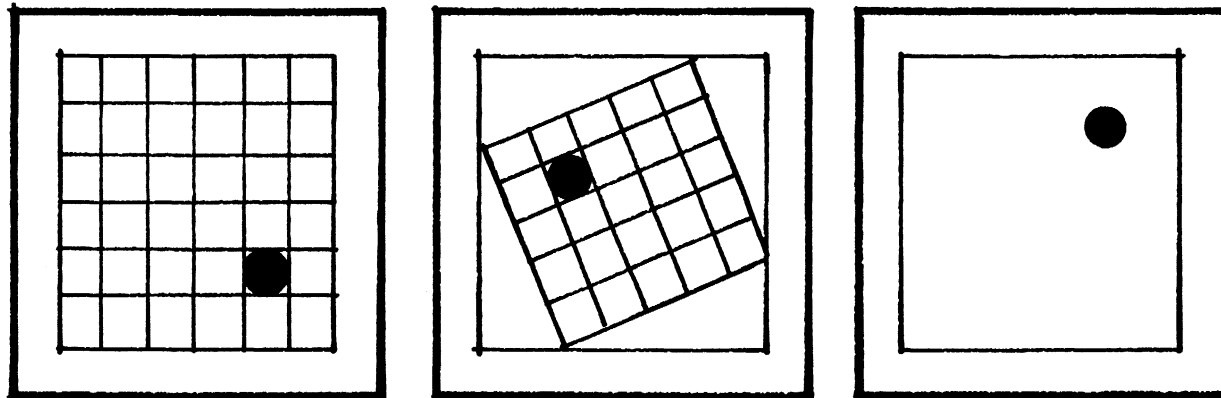
RELATIONSHIPS

GROUP SIMILAR FUNCTIONS AND RELATED AREAS TOGETHER WHERE APPLICABLE.



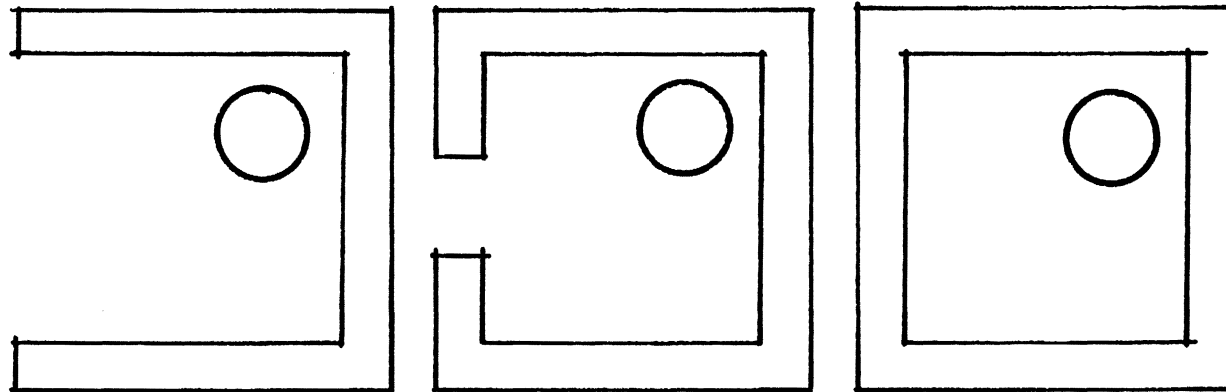
FLEXIBILITY

PROVIDE CONVERTIBILITY, VERSATILITY, AND EXPANDABILITY IN THE THREE DIFFERENT FUNCTIONAL AREAS.



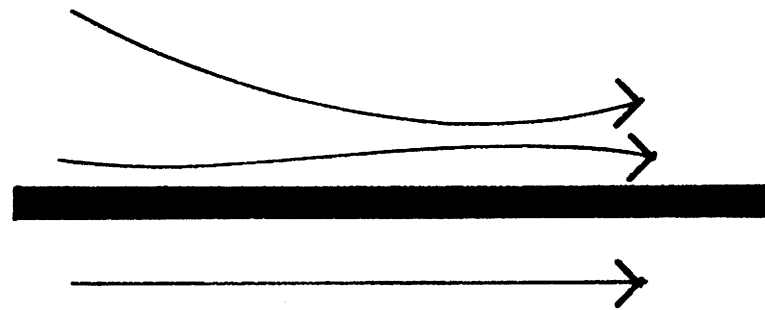
SECURITY CONTROLS

PROVIDE SECURITY CONTROLS IN RELATIONSHIP TO FUNCTIONAL REQUIREMENTS, AREA USE AND DEGREES OF SECURITY.



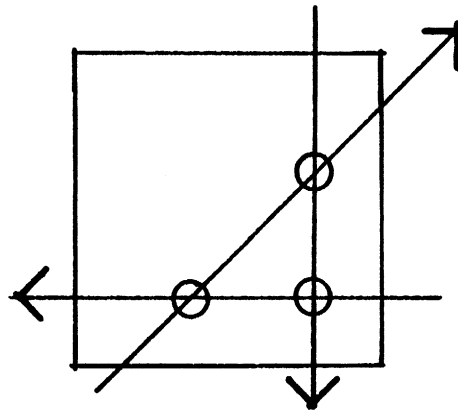
SEPARATED FLOW

CONSIDER DIFFERENT USERS REQUIRE SEPARATION IN CIRCULATION PATHS ACCORDING TO RETAIL/OFFICE VERSUS LIVING UNITS. (PUBLIC/SEMI-PUBLIC VERSUS PRIVATE)



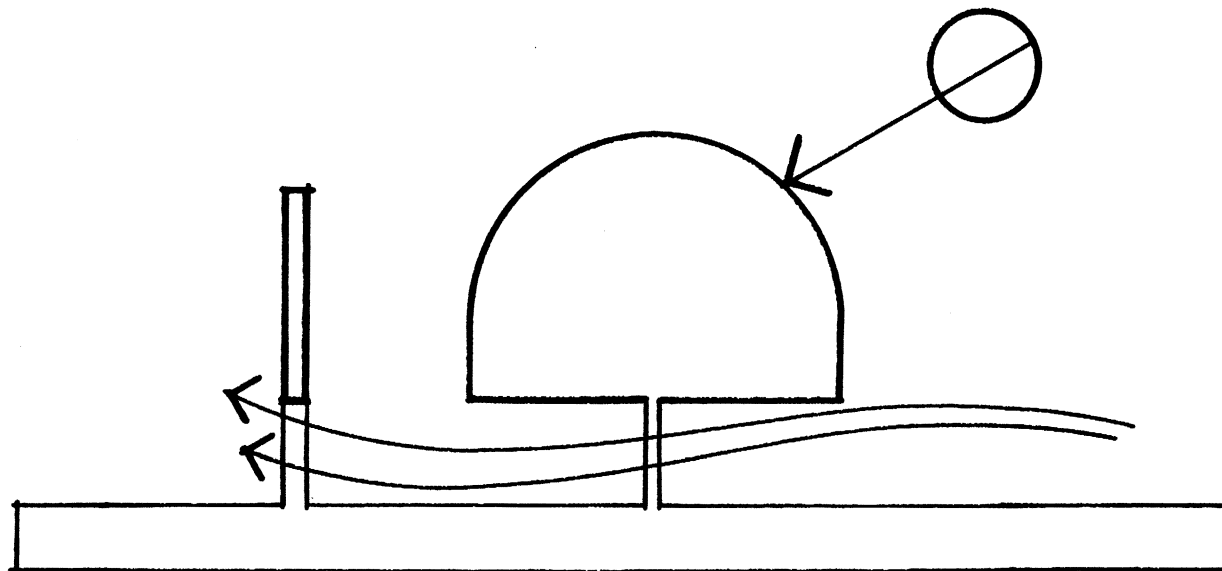
MIXED FLOW

MAXIMIZE THE POSSIBILITY FOR CHANCE ENCOUNTERS TO OCCUR IN SHARED PUBLIC SPACES BY ALLOWING MIXED FLOW TO OCCUR.



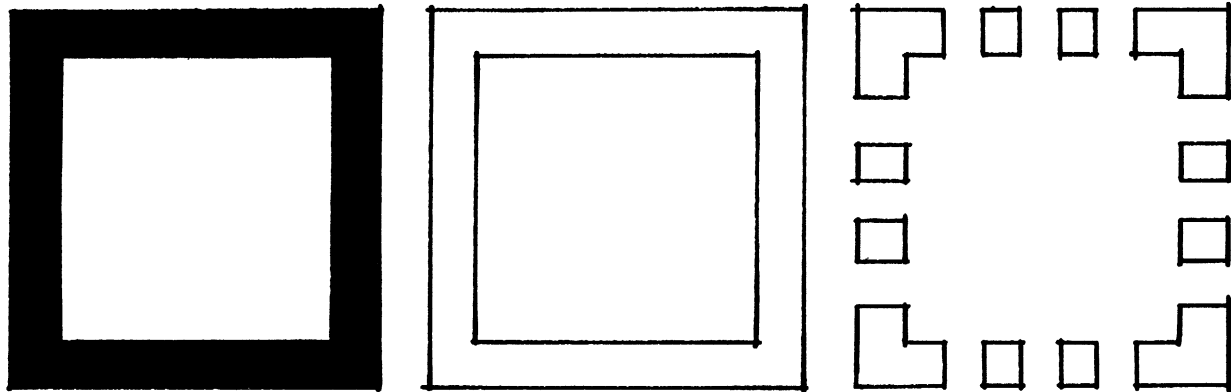
ENERGY CONSERVATION

INVESTIGATE UTILIZATION OF PASSIVE SOLAR CONCEPTS WITHIN THE BUILDING, INCLUDING NATURAL LIGHTING AND VENTILATION.



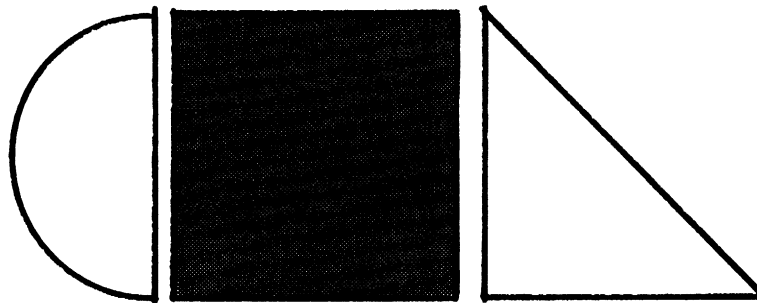
PHASING

PLAN EACH PHASE SO THAT IT CAN BE OCCUPIED WHILE EACH ADDITIONAL PHASE IS BEING BUILT.



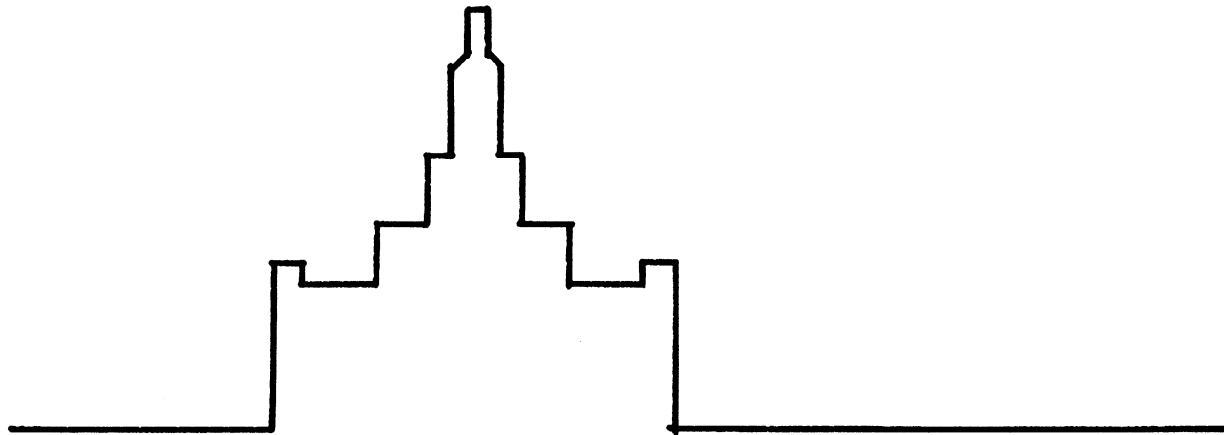
NEW CONSTRUCTION

THE DESIGN OF ANY ADDITIONAL STRUCTURE SHOULD BE SYMPATHETIC TO THE EXISTING ART DECO BUILDING.



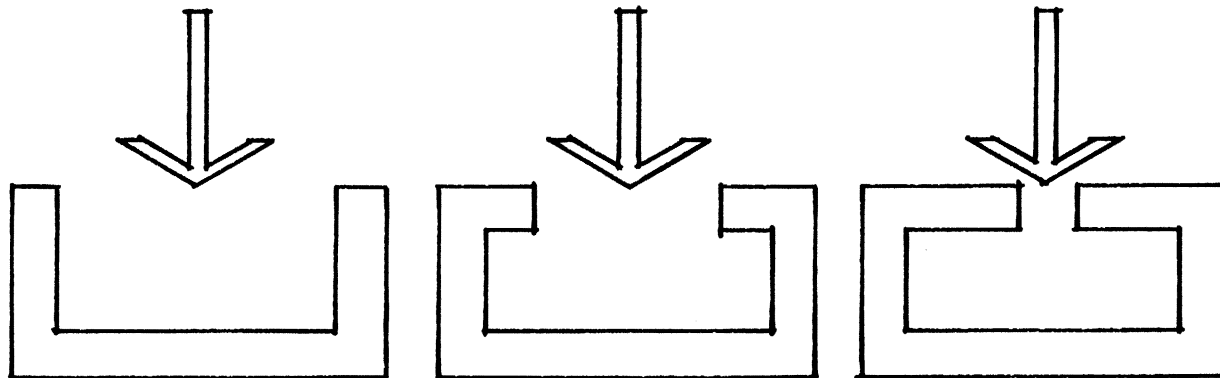
IMAGE

THE DEVELOPMENT SHOULD HAVE A HIGH IMAGE TO DRAW ATTENTION, ATTRACT PEOPLE,
AND TO MAKE THE PROJECT MARKETABLE.



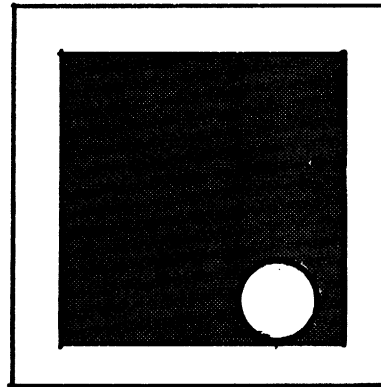
ENTRIES

ENTRIES INTO THE THREE DIFFERENT FUNCTIONAL AREAS SHOULD BE DESIGNED TO REINFORCE THE PUBLIC, SEMI-PUBLIC, AND PRIVATE FUNCTIONS EACH OF THE THREE AREAS HAVE.



PRESERVATION

INCORPORATE, ADAPT, OR PRESERVE THE HISTORICAL INTEGRITY OF THE EXISTING WAREHOUSE MARKET STRUCTURE.



FACTS

SUN

SOLAR ANGLES

A·JUNE 22

B·MAY 22·JULY 22

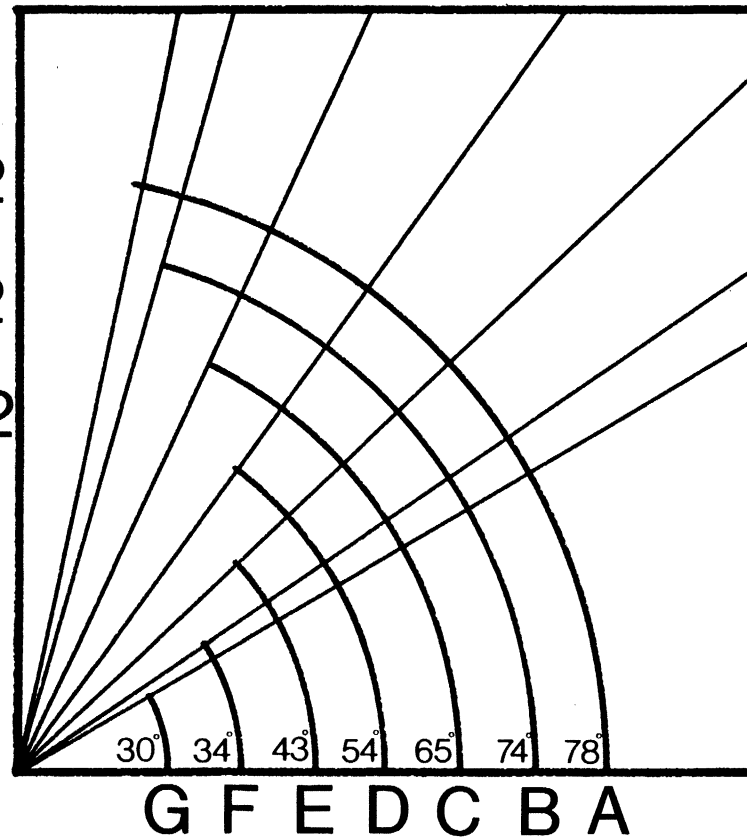
C·APR 22·AUG 22

D·MAR 22·SEPT 22

E·FEB 22·OCT 22

F·JAN 22·NOV 22

G·DEC 22



SUN

SOLAR AZIMUTH

A·JUNE 22

B·MAY 22·JULY 22

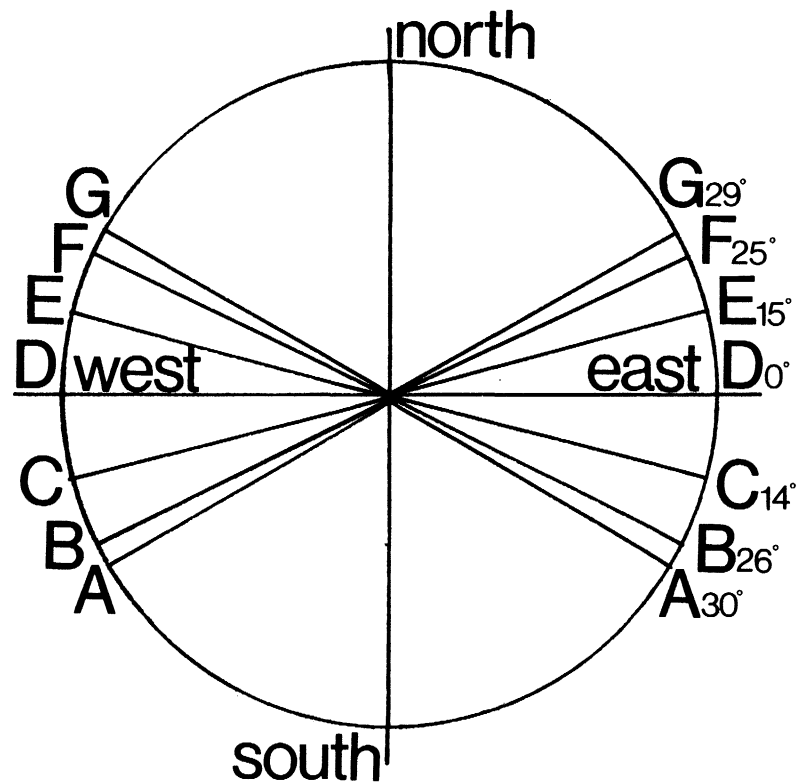
C·APR 22·AUG 22

D·MAR 22·SEPT 22

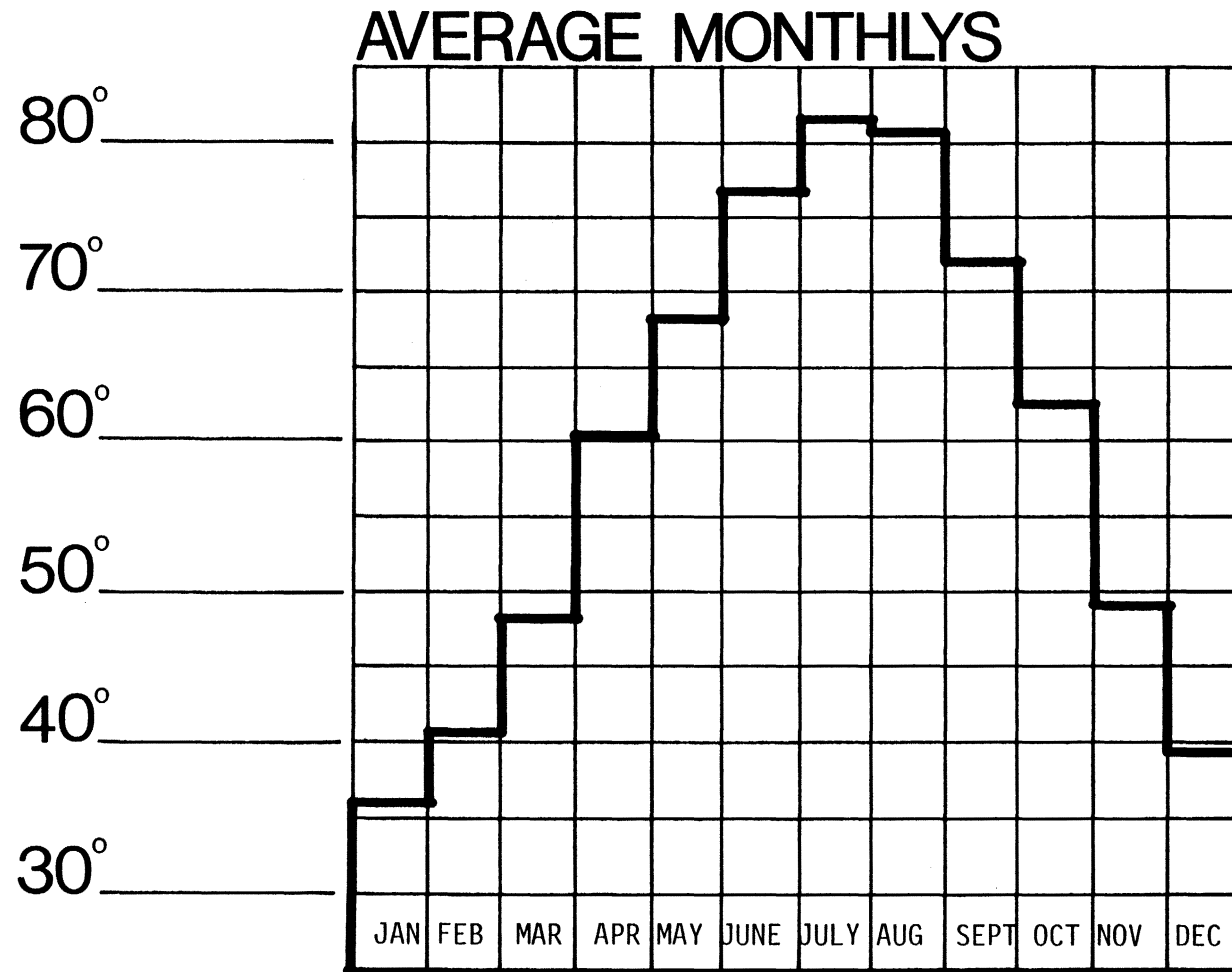
E·FEB 22·OCT 22

F·JAN 22·NOV 22

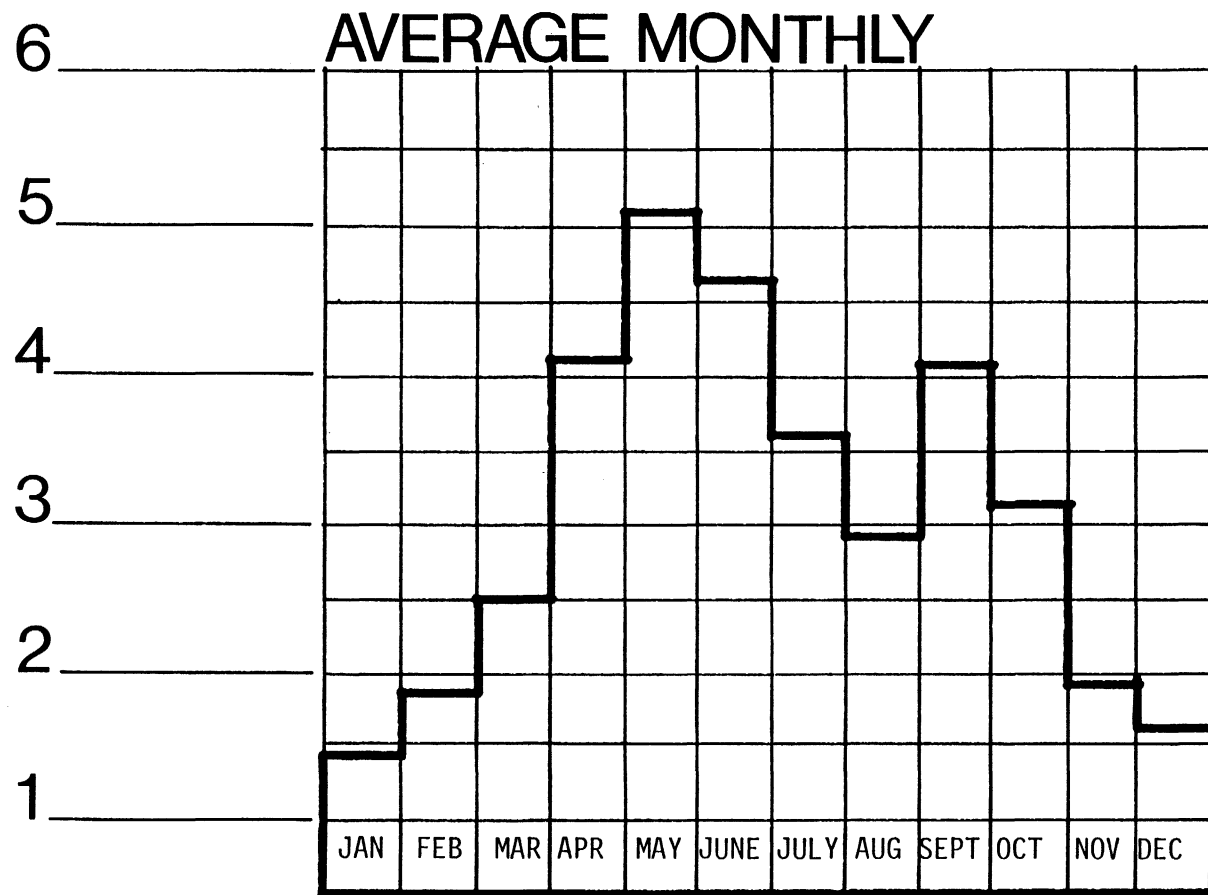
G·DEC 22



TEMPERATURE



RAIN



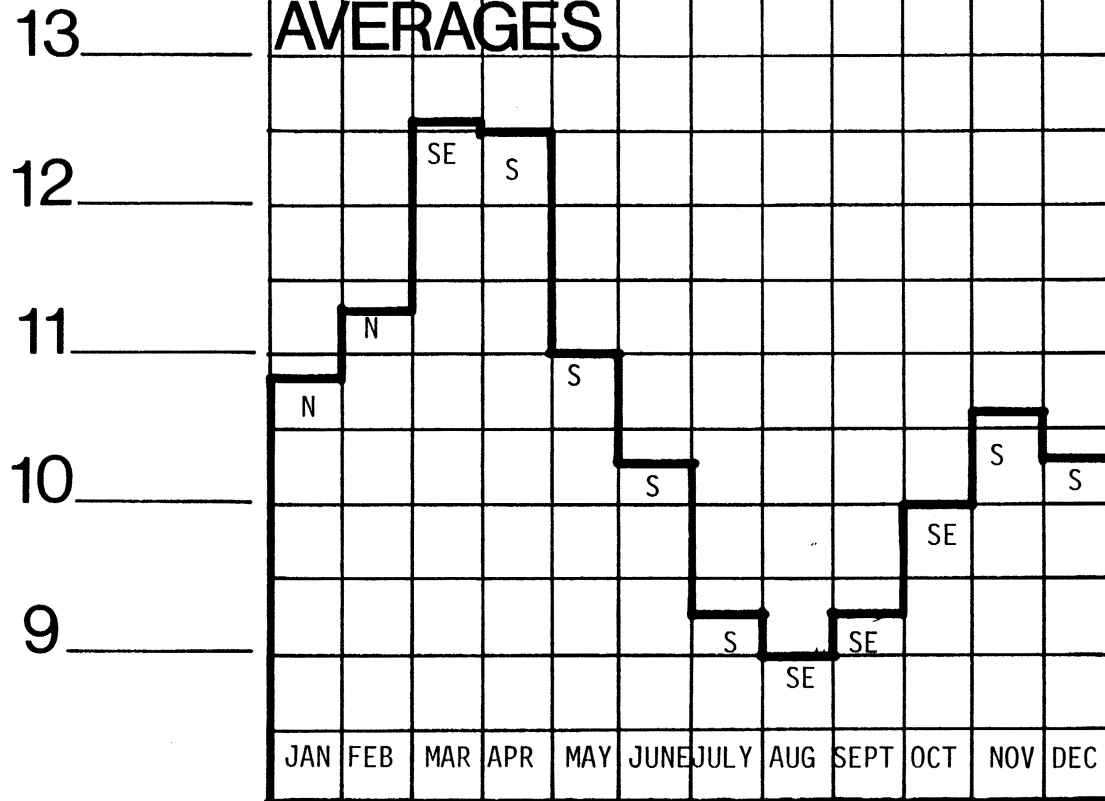
WIND

RECORDS

55	50	51	70	75	65	56	56	48	45	56	56
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SW	N	SW	NW	SW	NW	N	N	E	NW	SW	SW
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AVERAGES

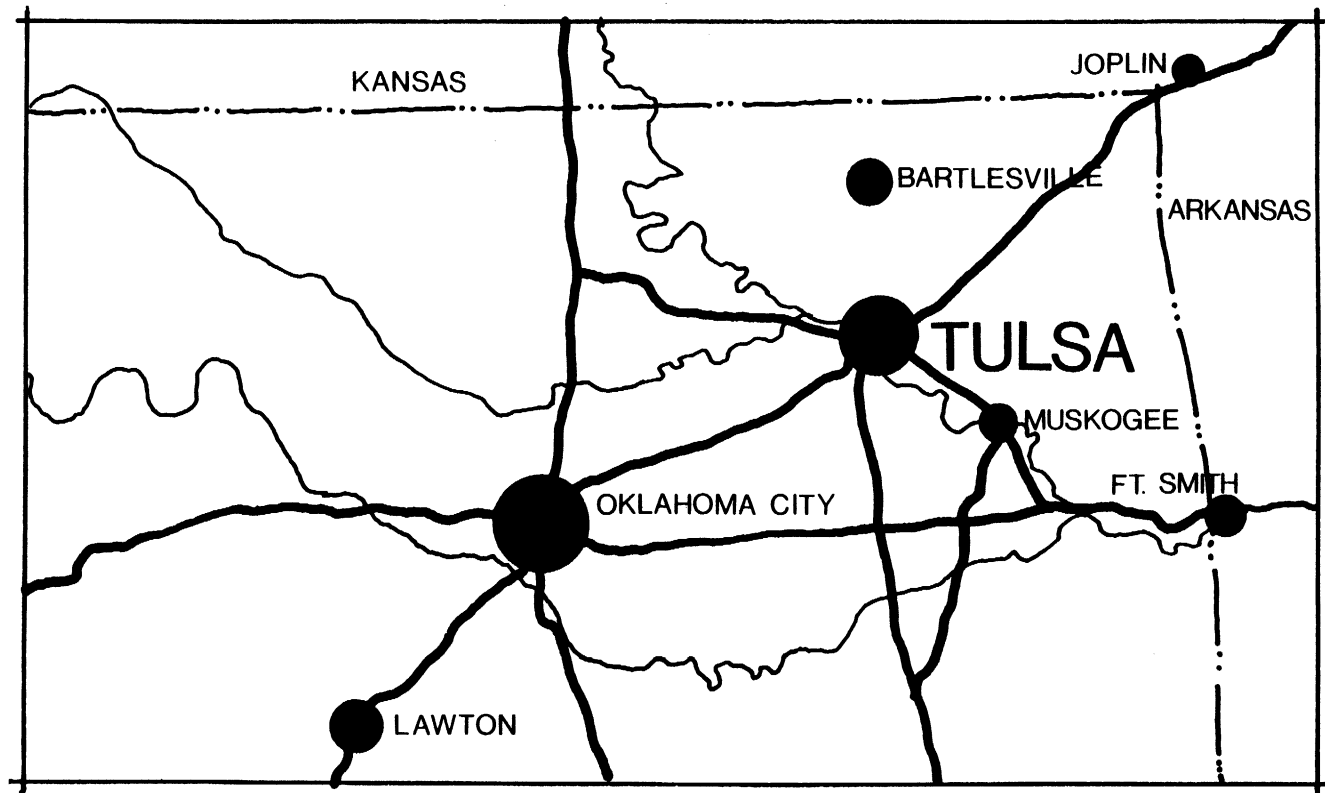


SITE DESCRIPTION

THE SITE IS LOCATED AT A MAJOR ENTRANCE INTO THE CENTRAL BUSINESS DISTRICT OF TULSA AND IS AT AN IMPORTANT EDGE OF DOWNTOWN. APPROXIMATELY 15,000 CARS PASS THROUGH THE INTERSECTION AT 11th AND ELGIN IN AN AVERAGE 24 HOUR PERIOD. THIS IS MORE THAN ANY OTHER CITY STREET THAT ENTERS INTO DOWNTOWN TULSA. THE INTERDESPERSAL LOOP, A 6 LANE HIGHWAY, RUNS ALONG THE EAST EDGE OF THE SITE. THE PRESENT LAND USES ON THE SITE VARIES FROM RETAIL, COMMERCIAL PARKING LOTS, AND LIGHT INDUSTRIAL. THERE ARE NO SIGNIFICANT STRUCTURES ON THE SITE EXCEPT FOR A HISTORICALLY IMPORTANT WAREHOUSE MARKET STRUCTURE WHICH FACES 11th STREET. THE SITE SLOPES FROM NORTH WEST TO SOUTH EAST. THE SITE IS IN CLOSE PROXIMITY TO SEVERAL PUBLIC AMENITIES. IT IS WITHIN A 3 MINUTE WALK TO A PUBLIC PARK WITH TENNIS COURTS, AND WITHIN WALKING DISTANCE TO TULSA JUNIOR COLLEGE, MOST OF DOWNTOWN TULSA, AND SEVERAL SMALL RETAIL SHOPS. VIEWS FROM THE SITE ARE NOT TO SIGNIFICANT AT GROUND LEVEL. ONCE YOU GO ABOVE 15 FEET THE VIEWS ARE SIGNIFICANT IN ALL DIRECTIONS. TO THE WEST AND THE NORTH ARE VIEWS OF THE DOWNTOWN HIGHRISES WHILE IN ALL OTHER DIRECTIONS ARE VIEWS OF SUBURBS AND SMALL OFFICE HIGHRISES DISPERSED THROUGHOUT THE TULSA AREA.

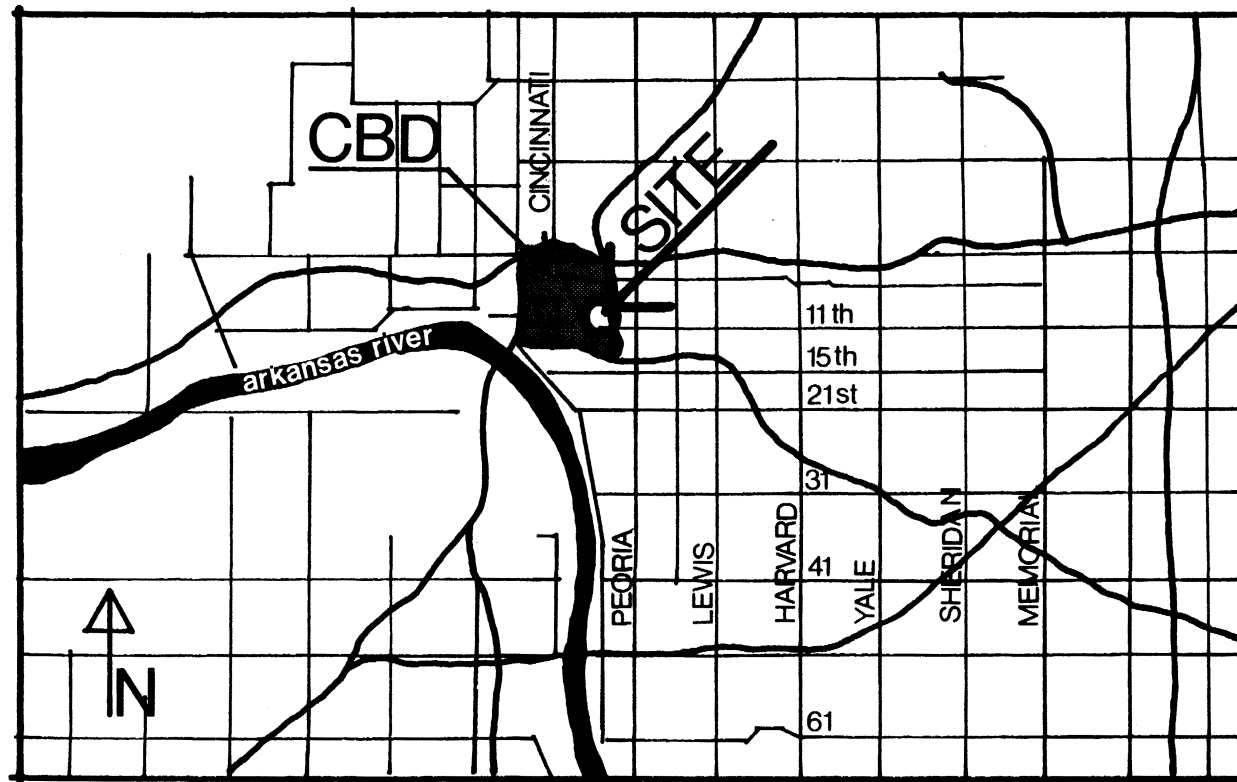
CITY LOCATION

TULSA



TULSA

SITE LOCATION

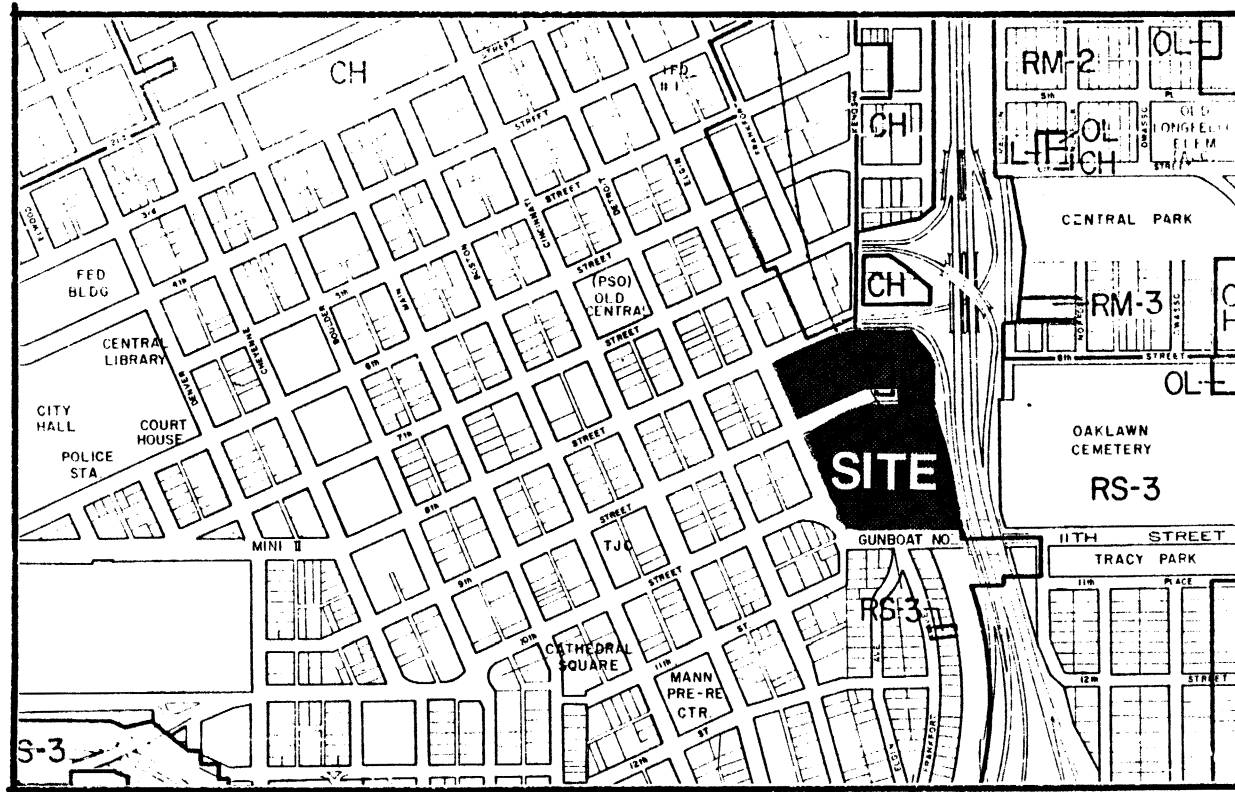


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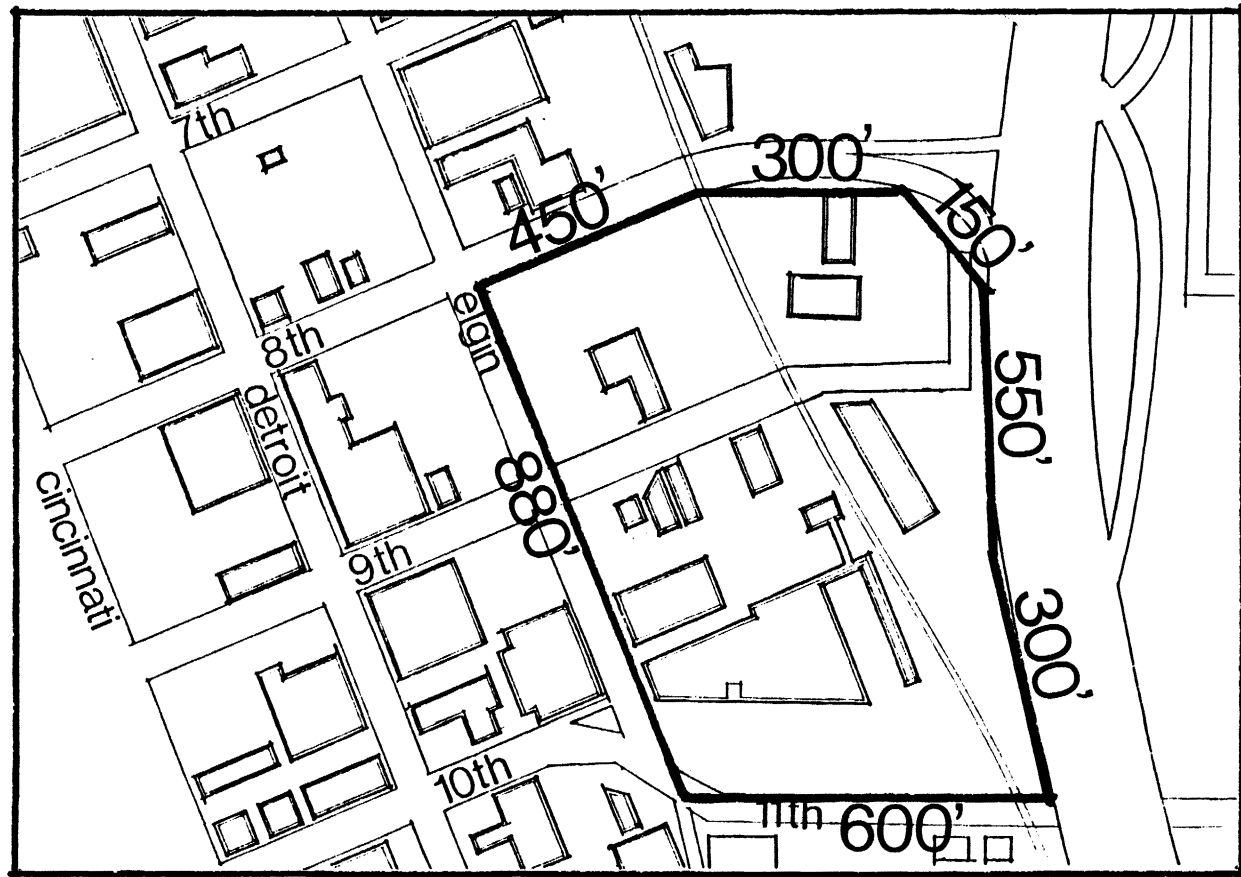


ZONING

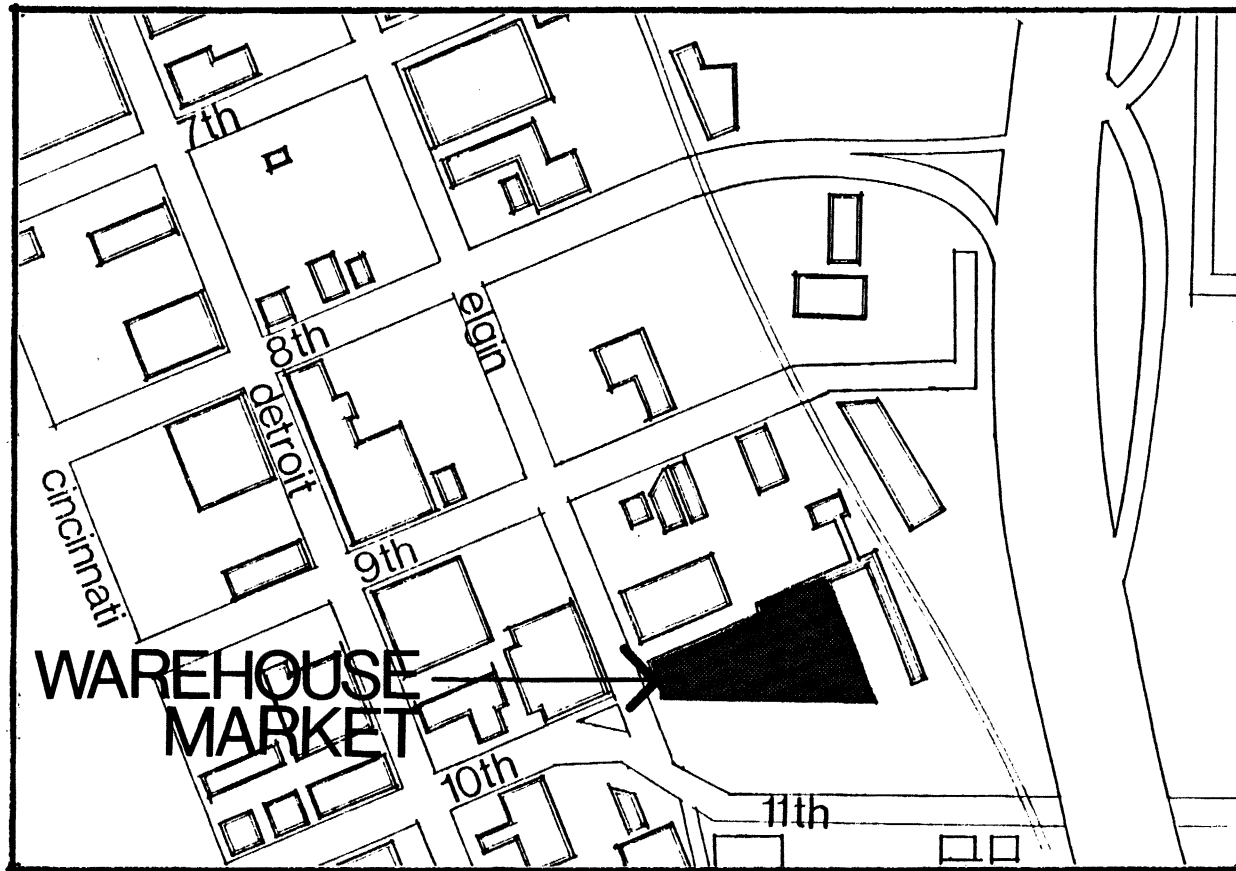
Zoned 'CH' - Commercial High Intensity District



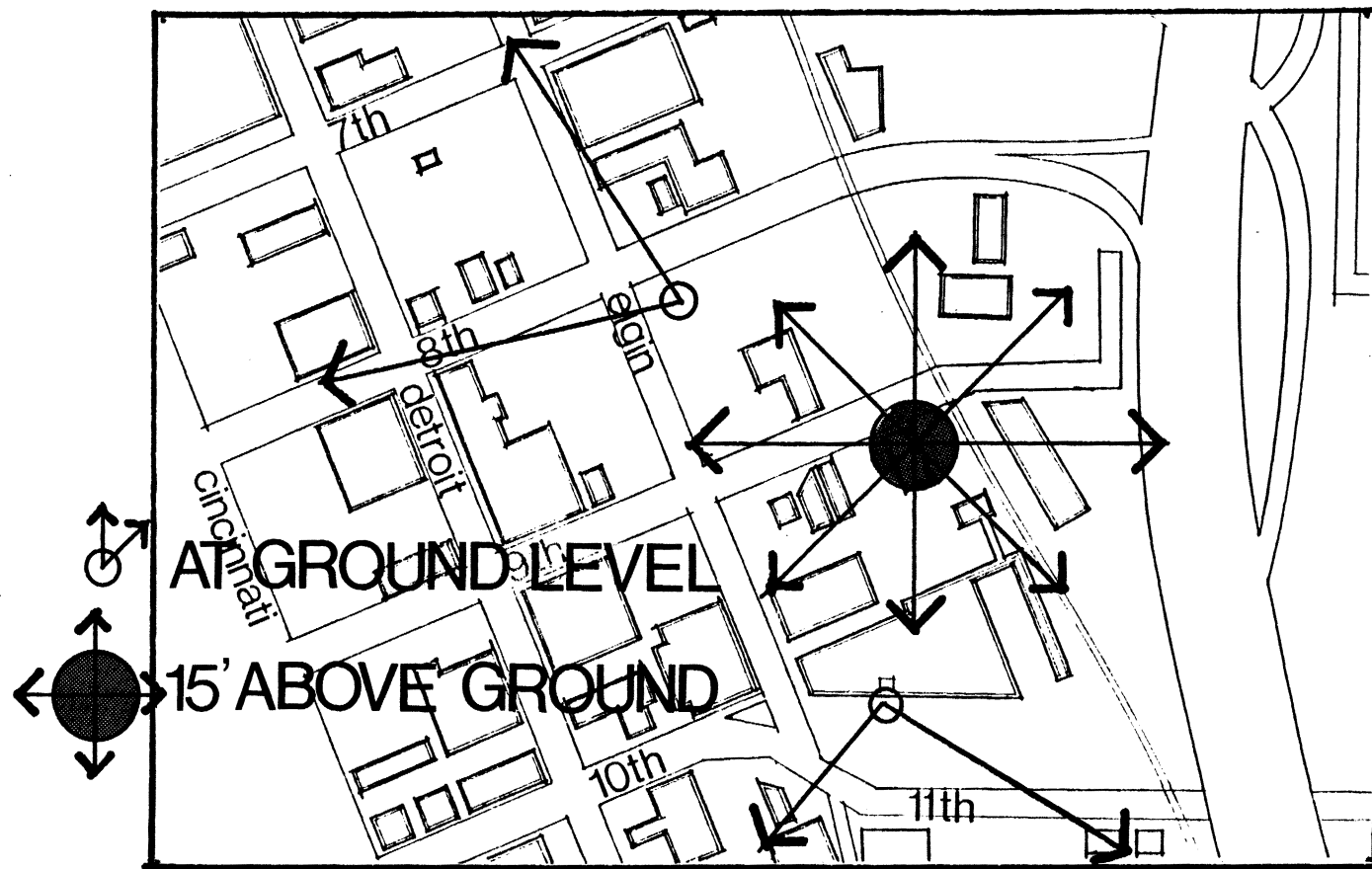
SITE DIMINSIONS



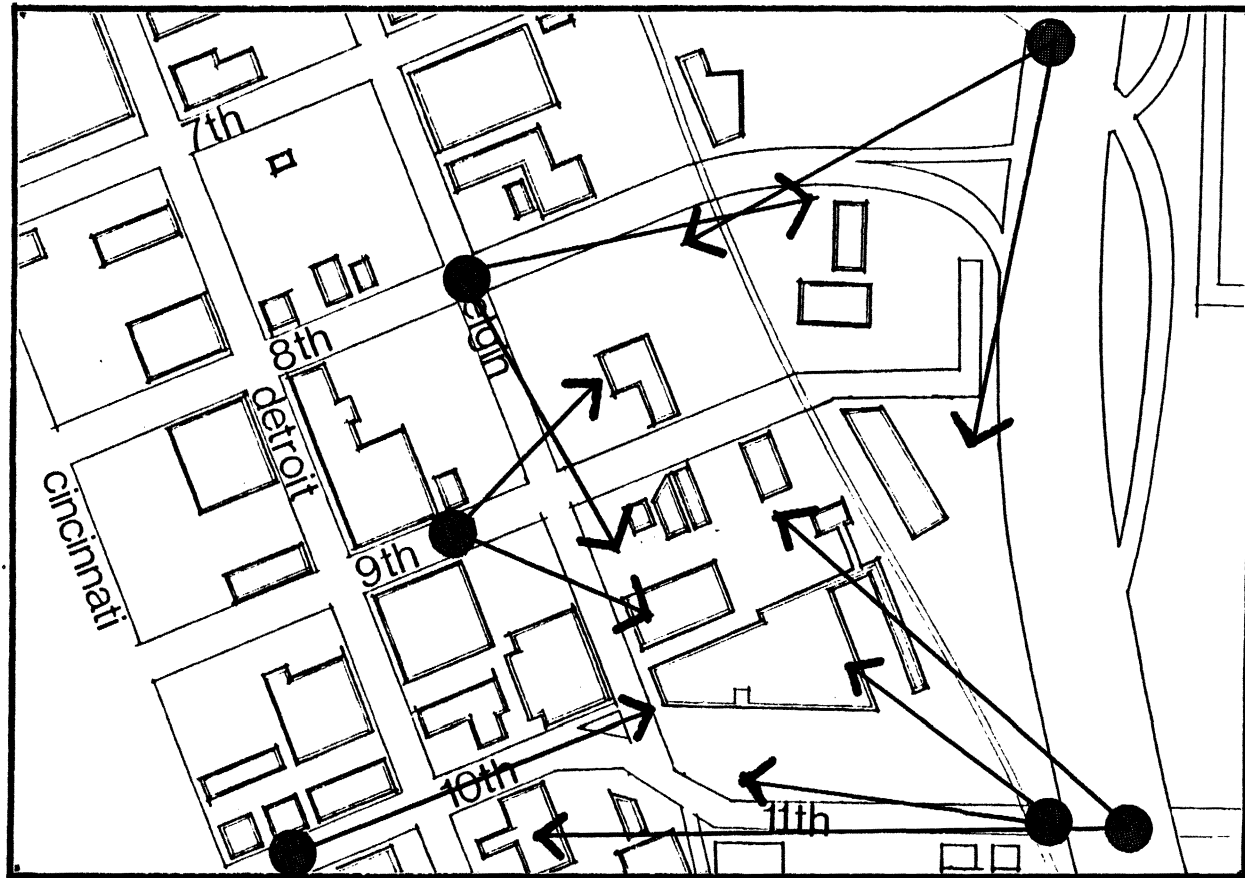
SIGNIFICANT EXISTING BUILDING



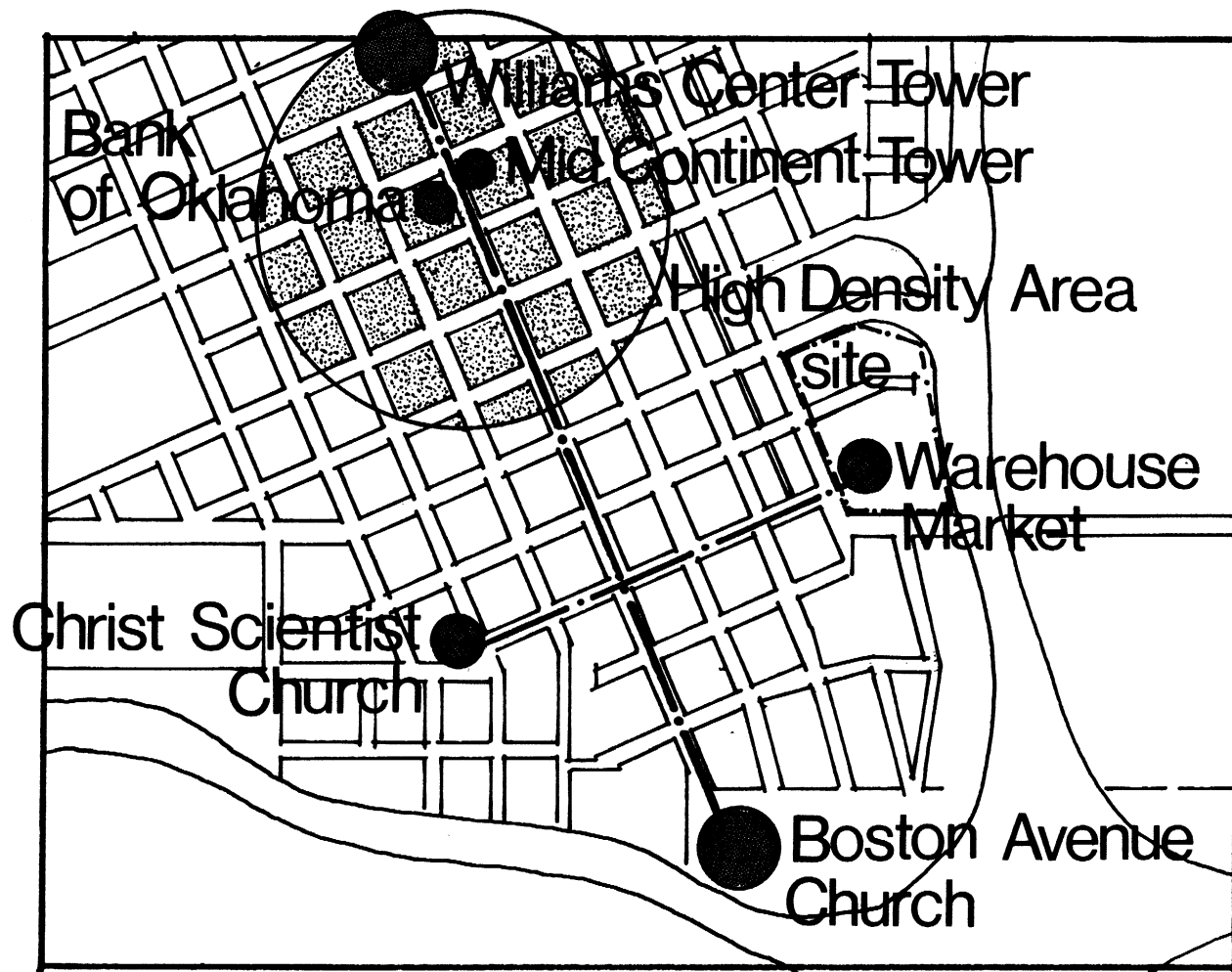
VIEWS (FROM SITE)



VIEWS (TO SITE)



NODAL POINTS AND AXIS



PHOTOGRAPHIC SURVEY

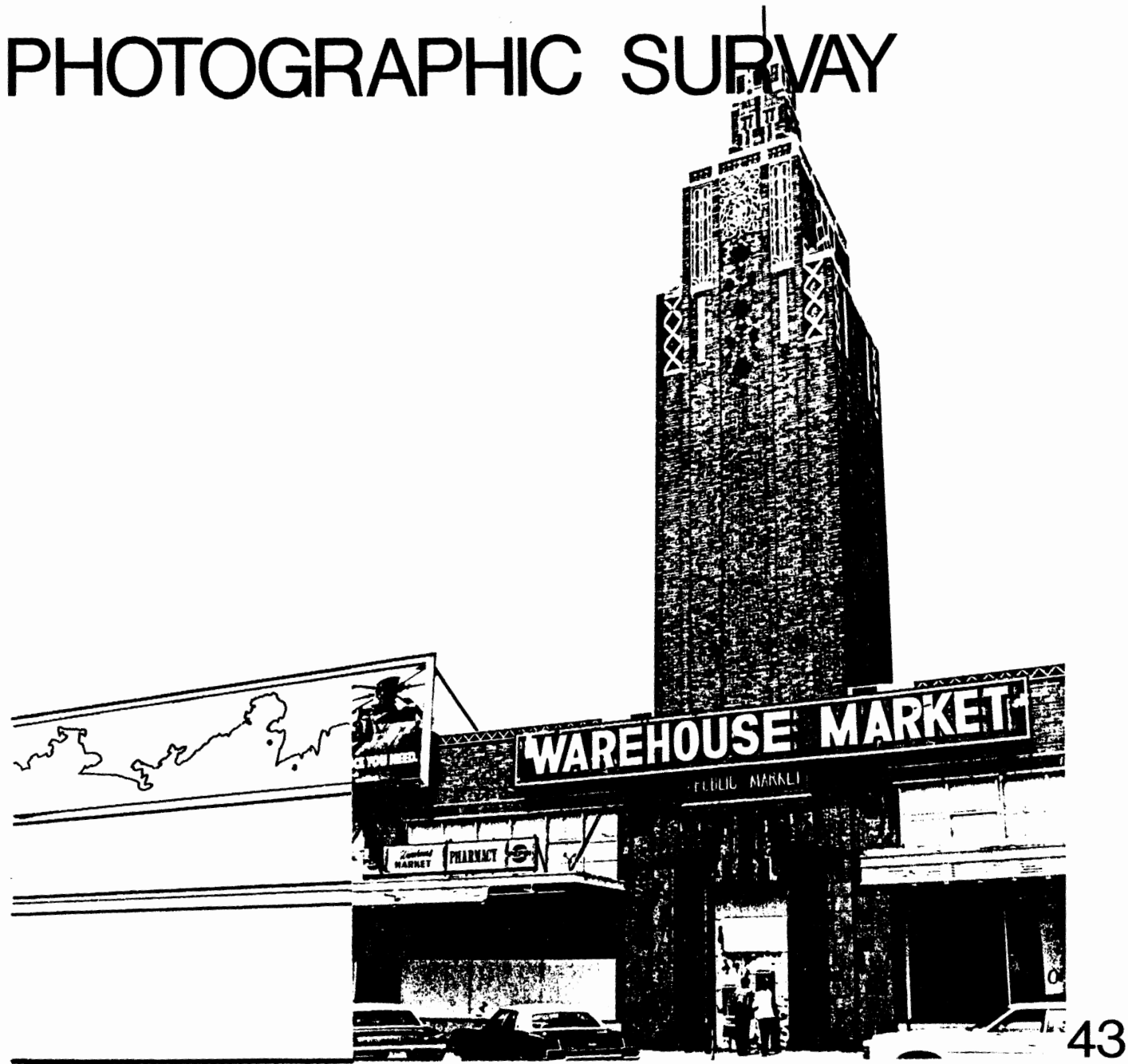
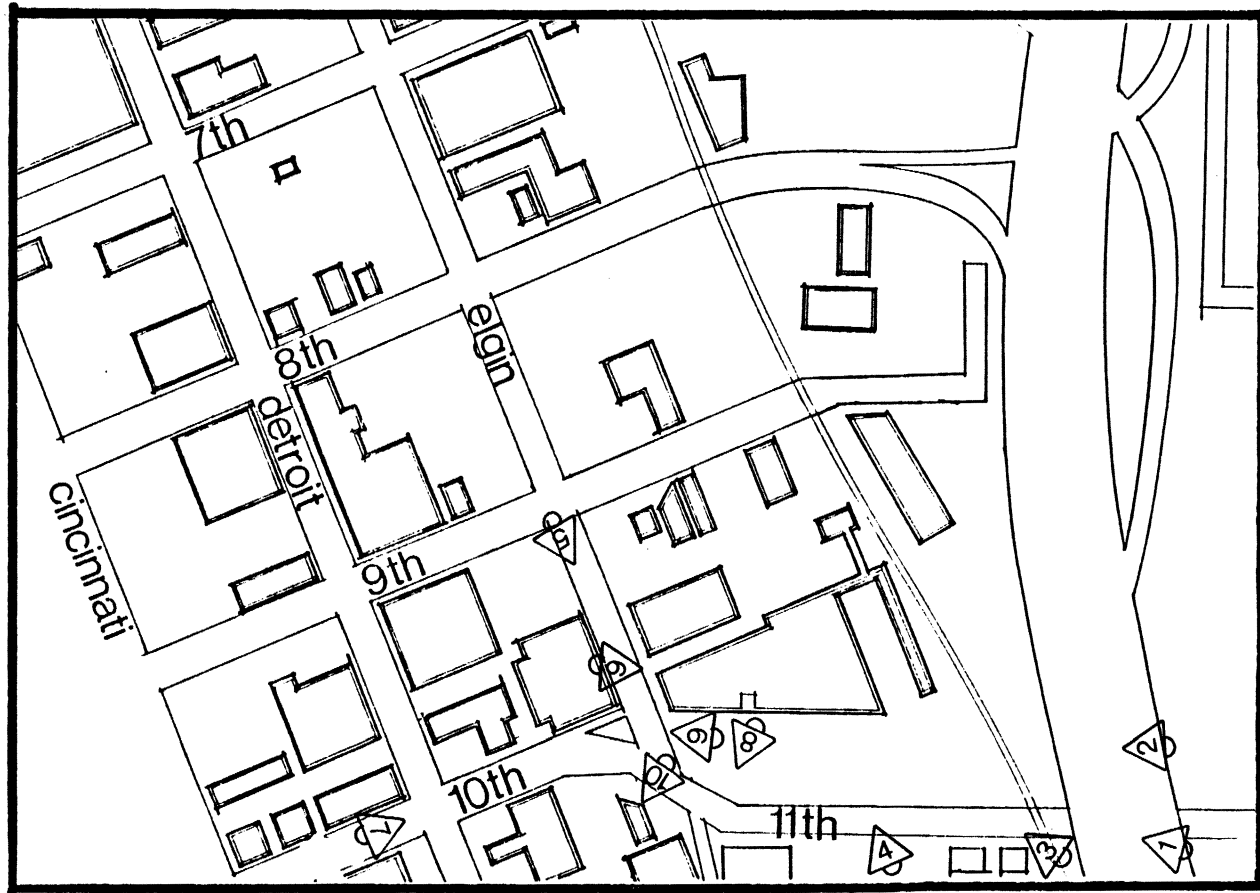
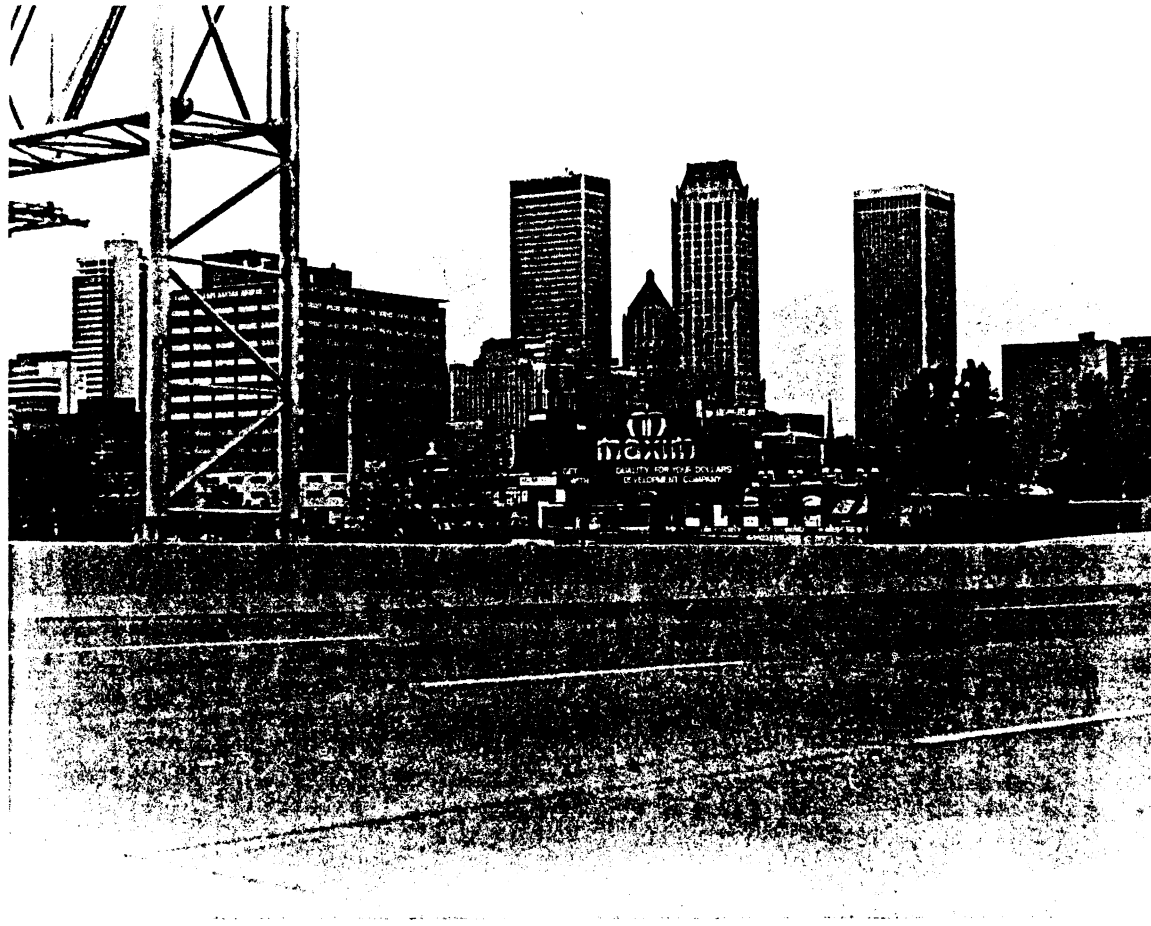


PHOTO KEY



ONE



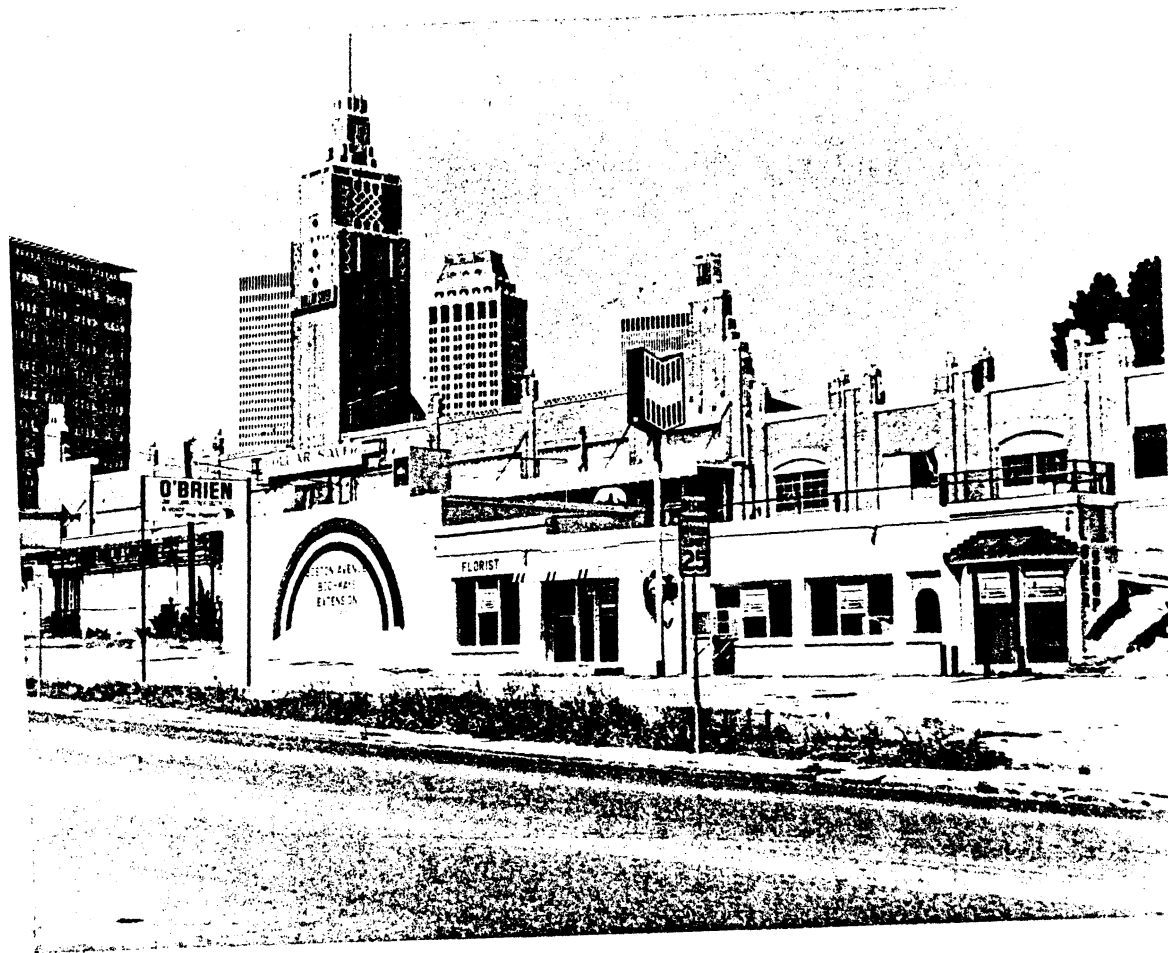
TWO



THREE



FOUR



FIVE



SIX



SEVEN



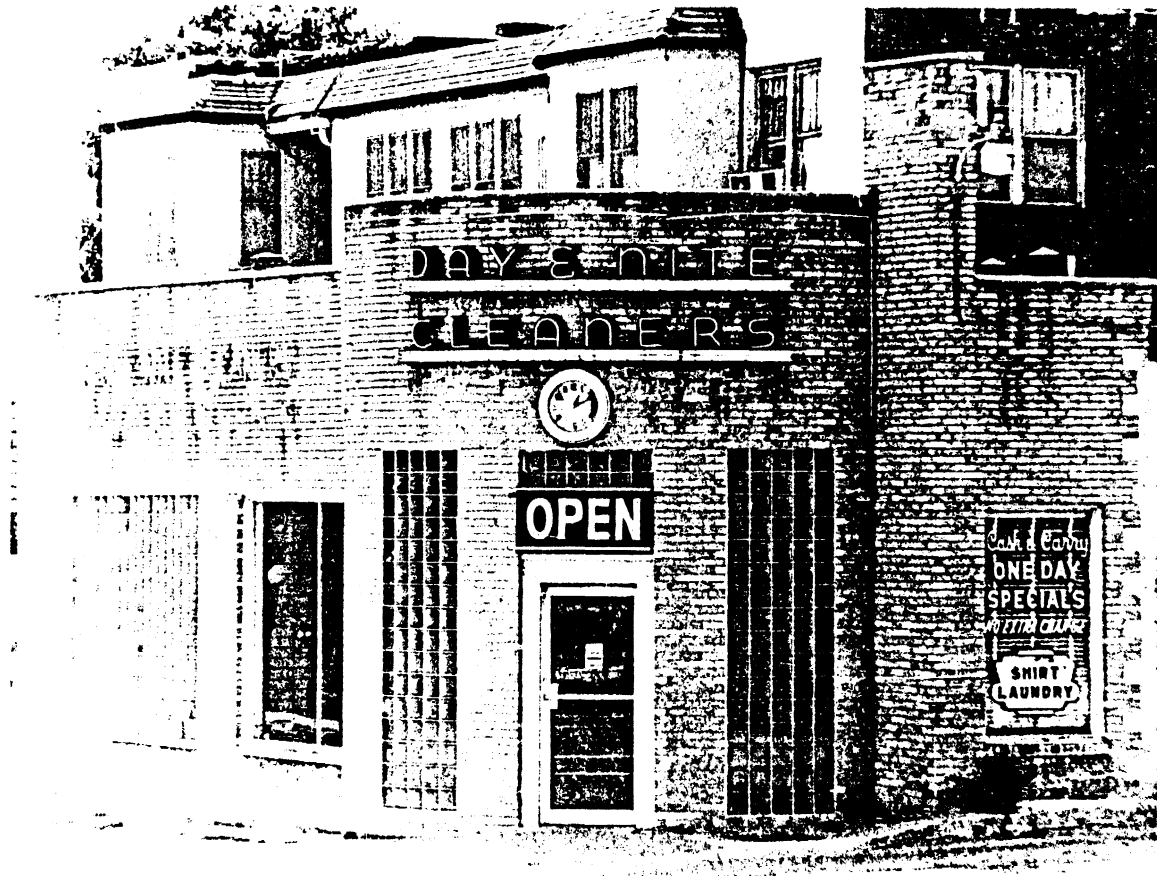
EIGHT



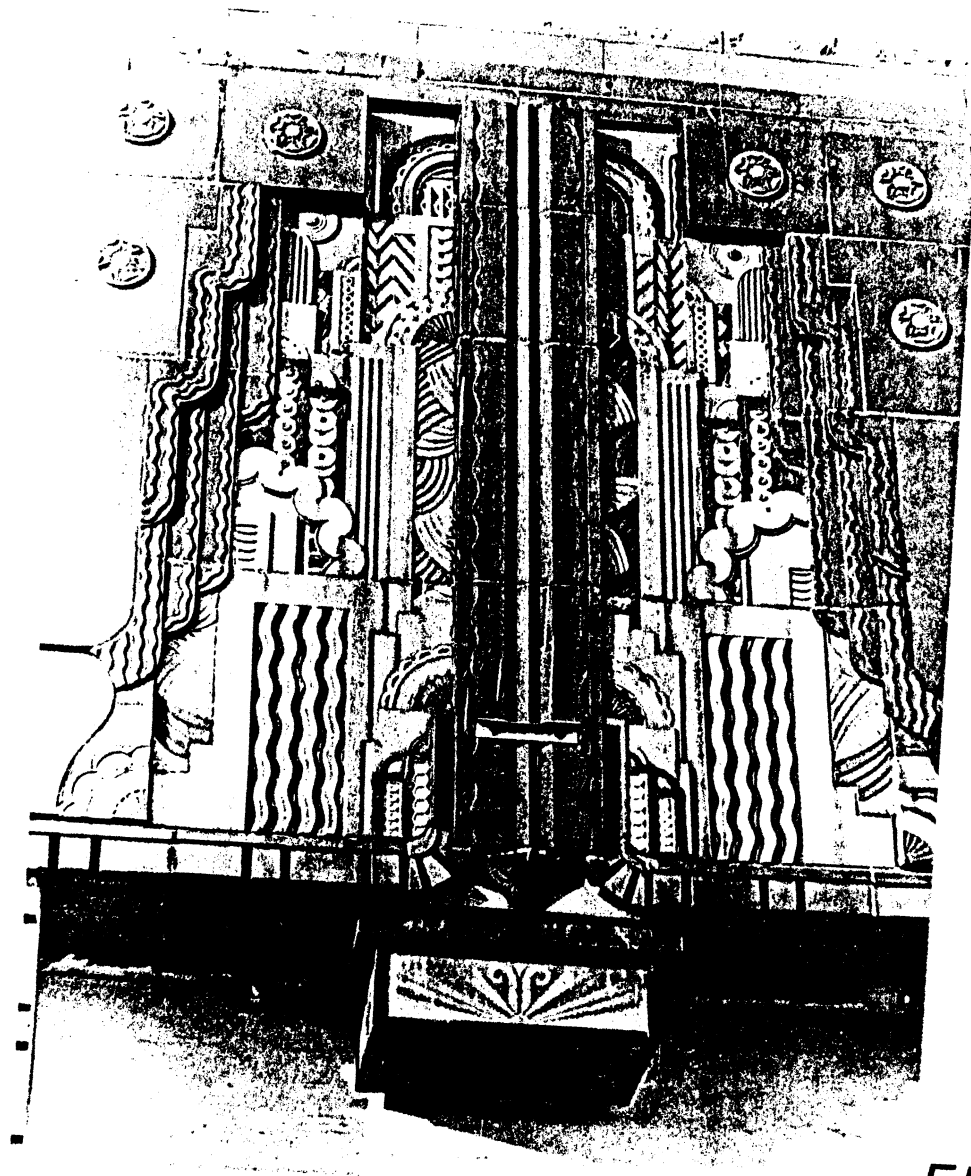
NINE



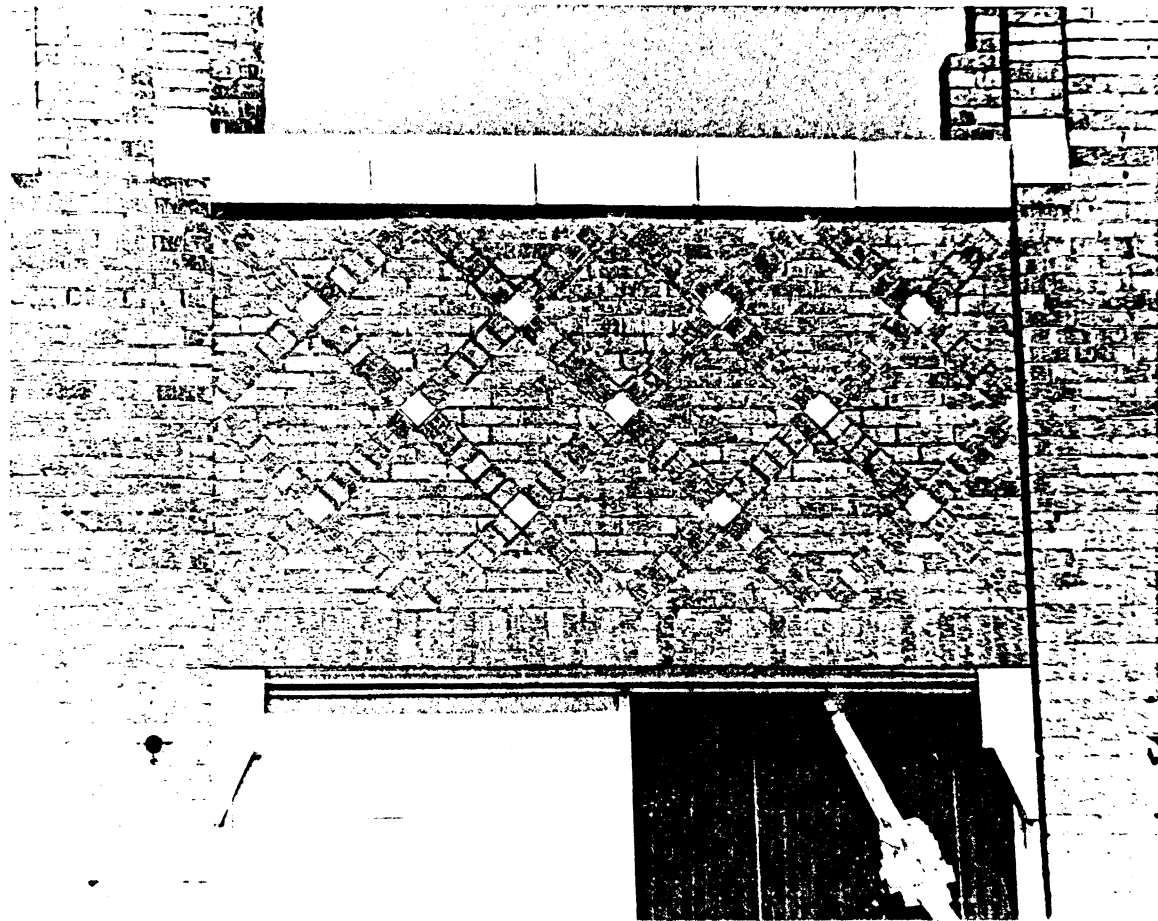
TEN



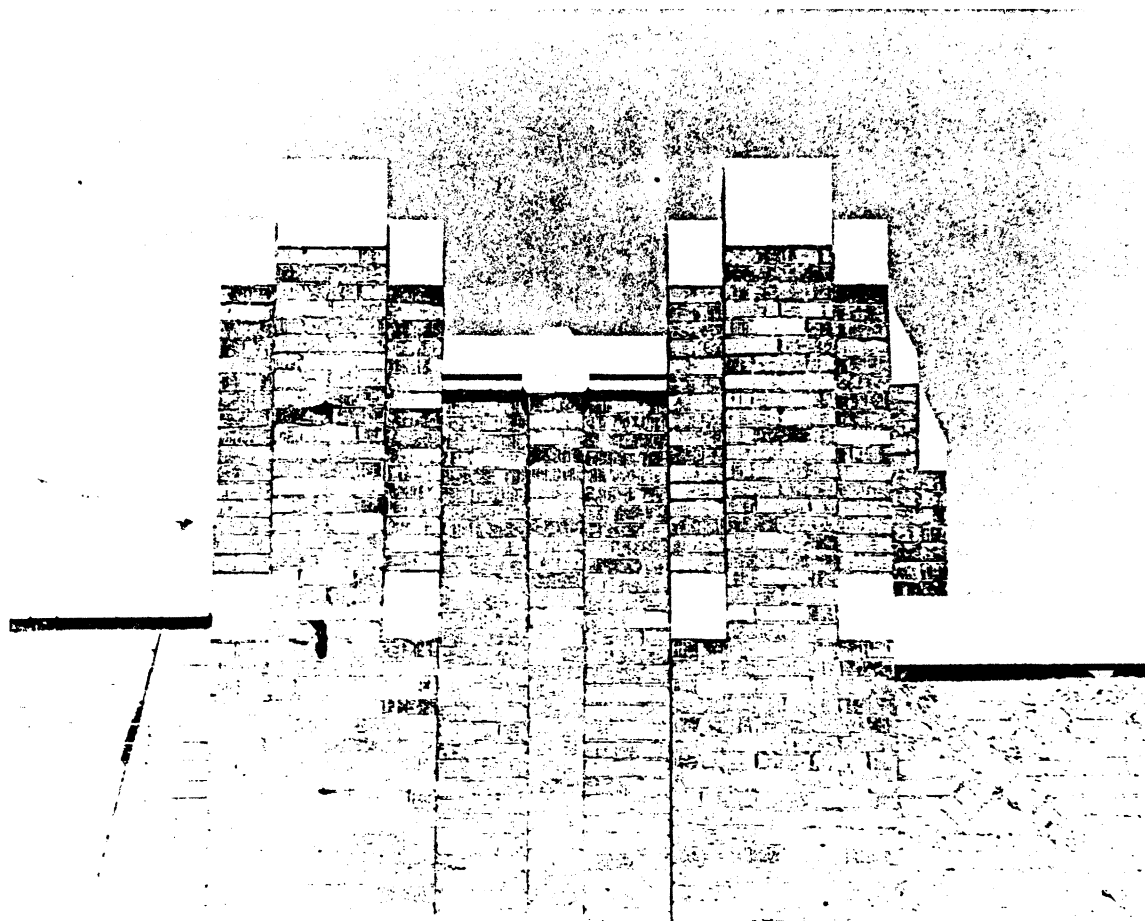
DETAIL



DETAIL



DETAIL



NEEDS

USER DESCRIPTIONS

THE USERS OF THIS MIXED USE DEVELOPMENT CAN BE BROKEN INTO 4 MAJOR GROUPS.

- 1.WORKERS- These people include both the professionals in the office complex and the sales people in the retail shops, restaurants, and theater. To this group of users this development is where their work is.
- 2.RESIDENTS- This user group lives in this development. This group could include professionals, singles, young couples, retired people, and any number of individuals.
- 3.VISITORS- This user group includes the clients of the professionals in the offices, the customers for the theaters, retail shops, and restaurants, and people who visit the residents in the living units. This user group is usually in the complex for short periods of time and are here for a specific task, depending on which functional area they are visiting.
- 4.MAINTENANCE- This group consists of building managers, janitors, security, and delivery people. This group of users are the support people for the workers and residents.

AREA REQUIREMENTS

COMMERCIAL AREA

MALL	35,000 SQUARE FEET
OFFICES	500
TOILETS	1,000
RETAIL SPACE	100,000
FOOD MART	20,000
TOILETS	1,000
THEATER LOBBY	1,600
THEATERS 2 at 12,000	24,000
PROJECTION ROOM	400
TOILETS	500
OFFICE	250

OFFICE AREA

LOBBY	60,000
OFFICE SPACE	500,000
TOILETS	10,000

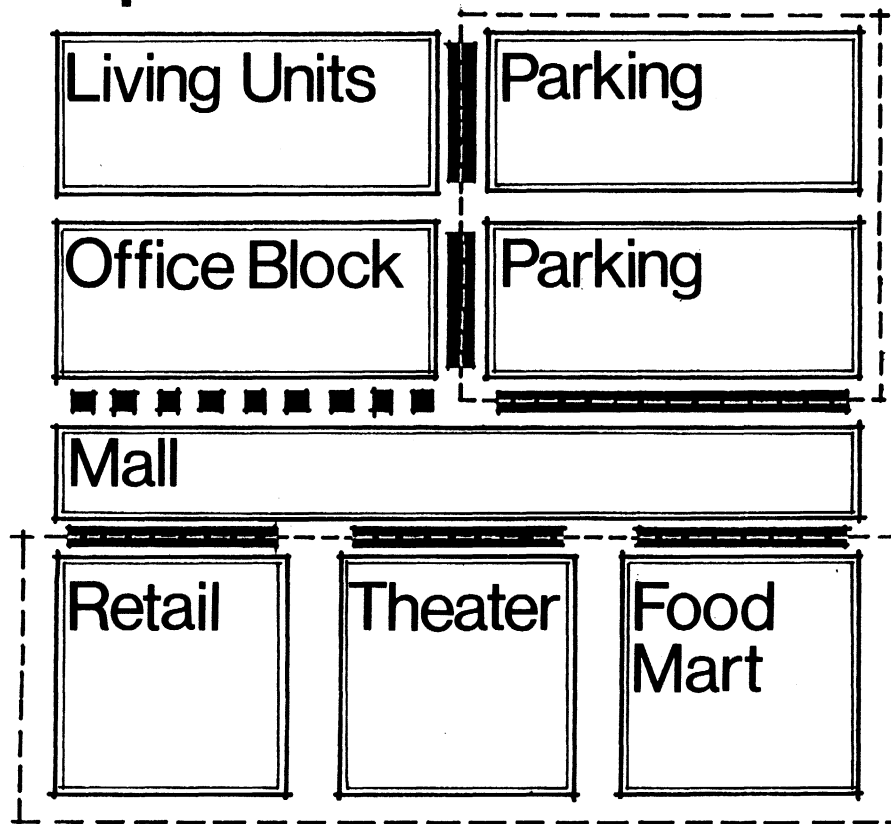
LIVING UNITS

ENTRY/LOBBY	5,000
600 S.F. UNITS (30)	18,000
700 S.F. UNITS (30)	21,000
800 S.F. UNITS (30)	24,000
CLUBHOUSE / POOL	2,000

NET SQUARE FOOTAGE	<u>819,250</u> SQUARE FEET
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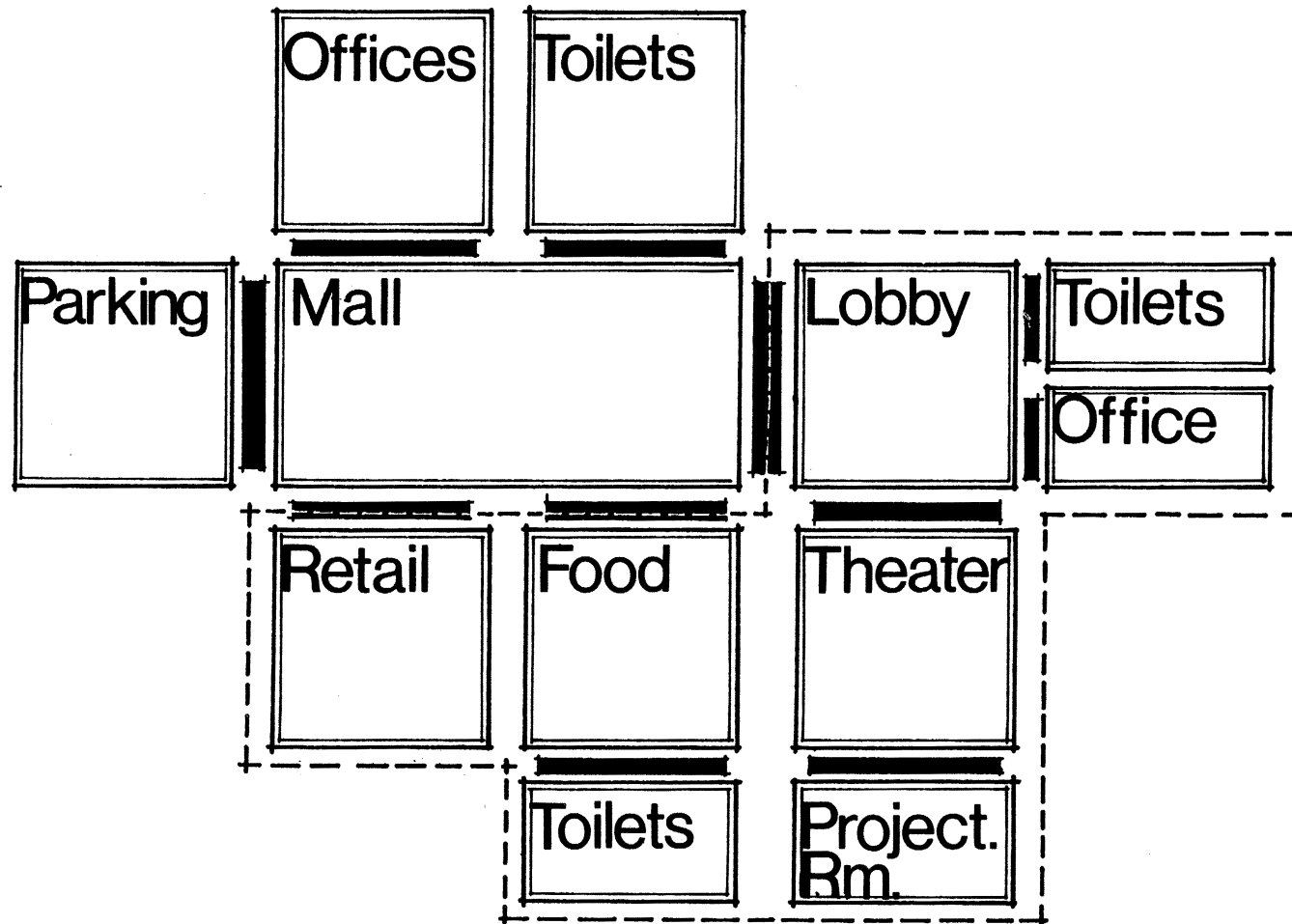
SPACE REQUIREMENTS

Space Relations



COMMERCIAL AREA

Space Relations



MALL

35,000 S.F.

USERS:

THE GENERAL PUBLIC

FUNCTIONS/ACTIVITIES:

GENERAL GATHERING SPACES
ENTRANCES INTO THE COMMERCIAL AREAS
CONTROL AREA FOR THE SHOPS

SPECIAL CONSIDERATIONS:

THE MALL IS THE MOST PUBLIC
SPACE FOR ALL THE DEVELOPMENT
AND SHOULD RESPOND TO THE DIFFERENT
LEVELS OF SECURITY, OPENNESS, AND
CIRCULATION REQUIRED.

SYSTEMS

-HVAC:

ON THE GENERAL SYSTEM

-LIGHTING:

NATURAL AS POSSIBLE

-PLUMBING:

WATER FOUNTAINS

FINISHES

-FLOOR:

HARD

-WALLS:

VARIES

-CEILING:

VARIES

FURNATURE/EQUIPMENT:

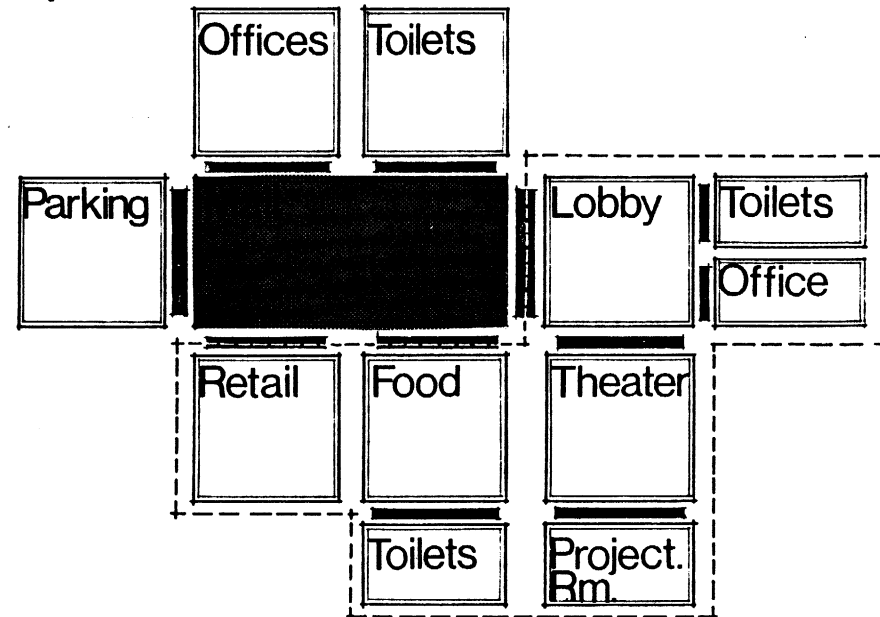
SEATING

PHONE BOOTHS

WATER FOUNTAINS

INFORMATION BOARDS

Space Relations



MALL OFFICES

500 S.F.

USERS:

MANAGERS OF THE COMMERCIAL
AREA
SECURITY OF THE COMMERCIAL
AREA

FUNCTIONS/ACTIVITIES:

OFFICE/MANAGEMENT
SECURITY CONTROL POINT

SPECIAL CONSIDERATIONS:

SYSTEMS

-HVAC:
GENERAL

-LIGHTING:
AMBIANT

-PLUMBING:
NONE

FINISHES

-FLOOR:
CARPET

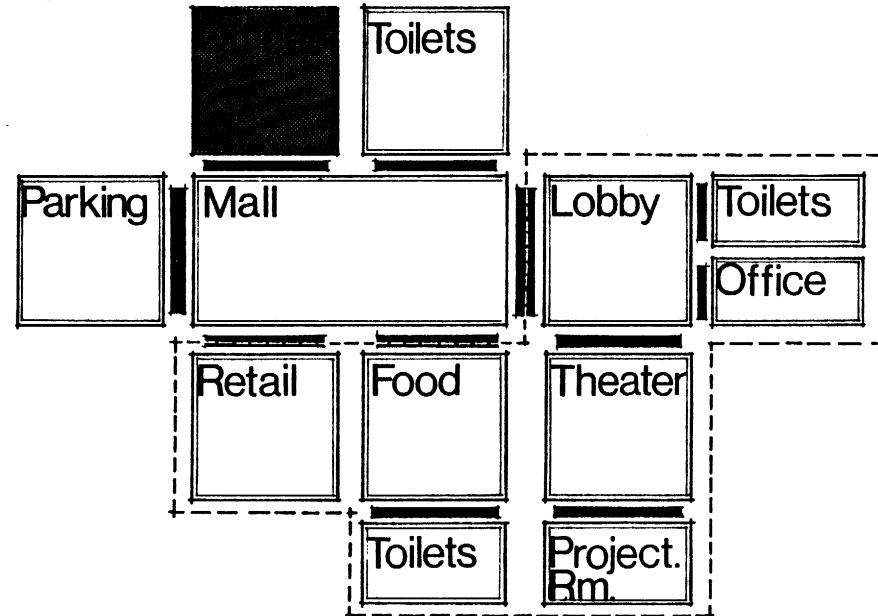
-WALLS:
GWB

-CEILING:
TEGULAR

FURNATURE/EQUIPMENT:

OFFICE
SECURITY CONTROLS

Space Relations



MALL TOILETS

1,000 S.F.

USERS:

GENERAL USERS OF THE MALL

SPECIAL CONSIDERATIONS:

FUNCTIONS/ACTIVITIES:

RELIEF

SYSTEMS

-HVAC:

EXHAUST

-LIGHTING:

GENERAL

-PLUMBING:

TOILETS AND SINKS

FINISHES

-FLOOR:

TILE

-WALLS:

GWB

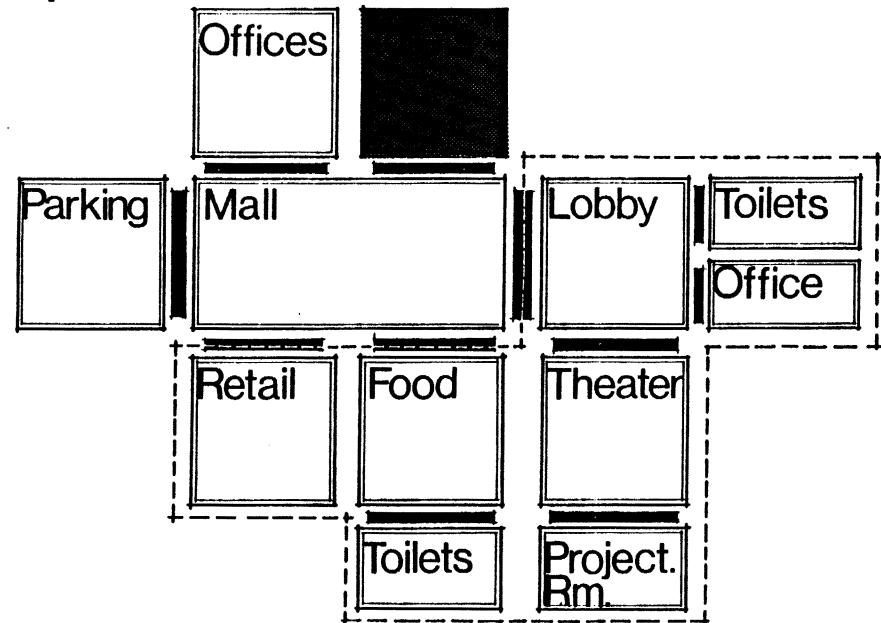
-CEILING:

REGULAR

FURNATURE/EQUIPMENT:

TOILETS AND SINKS

Space Relations



RETAIL SPACE

100,000 S.F.

USERS:

SALES CLERKS
CUSTOMERS

FUNCTIONS/ACTIVITIES:

SALES OF GOODS
DISPLAY OF GOODS

SYSTEMS

-HVAC:
CONNECTED TO MAIN SYSTEM

-LIGHTING:
UP TO INDIVIDUAL STORE

-PLUMBING:
NONE

FINISHES
-FLOOR:
CARPET

-WALLS:
GWB

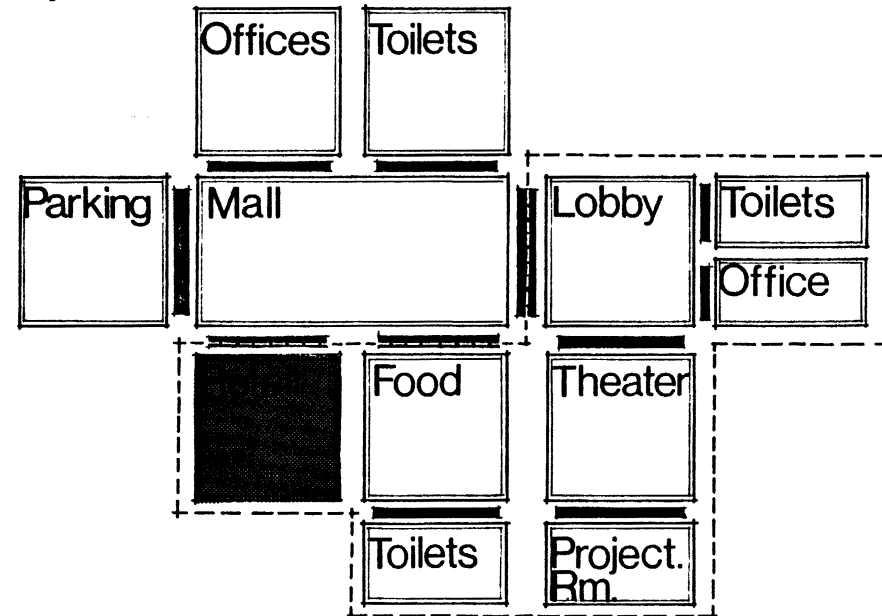
-CEILING:
DROPPED CEILING

FURNATURE/EQUIPMENT:
UP TO INDIVIDUAL STORE

SPECIAL CONSIDERATIONS:

RETAIL STORES WILL RANGE
IN SIZE FROM 800 s.f. to
2000 s.f. THERE WILL BE
ONE JUNIOR DEPARTMENT STORE
OF 10,000 s.f.

Space Relations



FOOD MART

20,000 S.F.

USERS:

COOKS
COUNTER WORKERS
CUSTOMERS

FUNCTIONS/ACTIVITIES:

PREPARATION AND SALE
OF FOOD

SPECIAL CONSIDERATIONS:

THE FOOD MART CONSISTS OF SEVERAL
FOOD OUTLETS WITH A COMMON SEAT-
AREA. THESE FOOD VENDERS WILL
RANGE IN SIZE FROM 500 s.f. to
1000 s.f.
ADEQUATE KITCHEN AND FOOD STOR-
AGE SHOULD BE PROVIDED FOR EACH
FOOD OUTLET.

SYSTEMS

-HVAC:

SUPPLIED BY MAIN SYSTEM

-LIGHTING:

UP TO INDIVIDUAL STORE

-PLUMBING:

SINK AND DISPOSAL SYSTEM

FINISHES

-FLOOR:

TILE

-WALLS:

GWB

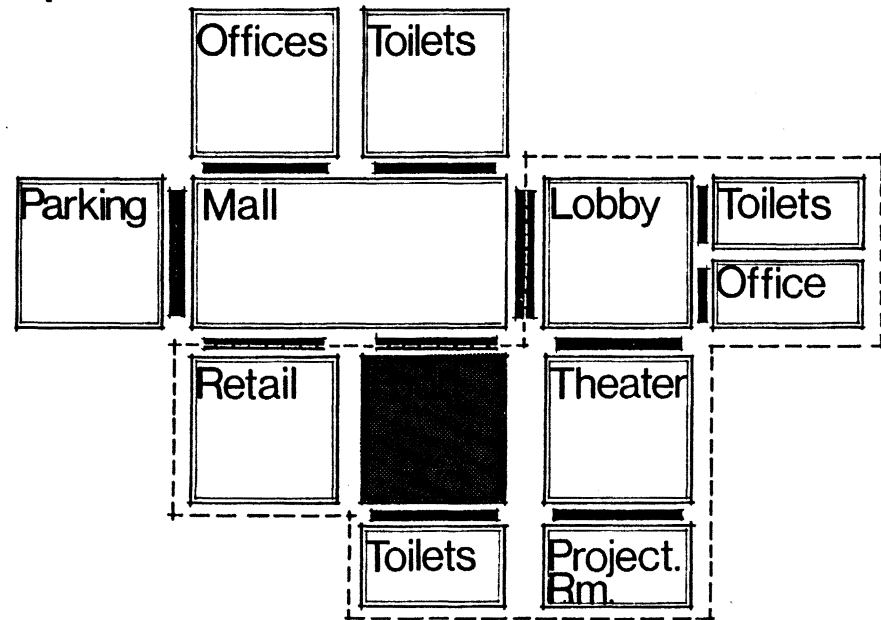
-CEILING:

DROPPED

FURNATURE/EQUIPMENT:

SUPPLIED BY INDIVIDUAL
FOOD OUTLET

Space Relations



FOOD MART TOILETS

1,000 S.F.

USERS:

CUSTOMERS OF FOOD MART
AND EMPLOYEES

SPECIAL CONSIDERATIONS:

THESE TOILETS ARE FOR THE USE
FOR THE GENERAL MALL AREA BUT
SPECIFICALLY FOR THE PATRONS
OF THE FOOD MART.

FUNCTIONS/ACTIVITIES:

SYSTEMS

-HVAC:

EXHAUST SYSTEM

-LIGHTING:

GENERAL AMBIANT

-PLUMBING:

ADEQUATE FOR NEED

FINISHES

-FLOOR:

TILE

-WALLS:

GWB

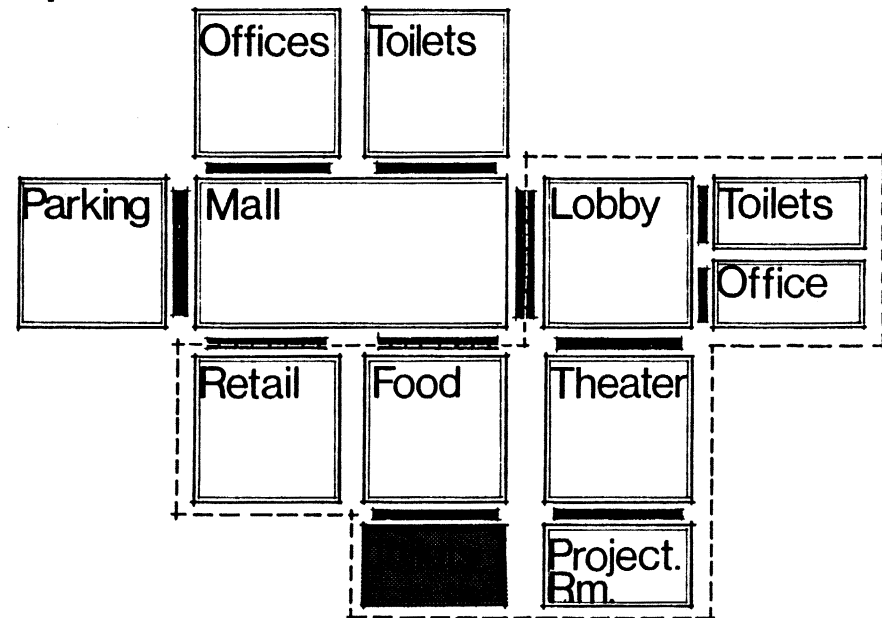
-CEILING:

REGULAR PANELS

FURNATURE/EQUIPMENT:

URINALS, W.C., SINKS,
SOAP DISPENSERS, WASTE
DISPOSAL

Space Relations



THEATER LOBBY

1,600 S.F.

USERS:

PATRONS OF THE THEATER
CONCESSION WORKERS
TICKET SALES PEOPLE

FUNCTIONS/ACTIVITIES:

THE SALE OF CONCESSIONS
THE SALE OF TICKETS
WAITING AREA FOR THE THEATER
ENTRANCE TO THE THEATERS

SPECIAL CONSIDERATIONS:

THERE WILL BE TWO THEATERS
SO THE LOBBY WILL HAVE TO
HAVE THE CONTROL OVER THE
TWO THEATERS AND SECURITY
FOR THE CASH FLOW FOR THE
TICKET SALES AND CONCESSION
STAND.

SYSTEMS

-HVAC:

OWN SYSTEM

-LIGHTING:

GENERAL AMBIANT

-PLUMBING:

AVAILABLE FOR CONCESSION

FINISHES

-FLOOR:

CARPET

-WALLS:

VARIABLES

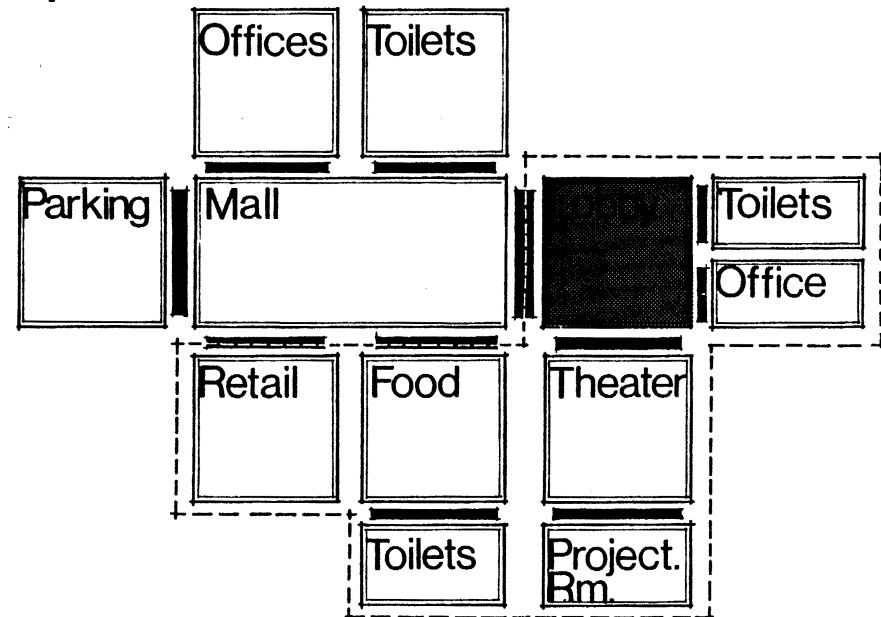
-CEILING:

REGULAR

FURNATURE/EQUIPMENT:

TICKET BOOTH
CONCESSION

Space Relations



THEATERS (2-800 seat)

2-12,000 S.F.

USERS:

CUSTOMERS

SPECIAL CONSIDERATIONS:

THE SIGHT LINES AND ACOUSTICAL PROPERTIES MUST BE CONSIDERED FOR ALL SEATING AREAS.

FUNCTIONS/ACTIVITIES:

VIEWING MOVIES

SYSTEMS

-HVAC:

HIGH VOLUME, LOW VELOCITY

-LIGHTING:

DIMMERS, ISLE LIGHTS

-PLUMBING:

NONE

FINISHES

-FLOOR:

CARPET

-WALLS:

GWB

-CEILING:

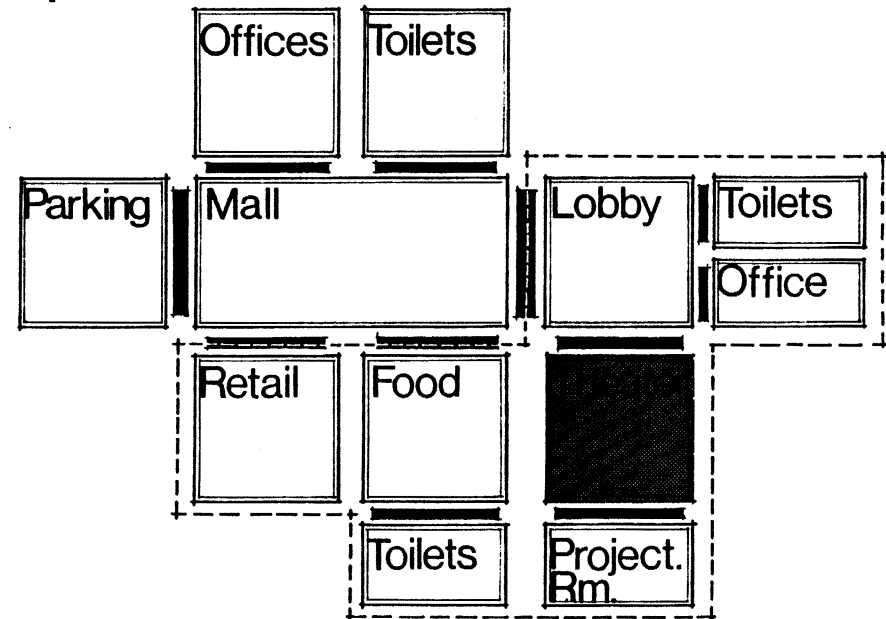
ACOUSTICAL

FURNATURE/EQUIPMENT:

SEATING

MOVIE SCREEN

Space Relations



PROJECTION ROOM

400 S.F.

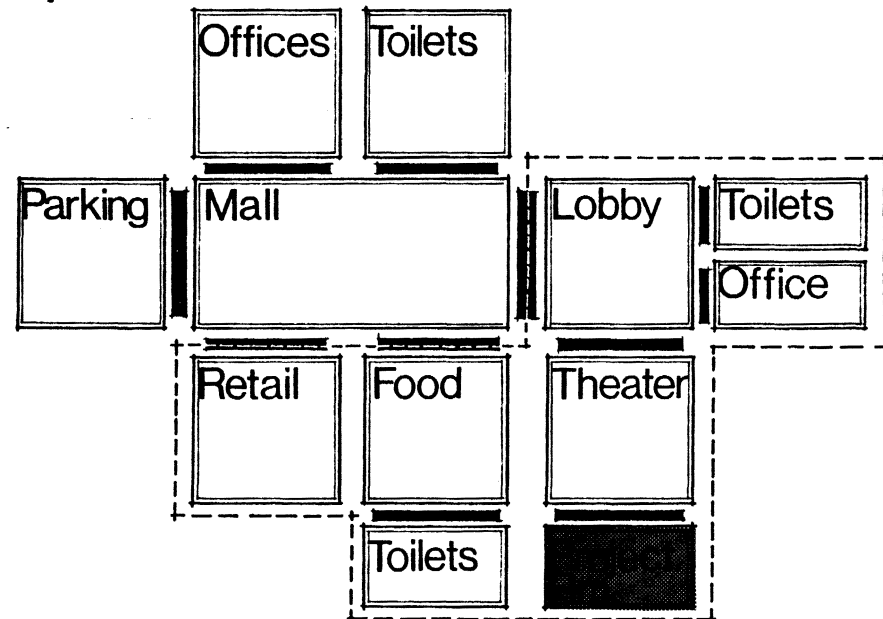
USERS:
PROJECTION OPERATOR

SPECIAL CONSIDERATIONS:
THE PROJECTION ROOM CAN
BE ONE WHICH SERVES BOTH
SCREENS OR TWO SEPARATE
ROOMS DEPENDING ON THE
THEATER DESIGN

FUNCTIONS/ACTIVITIES:
THE OPERATION OF THE
PROJECTORS AND THE CONTROL
OF THE VOLUME AND SOUND IN
THE THEATER.

SYSTEMS
-HVAC:
YES
-LIGHTING:
TASK AND AMBIANT
-PLUMBING:
NONE
FINISHES
-FLOOR:
UNFINISHED
-WALLS:
GWB
-CEILING:
UNFINISHED
FURNATURE/EQUIPMENT:
PROJECTION EQUIPMENT

Space Relations



THEATER TOILETS

500 S.F.

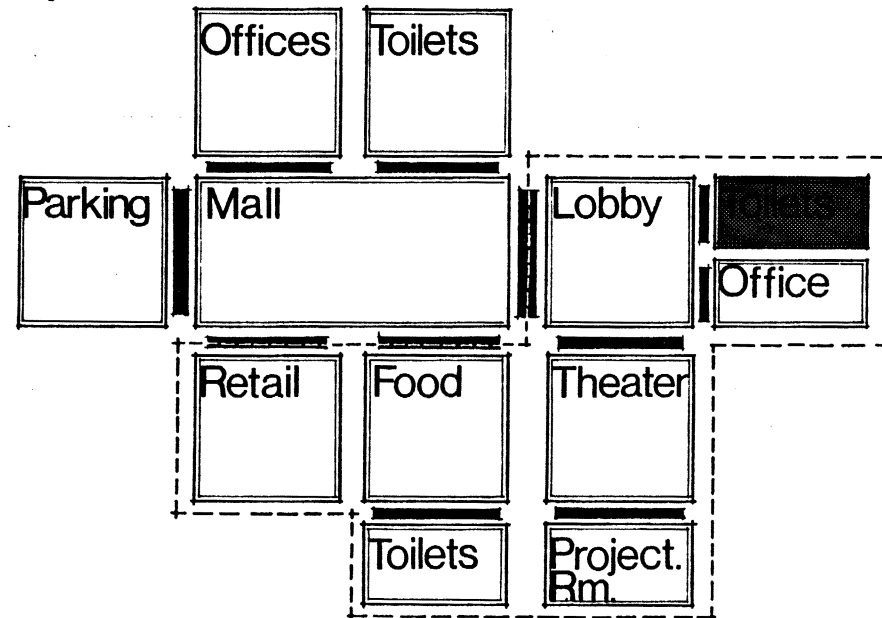
USERS:
PATRONS OF THE THEATER
WORKERS OF THE THEATER

SPECIAL CONSIDERATIONS:

FUNCTIONS/ACTIVITIES:
RELIEF

SYSTEMS
-HVAC:
EXHAUST
-LIGHTING:
AMBIANT
-PLUMBING:
TOILETS AND SINKS
FINISHES
-FLOOR:
TILE
-WALLS:
GWB
-CEILING:
REGULAR
FURNITURE/EQUIPMENT:
TOILETS AND SINKS

Space Relations



THEATER OFFICE

250 S.F.

USERS:
MANAGER OF THE THEATER

SPECIAL CONSIDERATIONS:

FUNCTIONS/ACTIVITIES:
OFFICE/MANAGEMENT ACTIVITIES

SYSTEMS

-HVAC:

-LIGHTING:
GENERAL

-PLUMBING:
NONE

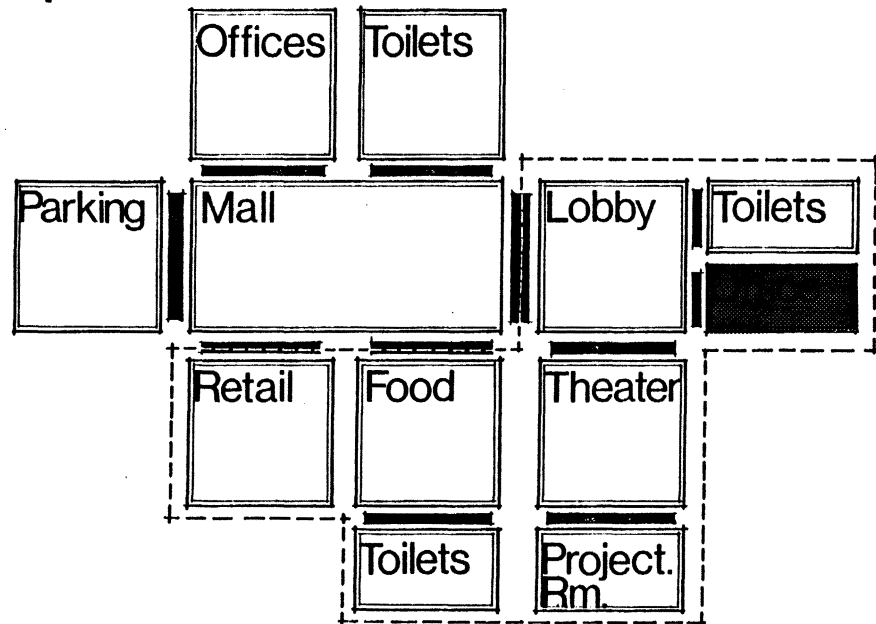
FINISHES
-FLOOR:
CARPET

-WALLS:
GWB

-CEILING:
TEGULAR

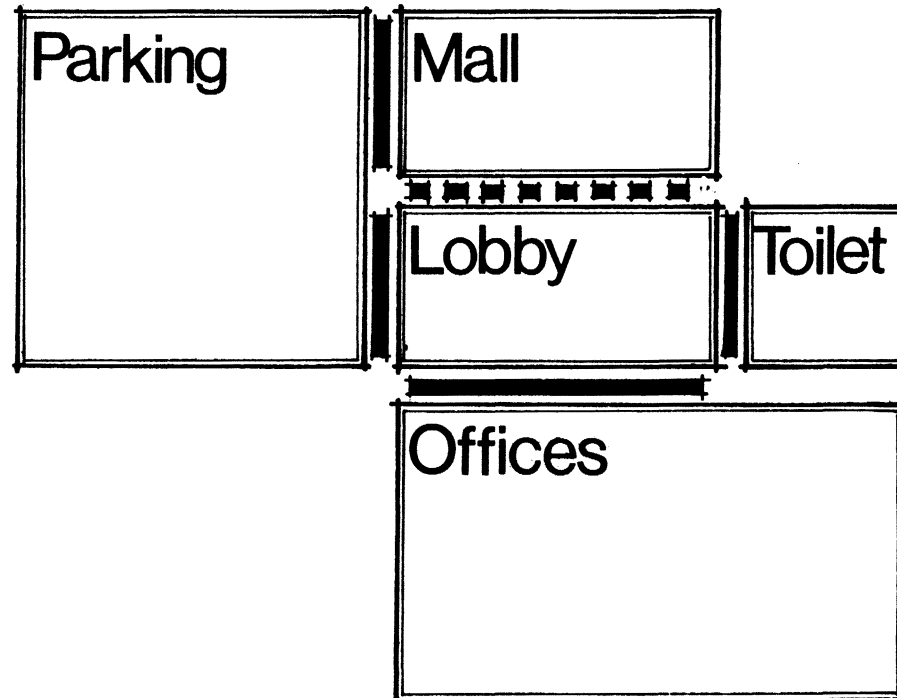
FURNATURE/EQUIPMENT:
OFFICE FUNITURE

Space Relations



OFFICE AREA

Space Relations



OFFICE LOBBY

60,000 S.F.

USERS:

WORKERS IN THE OFFICES
VISITORS OF THE OFFICES

SPECIAL CONSIDERATIONS:

SECURITY FOR THE OFFICES
OCCUR AT THE LOBBY.

FUNCTIONS/ACTIVITIES:

ENTRY AND RECEPTION FOR THE
OFFICE UNIT.

SYSTEMS

-HVAC:

OFF THE MAIN SYSTEM

-LIGHTING:

GENERAL, NATURAL

-PLUMBING:

NO

FINISHES

-FLOOR:

CARPET

-WALLS:

GWB

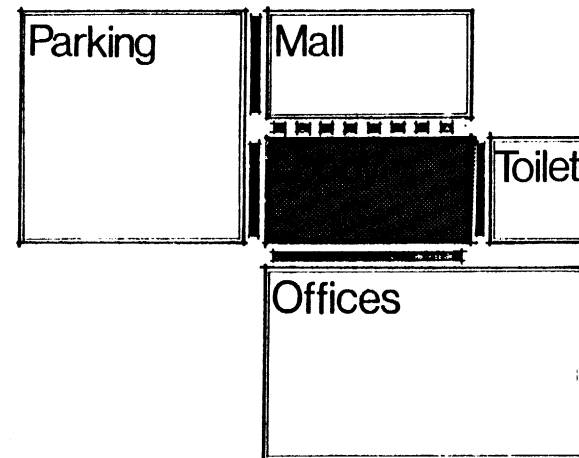
-CEILING:

TEGULAR

FURNATURE/EQUIPMENT:

SEATING

Space Relations



OFFICE SPACE

500,000 S.F.

USERS:

WORKERS
VISITORS OF THE OFFICE

FUNCTIONS/ACTIVITIES:

BUSINESS

SYSTEMS

-HVAC:
METERED PER OFFICE

-LIGHTING:
GENERAL PROVIDED

-PLUMBING:

NO

FINISHES

-FLOOR:
CARPET

-WALLS:
UNFINISHED

-CEILING:
REGULAR

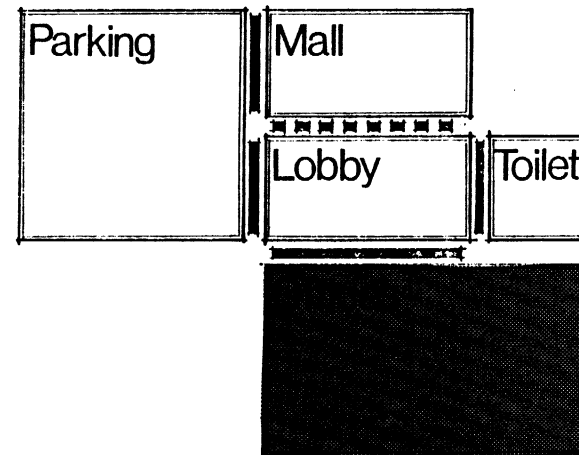
FURNATURE/EQUIPMENT:

PROVIDED BY BUSINESS

SPECIAL CONSIDERATIONS:

THE OFFICE SPACES ARE LEFT UNFINISHED AND ARE FURNISHED BY THE RENTERS OF THE SPACE. THE DESIGN OF THE OFFICE COMPLEX SHOULD ALLOW FOR A VARIETY OF DIFFERENT SIZES VARYING FROM SEVERAL HUNDRED SQUARE FEET TO SEVERAL THOUSAND.

Space Relations



OFFICE TOILETS

10,000 S.F.

USERS:

GENERAL PUBLIC
IN THE OFFICE
COMPLEX

SPECIAL CONSIDERATIONS:

FUNCTIONS/ACTIVITIES:

SYSTEMS

-HVAC:

EXHAUST

-LIGHTING:

GENERAL

-PLUMBING:

TOILETS AND SINKS

FINISHES

-FLOOR:

TILE

-WALLS:

GWB

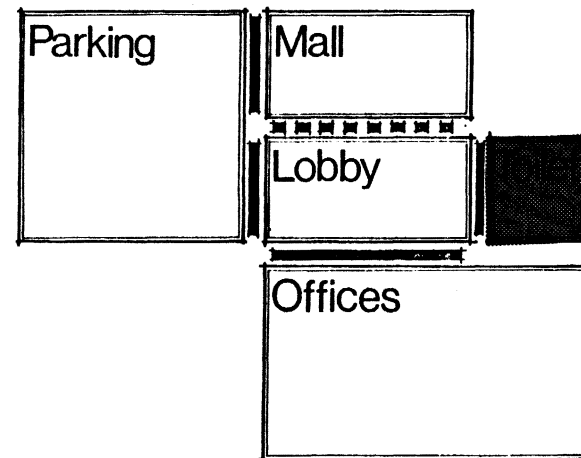
-CEILING:

REGULAR

FURNATURE/EQUIPMENT:

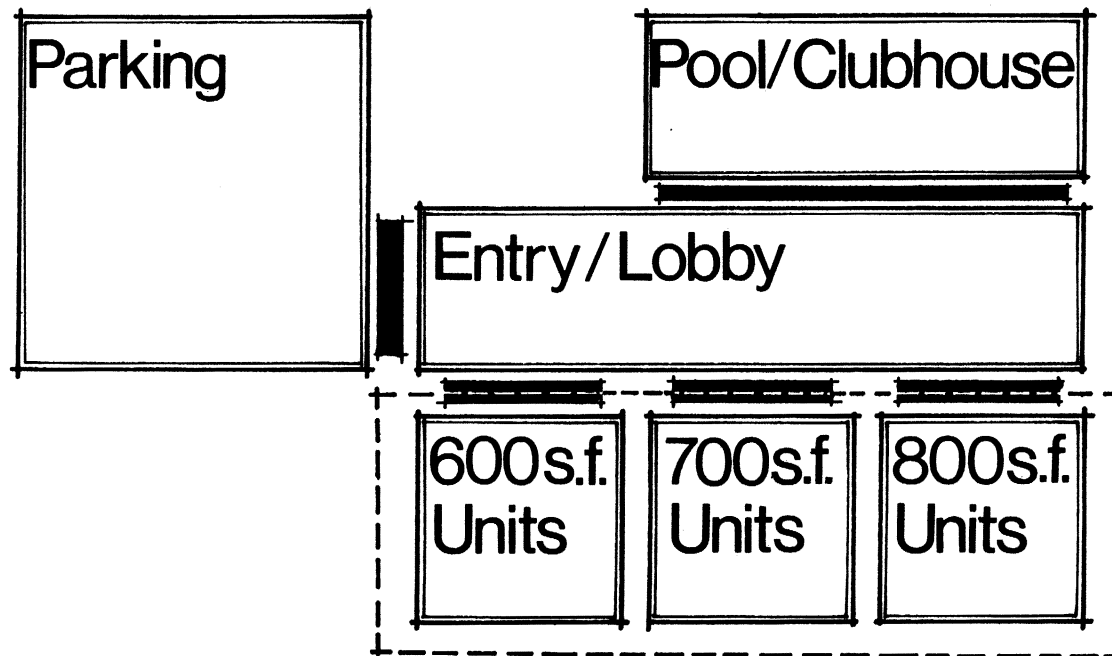
TOILETS AND SINKS

Space Relations



LIVING UNITS

Space Relations



ENTRY / LOBBY

5,000 S.F.

USERS:

RESIDENTS
VISITORS

FUNCTIONS/ACTIVITIES:

ENTRY FOR THE LIVING UNITS
MAJOR CIRCULATION FROM THE
LIVING UNITS AND THE CLUB-
HOUSE SWIMMING POOL

SYSTEMS

-HVAC:

OFF THE GENERAL SYSTEM

-LIGHTING:

GENERAL, NATURAL

-PLUMBING:

NONE

FINISHES

-FLOOR:

CARPET

-WALLS:

GWB

-CEILING:

GWB

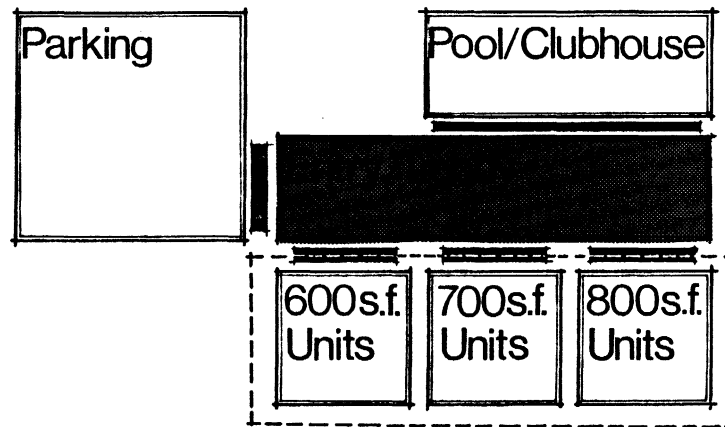
FURNATURE/EQUIPMENT:

SEATING AT ENTRY
SECURITY CONTROLS
INTERCOM SYSTEM TO
THE LIVING UNITS

SPECIAL CONSIDERATIONS:

THE LOBBY/ENTRY SHOULD ACT
AS THE SECURITY CONTROL FOR
THE RESIDENTS AND MUST PROVIDE
THIS IN DESIGN AND SECURITY
SYSTEMS.

Space Relations



LIVING UNITS

(30 at 600) 18,000 S.F.

USERS:

RESIDENTS

FUNCTIONS/ACTIVITIES:

LIVING

SYSTEMS

-HVAC:

METERED

-LIGHTING:

GENERAL

-PLUMBING:

KITCHEN AND BATH

FINISHES

-FLOOR:

VARIES

-WALLS:

GWB

-CEILING:

GWB

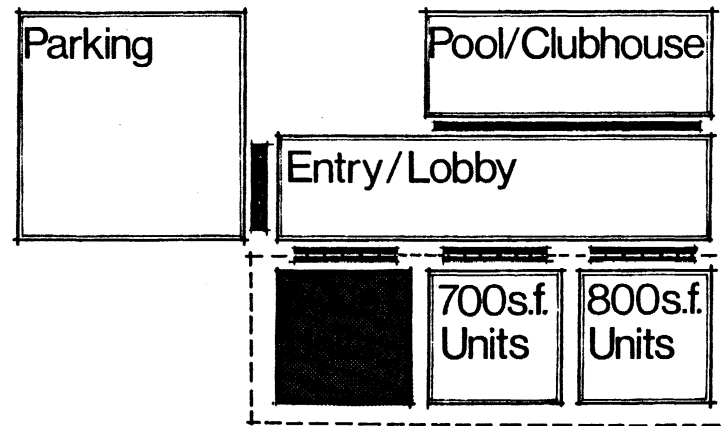
FURNATURE/EQUIPMENT:

PROVIDED BY OWNER

SPECIAL CONSIDERATIONS:

THE 600 SQUARE FOOT UNITS ARE EFFICIENCY UNITS THAT INCORPORATE THE SLEEPING AND LIVING AREAS TOGETHER. THIS UNIT IS GEARED FOR AN INDIVIDUAL. THE UNIT SHOULD BE FLEXIBLE FOR THE DIFFERENT TYPES OF RESIDENTS.

Space Relations



LIVING UNITS

(30 at 700) 21,000 S.F.

USERS:

RESIDENTS

FUNCTIONS/ACTIVITIES:

LIVING

SYSTEMS

-HVAC:

METERED

-LIGHTING:

VARIABLES

-PLUMBING:

KITCHEN AND BATH

FINISHES

-FLOOR:

VARIABLES

-WALLS:

GWB

-CEILING:

GWB

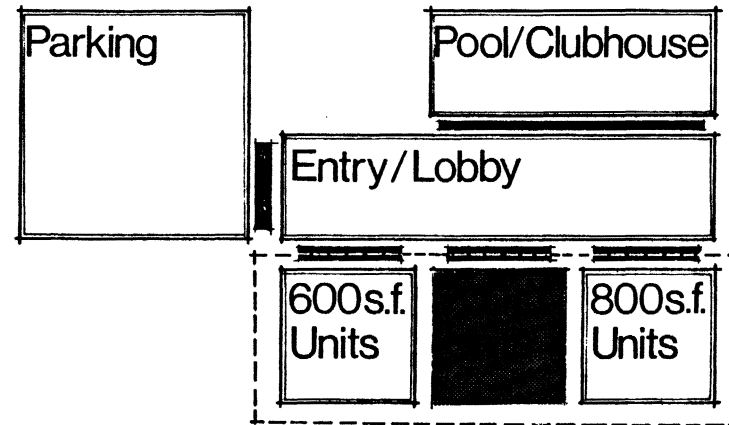
FURNITURE/EQUIPMENT:

PROVIDED BY OWNER

SPECIAL CONSIDERATIONS:

THE 700 SQUARE FOOT UNITS HAVE A SEPARATED SLEEPING AREA FROM THE MAIN LIVING AREA. IT IS GEARED FOR AN INDIVIDUAL OR COUPLE.

Space Relations



LIVING UNITS

(30 at 800) 24,000 S.F.

USERS:

RESIDENTS

FUNCTIONS/ACTIVITIES:

LIVING

SYSTEMS

-HVAC:

METERED

-LIGHTING:

VARIES

-PLUMBING:

KITCHEN AND BATH

FINISHES

-FLOOR:

VARIES

-WALLS:

GWB

-CEILING:

GWB

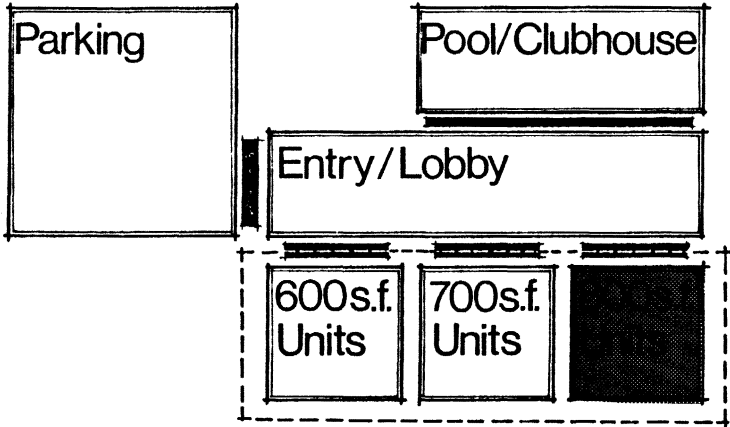
FURNATURE/EQUIPMENT:

PROVIDED BY OWNER

SPECIAL CONSIDERATIONS:

THE 800 SQUARE FOOT UNITS HAVE TWO SEPARATE SLEEPING AREAS AND ARE GEARED FOR UP TO THREE INDIVIDUALS.

Space Relations



CLUBHOUSE

2,000 S.F.

USERS:

RESIDENTS OF THE LIVING
UNITS

FUNCTIONS/ACTIVITIES:

RECREATION

SYSTEMS

-HVAC:

OFF THE MAIN SYSTEM

-LIGHTING:

NATURAL, GENERAL

-PLUMBING:

WET BAR

FINISHES

-FLOOR:

VARIES

-WALLS:

GWB

-CEILING:

GWB

FURNATURE/EQUIPMENT:

POOL EQUIPMENT

WET BAR

CLUB ROOM FURNITURE

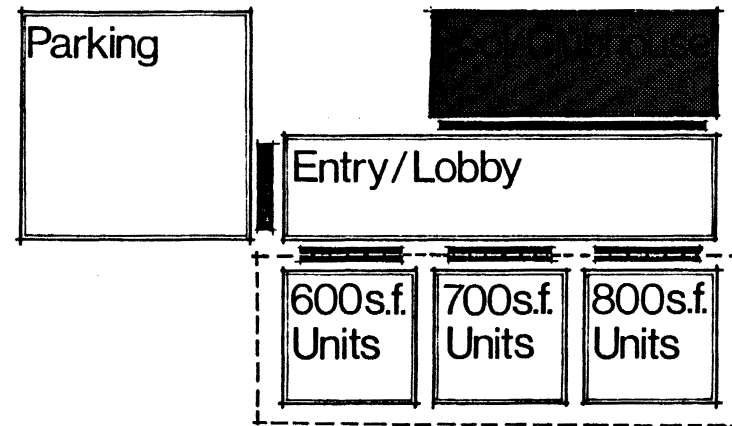
SWIMMING POOL LOUNGE

FURNITURE

SPECIAL CONSIDERATIONS:

THE CLUBROOM/POOL IS AN AMMENITY
FOR THE RESIDENTS AND THEIR
GUESTS. THE RESIDENTS ARE FREE
TO ENTERTAIN AND USE THE FACILITY
FOR THEIR OWN NEEDS

Space Relations



PARKING REQUIREMENTS*

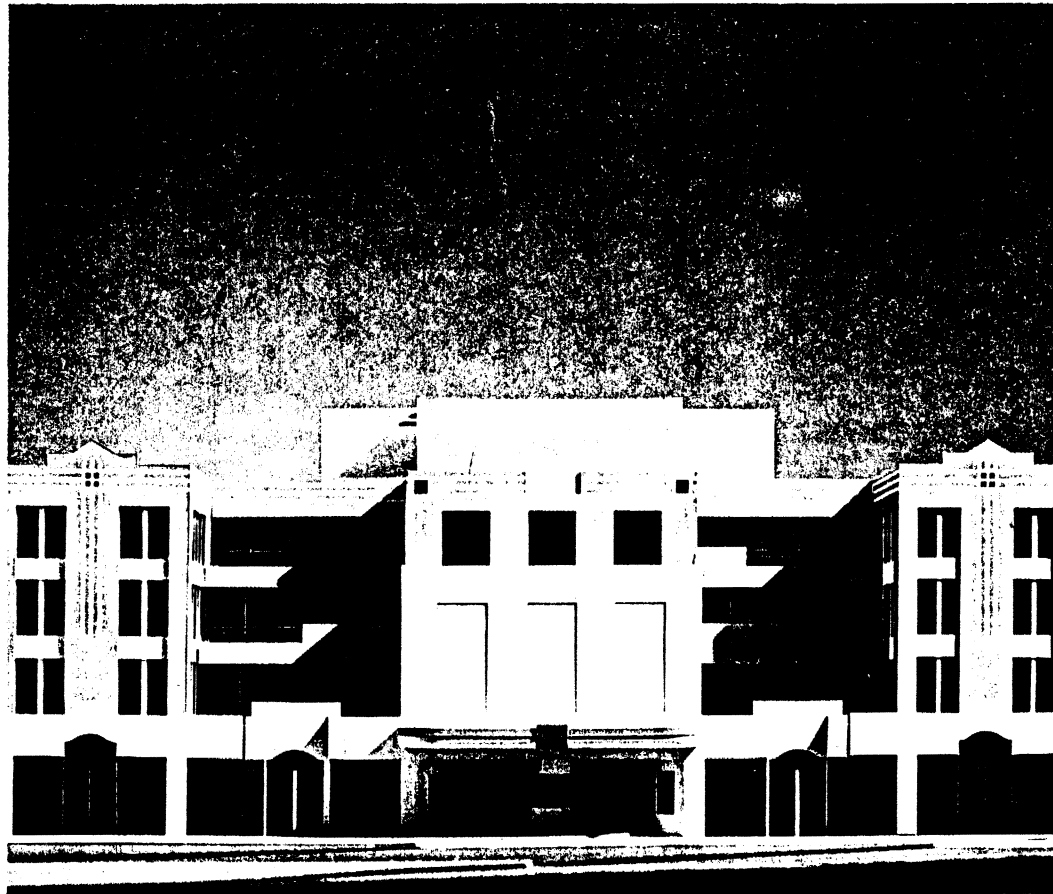
Office	1 PER 400 SQUARE FEET	1,425
Retail	1 PER 225 SQUARE FEET	444
Living Units	1.75 PER LIVING UNIT	157
Theaters	1 PER 225 SQUARE FEET	119
Food Mart	1 PER 225 SQUARE FEET	93
TOTAL		2,238

*CITY OF TULSA, ZONING CODE

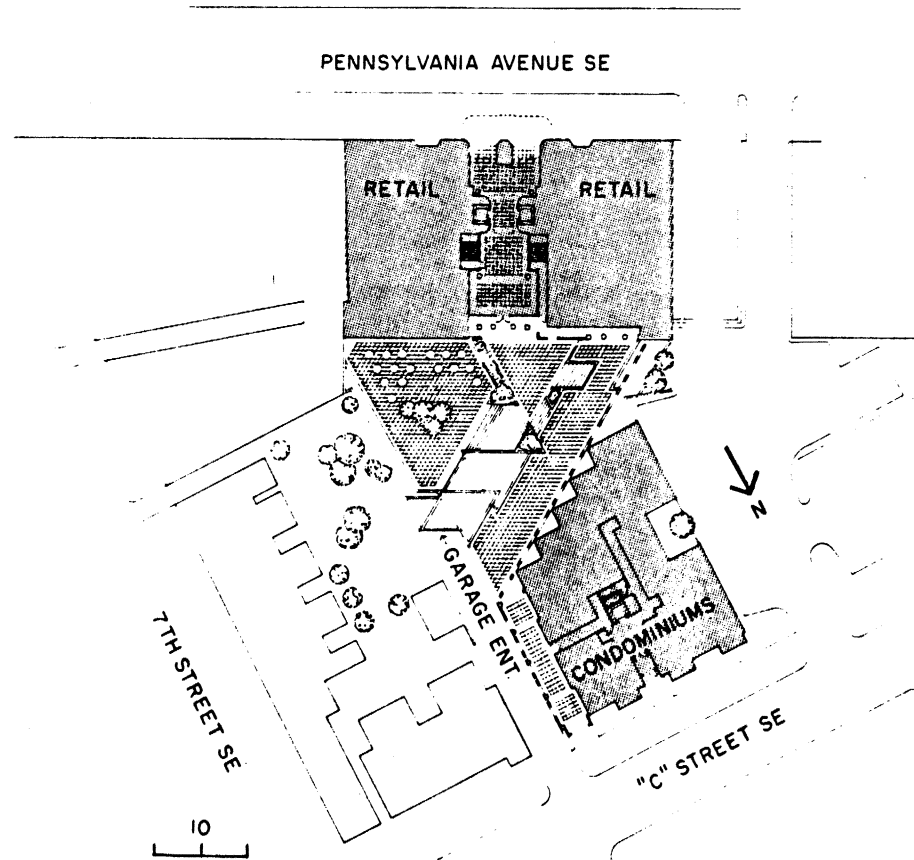
APPENDIX

DECO REDUX

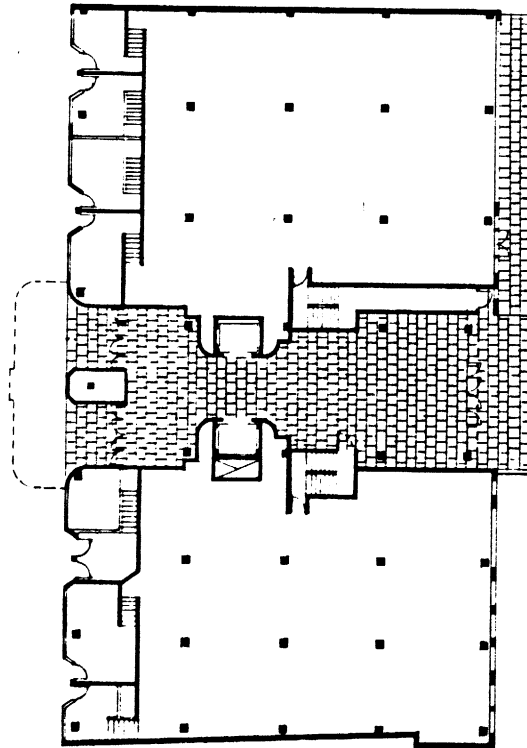
PENN THEATER PROJECT
WASHINGTON, D.C.



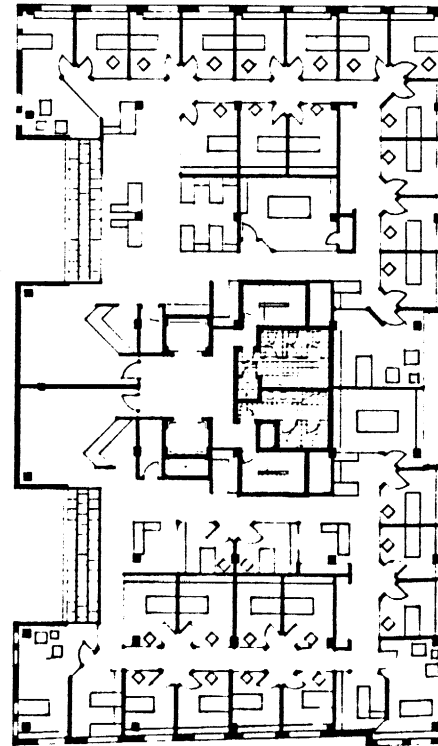
DAVID SCHWARZ'S CHANCE TO ADD ART DECO TO HIS EXPANDING REVIVALIST REPERTOIRE CAME WITH THE COMMISSION TO DESIGN AN OFFICE-RETAIL BUILDING AND 35-UNIT CONDOMINIUM ON A SITE FORTUITOUSLY OCCUPIED BY THE PENN THEATER, A 1933 DECO MOVIE HOUSE. THOUGH NOT AN OFFICIAL LANDMARK (OR A PARTICULARLY DISTINGUISHED BUILDING), THE THEATER WAS A FAMILIAR AND FONDLY REGARDED FIXTURE IN ITS CAPITOL



HILL NEIGHBORHOOD. IT WAS ALSO ONE OF WASHINGTON'S FEW EXAMPLES OF THE DECO STYLE. WHICH WAS REASON ENOUGH FOR SCHWARZ TO PRESERVE ITS BEST ELEMENTS AS THE CENTERPIECE OF THE COMMERCIAL BUILDING FRONTING ON PENNSYLVANIA AVENUE. ACCORDINGLY, THE THEATER'S LIMESTONE FACADE-INCISED MARQUEE, CURVING CANOPY, EVEN THE TICKET BOOTH-WAS USED TO INTRODUCE AN ENTRY ALLEE FRAMED BY THE ORIGINAL ADJOINING LIMESTONE-FACED STORE FRONTS, AND THE PERIOD ENSEMBLE WAS WRAPPED IN A SLEEK NEW STRUCTURE CLAD IN BLUE-GLAZED BRICK THAT



FIRST FLOOR (RETAIL/ENTRY)



THIRD FLOOR (OFFICE)

VIVIDLY CAPTURES THE SPIRIT OF ART DECO. FOR THE CONDOMINIUM, HOWEVER, SCHWARZ, TAKING PERHAPS AN EMERSONIAN VIEW OF FOOLISH CONSISTENCY AND CERTAINLY A CLOSE VIEW OF THE SURROUNDING AREA, SHIFTED FROM DECO TO THE CITY'S COZY RED-BRICK VERNACULAR. UNMISTAKABLY "RESIDENTIAL," THE BUILDING EVOKES BOTH APARTMENT HOUSE AND ROW HOUSE, ITS STREET FACE LIGHTENED BY PROJECTING GABLED BAYS, AN ATTIC MANSARD, AND CRISP LIMESTONE TRIM.

