

L I N G O C O N S T R U C T I O N S E R V I C E S



Client: Lingo Construction Services
Completion: May 2013
Scope: 12,260 sq. ft.
Cost: Withheld per Owner's Request
Awards: 2014 AIA, Central States Region, Merit Award; 2014 Shortlisted Project, World Architecture Festival; 2014 International Architecture Award, Chicago Athenaeum; 2013 Interior Design, "Best of Year" Winner; Project of the Year, Assoc. of Subcontractors of Oklahoma

Description:

Located in the historic Automobile Alley District of Oklahoma City the design seeks to transform an existing 1930 historic masonry and steel building into a modern office space. The character of the 12,000 sq. ft. two story building, originally built for Sharp Auto Supply Co, had been diminished by thick layers of paint, historically inaccurate additions, and years of misguided design efforts. The Lingo Construction Services building was built in 1930 as the Sharp Auto Supply Company.

Project Goals:

Restoring the historical integrity to the original structure both internally and externally is central to the project. Once complete, the design seeks to gracefully insert new elements, such as walls, beams, and ceilings, treated as if they were "**x-rayed**" versions of typical construction methods. This approach exposes the internal framing and building systems through the use of clear polycarbonate panels rather than hiding all elements through typical opaque gypsum board for all to see. This approach allows one to understand **how** the building is put together and how it functions. The selective addition and placement of new walls stand in a harmonious contrast with the existing structural elements, which remain. **Our concept allows construction to be visible.**

Program Requirements:

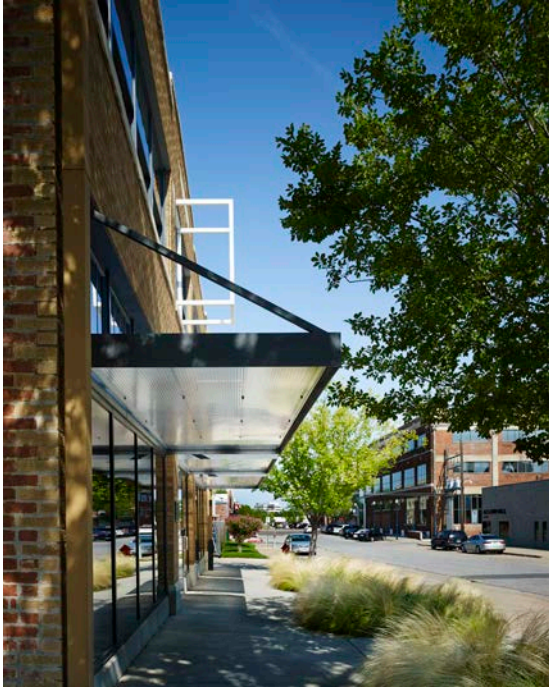
A two story entry and lobby space is filled with natural light from the south-facing storefront and skylights in the existing bowstring truss roof make the **transparency** of the building is evident before entering the building. A new sculptural steel stair cantilevers overhead, physically, but not visually separating the offices from the adjacent lobby space. A high level of craftsmanship insures the exposed elements contribute to the overall understanding of the construction process. The **expression of the construction process** is continued outside, where the north-facing deck provides a visual understanding of "**stick framing**" as well as a comfortable shaded area for a place to pause.



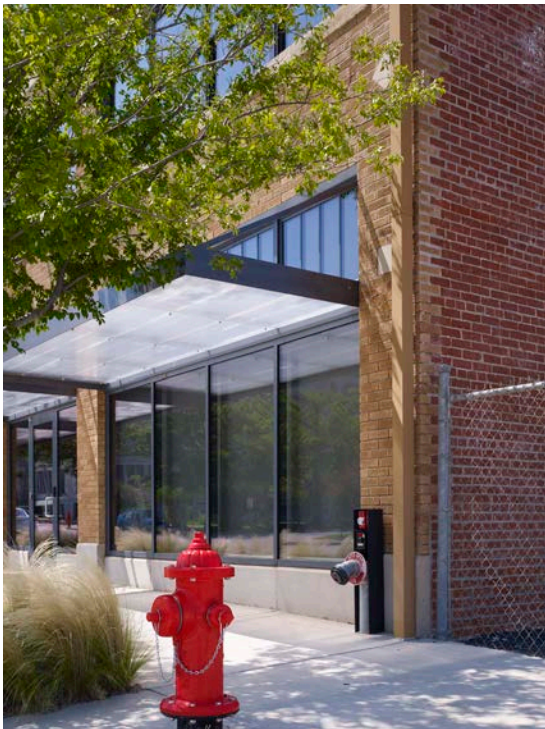
The restored south elevation of the Sharp Auto Supply Co. building. Details include modern roof downspouts, new sidewalk and landscaping, new first floor canopies, and sculptural light box extruding from the second floor window. This object symbolizes the concept of construction with exterior changes and interior changes.



The building covers the entire lot. There is 10 feet of additional space on the north end that allowed us to construct a fire stair, mechanical enclosure, and covered outdoor deck. This exterior construction made it possible to leave the interior intact. The open framing is consistent with the exposed studs on the interior that dramatizes the construction behind the walls.



Canopy detail looking east. The canopy is constructed of steel plate with translucent polycarbonate infill. The company logo is installed on the entry canopy and the sun casts a shadow of the logo onto the sidewalk below. The presence of the open box in the daytime is as mysterious as it is at night.



A view of the southeast corner. The steel and polycarbonate canopy is visible as well as the custom downspouts. We are particularly proud of the detail combining the fire connection, strobe, and lock box in one structure. The tan combed brick is historic. The sidewalks are common red brick

Architectural Concept:

Our concept for the project is called **X-Ray**. To create an architectural portrait of the company we imagined explaining that the construction product is about its **process**. By showing what is **inside** the wall, we can communicate the importance of the **details**, those seen and those unseen. The project is a celebration of construction and those who build. Clear polycarbonate walls and roofing combined with shadows created by natural light reinforce the “x-ray” concept.



Partial west elevation showing the original ghost sign still in place. New windows were added on the east and west which were surfaces that were once adjacent buildings.



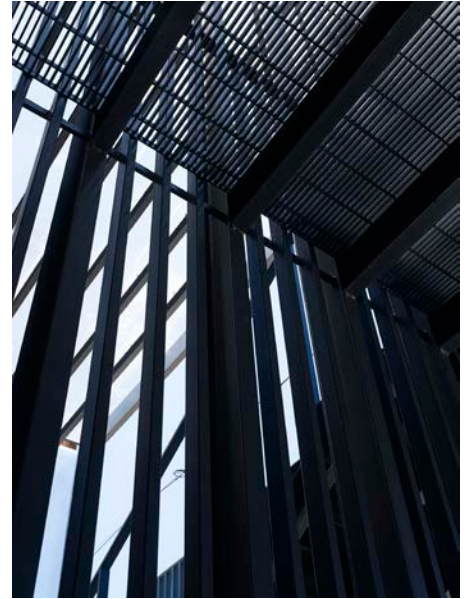
This is the northwest corner showing the polycarbonate addition on the north side. We embraced the alley aesthetic.



Detail of north fire stair and deck. Polycarbonate roof and wall are attached to the steel framing. This supports the idea of "stick framing."



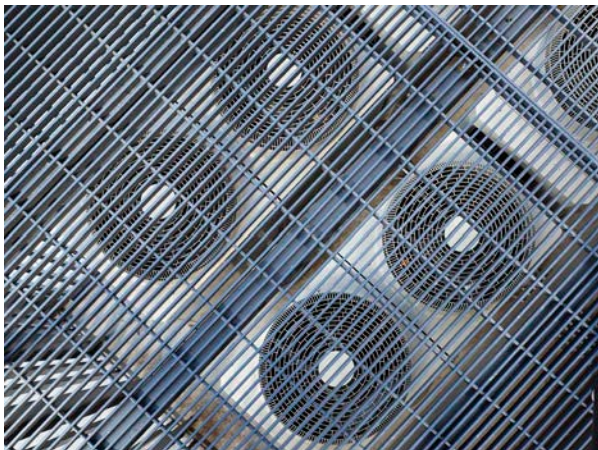
A view from below the second floor deck on the north side of the building. The beauty lies in the composition of the framing and the honesty of construction.



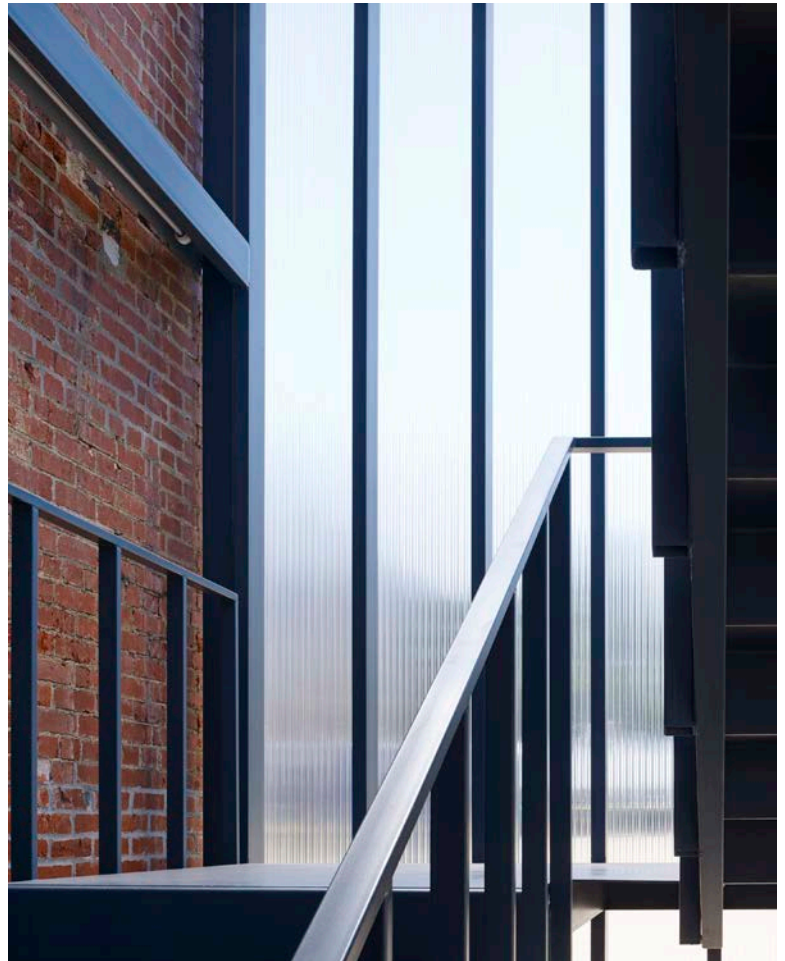
North stair detail looking up through steel grating and "stick framing."



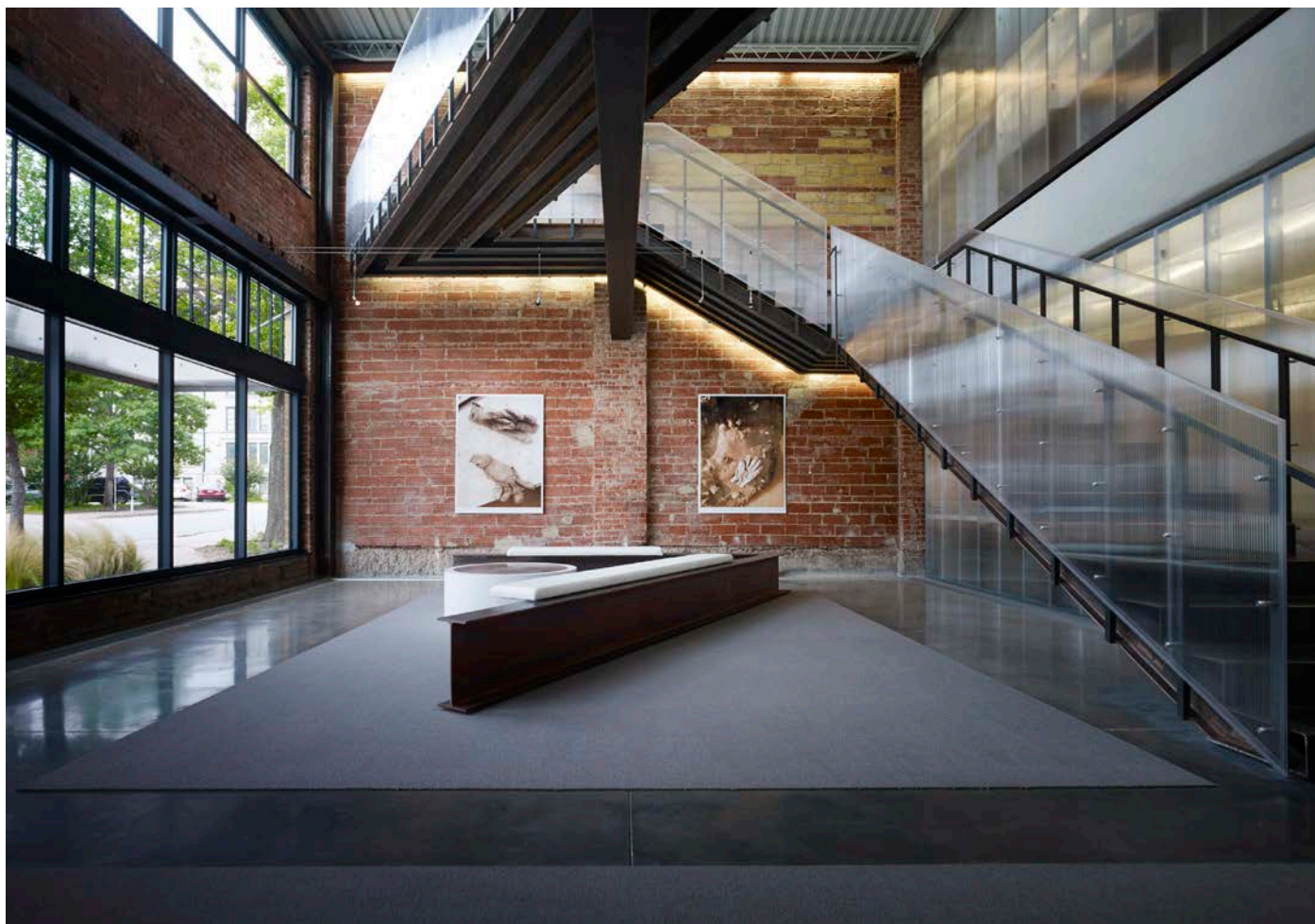
North stair detail looking up through steel grating and "stick framing."



The mechanical units are visible through the second floor steel grate. This also illustrates the concept of embracing the construction and exposing those elements that would otherwise



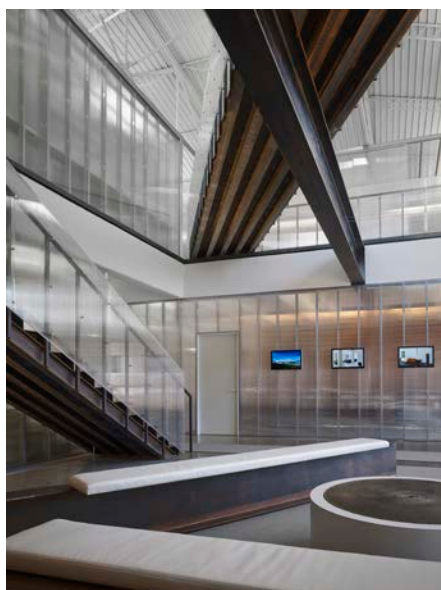
Fire stair detail illustrating the framing and polycarbonate skin.



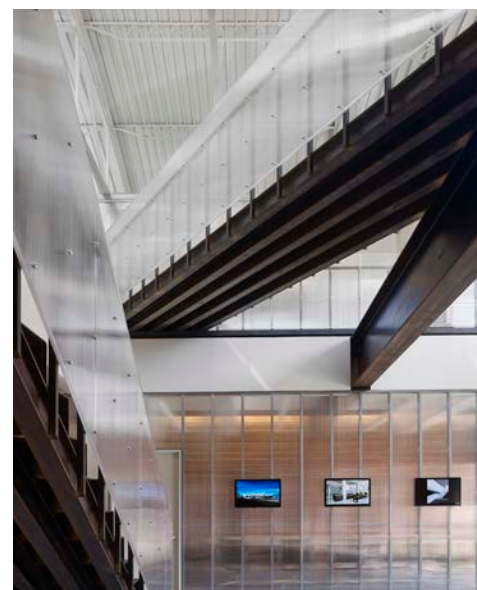
The main entry lobby view looking west. The original building includes 50 foot spans with large steel beams. Since our client is a structural engineer, we embraced the **structure** as a signature for the company. The seating was an internal competition with the construction company staff.



The main entry lobby showing the wide flange bracing on the south wall, the exposed masonry, and the second floor bridge.



Main lobby view looking east. Historic steel beam is exposed and supports a new steel stair and bridge. The clear polycarbonate walls expose all of the internal construction. A clear illustration of the **x-ray** concept.





View from below of the new steel bridge and historic wide flange beam. We left the steel exposed and waxed it to keep it from rusting. The 1930s bowstring truss ceiling and deck is visible.



View looking up showing the historic steel beam supporting the new steel bridge. The view exposes the original barrel vault ceiling.



Ground floor stair landing view of the folded steel stair and shop markings.

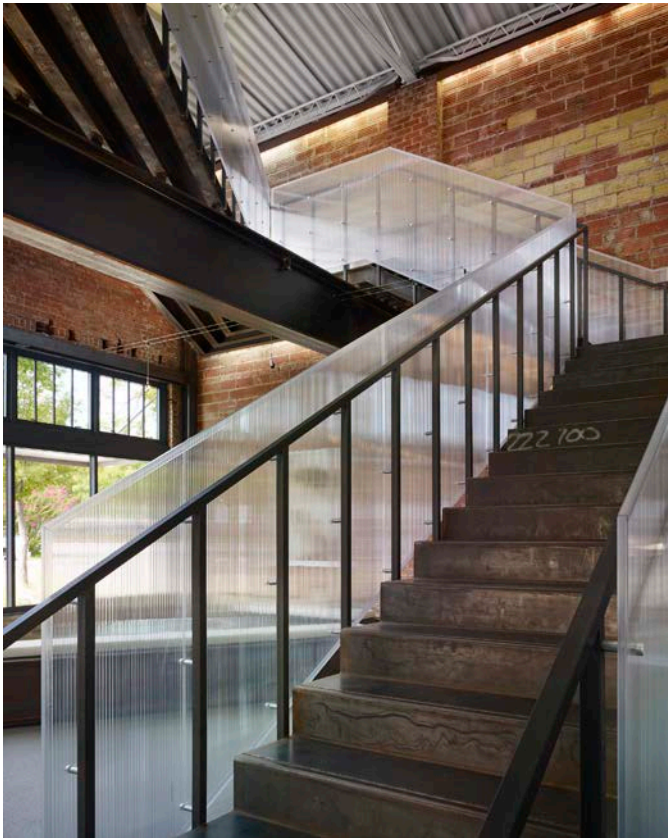


View from bridge looking down to seating on the ground level. Polycarbonate panel connections are visible as well as the cable lighting. The furniture includes a bench made from a steel beam and a table made from a concrete saw.

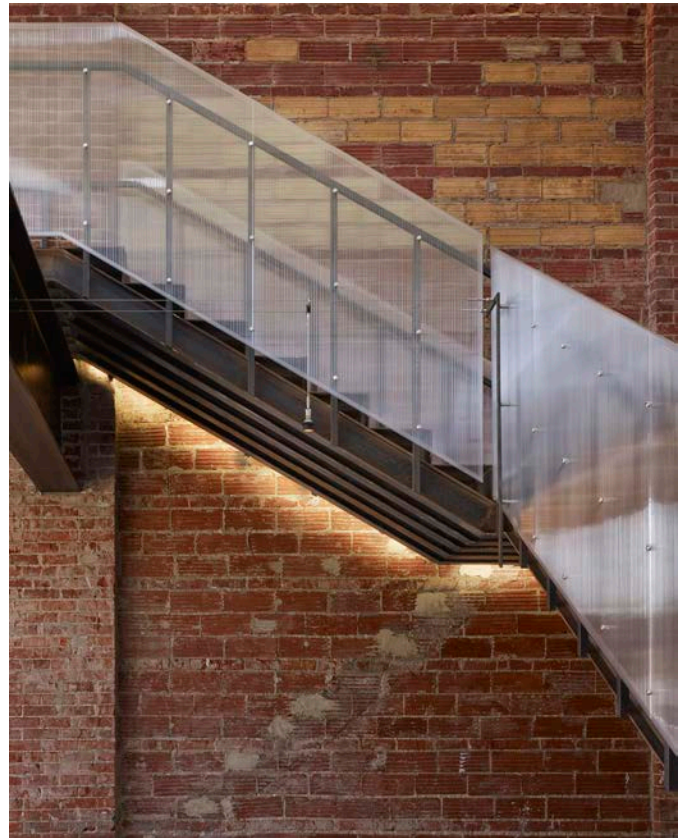


Detail of folder steel stair showing the fabrication marks left in place. All of the steel is waxed to protect from rusting. A custom nosing was created to make the stair treads non slip.

L I N G O C O N S T R U C T I O N S E R V I C E S



Ground floor stair landing showing exposed historic beam, new folded steel stair and bridge. Notice the shop markings remain on the steel.



Main lobby looking west at stair turn. Note the steel plate bar that provides termination for the cable lighting at the landing.



Main entry gallery with polycarbonate panels over steel studs. Project images are in a slide show on the plasma screens on the right. The steel portal defines the serving kitchen. The original beam structure remains and we added a lighted translucent **duplicate** to house lighting, fire protection and HVAC.



View from kitchen gallery looking south towards main entry. New polycarbonate clad beams were created to house plumbing, fire protection and electrical routing. A steel portal frame lights the main countertop.

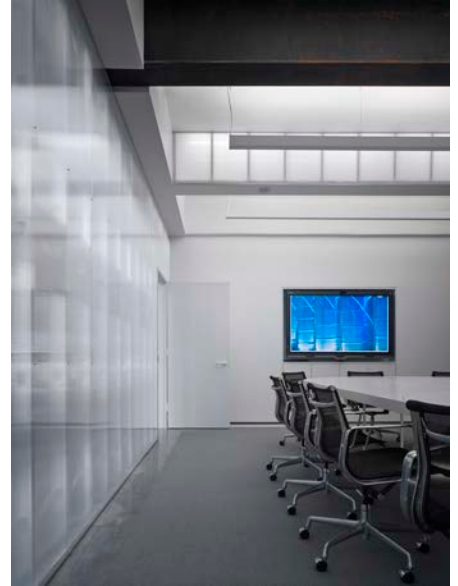
L I N G O C O N S T R U C T I O N S E R V I C E S



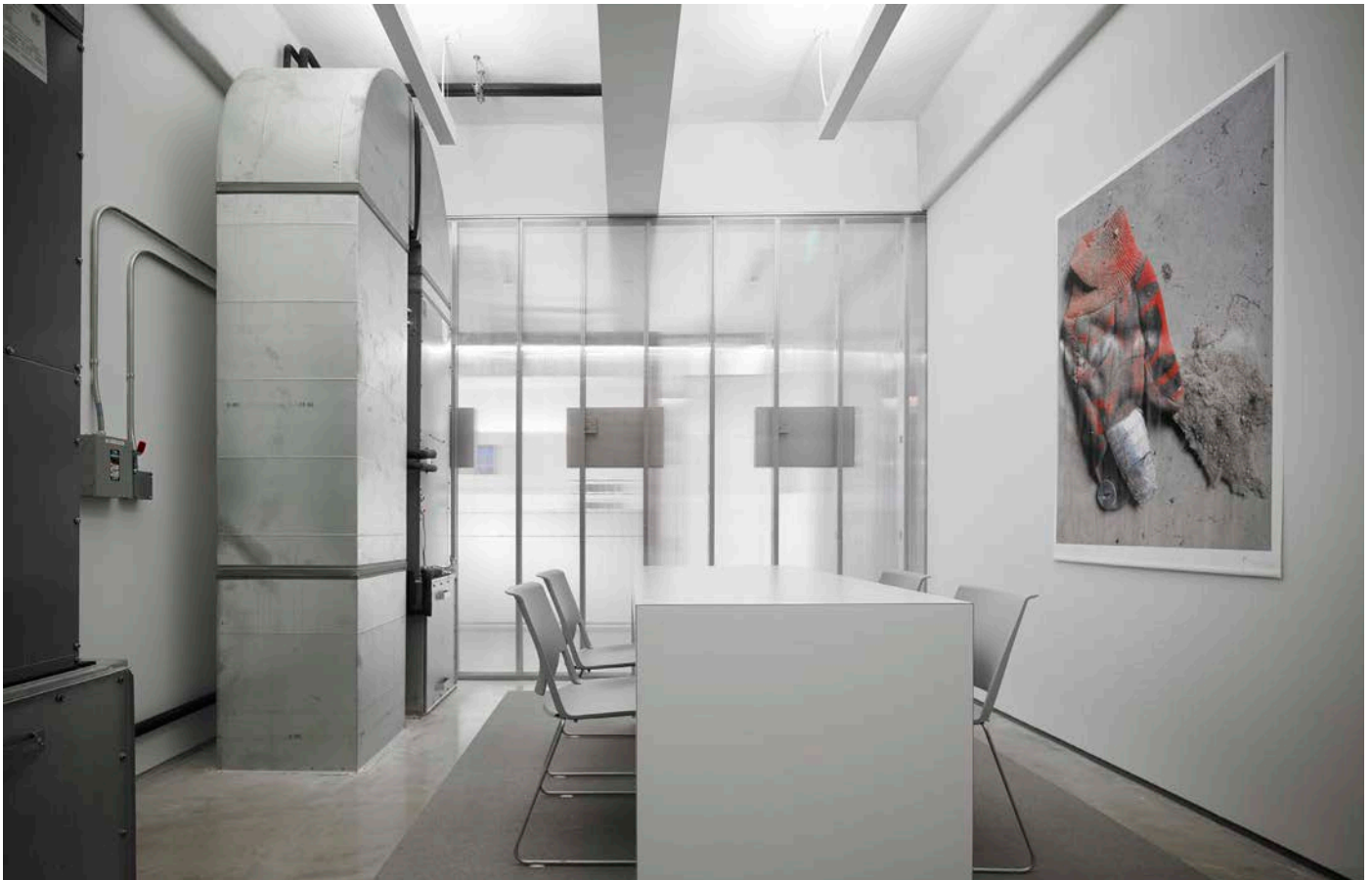
In the spirit of exposing the construction components inside walls, we chose to expose all of the refrigerant lines for the mechanical systems behind glass in the ground floor toilet. Note the duct penetrates the shower enclosure both for air delivery and lighting. The custom ADA handrail/toilet paperholder illustrates the quality of detail throughout the project.



View from main conference room looking west at new folded steel stair. This image illustrates the beauty of the transparent polycarbonate and its reaction to light and surface.



Ground level conference room looking north. Conference table has lighting underneath. The new polycarbonate beam / light is exposed as well as the indirect room lighting. Clear polycarbonate separates the entry gallery from the conference room.

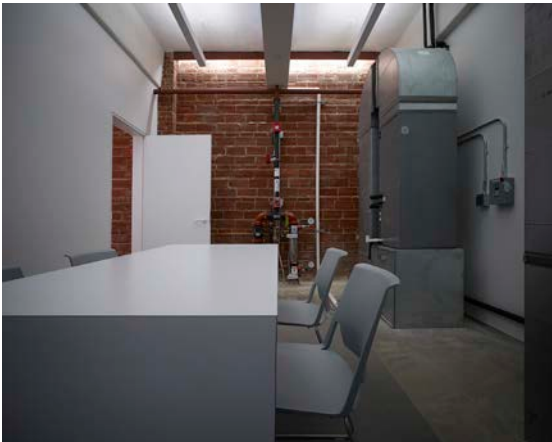


Mechanical room conference space looking west to the entry gallery. Mechanical systems make great sculpture.

L I N G O C O N S T R U C T I O N S E R V I C E S



Workroom conference area looking north showing new window to the east and clear polycarbonate wall on the left.



The mechanical room conference area exposes all of the mechanical systems and makes them sculptural. This turns out to be the most popular conference area



Typical toilet lavatory detail showing freestanding pedestal sink clad in steel panels. A light behind the mirror accentuates the clay tile texture. On the right is a custom made towel holder and trash dispenser.



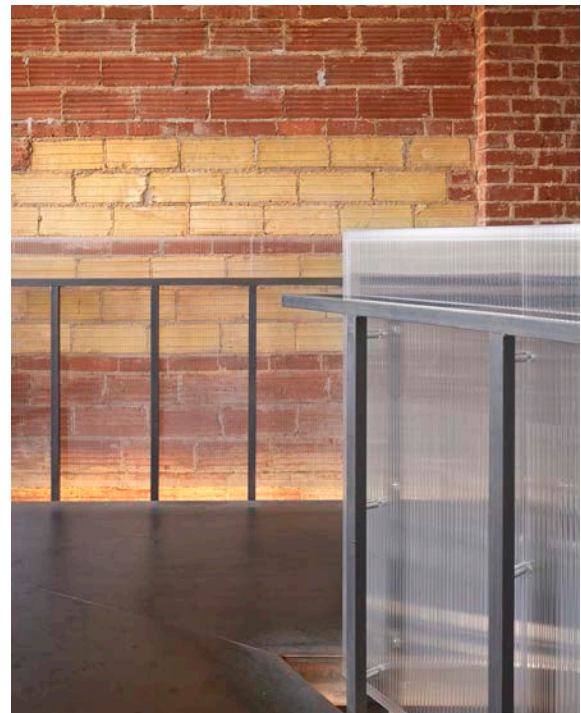
This is a team meeting room where project managers discuss ways to improve the delivery of construction projects. The historic beams are exposed as well as the polycarbonate lighted beams that contain mechanical systems. Because this is a downtown location, they often go to job sites on a bicycle.



The entry lobby overlook showing historic beam pockets on the left, the 1930s bowstring truss roof, and the new steel and polycarbonate bridge.



A view from the owner's office looking west across the lobby opening. The existing barrel vault ceiling is exposed and lighted.



Steel bridge and handrail detail along west wall.



The 2nd floor workspace corridor is asymmetrically placed in order to take advantage of the existing skylight locations. The polycarbonate is transparent, reflective and private all at once.



West service corridor that places all of the office equipment adjacent to the project manager workspaces. Intentionally masonry was left exposed and the new millwork adjacent to it.



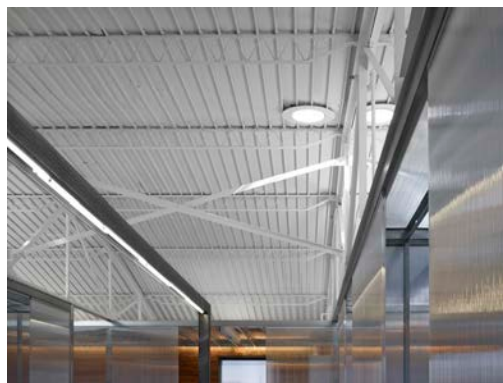
Second floor gallery corridor illustrating the 1930 bowstring truss structure and deck. The polycarbonate wall finish appears to be visually "liquid." There is reflection, transparency and shared light.



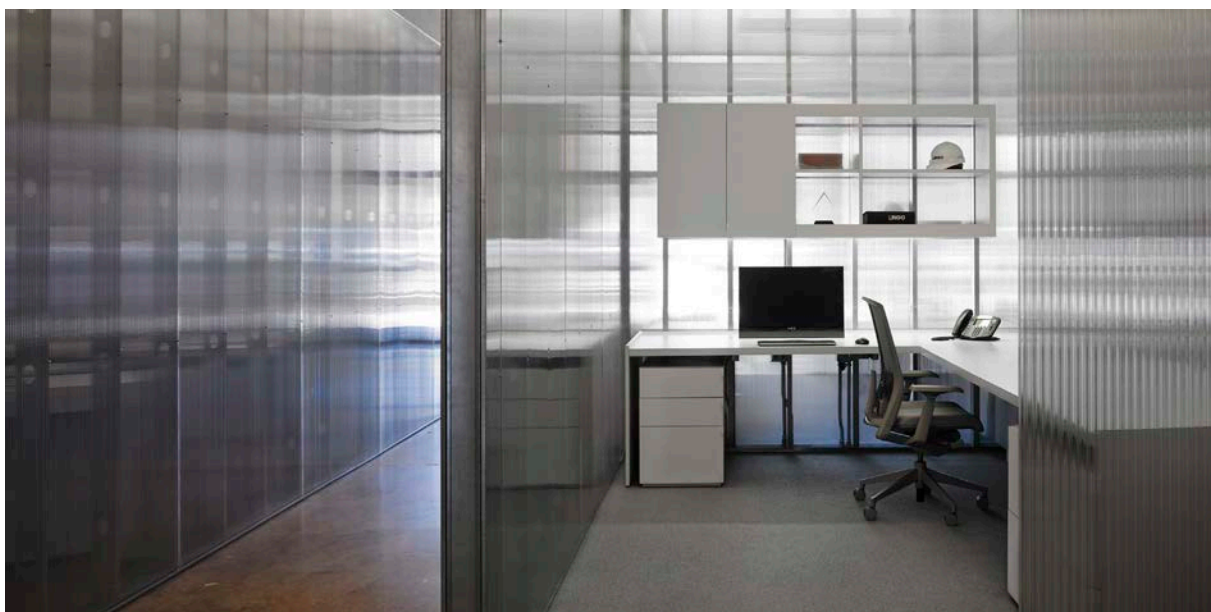
Project lay space is shared by four workstations. This space allows for project conversation and organization of materials. The steel portal provides both up and down lighting. Original exhaust vents in the 1930s bowstring truss structure were kept and used with a Solutube skylight. The 12" diameter cylinder has a mirror finish surface and creates amazing sun spots within the space.



A detail of the clear polycarbonate wall and the metal stud end cap the existing bowstring trusses and barrel vaulted ceiling are uplighted to accentuate their historic importance.



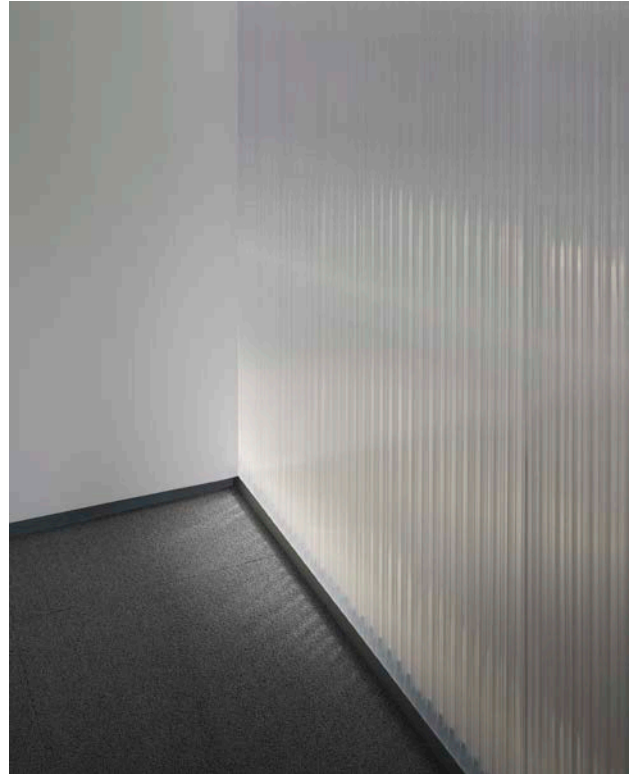
There were a series of historic vents through the existing barrel vault roof rather than patching the holes we chose to make the vent penetrations a skylight. On the right is a typical workspace and on the left is the steel portal for lighting.



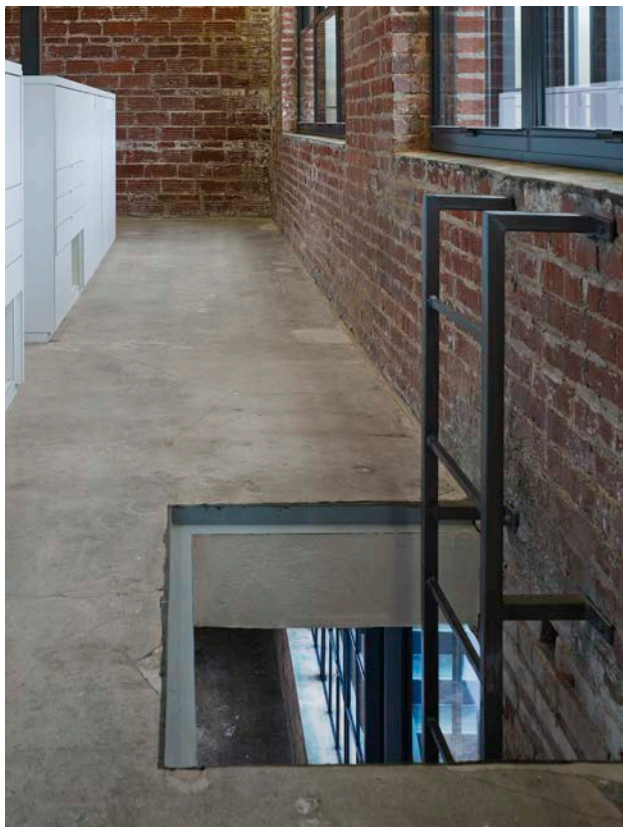
A typical work station with custom desk and bookshelf. The back of the bookshelf was purposefully deleted to allow objects to be seen from both sides. Polished concrete floors are used throughout.



Bowstring truss deck and detail showing the Solatube skylight, metal stud office framing and polycarbonate walls.



A surprise where light entering from the skylight creates a special moment in the toilet corridor.



The existing ladder from the 2nd floor to the 1st floor was left intact and made safe with a removable panel.



Fabrication "scars" are celebrated as art. All the steel was waxed to stop the rusting.