



Electric Transformer House

2414 NORTH OLIE AVENUE, OKLAHOMA CITY, OKLAHOMA COUNTY, OKLAHOMA



The Electric Transformer House was built in 1911 by the Oklahoma Gas and Electric Company in the Classical Revival style. It is a small, rectangular, one-story, medium brown brick building with a flat roof and a parapet on each side except the north. The minimal ornamentation on the utilitarian building include: a cast-in-place reinforced concrete water table, a belt course that also functions as windowsills, and round glass insulators. The Electric Transformer House is individually listed in the National Register of Historic Places (2016).

Distinctive features of the building include various wall penetrations located in a generally even band just below the corbeled brick at the top of the brick bays. The façade has three such features in each of the four bays. Each one-foot-square opening is filled with a metal frame, a large round glass insulator with a piece of cable trimmed flush with the insulator end. The 17 cable penetrations on the south side are smaller in size without the insulator. The building's interior is a large open space with a brick and concrete wall projecting from about the mid-point of the east side to about one-third the width of the space. Finishes include a concrete floor and ceiling. Alterations to the building and site prior to the project included the removal of the electrical equipment when the property was decommissioned in the mid-1980s and sold to a private owner.

The building was turned into a yoga studio and the work included cleaning, repairing, and repointing of the exterior and interior masonry and concrete; the refurbishment of the steel windows and doors; and installation of a wood floor and new mechanical, electrical, plumbing, and fire suppression systems.

Project Profile

Year Built: 1911

Start of Rehab: 6/1/2014

Rehab Completion: 11/1/2015

Date of Certification: 4/14/2016

Original Use: Electric Transformer House

New Use: Yoga Studio

Est. Total Project Cost: \$204,000

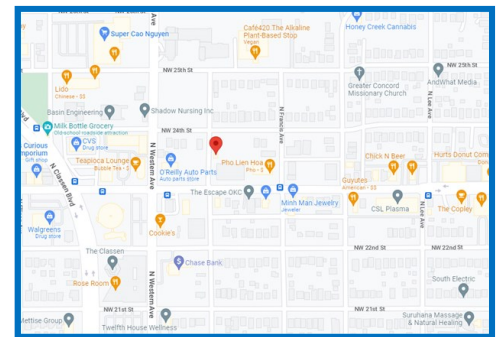
Est. Qualified Rehab Costs: \$144,000

Est. Combined Federal/State Tax Credit (40%): \$57,600

Historic Preservation Consultant:
Preservation and Design Studio, PLLC

Architectural Consultant:
Fitzgerald Associates, LLC

Property Owner/Developer:
Dan Hollacher; Owner



Senator Kay Floyd (517)

Representative Mauree Turner (601)