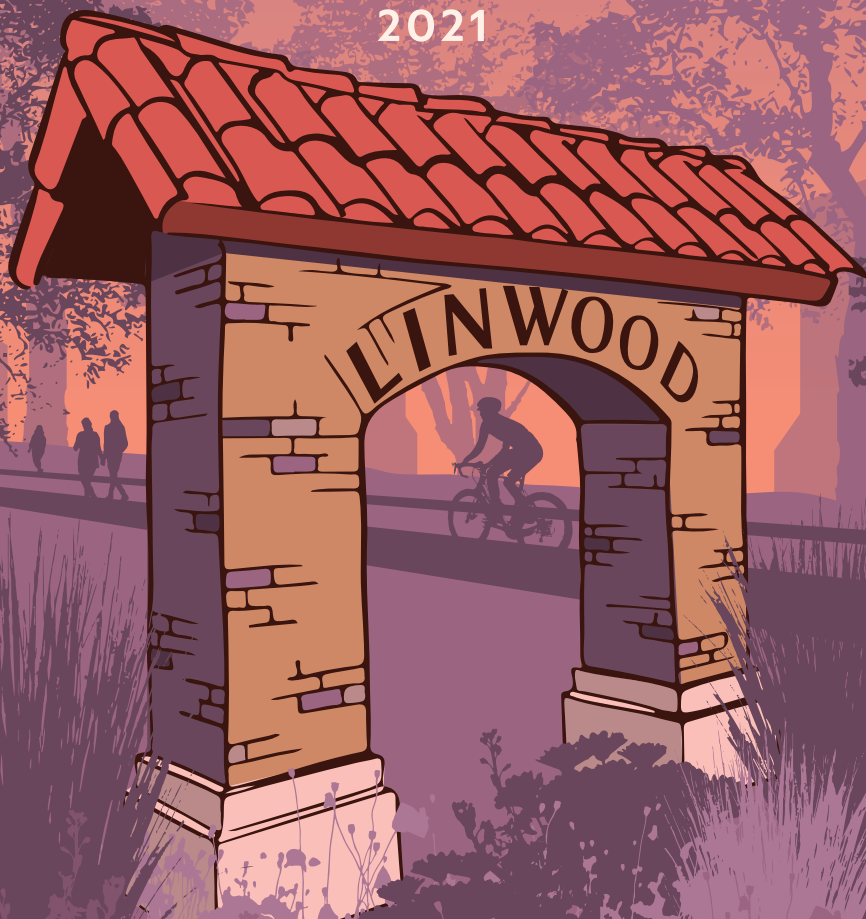


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Welcome to the 2021 Linwood Place Tour of Historic Homes

Welcome to Linwood Place, Oklahoma City's first urban conservation district. The Tour of Historic Homes is an annual tradition which celebrates this inner city neighborhood and allows guests a chance to see what living in an historic home is like. For more than 25 years, our residents have opened their homes on a Sunday afternoon in October to allow guests the chance to enjoy the feel of living in Linwood Place and to take in the neighborhood's hospitality.

The neighborhood is bordered by four major streets; NW 23rd, Drexel Blvd, NW 16th, and Grand Blvd. With over 450 homes, Linwood Place is one of the city's outlying historic areas - having years ago been situated at the end of a trolley line skirting what was once the western edge of town. With a blend of architecture from Tudor Revival, Federal, Colonial, and Mediterranean, to the charming Craftsman and Bungalow styles, a wide range of architecture is present. The tour highlights the work of homeowners whose houses have been restored, preserved, upgraded and modernized. The efforts of residents who care for and have pride in their dwellings will ensure these homes will be enjoyed by future generations.

Our thanks are extended to you, our guests, for visiting our neighborhood and touring our homes. Thanks, also, to our homeowners for opening their doors and sharing their homes with all of us. We appreciate the residents and friends for volunteering their time to make this event possible. Our appreciation also goes to the advertisers and sponsors whose generosity helps make our activities and capital projects possible. Finally, thank you to the Linwood Place Board and Home Tour Committee for their commitment and passion for this neighborhood.

Once again, we want to say welcome to Linwood Place. We are so proud to call this neighborhood home and so grateful to you for spending your afternoon with us. Enjoy the tour!



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Owners Bill and Denny McConnell live in Linwood Place and are avid supporters of all the historic neighborhoods. They would love for you to stop in to the shop, and look forward to meeting you!

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3133 NW 18 Street



Patrick Struble & Christian Jump

The Craftsman house at 3133 NW 18th Street was built in 1936. Purchased by Patrick and Christian in 2019, together they have both designed and served as general contractors for the renovations at the home. It is evident talking to both Patrick and Christian, the house is a labor of love and it is reflected in the beautiful work they have done.

A generous covered porch is perfect for Spring, Summer, and Fall evenings to sit and waive at a neighbor as they walk by. The exterior of the home is brick and wood siding accented by green with black trim work. The exterior sets the stage for a completely updated home within.

The original wood front door leads you into the foyer which gives you several glimpses into the home. Your first stop is a pocket office

right off the foyer which also serves as a utility room and has a cute powder bath with artwork by a local artist. Crossing back through the foyer leads you into the large living room with open floorplan, plenty of windows and high ceilings. A dark wall color is balanced with light floors and white ceilings. Gold sconces provide light around the living room.

The dining room is open to the living room on one side and a custom sliding door to the rear giving you views of the back patio. A luscious bird of paradise is thriving with all the natural light the home provides. You'll move seamlessly into the kitchen which has been completely renovated. Take note of the vaulted ceiling in the kitchen which makes the room feel twice its actual size. The windows over the sink are new, flooding the room with natural light. Plenty of counterspace and all new cabinets and appliances complete the kitchen update. A door off the kitchen leads to guest quarters for the house, a bedroom with attached full bath provides the homeowners the opportunity to rent a room with its own entry into the house.

Leading from the kitchen back to the foyer guests can walk upstairs on the home's original staircase. The wood floors upstairs are original but were completely refinished. Upstairs you will find 2 guest bedrooms and the master suite. The owners use one bedroom as a home gym, the second bedroom is for guests. The color patterns from downstairs are continued upstairs, white walls and black trimmed windows. The bathroom was completely updated with new fixtures, black tile floor, vanity, and a beautiful shower.

The real showstopper in this house is the master bedroom suite. Renovations by the owners reduced the size of the master bedroom to give way to a large bathroom and walk in closet. One can only dream of having a bathroom of this size complete with a luxurious walk-in shower with emerald green tile. With help from Hannah Sutter Interiors, Patrick and Christian turned this room into an en suite oasis.

Patrick and Christian's home is a testament to how hard work, creative planning, and some paint and elbow grease can revive an old home. They took this home down to the studs and rebuilt a gorgeous home that we are so proud to showcase on this year's tour.

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3235 NW 19 Street



Bill & Denny McConnell

This home is a beautiful example of a classic Spanish Revival style and records reveal it was built in 1924 by Dr. Elias Margo. Although several remodels have been made over the years, many of its original architectural elements and decorative features have been preserved. Its 16" thick exterior red block walls are finished in a traditional stucco and the nearly 100 year old tiled roof, in five different shades of red and blue, was replaced a few years ago with the same Ludowici manufactured clay tiles as was used in its original construction.

Bill and Denny McConnell have resided in this beautiful home since late 2003 and in these past 18 years have put much love and energy into making this home a featured gem within the Linwood Place neighborhood. The majority of these initial upgrades were accomplished by the owners themselves. One of the first projects included texturing and repainting all the interior walls. In the first

few years, they painstakingly replaced the drafty metal casement windows with wood ones that Denny stained herself. The curtains over the closed windows no longer moved when the winter winds blew.

Original architectural elements of note in the house are the 4" thick entry door; stone fireplace and matching original iron fire screen; hand-painted wood coffered ceilings in the music and dining rooms; wrought iron stair railing and matching stair lantern in the entry hall; beamed cathedral ceilings upstairs; tiled bathrooms; and gas fireplaces. Some original light fixtures remain but other period light fixtures have been added throughout, enhancing the Spanish Revival feel.

Other special features include what Denny calls her Romeo window, an interior balcony that overlooks the main stairway, the original Moorish-inspired tiles in the master bath, and the 1860's Victorian master bed. As you walk through this home you will observe many fabulous examples of antiquities from the past. Outstanding pieces of walnut and American oak furniture dating from circa 1860-1890 are used and displayed throughout this residence. Many of these excellent pieces have been added from finds out of 23rd Street Antique Mall, which they own.

Modern updates in the house include cove lighting in the den and a remodel of the kitchen in 2019. This total revamp included new cabinets of quarter sawn oak in an old Shaker style, granite countertops framing a farmer's sink, all new appliances, and removal of part of the wall to create an open view into the den and to lend a more open feel to this space.

The McConnells have been told the original house was much smaller than the house they own today. Their family room was once the garage, and above that was a screened-in porch. The screened in porch area had been enclosed to become the Master bedroom, and the original Master is now a sitting room. Also some part of the kitchen, the Florida room, and courtyard were added, as was the massive garage and garage apartment that you see today.

The stately antique wrought iron fence had always encompassed the house. However, when grandchildren came along they wanted a safe place for them to play so gates made to match the fence were added. The gardens and vegetation surrounding the house have also gone through modifications over the years. A traditional

Continued next page...

Spanish courtyard greets visitors at the front of the house and the backyard has gained a gorgeous pergola with paver stone underfoot and ample seating for gatherings of family and friends. The pergola was designed and built by Mark McConnell, one of their sons. A large ornate fountain and beautiful perennial and annual plantings enhance this restful area.

A surprise has been added to the outlying structure at the back of the residence. An upgrade and remodel to what was once a servant's quarters above the garage was completed this year and it displays a charmingly distinct departure from the look and feel found in the historic main house. Decorated in a modern style, this fully furnished and attended apartment is now available for booking as "The Guesthouse"- A Secluded Retreat through www.airbnb.com/h/guesthouseokc. No antiques are found here – please take a look.

Even with all the changes over the years, the original beauty of the house survives and is being restored and well cared for by Bill and Denny who still love the ambiance one feels being a resident and owner of a historic home located in a neighborhood filled with goodwill and hospitality.



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History of Linwood Place

Linwood Place is one of Oklahoma City's oldest neighborhoods, platted in 1909. Several notable figures in founding OKC including John Shartel, Anton Classen, and John J. Harden were among the original developers. The neighborhood, now in the heart of OKC, was originally marketed as an addition of secluded country estates at the end of a trolley line extending northwest from downtown Oklahoma City along Linwood Boulevard. Early Linwood Place was home to some of the city's most prominent citizens, including Chris Schwab of Schwab Meat Company, Walter Kamp of Kamp's Grocery, and Oscar Holderby of the OKC Stockyards. These early businessmen played a key role in leading the city's early push toward growth and prosperity.

At the time of the founding, Oklahoma had only been a state for two years and the state Capitol was still in Guthrie. Few paved roads reached Linwood's borders. The earliest homes—sprawling two-story structures on large lots—were built from 1910 through the 1920s. In the 1930s, on the heels of the Depression and Dust Bowl years, the area was re-platted and the remaining larger lots sub-divided to allow for smaller homes to be built. The resulting neighborhood emerged as a delightfully eclectic blend of large and small homes in many different architectural styles. Most predominant is the Tudor Revival style of the late-1930s, but Craftsman, Prairie School, Colonial Revival, Spanish Eclectic, Mediterranean, and various other styles are also represented.

Today, Linwood Place is experiencing a renaissance right along with much of historic Oklahoma City. Many of the homes have been restored to their original charm. A diverse blend of families with young children, singles, and senior citizens make up the tight-knit community. The pedestrian-friendly, tree-lined neighborhood, complete with large city park and wide grassy median (site of the former trolley line) offers the perfect opportunity for neighbors and friends to be outside in the fresh air, enjoying one another's company. Linwood Place offers a small-town feel just a stone's throw away from all our city has to offer.

The more than 450-home neighborhood is bordered on the north by NW 23rd Street, on the south by NW 16th Street, on the east by Drexel Boulevard and on the west by Grand Boulevard/I-44.



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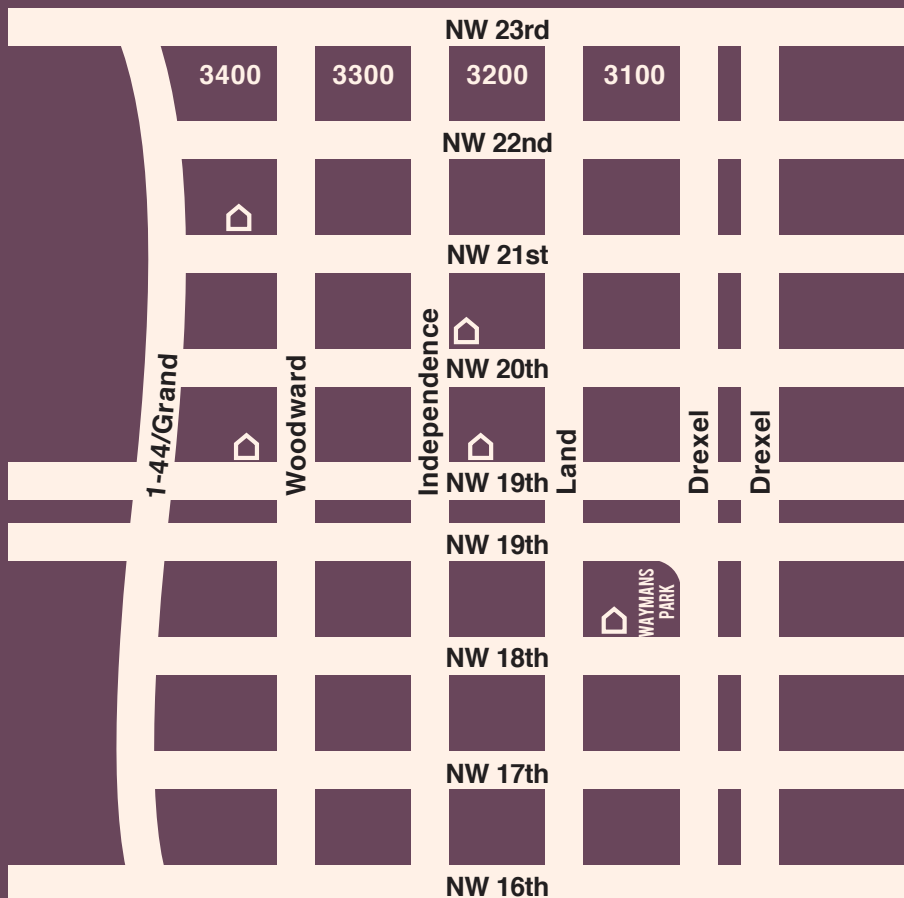
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3241 NW 20th
hospitality house

3235 NW 19th

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3409 NW 19 Street



Kyle & Joni Balensiefer

The Dutch Colonial home at 3409 NW 19th Street was built in 1934. Kyle and Joni are the third owners of this charming house with a living size of 1534 sf - it's perfect for their family of three.

Walking up to the house you first notice the generous covered porch complete with sitting area and porch swing. The family enjoys time sitting outside, talking to neighbors from the comfort of a traditional porch swing. The covered porch perfectly frames the front door which upon entering takes you into the formal living room. You immediately can see Kyle and Joni have a great eye for design with their choices of colors, furniture, and accessories. The blue couch in the living room perfectly shows how a pop of color can make a small space fun. The brick fire place with mantle provides a place to show off accessories and artwork. One thing you will not want to overlook is the cute little book nook under the staircase. Open up two little doors and you'll find a reading nook that most children would dream of! One can imagine curling up with a good book in this small space.

Moving from the living room you see the dining room which joins the kitchen. The open floor-plan makes for a great entertaining space. The wood dining room table fits perfectly in this space and complements their choice of furniture with clean lines. As you walk into the updated kitchen, be sure to draw your eyes downward to the beautiful patterned tile. The kitchen has generous storage with cabinets and walk in pantry. Moving past the kitchen you find yourself in a family room off the rear of the house. This addition adds ample space for the family to gather and watch television, while also adding a utility space for washer dryer and an additional full bathroom. Once again you can see Kyle and Joni's great taste in design and furniture. Right off the family room is a nice patio that provides another space where guests can gather for entertainment on a summer evening.

The staircase is accessible by way of both the family room and living room. Ascending the wood stairway brings you to the second floor level where you will find two bedrooms and a full bath. Right off the upstairs landing your eye will immediately be drawn to the full bathroom highlighted by its original lavender tile with black tile accents. Bathrooms with vintage colorful tile is a style often seen in homes in the Linwood Place Neighborhood and it's wonderful to see homeowners keeping the historic style intact. The floor tile has been recently updated, but the black and white pattern complements the existing bathroom well.

Moving outside of the bathroom you will find the two bedrooms for the home. One bedroom belongs to Kyle and Joni's daughter, the second is the master bedroom. These bedrooms are equally charming for both parents and daughter. You will see a continuation of the well-chosen furniture pieces found in the lower level to the style used in the rooms upstairs. Bunk beds for a kid's room and king size bed for the master. Warm colors and a softness make you feel at home in both rooms. The master bedroom has a surprise feature - opening a door to what you might believe to be a closet reveals an area turned make up room with a cute make up table. This is great use of a small space.

Kyle and Joni have done a tremendous job making this home theirs. There is a warmth that is felt throughout the home and gives guests comfort and peace. Joni grew up close to Linwood Place, having always loved the neighborhood, especially 19th Street. So, the house at 3409 NW 19th Street will be in good hands with the love Kyle and Joni Balenfiefer have shown it.



Proceeds from the Linwood Place Home Tour help support projects such as our entrance markers and upkeep of our public spaces.

Linwood Place Neighborhood Association relies completely on volunteers for all of our projects, social events, and upkeep, as well as volunteer dues paid annually.

On behalf of the 2021 Linwood Place Board of Directors and the Linwood Place Historic Home Tour Planning Committee, we thank you for supporting our neighborhood and helping to continue preserving Oklahoma City's First Urban Conservation District!



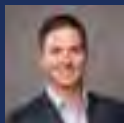
The image shows a bright, modern interior space, likely a hallway or living area. On the left, there is a dark wooden arched doorway. In the center, a small black metal chair with a white cushion is positioned against a white wall. A small, round, white pendant light hangs from the ceiling. On the right, a white cabinet with two drawers and two doors is visible. The text 'Kimberly Stieg' is written in a large, elegant, black cursive font, and 'GUEST-READY GURU' is written in a smaller, bold, black sans-serif font below it.

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3241 NW 20 Street Hospitality House



Jeff & Lee Grogan

In 2018, after living in New York for 20 years, Jeff and Lee Grogan accepted job opportunities in Oklahoma City allowing them to be closer to family. They began a search hoping to find something near Oklahoma City University, where Jeff accepted a position as conductor of the Oklahoma City University Orchestra and Artistic Director of the Oklahoma Youth Orchestras. They eventually settled on this property with a vision to transform it into their forever home. Major renovations have occurred both inside and outside and the result is a home with modern conveniences while retaining the historical character of its construction in the mid 1930's.

This stately buff brick home, with its prominent front chimney featuring brickwork with incorporated natural stone, has a large front porch offering a view of the well-kept front yard and garden areas. As one enters the foyer, take note of the striking new wallpaper and recently added white accessories that coordinate beautifully with the original parquet floor. Throughout the first floor you will find examples of the home's original features, including hardwood flooring, mahogany woodwork, door knobs and hardware, and some lighting fixtures. Stepping down into a large living room with ample seating, you will see an outstanding representation of this couple's musical attributes – a 1929 Steinway Grand Piano. Gracing the front wall is a gas fireplace displaying its original mantel and tiled surround.

Stepping up into the formal dining room with its beautifully set Henkel Harris table and complementing china cabinet, you will see that daylight from outside is filtered through gorgeous stained glass panels suspended over the room's windows. Another highlight of this room is the exquisite Schonbek chandelier.

Leaving the dining room one enters the hallway with access to a stairway leading down to the lower level of the home where the couple and guests can relax in the family room. This large area offers a more modern look with Hale Navy and grey color scheme but retains the large original fireplace mantel against the back wall. You will notice references to a University of Michigan theme. The owner is a UM graduate and former director of the Michigan Marching Band. Also located on this level is a modern white beadboard bathroom.

Back up the stairs to ground level, you pass through Jeff's study that boasts an original built-in corner mahogany cabinet. Then one ascends the major staircase with its dark wood banister and onto the second floor hallway. On the second floor a major renovation took place. What was once a bedroom, sitting area and a hallway has been transformed into a master suite. Now the Grogan's have a large bedroom that incorporates one of the original fireplaces and an adjacent modern bathroom and closet. This master bath is finished in shades of black and white with its black claw foot tub, walk-in shower, and double basin vanity with granite countertop. The heated floor features a black Mediterranean look tile with white accents. The spacious closet and storage addition in this master suite offers fantastic clothing organization opportunities.

Continued next page...

Also on this second floor are two additional bedrooms, a laundry area, and a bathroom that displays its original 1930's green tile with a decorative colored tile accent and an original tub. In one of the guest bedrooms is an elaborate antique doll house filled with exquisite miniature furnishings where the owners' nieces have spent many hours of joyful playtime. In the back guest bedroom Lee found enough space to maintain an office where she was able to work from home in her tax related profession. She also was able to create a special craft closet in that bedroom for fun work.

Descending the stairs you travel down the central hallway with original hardwood floors, past a powder room with original basket weave flooring and tin ceiling. As you pass the newly built wet bar accented by a Moroccan rug acquired on a vacation trip, one enters the kitchen. It had been nicely remodeled by former owners to include the black granite counter tops and great burgundy hued Italian stove. The new owners chose to return the flooring to a hardwood finish and that resulted in a difficult job necessitating the actual chiseling out of previous layers of tile, linoleum and cement. The resulting new lay of the hardwood floor in the kitchen now blends seamlessly with the flooring seen throughout the rest of the house. The kitchen also was updated with white painted cabinetry and brass hardware.

As you walk out of the kitchen/sunroom area, you will find the covered deck portion of the outside retreat surrounding this home. A long serving counter features Mediterranean style black and white tiling (as echoed in the master suite) and the deck is filled with comfortable outdoor furniture. Jeff and Lee refer to this part of their home as their "oasis" in the hot Oklahoma summertime. Gazing out into the backyard you will see a large swimming pool with an accompanying Jacuzzi. A patio area sports an umbrella topped table and more seating for guests when entertaining. All around the yard are gorgeous flower beds and plantings. Tucked behind the garage is a lusciously green lawn edged with more plantings and a raised garden bed area. This home provides its owners with an outstanding setting for friends and family gatherings in a welcoming neighborhood filled with historic interest and shady streets.



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3413 NW 21 Street



Alyssa Floyd

This Tudor style home was constructed in 1932. Here, you will enjoy a cozy space that has been cared for with quality updates which pay tribute to the historic architecture of the home. Alyssa Floyd purchased this home in 2019 and is only the 4th owner since the original construction.

As you approach this property, you may first notice the grand porch addition that invites you onto the home's covered front porch. Enter and allow your eyes to be drawn upward to admire the added vault ceiling graced with a period art deco skyscraper fixture. The many windows in this entry space allow for natural light to flow throughout the home. An arched interior entrance leads you into the main living area. As you pass through, be sure to look up to view the double tray ceiling – a style of architecture unique to this era.

Step through the door on your right into the home's comfortable 'office

space', graced with a decorative ceiling and vintage fixture. Here you will find the homeowner's collection of antique arts and crafts barrister bookcases. Upon stepping through the office, you will find yourself in the alcove, from which you can view the two-bedroom spaces as well as the home's classically updated bathroom.

The hallway will guide you back into the main living space. Take a moment to admire the antique china hutch, which was given to the homeowner's grandmother for her wedding. As you enter the dining area, be sure to pause and take in the lovely backyard views from the large picture windows which frame the dining space. This room boasts a handmade Amish table and true-to-period built-in hutch style wood cabinetry.

The kitchen has been tastefully remodeled to bring greater function to the space, while paying homage to the original craftsmanship of the home by maintaining charm and the use of quality materials. As you pass through, notice the copper range hood - a shining feature of this space.

Upon exiting the kitchen, step down from the back deck into a well-landscaped garden and outdoor entertaining space. The home's original garage has been converted into a studio, which Alyssa affectionately refers to as her "Ma'am Cave." Here she has displayed memorabilia that pays tribute to her career in the United States Air Force. She loves to host friends in this space, especially for Clemson football games. Be sure to take a peek into the bathroom, which boasts an antique stained-glass window as well as an antique utility sink.

When this home was for sale, Alyssa had friends who were already living in Linwood Place. She came for a viewing and, as she describes it, stepped inside and "it instantly felt like home; like a big hug". She made an offer, and the rest is history!

Alyssa has added her own updates to the space with fresh paint throughout most of the home. Her future plans for her home include spending many more hours enjoying her morning coffee amidst the serene backyard landscaping, as well as entertaining company from the comfort and convenience of her backyard "Ma'am Cave."

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