

Buffalo Point

Waukomis, Oklahoma



THE STORY OF BUFFALO POINT

THE DREAM / Mo and Richard's Vision

The dream for the project begins with Richard's yearning to buy some farmland, property on which to raise cattle. He was drawn to his home town of Waukomis, Oklahoma, not only because of his family ties and fond childhood memories, but also because of the historical significance of the area. This section of Oklahoma was home to herds of wild, grazing buffalo, Cherokee Indians, The Chisholm Trail and The Land Run of 1893. The vision began as a simple farm, nothing elaborate, a family retreat. It could be a home for his brother, Charles and wife Pam, with a separate home for Richard and Mo.

Waukomis holds a very dear and tender place in Mo's heart as well. She also was raised in this agricultural community and it was here that she met Richard and their lives together began. Her dream was to help the community. To encourage positive development in the area and which, like many small rural towns, was fading into history with vacated store fronts and homes.

Stories that Richard shared with me while we made the 2 hour trip from the airport to Waukomis, to develop the project, were filled with history and humor. I learned much about the Land Run and The Cherokee Outlet of 1893 as we traveled through Kingfisher. We imagined the 100,000 hungry persons gathering for the land run by horse, train, and wagon and even on foot. Each hoped to claim the best farmland. We passed historical markers that noted the cattle drives of the Chisholm Trail. Richard schooled me on all these historical events. He told me that to buy a farm here was a tribute to his Granddad, it was his spirit which drew him back to the area. Richard spoke so admirably about his Swedish grandparents and how they came to settle in Oklahoma. His grandfather would work long hours raising crops and animals, how he got his wife by mail order and they raised a family of six.

Richard shared with me stories of his father and mother.

His father was passionate about airplanes and flying. His graduation gift from his parents was an airplane, instead of a farm, like his other siblings received. His father was a test pilot for C47's during World War II. He later taught flying at Cimarron Field and then went on to become a commercial pilot for Braniff Airlines.

Richard's stories included funny stories about his brother, Charles, and their mischievous adventures. He shared stories of Mo as a young basketball star and a "hottie". His competition was Leroy, the guy with a car. We know how that turned out....

And so the dream and vision of Mo and Richard comes to reality, **Buffalo Point**.

TIME LINE

Property is purchased.....March 2007

Schematic plans begin May 2011

Adjoining property is purchased.....June 2011

Major completion with Barn, October 2014

It continues..... future plans

Animal Shelter

Wine Tasting Room

General Store

TEAM

Architect – Stan Jacobson, Beletage Design, Oklahoma City, Oklahoma

General Contractor, Vintner, ...and ALL - Gene Anderson, Waukomis, OK

Interior Designer – Betty Shaw, B Shaw Design, Austin, Texas

Framer-Dave Marang

Trim Carpenters and Cabinet makers: Eric Pettinger-OKC Millworks &

Joe Adams, OKC, Oklahoma

Painter-Mark Allred, Cosmetic Solutions-Enid, Oklahoma

Electrician-Bradford Electric-Enid, Oklahoma

HVAC-American Refrigeration-Milt Luckinbill-Enid, Oklahoma

Pools-David Thionette- Piedmont, Oklahoma

Landscaping—Horticulture Services, Andy Brewer-Edmond, Oklahoma

Barn—Texas Timber Frames-San Antonio, Texas

Barn Trim-Interior and Exterior—WFM Construction-Wes Miller-Alva, Oklahoma

Sound-Ronnie Stump-OKC

Green House-American Plant-OKC Rodd Mouzel

Appliances-B&J- Enid, Oklahoma

The Beginning

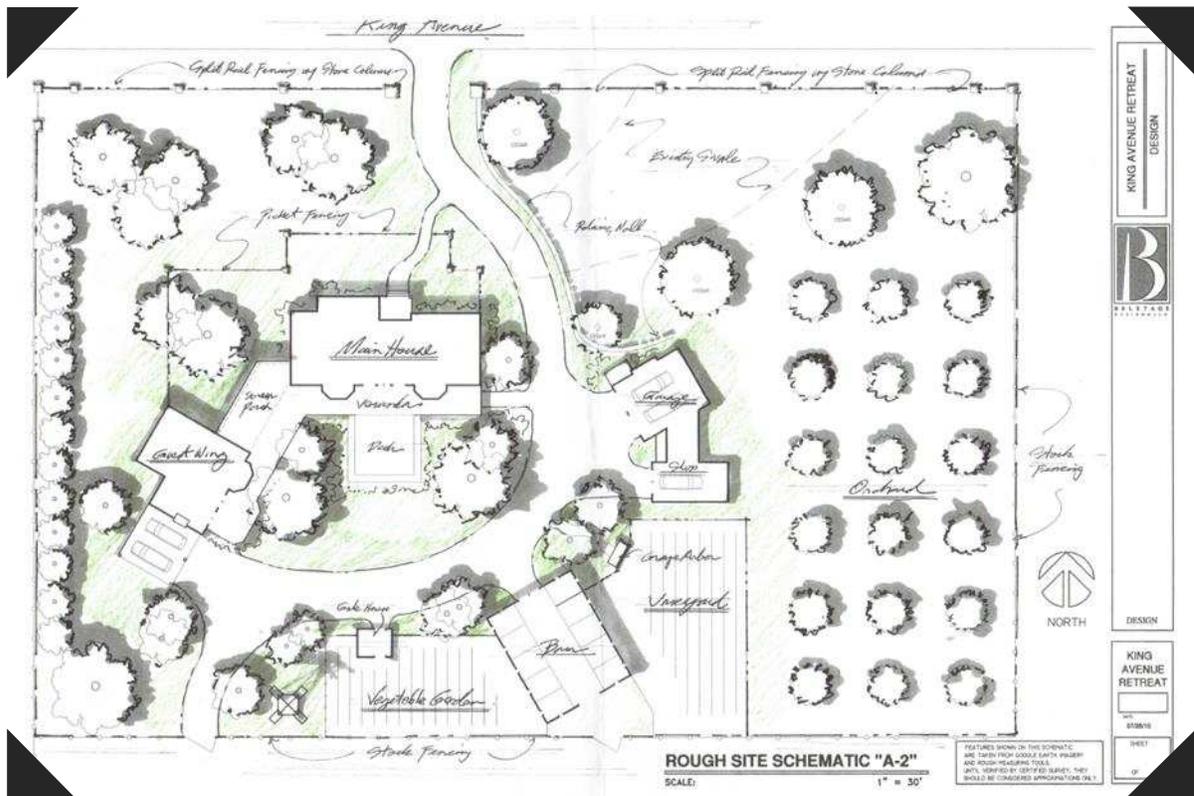
Originally named King Avenue Retreat (the property is located on King Avenue) later called The Anderson Retreat, and the final name, Buffalo Point.

“**Buffalo Point**” 2011 – the project begins with schematic designs and sketches. The original style / concept for the project was for a simple, Cape Cod / Farm House look. Stone and wood were the preferred materials. Gabled roof lines with deep overhangs and porches were to be incorporated to reflect a relaxed, country feel. (First conceptual sketch by Stan Jacobson, 7/26/2010)



Original Site Plan

The original vision and site plan included a Main House (home for Charles and Pam), connected by a covered Porch to The R&M Suite. This would be a separate home for Mo & Richard. Adjacent to the Main House was a separate structure which included a large Garage, Work Shop and a Garage Apartment. To the rear of the property a large Garden, Orchard, Windmill and Barn were envisioned. The barn would house small animals and double as a structure for family events. The project would be divided and constructed into Three Phases.



Phase I: The Garage Apartment, Garage and Shop:

Phase I of the project broke ground in August of 2011. The design concept for a casual, ranch look would include a stone, dry-stacked wainscot to anchor the structure without becoming too massive. Rough hewn cedar was the wood selected for the posts, trim and wall shingles. The windows were selected in red, to tie-in to the red barn which was only a thought at the time and a sketch on the site plan.

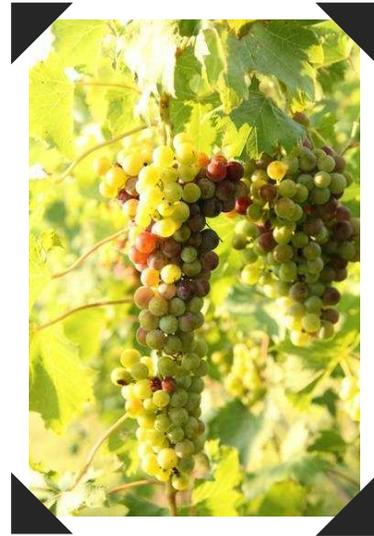
The structure includes a **double car garage**, a **shop** for woodworking and Charles' experiments, a **tractor garage** and a **garage apartment**. The garage apartment includes a bedroom with a small living space, a kitchenette, closet space with a washer and dryer and a full bath for visiting family and guests. The design concept was to reflect a cottage look. The gabled roof made for interesting ceiling lines. These were accentuated by adding wood, installed horizontally, to all the walls and ceiling. The wood walls were intended to be painted, but after the raw wood was installed, the general concession was that the wood grain pattern was so interesting and pretty that painting the wood was abandoned. Furniture for the Garage apartment includes many family treasures, including an old, cedar chest which belongs to Mo. It was her "hope chest", given to her by her parents, who saved and sacrificed so that she would have a "hope chest", like all young ladies of the time. Other family mementos include an old, Singer sewing machine which was Richard's mothers, and a simple, elegant, maple rocker that was Mo's dads. The quilt on the bed was purchased by Mo & Richard while on their trip to the Amish Community in Pennsylvania, purchased in 2007 while celebrating their 50th wedding anniversary.



The Vineyard:

Vintner, Gene Anderson, studied Viticulture and wine production at Oklahoma State University. The first grape vines were planted in May of 2012 . There are 4 varieties of grapes, 2 reds, Chambourcin and Noiret and 2 whites, Traminet and Vinole for a total of 330 grape plants. Viticulture is a very labor intensive process. The secret is being proactive for disease and insect damage prevention to insure good quality of the wine. Vine growth is amazing to watch as some of the vines grew up to 15 feet horizontally on the trellis wires in one season. They are pruned back in February of each year to promote new growth in the spring which results in new production for late summer. A bumper crop in the fall of 2014 netted 6000 pounds of grapes. This first harvest took 3 people and 5 days to hand pick the grapes. They were stored each evening in the Anderson Companies' office, the thermostat was turned down to 60 overnight for storing before taking the grapes to the winery in Stillwater for processing. This first harvest netted 750 bottles of wine.

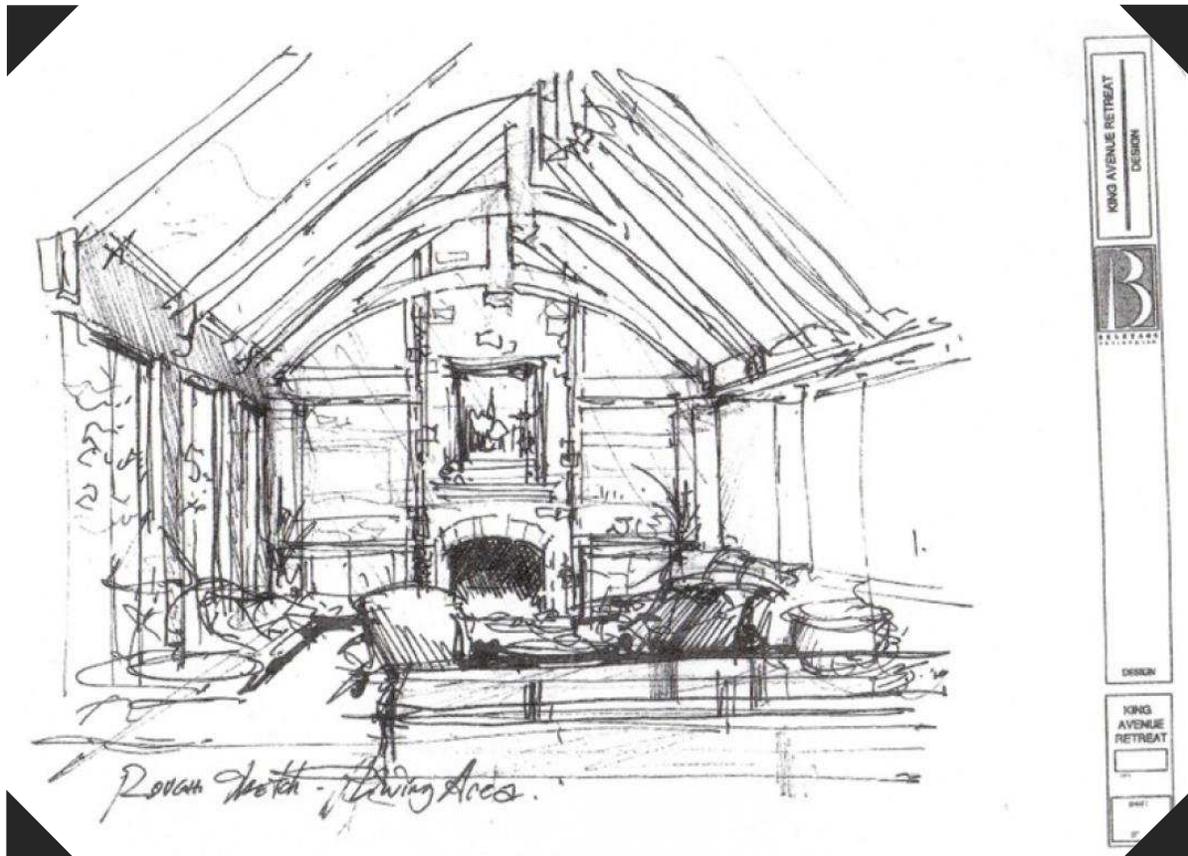
Future plans are to build a winery next to the vineyard in the coming year which will also provide a wine tasting room as well as wine making facility.



The Second phase of the project broke ground October 2012

From the beginning this main structure was designed to include 2 homes, The Main House & The R&M Suite, which would be connected by a screened porch, shelter, covered back porch and a large back courtyard, for barbeques and family gatherings. Instead of a long, straight structure, the building has an angle which complements the scale of the property with the additional structures.

The Main House includes a large great room with a 16 foot vaulted wood ceiling. The design of the trusses features a curved bottom chord with scissor truss framing. The full height stone fireplace and trussed ceiling is impressive, but in a casual, comfortable way. The Kitchen and Dining area are open and adjacent to the great room. Stained alder cabinets are complemented by light colored granite and chiseled stone floors. This wing of the house includes a Mud Room, Utility Room, Office for Charles and a Full Bath. On the opposite end of the great room is the Master Suite. It includes the Master Bedroom, Master Bath with open, walk-in shower, his and her vanities and walk-in master closet. Also on this end is a Guest Bedroom and Bath.



Main House:



Main House / Upstairs Guest Bedroom Suite:

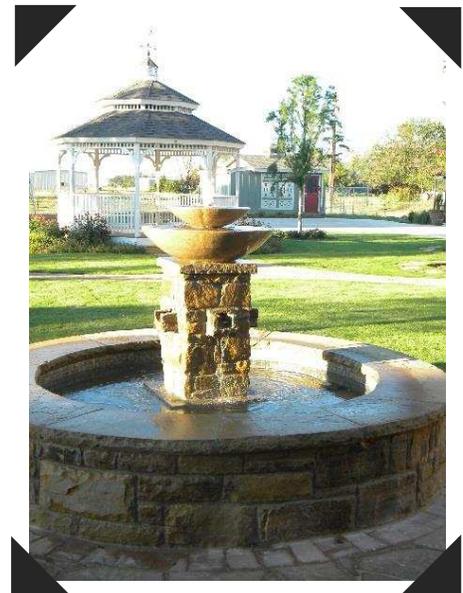
Upstairs in the Main House is a Media/ guest room and full bath. There is a connecting hall that leads to the opposite end of the house which was originally planned as attic / storage space. During construction it was decided to finish it out as an additional, large bedroom with a full bath and walk-in closet.



The Back Courtyard, Fountain and Gazebo:

The back courtyard is an oasis of landscaping and outdoor features. The large plantings of trees began in the Fall of 2013... (Mo wanted them big, “We may not see them grow big, so, Andy, get some really **big** ones to plant.”) It is on a symmetrical axis with the Main House and the R & M Suite. It draws you to the center fire pit, barbeque counter with grills and low stone walls which act as seating areas, all of which are enhanced by trees and plantings. The back drop for this canvas is the Gazebo, vegetable garden, windmill, barn and pool.

A path connecting the courtyard to the R&M draws you by the custom, stone fountain. This was the vision of Richard as he sketched out his idea and design. The hand crafted, stone, fountain is a natural fit to the back courtyard with the sound of running water.



Mo & Richard wanted to incorporate a gazebo, a structure from the past, which could serve as a quiet, sitting area or act as a band stand for special events. The gazebo was made by Amish Country Gazebos, in the rolling green hills of South East Pennsylvania. It was constructed by the Amish, disassembled and shipped to Waukomis where it was then built on site.



The Screened Porch:

Designed as an open air space, the screened porch connects the Main House and the R&M suite. It includes casual, wicker furniture for relaxing as you watch your favorite football game or enjoy a game of dominoes. Mo's grandmother's antique washstand is proudly housed here along with other antique accents.



The Shelter:

The Shelter is designed as a safe room from storms and tornadoes. The 12” thick concrete walls and metal door insure maximum protection. The goal was to create a comfortable space that didn’t look like a storm shelter, but could double as comfortable guest quarters. It includes a living area, bedroom space, dining area, kitchen, full bath and storage.

Faux windows were designed into the space and Richard selected murals of tranquil mountain scenes for the “windows”.

The furnishings take on a more rustic feel with patriotic undertones. Wood furniture pieces and antique accents give the Shelter a very cozy feel.



The R & M Suite:

The R & M suite is Mo and Richards' private retreat and features an open Kitchen, Dining and Living space. It incorporates the same 16 foot ceiling with impressive truss system as the main house. A cozy window seat at the dining area is surrounded by windows which is the perfect spot to take in the views of the back courtyard and barn. The furnishings for these spaces are casual and comfortable and include an antique, Swedish work bench which serves as a console table. A cherished family cabinet which belonged to Mo's mother and housed her beloved salt and pepper shaker collection is featured as a display case in the great room along with other antique furnishings.



There is a connecting hall to the two bedroom suites which features family photos as well as an antique, wood, crank telephone. This is the type of telephone that Mo and Richard grew up with, party lines included. Hung next to old telephone is the Waukomis telephone directory from 1950 which lists all 75 residents and their phone numbers.

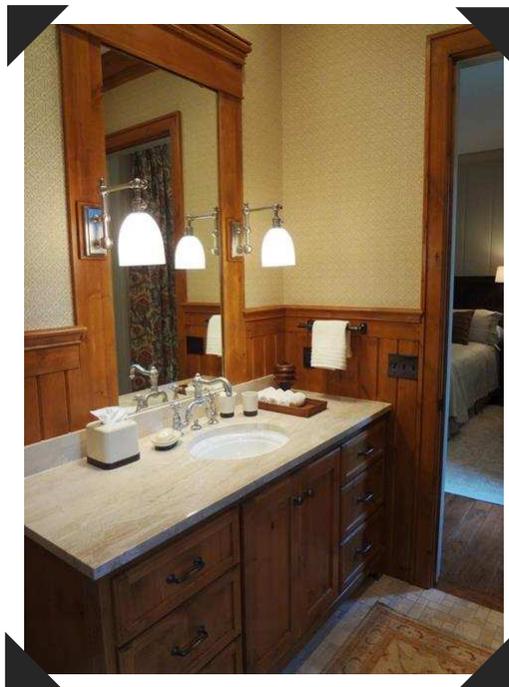
Mo's Bedroom Suite:

Mo's bedroom has a cottage feel. It includes painted wood walls and soft hues of yellow, gold and green. Featured family treasures include a domed, wooden trunk which belonged to her parents and a photo of Mo's father taken in France from World War I in his service uniform. The TV is housed in an antique French lit-clos, ("box bed" which was used as a sleeping compartment) mid 1800's. The intricately carved sliding doors were used for privacy and now hide the TV. The bathroom complements the colors of the bedroom and incorporates a painted wood wainscot with wallcovering above. The tile floor and shower walls are stone and glass mosaics. Additional prized family photos, mementoes and gifts are displayed.



Richard's Bedroom Suite:

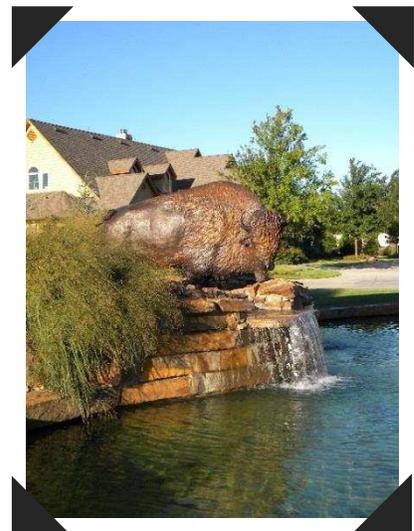
Richard's bedroom also features painted wood walls but the furnishings and colors are more masculine and include brown, rust and blue tones. An antique desk and family trunk which belonged to Richard's Grandfather add warmth to the room. A portion of Richard's collection of artwork and books were brought to Waukomis to personalize his space, including a sculpture of John Wayne.



Buffalo Sculpture and Water Feature:

Mo & Richard envisioned a water feature to the front of the property. The design included a pond which would follow the natural slope of the land creating a stream effect. During this phase of construction, the project's name was selected, Buffalo Point.

Boulders and a berm were designed behind the pond and made for an ideal setting for a sculpture. Richard knew what it should be and commissioned George Cadell from Dallas, Texas to design and cast a bronze buffalo sculpture. George was a team mate of Charles', while attending and playing basketball for Phillips University. It was installed in August of 2014.



Phase III: The Barn, Pool and Pool Cabana:

Broke ground.....2013

Richard’s vision for the barn began as a traditional, barn structure that would house a few small animals and also include a large open space for family and event gatherings. It was designed to include a future, second level guest quarters and living space which would encompass the back half of the upper barn. The bedrooms were not finished out on the second level but the loft’s living area with kitchen were completed and a “cat walk” was installed. The barn was designed and Texas Timber Framers was hired to fabricate the post and beam structure. All the wood timbers are Douglas Fir from the Pacific northwest. They would be fabricated and then brought to the site and installed using the same centuries old, timber frame raising, handed down by generations. Like the cathedrals and barns of days gone by, the barn was built using traditional timber frame construction, hand hewn timbers and mortise and tenon joinery.



Northwest (main) Elevation w/ Gable Dormer

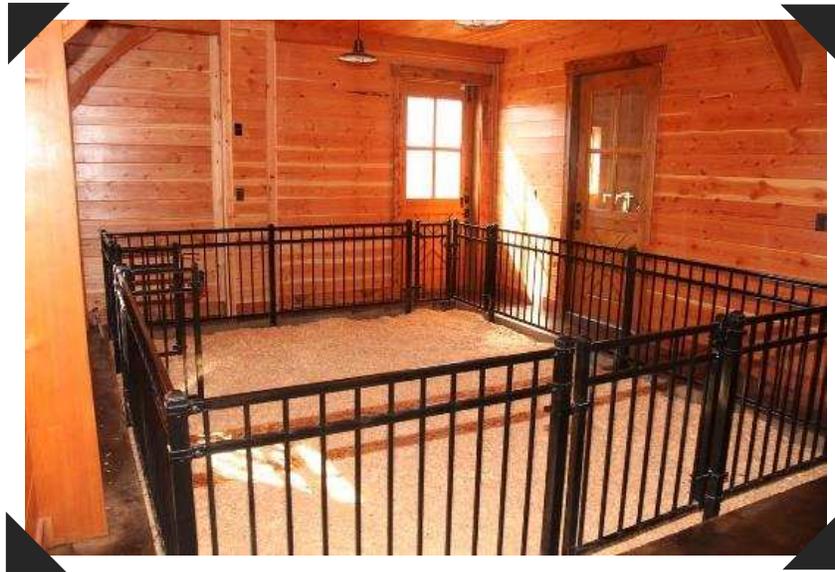


From Interior View w/ Bridge & Scissor Trusses. Flying A Ranch - Barn View 1 04/09/12

Flying A Ranch - Revised Barn Concept 03/12/12

The Barn:

An area dedicated to small farm animals is included on the east side / back of the barn. Exterior doors allow for the animals to be turned out to back pastures.



On the west side is a complete, commercial grade kitchen used for entertaining. The kitchen opens up to the barn with a large serving counter.



The Barn:

Furnishings for the barn are kept to a minimum to allow for flexible use of the space, with the exception of a long dining table and 14 dining chairs. The tables were custom made in Oklahoma City and are made of reclaimed wood which were once the flooring material of railroad box cars.

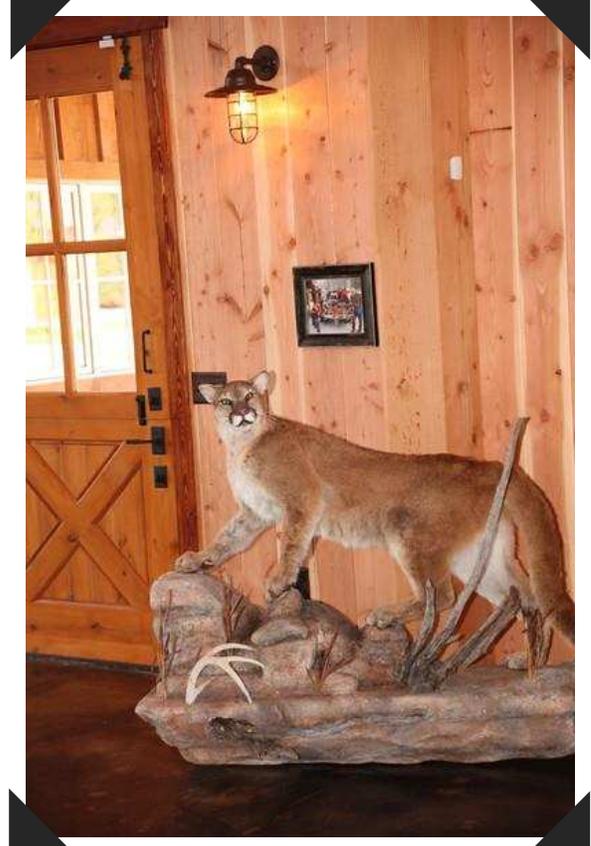
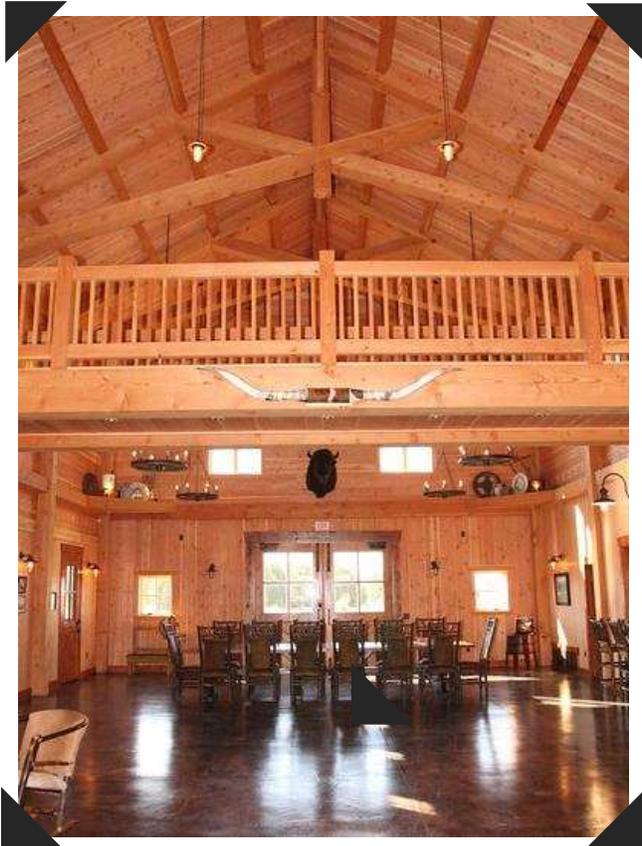


Two seating areas were created for watching TV, relaxing and visiting with friends. Antique Farm tools, logging saws, pitch forks, seeders, etc., are featured on the walls and the second level display shelves:



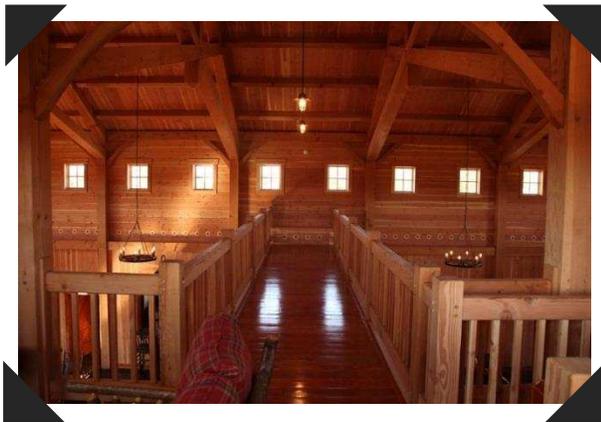
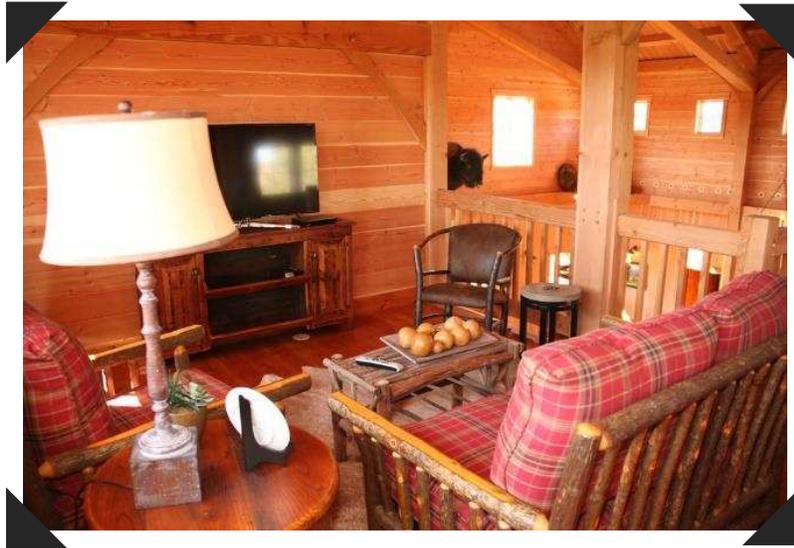
The Barn:

Special Features: Mounted Buffalo Head, a Christmas gift to Richard from Mo. Mountain Lion (purchased by Mo and Richard while on a trip to Colorado.) Mounted longhorns.....a tribute to the Chisholm Trail Artwork and memorabilia from Mo & Richard's collections.



The Loft /Barn:

The second story loft features a living space and kitchenette. Antique and log furniture pieces complement the space. The “cat walk” offers the perfect vantage point for viewing the lower barn and exposed post and beam construction.

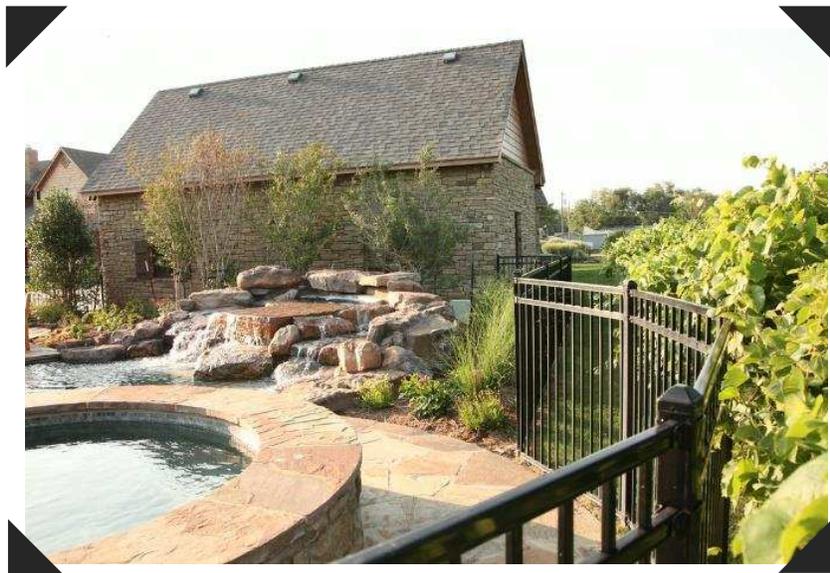


Water Collection System:

With a large vineyard, orchard and vegetable garden installed, water was a major concern for keeping all the plantings alive and thriving. Although there are three water wells on the property, the barn’s large roof was the ideal way to collect and harvest rain water. An underground, water collection system was designed and installed. Twelve, large storage tanks, each holding 1100 gallons were buried underground behind the barn to store the rain water and then use for additional irrigation. The barn’s roof can net 2,000 gallons of water from a 1” rain fall.

Pool and Pool Cabana:

A pool was not included in the original master plan for Buffalo Point. As the project progressed, Mo pushed to get a pool and pool cabana included in the project. The space between the Garage Apartment and the Barn seemed to be the ideal location as the tall roof line of the barn would provide shade in the late afternoon and the vineyard would be an ideal back drop. The pool was designed to simulate a natural pond with ledge stones and a cascading waterfall. The spa was planned to mimic a round cistern, complementing the natural pool. A pool cabana with a fireplace, TV and storage was added to the plan. The pool areas was completed in the summer of 2014.



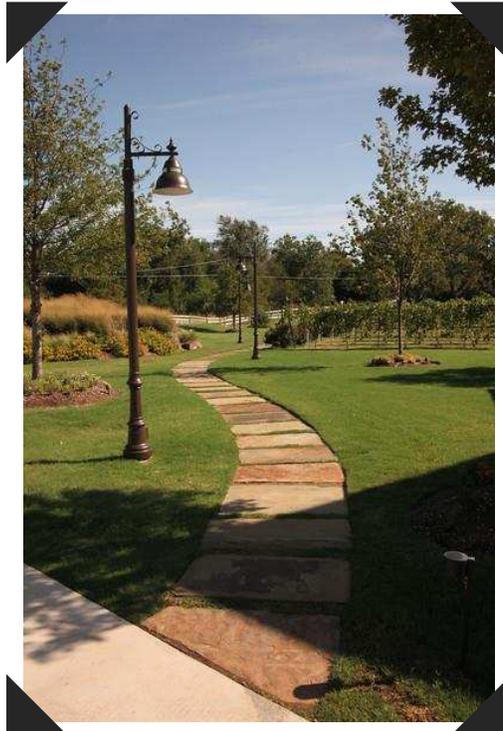
Chicken Coop and Greenhouse:

Chickens seemed like a natural addition to Buffalo Point. Richard wanted a small chicken coop where they could raise chickens and have fresh eggs. Mo wanted it to be really cute and therefore; a small, cute, chicken coop was designed and located behind the R&M Suite.



In addition, a Greenhouse was constructed to the west of the chicken coop for vegetable seedlings for the garden and citrus trees thriving in the winter.

Large Trees, Path and street lights to the parking area.....were completed in September of 2014 before the first big event, the Waukomis High School Reunion.



The End...