

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Mir Azizi, Caspian Enterprises, owner

Property: 806-810 Sampson Street, Lots 1 through 12, Tracts R6-A1 & 10B, Blocks 551 and 56, ABST 87 SM Williams, Ranger-SSBB Subdivision. The property includes a four-story brick warehouse, a two-story concrete frame building and a one-story showroom building to its north situated on an 116,219 square foot lot.

Significance: The Waddell's Housefurnishing Company building complex is a City of Houston Landmark designated in October of 2008. The property contains a four-story brick commercial structure built in 1913 (Building A), a two-story concrete-frame commercial structure built in 1928 (Building B) and a one-story concrete block show-room built in 1950 (Building C). The Waddell buildings are a significant example of the industrial and commercial architecture in Houston's east end, and are a reminder of that area's economic development. The HAHC granted a COA to demolish Building C in May 2015.

Proposal: Alteration – Install a series of door and window openings on Buildings A and B to create access points for conversion into apartments and commercial space. The application was deferred at the May 2015 HAHC meeting.

- Building A: Install window and pedestrian door openings on the ground level of the north, south and west elevations and window openings on the ground level of the south elevation.
- Building B: Install a storefront system at the ground floor of the east elevation that is inset 7' from the first story concrete structural columns. Install window openings on the second floor of the east elevation to match the size of the existing openings. Install window and pedestrian door openings on the ground level of the north, south and west elevations.

See enclosed application materials and detailed project description on p. 4-35 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions:

Building A: Use 1-over-1 windows and single-lite transom windows in the new openings on the ground floor on the north elevation and single-lite transoms in the new openings on the south elevation;

Building B: Construct the storefront in line with the structural columns on the first floor on the east elevation instead of recessed 7', and add a fabric awning above if pedestrian cover is desired.

HAHC Action: Approved with Conditions:

Building A: Use 1-over-1 windows and single-lite transom windows in the new openings on the ground floor on the north elevation and single-lite transoms in the new openings on the south elevation.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: June 18, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

The recessed storefront on the east side of Building B is not compatible with the property as this condition is not historically found on either building and creates the false sense that the first floor was historically inset.

- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.

CURRENT PHOTO

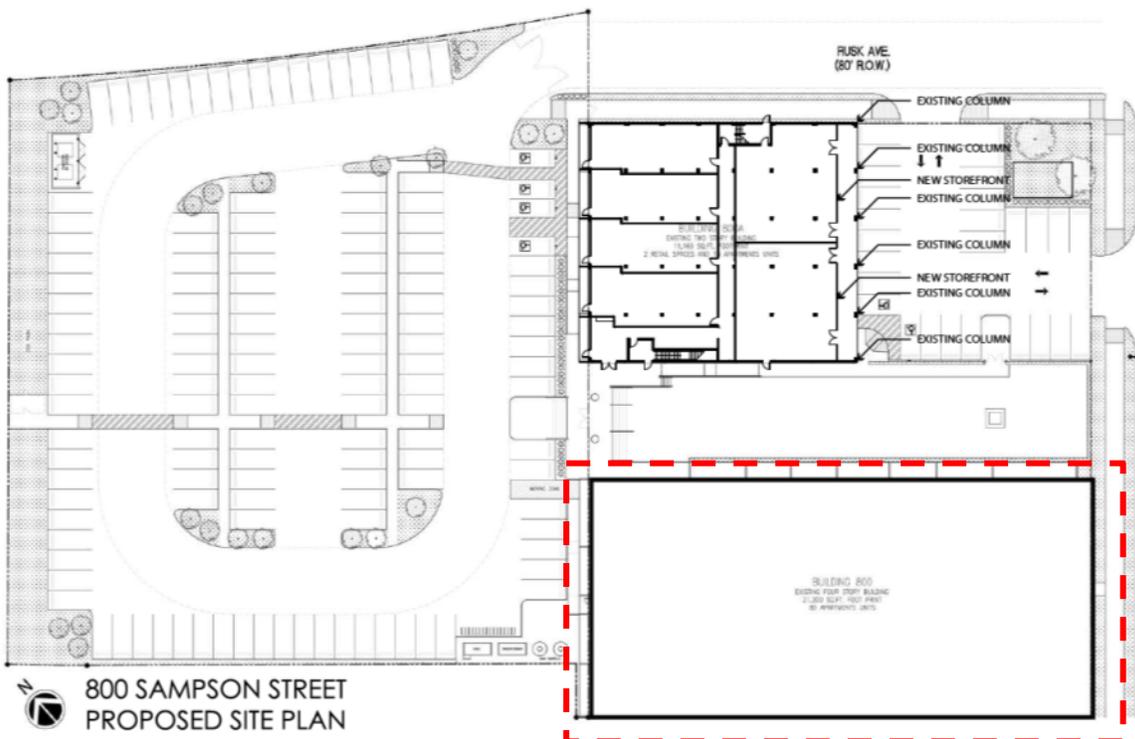


SITE PLAN

EXISTING

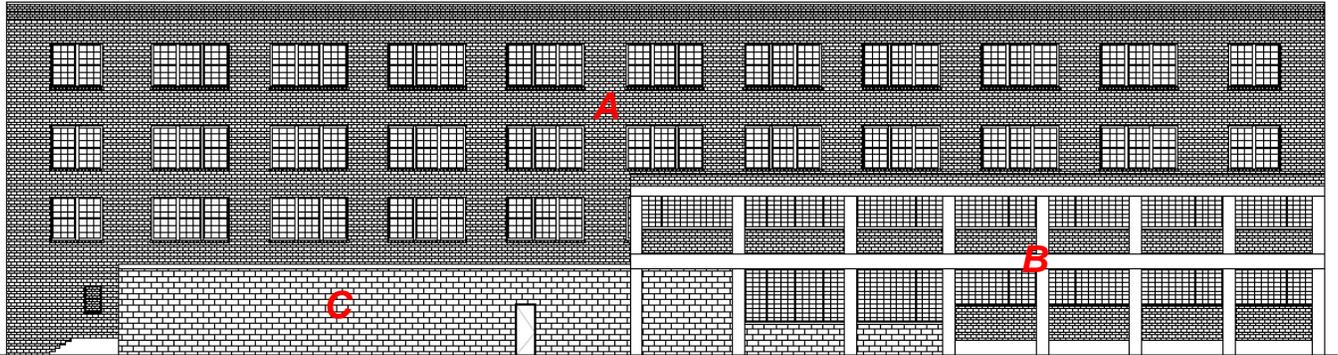


PROPOSED- BUILDING A IN RED OUTLINE



BUILDINGS A, B & C – NORTH ELEVATION – FACING RUSK STREET

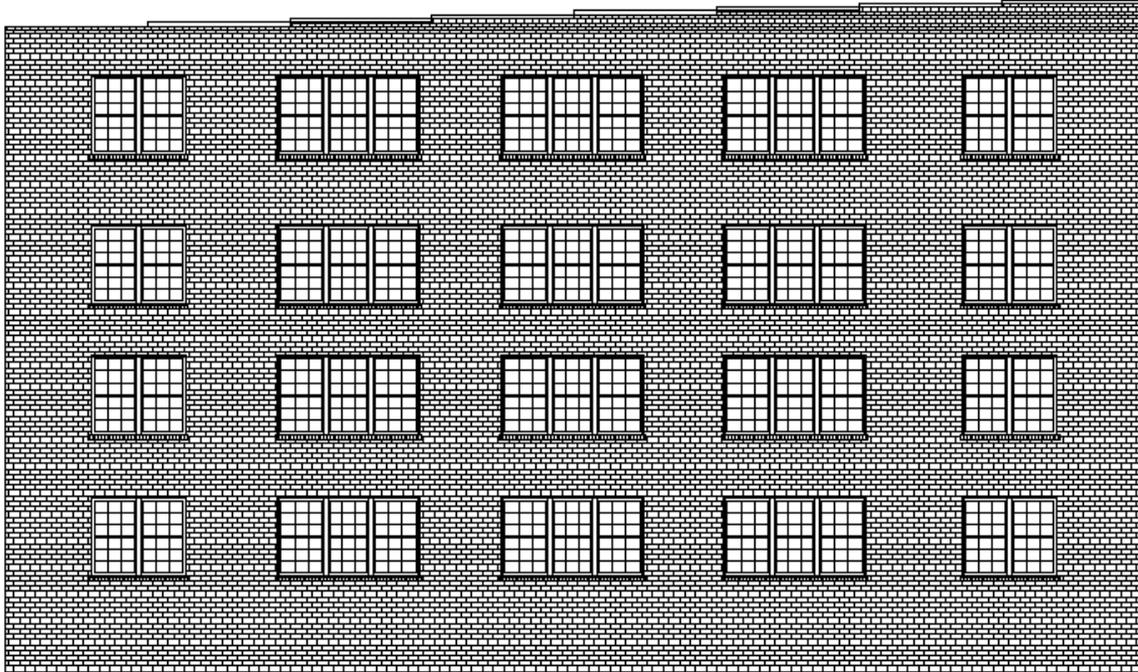
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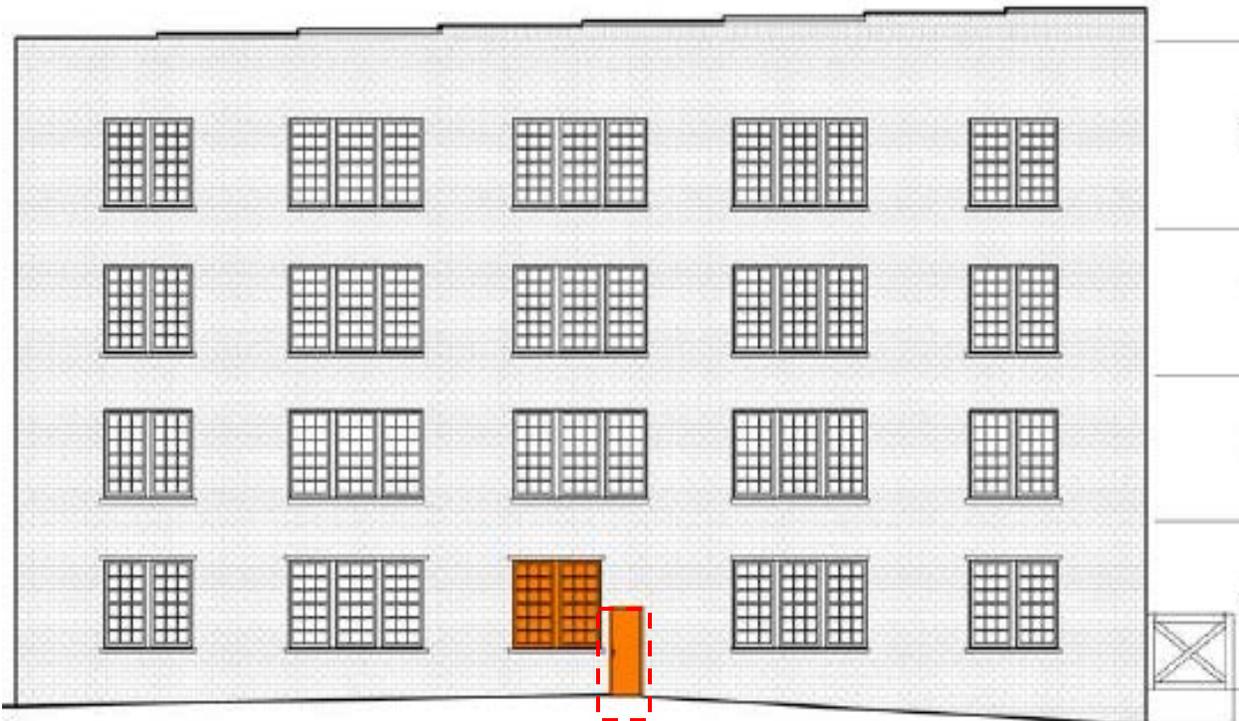
FRONT

BUILDING A – EAST ELEVATION – FRONT FACING SAMPSON STREET

EXISTING



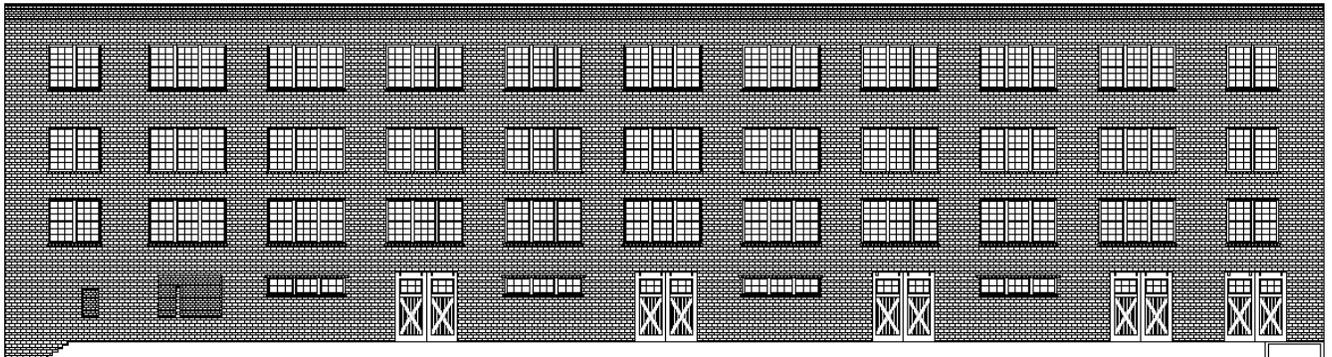
PROPOSED



NEW OPENING

BUILDING A – NORTH SIDE ELEVATION FACING COURTYARD

EXISTING



FRONT

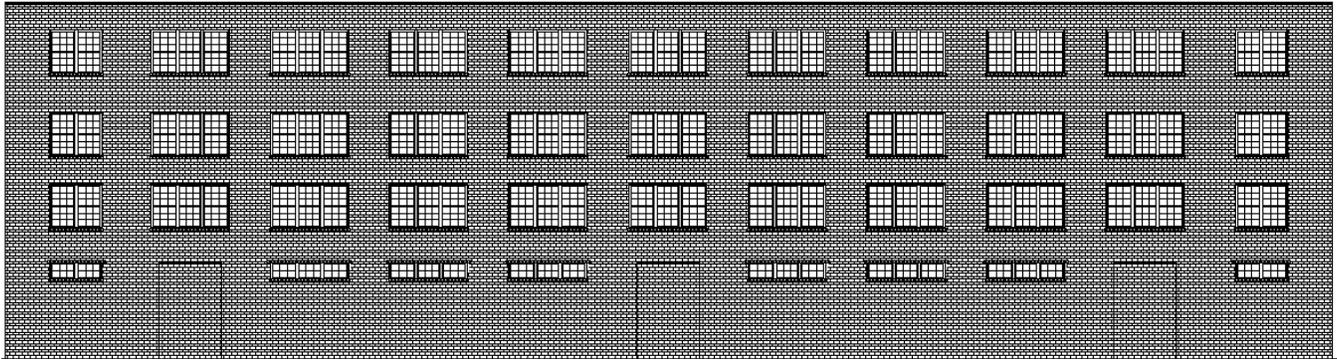
PROPOSED



NEW OPENINGS

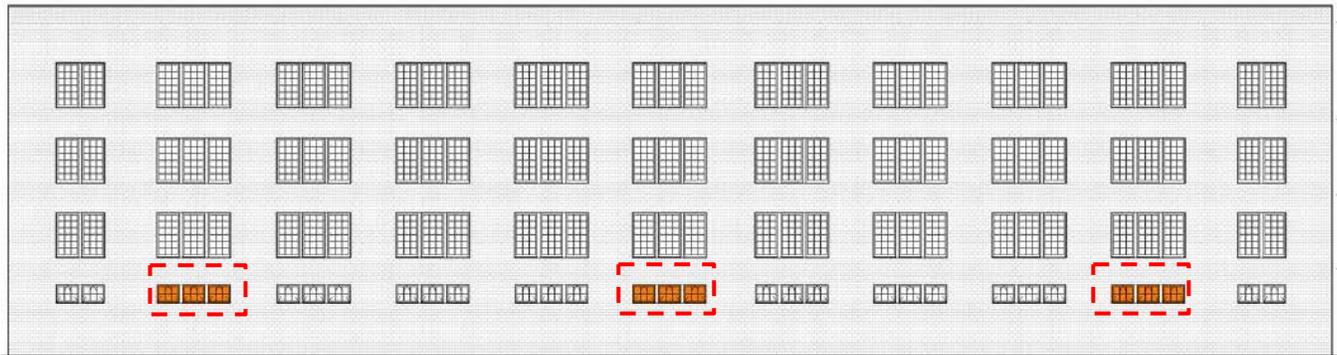
BUILDING A – SOUTH SIDE ELEVATION

EXISTING



PROPOSED

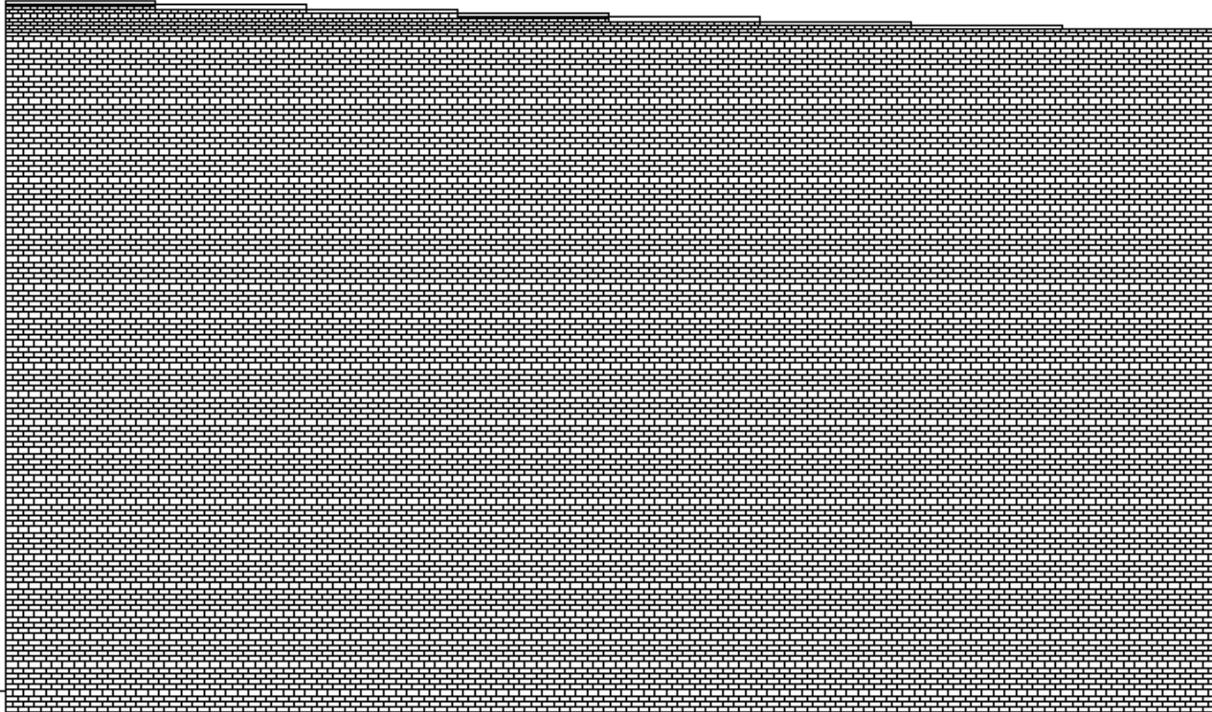
FRONT



NEW OPENINGS

BUILDING A – WEST (REAR) ELEVATION

EXISTING



PROPOSED

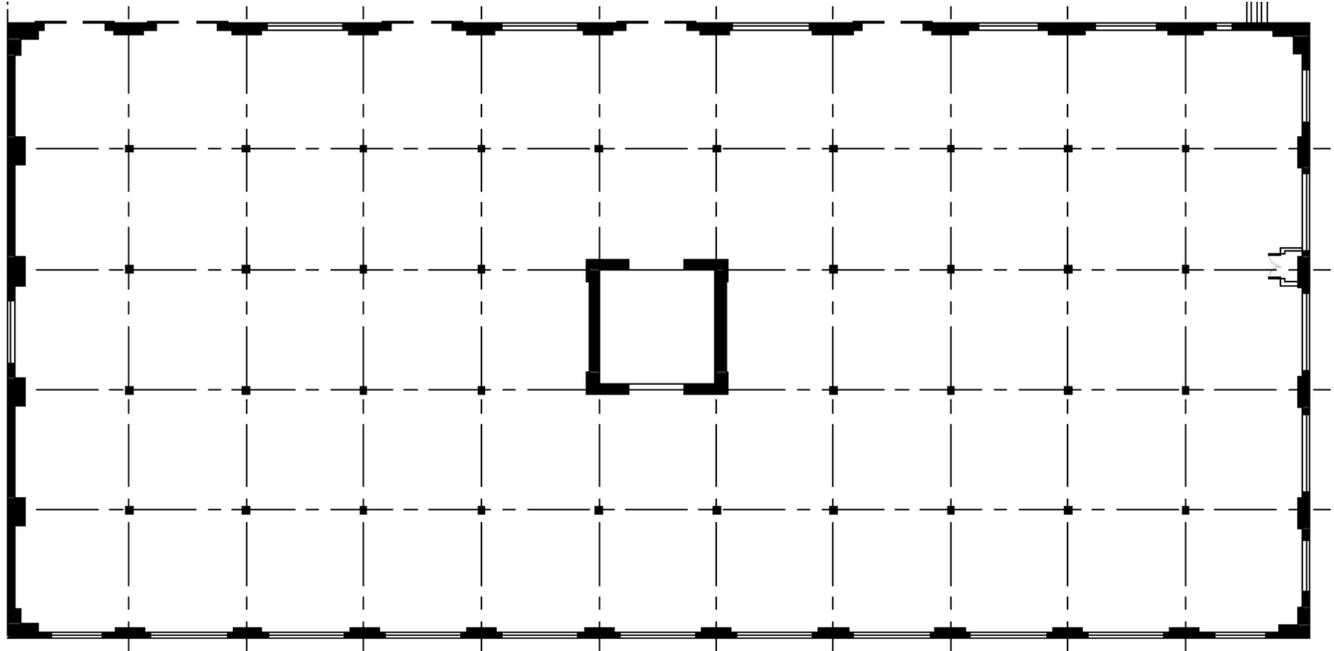


NEW OPENINGS



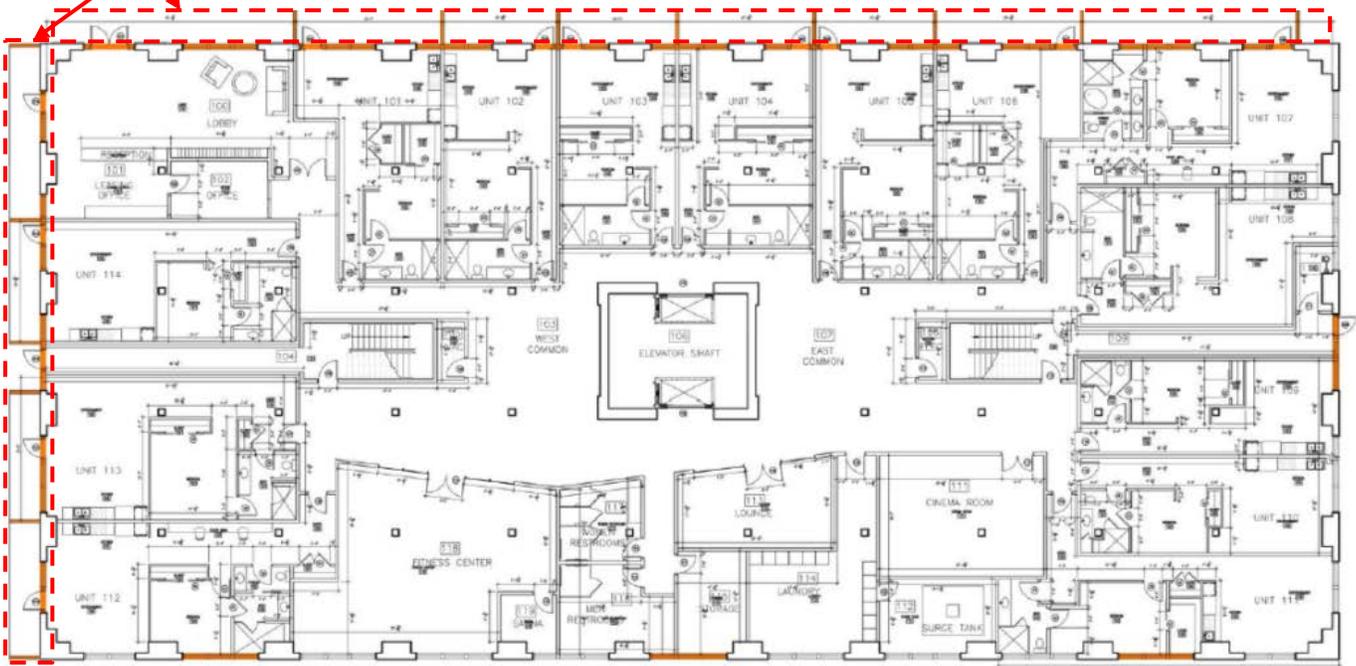
BUILDING A – FIRST FLOOR PLAN

EXISTING



CONCRETE TERRACES

PROPOSED



FRONT

BUILDING A – PHOTOS PROVIDED BY APPLICANT



SOUTH FACADE



EAST FACADE



NORTH FACADE



WEST FACADE



"BUILDING B" & "BUILDING A" WEST FACADES

PROPOSED APARTMENT
UNITS TERRACES, WINDOWS
AND DOOR OPENINGS

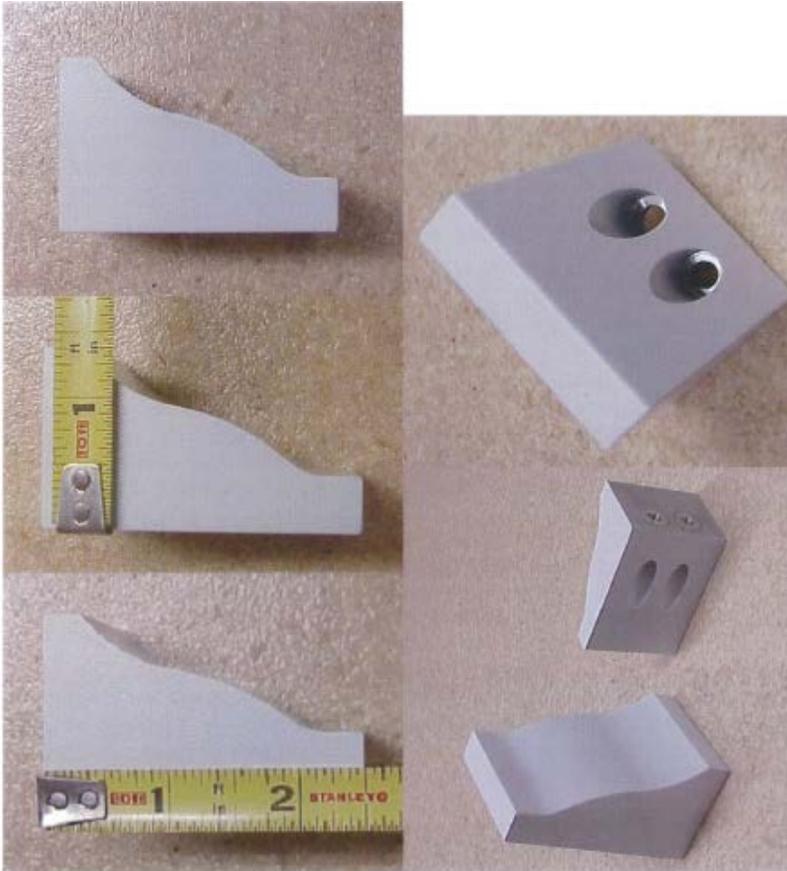
BUILDING A – STAFF PHOTOS



BUILDING A – STAFF PHOTOS



BUILDING A – PROPOSED WINDOWS TO MATCH PREVIOUSLY APPROVED

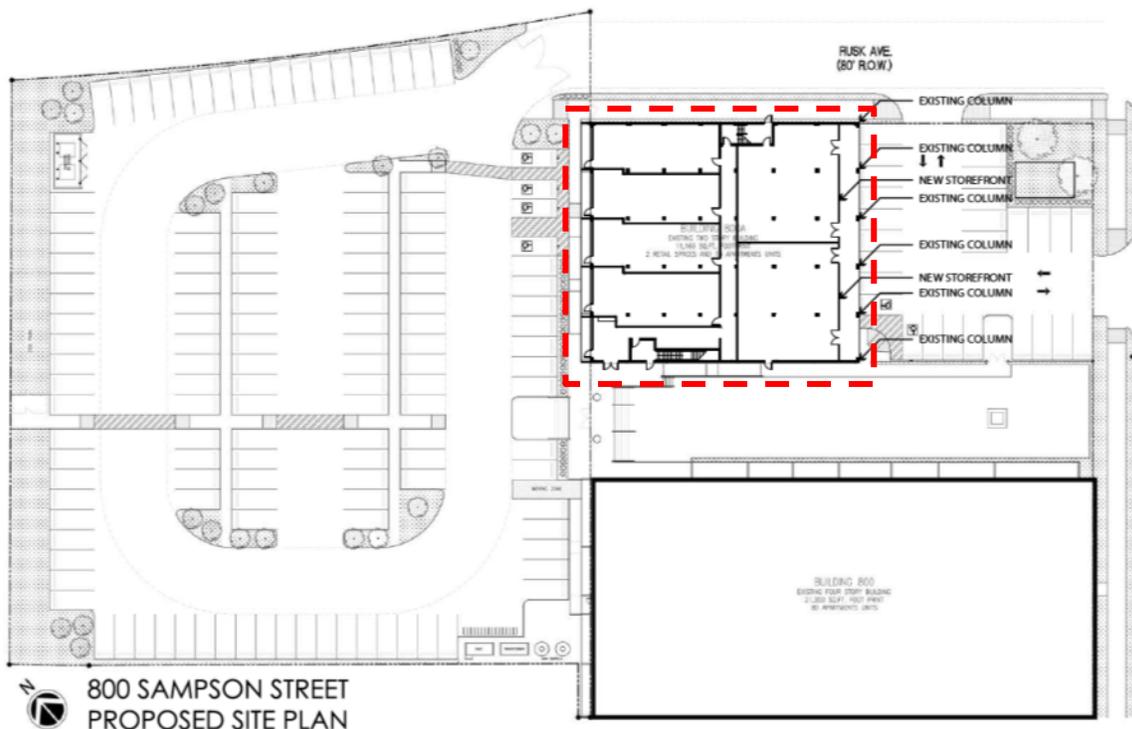


SITE PLAN

EXISTING

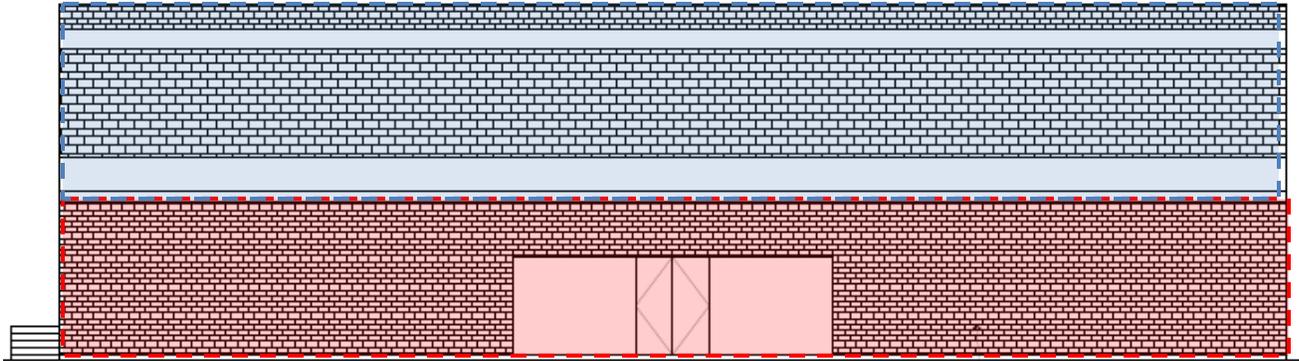


PROPOSED – BUILDING B in red outline



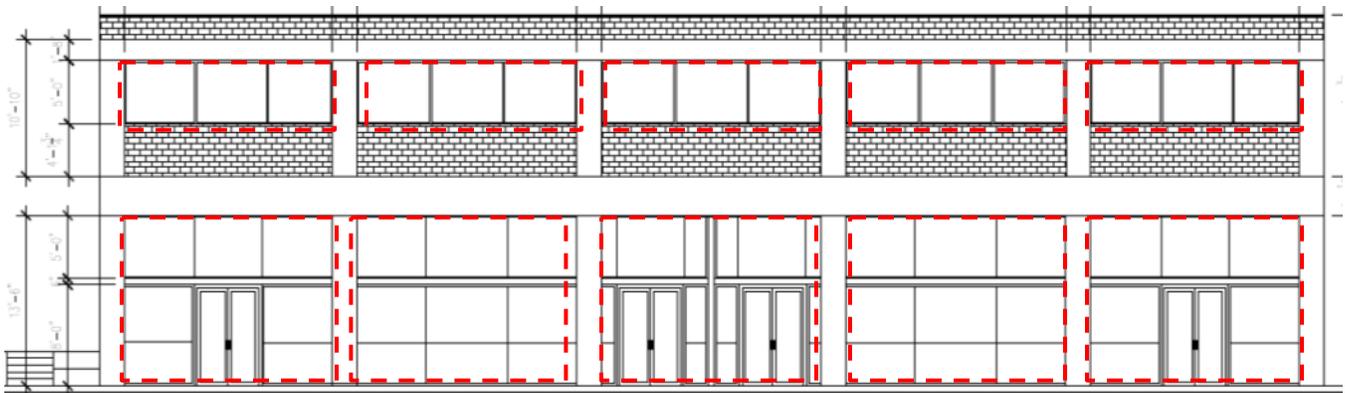
BUILDING B – EAST ELEVATION – FRONT FACING SAMPSON STREET

EXISTING BUILDINGS B & C



BUILDING B REMAINING
BUILDING C TO BE REMOVED

PROPOSED BUILDING B



NEW OPENINGS

BUILDING B – EAST ELEVATION – FRONT FACING SAMPSON STREET

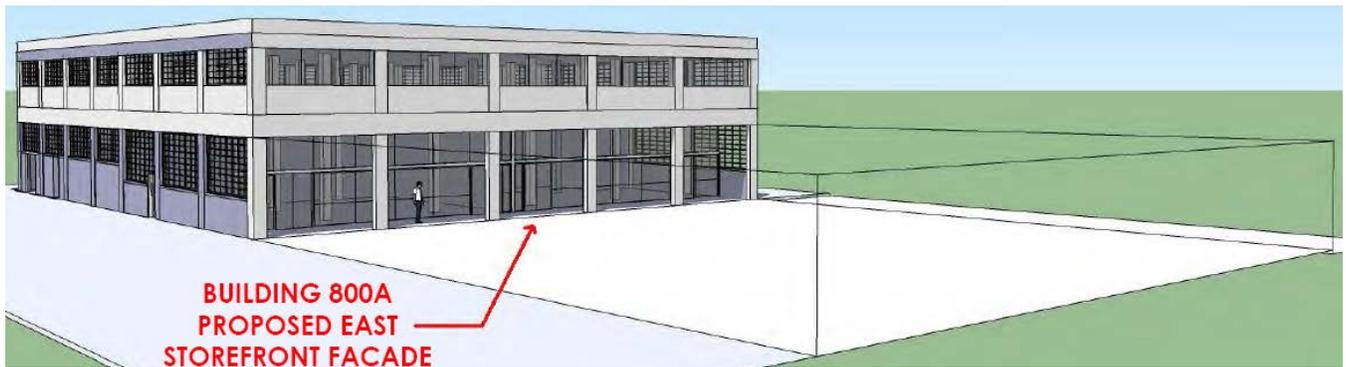
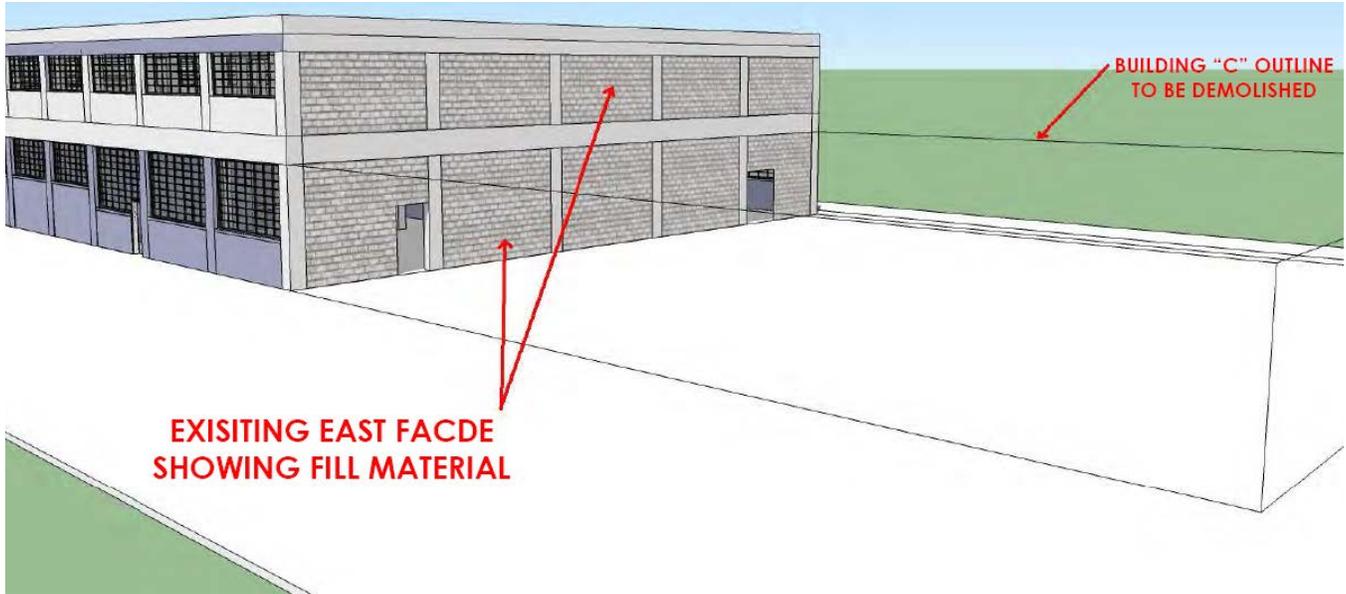
3D RENDERINGS



**DETAIL OF PROPOSED
EAST FACADE**

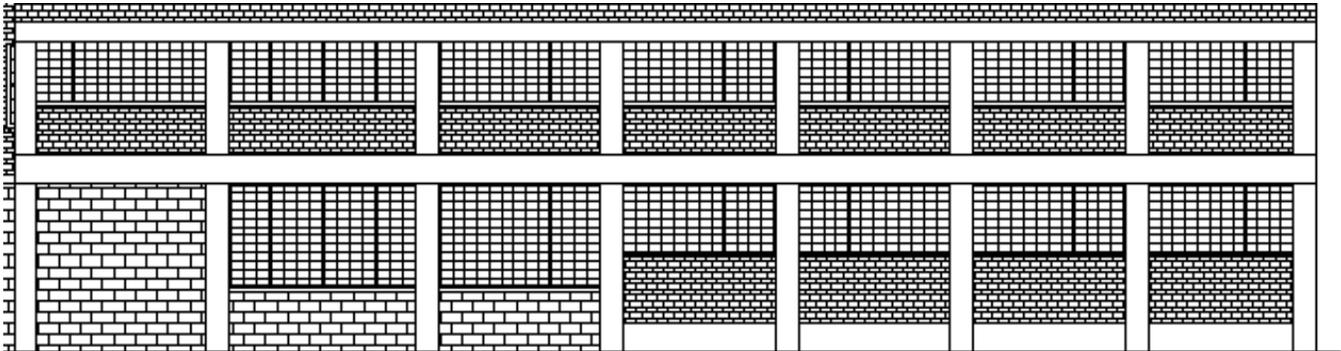
BUILDING B – EAST ELEVATION – FRONT FACING SAMPSON STREET

3D RENDERINGS

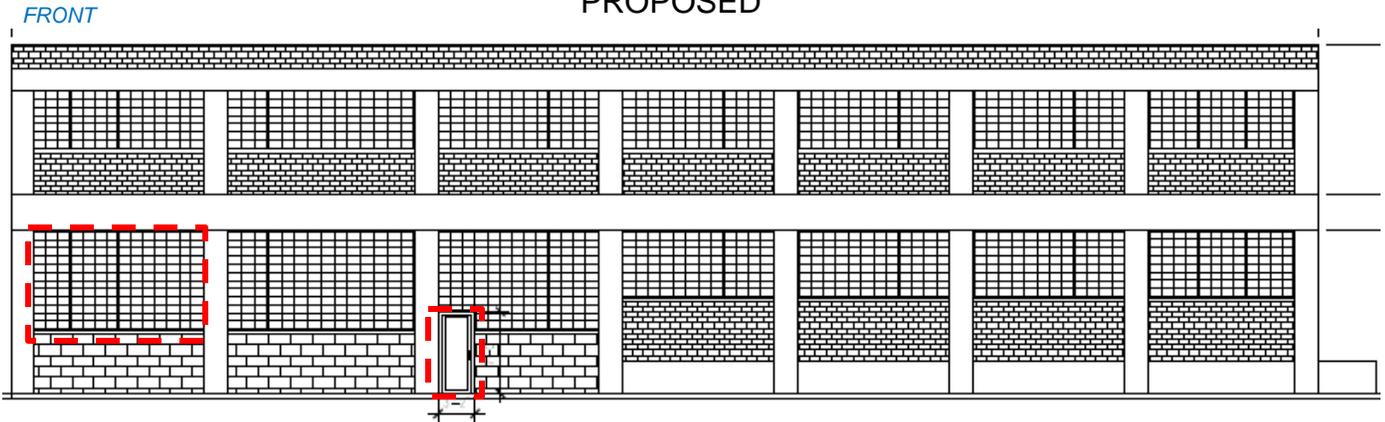


BUILDING B – NORTH SIDE ELEVATION FACING RUSK STREET

EXISTING



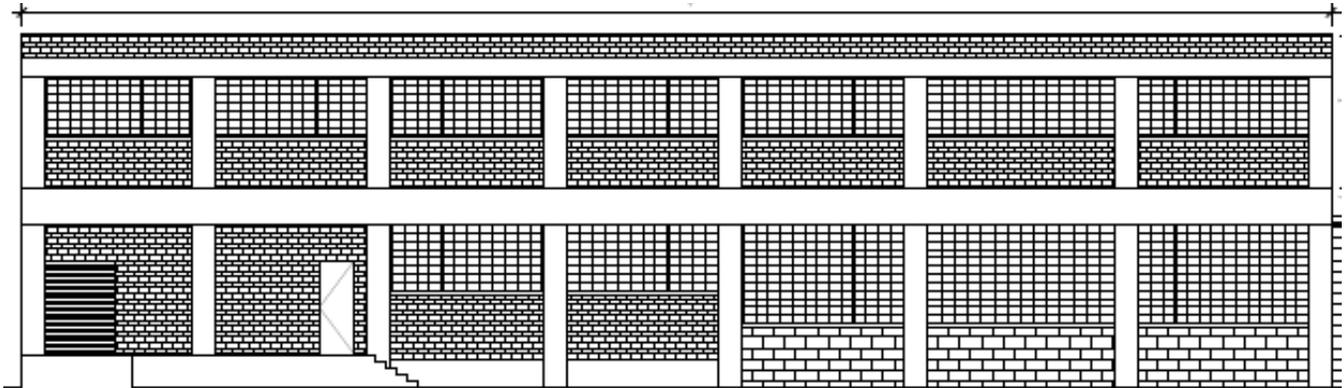
PROPOSED



NEW OPENINGS

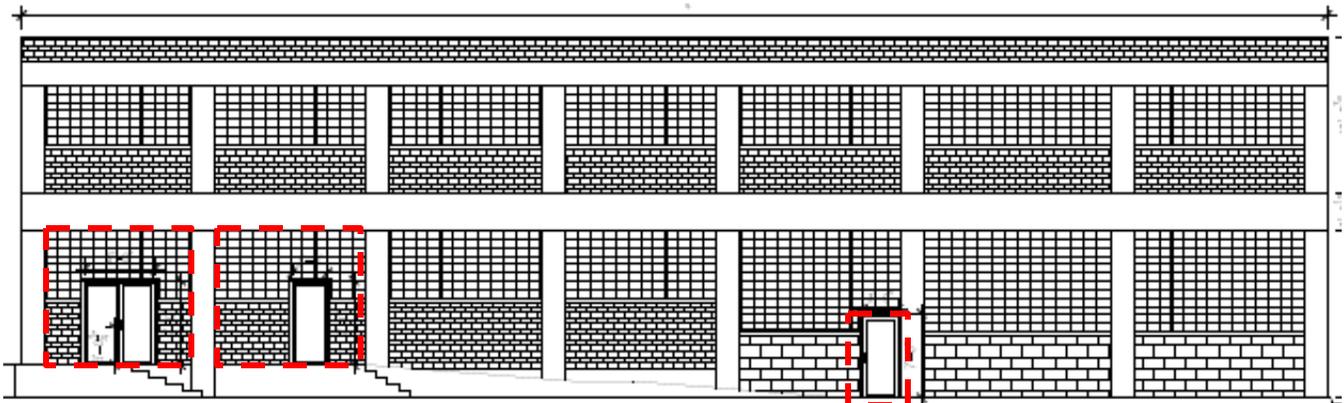
BUILDING B – SOUTH SIDE ELEVATION

EXISTING



PROPOSED

FRONT



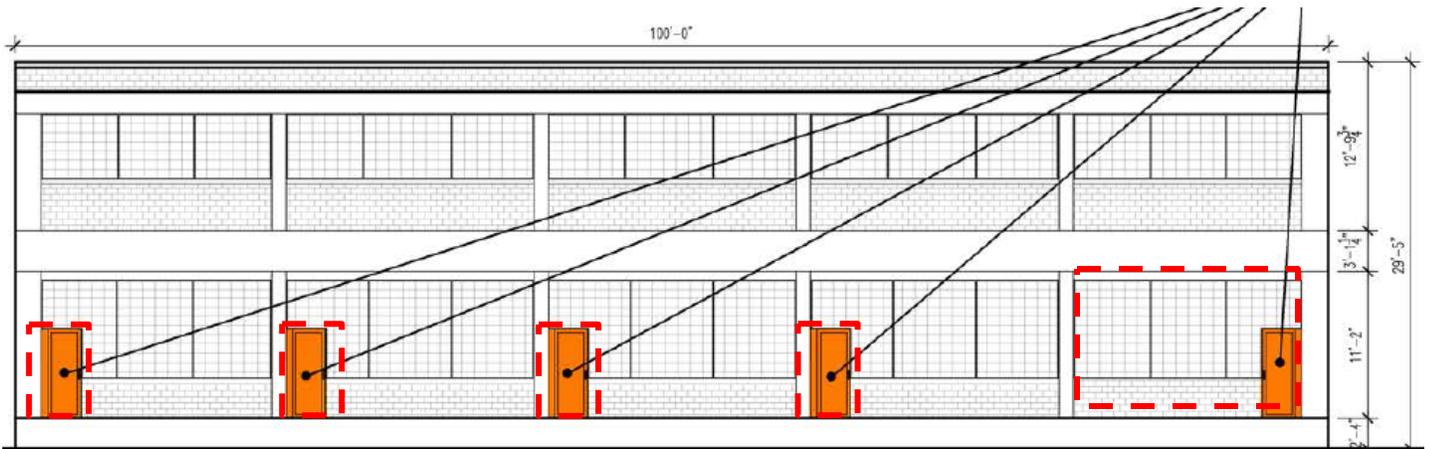
NEW OPENINGS

BUILDING B – WEST (REAR) ELEVATION

EXISTING



PROPOSED

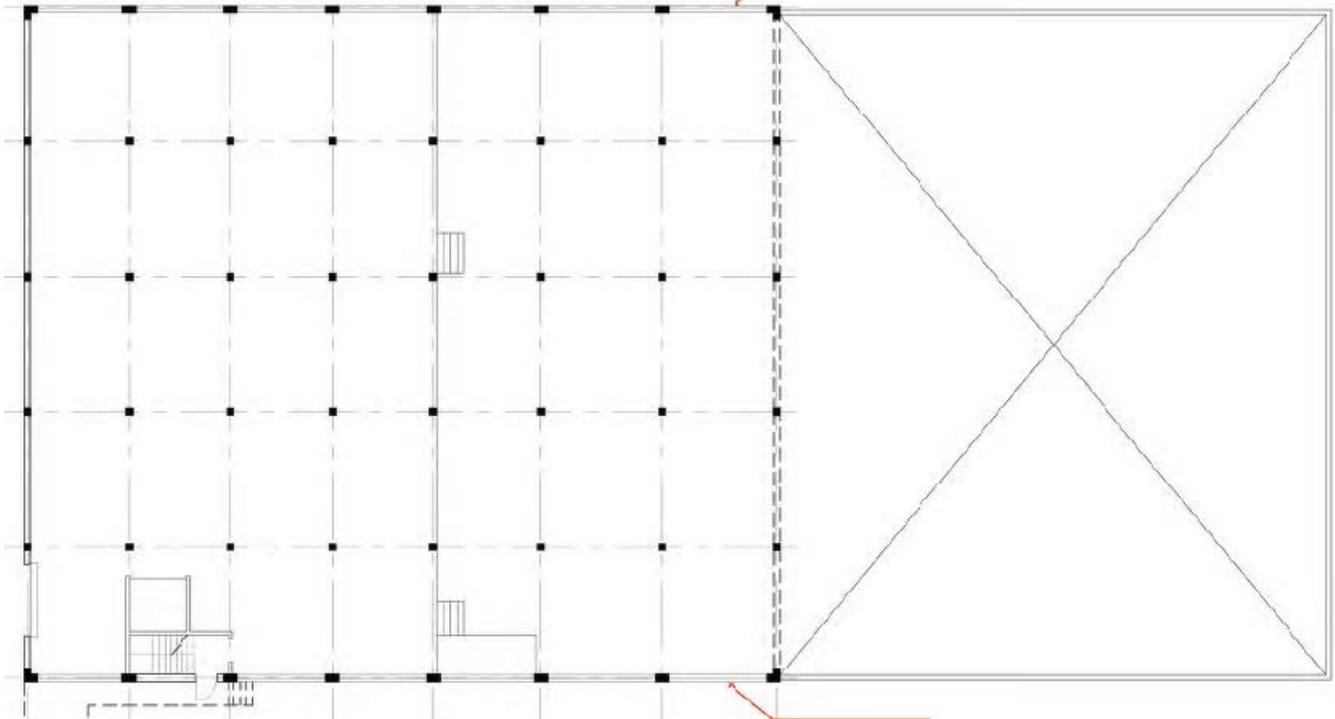


NEW OPENINGS



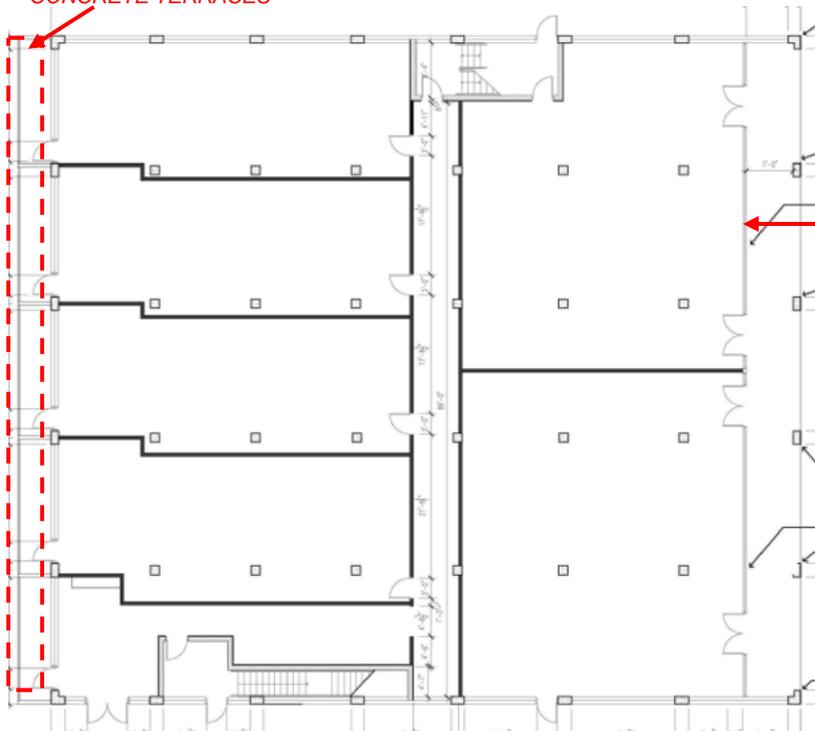
BUILDING B – FIRST FLOOR PLAN

EXISTING



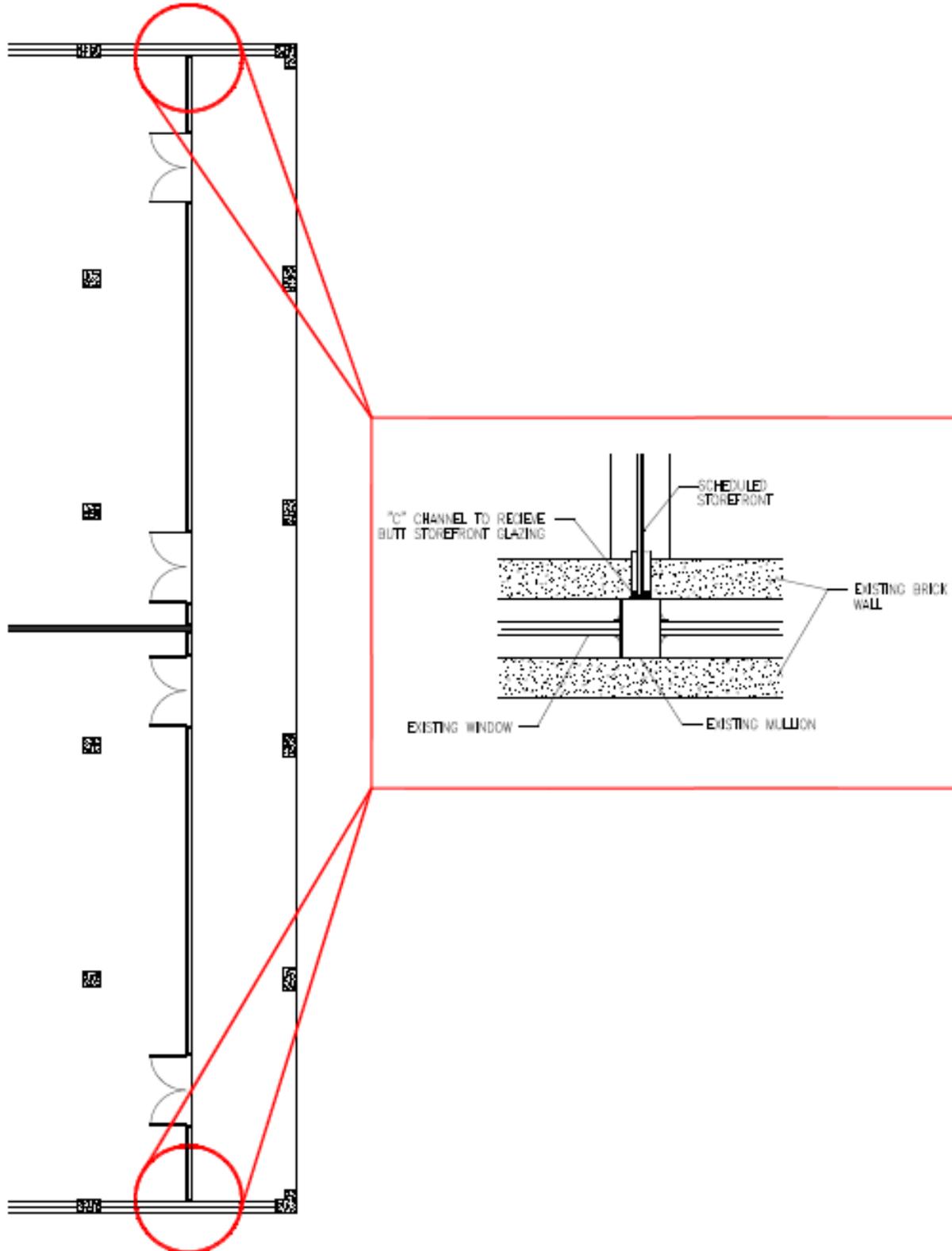
PROPOSED

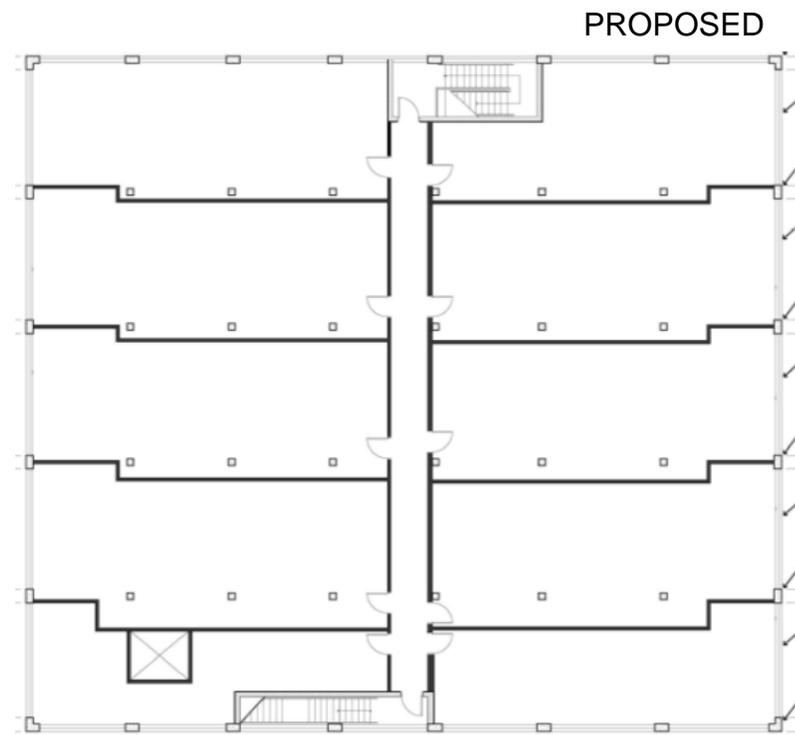
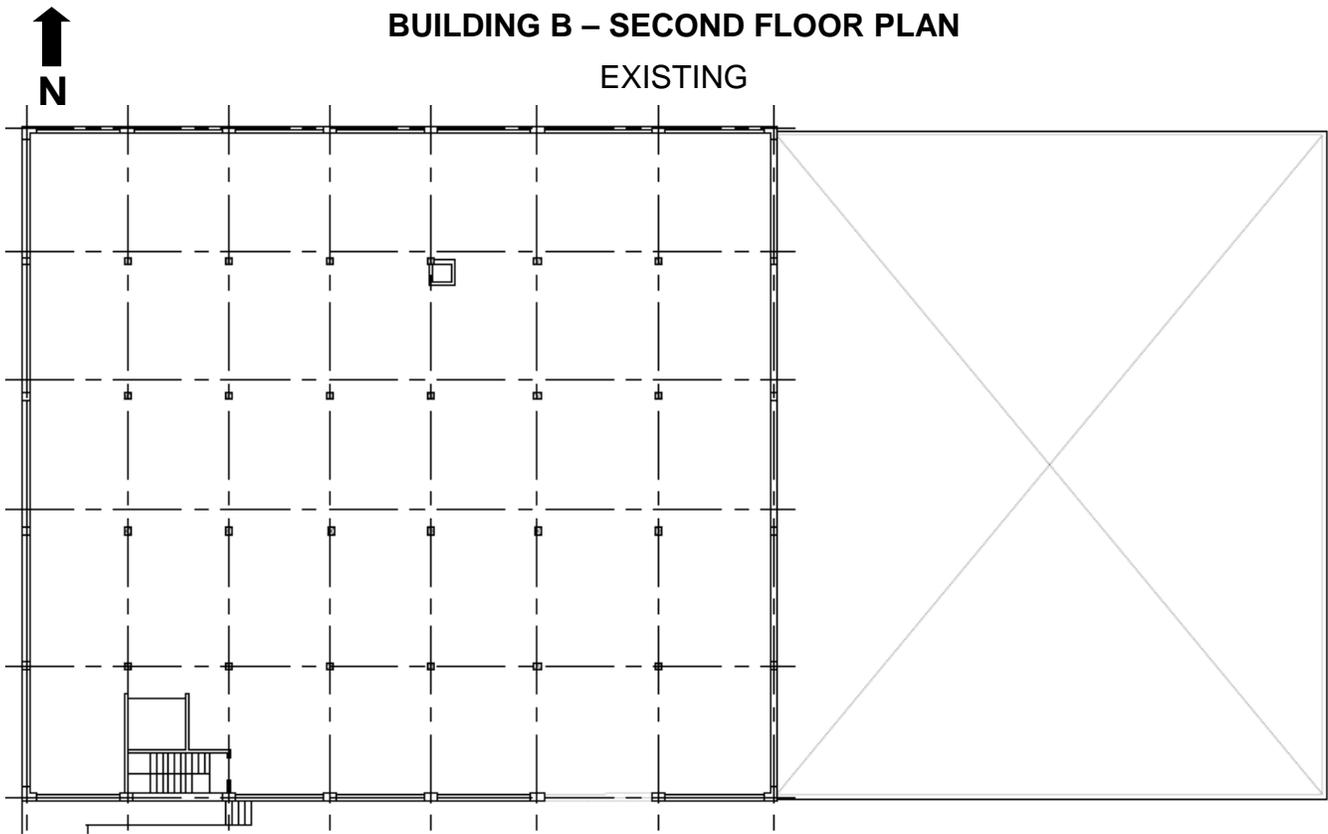
CONCRETE TERRACES



STOREFRONT INSET FROM STRUCTURAL COLUMNS

STOREFRONT JOINT DETAIL ON NORTH AND SOUTH ELEVATIONS





PROPOSED WINDOWS FOR BUILDING B



Series 200

Commercial Windows For Historical Landmarks & Installations Needing Security

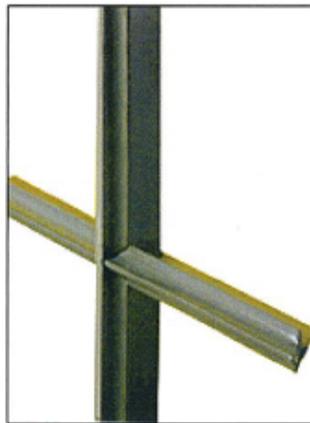
A&S has been meeting the specifications of Landmark and Historical Preservation Commissions for years. We always strive to maintain the aesthetic qualities of the windows we are entrusted to replace. Craftsmanship was once the rule, but today the fast prefabricated methods, have taken their toll on the qualities of the design and methods of construction of the past. A&S has the complete capabilities to match the pre-war 14" x 20" or 12" x 18" sizes. In addition we can furnish your clients with a perfect match to your specifications in both size and design. When true restoration is your goal for a commercial structure. The Series 200 from A&S Windows is the window to specify.



Specifications

All commercial projected sash shall be manufactured by A&S Window Associates, Inc. New York City

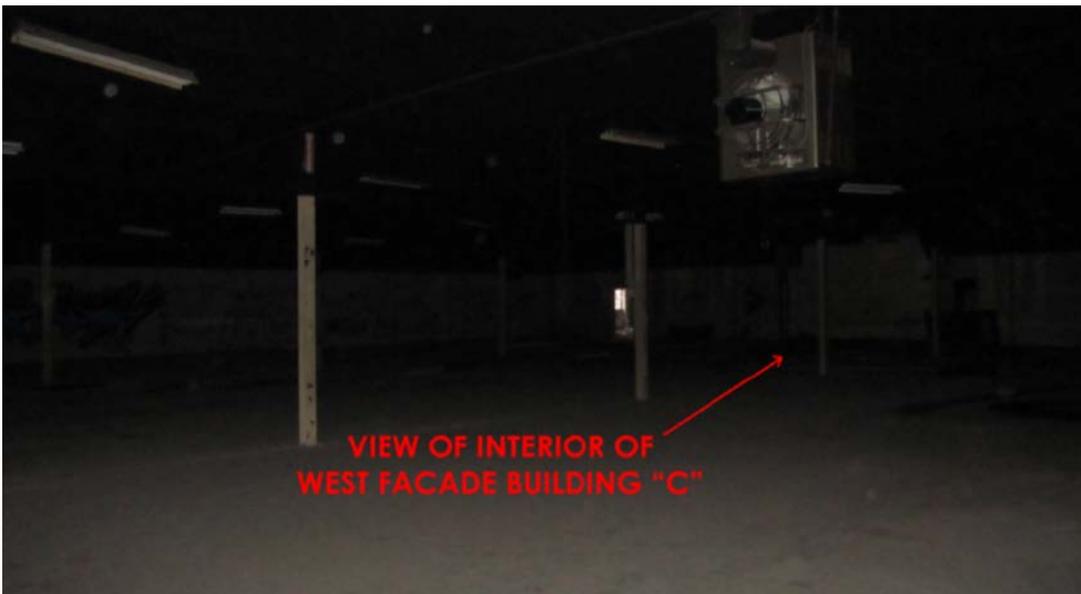
All members shall be made from new billet steel and shall be hot rolled steel bars with a minimum thickness of 1/8" and a depth of 1 3/8" for frame members and 1 1/2" for ventilator sections. All joints shall be mortised, and tenoned and rivoted or welded. Muntin inter-sections shall be permanently interlocked by A&S' locked bar process. Double flat contact weathering shall be provided on all four sides of the ventilator. Ventilators shall be balanced on two 1" x 3/16" steel arms riveted to frame and ventilator. Rivet holes in arms shall have brass bushings. Uniform tension to hold ventilators in an open position shall be obtained by two sliding friction shoes of forged or stamped brass, securely riveted to a steel leaf spring designed to proper compression properties. The sides of the frame shall act as guides for the sliding friction shoe.



Combining the Series 200 Windows with the heavier Series 500 door is a way of defining and entrance.



BUILDING B – PHOTOS PROVIDED BY APPLICANT



BUILDING B – PHOTOS PROVIDED BY APPLICANT



BUILDING B – PHOTOS PROVIDED BY APPLICANT



BUILDING B – STAFF PHOTOS



BUILDING B – STAFF PHOTOS



BUILDING B – STAFF PHOTOS

INTERIOR FIRST FLOOR



INTERIOR SECOND FLOOR



BUILDING A PROJECT DETAILS

Shape/Mass: The existing building is approximately 212' deep by 100' wide by 56'-7" tall. The footprint will not be altered.

Windows/Doors: The existing building contains wood 9-over-9, 6-lite fixed and 1-over-1 windows that were approved to be replaced with aluminum-clad windows in 2014. The new openings will contain aluminum-clad windows to match the previously approved. The existing wood sliding doors will be reused and the new doors will be metal-clad.

Exterior Materials: The existing building is brick and contains wood windows and doors. The new materials include metal-clad windows and doors, concrete ramps, and steel tube and cable railings.

Front Elevation: The existing building contains five bays of windows. The two end bays contain two windows each and bays two through four contain three windows. The windows will be replaced with metal-clad 9-over-9 windows to match in the existing openings. On the first level in the third bay, the third window opening will be altered to accommodate a 3' wide by 7'-7" tall fire exit door.

Side Elevation: The existing building contains eleven bays of windows. Levels two through four contain two end bays of two windows and bays two through ten contain three windows. The first level contains fixed 6-lite windows and wood doors. The alteration installs windows and doors in existing 10' wide by 11' tall openings and creates new 12'-6" wide by 7'-6" tall openings under the existing 6-lite windows to install new doors and windows. A concrete terrace with steel cables and guardrail will be installed.

Side Elevation: The existing building contains eleven bays of windows. Levels two through four contain two end bays of two windows and bays two through ten contain three windows. The first level contains fixed 6-lite windows. The alteration installs ribbons of three, fixed, 6-lite, metal-clad windows matching the existing in previously in filled openings.

Rear Elevation: The existing building is brick and contains one door on the ground floor. The installation of five bays of windows was approved in 2014. The revised alteration installs windows and doors in 7'-9" and 11'-9" openings on the ground floor and a concrete terrace with steel cables and guardrail to match the north side.

BUILDING B PROJECT DETAILS

Shape/Mass: The existing structure is 100' wide by 111' deep by 29'-5" tall. The alteration insets the first floor of the east elevation from the front structural columns 7'.

Windows/Doors: The existing structure contains steel, multi-divided lite windows and doors. The alteration installs an aluminum storefront system and steel windows on the second story of the east elevation, and window and door openings on the other elevations on the first floor. The existing steel windows will be maintained retrofitted with new glass.

Exterior Materials: The structure is concrete frame and brick with steel windows. The alteration maintains these materials and installs new steel windows and an aluminum storefront.

Front Elevation: The existing structure is brick and concrete frame. A one-story concrete block structure will be removed from the east elevation and an aluminum 13'-6" tall storefront system will be installed 7' in from the structural columns. A metal sign band measuring 3' tall will be placed on the concrete beam that runs the width of the structure. Five bays of three metal, single-pane glass windows in each bay will be installed on the second floor to match the existing window opening dimensions of

5' tall by 17' wide.

Side Elevation: The existing structure contains seven bays of steel multi-lite windows. The alteration removes a section of window in the third bay and installs a 3'-2" wide by 7' tall exit door. The alteration removes concrete block from the first bay on the ground floor and installs steel windows to match. The remaining window openings will not be altered.

(North)

Side Elevation: The existing structure contains five bays of steel multi-lite windows on the first floor and seven bays of windows on the second floor. The alteration installs two bays of windows on the west side, a pair of double doors measuring 6' wide by 7' tall in the first bay, and a single 3' wide by 7' tall exit door in the second bay. The alteration also removes a section of window in the fifth bay and installs a 3' wide by 7' tall exit door. The remaining window openings will not be altered.

(South)

Rear Elevation: The existing structure contains four bays of steel multi-lite windows on the first floor and five bays on the second floor. The alteration removes a section of window in four of the first floor bays to install 3' wide by 7' tall exit doors. The fifth bay of the first floor will be altered to contain new multi-lite steel windows and an exit door to match the other openings. A concrete terrace with steel cables and guardrail will be installed with privacy screens between the units.

(West)