

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Mir Azizi, Caspian Enterprises, owner

Property: 806-810 Sampson Street, Lots 1 through 12, Tract 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 a 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 brick show-room built in 1950. 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.

Proposal: Demolition – Demolish a one-story concrete block building constructed in 1950 located on the east side of the two-story, concrete-frame building constructed in 1928. The 1913 four-story building will not be affected by the demolition.

The building was a later addition to the 1928 building and served as a showroom, though no windows are present. The structure is not architecturally significant and was mistakenly included in the initial landmark designation report.

The applicant plans to rehabilitate the 1913 and 1928 buildings to accommodate residential and commercial units. The removal of the 1950 addition enables this plan.

See enclosed application materials and detailed project description on p. 4-14 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

DEMOLITION OF A LANDMARK, PROTECTED LANDMARK,
CONTRIBUTING STRUCTURE, OR WITHIN AN ARCHAEOLOGICAL SITE

Sec. 33-247(a): The issuance of a certificate of appropriateness for the demolition of a landmark, a protected landmark, or a contributing structure, or for the demolition of a building, structure or object on or in an archaeological site shall be subject to the establishment of an **(c) unreasonable economic hardship** or the establishment of an **(d) unusual and compelling circumstance**.

(c) Determination of the existence of an **unreasonable economic hardship** shall be based upon the following criteria:

- | S | D | NA | |
|--------------------------|--------------------------|-------------------------------------|---|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation |

OR

(d) Determination of the existence of an **unusual and compelling circumstance** shall be based upon the following criteria:

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;
<i>The 1950 concrete block building was a later addition to the 1928 building that served as a showroom after the original store on Prairie Avenue burned down in 1938. The showroom is of simple construction with one opening at the front and no windows. The building is not architecturally significant and was mistakenly included in the initial landmark designation report.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and
<i>The applicant plans to rehabilitate the 1913 and 1928 buildings to accommodate residential and commercial units. The removal of the 1950 addition enables this plan.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect. |

PROPERTY LOCATION



CURRENT PHOTO



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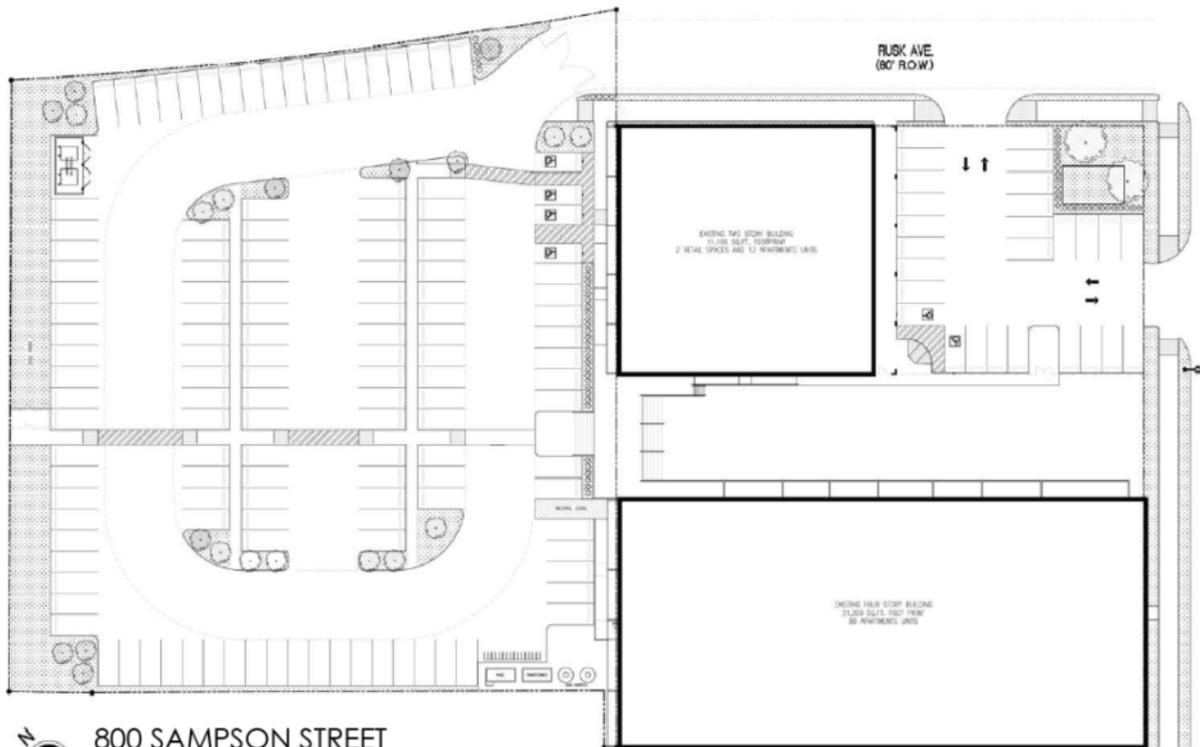


SITE PLAN

EXISTING



PROPOSED



**800 SAMPSON STREET
PROPOSED SITE PLAN**

PHOTOS PROVIDED BY APPLICANT

"BUILDING C" PROPOSED DEMOLITION



"BUILDING C" NORTH FACADE



"BUILDING C" EAST FACADE

DK

PHOTOS PROVIDED BY APPLICANT



"BUILDING C" SOUTH FACADE



"BUILDING C" NORTH FACADE

PHOTOS PROVIDED BY APPLICANT



"BUILDING C" EAST FACADE



"BUILDING C" EAST FACADE

STAFF PHOTOS



STAFF PHOTOS

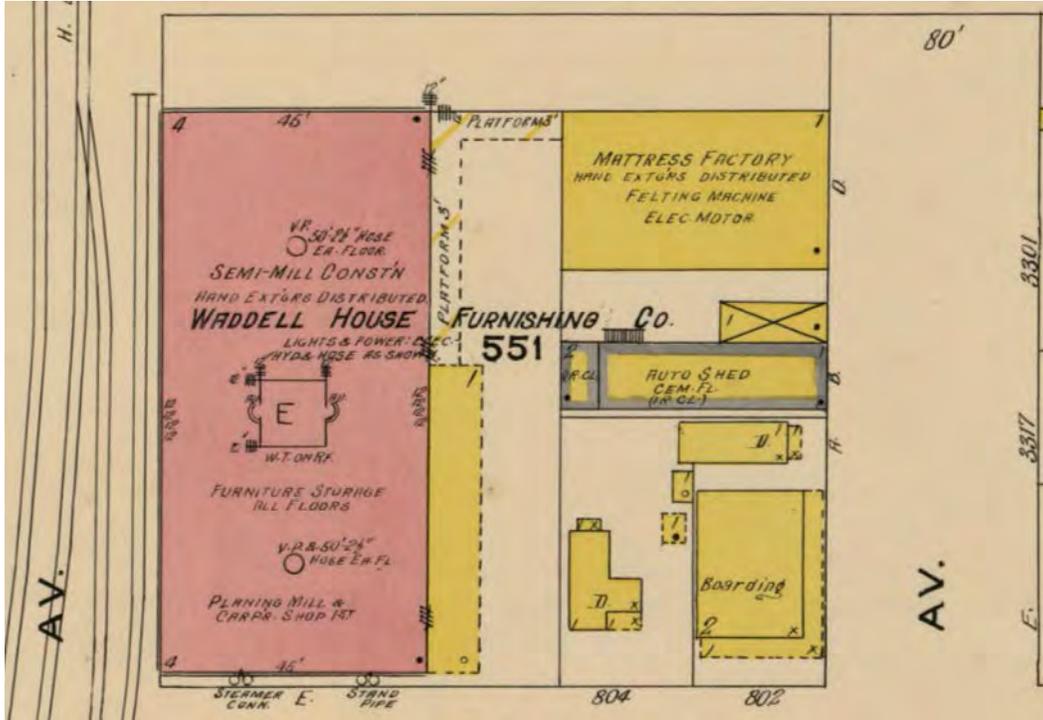


STAFF PHOTOS

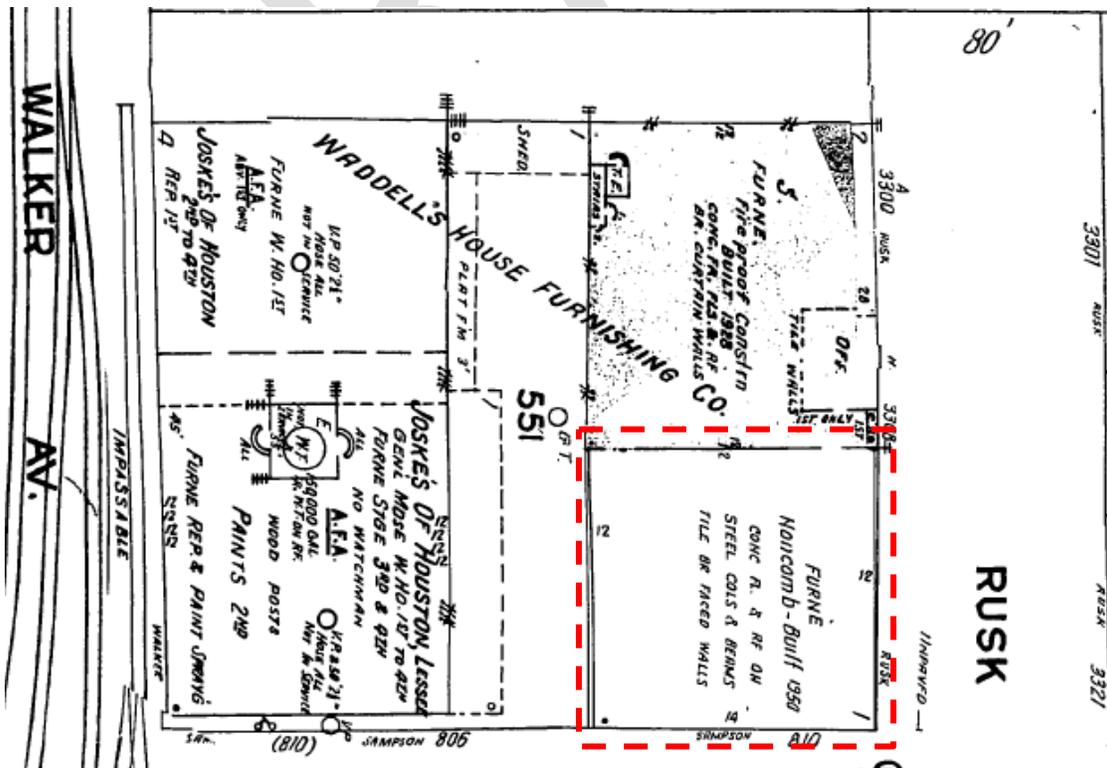


SANBORN MAPS

1919, VOL 1, SHEET 134



1924-1951, VOL 4, SHEET 437



WRITTEN PROJECT DESCRIPTION

Written Descriptions

Property description, current conditions and any prior alterations or additions:

The property features 3 Buildings: Building 800 (4 stories heavy timber and brick), Building 800A (2 stories concrete building) and Building C (1 story concrete block).

This property used to be The Waddell's House furnishing Company Building. The four story brick warehouse was built circa 1913 as a storage facility and mattress factory. A second two-story concrete frame structure (Building 800A), was built on the property in 1928 and in 1950, a new one-story showroom (Building C), was built facing Sampson Street on the north side of the warehouse.

This building has not yet been restored.

Proposed work; plans to change any exterior features, and/or addition description:

The proposed work is convert the Building 800 to Apartment units and the Building 800A to Apartment units and 2 Retail spaces. The building C is a non-Historic and not contributing building with no historic value and was a late concrete block building addition and we are proposing a complete demolition.

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LANDMARK DESIGNATION REPORT EXCERPT

then expanding further with the Sampson Street warehouse and mattress factory circa 1913. A second two-story concrete frame structure was built on the property in 1928, where the original mattress factory once stood. After the Prairie Avenue building burned in 1938, Waddell's moved their store to the Sampson Street address, and in 1950, a new one-story showroom was built facing Sampson Street on the north side of the warehouse. The property ownership remained in the Waddell family until 1998, when it was purchased by the current owner. The Waddell's Housefurnishing Company Building qualifies for Landmark Designation under Criteria 1, 3, 4, and 5.

HISTORY AND SIGNIFICANCE

The Waddell's Housefurnishing Company Building is an historic four-story brick warehouse building in Houston's East End industrial district. The building was built circa 1913 by the Waddell family to serve as a warehouse and mattress factory for their successful furniture business located downtown on Prairie Avenue. Waddell's Housefurnishing Company was founded in 1882 by Hugh Waddell, and passed to his sons, Mayne Reid and Hugh Kerr, after his death in 1915. Also on the property, and included in this landmark designation, are a two-story concrete frame building built in 1928, and a one-story furniture showroom built in 1950.

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