

**Oxford Historic Preservation Commission**

**COA application:** 149

**Applicant:** First Baptist Church

**Address:** 631 Van Buren Avenue

**COA Request:** Request for Demolition under Section 54-31 "Public Safety Exclusion"

**Comments:** See attachments

OXFORD HISTORIC PRESERVATION COMMISSION  
CERTIFICATE OF APPROPRIATENESS APPLICATION  
107 Courthouse Square, Oxford, MS 38655

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**I. APPLICANT INFORMATION:**

Date of Application: Jun 22, 2011 \$100.00 Filing Fee : \_\_\_\_\_  
Name of Applicant: First Baptist Church Daytime Telephone: 662-234-3515  
Mailing Address: 800 Van Buren Ave Oxford, MS 38655  
Relationship to Property: Owner (  ) Architect (  ) Contractor (  ) Rent (  )  
Name/Address of Owner: First Baptist Church 800 Van Buren Ave Oxford, MS 38655  
Name/Address of Architect: \_\_\_\_\_  
Name/Address of Contractor: \_\_\_\_\_

**II. PROPOSED WORK:** *(Please continue on a separate sheet of paper if necessary)*

Address of Property Subject to Application: 631 Van Buren Ave

Please provide a written description and photographs of each existing condition and each proposed modification. Plans and/or drawings of proposed work MUST accompany this application when filed. If request is for a demolition permit, indicate if the site is to remain vacant.

1. See attached report
  
2. If application is approved, the site will be landscaped and maintained.

**CERTIFICATE OF APPROPRIATENESS APPLICATION  
OXFORD HISTORIC PRESERVATION COMMISSION**

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It is warranted in good faith that the statements above and on attached page(s) are true and correct. I understand that, if this application is approved, it becomes a part of the Certificate of Appropriateness and that I have received approval ONLY for the work specified herein, subject to any conditions or modification imposed by the Commission. I acknowledge that if the owner, contractor, or any subcontractor(s) constructs, alters, relocates, or demolishes any resource in violation of the City of Oxford Preservation Ordinance, it shall be required to restore the resource to its appearance or setting prior to the violation and that the City of Oxford may bring forth civil and/or criminal prosecution and penalties for such violation.

I understand that no changes may be made to the approved drawings/plans or Certificate of Appropriateness application without prior approval from the Oxford Historic Preservation Commission and if such violation is found civil and/or criminal penalties may be brought forth for such violations.

I understand that a CERTIFICATE OF APPROPRIATENESS IS A PRE-REQUISITE TO OBTAINING A BUILDING PERMIT AND NO WORK MAY BEGIN UNTIL A BUILDING PERMIT IS OBTAINED.

Applicant must sign:  Date: Jun 22, 2011

Randy Barber - Building Official  
Building Department

George Patterson  
Mayor of Oxford



8/17/11

Historic Preservation Commission  
107 Courthouse Square  
Oxford, MS 38655

Re: 631 Van Buren Ave

Dear Sir or Madam:

Visual inspection found the front porch has deflection on band and possibly beam supporting the roof; the flooring appears rotten and possible structural damage. The rafters on the addition on north side of house are overspanned and must be replaced. The sewer line on this addition is above ground and must be placed in ground at 12" depth.

After reviewing the pictures and report prepared by Brough & Stephens, structural engineers, it appears the foundation and brick piers under the house are in need of repair. After years the mortar joints have deteriorated to sand compromising structural integrity, which could affect stability of house. Several wood floor joists are touching the ground which would be prone to termite infestation of walls and floor of the house.

The residence would be considered unsafe due to structural deterioration but could be restored with major renovations.

Sincerely,

A handwritten signature in black ink that reads "Randy Barber". The signature is written in a cursive, flowing style.

Randy Barber  
Building Official

Application For  
Certificate of Appropriateness

Demolition Request  
(631 Van Buren Ave)

June 22, 2011

Oxford Historic Preservation Commission  
107 Courthouse Square  
Oxford, MS 38655

Historic Preservation Commission:

First Baptist Church of Oxford is making application for a Certificate of Appropriateness for the demolition of the structure located at 631 Van Buren Avenue. The church purchased this property in December 2010. This request is made under the "Public Safety Exclusion" found in Section 54-31 of the Historic Preservation Ordinance (August, 2009) whereas the structure has fallen to the calamity of deterioration to such an extent that it can neither be repaired nor restored. Further, the structure cannot be relocated to another site.

A landscaping plan has been developed for the property of the application (Parcel 286) and the adjacent lot (Parcel 287) owned by First Baptist Church.

First Baptist Church does not have immediate plans for use of the property other than to remove the structure and landscape the lot. Any plans in the future would have to be approved by this Historic Preservation Commission and the Planning Commission.

Robert B. Allen



Administrative Pastor  
First Baptist Church  
Oxford, MS

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OXFORD HISTORIC PRESERVATION COMMISSION

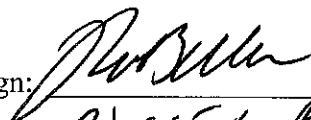
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Applicant must sign:

  
Administrative Pastor

Date: Jun 22, 2011

## Brief History of First Baptist Church

First Baptist Church of Oxford was established in 1842 and built its first building in the area of Madison and 13<sup>th</sup> St. in 1850. In 1882 the church relocated and built a building on the corner of 9<sup>th</sup> St. and Van Buren Avenue where the current parking lot is located. In 1950 the church broke ground on a new facility across the street on the south side of Van Buren Avenue and occupied the building on January 13, 1952. A Christian Life Center was constructed in 1981. In 2002 the church completed a renovation and new construction of expanded educational facilities. In 2012 First Baptist Church will celebrate its 170<sup>th</sup> anniversary of ministering in the Oxford community.





State of Mississippi  
 Department of Archives and History  
 P.O. Box 571  
 Jackson, MS 39205

HISTORIC RESOURCES INVENTORY

1.a. Property Name, Historic		14. MDAH Inventory Code 417
1.b. Property Name, Common		15. County Lafayette
2. Property Address 631 Van Buren Avenue		16. City Oxford
3. Legal Description 86Q:182A		20. USGS Quad Map
19. Ownership private	22. Condition fair	21. UTM Reference
4. Former/Historic Uses residence	5. Present Use residence	24. Principal Materials frame
6 & 7. Significant persons, events, themes, including dates of association		
8. Date of Construction ca. 1895	9. Historic Changes porch ca. 1920	23. Post Historic Changes
10. Architect	11. Builder/Contractor	25. Architectural Style Queen Anne
13. Outbuildings or Secondary Features (use sep. form if important)		
12. Brief Description: One-story, three-bay, frame gable and wing cottage with Queen Anne influence, built ca. 1895 and modified with Craftsman influence in ca. 1920. Cross gable roof covered with asphalt shingles, with box cornice and exposed rafter tails. Exterior walls covered with weatherboard siding; gable end covered with octagonal pattern wood shingles. Windows are 2/2 double-hung sashes, some in pairs. Partial-width, hip roof porch supported by brick piers with a closed brick		
30. Historical Information: This structure first appears in the Sanborn maps series for 1895; however, earlier map series did not extend this far west.		
31. Historical Contexts:		
33. Sources of Information:		

MISSISSIPPI HISTORIC RESOURCES INVENTORY  
Page 2

32. Additional Remarks or Information: #12, continued: balustrade.  
Entrance contains a solid replacement door topped with a two-light transom.

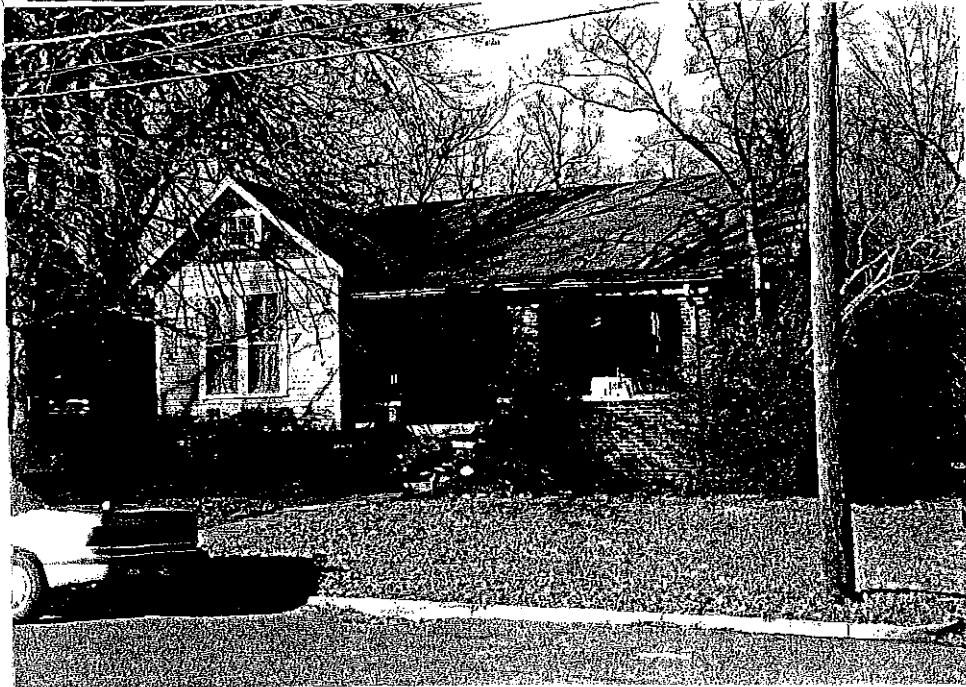
35. Owner's Name and Address

36. Photographer/Source John Hopkins	37. Photo Roll/Frame 3560:13	38. Photo Date January, 2000
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39. Form by Hopkins & Associates, Memphis, TN

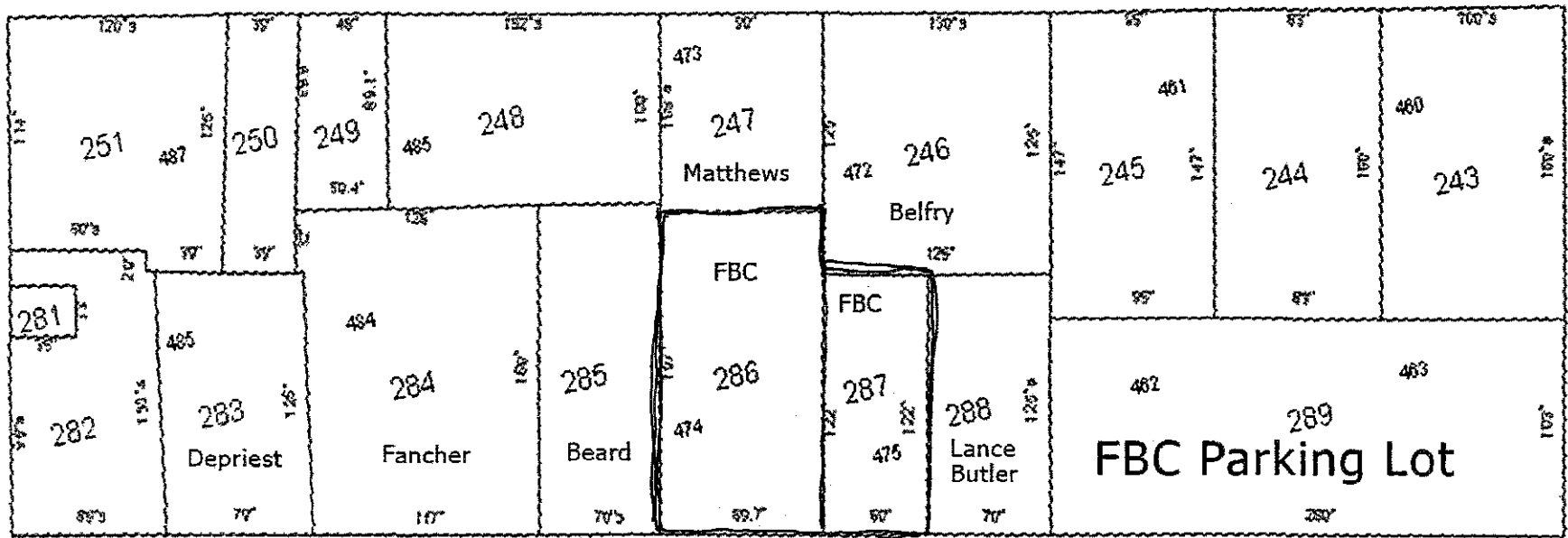
40. Survey Project Oxford	Date of Form January, 2000
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Attach Photograph



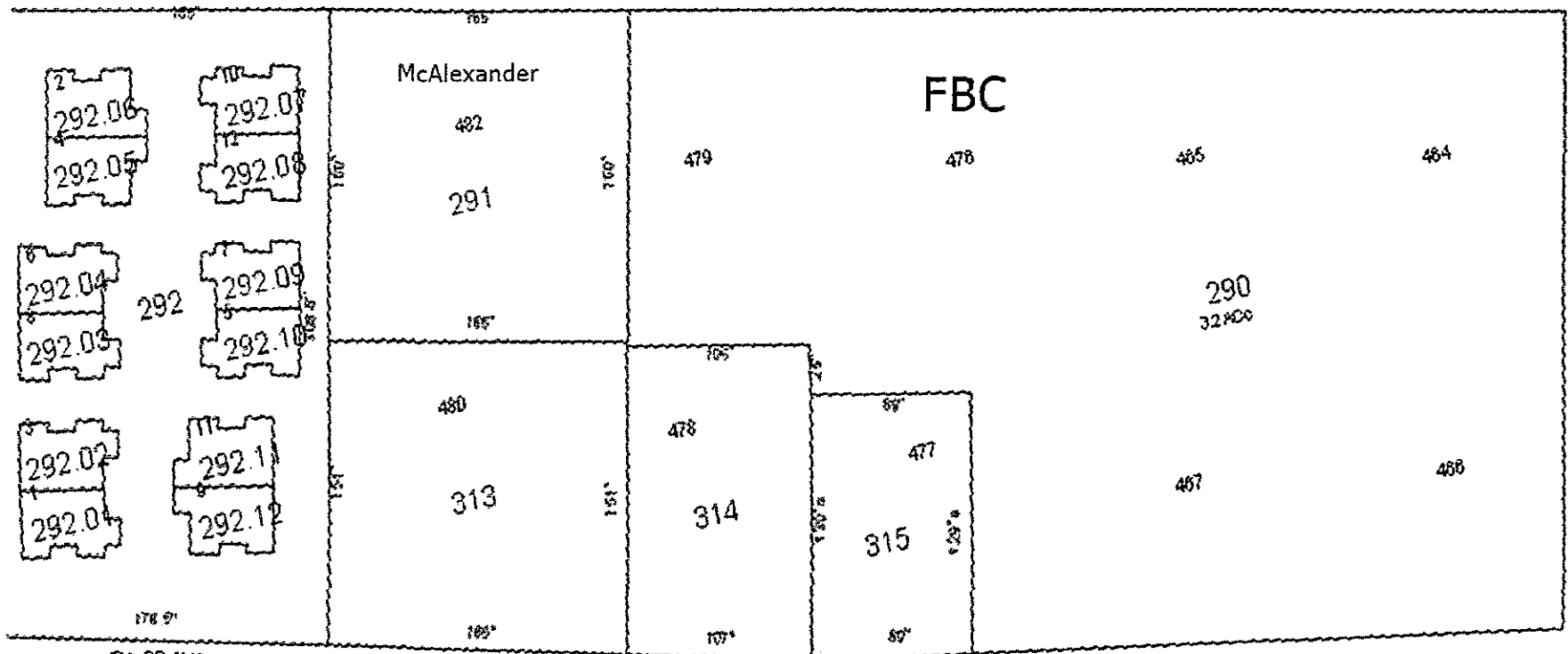
MDAH INFORMATION

26. Category
27. Functional Type
28. Registration Status/Dates  
 NHL  
 Listed NR  
 In NR District  
 Federal DOE  
 State Landmark  
 Local Landmark  
 In Local District  
 HABS/HAER
29. District Name  
 Rating C/N C  
 Inventory #
42. Other HPD Information
43. Evaluation  
 a. Already Listed NR  
 Individually Eligible  
 Eligible if Restored  
 Contribute to District  
 Apparently Not Eligible  
 Insufficient Information  
 Not Extant
- b. Area(s) of Significance
- c. Evaluated by/date



VANGUREN AVE

VANGUREN AVE



TYLER AVE

TYLER AVE

TYLER AVE

S 4TH ST

# *Brough & Stephens, Inc.*

CONSULTING ENGINEERS - STRUCTURAL  
5050 POPLAR AVENUE, SUITE 1020, MEMPHIS, TN 38157-1020  
PHONE (901) 684-1112 FAX (901) 684-1114

April 15, 2011

Robert Allen  
First Baptist Church  
800 Van Buren Ave.  
Oxford, MS 38655

Re: Job #11-125  
631 Van Buren Ave.

I made an inspection at the above referenced address on March 17, 2011. This was a single family residence on a conventional wood joist foundation.

It is my understanding that the original structure was built circa 1895. Modifications were made to the front of the house circa 1920. These changes appeared to be a porch addition and possibly an addition to the front left of the house. (Photo 1)

At what was likely a much later date an addition was constructed at the right rear of the house on a concrete block and slab foundation. (Photos 2 & 3) There had apparently been modifications to the rear porch and at the left rear of the house.

The area between the exterior brick piers had been filled in with clay tile blocks.

During my inspection, the following items of structural concern were observed.

- 1) Thru-out the original structure brick piers had deteriorated. The damage was severe, including leaning and collapsed portions of the piers and missing grout. (Photos 4, 5, & 6) Bricks had deteriorated to the point that pieces would easily break off by hand. (Photo 7) In some areas additional block piers and wood beams had been added for additional support. (Photo 8)

Due to the deterioration of the piers, major replacement and repair of the support structure would be required. Due to the limited access near the rear of the house, removal of the floor would likely be required to make repairs in this area.

- 2) The right wall of the house was leaning out. This appeared to be at least partially due to the failure of the brick piers. (Photo 9)
- 3) Wood stud walls enclosed the crawl space at the right front of the house. This framing appeared to be constructed in contact with the ground. (Photo 10)

April 15, 2011  
Robert Allen  
First Baptist Church  
Job #11-125  
631 Van Buren Ave.  
Page 2

- 4) There had been water/termite damage of the framing at the front porch. (Photo 11) There was missing siding and deterioration of the wood framing at the corner of the porch. (Photo 12) The framing had noticeable deflections and the decking was in poor condition. Brick walls at the front steps had collapsed.
- 5) Porch ceiling had recently been painted. The new paint appeared to have covered deterioration of the wood. (Photo 13)
- 6) Wood beams at the front porch had noticeable sagging. (Photo 14)
- 7) Thru-out the house there were noticeable deflections of the floor framing. At the left rear corner framing was near or in contact with the ground. There was water damage to joists, but due to limited access the full extent could not be determined. (Photo 15)
- 8) Roof framing was 2 x 4 rafters at approximately 20" on center. Repairs had been made to some rafters with the addition of 2 x 6's. There were no collar ties installed. (Photo 16)

It was also noted that there was no insulation in the ceiling.

- 9) A bathroom had been added at the left rear. There were signs of damage to the wood ceiling. (Photo 17)

Although not a structural issue, drain lines from this area were run on the surface of the ground along the left side of the house. (Photos 18 & 19) Drains had no protection to prevent breakage of the lines.

- 10) There was damage to wood window frames and trim around the house due to a long term lack of maintenance. It could not be determined whether there was damage to the wall framing. (Photo 20)

Major repairs would be required to the structural support system of this house. The primary concern is the deterioration of the piers. The majority of the house would need to be re-supported.

April 15, 2011  
Robert Allen  
First Baptist Church  
Job #11-125  
631 Van Buren Ave.  
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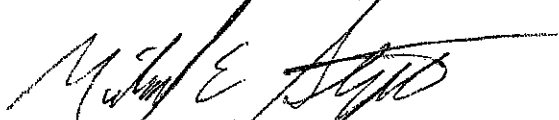
Due to the close ground contact at the rear of the house, it would be extremely difficult to make the required structural repairs.

The possibility of moving this residence was discussed. Due to the different ages and types of construction, the house would likely have to be disassembled into its various sections. Due to the age of the house and lack of bracing it is unlikely that the structure would remain intact during a move.

Only the above noted items were a part of this inspection. Opinions and recommendations are based on conditions at the time they were observed. If you have any questions, give me a call.

Sincerely,

BROUGH & STEPHENS, INC.

  
Michael E. Stephens, PE  
Mississippi PE #14805

MES:lr



Photo 1



Photo 2



Photo 3



Photo 4

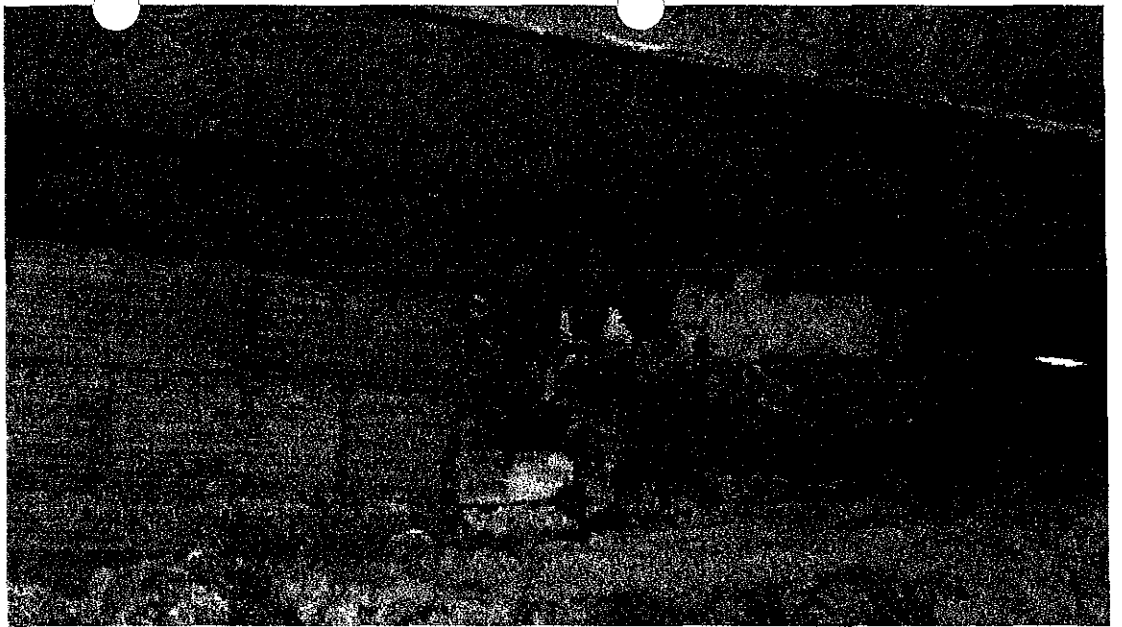


Photo 5

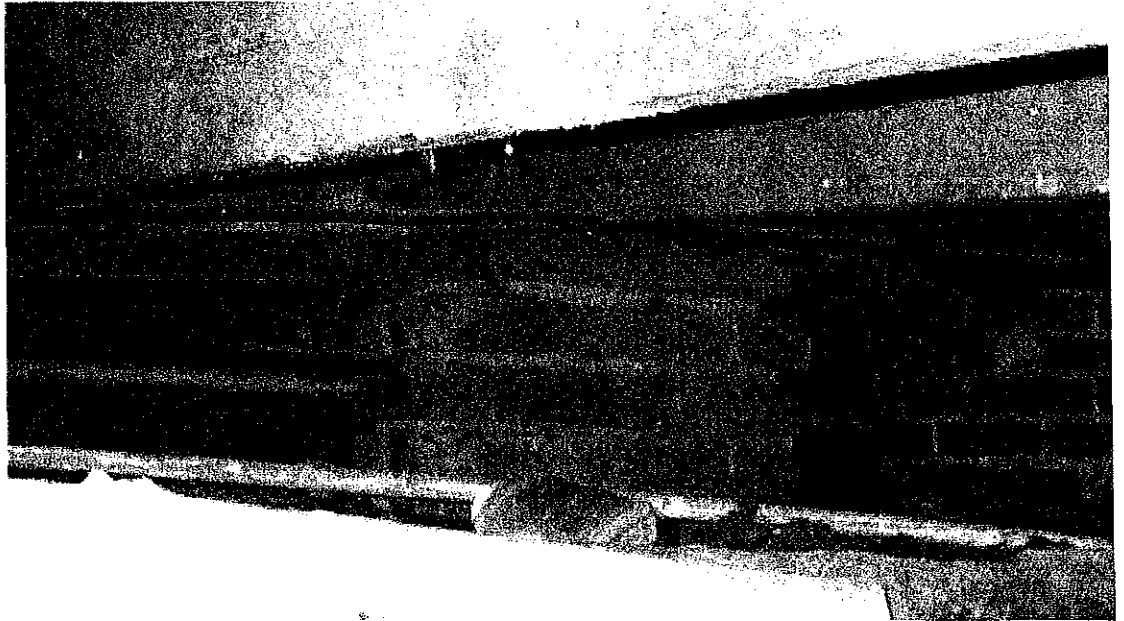


Photo 6





Photo 7

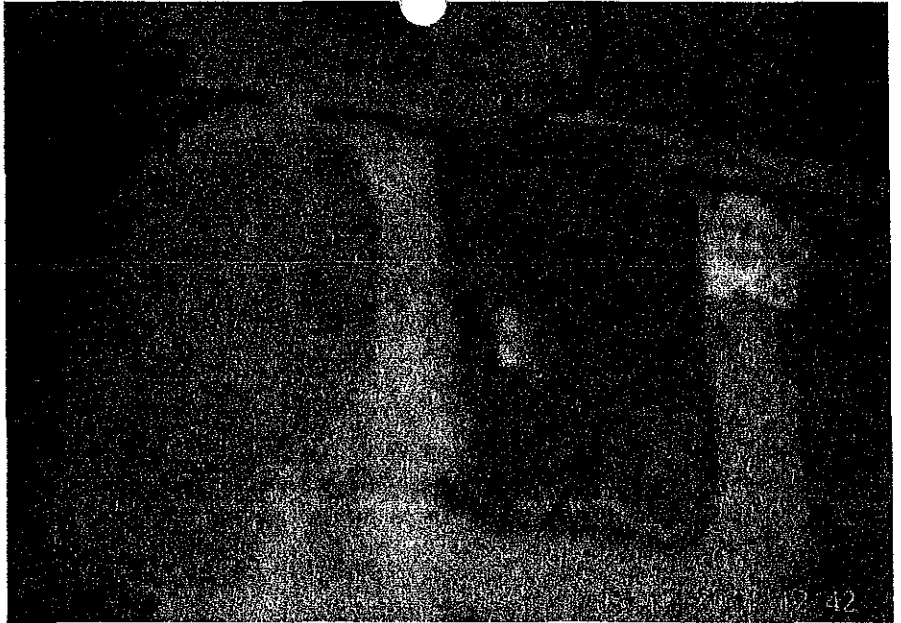


Photo 8



Photo 9



Photo 10

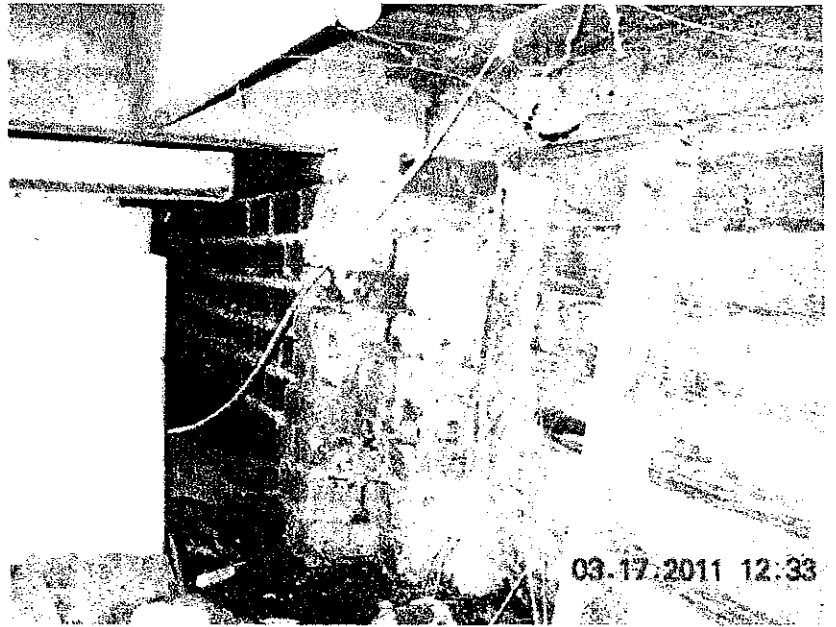


Photo 11

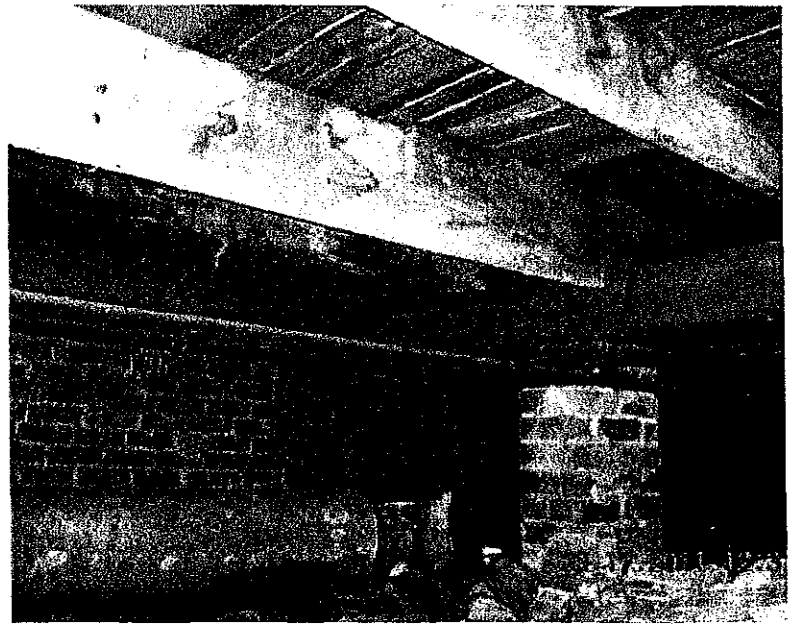


Photo 12



Photo 13

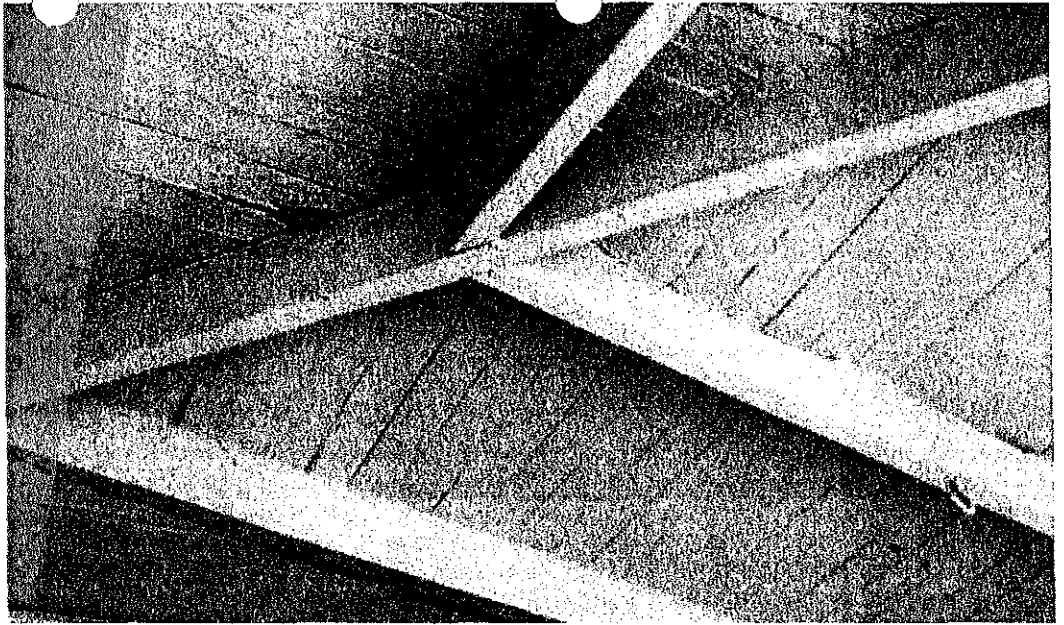


Photo 14



Photo 15



Photo .6

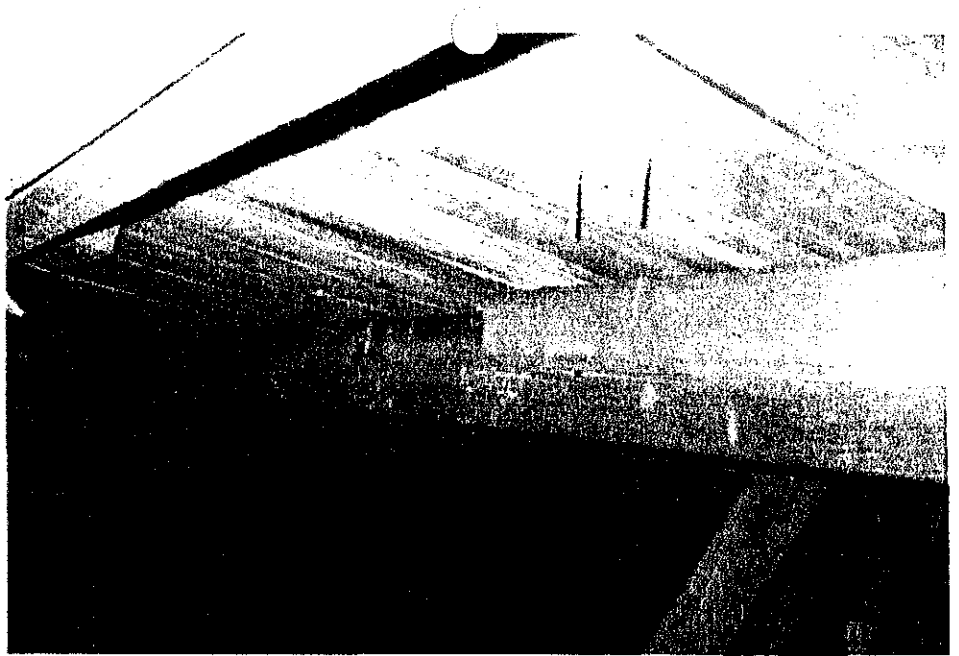


Photo 17

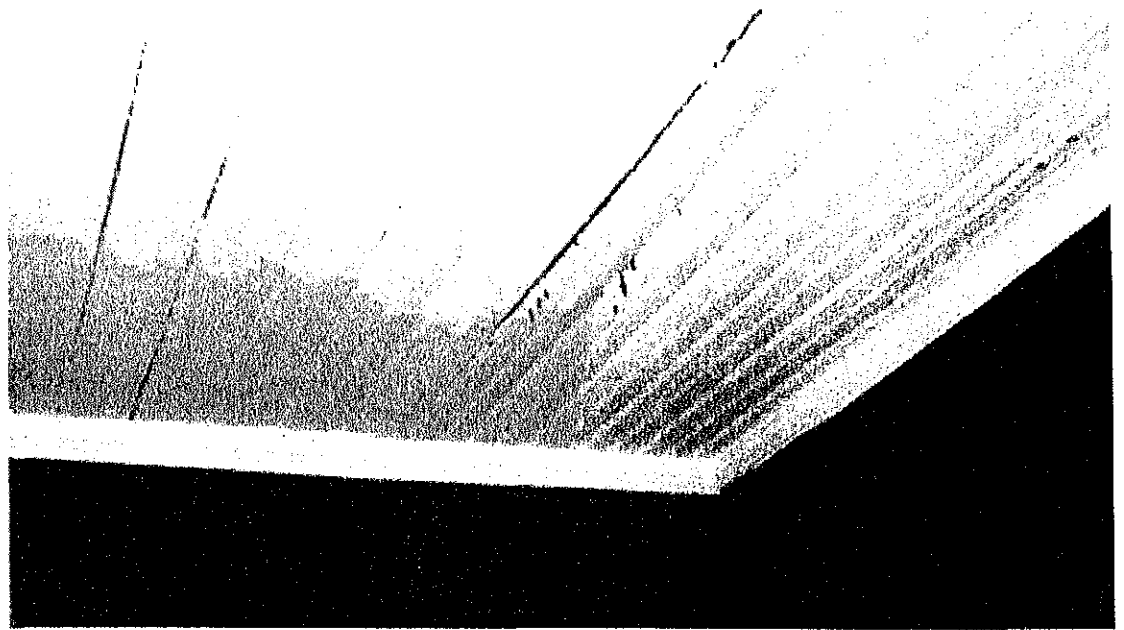
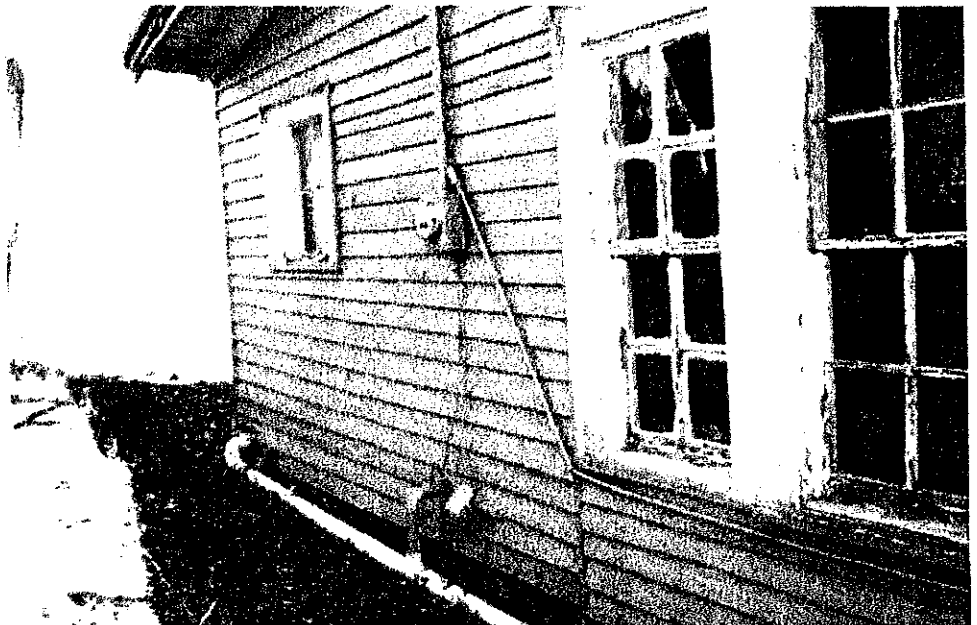


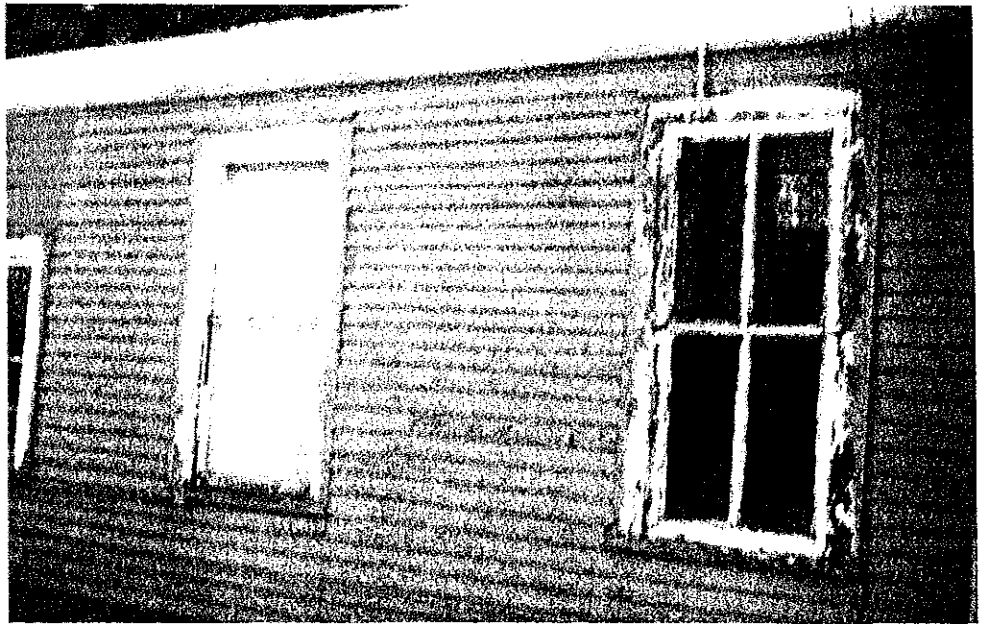
Photo 18



F. Jto 19



Photo 20



# **Harrington House Movers**

**142 Lakeside Drive**

**Houston, MS 38851**

**662-456-5629 or 662-456-6379**

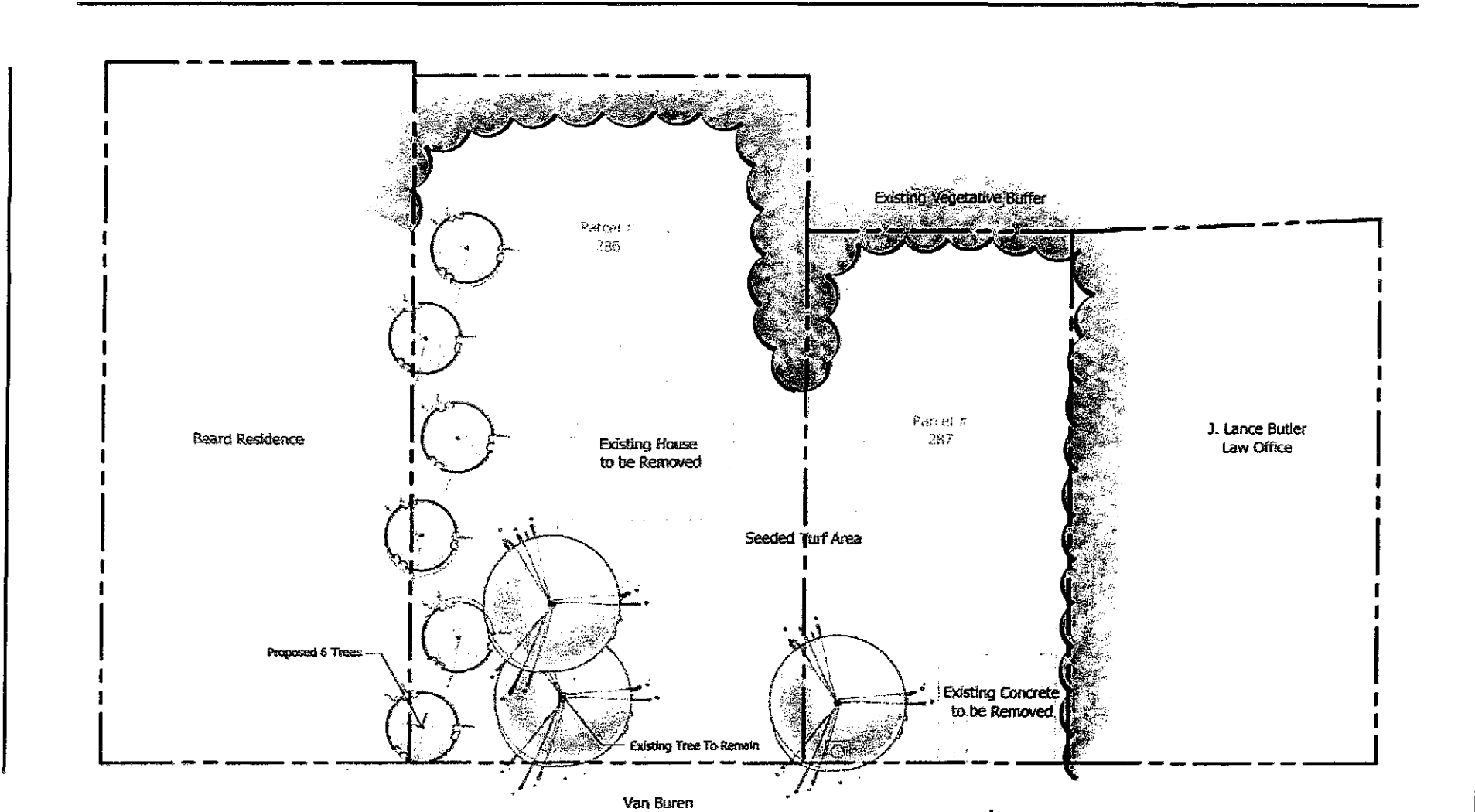
On June 14, 2011, I inspected a house located at 631 Van Buren Avenue, for the possibility of relocation. It is of my opinion that the home was constructed in late 1800's with possibly two additions made in early 1900's. Due to the size and poor condition of the home the possibility of relocation would be very limited. The top must be removed and single story would have to be split; therefore, weakening an already unsteady structure. For that reason, it is of our opinion that this move would be too risky, all liabilities on structure must be waived and this is a practice we do not encourage. Thank you for the opportunity to serve you and please contact us for any further assistance.

  
Delane Harrington

June 14, 2011

**Demolition Plan For Structure  
Located at 631 Van Buren Ave.**

Demolition will take place in accordance with all city ordinances. Debris from the demolition will be loaded onto dump trucks and carried to an approved landfill. Erosion protection will be installed on all the unprotected dirt areas. With the church owning the adjacent lot, work can take place without impeding traffic on Van Buren Ave. Landscaping of the lot will take place immediately upon removal of the structure.



\*Both Lots are to have automatic irrigation installed

SHEET  1	Scale: 1" = 20'-0"	Landscape Plan	FBC Oxford  Oxford, Mississippi	CHC Design Group, LLC 603 S. Central New Albany, MS Phone: (662) 534-9280 Fax: (662) 534-0032
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**Petition In Support of Demolition  
of Structure Located at  
631 Van Buren Ave.**

We the following residents and property owners support the request of the owner (First Baptist Church) of the property located at 631 Van Buren Ave to demolish the structure and landscape the lot.

Name	Address	Date
Kathrine Beard	621 Van Buren	6/17/11
Julia Allen	629 Tyler	6/17/11
<del>John McDaniel</del>	611 Van Buren	6/24/11
Jacob Miller	624 Van Buren	6-24-11
Forest Horta	305 9th St	6-24-11
David Mackay	706 Jackson	7-23-11
Lance Butler	707 Van Buren	6/27/11