

JEFFERSON COUNTY PVA

2130 NEW MAIN ST

Mailing Address	107 W MARKET ST, LOUISVILLE, KY 40202-1331
Owner	GREEN JACKIE L
Parcel ID	070F00250000
Land Value	\$25,100
Improvements Value	\$0
Assessed Value	\$25,100
Approximate Acreage	0.1015
Property Class	510 RES 1 FAMILY DWELLING
Deed Book/Page	11302 429
District Number	100023
Old District	05
Fire District	CITY OF LOUISVILLE
School District	JEFFERSON COUNTY
Neighborhood	301117 / PAYNE DISTRICT
Home Rule City	Urban Service District
Sheriff's Tax Info	View Tax Information
County Clerk	Delinquent Taxes ↗



Area Type	Gross Area	Finished Area
Main Unit	-	750
Basement	0	-
Attic	NONE	0
Attached Garage	-	n/a
Detached Garage	-	n/a

All measurements in square feet.

Sales History

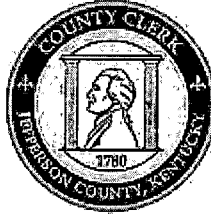
Deed Book/Page	Price	Date	Previous Owner
11302 429	\$23,000	12/06/2018	OCKER JAMES K
7588 0179	\$45,000	01/26/2001	OCKER JAMES KEITH
6815 0922	\$45,000	11/13/1996	NICHOLS HELEN

Property is assessed per KRS 132.20 on January 1st of each year. The current year assessments are updated and posted on the website in mid April. Information deemed reliable but not guaranteed. Data last updated: 03/12/2022.



Built by VIA Studio

Help



Bobbie Holsclaw
Jefferson County Clerk's Office

As evidenced by the instrument number shown below, this document
has been recorded as a permanent record in the archives of the
Jefferson County Clerk's Office.



INST # 2018285535

BATCH # 159712

JEFFERSON CO, KY FEE \$17.00

STATE OF KY DEED TAX \$23.00

PRESENTED ON: 12-06-2018 8 02:12:47 PM

LODGED BY: PAUL CONWAY

RECORDED: 12-06-2018 02:12:47 PM

BOBBIE HOLSCLOW

CLERK

BY: SHERRI SCHULTZ

RECORDING CLERK

BK: D 11302

PG: 429-432

3+
23.00

MAIL TAX BILL, IN-CARE-OF:

JACKIE L. GREEN

107 West Market Street

Louisville, Kentucky 40222

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED between **JAMES K. OCKER** and **CINDY JO HORNBACK**, husband and wife, **Grantors**, with a mailing address of 2130 New Main Street, Louisville, Kentucky 40206 to **JACKIE L. GREEN**, a married person, **Grantee**, with a mailing address of 107 West Market Street, Louisville, Kentucky 40222 is dated this 4th day of December, 2018.

WITNESSETH: That for a valuable consideration in the sum of \$22,542.42, the receipt of which is hereby acknowledged, the Grantors do hereby sell and convey unto the Grantee, in fee simple, with Covenant of GENERAL WARRANTY, the following described property known as 2130 New Main Street, Louisville, Jefferson County, Kentucky, to-wit:

BEGINNING at a point in the South Line of New Main Street, 875 feet East to the Southeast Corner of Bellaire Avenue and New Main Street; thence Eastwardly with South line of New Main, 25 feet and extending back Southwardly between lines at right angles to New Main Street.

Being the same property conveyed to James K. Ocker and Cindy Jo Hornback, husband and wife, by Quitclaim deed dated January 26, 2001 of record in Deed Book 7588, Page 179, in the Office of the Clerk of Jefferson County, Kentucky.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The Grantees join this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

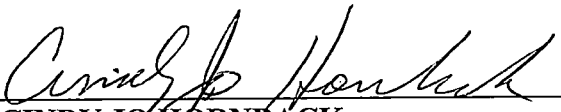
The Grantors further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free and clear of all encumbrances, except roads, highways and other public rights of way, easements and restrictions of record, zoning laws affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2018, which said taxes shall be prorated between the parties hereto and all future State, County, City and School taxes thereafter shall be assumed and paid by the Grantees.

IN TESTIMONY WHEREOF, witness the signature of the **Grantors** on this 4th day of December, 2018.

GRANTORS:



JAMES K. OCKER



CINDY JO HORNBACK

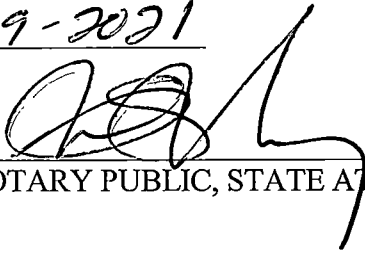
STATE OF KENTUCKY

COUNTY OF JEFFERSON

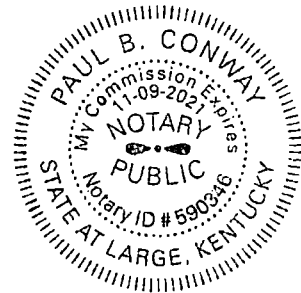
I, a Notary Public, within and for the State and County aforesaid, hereby do certify that on the 4th day of December, 2018, the foregoing instrument was produced to me in said State and County by James K. Ocker and Cindy Jo Hornback, husband and wife, Grantors, and was acknowledged and sworn by them to be their voluntary act and deed.

IN WITNESS WHEREOF, I hereunto affix my signature this 4th day of December, 2018.

My Commission Expires: 11-9-2021

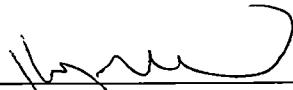


NOTARY PUBLIC, STATE AT LARGE, KY



IN TESTIMONY WHEREOF, witness the signatures of the **Grantee** on this 4th day of December, 2018.

GRANTEE:



JACKIE L. GREEN

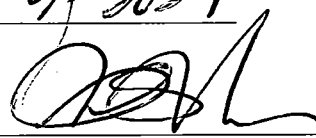
STATE OF KENTUCKY

COUNTY OF JEFFERSON

I, a Notary Public, within and for the State and County aforesaid, hereby do certify that on the 4th day of December, 2018, the foregoing instrument was produced to me in said State and County by Jackie L. Green, a married person, Grantee, and was acknowledged and sworn by them to their voluntary act and deed.

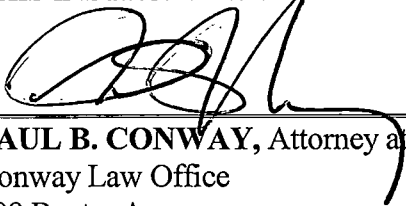
IN WITNESS WHEREOF, I hereunto affix my signature this 4th day of December, 2018.

My Commission Expires: 11-09-2021

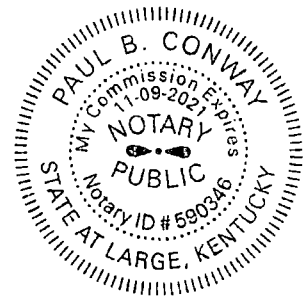


NOTARY PUBLIC, STATE AT LARGE, KY

THIS INSTRUMENT PREPARED BY:



PAUL B. CONWAY, Attorney at Law
Conway Law Office
608 Baxter Avenue
Louisville, KY 40204
(502) 749-3600



BILL MUST BE PRINTED IN PORTRAIT VIEW IN ORDER FOR PROPER BILL PROCESSING.

Property ID:	Property Owner:	Tax Year:
05070F00250000	GREEN JACKIE L	2021
Property Location Address:	107 W MARKET ST	Invoice Number:
2130 NEW MAIN ST	LOUISVILLE KY 40202	2212100
Property's Taxable Assessment:		Mortgage Company Name:
\$25,100.00		
	Gross (Base) Amt: \$368.87	
Scan Line: 05 070F 0025 0000 2212100 81 0000000000 0000000000 0000000001		
Homestead Exemption Amount:	\$0.00	
Disability Exemption Amount:	\$0.00	
Payment Periods	Amount	If Paid By:
Discount Amount:	\$0.00	
Gross (Base) Amount:	\$0.00	
5% Penalty Amount:	\$0.00	
10% + 10% Penalty Amount:	\$0.00	
Amount Paid:	\$361.48	
Paid on: (or refunded/modified)	11/19/2021	
Balance Due:	\$0.00	

*** Costs of rehabbing the 705 sq ft (interior dimension) residence at 2130 New Main Street							
REBUILD 2+ FEET TO THE WEST							
\$150.00 / sq ft Local building costs - \$90 to \$190 per square foot (excluding site work)							
705 sq ft (interior dimension)							
\$106,000.00 (plus architectural services, demolition and site work)							
	\$10,000.00		demolition				
	\$10,000.00		site work				
	\$3,000.00		architectural services				
IN PLACE REHAB WITHOUT DEMOLITION							
\$3,000.00			architectural services				
\$300.00			Metro fees				
\$200.00			printing				
\$8,000.00			install french drains				
\$500.00			remove south chimney				
\$500.00			remove soffit, guttering & fascia				
\$20,000.00			remove and later rebuild roof, or, build temporary foundation allowing jacking up roof				
\$5,000.00			jack up roof				
\$4,000.00			remove siding and flooring allowing the removal and replacement of floor joists, wall plates & studs				
\$4,000.00			remove and replace/sister floor joists, wall plates & studs				
\$25,000.00			remove significant portion of foundation and replace				
\$1,000.00			lower the roof				
\$3,000.00			rebuild south chimney				
\$6,000.00			remove and replace shingles				
\$13,000.00			replace clap board, soffit, fascia and guttering				
\$7,000.00			paint exterior				
\$8,000.00			repair flooring				
\$2,000.00			frame interior walls				
\$12,000.00			run electric and plumbing lines				
\$10,000.00			HVAC				
\$10,000.00			insulate				
\$14,000.00			drywall				
\$17,000.00			install plumbing fixtures, cabinetry and lighting fixtures				
\$5,000.00			doors, windows				
\$4,000.00			finish floors				
\$7,000.00			paint interior				
\$1,000.00			dumpsters				
\$187,000.00							
			plus general contractor's fees				
Add to the expense of rehabbing the costs of:							
- running new utility services (LG&E, LWaterC, MSD, telephone)							
- insurance, finance charges, increased taxes							
- perpetual rental management costs							
And we still have no maintenance access to the 2132 & 2130 adjacent walls.							

2130 New Main Street Urban Greenspace



2130 New Main Street

Clifton, Louisville KY

Seeking permission to demolish shotgun & salvage material due to excessive cost of rehab

Fatal flaws contributing to Economic Hardship include:

- ...neglect by previous owners
- ...proximity to adjacent USPO building
- ...surrounding lots, road, sidewalk and alley are higher ground

Guidelines of Economic Hardship

“In order to show that beneficial use of the Property or Structure cannot be obtained, the applicant must show that:

1. the Property or Structure cannot now be put to any beneficial use; and
2. bona fide efforts to sell or lease the Property or Structure have been fruitless; and
3. it is not economically feasible to rehabilitate the Property or Structure.”

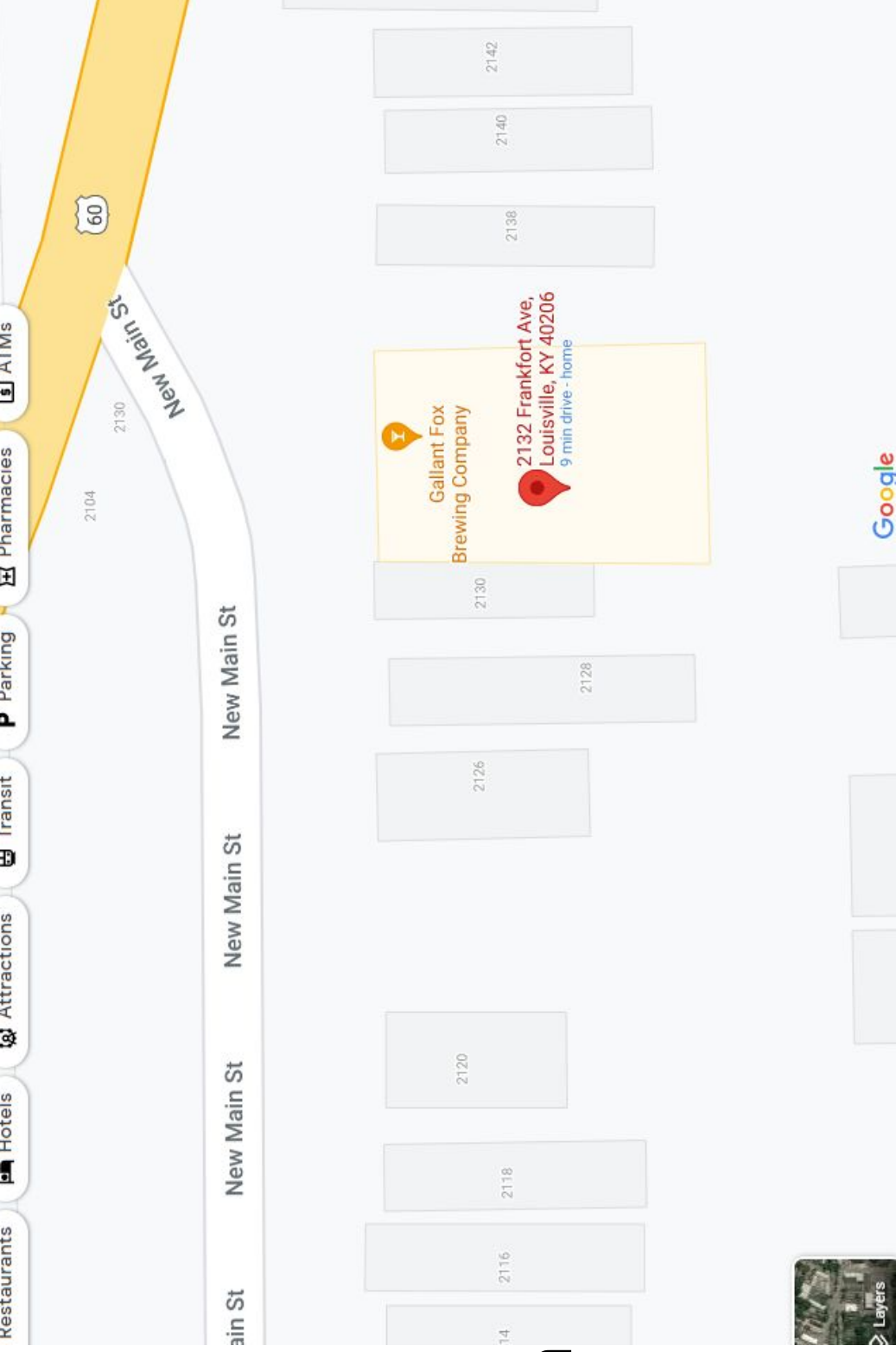
The following slides attest to the facts that:

1. the Property cannot be put to beneficial use in its current condition (or the condition at purchase);
2. efforts of the past two years to lease the Property have not been successful; and
3. it is not economically feasible to rehabilitate the Structure.”

“The test for economic hardship is not whether demolition or proposed new construction provides a better use or return, but whether denial of the owner’s request to demolish or build deprives the owner of any reasonable beneficial use.”

Given the current condition and the cost of rehab, denial of the request to demolish not only deprives the owner of any reasonable beneficial use, but it also jeopardizes the future of the adjacent historical building.

New Main
intersects
Frankfort
Avenue
at the RR
crossing.
2130 is on
the south
side of
New Main



2130 is the light gray roof to the left/west of the big white roof and to the right/east of the long darker gray roof. South of the little gray roof are the now demolished garage on the alley and the two additions.



This is the front of the shotgun at purchase - clad in aluminum siding.



A closer
picture at
purchase.
The siding
hides
many
problems.



In order to rule upon the future of this shotgun, it is imperative that the condition of the house **at purchase** be understood .

First, the condition of the structure dictates the cost of restoration.

Secondly, the condition of the house **at purchase** has bearing because I was accused in the public architectural review committee meeting of “demolition by neglect”. Which is not true.

And thirdly, the accusation of “demolition by neglect” was accompanied in the public architectural review committee meeting by accusations of being a “bad neighbor”. Also untrue.

The condition of the structures at purchase raises the question: “Why buy structures in such poor condition?”.

The previous owners approached me asking me to buy the property. We had been neighbors for 10 years. I own the property next door at 2132 New Main - the old USPO, the current Gallant Fox. The previous owners were both in terrible health and were about to lose their property to the bank. None of their relatives wanted anything to do with the property. So they turned to me for help in clearing the bank and back taxes. I bought the property, paid mortgage and taxes due, covered legal fees and closing costs, without ever having been inside the structures.

“Why buy structures in such poor condition?”

- 1- to gain access to the west wall of the USPO, thus limiting the damage done to the USPO building,
- 2- to replace the woefully neglected structures with greenspace,
- 3- to help a neighbor in need.

So we are going to do a walk-thru. These pictures were taken the week after the sale. We will begin at the front door and go thru each room to get a sense of the 'neglect' of the property. We will then examine the back exterior wall, which was the newest and driest exterior wall. We will then examine the front exterior wall. Then proceed to the interior.

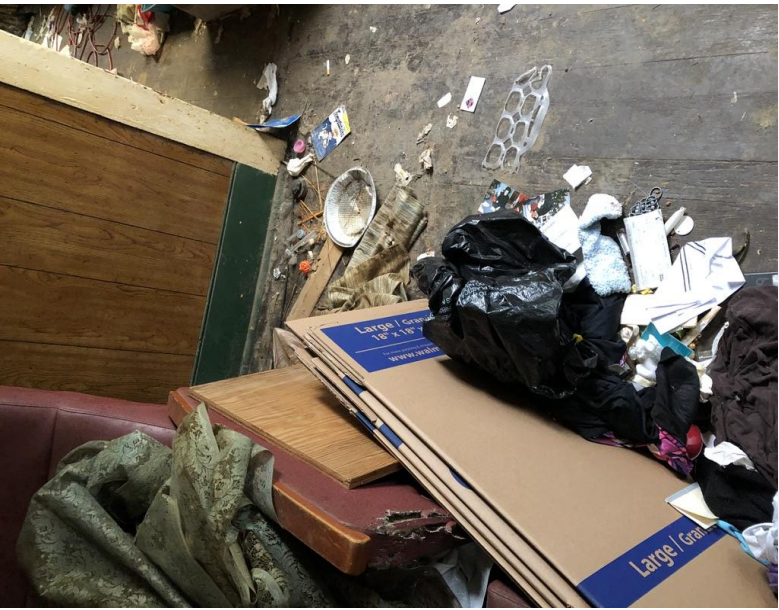
From inside the front door looking straight back the hallway. The hallway view is blocked by the open sidedoor. The house has a front room, two bedrooms, kitchen and bath - all in linear sequence. Every room serves as hallway. The brown splotches on the floor of the front room are cat feces. Cat feces is in every room and in the hall from the front door to the back door.





The left image is of the front room. The right image is in the doorway of the first bedroom. . The floor, cardboard and items are covered with cat feces. The reek of cat feces, some of it fresh, some months or years old, permeates the house. Still.







Second Bedroom

Still in the second
bedroom.

Beyond the quilt
nailed over the
doorway is the
kitchen.



Bowls of cat
food left on
the kitchen
floor







Every room was
graced with cat food
and cat feces.

And the fridge? !!!!!



The bathroom
floor has a
'clean' trail
worn thru the
cat feces.





The back yard.

That window looked into
the bathroom.

The lower right hand
door led to the
basement.

The upper left hand door
was accessed by steps.

The back steps



The SW
(back)
corner,
after
removing
some
aluminum
siding.



Rot and
mold.

This SW
corner was
the newest
and driest
corner of the
structure.



The CARC permitted the demolition of the two additions and the garage. All of which are newer than the shotgun.



So, we return to the front of the shotgun, the oldest part of the structure. This is before we removed the aluminum siding to evaluate the condition of the structure. Note the damage below the east (left) window. The crowning above the window fell off soon after this picture was taken.





The NW corner of the shotgun is rotted out. The front door's storm door is blocked by the upturned aluminum siding.

The other corner of the storm door. The wall stud has rotted. The plate it rested on has rotted and blown away.



The same stud. The bricks behind the stud are holding up the floor joists. The neglect of the structure clearly pre-dates 2019.





Note the
lack of
mortar
between
bricks.



Reports from the structural engineer and the termite inspector, as well as the rehab costs spreadsheet are available and supplement the photos of this presentation.

Note the
bricks
supporting
the floor
joists.



More rotted
studs, no
plate, bricks
supporting
the floor
joists, and
another
window
weight.







Even the floor joists are rotted away, left suspended above the well intentioned brick.











We have
worked
our way to
the NE
corner.



The N wall hangs, suspended in mid air. Removal of the aluminum siding to the E/left of the window revealed the interior lathing and plaster.







The USPO was built @1950. The distance between the two structures is about two inches. For years the slope of the shotgun's roof directed rainwater between the two structures.



While the flow of water has been corrected by removing the buildup of leaves and installing flashing to carry water to the back of the shotgun, the damage to the two walls remains unseen and inaccessible.



Now we are on the roof of the shotgun. The block wall to the east/right is the west wall of the USPO. The valley formed by the wall and roof collected leaves. Any water not soaked up by the leaves flowed on down between the two structures.



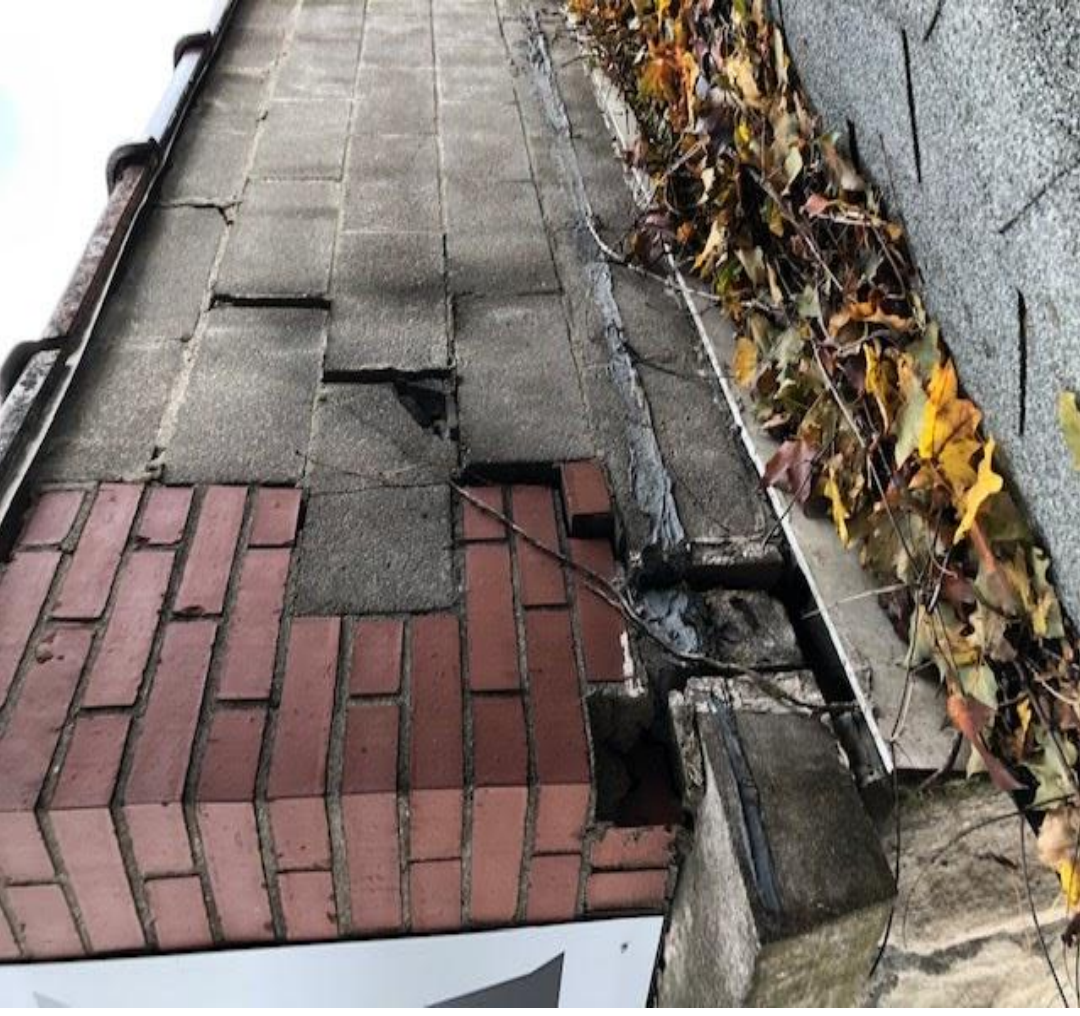
Seventy years of water between the structures resulted in visible damage to the USPO wall and invisible damage to the walls and foundations below the 'valley'.



Damage
visible
behind the
foliage at the
front corner
of the USPO



This image was taken after removing the accumulated debris and installing flashing. You can see a week's worth of fall maple leaves in the 'valley'. While leaf removal is a weekly contest in autumn, the bigger issue is the damage to the wall (and hopefully not the foundation) of the USPO.



This close up shows a horizontal line of roofing tar running parallel with the roof line of the shotgun. That line suggests some structural feature - perhaps an earlier effort to protect from water damage. A failed effort.



The west wall and foundation of the USPO need to be accessible below the 'valley'. The only way to gain access is by demolishing the east wall of the shotgun.



Note the green growth and damage to the limestone in the next couple of slides.





Replacing the missing mortar of the brick and the stone can be done only on the accessible north wall. The west wall is inaccessible..





Let's move indoors and
see the damage to the
structure.

This is the south chimney - at floor level. Even as an interior feature, it has not weathered well. Inferior brick?





Other
interior
sides of
the
same
chimney
.



This is the original exterior wall. It became an interior wall when the addition was built. Note the condition of the chimney base in the top right hand corner. That is the same chimney we saw in previous slides.



This is the other side of the same wall. It serves as the back foundation of the shotgun. This side of the wall has always been an interior wall. Humidity, inferior material and time have taken a toll.



To find out
where the
water and
humidity are
coming from,
we enter the
door into the
basement.



To the left, just
inside the
basement door.
More humidity
issues



We step into the second 'room' to find standing water. You can see the light from the window reflecting off the water.



That water pools at
about $\frac{1}{2}$ to 1 inch in
depth.



The valley on
the roof is not
the only
source of
water flowing
to the shotgun.



Water is also introduced to the site from the surrounding properties, the sidewalk, road and alley - all are a higher elevation than the 2130 lot.



Compare the height of the window sill to the threshold of the USPO door. The parking lot of the USPO is a foot higher than the front yard of 2130. The sidewalk and the road are eight inches higher. The front yard of 2128 (to the west/right) is a bit higher. All that rain and melted snow find their way to the lowest spot - the front yard of 2130 New Main Street and then it begins a surface and underground migration into the shotgun's basement.



A closer view
for comparison
between the
height of the
window sill and
the threshold of
the USPO
door.



The bottom of the USPO door is the shiny horizontal line seen between the fence slats. Note how much lower the yard is.



There are two four inch steps on this side of the front gate stepping up to the sidewalk on the other side of the gate. The road is the lighter color beyond - and clearly even higher.



The front yard has begun to sink lower than the walk leading to the front door. Along with the rain and melted snow, the soil is infiltrating the basement.



If the surrounding area
had been the same
elevation of the 2130 lot,
...if the USPS had not
built adjacent to the east
wall of the shotgun, ...if
the house had been
maintained over the past
70 years, ...



Three different signs and online listings (facebook, Craigslist) produced a lot of residential and commercial interest, until the discussion turns to the cost of rehab *** , compliance with the historical standards, and the lack of commercial zoning.

How does one lease a structure valued by PVA at \$0.00?



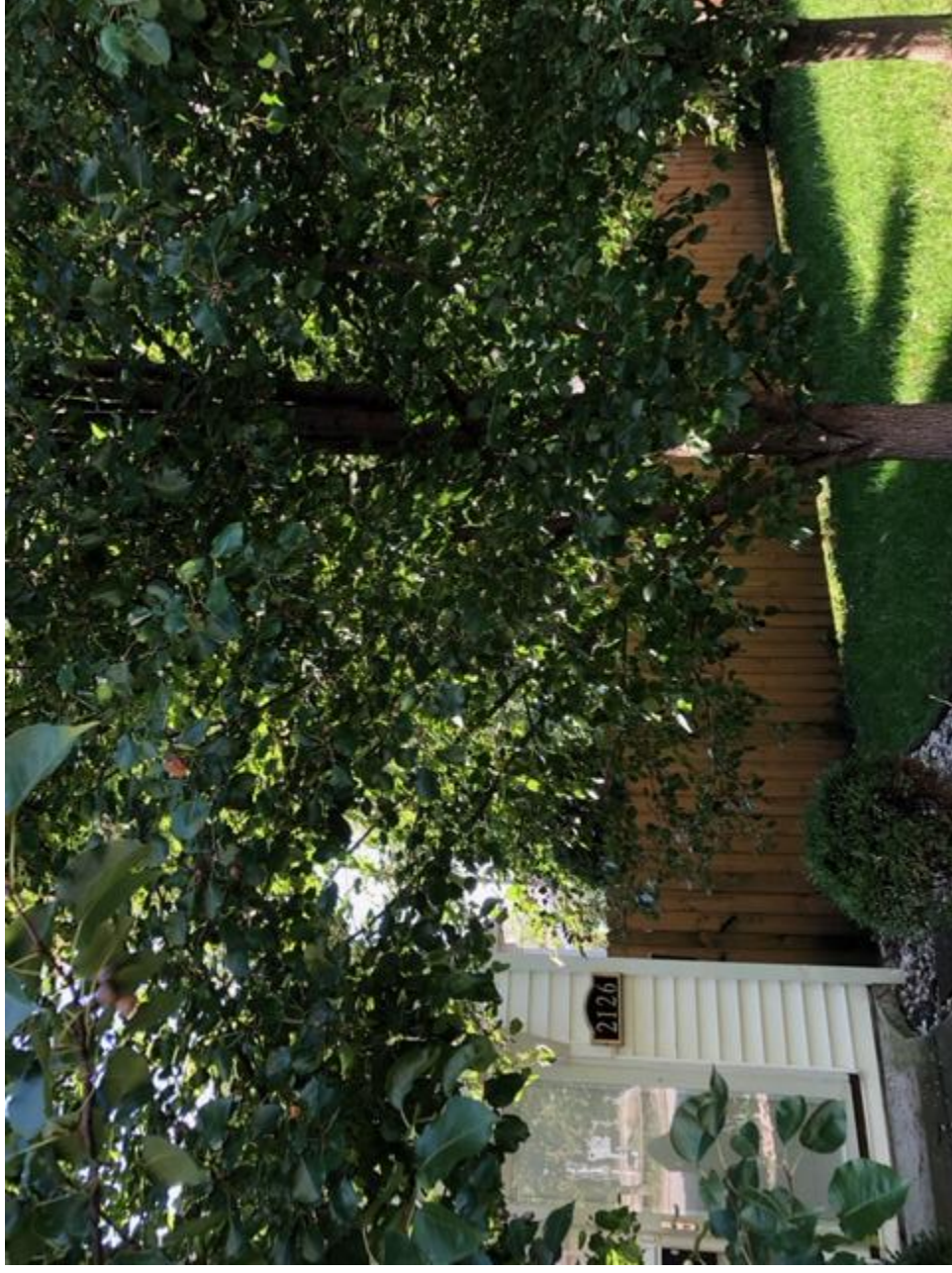
There is currently no gentle transition between the commercial 1950s strip mall USPO architecture and the residences. The incompatibility of the two is abrasive.



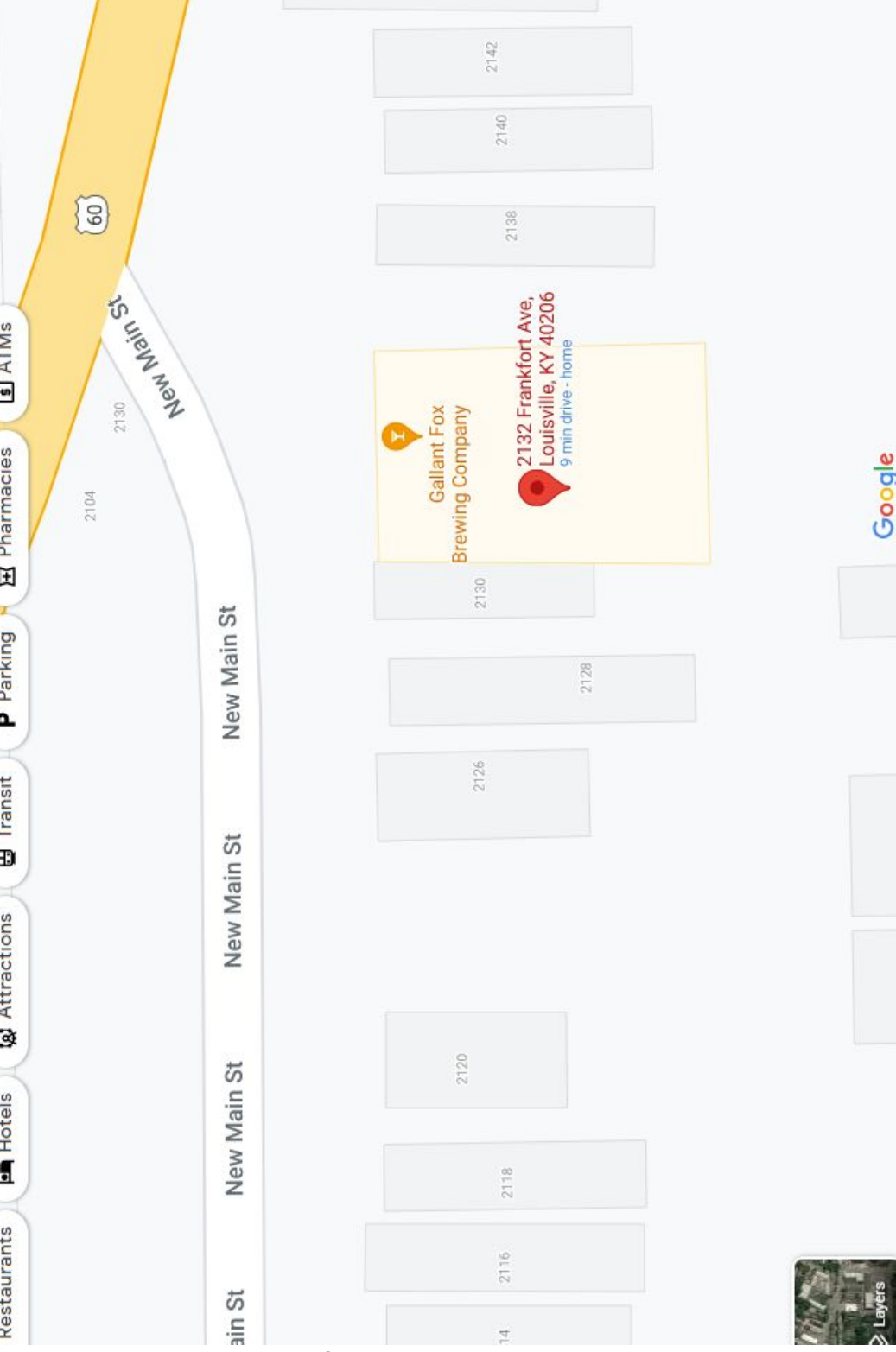
It was suggested that removing the shotgun diminishes the fabric of the neighborhood. The next few slides are a review of the neighborhood. Two of the immediate neighboring houses (2126 and 2120 New Main Street) have side yards. Replacing a jarringly juxtaposed structure with greenspace is very much in character with the neighborhood. The new greenspace provides a lovely buffer between the 1950s commercial strip mall architecture and the residential elements of New Main.

The Area
Site Map
shows the
side yards of
2120 and
2126 New
Main Street.

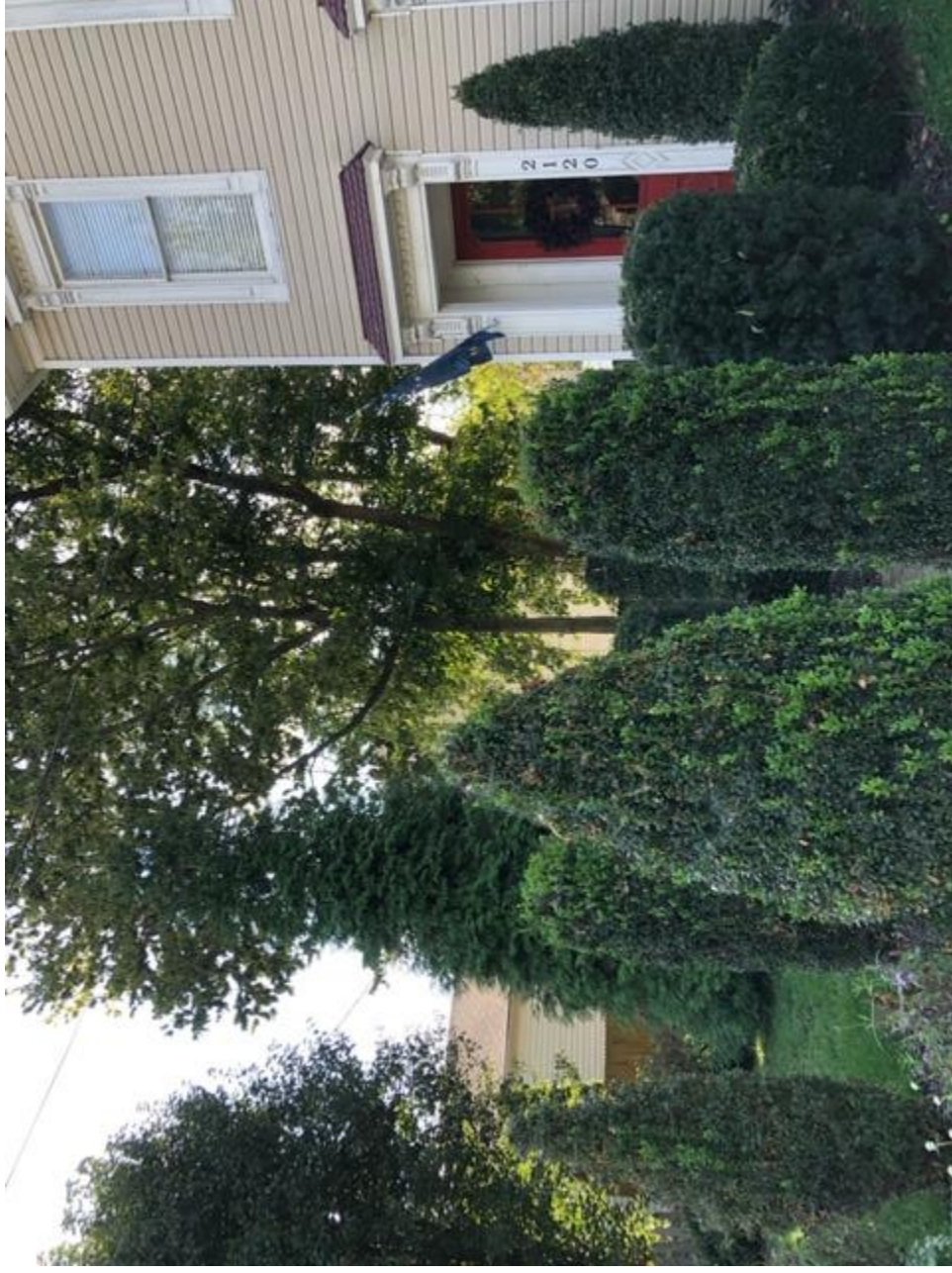
2126 New
Main Street



Note the
two
adjacent
side yards
between
2120 and
2126 New
Main



2120 New Main Street



Looking west
from 2132 New
Main StreetSide
yards



The two side
yards between
2126 and 2120
New Main
Street



The two side
yards between
2126 and 2120
New Main
Street



The two side
yards between
2126 and 2120
New Main
Street





The proximity to the USPO requires that the shotgun be moved at least two feet westward to allow maintenance of both structures. Moving the shotgun and the width of the lot results in narrowing the west walkway and crowds the neighbor to the west.

Due to the condition of the shotgun's foundation, rehabbing the shotgun in place requires removing the foundation and everything above the foundation in order to rebuild the foundation. This alternative still perpetuates the denial of maintenance access to the 2132 & 2130 adjacent walls.

LINK TO ESTIMATE ON REHAB / REBUILD COSTS

<https://docs.google.com/spreadsheets/d/1HvVyxmJwTBLKaqGTjVSfGkH4NPzAnD9y7Ij9rMupqrc/edit#gid=0>

Summary: Due to

...decades of neglect prior to purchase,

...proximity to adjacent USPO building, and

...surrounding lots, road, sidewalk and alley on
higher ground,

the neighborhood has a fatally flawed, structurally
unsound, jarringly juxtaposed house.

It should be replaced with a peaceful greenspace full
of trees, bushes and groundcover, allowing access
to maintain the west wall of the USPO.

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And if yet another slide is
not too much,

thank you.

2130 New Main Street Urban Greenspace

