

Demolition Appeal

2130 New Main St.
Louisville Ky
40206

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Contact

21-COA-0266

Jackie Green
107 W. MARKET ST
Louisville Ky
40202

502 298 3341

2130 NEW MAIN ST

2. Aerial Photograph



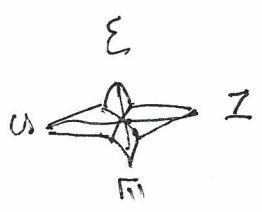
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21-COA-0260

Area Site Map
 2130 New Main St
 # 2132



21-01A-0264

Rail Road

NEW MAIN ST

2120 2126 2128 2130 2132

FRANKFORT AVE

175'



Alley

125' 4" 75'



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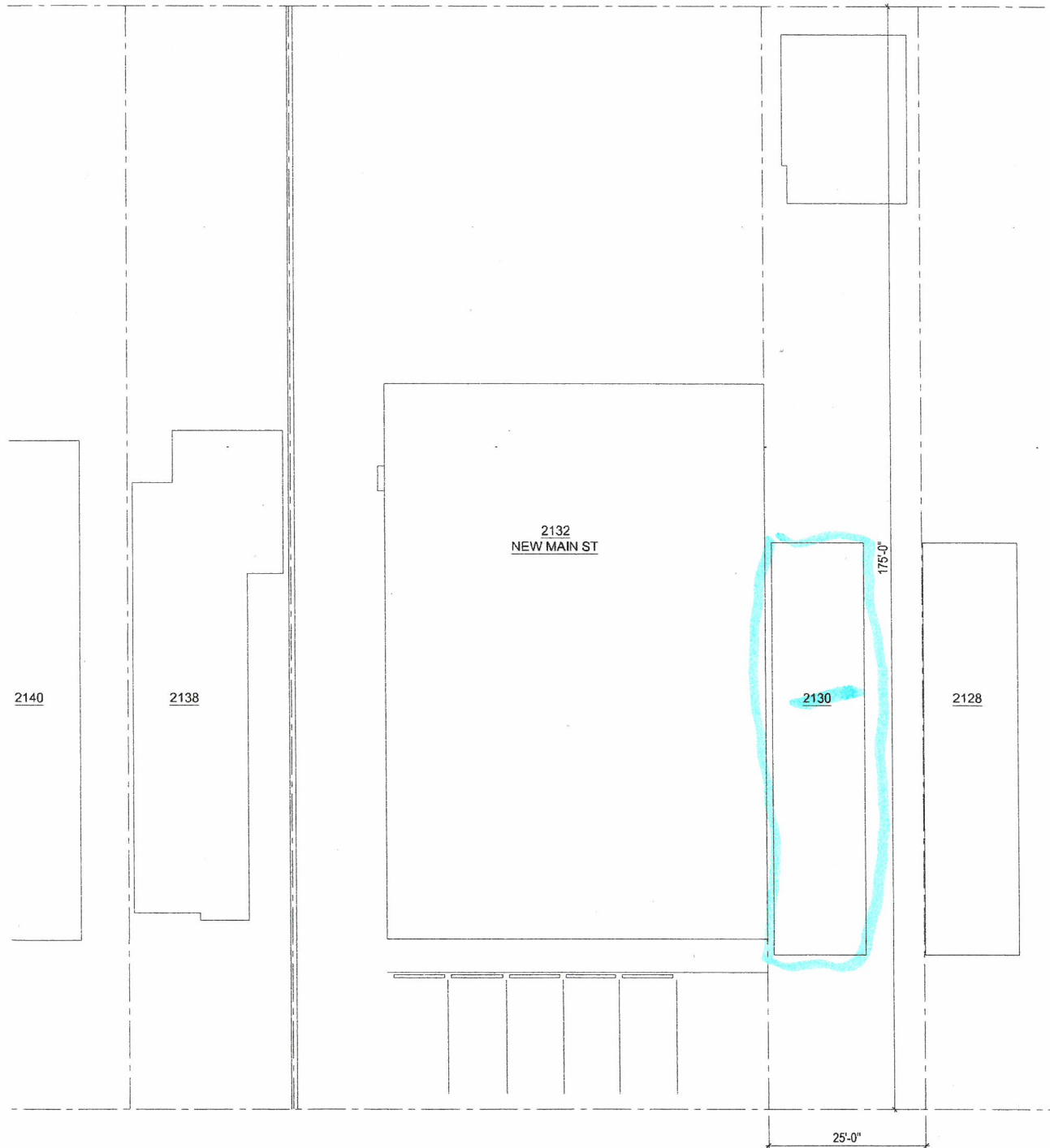
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by Bruno K.T.

CLIFTON CENTER

ALLEY



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NEW MAIN STREET

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1 SITE PLAN
SCALE 1/16" = 1'-0"



CONCEPT
ARCHITECTS

502-653-9972

05/15/2019

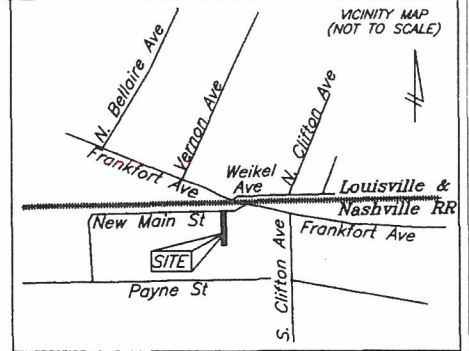
21-01-0266

SURVEYOR'S NOTES

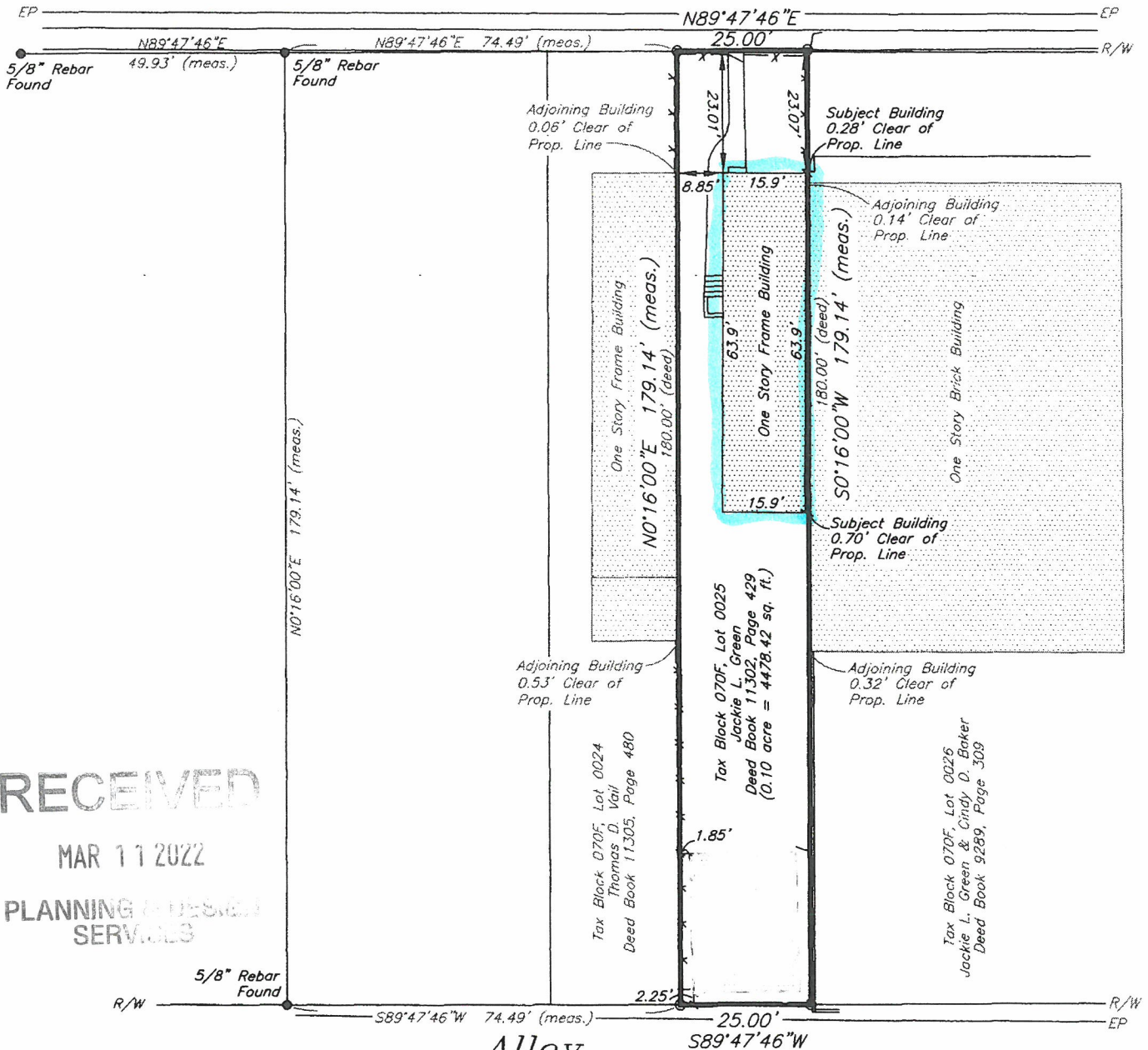
THIS PLAT IS SUBJECT TO ALL DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS, COVENANTS, RESTRICTIONS, ALL LEGAL EASEMENTS, RIGHT-OF-WAYS, ETC. WHICH MAY BE REVEALED BY A TITLE SEARCH WHETHER SHOWN ON THIS PLAT OR NOT.

MERIDIAN NOTES

THE REFERENCE MERIDIAN USED FOR THIS PLAT TO DETERMINE THE DIRECTION OF SURVEY LINES IS BASED ON THE NORTH RIGHT OF WAY OF LOUISVILLE & NASHVILLE RAILROAD (BEING ALSO PARALLEL TO THE RIGHT OF WAY OF NEW MAIN STREET,) HAVING THE BEARING OF $S89^{\circ}47'46''W$, AS PER DEED BOOK 10305, PAGE 598 OF RECORD IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY, KENTUCKY.



2130 New Main Street (30' R/W per Jefferson County PVA)



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LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY DEPICTED HERE WAS MADE UNDER MY SUPERVISION BY RANDOM TRAVERSE WITH SIDE SHOTS METHOD AND THAT THE ANGULAR AND LINEAR MEASUREMENTS AS WITNESSED BY MONUMENTS SHOWN HEREON, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE UNADJUSTED PRECISION RATIO OF THE TRAVERSE WAS 1: 10,000 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN HEREON IS A CLASS "URBAN" SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS OR EXCEEDS THE

Alley
(20' R/W per D.B. 10305, P. 480)

Legend

- Monument Found (As Noted)
- 5/8" Rebar w/cap set

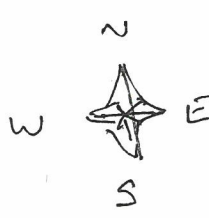
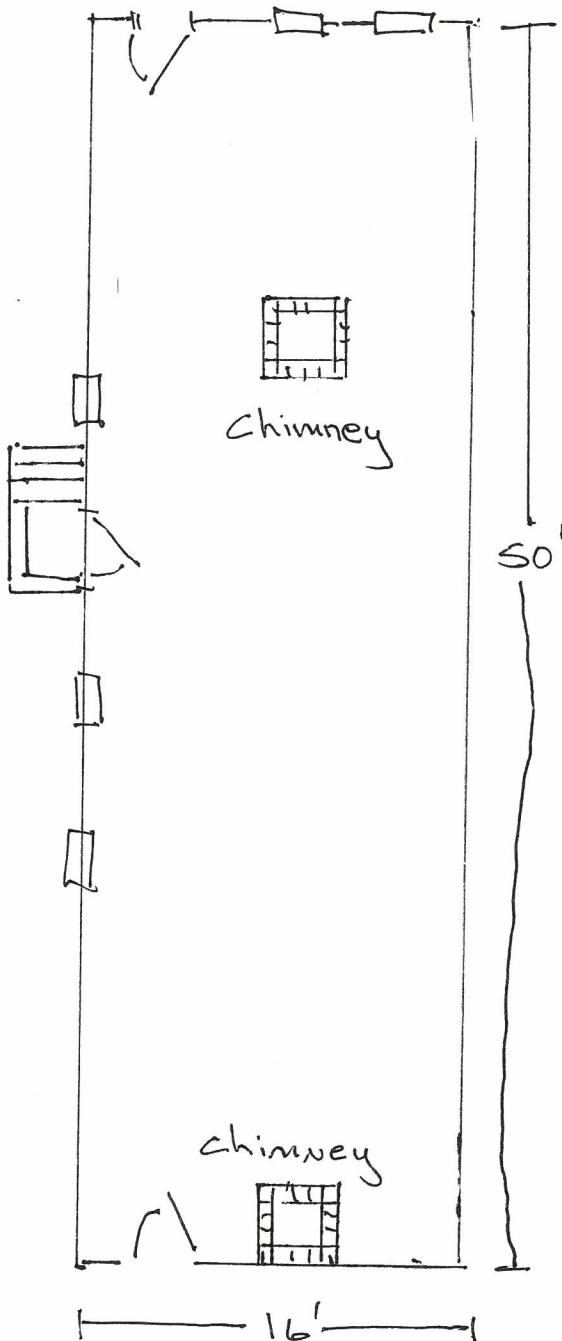
21-04-0266

2130 New Main St.

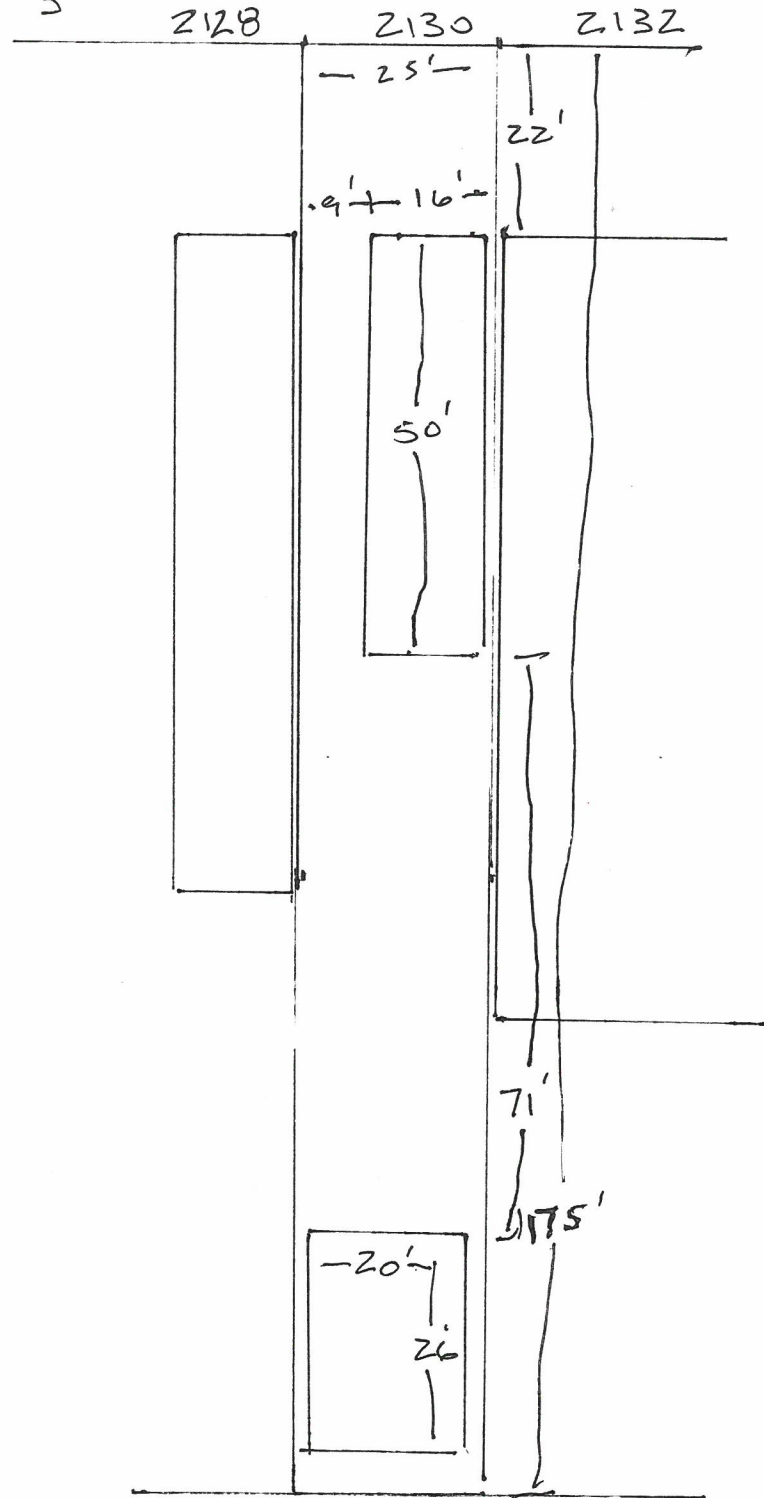
R-6 Residential District

Traditional Neighborhood
Form District

Floor Plan



Site Plan



alley

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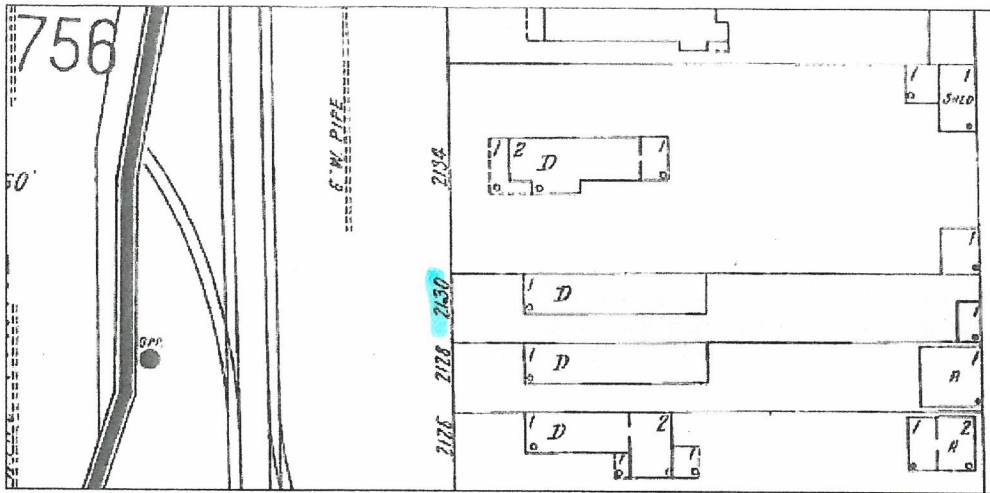
Jackie Green

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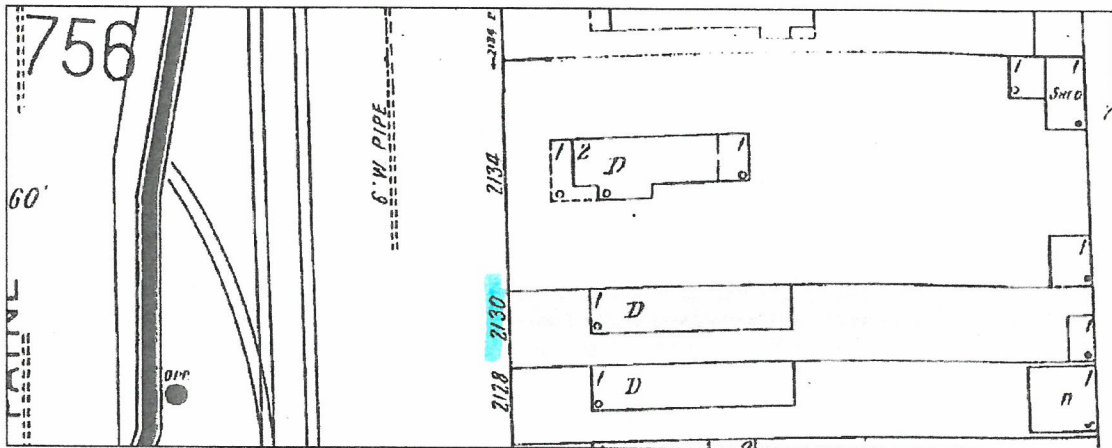
107 W. MARKET ST.

40202
21-cat-0266

	Guideline	Finding	Comment
	property-owner generated digital photographs in an acceptable electronic media).		



Sanborn map 1928-41



Sanborn map 1928-51

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Case #: 19COA1164

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Technical Consultants • Engineering and Design • Construction Management

October 10, 2019

Jack Greene
2130 New Main Street
Louisville, Kentucky

RE: Existing Residential Structure
2130 New Main Street
Louisville, Kentucky

Gentlemen:

This will confirm our recent visit to the above address to assess the condition of the existing unoccupied residence located at the above referenced property. The structure is standing open and is currently in an un-liveable condition and is deteriorating into a community detraction. After our initial visit a second visit to the property was made to further evaluate the deteriorated condition of the property.

The original date of construction for this property is not known, but it is believed to be approximately 1900. Visually the property appears to have been constructed in several phases over the past 100 or more years. There is no indication that the original construction was equipped with either running water or sanitary sewer. We are aware that much of the non-commercial construction performed during that time frame was accomplished by random individuals operating without fixed standards. This led to the employment marginally acceptable "Expedient Solutions" rather than "Proper Construction" procedures.

The entire structure including the basement area contains low-clearance ceilings. There is evidence that the "Add-On work" over the years included the addition of

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39 North Walnut Street, Suite 104 • Milford, Delaware 19963

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indoor plumbing and an upgraded kitchen area. No evidence was found of a central heating system having been added. The basement portion of the structure indicates that this portion of the house may have been used as inhabited space at some time during the life of the structure. However, the lower level contains only a dirt floor and the head room is severely restricted.

Our review of the property revealed the following:

1. The physical placement of the adjacent building (newer construction on the East side) was evidently accomplished subsequent to the construction of your property. The placement of that later construction is tight against the front East corner of your structure, but there is a gap of almost one foot between these structures at the common rear corners of the structures. The existence of this gap and its narrow condition preclude doing any restoration work directly to the outer face of the East wall of your property.

Coincident with this observation water seepage damage to your property resulting from this condition can be seen at the front corner of the East wall. This deterioration begins at grade and has progressed to weakening of the foundation of the front wall at the east corner.

2. A walk through this building revealed that much of the lumber used in its construction appears to have been chosen at random. Very little of the lumber appears to be standard dimension lumber and some appears to be "Trash Dunnage Material" that has been salvaged and repurposed from unknown sources. Several of the interior walls and partitions were constructed as nominal 1 ½" thick walls using miscellaneous scrap wood material.

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Most of these walls are either damaged or loose and do not appear that they would be stable or fully serviceable under ordinary load conditions.

3. The front exterior wall (North Face) of the structure is especially deficient. The wall is covered with asphalt shingles and appears to contain rotted lumber. This wall is not in contact with the existing foundation at the front of the house and appears to be hanging from the roof structure. Daylight can be observed between the base of the wall and the foundation wall below. Loose bricks have been inserted at the top of this wall as a temporary filler, but they were never mortared into place and are not in contact with the base of the front wall. They serve no purpose other than as a marginal filler or weather break.

4. The floors of the entire upper level are soft and uneven within individual rooms as well as reflecting different elevations between individual rooms from front to rear. This condition is indicative of the lack of uniform support overall for the building walls and floors.

We could not find any indication of footings ever having been constructed under any of the foundation walls. But the front room fireplace was constructed on a foundation. This condition on a sloping lot (lot slopes to the rear) without positive drainage combined with dirt floors (entire basement) does lead to settlement and an overall sliding of the structure.

5. The concrete stoop at the side entry door (West face of the structure) to the main level has begun to crumble. Visual inspection of the exposed (internal) concrete in this construction is revealing. The deteriorated concrete indicates that common unwashed river gravel and sand were likely used in the construction of the original foundation.

The sandy nature of this concrete is indicative of the type of low strength concrete hand mixed onsite that was used to construct the

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foundation walls of this building. Our conclusion regarding the concrete used is that it was an uncontrolled mix, likely made with unwashed river gravel and sand without the benefit of mix control. These conditions normally result in weak concrete that will deteriorate quickly when exposed to weather and stress loading.

6. A substantial amount of the ceiling covering is still in place. Removal of this material should only be done in small portions since its removal could affect the lateral stability of the overall structure. The asphalt shingle siding on the exterior walls, although water repellant is pliable and subject to tearing making it unsuitable for lateral stiffness.

Removal of either of these elements from the structure should only be done with extreme care. The placement of temporary bracing on the structure during the removal of these elements is recommended to avoid collapse.

Although this structure has survived for 100 years or more, we cannot recommend that you renovate the building for "Current Day" use. Some of those reasons are as follows:

1. The lack of full height ceilings in either the upper or lower levels of the structure severely limit the practicality of a restored structure.
2. Excavation of the basement to provide headroom would likely undermine whatever foundation support the structure now relies upon.
3. Much of the original finish material which would have been salvageable to create a "Period Home" is no longer present either within or on the outside of the structure.
4. Constructing a suitable wall assembly on the East face of the building is problematic from an access standpoint.
5. Elimination of the moisture related mold, mildew, and rot within the structure may require a virtual replacement of all wood members.

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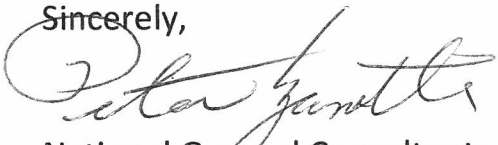
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The performance of virtually any work on the premises could jeopardize the safety of the work crew due to the decayed status of the property. It is our opinion that demolition and removal of this structure would remove a hazard from the area, relieve the crowded look of this intersection, and enhance the overall appearance of the balance of this neighborhood. If you would like to discuss this matter further or meet at the property, please do not hesitate to call upon us.

Sincerely,



National General Consultants, Ltd.
Peter S Zanetti, P.E.

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2011 DES

21-004-0266

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address, & Phone

Bright Pest Control
4340 Sanita Court, Suite C
Louisville, KY 40213
502-452-9600

Company's Business Lic. No.

LPCO#058

Date of Inspection

8/13/2019

Address of Property Inspected

**2130 New Main St
Louisville, Ky 40206**

File Number:

Inspector's Name, Signature, & Certification, Registration, or Lic. #

Jimmy Puckett

22630

Structure(s) Inspected

House Only

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

☐ A. No visible evidence of a wood destroying insect infestation was observed.

☒ B. Visible evidence of a wood destroying insect infestation was observed as follows:

☐ 1. Live insects (description and location):

☒ 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location):

Residue and wood scarring from old scraped termite shelter tubes at various areas of house

☒ 3. Visible damage from wood destroying insects was noted as follows (description and location):

Termite and moisture damage to various areas of house. SEE DAMAGE GRAPH / REPORT. Possible hidden damage throughout structure.

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

☒ Yes ☐ No It appears that the structure(s) or a portion thereof may have been previously treated. Evidence of previous treatment:

Evidence of a previous wood destroying insect treatment. Age and quality unknown.

The inspecting company can give no assurances with regard to work done and other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

☒ No treatment recommended: (Explain if Box B in Section II is checked)

Termites: No visible sign of reinfestation.

☐ Recommended treatment for the control of:

Section IV. Obstructions & Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

☒ Basement **1,3,4,6,13,21,24:**

☐ Crawlspace

☒ Main Level **1,3,4,6:**

☐ Attic

☐ Garage

☒ Exterior **17,23:**

☒ Porch **12**

☐ Addition

☐ Other

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|---------------------------------------|
| 1. Fixed ceilings | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered condition |
| 3. Fixed wall covering | 15. Standing water |
| 4. Floor covering | 16. Dense vegetation |
| 5. Insulation | 17. Exterior siding |
| 6. Cabinets or shelving | 18. Window well covers |
| 7. Stored items | 19. Wood pile |
| 8. Furnishings | 20. Snow |
| 9. Appliances | 21. Unsafe conditions |
| 10. No access or entry | 22. Rigid foam board |
| 11. Limited access | 23. Synthetic stucco |
| 12. No access beneath | 24. Duct work, plumbing and/or wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage repair and treatment history has been disclosed to the buyer

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

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Important Consumer Information Regarding the Scope and Limitation of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or non-insect wood destroying organisms. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. This shall not be construed as a 90 day warranty. There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active evidence of subterranean termites is found in a structure. If signs of subterranean termites -but no activity- are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommend for a previously treated structure showing evidence of subterranean termites -but no activity- if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions, nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If an area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s) landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- Neither the inspection company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

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Graph

Additional Comments

⊗ = DAMAGE

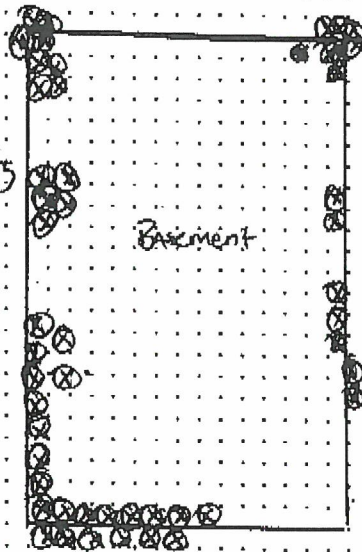
Address of Property Inspected

8130 New Main St
Lou. Ky 40206.

File Number:

⊗ = Termite + Moisture Damage
to floor joist, sill plate, Bandboard,
Subfloor, window sills, wall studs
Paint + Drywall, trim, general framing

Possible Hidden Damage



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