



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Chickasaw Architectural Review Committee
Thru: Savannah Darr, Historic Preservation Officer
From: Drake Watson, Planner I – Urban Design
Date: May 29, 2026

Case No: 26-COA-0104
Classification: Committee Review

GENERAL INFORMATION

Property Address: 3807 Greenwood Ave

Applicant: Marcus Harris
639 Southwestern Pkwy
Louisville, KY 40211

Owner: Beverly Harris
3807 Greenwood Ave
Louisville, KY 40211

Estimated Project Cost: \$5,000

Description of proposed exterior alteration:

The applicant seeks approval for partial after-the-fact construction of an approximately 5' D x 14' W elevated wooden deck. The deck is proposed to include a new staircase and be fully covered by a front-gable porch roof clad with asphalt shingles, extending out approximately 5' from the character defining front gable on the front facade, and will be supported by 3 wooden posts. The front of the gable is proposed to be clad with vinyl siding to match the existing house siding. The perimeter of the deck and staircase will be enclosed with a wooden railing and balusters.

The applicant also seeks approval to replace the current three-tab asphalt shingle roof on the building with dimensional asphalt shingles. This is considered general maintenance and does not require review.

Communications with Applicant, Completion of Application

The application was received on May 5, 2026 following an enforcement case (ENF-ZON-26-000693) that was opened on the same day. It was assigned to a case manager on May 11, 2026. Staff reached out regarding the proposed materials and the scope of work. Final correspondence was received on May 22, 2026, at which point, the application was considered complete and requiring of a Committee Level review.

The case is scheduled to be heard by the Chickasaw Architectural Review Committee (ARC) on Wednesday, June 3, 2026 at 4:30 p.m. in Room 101, of the Metro Development Center located at 444 S. 5th Street, Louisville KY.

FINDINGS

Guidelines

The following interim design review guidelines, approved for the Chickasaw Preservation District, are applicable to the proposed exterior alteration: **Porches and Decks**, and **Addition**. The report of the Commission Staff's findings of fact and conclusions with respect to these guidelines is attached to this report.

The following additional findings are incorporated in this report:

Site Context/ Background

The property is zoned R-5 Single-Family Residential and is within the Traditional Neighborhood form district. It is located on the north side of Greenwood Avenue, three lots east of South 39th Street. The site contains a single-story Minimal Traditional style house with character defining features that include a side gabled roof with an asymmetrically placed front gable, the use of traditional lap siding, and a small uncovered concrete stoop and staircase. The site is immediately adjacent to structures of similar massing and style, from the same general era with a variety of character defining features some of which include front porches.

Conclusions

The after-the-fact deck and proposed addition of covered porch extension generally does not meet the applicable Chickasaw Interim Design Guidelines for **Addition** and **Porches and Decks**. Historically, there was only a small concrete front stoop and steps. The proposed covered front deck will expand the footprint of the stoop, significantly changing the massing of the structure and the character defining features across the front façade, which generally does not meet guidelines **A.1**, **A.2**, **A.7**, or **PO.7**.

The after-the-fact deck and proposed stairs may be constructed in such a way that keeps the historic front stoop and steps intact, so the work thus far can be reversed without causing significant damage to the overall historic integrity of the building. However, the proposed extension of the front gable will significantly change the character of the building and would not be easy to reverse at a later date. While other homes in the area were either originally constructed with front porches, or had

ones added prior to designation, staff is unable to recommend approval based on the applicable design guidelines in this site-specific case.

RECOMMENDATION

On the basis of the information furnished by the applicant, staff recommend the application for a Certificate of Appropriateness be **denied**.

Drake Watson
 Drake Watson
 Planner I – Urban Design

5/29/2026
 Date

Addition

Standard Design Guideline Checklist

- + Meets Guidelines
- Does Not Meet Guidelines
- +/- Meets Guidelines with Conditions
- NA Not Applicable
- NSI Not Sufficient Information

	Guideline	Finding	Comment
A.1	Place an addition so that it is subordinate to the historic structure. <ul style="list-style-type: none"> • Locate an addition at the rear of a historic structure. • If a rear placement is unfeasible, locate an addition along a secondary elevation (including a side wall) and set it back from the primary façade enough to be minimally visible. • Generally, additions should not exceed half of the original structure’s total floor area or structure’s footprint. • Design any new addition so that the first-floor height is equal to or slightly lower than the historic structure. The floor-to-floor heights should be equal to or up to 10 percent less than the historic structure. 	-	The after-the-fact front deck and proposed covered porch is not subordinate to the historic structure due to its size and location. It is located on the front façade, is much larger than the existing stoop, and will significantly alter the character defining gable and flat plane of the building.
A.2	Construct an addition that is smaller in size and a secondary element to a historic structure. <ul style="list-style-type: none"> • Design an addition to be subordinate in size and placement to the original historic structure. • Maintain a visual difference between the addition and the historic structure. • Do not construct a full-floor addition to the top of a residential, historic structure. • Camelback additions on historic shotgun style homes will be appropriately scaled for the home. • Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character defining features. 	-	The addition will cover about half of the historic front façade, and will not read as subordinate to the original building due to its location and size. It is unclear if there will be a clear visual difference between the original structure and the covered porch, as it is proposed to connect to the existing gable and use the same materials as the existing building. The deck and railing maintain a visual difference from the original front stoop,

	Guideline	Finding	Comment
			but is not considered an appropriate material for a front porch for this specific building.
A.3	Preserve the orientation of the historic structure when constructing an addition. <ul style="list-style-type: none"> If a new side entry is added in coordination with an addition, design it to be subordinate to the structure's historic primary entry. 	+	The orientation of the building will not be altered as the deck and proposed covered porch still leads to the front door.
A.4	Design an addition to respect and reflect the general relationship of solids (wall surfaces) to voids (window and door openings) as seen on the historic structure.	NA	The proposed addition is not proposed to be enclosed.
A.5	Design an addition that respects, complements, and does not overwhelm the historic roof form.	-	Though the covered porch is proposed to extend from the historic front gable, it will completely overwhelm the historic roof form.
A.6	Use a building material for a new addition that is similar or subordinate to the primary material of the historic structure, considering the size, composition, and arrangement of materials. <ul style="list-style-type: none"> Generally, wood is subordinate to brick, and brick and stucco are subordinate to stone. Design an addition that can be differentiated from the historic structure in material and design. Do not design additions to appear older than the historic structure. 	+	The proposed use of roofing and siding materials for the roof addition are in keeping with those seen on the historic structure.
A.7	Minimize visibility of an affixed element from the public right-of-way through its placement on a secondary or tertiary elevation and through the use of compatible materials. <ul style="list-style-type: none"> When installing a modern communication device such as a satellite dish, locate along rear roofline or secondary or tertiary wall. When constructing a new code-required stair, elevator, or ramp, construct along a secondary or tertiary wall and design it to be as subordinate as possible. 	-	The addition will be an affixed element that is visible from the public right of way.
A.8	When installing an affixed element to a historic structure, minimize the damage to the character defining elements of the historic structure and maintain the ability to easily remove the newly affixed element. <ul style="list-style-type: none"> When installing a new code-required stair or elevator, do not alter or block a character-defining historic window or door opening of the historic structure that cannot be reversed. Design the addition to be consistent with the materials and scale of the historic structure. If access via a secondary elevation is not possible, install a ramp in a manner that does not damage historic fabric and is unobtrusive. 	-	The covered porch addition is proposed to be added to the front of the existing exterior wall and will significantly alter the historic roof form. It is unknown how exactly the roof addition will be attached and if it could be easily removed at a later date without significant damage to the front façade.

Porches and Decks

Standard Design Guideline Checklist

+	Meets Guidelines	NA	Not Applicable
-	Does Not Meet Guidelines	NSI	Not Sufficient Information
+/-	Meets Guidelines with Conditions		

	Guideline	Finding	Comment
PO.1	Preserve a historic porch in its original location.	-	The historic concrete stoop and staircase that is character

	Guideline	Finding	Comment
	<ul style="list-style-type: none"> Do not move, screen, enclose, or demolish a historic porch. Do not add new ornament to a historic porch that did not exist historically or cover architectural details. Do not add a front porch to the primary facade of a historic structure that never had a porch. Screen panels may be permitted if they can be removed seasonally, are set behind porch elements, and do not damage historic fabric. 		defining to this property has been covered over by the wooden front deck. Although the house did have a small front stoop, the covered deck expands the size of it. The porch addition would significantly change the front plane of the building that is currently flat, and this structure never had a covered porch, only the small entry stoop.
PO.2	<p>Repair a porch in a way that maintains the historic character.</p> <ul style="list-style-type: none"> Use a material that is similar to the historic structure material in style, texture, finish, composition, and proportion. Do not cover porch or cornice elements with vinyl or aluminum siding unless historic documentation shows this material was original. Do not install porch ceilings or close in exposed eaves where none existed previously. Exposed rafters and roof decks are character-defining features for certain architectural styles. An alternative material may be considered for a porch when the appearance is similar to that of the original. Consult the Alternative Materials guidelines for more information. 	-	<p>The functional replacement of the small concrete stoop and stairs with a much larger covered wood deck is not an alternative material that mimics the appearance of the original.</p> <p>Adding a large covered porch addition also does not maintain the structure's entry in style, composition, or proportion.</p>
PO.3	<p>If reconstruction is required, design porch elements in a way that reflects the time period of the historic structure and use in-kind materials. Consult the Alternative Materials guidelines for more information.</p> <ul style="list-style-type: none"> Install replacement flooring that closely matches the original tongue and groove flooring dimensions. Match the dimensions of the original material. Do not use over-sized boards for a porch floor. Do not replace historic stone steps unless the stone is no longer usable. Replace deteriorated porch steps with in-kind materials. Replacement steps should be of the same scale and dimensions as the original. 	-	<p>The stoop was not able to be assessed to see if reconstruction is required as the deck has been built over it. An expanded wood deck and covered porch is not in keeping with the architectural character of the building, does not reflect the time period of the structure, and does not match the dimensions or style of the original materials.</p> <p>If the stoop and entry stairs need replacement, the applicant can work with staff to determine suitable solutions that meet the applicable guidelines.</p>
PO.4	<p>When enclosing a side or rear porch, preserve the design and detailing of original porch elements.</p> <ul style="list-style-type: none"> Use large sheets of recessed glass rather than solid materials for the enclosure. 	NA	
PO.5	Preserve a historic railing or baluster.	NA	
PO.6	<p>Design a replacement railing or baluster to match the historic as closely as possible.</p> <ul style="list-style-type: none"> If matching the historic design is technically or economically unfeasible, a simplified porch rail and baluster may be used. When installing a code-required handrail or railing, select a design that is simple and stylistically compatible with a historic railing. 	-	Historically there was not a railing enclosing the stoop, however, there were metal handrails. If railing is required by code for the stoop, it would need to be a material that is appropriate to the period in

	Guideline	Finding	Comment
	<ul style="list-style-type: none"> Use a replacement material appropriate to the material of the historic structure. For example, a cast- or wrought-iron column, railing, or baluster should not be used to replace a brick or wood porch element. 		<p>which the building was constructed.</p> <p>The proposed wood railing does not match what would have been installed historically.</p>
PO.7	<p>Minimize visibility of a new deck.</p> <ul style="list-style-type: none"> Do not construct a new deck along a street-facing or street-address facade. Construct a new deck at the rear of a historic structure. It should not extend beyond the side walls of the historic structure. If a deck is needed on a secondary elevation, screen it from view from the primary street and the street-facing or street-address facade. 	-	The after-the-fact deck and proposed covered porch is located on the front facade of the house and will be highly visible from the street.
PO.8	<p>Minimize damage to the historic structure and maintain the ability to remove the new deck.</p>	NSI	<p>The applicant states that the historic concrete stoop and steps have been retained and are covered by the deck, but staff is unable to assess the condition. The deck itself may have been constructed in such a way that it could be removed later without causing damage to the historic structure. However, the proposed covered porch would not be installed or easily removed without damage to the original structure, and will negatively impact the historic integrity of the front facade.</p>
PO.9	<p>Use wood when constructing a new deck.</p> <ul style="list-style-type: none"> All wood will be stained or painted. Alternative materials may be allowed on certain portions of a new deck. Consult the Alternative Materials guidelines for more information. 	+	<p>The after-the-fact deck is constructed of wood</p> <p>See conditions of approval.</p>