



Historic Landmarks and Preservation Districts Commission

Report to the Committee

To: Butchertown Architectural Review Committee
Thru: Savannah Darr, Historic Preservation Officer
From: Iná Nakao, Planner II – Urban Design
Date: June 18, 2026

Case No: 25-COA-0181
Classification: Committee Review

GENERAL INFORMATION

Property Address: 804 E Washington St.

Applicant/Owner: Kris Blumm
2709 Riedling Dr. Apt. #3
Louisville, KY 40206

Estimated Project Cost: TBD

Description of proposed exterior alteration:

The applicant seeks approval to make the following alterations to the front porch:

- Cut approximately 27-1/2" off of the bases of the two front historic turned wood turned posts and replace them with masonry. The new masonry bases will be 14" W x 14" D x 24" H, built of rockface precast concrete block and will feature 16" W x 16"D x 3-1/2" H smooth precast caps, for a total height of 27-1/2" (**Figure 1**).
- Extend the porch concrete floor approximately 4-1/2" under the east masonry base (**Figure 2**).

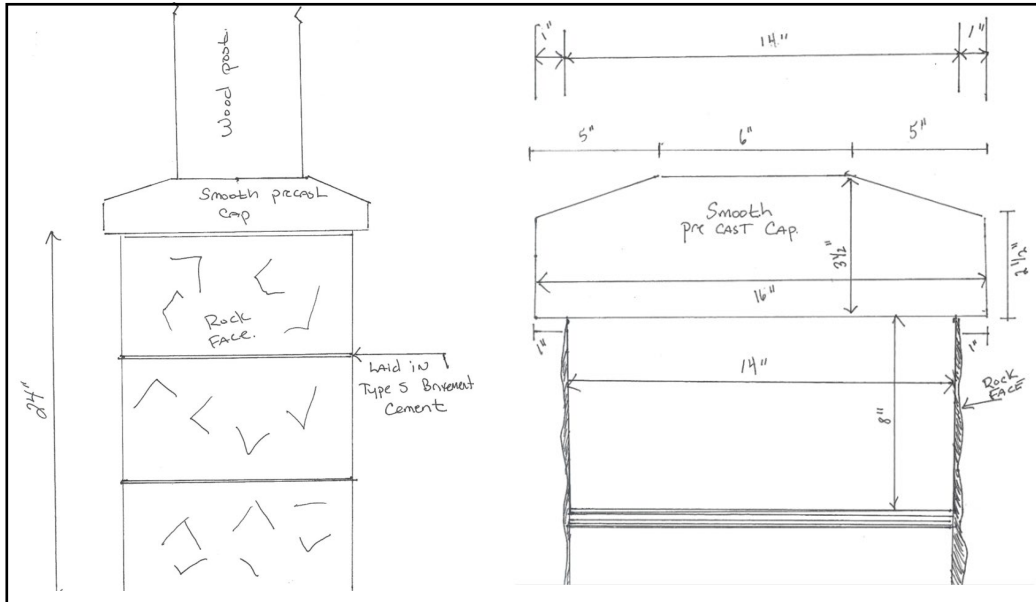


Figure 1: Proposed new masonry base.

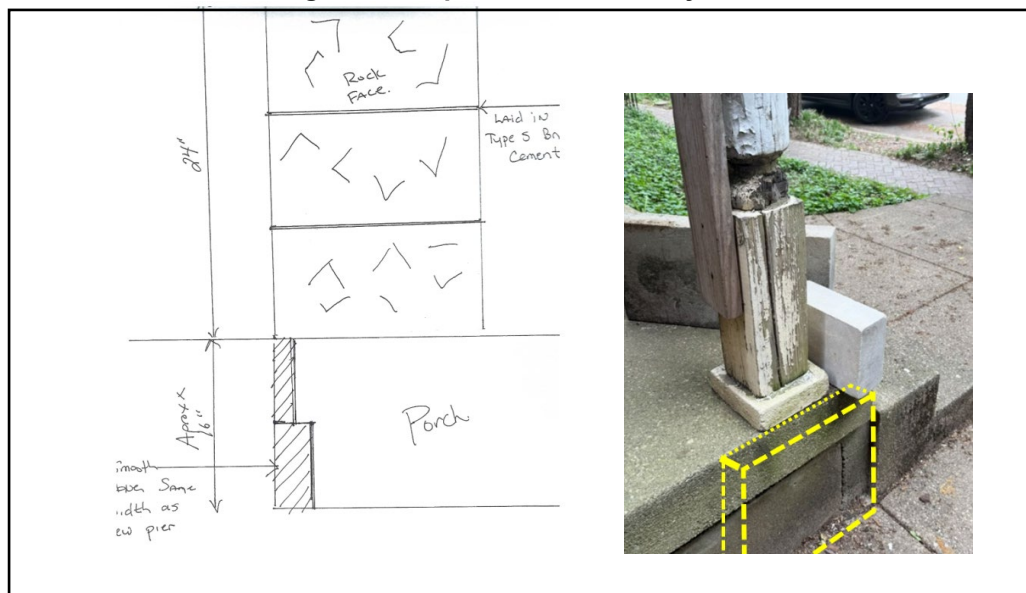


Figure 2: Proposed extension of the porch floor under the new masonry base, shown in yellow.

Communications with Applicant, Completion of Application:

The application was received on July 21, 2025 and assigned to a case manager on July 22, 2025. Staff visited the site on July 15 and 18, 2025. The original application #25-COA-0167 contained work that required staff level review, which was approved on July 21, 2025. This case #25-COA-0181, was created to review the proposed work that required additional information. The applicant submitted the information for this portion of the proposal on May 12, 2026, and the application was considered complete and requiring committee level review.

FINDINGS

Guidelines

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

The following additional findings are incorporated in this report:

Site Context/ Background

The property is zoned R6 within the Traditional Neighborhood Form District. It is located on the south side of E Washington St, three lots east of N Shelby St. The two-and-one-half-story Victorian-era, masonry structure has an inset entrance and a front entry porch with detailed woodwork (**Figure 3**). It is located in a row with other similarly designed structures with the same Victorian detailed wood porches. In the early to mid 20th century, the porch post bases of 800 and 802 E Washington Street were replaced with rusticated concrete blocks (**Figure 4**). The porch post base of 806 E Washington Street was replaced prior to district designation, likely in the 20th century, and the porch at 808 E Washington Street has replacement wooden posts, but they've remained wooden (**Figure 5**).

On July 21, 2025, staff approved alterations to the front door (25-COA-0167).



Figure 3: 2003 designation photo of the subject property and detail of the front porch.



Figure 4: 2011 Google image of 802 and 800 E Washington Street (left to right).



Figure 5. 2022 PVA Photograph of 808 and 806 E Washington Street (left to right).

CONCLUSIONS

The proposal to replace the base of the wood turned porch posts with masonry and extend the porch floor generally does not meet the standard design guidelines for **Porches and Decks**, specifically **PO.1**, **PO.2**, and **PO.3**. The addition of the masonry bases does not meet **PO.1** because it is ornament that did not exist historically. **PO.2** calls for porch repair using a material that is similar to the historic structure material in style, texture, finish, composition, and proportion. While the wood post bases are deteriorated and have been poorly repaired over time, the proposed masonry bases use a material that does not mimic wood, and is a design that is not similar in style, scale, proportion, and texture to the existing. Guideline **PO.3** requires that porch element reconstruction reflect the time period of the historic structure, use in-kind materials, and match the original dimensions. The proposed masonry base will use a different material, is out of proportion and scale with the original posts and proposes a design that is much wider and heavier than the original. Furthermore, this will lead to the need to extend the porch concrete floor under the east side masonry, altering the original dimensions.

Although adjacent buildings have had masonry bases added to their porches, those were added prior to the district designation. The guidelines focus on the specific porch under review and its historic details, not necessarily those surrounding it. The existing porch on this building still has turned spandrels, brackets, and posts that are character defining, and the lightness of the historic design will be lost with the addition of masonry bases. Staff understand the applicant's concern with the durability of the repair. The updated guidelines allow for alternative materials to be used, and a design closer to the original can be proposed.

As the application does not meet the applicable guidelines, Staff must recommend denial. However, Staff recommends that the applicant consider an alternative material that mimics wood and can keep the proportion of both the original porch posts and porch floor. The applicant can submit a new COA application to continue working on the repair.

RECOMMENDATION

On the basis of the information furnished by the applicant and the applicable design guidelines, Staff recommends that the application for a Certificate of Appropriateness be **denied**.

Iná Nakao

Iná Nakao
Planner I – Urban Design

06/18/2026
Date

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	<p>Preserve a historic porch in its original location.</p> <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. 	-	<p>Although the location of the porch will not change, the proposed wood post base replacement with masonry is adding ornament that did not exist historically.</p> <p>The turned wood posts are important elements to the Victorian-era porch. Adding the masonry base would change the lightness of the design.</p>
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 wood posts bases need repair. However, the proposed masonry base is a different material, style, texture, scale, and proportion than the historic wood posts.</p> <p>The design of the porch will be changed with the masonry base addition. Furthermore, the porch concrete floor will need to be extended under the masonry base to accommodate the additional width the masonry detail would create, further altering the historic fabric of the porch.</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 proposed masonry base for the historic wood post bases are much larger than the original. The proportion and lightness of the porch design will be lost.</p> <p>Concrete will be used to extend the porch floor under the proposed masonry base. This will alter the original dimensions of the floor.</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	<p>Preserve a historic railing or baluster.</p>	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. Use a replacement material appropriate to the material of the historic structure. For example, a 	NA	

	Guideline	Finding	Comment
	cast- or wrought-iron column, railing, or baluster should not be used to replace a brick or wood porch element.		
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 façade. 	NA	
PO.8	Minimize damage to the historic structure and maintain the ability to remove the new deck.	NA	
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. 	NA	