

CHAPTER FIVE HOUSING & HISTORIC PRESERVATION

INTRODUCTION

The quality of life in any region is integrally related to the quality of its housing stock. Goals for the improvement of housing must focus simultaneously on issues of supply and demand. Demand factors include population growth, demographic patterns of household formation, income factors, and economic opportunities in the county and region. Additional local factors affecting demand include transportation, education, commercial and recreational facilities, and proximity to jobs. Housing supply factors include the availability of land, capital, financing, and appropriate infrastructure including road access and required utilities.

In a market economy the role of government in housing may not be well understood. Housing supply is typically considered a market matter, except where housing for the economically disadvantaged is concerned. However, government provision or withholding of designated areas for residential development or services, such as water and sewer availability, can affect housing supply. On the demand side, homebuyers' perceptions of local and regional amenities influence private decisions to locate in an area. Government actions affecting the transportation system, schools, parks, recreational facilities, and other local amenities can affect these perceptions and, in turn the desirability of an area as a place to live. Housing decisions, whether a result of deliberate policy initiatives or an accumulation of private choices, carry long-term consequences affecting community growth patterns and lifestyles. The potential benefits of a concerted, coordinated housing policy should therefore be clear.

In Bullitt County population growth has been significant and continuous. It is projected to continue at a fairly high rate in the immediate future and then eventually taper to a more moderate rate. Housing construction will have to keep pace if decent, safe, and sanitary housing is to be made available to the expanding population. The county and cities must be concerned with the housing needs of the current and projected population in terms of location and affordability.

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In addition, an appropriate mix of housing types must be encouraged and maintained to ensure that local fiscal revenues will be sufficient to provide necessary services in an efficient manner. These two sides of the housing equation must be kept in balance if the county and cities are to maintain a decent standard of public health, safety, and welfare for its citizens.

The major tools that local governments have to influence the quantity, quality, type and location of housing are direct regulatory means such as building code enforcement, zoning, and aesthetic regulations and indirect means such as provision of services and amenities. Another direct means is the use of public money to build or rehabilitate low and moderate income housing or to subsidize housing costs.

HOUSING TENURE

Table 5-1 shows 2010 Census housing data by tenure for Bullitt County and the eight cities. In 2010 the 53.6% of the housing units in Bullitt County were located in the unincorporated areas of the county. Shepherdsville had the highest number of housing units within a city accounting for 15.3% of the housing stock. Overall 80.8% of the occupied units were owner occupied. Fox Chase had the highest percentage of owner occupied units at 98.8%. Shepherdsville and Lebanon Junction had the highest concentration of rental units at 39.4% and 32.6% respectively. The overall vacancy rate for Bullitt County in 2010 was 5.6%. The City of Lebanon Junction had the highest vacancy rate at 8.4%. The lowest vacancy rate was in Hebron Estates at 3.9%.

Vacancy rates of four to five percent are considered necessary to provide choice and mobility in the housing market and meet short term increases in demand. Too many vacancies reduce the demand for new units while too few vacancies will often force housing costs to increase as demand is generated for new units. An adequate supply of both rental and owner occupied housing units is also necessary to foster growth and meet the demands of new families moving into the area. In communities without a code enforcement program for existing structures, high vacancy rates can also be an indication of substandard housing units which are vacant due to their poor condition. In such cases, the community may need to consider imple-

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**TABLE 5-1
HOUSING UNITS BY TENURE - 2010**

AREA	TOTAL UNITS	OCCUPIED UNITS	PERSONS PER HOUSEHOLD	OWNER OCCUPIED HOUSING UNITS		RENTER OCCUPIED HOUSING UNITS		VACANCY RATE
				TOTAL	%	TOTAL	%	
Bullitt County	29,318	27,673	2.67	22,366	80.8%	5,307	19.2%	5.6%
Unincorporated	15,705	14,797		13,097	88.5%	1,700	11.5%	5.8%
Shepherdsville	4,483	4,199	2.61	2,545	60.6%	1,654	39.4%	6.3%
Mt. Washington	3,687	3,474	2.62	2,701	77.7%	773	22.3%	5.8%
Hillview	3,051	2,934	2.79	2,239	76.3%	695	23.7%	3.8%
Pioneer Village	835	803	2.53	697	86.8%	106	13.2%	3.8%
Lebanon Junction	784	718	2.53	484	67.4%	234	32.6%	8.4%
Hebron Estates	456	445	2.44	333	74.8%	112	25.2%	2.4%
Fox Chase	178	171	2.61	169	98.8%	2	1.2%	3.9%
Hunters Hollow	139	132	2.92	101	76.5%	31	23.5%	5.0%

Source: 2010 U.S. Census

menting a code enforcement program along with housing redevelopment projects to eliminate substandard housing and create additional homeownership opportunities.

HOUSING CHARACTERISTICS

Table 5-2 shows the number and type of housing units from in Bullitt County for the 2000 Census and estimates from the American Community Survey (ACS) from survey data collected from 2007 to 2011. As different survey methods were used between the two periods, the numbers may not be exactly comparable. Single family housing units are the dominant housing type in the county. Mobile homes are the second most numerous housing type. Other than mobile homes which declined in number, all types of housing units increased during the period. The number of multi-family units more than doubled.

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**TABLE 5-2
SUMMARY OF HOUSING UNITS FOR BULLITT COUNTY**

HOUSING TYPE	2000 CENSUS		2007-2011 Estimates		% CHANGE 2000-2010
	#	%	#	%	
SINGLE FAMILY	18,267	78.9%	23,329	80.2%	27.7%
DUPLEX	168	0.7%	192	0.7%	14.3%
3-4 UNITS	532	2.3%	675	2.3%	26.9%
MULTI-FAMILY (5 or MORE)	1,234	5.3%	2,092	7.2%	69.5%
MOBILE HOME	2,921	12.6%	2,813	9.7%	-3.7%
OTHER (Boat, RV, Van, etc.)	38	0.2%	0	0.0%	-100.0%
TOTAL	23,160	100.0%	29,101	100.0%	25.7%

Source: U.S. Census -2000; American Community Survey 2007-2011

HOUSING CONDITIONS

Housing conditions can be evaluated by analyzing selected census data measures and through visual surveys. Census data indicators of substandard housing include the age of the housing stock, structures lacking complete plumbing or kitchen facilities, and overcrowding. Those units lacking complete plumbing facilities are considered to be substandard. A housing unit is considered to have complete plumbing facilities if it has hot and cold piped water, a flush toilet, and a bathtub or shower. A unit is considered by the US Census Bureau to lack complete plumbing facilities if any of the three are not present. Housing units constructed prior to 1960 are considered to be potentially substandard due to the age of the structure. According to the US Department of Housing and Urban Development, overcrowding is considered to exist if there is more than one person per room in a household. In Kentucky, homes that lack a heat source or use coal or wood as the primary heat source are also an indication of potentially substandard housing as these homes may lack a means of maintaining interior temperatures above freezing in the winter. A summary of housing conditions using 2007 to 2011 American Community Survey five year estimates is presented in Table 5-3.

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**TABLE 5-3
HOUSING CONDITIONS, 2007-2011**

AREA	TO-TAL	BUILT BEFORE 1960		LACK COMPLETE PLUMBING		MORE THAN 1.0 PERSON PER ROOM		WOOD OR NO PRIMARY HEAT	
		#	%	#	%	#	%	#	%
Bullitt County	29,101	2,820	9.7%	91	0.3%	460	1.6%	645	2.2%
Unincorporated	15,428	1,382	9.0%	7	0.0%	271	1.8%	579	3.8%
Shepherdsville	4,597	310	6.7%	0	0.0%	76	1.7%	33	0.7%
Mt. Washington	3,715	429	11.5%	43	1.2%	58	1.6%	7	0.2%
Hillview	3,045	305	10.0%	21	0.7%	47	1.5%	0	0.0%
Pioneer Village	880	87	9.9%	0	0.0%	7	0.8%	0	0.0%
Lebanon Junction	716	296	41.3%	17	2.4%	0	0.0%	19	2.7%
Hebron Estates	397	9	2.3%	3	0.8%	0	0.0%	5	1.3%
Fox Chase	206	2	1.0%	0	0.0%	1	0.5%	0	0.0%
Hunters Hollow	117	0	0.0%	0	0.0%	0	0.0%	2	1.7%

Source: 2007 - 2011 American Community Survey Five Year Estimates

Houses lacking complete plumbing facilities are found in about 0.3% of housing units in Bullitt County, with the most in the cities of Mt. Washington (43), Hillview (21) and Lebanon Junction (17). Bullitt County as whole also showed 2.2% of the total units (645) use wood as a primary heating source or had no heat source. The majority of these were in the unincorporated areas of the county. Overcrowding conditions exist in a total of 460 units (1.6%) of the county’s housing units, over half of these were in the unincorporated areas of the county with a remainder primarily located in the cities of Shepherdsville, Mt. Washington and Hillview.

Overall, 9.7% of Bullitt County’s housing stock was constructed prior to 1960. The greatest number of older homes are located in the unincorporated areas of the county (1,382). The city of Lebanon Junction had the highest percentage of older homes with 41.3% (296) constructed prior to 1960. A windshield survey of the county is underway to determine if there are some areas that could benefit from housing rehabilitation or neighborhood redevelopment efforts.

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CURRENT HOUSING TRENDS

Based on Census data and the American Community Survey, Bullitt County's housing stock grew by an estimated 5,941 units (25.7%) between 2000 and the 2007 to 2011 period. Housing trends since the 2000 Census can be analyzed by examining building permit information for Bullitt County from 2000 to 2012. Table 5-4 shows a summary of the building permits for the years 2000 to 2012 by community. Figure 5-1 shows totals for Bullitt County by year. A total of 6,414 single family homes (including row houses), 1,142 multi-family units and 438 manufactured homes were permitted during the period for a total of 7,994 housing units. When added to the units at the time of the 2000 census (April, 2000), the total units in Bullitt County at the end of 2012 would be 31,154. It should be noted that this does not account for attrition of housing units due to demolition, fire etc. As shown in Figure 5-1, housing construction in Bullitt County peaked in 2004 & 2005 then steeply declined. Multi-family permits jumped in 2011 due to the construction of the 192 unit Reserves at Thomas Glen apartment complex in Shepherdsville. In 2012, the number of permits were about one-third of peak levels.

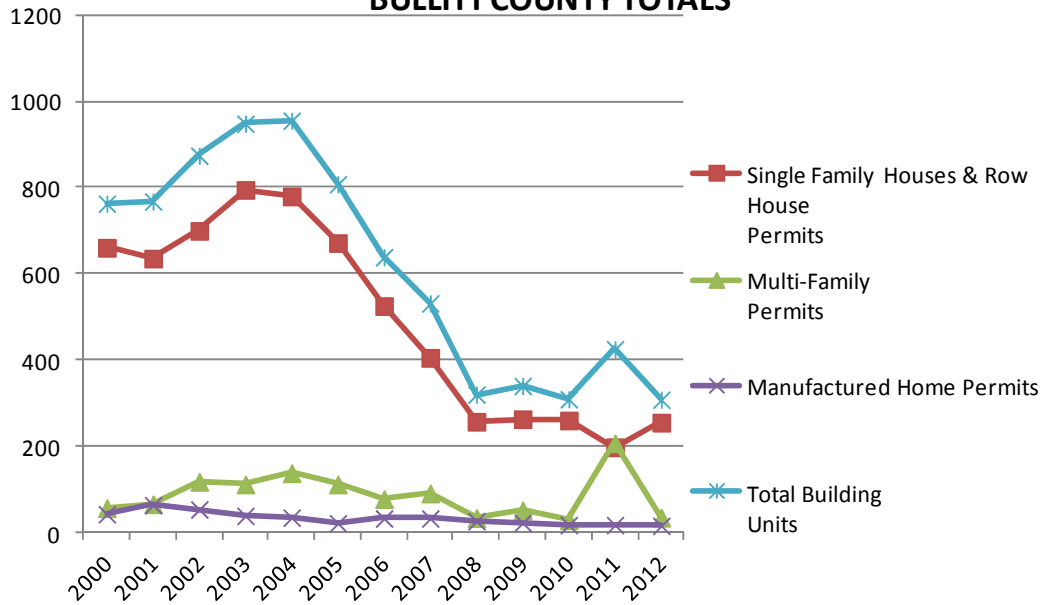
TABLE 5-4
BULLITT COUNTY BUILDING PERMITS 2000- 2012

Community	Multi Family Dwellings		Row Houses	Single Family	Manufactured Homes	Total Units by Community
	Blds	Units	Units	Units	Units	Units
Unincorporated Area	3	32	6	1980	412	2430
Shepherdsville	88	580	149	1457	8	2194
Mt Washington	46	324	196	2150	1	2671
Hillview	14	188	0	244	0	432
Hebron Estates	0	0	0	16	0	16
Pioneer Village	2	14	153	13	0	180
Lebanon Junction	1	4	16	30	17	67
Fox Chase	0	0	0	3	0	3
Hunters Hollow	0	0	0	1	0	1
Totals	154	1142	520	5894	438	7994

Source: Bullitt County Planning and Zoning Office

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**FIGURE 5-1
RESIDENTIAL BUILDING PERMITS BY YEAR
BULLITT COUNTY TOTALS**



Year	Single Family Houses & Row House Permits	Multi-Family Permits	Manufactured Home Permits	Total Building Units
2000	661	58	44	763
2001	636	67	65	768
2002	700	119	55	874
2003	795	113	40	948
2004	780	139	36	955
2005	672	113	23	808
2006	526	79	34	639
2007	406	92	34	532
2008	258	35	28	321
2009	264	53	24	341
2010	261	30	19	310
2011	199	208	19	426
2012	256	36	17	309
Totals	6414	1142	438	7994

Source: Bullitt County Planning and Zoning Office

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The majority of the units permitted from 2000 to 2012 were single family homes (5,894 or 73.7%). Row houses are units with shared walls but with each unit sold on an individual lot. Townhouses and duplexes have shared walls, but are sold as a unit on a lot so there is more than one housing unit on the lot. They are counted as multi-family dwelling units for building permits. Multi-family units were 14.3% of the building permits, row houses 6.5% and manufactured homes 5.6%.

FUTURE HOUSING NEEDS

An estimate of the number of additional housing units needed can be made using population projections and some assumptions based upon demographic trends. Bullitt County had 2.67 persons per household in the year 2010; however, the Kentucky State Data Center estimates that this number will decrease to 2.43 by 2030 and level off to 2.40 by the year 2040. Therefore, 2.43 persons per household will be used to calculate housing needs to the year 2030.

Assuming a 2030 population of 102,461, a 6% vacancy rate, and 2.43 persons per household, a minimum number of 44,695 housing units will be needed in Bullitt County by the year 2030. This is an increase of 13,541 units or 43% from the estimated number of existing units in 2012. It is important to note that these numbers should be treated as minimums since it can be assumed that some existing units will be demolished or deteriorate beyond use over the next eighteen years.

Assuming that there is sufficient land zoned for residential use available, communities do not normally need to take action to provide housing for middle or upper income persons. Land use regulations can be used to encourage compact development rather than urban sprawl. Also providing or encouraging the provision of amenities such as parks, recreational facilities, good schools and so on will help to attract more upper scale housing development. The community may need to assist lower income persons and some elderly persons in finding decent, safe, and sanitary affordable housing. Current efforts to provide publicly assisted housing in the county are discussed below.

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PUBLICLY ASSISTED HOUSING

A variety of financial assistance is available to help low income elderly, handicapped persons, and families find decent, safe, and sanitary housing. Assistance may be unit-specific or household specific. In unit specific housing, the housing subsidy stays with the housing unit for a contract period or indefinitely, as is the case with public housing. Household-specific assistance is committed to participating households. These households may relocate from one housing unit to another while continuing to receive the housing subsidy.

Assisted rental housing units in Bullitt County fall under a variety of programs as shown in Table 5-5. Public housing (PH) programs serve low and very low income families with rents based on income. Eligible tenants must pay the higher of either 30% of their adjusted gross income or 10% of their gross income. The Section 8 program helps low and very low income people pay their rent, with rents based on the same formula used for public housing assistance. Some assisted units are reserved for elderly people. Some are also specifically designed for handicapped persons. The former Farmers Home Administration (FmHA) program, now known as the Rural Development (RD) program, serves low and moderate income (LMI) households in rural areas. Low-income senior citizens or families paying rents of more than 30% of their adjusted annual incomes can qualify for rental assistance. In properties not offering rental assistance, tenants pay the greater of 30% of adjusted income or the base rent. Low interest rate loans are made to owners to reduce the rents (including utilities) paid by low-income tenants. The housing credit program (HC) is a Federal program administered by Kentucky Housing Corporation which increases availability of low-income rental housing by creating tax incentives for qualified developers to build affordable rental housing. Housing credits offer eligible property owners a ten-year tax credit for each unit set aside for low-income families. The units must be rent-restricted and available for long-term continuous rental use.

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**TABLE 5-5
BULLITT COUNTY ASSISTED RENTAL HOUSING**

As of April 2013

Property Name	Address	City	Phone Number	Total Assisted Units	Total Elderly Units	Total Accessible Units	Programs	1	2	3
Brooks Run Apartments	11650 Blue Lick Road	Hillview	(502) 955-2088	56	0	0	HOME; Housing Credit	35	10	11
Lebanon Junction Gates	11710 S. Preston Hwy	Lebanon Junction	(502) 833-2563	16	16	2	Rural Development	16 E	0	0
Lebanon Junction Greens	11885 S. Preston Hwy	Lebanon Junction	(502) 833-2563	20	0	2	Rural Development	20 A	0	0
Lebanon Junction Oaks	123 East Oak Street	Lebanon Junction	(502) 833-2563	16	0	1	Rural Development	0	16 A	0
Fox Den Apartments	174 Lynnwood Drive	Mt. Washington	(502) 491-2422	24	0	3	Rural Development	8 A	1-12 A	4 1-A
Allison Apartments	Winning Colors Drive	Mt. Washington		24	0	0	Housing Credit	0	12	12
Dove Field Manor	Cornell Dr.	Mt. Washington	(502) 451-2235	40	40	0	Housing Credit	0	40 E	0
Hillcrest Village	275 Meadows Dr.	Mt. Washington	(502) 491-2422	8	0	0	Project-Based Section 8	0	0	8
Lynnwood Village	275 Meadows Dr.	Mt. Washington	(502) 955-8824	8	0	0	Project-Based Section 8	0	0	8
Marilyn Heights	500 Starlite Dr.	Mt. Washington	(270) 259-5607	40	40	40	HOME; Housing Credit; Project-Based Section 8	0	40 E	0 40-A
Meadows Apartments I	500 Green Meadows	Mt. Washington	(502) 491-2422	52	0	0	Rural Development	28	24	0
Meadows Apartments II	500 Green Meadows	Mt. Washington	(502) 491-2422	48	0	0	Rural Development	16	24	8
Mt. Washington Apartments	4952 West St.	Mt. Washington	(502) 955-8824	24	0	0	HOME; Project-Based Section 8	0	24	0
Mt. Washington Place	12053 Highway 44 E.	Mt. Washington	(270) 259-5461	32	0	2	HOME; Housing Credit	16 A	1-16 A	0
Sunset Village Apartments	121 Louise Court	Mt. Washington	(502) 955-6103	24	24	2	Housing Credit; Rural Development	24 E	0	0 2-A

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Household specific assisted rent is available under the Section 8 Housing Choice Voucher program. These rental vouchers are allocated in groups by the U.S. Department of Housing and Urban Development for a specific area which may cover more than one county. The type of assistance available is the same as that outlined for the Section 8 program. Tenants served under these programs locate rental housing of their choice in the geographic area. The housing unit may be an apartment, mobile home, duplex or house, and must meet HUD housing quality standards.

There are a variety of other forms of financial assistance available to low to moderate income persons for housing assistance. Assistance is available through both public and private non-profit groups. As these programs frequently change, current information on the types of assistance available should be obtained from the Kentucky Housing Corporation in Frankfort, Kentucky.

A total of 855 assisted rental units are currently available in Bullitt County in four cities (Table 5-5). Shepherdsville has the most assisted units at 423 with 84 elderly and 94 accessible units. Some units are designated as both elderly and accessible. Mt. Washington has 324 assisted units (104 elderly and 47 accessible) and Lebanon Junction has 52 assisted units (16 elderly and 5 accessible). The city of Hillview has 56 assisted units, none are designated as elderly or accessible. Of the total accessible units in Bullitt County, 259 have one bedroom, 450 have two bedrooms and 146 are three bedroom units.

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TABLE 5-5 (Continued)
BULLITT COUNTY ASSISTED RENTAL HOUSING
 As of April 2013

Property Name	Address	City	Phone Number	Total Assisted Units	Total Elderly Units	Total Accessible Units	Programs	1	2	3
Angela Homes	172 Sand Dollar Ct. #B	Shepherdsville	(502) 921-9505	1	0	0	Housing Credit	0	0	1
Autumn Manor Apartments	265 Highland Court	Shepherdsville	(502) 955-6103	24	24	24	Housing Credit; Project-Based Section 8; Rural Development	20 20-E 20-A	4 E 4-A	0
Cedar Grove Apartments I	210 Johnson Dr.	Shepherdsville	(502) 955-5330	36	0	2	Housing Credit; Rural Dev.	4 2-A	28	4
Cedar Grove Apartments II	190 Johnson Dr.	Shepherdsville	(502) 955-6103	36	0	2	Housing Credit; Project-Based Sec. 8 Rural Dev.	12 2-A	24	0
Lakeview Station	Alyssa Drive	Shepherdsville	(270) 259-5607	28	28	28	Housing Credit	0	28 E 28-A	0
Linda Villa	Highland Ct.	Shepherdsville	(270) 259-5607	32	32	32	Housing Credit	0	32 E 32-A	0
Northside Apartments	245 Northside Ave	Shepherdsville	(502) 955-6103	36	0	2	Housing Credit; Rural Dev.	12 2-A	20	4
Northside II Apartments	245 Northside Ave	Shepherdsville	(502) 955-6103	36	0	2	Housing Credit; Rural Dev.	8 2-A	24	4
Randolph Homes	Haley Avenue	Shepherdsville		2	0	0	SMAL Multifamily	0	0	2
Robin Crest Partners, LTD 1	Deerfield Court	Shepherdsville	(502) 778-5589	21	0	0	Housing Credit	0	0	21
Shepherds Garden Apartments	167 Joshua Court	Shepherdsville		4	0	0	Affordable Housing Trust Fund	0	0	4
Shepherdsville Station	147 Dustin Way	Shepherdsville	(502) 575-5923	11	0	0	HOME; SMAL Multifamily	0	0	11
Shepherdsville Village I	130 Landmark Court	Shepherdsville	(502) 543-2671	64	0	0	Project-Based Sec. 8	24	24	16
Shepherdsville Village II	130 Landmark Court	Shepherdsville	(502) 543-2671	40	0	2	Project-Based Sec. 8	16 2-A	24	0
Tanager Landing Apts	170 Tanager Ln.	Shepherdsville	(502) 634-9830	52	0	0	Housing Credit	0	24	28
Totals				855	204	146		259	450	146
								60-E	144-E	0-E
								38-A	107-A	1-A

E= Units reserved for the elderly (62 and older) A= Handicapped Accessible Blue: Administered by KHC
 Source: KY Housing Corporation Assisted Rental Housing Report, April 2013

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HISTORIC RESOURCES

The historic preservation movement and restoration activities did not begin in the United States until the early nineteenth century. In the movement's beginning, the primary objective of historic preservation was to establish a national identity for the American culture and was implemented to celebrate the accomplishments and deeds of the country's forefathers. However, at the end of the nineteenth century, the preservation movement began to shift its focus to the historical and architectural merit of the structures themselves. Today, the importance of maintaining historic resources focuses on the great accomplishments of individuals and a community's history as well as architectural style. Both are fundamental to retaining a community's local character and quality of life.

The Bullitt County History Museum, which is housed in the county courthouse at 300 South Buckman Street in Shepherdsville, is staffed by volunteer members of the Bullitt County Genealogical Society. There are two display rooms featuring exhibits related to Bullitt County's heritage. There is also a free research room with computers to access the Internet and a growing collection of local historical and genealogical resources. Many of these resources have been digitized and can be found on the history museum's web site. The museum offers a microfilm reader/printer and a variety of microfilmed records.

Bullitt County was the 20th county in order of formation. The county was formed in December 1796 from parts of Jefferson and Nelson counties. It was named for Alexander Scott Bullitt, Kentucky's first lieutenant governor. The City of Shepherdsville, located where the western leg of the Wilderness Road crossed the Salt River, was founded in 1793 and is the county seat. Mt. Washington, which was first called Mt. Vernon, was established in 1818. It was an important stagecoach stop on the Louisville-to-Nashville turnpike. After construction of the Louisville Nashville Railroad (now CSX transportation) in the mid-1850's, communities sprang up at rail stops. One of these was Lebanon Junction. After Lebanon Junction was selected by the railroad as a site for a rail yard and a roundhouse for steam locomotives in the 1890's, it became one of the county's largest cities. As steam engines

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were gradually replaced with diesel engines, the rail yard and terminal were closed by 1949.

ARCHEOLOGICAL AND NATURAL RESOURCES

Bullitt County has significant natural and archeological resources. Archaeological discoveries along parts of the Salt River and Floyd's Fork indicate that Native Americans lived here 15,000 years ago. Although most damaged or aged architectural structures can be restored, archeological resources cannot be. Most resources of this type are fragile and irreplaceable. Since all are sensitive to the development that occurs around them, it is important to take precautionary measures when considering this type of preservation. Areas of concern should be identified during the development process. One site, the Ashworth Rock Shelter Site, is listed on the National Register of Historic Places. Due to the concern that archeological sites may be disturbed by those seeking artifacts, the locations of these sites are not identified in public documents. The Kentucky Heritage Council should be consulted to determine if known sites will be disturbed by new development.

CEMETERIES AND BURIAL SITES

Although it is not a complete listing, a good source for cemetery locations can be found at www.bullittcountyhistory.org/cem/bullittcem or contact the Bullitt County History Museum. Information is also available through the National Register of Historic Sites.

HISTORIC PRESERVATION

Bullitt County and its cities are defined by ties to local historic structures and events. The county and cities' unique historic character contribute to the community's potential as a tourist destination and helps to supplement regional economic development efforts. Continued efforts to restore and promote historical, archeological and natural sites will enhance both the historic features of the county while at the same time encouraging new development. The challenge will be to balance the preservation of the community's character with new development without detriment to either. There are several ways to encourage preservation of historic sites at the

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local level. First, it is necessary to educate citizens about the community's resources and their significance. Next is to preserve buildings, sites and districts that are recognized as having historical and architectural value, which is one of the objectives of Bullitt County. To attain this objective in the future, the community has a variety of options. For further information or to include information or artifacts in our archives feel free to contact Bullitt County's History Museum or find us on the web at: www.bullittcountyhistory.org. Information is also available through the National Register of Historic Places.

NATIONAL REGISTER DESIGNATION

While there are numerous historic sites identified by the Kentucky Heritage Council within Bullitt County this does little to insure their preservation. The first and most obvious part of historic resource management is to identify suitable sites. To date, identification and documentation of sites has been conducted by local citizens in conjunction with the Kentucky Heritage Council. Once a structure or area is locally identified, the State Historic Preservation Officer (SHPO) should be contacted. The SHPO ensures that the proper nomination forms, documentation and photographs are used in order to nominate a structure or district to the National Register of Historic Places. All structures within a potential district do not have to be historic. A limited amount of "noncontributing" structures may also be included to give continuity to the boundaries of the district. It is recommended that local efforts to identify and nominate historic structures and districts to the National Register continue with the assistance of the SHPO. Currently, Bullitt County has seven buildings listed on the National Register. Table 5-6 shows the sites in Bullitt County currently listed on the National Register of Historic Places. Figure 5-2 shows the location of each of the seven buildings.

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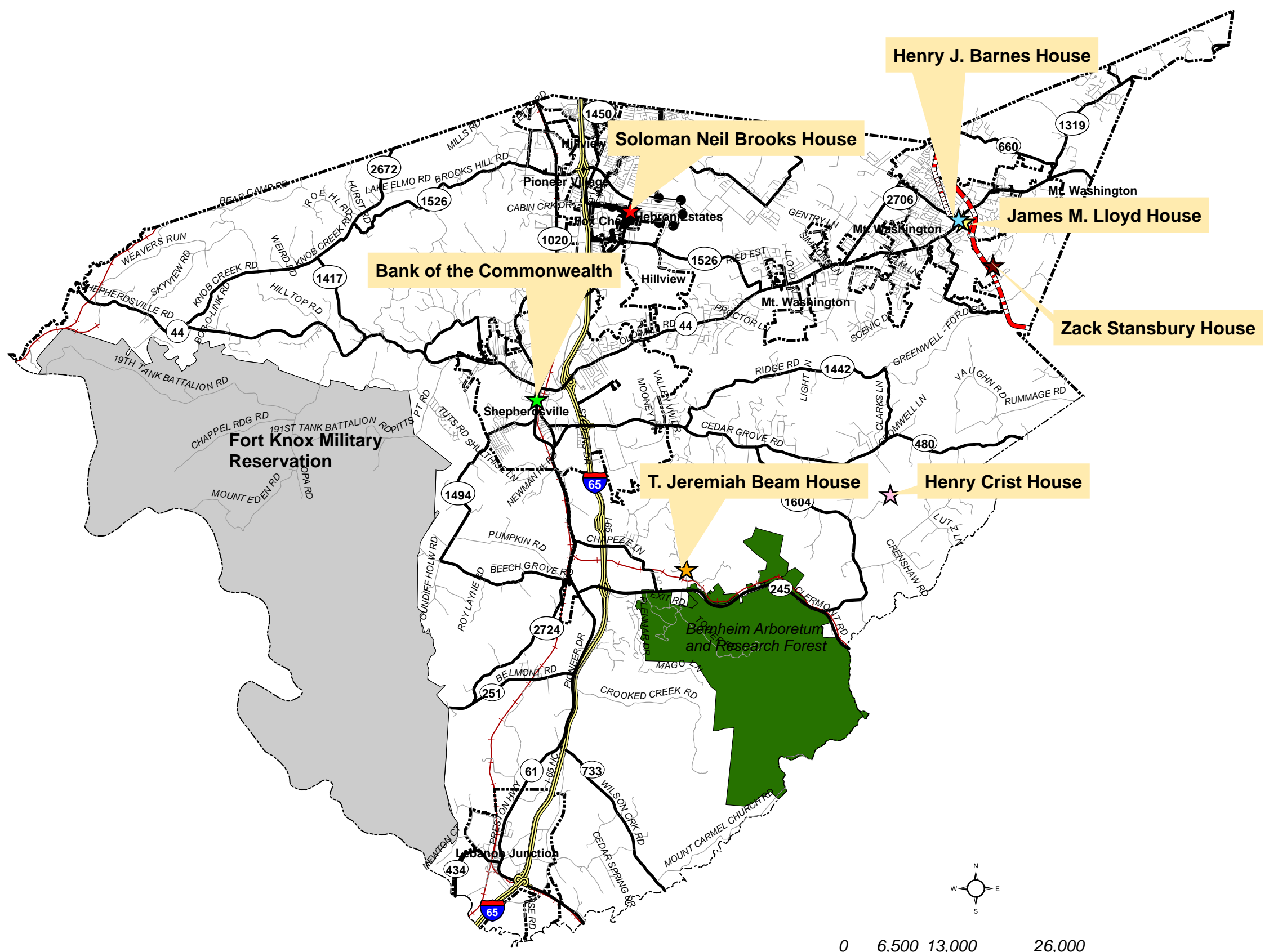
**TABLE 5-6
BULLITT COUNTY NATIONAL REGISTER HISTORIC SITES**

HISTORIC STRUCTURE OR SITE	LOCATION	YEAR BUILT
Henry J. Barnes House	144 N. Mt Washington Rd, Mount Washington	circa 1885
Solomon Neill Brooks House	Near Hwy 61 and Hebron Ln in North Bullitt County	1847
James M. Lloyd House	103 S. Bardstown Rd, Mount Washington	circa 1880
Zack Stansbury House	1430 Bardstown Rd south east of Mt. Washington	circa 1867
Bank of the Commonwealth	411 S. Buckman Street, Shepherdsville	circa 1809
Henry Crist House	1322 Maraman Ln in Southeast Bullitt County	early 1800 ^s
T. Jeremiah Beam House	526 Happy Hollow Road at Jim Beams Distillery	before 1933
Ashworth Rock Shelters Site	Along Floyds Fork at KOA Campground, Shepherdsville	

LOCAL HISTORIC DISTRICT DESIGNATION

Regardless of whether an area is listed as a National Register Historic District, one can be established locally. These locally identified districts are usually designated because a specific neighborhood or city block has unique historic characteristics, architecture or significance to the community. The districts can include special zoning provisions governing existing structures, infill development, and design. These zones are typically referred to as “overlay” districts because they consist of requirements in addition to those regulated by the underlying zoning requirements (commercial or residential for example). An overlay district must be specifically tailored to the area of concern and can include a variety of provisions to encourage or regulate the preservation of neighborhood character. These provisions can include setback requirements so that new or infill structures conform with existing buildings, special sign regulations, restrictions on the demolition or modifications of buildings, and specifications concerning appropriate land uses. In addition, these regulations can include specific design standards for areas with important historic resources.

**FIGURE 5-2
BULLITT COUNTY
HISTORIC
STRUCTURES**
2015 Comprehensive Plan
Bullitt County, Kentucky



LEGEND

- ☆ Henry Crist House
- ★ Henry J. Barnes House
- ★ James M. Lloyd House
- ★ Soloman Neill Brooks House
- ★ T. Jeremiah Beam House
- ★ Zack Stansbury House
- ★ Bank of the Commonwealth
- Local Roads
- State Routes
- US Routes
- I-65
- Railroad
- Military
- Parks & Recreation
- Bullitt County

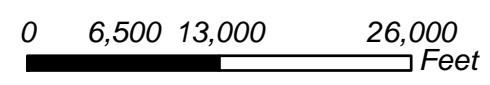
MAP INFORMATION

Data Sources:
National Register of Historic Places
Kentuckiana Regional Planning
& Development Agency
2012 US Census TIGER Line Data

Cartography by:
Nikita Moye



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ADDITIONAL OPTIONS AND REQUIREMENTS

Beyond nominating structures for the National Register or creating different districts or architectural review boards, a community can implement a variety of other initiatives to encourage the preservation of historic resources. One way to do this is to encourage greater local participation and control in the designation and regulation of significant sites. This can be accomplished by working with various property owners and the Kentucky Heritage Council. Another way to encourage local participation and visitation to significant sites is the provision of informational and educational materials to citizens and tourists by utilizing local and state newspapers as well as generating brochures on various sites. It is also important to coordinate historic preservation activities with all legislative bodies so that any proposed public improvement projects will be sensitive to adjacent historical resources.

An environmental assessment must be prepared for any project that involves Federal funding or a significant federal action such as a permit. During the environmental assessment, the potential impact of the project on properties either on or eligible for listing on the National Register of Historic Places must be determined. If there is a potential negative impact, mitigation measures are required. This may range from restoring a building in conformance with the Secretary of Interior's Standards to simply preparing detailed documentation about the site prior to demolition. No assessment of potential impact is generally required if the project is funded with state or local funds.

Bullitt County

