

## CHAPTER FIVE

### 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 Laurel County population growth has been continuous and is projected to continue at a 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 city 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 2000 Census housing data by tenure for Laurel County and London. Overall, Laurel County's housing stock grew by 5,394 units (31.9%) between 1990 and 2000. Only a small portion of this increase can be attributed to the growth of the City of London's housing stock, which increased by 167 units from 1990 to 2000 (6.5%). In 2000 the City of London's housing stock accounted for 12% of the total number of housing units in the county. Only 24% of the renter occupied households were located in London.

TABLE 5-1  
HOUSING UNITS BY TENURE - 2000

AREA	TOTAL UNITS	OCCUPIED UNITS	PERSONS PER HOUSEHOLD	OWNER OCCUPIED HOUSING UNITS		RENTER OCCUPIED HOUSING UNITS		VACANCY RATE
				TOTAL	%	TOTAL	%	
Laurel County	22,317	20,353	2.56	15,666	77.0%	4,687	23.0%	8.8%
City of London	2,720	2,400	2.16	1,274	53.1%	1,126	46.9%	11.8%

Source: 2000 U.S. Census

The overall vacancy rate for Laurel County in 2000 was 8.8%. This is a moderate increase from 1990 when the vacancy rate was 7.9%. The vacancy rates for the City of London also increased from 1990 to 2000. In the City of London the vacancy rate was 8.2% in 1990 and rose to 11.8% in 2000.

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

## HOUSING CHARACTERISTICS

Table 5-2 and 5-3 show the number and type of housing units from 1990 to 2000 in Laurel County and London. Single family housing units are the dominant housing type for both the city and the county. Mobile homes are the second most numerous housing type in the unincorporated areas of the county. Less than half of the multi-family housing units are located in the City of London.

From 1990 to 2000 the number of structures with two to four housing units increased at a faster rate than any other housing type in Laurel County, followed by mobile homes. Multi-family structures with five or more units showed the highest rate of increase within the City of London, with the only other significant increase found in the number of structures with two to four housing units. The number of mobile homes declined 27.5% within the city limits. This marked the only decrease in any form of housing stock for either the city or the county.

## HOUSING CONDITIONS

Housing conditions can be evaluated by analyzing selected census data measures and through visual surveys. Census data indicators of substandard

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

HOUSING TYPE	1990		2000		% CHANGE 1990-2000
	#	%	#	%	
<b>SINGLE FAMILY</b>	11,353	67.1%	13,492	60.5%	18.8%
<b>DUPLEX</b>	526	3.1%	329	1.5%	-37.5%
<b>3-4 UNITS</b>	*		535	2.4%	-
<b>MULTI-FAMILY (5 or MORE)</b>	819	4.8%	1,273	5.7%	55.4%
<b>MOBILE HOME</b>	4,225	25.0%	6,669	29.9%	57.8%
<b>OTHER</b> (Boat, RV, Van, etc.)	0	0.0%	19	0.1%	-
<b>TOTAL</b>	16,923	100.0%	22,317	100.0%	31.9%

Source: U.S. Census Bureau, 1990, 2000

**TABLE 5-3  
SUMMARY OF HOUSING UNITS FOR THE CITY OF LONDON**

HOUSING TYPE	1990		2000		% CHANGE 1990-2000
	#	%	#	%	
<b>SINGLE FAMILY</b>	1,664	65.2%	1,666	61.3%	0.1%
<b>DUPLEX</b>	291	11.4%	114	4.2%	-60.8%
<b>3-4 UNITS</b>	*		245	9.0%	-
<b>MULTI-FAMILY (5 OR MORE)</b>	387	15.2%	542	19.9%	40.1%
<b>MOBILE HOME</b>	211	8.3%	153	5.6%	-27.5%
<b>OTHER</b> (Boat, RV, Van, etc.)	0	0.0%	0	0.0%	-
<b>TOTAL</b>	2,553	100.0%	2,720	100.0%	6.5%

Source: U.S. Census Bureau, 1990, 2000

\* For 1990 Duplex and 3-4 unit housing were combined into one category. Thus the number of duplexes listed in 1990 includes 3-4 units as well. The % Change listed for duplexes is actually the change in the number of duplexes and 3-4 unit houses as well.

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housing include the age of the housing stock, structures lacking complete plumbing 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 1940 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 2000 Census data is presented in Table 5-4.

**TABLE 5-4  
HOUSING CONDITIONS, 2000 CENSUS**

AREA	TOTAL	BUILT BEFORE 1940		LACK COMPLETE PLUMBING		MORE THAN 1.0 PERSONS PER ROOM		WOOD/COAL OR NO PRIMARY HEAT SOURCE	
		#	%	#	%	#	%	#	%
		Laurel County	22,317	960	4.3%	182	0.8%	418	1.9%
City of London	2,720	210	7.7%	0	0.0%	61	2.2%	16	0.6%

Source: 2000 U.S. Census

Houses lacking complete plumbing facilities are found in about 0.8% of housing units in Laurel County, with none being recorded in the City of London. Laurel County as whole also showed 3.9% of the total units (876) use wood or coal as a primary heating source. Only 16 of these units were located within city limits. Overcrowding conditions exist in a total of 418 units (1.9%) of the county’s housing units, with a little over two percent of these units (61) being located in the City of London.

Overall, Laurel County’s housing stock is relatively new with only a minimal amount of homes constructed prior to 1940 as shown in Table 5-4. In Laurel County, 960 homes were built prior to 1940 and accounted for 4.3% of the housing stock. In the City of London, 210 older homes accounted for 7.7% of the housing stock.

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A windshield survey of the county indicates that there are some areas that could benefit from housing rehabilitation or neighborhood redevelopment efforts. These areas include the North Corbin area and Hospital Hill area of London. The area of North Corbin near the historic Harland Sanders Café is of particular concern as this area is a tourist attraction. There are also a number of burnt out or collapsed structures needing to be demolished in the rural areas of the county. A code enforcement program is needed in rural Laurel County to clean up these structures as well as lots with junk cars and open dumps. The presence of these nuisances has a negative impact on property values and discourage new investment in the area. Both London and Laurel County have homes in scattered locations which are substandard need to be rehabilitated.

## **CURRENT HOUSING TRENDS**

Housing trends since the 2000 Census can be analyzed by examining building permit information for the City of London. Laurel County currently has no building permit or inspection program, therefore no information is available at this time. Table 5-5 shows the building permit information obtained from the City of London Building Inspector for 2000 to 2006. A total of 121 new housing units were constructed within the city from 2000 to 2006. The majority of these units (74%) were single family homes. Manufactured homes are allowed within the city, but must be approved as a condition use by the Board of Adjustment. Currently, exact figures for the number of manufactured homes installed since 2000 are unavailable. It should also be noted the City of London annexed approximately 2.6 square miles of land in 2001 accounting for an addition of 837 housing units to the city.

In August 2006, the US Census Bureau issued the Annual Estimates of Housing Units for Counties in Kentucky: April 1, 2000 to July 1, 2005. It is estimated that the number of housing units in Laurel County had increased by 912 units to 23,229 which is a 4.1% increase since the 2000 Census.

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**TABLE 5-5  
CITY OF LONDON BUILDING PERMIT INFORMATION  
2000-2006**

YEAR	TYPE OF DWELLING UNIT					TOTAL	
	Single Family	2 Family		3 or More Family			
	# Units	# Bldgs.	# Units	# Bldgs.	# Units	# Bldgs.	# Units.
2000	9			4	16	13	25
2001	15					15	15
2002	17					17	17
2003	15					15	15
2004	10	2	2			12	12
2005	12			2	8	14	20
2006	11	1	2	1	4	13	17
<b>TOTAL</b>	<b>89</b>	<b>3</b>	<b>4</b>	<b>7</b>	<b>28</b>	<b>99</b>	<b>121</b>

Source: City of London Building Inspector

## 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. Laurel County had 2.56 persons per household in the year 2000; however, the Kentucky State Data Center estimates that this number will decrease and level off to 2.44 by the year 2020. Therefore, 2.44 persons per household will be used to calculate housing needs to the year 2020. In 2000, there were 670 persons in group quarters which is 1.3% of the county's population overall. Of this number, 660 persons were reported to be institutionalized in nursing homes, correctional institutions, and psychiatric hospitals. Only 10 were reported to reside in non-institutionalized housing. For housing projection purposes, it will be assumed that the group quarters rate (1.3%) will remain the same.

Assuming a 2010 population of 61,391, a 8.8% vacancy rate, 1.3% group quarters rate, and 2.44 persons per household, a minimum number of 27,019 housing units will be needed in Laurel County by the year 2010. This is an increase of 4,702 units or 21% since the 2000 U.S. Census. Using the same assumptions and a 2020 population projection of 68,708, it is estimated that there will be a need for a total of 30,239 housing units by the year 2020. This is an increase of 7,922 units (35.5%) from 2000. It is important to note

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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 twenty years.

In summary, communities do not normally need to take action to provide housing for middle or upper income persons unless it wants to encourage the development of amenities in order to attract more upper scale housing development. The lack of zoning and building code enforcement may discourage some middle and upper class families from locating in Laurel County due to concerns about the quality of building construction and the lack of protection from undesirable adjacent land uses. 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.

## **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 Laurel County fall under a variety of programs as shown in Table 5-6. 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 (S8) program helps low and very low income people pay their rent, with rents based on the same formula used for public housing assistance. Many Section 8 apartments, but not all, are reserved for elderly people. Some are also specifically designed for handicapped persons. The former Farmers Home Administration (FmHA)

**TABLE 5-6  
LAUREL COUNTY ASSISTED RENTAL HOUSING**  
As of January 2006

Property	Address	City	Total Units	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	Telephone Number	Program
Betty Jane Apartments	135 Little Dr	London	48		18	20	10			(606) 878-6662	HC
Campground Apartments	101-133 Campground Rd	Corbin	32		10 2A	20				(606) 528-0724	RD
Carnaby Apartments	825 South Main St	London	50		45E 5A					(606) 878-6666	S8
Cedar Lane I Apartments	415 Spring St	London	36		34E 2A					(859) 276-5388	HC
Cedar Lane II Apartments	415 Spring St	London	24		22E 2A					(859) 276-5388	HC
County Farm Apartments	113 Mitchell Creek Ln	London	24			22E 2A				(606) 864-2826	HC
Cumberland Care Home	American Greeting Card Rd	Corbin	16		12E 4EA					(606) 528-7010	S8 S202 GH
Dogwood Hills Apartments I	300 Reams Lane	London	46		8 4A	24	10			(606) 878-8750	
Dogwood Hills Apartments II		London	24		4		20				RD
Greater Corbin Manor	1400 Corbin Manor	Corbin	144		48	64	32			(606) 528-9714	S8 Other
Housing Authority of London	100 Scott Street	London	134	28E	9 25E 4A	32 2A	28	4	2	(606) 864-5474	PH

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**TABLE 5-6 Continued**  
**LAUREL COUNTY ASSISTED RENTAL HOUSING**  
 As of January 2006

Laurel Square	117 West Carter Rd	London	46		6 2A	34	4		(606) 864-5121	HC
London Apartments	135 Riddle Dr.	London	48		18	20	10		(606) 877-1302	HC Other
Londontown Apartments	120 O.W. Lane	London	24				24		(606) 878-9908	HC
Northfield Station	850 South Highway 1223	Corbin	24		7 1A	11 1A	4		(859) 276-5388	HC
Pine Grove Apartments I	75 Robert E. Cox Rd	Corbin	48		7 1A	38 2A			(606) 528-8146	HC RD
Pine Grove Apartments II	75 Robert E. Cox Rd	Corbin	24		12	12			(606) 528-8146	RD HC
Roseann Apartments		Laurel	48		44 4A				(614) 863-4111	HC
Wildwood Apartments	1001 Wildwood Apartments	London	81		8 21E 3A	32	17		(606) 878-6662	S8
Woda Arlington Green, LLC	Abbuhl Rd	London	40		4	24	8	4		HC
		LMI	711		137	247	125	8		Last revision date 1/10/2006
		Accessible Elderly	45		38	7				
		TOTAL	961	28	330	276	157	8	2	

HC - Housing Credit  
 PH - Public Housing  
 RD - Rural Development  
 GH - Group Home  
 S8 - Section 8  
 S202 - Section 202

E= Units reserved for the elderly (62 and older)  
 A= Handicap Accessible

Properties highlighted in yellow are administered by KHC

Source: KY Housing Corporation Assisted Rental Housing Report, January 2006

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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.

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 961 assisted rental units are currently available in Laurel County (Table 5-6). This includes 711 for LMI persons, 205 elderly units and 45 accessible units. Most publicly assisted housing facilities are located within the City of London.

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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.

Laurel County and the City of London have an abundance of historic resources. These resources document the early beginnings of the area and serve as reminders of the community's heritage and tradition. Laurel County was the 80th county in order of formation. The county was formed in 1826 from sections of Clay, Knox, Rockcastle, and Whitley counties. It was named for the abundance of laurel bushes growing along its creeks and rivers.

In 1826, Jarvis Jackson, an influential Englishman donated the land for the town of London (named for London, England), which became the county seat. Since it began as a community on Wilderness Road, London was along the route of warring armies during the Civil War. The first Union victory in Kentucky during the Civil War took place near the town at the Battle of Camp Wildcat.

## **ARCHEOLOGICAL AND NATURAL RESOURCES**

In addition to significant architectural resources, Laurel County has natural and archeological resources. 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 precaution-

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ary measures when considering this type of preservation. Areas of concern should be identified during the development process. 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 know sites will be disturbed by new development.

## **HISTORIC PRESERVATION**

Much of Laurel County and the City of London are defined by ties to local historic structures and events. The county and city’s unique historic character contribute to the community’s potential as a tourist destination and helps to supplement regional economic development efforts. The continued efforts to restore and promote historical, archeological and natural sites will enhance both the historic features of the county and city 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 local level. First, it is necessary to educate citizens about the community’s resources and their significance. Other methods of encouraging preservation and methods of historic resource management are summarized in the following paragraphs.

## **HISTORIC RESOURCE MANAGEMENT**

One of the goals of Laurel County is to recognize and preserve unique historic and cultural resources. Objectives include the identification and maintenance of historic features while also informing residents and visitors of the unique resources that the county has to offer. To attain these goals in the future, the community has a variety of options. Each option is briefly described below.

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## **NATIONAL REGISTER DESIGNATION**

While there are numerous historic sites identified by the Kentucky Heritage Council within the Laurel County and City of London 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, Laurel County has seven structures and one site listed on the National Register. Figure 5-1 shows the location of each of these sites and the London Renaissance area.

### ***Federal Building-Courthouse***

Located at Main and 3rd streets in London, this Renaissance style Courthouse is one of five structures within the City of London listed on the National Register of Historic Places. Its historical significance comes from the unique architecture of James Knox Taylor who was the supervising architect. The period of significance for this building ranges from 1900 - 1949.

### ***Pennington Infirmary***

The Pennington Infirmary, also known as the Greer Building, was a hospital located in the City of London. Its historical significance ranges from 1875-1924. Dr. H. V. Pennington was in charge of the hospital until 1926 when a new hospital was constructed that is now known as Marymount Hospital. Presently, the First National Bank of Manchester occupies the original structure at 403 N Main Street.

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## ***Poynter Building***

Also located in London, the Poynter Building is historically significant for its architecture from the 1900-1924 era. Built in 1910, this structure contained a drug store, several doctors' offices, a barber shop, the Western Union office, and the telephone company. Located at 105 N Main Street, it now houses a law firm.

## ***Sue Bennett College Historical and Memorial Buildings***

Opened in 1897, Sue Bennett Memorial School was funded by Methodists and local residents. It was established to educate mountain children and operated until 1910, at which point it became the county high school. In 1922 it became a junior college and eight years later (1930), the name was changed to Sue Bennett College. Between 1897-1997 when it closed, the college educated more than 11,000 students.

## ***First Evangelical Reformed Church***

Bernstadt is home to this religious structure located on KY 80 built by Swiss colonists. It is also known as Swiss Colony Church. Swiss Colony was founded in 1881 and was Kentucky's largest foreign colony. Between 1880 and 1894 approximately 120 Swiss families arrived in Laurel County. They settled around two major centers, Bernstadt and East Bernstadt. Approximately 4,000 acres of land in this area was sold to Swiss colonists, who soon became known for wine and cheese production. The period of significance for this church was 1875 – 1899.

## ***Harland Sanders Café***

Laurel County is home to one of Kentucky's most recognized figures, Colonel Harland D. Sanders. This southern gentleman created a fried chicken recipe that became the basis for the Kentucky Fried Chicken (KFC) food chain. Now based in Louisville, Kentucky Fried Chicken has over 11,000 restaurants in more than 80 countries and territories worldwide. The original restaurant where Colonel Sanders perfected his recipe is located in North Corbin, at the southern tip of Laurel County. Today this location is a combi-

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nation of a KFC restaurant and a museum dedicated to the history of Colonel Sanders and his fried chicken enterprise.

### ***Wildcat Battlefield Site***

On October 21, 1861, 7,500 Confederate soldiers attacked a 5,000 soldier Union encampment. The location of this camp was crucial for each side as the Union forces wanted to prevent an attack on the Bluegrass region of Kentucky and the Confederates were trying to prevent the Union army from advancing into eastern Tennessee. Four days of battle ensued before the Confederates retreated to Tennessee, marking the first Union victory in Kentucky. Now as part of the Daniel Boone National Forest, the Camp Wildcat Battlefield has some of the best preserved Civil War battlefield trenches in the nation. An annual reenactment is held every year as part of the Central Kentucky Civil War Heritage showcase.

## **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.

## 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.

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