

## Draft Survey of Historic Buildings in the Town of Bedford

In 2003, the Town of Bedford enacted a Historic Building Preservation Law to protect historic structures located outside the existing Historic Districts of Bedford Village and Katonah, in recognition that “the historical, archeological, architectural and cultural heritage of the Town is among the most important assets of the Town.” As established in the Town Code, Article III, Section 71-22, a Historic Building is defined as 1) having been built before the year 1900, or 2) listed on the National Register of Historic Places, or 3) constructed after the year 1900 and listed on the Survey of Historic Buildings prepared by the Town. In accordance with this law, the Town engaged Steward Preservation Services, an independent consulting firm specializing in historic structure surveys, to prepare a Survey of Historic Buildings in the Town of Bedford, to be adopted by the Town Board. A draft of this Survey has been completed and the Town is notifying owners of properties included in the draft Survey.

The Town’s Historic Building Preservation Law requires that demolition or significant exterior alteration of a Historic Building be approved by Bedford’s Historic Building Preservation Commission (HBPC). Based on the draft Survey prepared by Steward Preservation Services and as outlined in the attached summary, the HBPC is recommending that the Town’s historic properties be divided into three classifications subject to different levels of review:

- Proposed changes to properties classified as **Individually Significant** or **Contributing** will be subject to a full review by the HBPC, with an option to request an expedited review depending on the building’s classification and the scope of the project.
- For properties classified as **Other Historic Resources** there will be no requirement for HBPC review or approval of alterations or demolitions. However, owners of these properties are encouraged to take advantage of an optional and free advisory consultation with the HBPC, whose members have substantial experience with preservation, architectural design, construction, and local history.

Further details of the draft Survey and proposed classification system, including a list of FAQs and a summary spreadsheet with classifications, dates and descriptions of significance for historic properties listed by street address, are currently available on the HBPC [webpage](#) of the Town website and at the Office of the HBPC, 425 Cherry Street, 3<sup>rd</sup> floor (914.666.4434). Owners may also request a detailed Property Report for their specific property from the HBPC Secretary at [apaglia@bedfordny.gov](mailto:apaglia@bedfordny.gov). For the sake of privacy, Property Reports are not posted to the website.

Descriptions of significance and dates in the draft Survey are based on visual assessments of architectural characteristics combined with information taken from the Town Assessor’s and Historian’s files, as well as information provided by property owners and other sources. In order to ensure the accuracy of the Survey, the HBPC welcomes further information about the history of any property. Owners wishing to provide additional information about their property, or to request a review of their property’s classification or inclusion in the Survey, are invited to submit a [Historic Resource Review Request](#), which will be available on the HBPC webpage on the Town website and at the HBPC office. The HBPC may require a site visit in order to review the request.