

TOWN OF BEDFORD



Bedford Village Historic District Review Commission

GUIDELINES

“Within the hamlet known as “Bedford Village” there is an area designated as a historic district which dates from the founding of the Town in 1680 and contains a number of historic landmarks, including the Village Green and a colonial graveyard, and public and private buildings that display the architecture of the period from the late 1700 to the present. It is further found that this area has a special historic value by virtue of the presence of the Old Court House erected in 1787 and used by the County until 1870 during the period when Bedford was one of Westchester’s two County Seats. It is further found that this area has historic value and interest by reason of historic events that have taken place within, on or near it, by age or association with famed personages and by being illustrative of events or periods in the growth or history of Bedford Village and the surrounding areas.” (Town Code of Bedford)



Bedford Village Historic District Map

Alterations or additions to historic buildings and properties within the District shall be made with consideration for the immediate context, village context and appropriate use within those contexts. Additionally, changes should seek to maintain and preserve the historic character of a property, taking care to minimize the removal or destruction of defining characteristics.

The following Guidelines are intended to assist property owners in preserving and enhancing the integrity and character of the Bedford Village Historic District and its individual buildings. Compliance with the following Guidelines, however, does not guarantee automatic approval for an application.

GUIDELINES – Continued

Paint:

Paint colors should remain the same. Consideration is given to a color change that would more accurately reflect the historically original color. White is preferred, with shutters in black or Essex Green. Out buildings are considered separately.

Windows and Doors

All efforts should be made to match existing or original windows and doors in size, style and placement. New windows should be made of wood and should be either true divided light (individual panes of glass divided by mullions as opposed to a single pane of glass with a grid applied to the surface) or simulated divided light (dividers between multiple panes of glass in line with mullions to simulate divisions). Shutters are not required, but if incorporated, they should be hung on operational hardware appropriate to the age and style of the house.

Lighting:

All lighting must conform to Bedford Town Code. Lighting should not cause adverse impact on surrounding properties. Spotlights are not permitted. Neon, yellow or orange sodium lights are not permitted.

Lamp posts are to be wood or cast iron.

If flags are lit, the light source should be ground based and landscaped to hide the source. Up lighting of trees and shrubbery is prohibited in the Historic District.

Signage:

All signs must conform to Bedford Town Code. Signs shall be constructed of wood, preferably painted white, with black lettering in Caslon Old Style font. Mountings or brackets should be white painted wood or wrought iron.

Fences, Gates and Walls:

All fences and gates must meet town code. Bedford Village has retained its character as a “walking village” with a continuity of scale and openness across property lines. Any fence or wall located along the street frontage should be low and made of either simple wood construction (white or natural) or stone in keeping with historic styles. Stockade style fences are prohibited in the Historic District.

Stone walls must be native stone. A good source for information about historically appropriate stone walls is the book *Sermons in Stone: the Stone Walls of New England and New York* by local author Susan Allport.

Gates should be in keeping with the character of the property and village. Commercial driveway gates or barriers are prohibited in the Historic District.

Mailboxes:

Mailboxes must be standard boxes, approved by the Post Office, and should be white, black or Essex Green mounted on a white or natural wooden post.

Trees & Landscaping:

The removal of established trees within the Historic District requires approval from both the Commission and the Town Building Inspector’s office (in conjunction with the Tree Advisory Committee). The planting or removal of greater than 2” caliber trees requires Commission review and approval. Frontage and perimeter plantings require Commission review and approval, as well.

Applications:

Application forms to apply for a Certificate of Approval from the Bedford Village Historic District Review Commission can be obtained online from the Town of Bedford website at www.bedfordny.info.