

Town of Bedford Historic Building Preservation Commission

Classification Criteria

TIER 1: Individually Significant

- A. Constructed in 1900 or earlier and substantially intact; or
- B. Listed on the National Register of Historic Places; or
- C. Exemplifying or possessing special character, or historic or aesthetic interest of value as part of the political, economic or social history of Bedford, with particular attention to properties that are representative of significant aspects of local history associated with:
 - C.1) the relocation of old Katonah or the Katonah Land Company, or
 - C.2) the agrarian past (e.g., small farm houses, barns and outbuildings, characteristic proximity to the road), or
 - C.3) the late 19th century or early 20th century estate periods.
- D. Identified with persons or events significant in local, state or national history; or
- E. Embodying the distinguishing characteristics of a type, period or method of construction or design style or represent or representative of the work of a known designer, architect or builder; or
- F. Representing an established and familiar feature of the community by virtue of its unique location or singular physical characteristic.

TIER 2: Contributing

Of historic or architectural importance to the Town of Bedford, but of lesser significance or less intact than Individually Significant properties, including properties that make a distinctive contribution to the overall historic and visual character of Bedford by virtue of location on a historic road or in an historic neighborhood.

Unregulated properties on Bedford's Survey of Historic Buildings are properties that do not meet the criteria of Tier 1 or Tier 2, including properties substantially compromised, but that nonetheless contribute to the historic character of the town. These properties would not be subject to regulation by the HBPC, but owners would be entitled to free advisory consultations with the HBPC.