

# FREQUENTLY ASKED QUESTIONS

## What is a historic district?

A historic district is an area of the city with a special character or special historical or special architectural interest.

## Who decides whether the Bedford Corners District will be established?

The New York City Landmarks Preservation Commission (LPC) with ratification by the City Council, after an extended period of intensive research to document buildings.

## Will building owners be part of the process?

Yes. The process includes communication with all building owners and a public hearing.

## Would landmark designation lower my property value?

On the contrary, landmarking tends to raise property values because people want to live in landmark neighborhoods protected from radical development and demolition.

## Would I be required to restore my property to some earlier period in its history?

No.

## Would landmark designation raise my taxes?

No.

## Would I be restricted in the kinds of changes I can make to my property?

Only the exterior of the buildings are restricted. Alterations require prior approval by the LPC, however the process is usually quick and simple. You can find out more about the approval process at the LPC website: [www.nyc.gov/html/lpc](http://www.nyc.gov/html/lpc)

## Would I need a permit to make ordinary repairs?

No. For example, you would not need approval to replace broken windows, repaint a building exterior to match the existing color or caulk around windows and doors.

## Would landmark designation prevent all alterations and new construction?

No. Changes and new construction can take place if the LPC finds them appropriate. The Poly Prep Lower School addition on 1st Street is an example.

## Is there any financial assistance for owners within a historic district?

Property owners in a landmarked district also qualify for low-cost loans from the New York Landmarks Conservancy to make repairs on their building's exterior. Owners can donate a historic preservation easement on the exterior of their property and then claim a tax deduction. Commercial owners who follow federal guidelines can take advantage of federal and state historic rehabilitation tax credits if their property is listed on the National Register of Historic Places. (The Renaissance Apartments, the Alhambra Apartments and Girls High are examples of this). Landmark designation opens the door to financial assistance programs on the local, state, and federal level.

## For more information go to:

[www.bedfordhistoricdistrict.org](http://www.bedfordhistoricdistrict.org) – Bedford Historic District  
[www.nyc.gov/html/lpc](http://www.nyc.gov/html/lpc) – NYC Landmarks Preservation Commission  
[www.nylandmarks.org](http://www.nylandmarks.org) – New York Landmarks Conservancy  
[www.hdc.org](http://www.hdc.org) – The Historic Districts Council

