

Why landmark Bedford Corners?

Landmark designation is the only way to protect the buildings and streetscape that make Bedford Corners distinctive. Without this designation, there is nothing to prevent developers or owners from tearing down or drastically altering existing buildings. Zoning law regulates building height and usage but not exterior appearance or fidelity to the surrounding architectural context. Only historic district designation offers that protection.

Who is leading the landmark effort?

The Bedford District Block Associations, a coalition of Bedford area block associations.

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.

Why is only a small part of Bedford-Stuyvesant under consideration?

The LPC has a small staff and can only conduct research into several hundred buildings at a time. In this first phase, the LPC has agreed to survey approximately 500 buildings, providing a basis with which to expand to other areas of Bedford-Stuyvesant.

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 prior 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

Would I need a permit to make ordinary repairs?

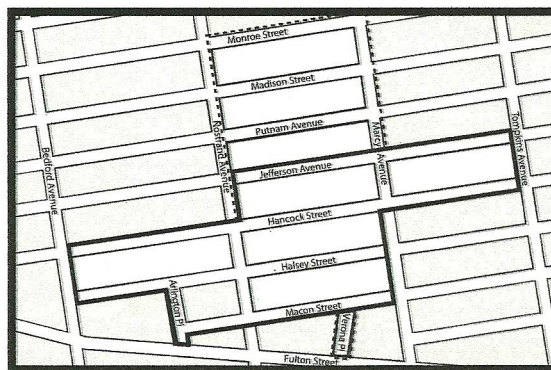
No. For example, you would not need approval to replace broken windows, repaint a building exterior to match the existing color or caulk around windows and doors.

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?

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). Owners of property in a landmarked district also qualify for low-cost loans from the New York Landmarks Conservancy to make repairs on their building's exterior.



Proposed
Bedford Corners
Historic district
(solid line is
Phase 1, dotted
line is Phase 2)

If a family member is disabled, could I make changes to my property to accommodate their needs?

Yes. The LPC routinely reviews and approves railings, lifts and ramps to provide accessibility for the handicapped.

What are some things that the Bedford District Block Associations are doing to promote expansion?

The BDBA has been conducting research to supplement the LPC's efforts and has been meeting with community leaders, elected officials, civic organizations and others involved in the process. It has photographed every building in the proposed Bedford Corners historic district and has launched a petition drive among residents and building owners in the proposed district.

Although the Request for Evaluation has been submitted to the LPC, we cannot just sit and wait for the commission to act. We need to call, write, and email the LPC and our local elected officials and ask them to affirm their support of this action.

Learn more:

www.nyc.gov/html/lpc

The Landmarks Preservation Commission site describes the landmarking process and what it means to you.

www.nylandmarks.org

The New York Landmarks Conservancy is dedicated to preserving, revitalizing, and reusing New York's architecturally significant buildings.

www.hcd.org

The Historic Districts Council website offers excellent reasons to promote landmarking.

<http://savebedfordstuyvesant.blogspot.com>

A local blog serving as a forum for discussion of all local issues and events.

<http://www.bedfordcornershistoricdistrict.org>

The Bedford Corners Historic District Joint Block Associations website is dedicated to the preservation of Bedford Stuyvesant's architectural and cultural heritage. This site contains a wealth of local photography and valuable links for more information. **Sign the online petition for landmarking.**

These are the elected officials we need to contact:

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State Assembly Representative

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Brooklyn Borough President

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Congressional District Representative:

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Commissioner Robert Tierney

Landmarks Preservation Commission

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