

**HISTORIC DISTRICT***Image courtesy freepik.com*

You purchased a property in the Bedford Historic District. Congratulations! Significant exterior changes to properties in the Historic District, which includes the area surrounding Bedford Town Center, do require review and approval of the Bedford Historic District Commission (HDC). The role of the HDC is to help preserve the historic nature and landscape of the Historic District, to foster awareness and public appreciation of the district, to conserve property values, and to help strengthen the Town's economy by preserving the visual character of the district. The Historic District is a special place. Some of its structures date back more than 300 years and the District is a good representation of how the community appeared during its early years as a primarily agricultural settlement.

The Historic District is not designed to prevent progress, to freeze buildings in place, or to prevent you from pursuing your dream projects. The Bedford Historic District Commission recognizes that life and technology changes and the neighborhood should evolve in sync with those changes. Welcome to Bedford! We look forward to working with you.

WHAT PROJECTS REQUIRE HISTORIC DISTRICT COMMISSION APPROVAL?

- **All Structural Demolitions**
- **New Construction, reconstruction or relocation of structures**
- **Architectural Changes**
- **Changes to siding materials**
- **Replacement or modification of windows and doors**
- **Installation or modifications to porches or pools**
- **Installation, relocation, alteration, or removal of stonewalls and fencing**
- **Significant site alterations, including new driveways or extensive landscaping and grading**
- **Clear-cutting or removal of more than one large tree (over 15 inches in diameter)**
- **Exterior painting in non-conventional colors**



WHAT PROJECTS DO NOT REQUIRE HISTORIC DISTRICT COMMISSION APPROVAL?

- Interior changes or renovations
- Maintenance and repair of existing architectural features
- Roofing or re-roofing provided there is no change in materials
- Adding additional landscaping
- Painting or repainting, provided conventional colors are utilized
- Small temporary structures, including playsets
- Removal of dead trees or shrubs *
- Changes necessary due to natural disasters or necessary for public safety **

In some cases, minor alterations may be approved administratively by Planning Staff. Please contact the Planning Department at (603) 472-5243 for more information and to discuss your project.

*- Applicants are encouraged to contact the Planning Department to document dead trees before removal.

** - Applicants must apply for HDC approval after changes necessary due to natural disasters.



HOW TO APPLY FOR HISTORIC DISTRICT COMMISSION APPROVAL?

The Historic District Commission meets every month on the first Tuesday of the month, unless that day is a holiday, in which case the meeting falls on the second Tuesday. Residents must submit completed applications to the Bedford Planning Department at least 21 days before the scheduled meeting date. A list of meeting dates and deadlines is available on the Planning Department website. The Planning Department serves as the staff liaisons for the Historic District Commission and can assist applicants in the application process. At minimum, applicants must provide:

- ★ A completed application form, available at www.bedfordnh.org/216/Historic-District-Commission
- ★ A \$25 application fee + the cost of postage to mail notices to abutting property owners (*The Planning Department will notify abutters*)
- ★ Photos or aerial views of the portions of the property impacted by the application
- ★ Specifications, including material and color samples, of the improvements proposed

Applicants can not start work or be issued a building permit until approved by the Historic District Commission. The Planning Department will assist applicants through the application process.

Contact us!

The Planning Department is available to assist residents with questions regarding the Historic District at **(603) 472-5243** or planning@bedfordnh.org. The Building Department, which can address questions on building permits, septic issues, or Certificates of Occupancy/Compliance, is available at (603) 472-4565 or safety@bedfordnh.org.