An Introduction to:

Historic Preservation Review Process

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Presentation Goals

- Raise understanding about the historic preservation review process

- Provide an overview of the county historic preservation tax credit program

- Leave with a general understanding of the application and review process for HAWPs and tax credits & where to find additional information.
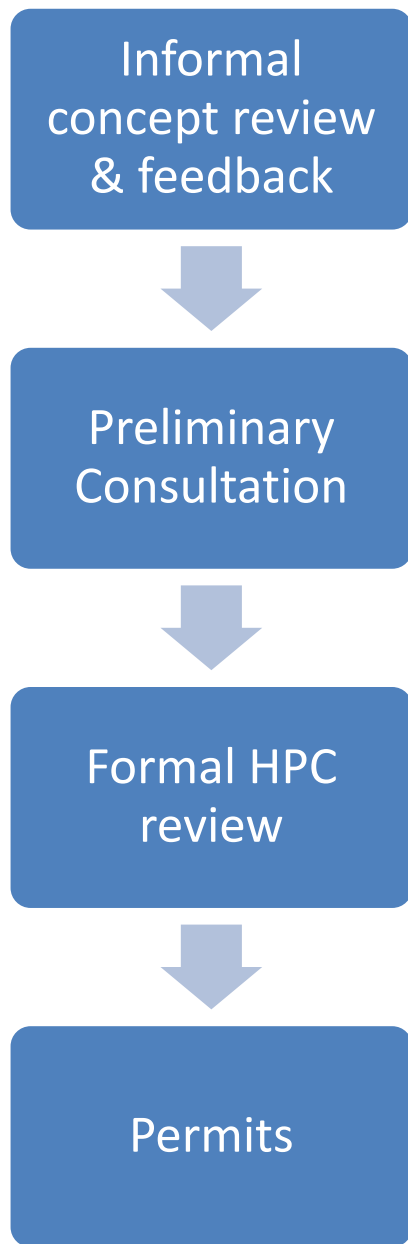
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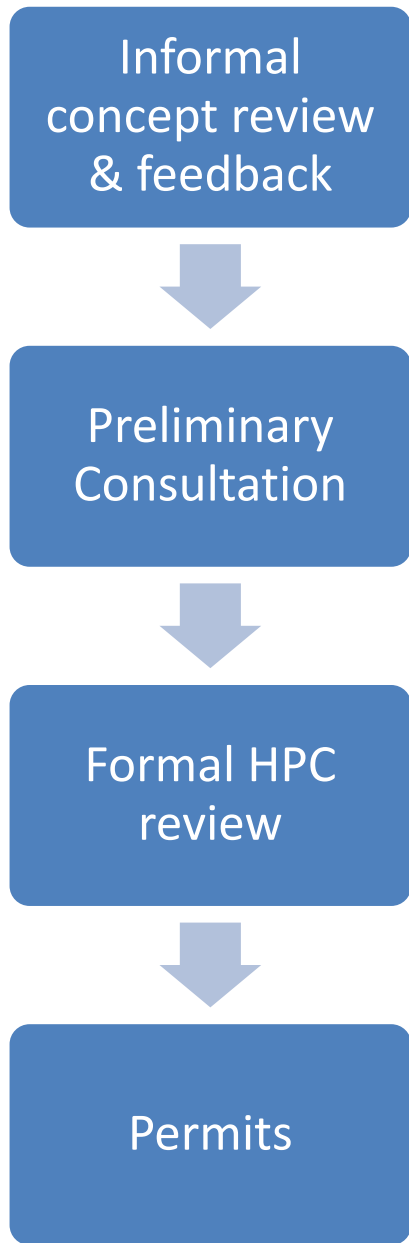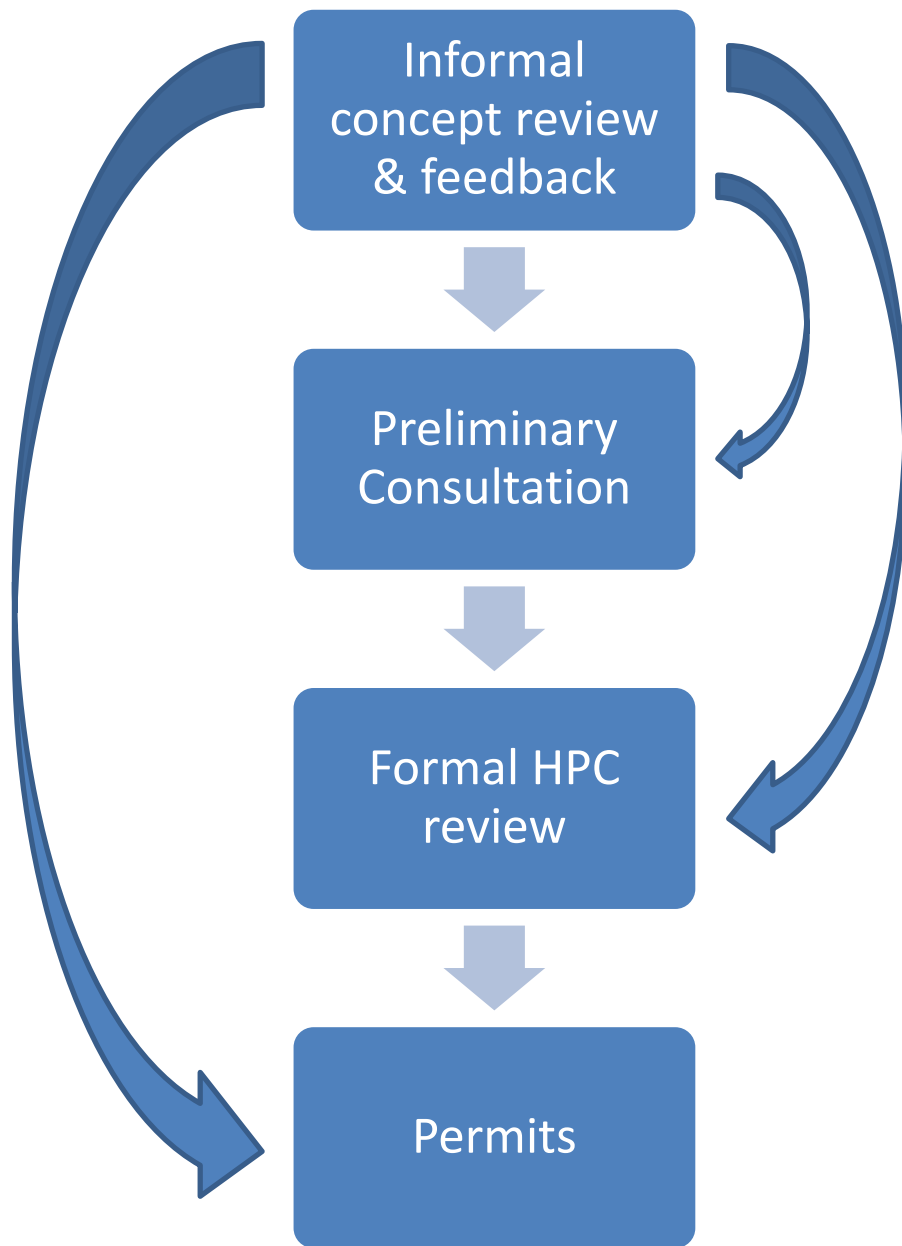
Concept Review | Feedback

- Contact Historic Preservation Staff

- Contact town staff & LAP

Informal concept review & feedback

Preliminary Consultation

Formal HPC review

Permits

Informal concept review & feedback

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Preliminary Consultation

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Formal HPC review

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Permits

Preliminary Consultation

- Submit concept to HPC and receive early input & feedback; guidance on any modifications that may be necessary to gain approval
- Plan on 1-3 preliminary consultations for new additions/major construction projects

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Informal
concept review
& feedback
        ↓
Preliminary
Consultation
        ↓
Formal HPC
review
        ↓
Permits
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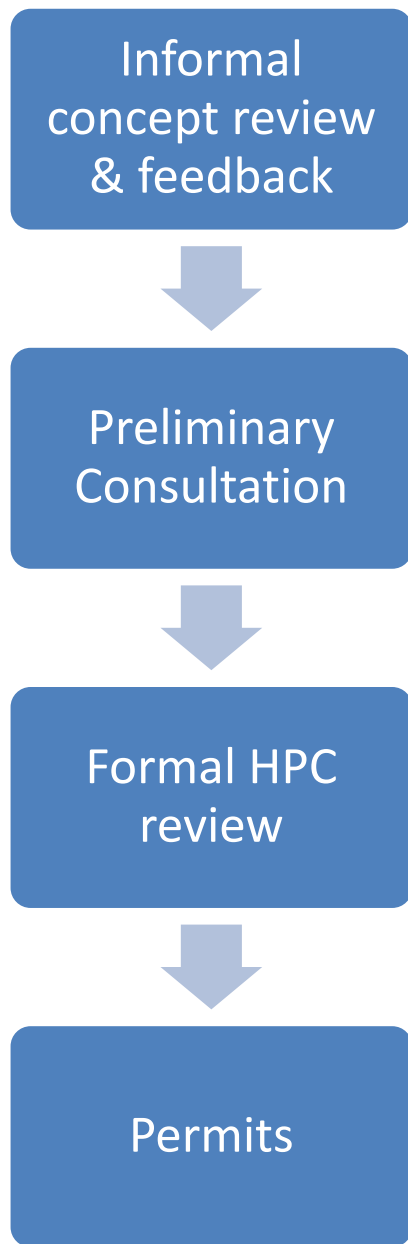
Formal HPC Review

- Historic Area Work Permit application submitted to DPS
- Staff analysis and recommendation
- LAP input
- Public hearing & HPC action

Documents Staff & HPC Use for Review

- Chapter 24A of the County Code
- Secretary of the Interior's Standards for Rehabilitation
- Vision of Kensington
- 2012 Kensington Sector Plan
- Easements/covenants

Informal concept review & feedback

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Preliminary Consultation

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Formal HPC review

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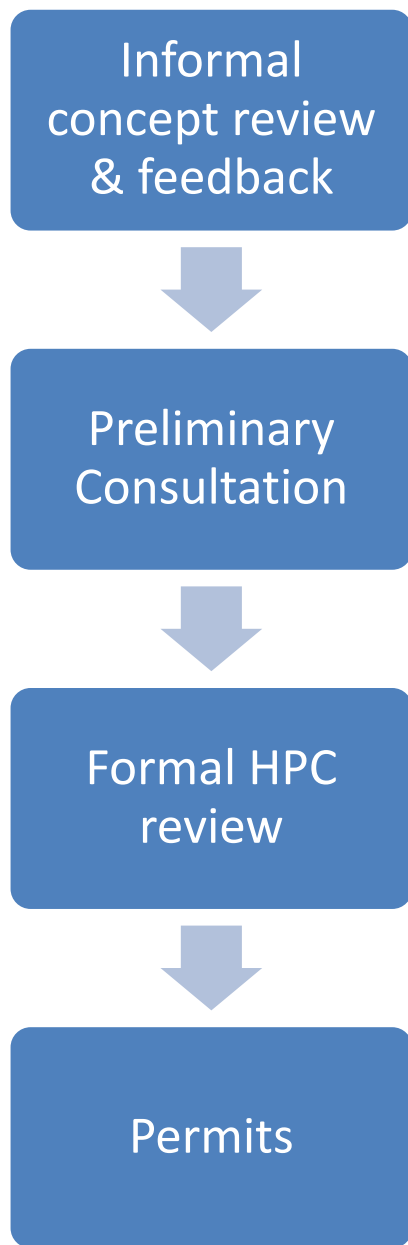
Permits

Permits
- 3 copies of permit set for stamping for projects requiring County Permits
- Off to DPS for permits
- For approvals that require no DPS review/permits, staff will send approval electronically
- NEW eHAWP procedures rolling out in 2020
- NEW Staff Approval process coming in 2020 for simple alterations

Examples of work that requires a HAWP

- Additions/new construction/decks
- Changing roofing or siding materials
- Cutting down trees greater than 6" diameter
- Hardscaping or fences
- Demolishing existing buildings/structures
- Constructing outbuildings

Examples of work that does not require a HAWP

- Interior work
- Ordinary maintenance (e.g. patching roof, repairing gutters)
- Gardening/landscaping
- Painting (except previously unpainted masonry)

Questions and information:

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