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.
Informal concept review & feedback

Preliminary Consultation

Formal HPC review

Permits
Concept Review | Feedback

- Contact Historic Preservation Staff
- Contact town staff & LAP
Informal concept review & feedback

Preliinary 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

Formal HPC review

Permits
Informal concept review & feedback

Preliminary Consultation

Formal HPC review

Permits

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
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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