

Historic Preservation Commission

What does it do?

Approves proposed changes to historic resources through
HAWPs

Why?

To **preserve fabric** and **appearance** of historic houses,
environmental settings, districts

How?

Interprets & **applies** preservation **guidelines** to proposed
changes

Where do the guidelines come from?

- **Secretary** of the **Interior** (National Park Service)
- **24a** (Montgomery County Code)
- **Vision** of Kensington

Homeowner – HPC Interactions

- **HAWP hearing: DECISION**

formal, quasi-judicial, time limits (on applicant, LAP, public), complete application required

- **Preliminary hearing: ADVICE, DESIGN REVIEW**

informal, no vote, give-and-take between applicant and HPC, no time limits on applicant, time limits (on LAP, public), incomplete application acceptable

- **Tax Credit approval:** informational, review by staff

What are HAWP decisions based on?

- **Application** review, site **visit**
- **Resource status** (outstanding, contributing, non-contributing, individually designated)
- Personal **expertise**
- **Discussion** among Commissioners
- **Advice** from staff, LAP, public

Advisors

- **Staff:** hands-on knowledge, continuous interaction with applicant (*example: examination of materials for repairability*)
- **LAPs:** local knowledge (*examples: Brookeville Rd. fence, Chevy chase; Brookeville barn location*)
- **Public:** usually neighborhood issues (*example: visibility of new house from Mohican Road, Bethesda*)