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)*