



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Warner Circle Mansion Condominiums LLC

Address: 4710 Bayard Boulevard

Daytime Phone: 202-332-2700

E-mail: jkavoglmayr@gmail.com

City: Washington Zip: 20816

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Karl Voglmayr

Address: 4710 Bayard Boulevard

Daytime Phone: 202-439-7701

E-mail: jkavoglmayr@gmail.com

City: Washington Zip: 20816

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? X Yes/District Name Kensington
____ No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 10212 & 10206

Street: Montgomery Avenue. Mansion 10212 & Carriage 10206

Town/City: Kensington

Nearest Cross Street: Baltimore Street

Lot: 1 Block: 1 Subdivision: 0015 Parcel: 000

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Deck/Porch	<input type="checkbox"/> Shed/Garage/Accessory Structure
<input checked="" type="checkbox"/> Addition	<input type="checkbox"/> Fence	<input checked="" type="checkbox"/> Solar
<input checked="" type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Hardscape/Landscape	<input checked="" type="checkbox"/> Tree removal/planting
<input checked="" type="checkbox"/> Grading/Excavation	<input checked="" type="checkbox"/> Roof	<input checked="" type="checkbox"/> Window/Door
		<input type="checkbox"/> Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

J. Karl A. Voglmayr
Signature of owner or authorized agent

1.19.2023
Date

LEGAL_DESC	PREMISE_ADDR_HOUSENO	PREMISE_ADDR_STREET	PREMISE_ADDR_STREET_TYPE
KENSINGTON PARK	10109	HADLEY	PL
LTS 21&22 KENSINGTON PARK	10221	MONTGOMERY	AVE
LT 25 KENSINGTON PK	10225	MONTGOMERY	AVE
KENSINGTON PARK	10220	CARROLL	PL
KENSINGTON PARK	10209	MONTGOMERY	AVE
LT 5 KENSINGTON PARK	10300	FAWCETT	ST
KENSINGTON PARK	10104	HADLEY	PL
KENSINGTON PARK	10210	CARROLL	PL
KENSINGTON PARK	10211	MONTGOMERY	AVE
KENSINGTON PARK	10206	CARROLL	PL
KENSINGTON PARK	10212	CARROLL	PL
KENSINGTON PARK 3979 /345	10208	CARROLL	PL
KENSINGTON PARK	10207	MONTGOMERY	AVE
LT 18&19 KENSINGTON PARK	10213	MONTGOMERY	AVE
KENSINGTON PARK	10203	MONTGOMERY	AVE
LTS 2 THRU 6 AND 14 THRU 18 KENSINGTON PARK	10231	CARROLL	PL
KENSINGTON PARK	10204	CARROLL	PL
KENSINGTON PARK	10216	CARROLL	PL
KENSINGTON PARK	10214	CARROLL	PL
TRIANGULAR LOT KENSINGTON PARK NOYES LIBRARY	10237	CARROLL	PL
LTS 7 THRU 13 KENSINGTON PARK	10212	MONTGOMERY	AVE
KENSINGTON PARK	10205	MONTGOMERY	AVE
KENSINGTON PARK	10202	CARROLL	PL

PREMISE_ADDR_CITY	PREMISE_ADDR_ZIP	OWNERS_NAME	OWNERS_NAME2	OWNERS_ADDR1
KENSINGTON	20895	DINN SCOTT H & S M		10109 HADLEY PL
KENSINGTON	20895	CASWELL BRUCE L &	LAUREN C DEICHMAN	10221 MONTGOMERY AVE
KENSINGTON	20895	MILLER WENDY L		10225 MONTGOMERY AVE
KENSINGTON	20895	ENGEL JAMES D &	MAUREEN E CONLEY	10220 CARROLL PL
KENSINGTON	20895	VEERHOFF FAMILY TR	PENELOPE E VEERHOFF REVOCABLE	10209 MONTGOMERY AVE
KENSINGTON	20895	COWAN GLENN A & K C		10300 FAWCETT STREET
KENSINGTON	20895	BEAVERS FREDERICK P &	CYNTHIA L LONG	10104 HADLEY PL
KENSINGTON	20895	STEWART MARK JONATHON	STEWART KATHERINE M	10210 CARROLL PL
KENSINGTON	20895	GRAY JORDAN	GRAY JESSICA	10211 MONTGOMERY AVE
KENSINGTON	20895	FREEMAN SHERWIN S	FREEMAN ANGELICA G	10206 CARROLL PL
KENSINGTON	20895	LAWSON MICHAEL A		10212 CARROLL PL
KENSINGTON	20895	LYONS SARA	PFEIFFER MICHAEL	10208 CARROLL PL
KENSINGTON	20895	RATTI STEFANO &	MICHELLE E WATKINS	10207 MONTGOMERY AVE
KENSINGTON	20895	YOULE RICHARD J	WOOD KATHERINE	10213 MONTGOMERY AVE
KENSINGTON	20895	HUSSONG DAVID & VIRGINIA		10203 MONTGOMERY AVE
KENSINGTON	20895	MONTGOMERY COUNTY MD		101 MONROE ST 3RD FLR
KENSINGTON	20895	STONEFREE LLC		10511 SUMMIT AVE
KENSINGTON	20895	GRADOWSKI JOHN JUSTIN JR	GRADOWSKI KATHLEEN M	10216 CARROLL PL
KENSINGTON	20895	HUSSEY MICHAEL	HUSSEY CATHERINE	10214 CARROLL PL
KENSINGTON	20895	MONTG CO MD		EOB 101 MONROE ST
KENSINGTON	20895	MONTGOMERY COUNTY MD		C/O MNCPPC PARK PROPERTY M
KENSINGTON	20895	LEVITUS STEVEN GABRIEL	TAMMARO MEGHAN LORRAINE	10205 MONTGOMERY AVE
KENSINGTON	20895	TARTT HOLDINGS LLC		2220 HALL PLACE

OWNERS_CITY	OWNERS_STATE	OWNERS_ZIP
KENSINGTON	MD	20895
KENSINGTON	MD	20895
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ROCKVILLE	MD	20850
KENSINGTON	MD	20895
KENSINGTON	MD	20895
KENSINGTON	MD	20895
ROCKVILLE	MD	20850
SILVER SPRING	MD	20901
KENSINGTON	MD	20895
WASHINGTON	DC	20007

Dan Breuchert
Historic Preservation Commission
2747 Reddie Drive,
Wheaton, MD 20902

August 18th, 2025

RE: Modification to HAWP 103565 - Warner Circle Mansion and Carriage House

Dear Dan,

Work has been steadily progressing at the Mansion and Carriage House, with more work being done at the mansion and carriage house we are discovering a few issues which will require a change to the outer facade of the building from what was previously approved. These changes are listed below for your review along with our reasoning behind this change.

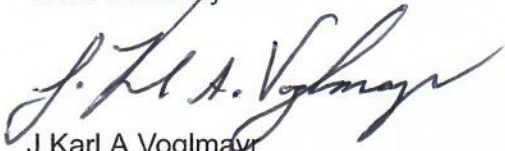
- A) Carriage House: Juliet Balcony, East Elevation: The second floor of the carriage house on the east side housed a barn door, this cutout in the sheathing of the carriage house is being maintained and in place of it, a new french door is being installed with its doors swinging inward. New shutters in the similar style as the barn door will be erected, To this point the work has been reviewed and approved by the HPC. As this space the door is associated to is a bedroom, a path of egress needs to be provided for fire and life safety code. The french door in turn will need to be operable, if the door operable then we also need to provide fall protection for when these doors have been opened. To meet this requirement, we are proposing a shallow juliet balcony. This balcony will be closely attached to the facade of the building and will not project out more than 2" past the finished surface of the carriage house. Attached in Exhibit A, is the proposed design.
- B) Carriage House: Front Canopy: The front of the carriage house per the approved HPC plans house a canopy that covers the 3 large doors. Due to interior space restrictions, code requirements for stairs, and ensuring longevity of the front doors . We are proposing to extend the canopy across and cover the two front doors as well to provide cover for the doors. These doors swing out due to limited space available for the interior staircases. Please refer to Exhibit A
- C) Mansion: Standing Seam Roofat shed roofs- The mansion has 6 shed dormers that have a roof pitch of 4:12 or 6:12 per per the original roof report. These shed roofs currently roofed with slate, 4:12 is the lowest acceptable pitch for a slate roof, but our field verification has revealed that that pitch is not accurate. The roof pitch per our field verification is closer to a 3.5:12, this is not a sufficient pitch for the a slate roof. This is applicable to 3 of the 6 shed dormer roofs. To maintain a cohesive look and to ensure a proper water seal we propose to install a standing seam roof in a dark bronze finish.

The roof sections receiving the standing seam have been highlighted in Exhibit B.

- D) Mansion: Window Lite pattern 3rd Floor- The mansion 3rd floor windows on the approved HPC set are not portraying the correct window pattern. We have proposed a lite pattern that matches the existing 6 lite pattern. The elevations show a blank no lite pattern. This is incorrect all windows on the 3rd floor will have a 6 lite window pattern on casement windows and double hung windows. The specifications of the windows will be as approved, wood windows with wood muntins from Pella. Please refer to the attached exhibit C.

If you have additional questions or concerns please reach out to me.

Yours sincerely

A handwritten signature in black ink, appearing to read "J. Karl A. Voglmayr". The signature is fluid and cursive, with the first name "J." and last name "Voglmayr" being more prominent.

J Karl A Voglmayr
Warner Circle Mansion Condominiums LLC
Ph: 202-439-7701
Email: jkavoglmayr@gmail.com

Warner Circle Mansion and Carriage House

10231 Carroll Place, Kensington MD 20895

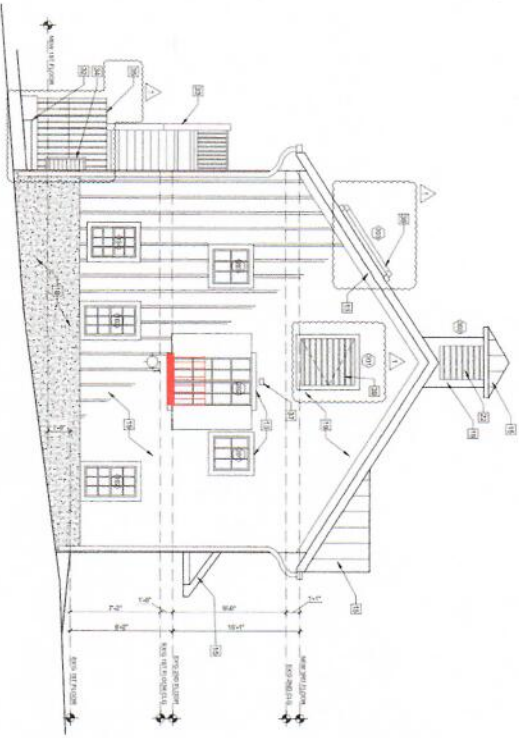
EXHIBIT A

Carriage House Elevation Change

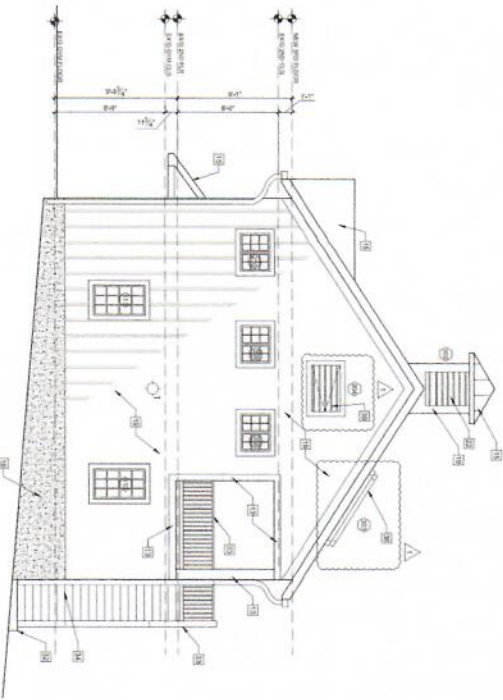
WARNER CIRCLE CONDOMINIUMS LLC

4710 BAYARD BOULEVARD • BETHESDA • MD • 20816

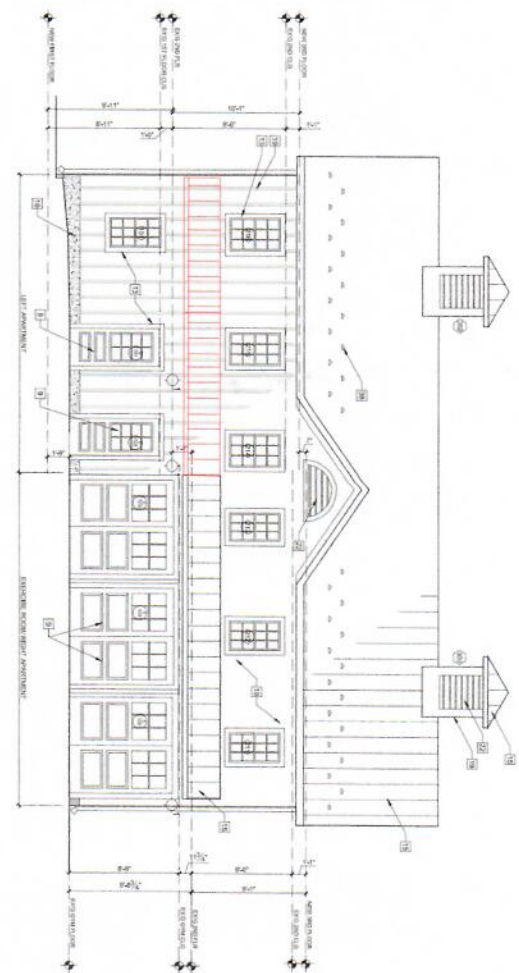
NOTED ELEVATION NOTES	
1. EXISTING ROOF LINE	2. EXISTING ROOF LINE
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97. EXISTING ROOF LINE	98. EXISTING ROOF LINE
99. EXISTING ROOF LINE	100. EXISTING ROOF LINE



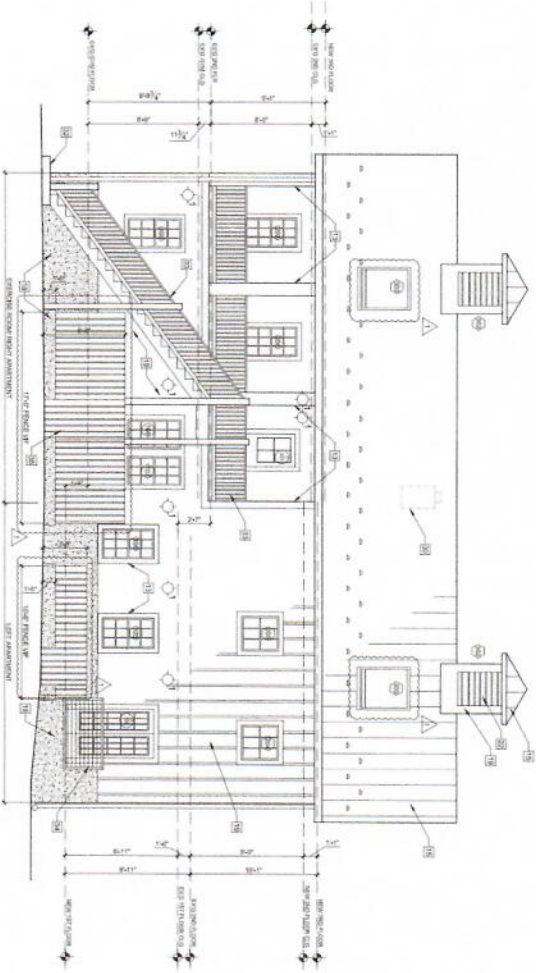
3 CARRIAGE HOUSE, EAST ELEVATION



4 CARRIAGE HOUSE, WEST ELEVATION



1 CARRIAGE HOUSE, NORTH ELEVATION



2 CARRIAGE HOUSE, SOUTH ELEVATION



PROPOSED
ELEVATIONS
A201

PROJECT ARCHITECT
MORRIS ARCHITECTS
1330 TRAVELER ROAD
NORTH POTOMAC, MARYLAND 20891
410-366-8800
WWW.MORRISARCH.COM

ARCHITECT SEAL
[Seal of the State of Maryland, Professional Architect, Morris Architects, Inc., No. 123456789]

PROJECT CONSULTANTS
WILES MENSCH
384 TOWER ROAD, SUITE 200A
BETHESDA, MARYLAND 20814
410-366-8800
WWW.WILESARCH.COM

STRUCTURAL ENGINEER
SKARDA AND ASSOCIATES
2418 N. CHARLES STREET
BALTIMORE, MARYLAND 21218
410-366-8800
WWW.SKARDAARCH.COM

MEP ENGINEER
DESIGNTECH INC.
10415 WOODBURN AVENUE, SUITE 200
BETHESDA, MARYLAND 20814
301-440-3668
INFO@DESIGNTECH.COM

CONTRACTOR
WASHINGTON LANDMARK
CONSTRUCTION, LLC
4825 BUTTERFORTH PLACE, NW
WASHINGTON, DC 20016
202-335-5700

CLIENT/OWNER
WARNER CIRCLE MANSON
CONDOMINIUMS, LLC
655 BUTTERNUT PLACE, NW
WASHINGTON, DC 20016
202-469-4202

DATE
7/14/2021
DESCRIPTION
BEST COPY PROVIDED
DATE
8/1/2021
DESCRIPTION
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DATE
11/17/2021
DESCRIPTION
BEST COPY PROVIDED
DATE
11/30/2021
DESCRIPTION
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DATE
1/17/2022
DESCRIPTION
BEST COPY PROVIDED

PROJECT NUMBER
2218

SCALE
1/4" = 1'-0"

SHEET TITLE
PROPOSED ELEVATIONS

SHEET NUMBER
A201

Ultra Signature™ Juliette Balconies by Ultra Aluminum™



Low-Maintenance Juliette Balconies

Well-designed--to be both strong, and visually appealing.

Ultra Aluminum™ Juliette Balconies are made in America of strong aluminum alloys, with welded corners, welded balusters, and welded flanges for a secure connection to the building. Ultra Balconies come in a variety of colors, all with a Lifetime Warranty against cracking, chipping or peeling.



All Components
are Super
Low-Maintenance
Ultra Aluminum

Never needs
painting

Won't rust, rot,
crack or peel

Easy to Install

Colors

The powder-coated finishes available for Ultra Aluminum™ Railing, Gates and Accessories are all applied with a special Powercoat™ finish to meet AAMA 2604 Standards, and to resist harsh weather and heat.

BL	TB	BR	TZ	BE	TK	WH	TW	GR	SI
Gloss Black	Textured Black	Gloss Bronze	Textured Bronze	Gloss Beige	Textured Khaki	Gloss White	Textured White	Gloss Green	Silver (RAL 9006)

Colors shown represent an approximate comparison and may vary slightly from actual product color.

Warner Circle Mansion and Carriage House

10231 Carroll Place, Kensington MD 20895

EXHIBIT B

Mansion Standing Seam Roof Sections

WARNER CIRCLE CONDOMINIUMS LLC

4710 BAYARD BOULEVARD • BETHESDA • MD • 20816

Warner Circle Mansion and Carriage House

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EXHIBIT C

Mansion Window Muntin Pattern 3rd Floor

WARNER CIRCLE CONDOMINIUMS LLC

4710 BAYARD BOULEVARD • BETHESDA • MD • 20816

PROJECT ARCHITECT,
MORRIS ARCHITECT

