

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10206 Montgomery Ave., Kensington	Meeting Date:	1/7/2026
Resource:	Primary One Resource Kensington Historic District	Report Date:	12/31/2025
Applicant:	Warner Circle Mansion Condominiums, LLC (Karl Voglmayr, Agent)	Public Notice:	1/24/2025
Review:	HAWP	Tax Credit:	n/a
Permit No.:	1053565 REVISION	Staff:	Dan Bruechert
Proposal:	Fenestration Alterations and Foundation Material Alterations		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Queen Anne
DATE: c.1890 w/ c.1914 carriage house

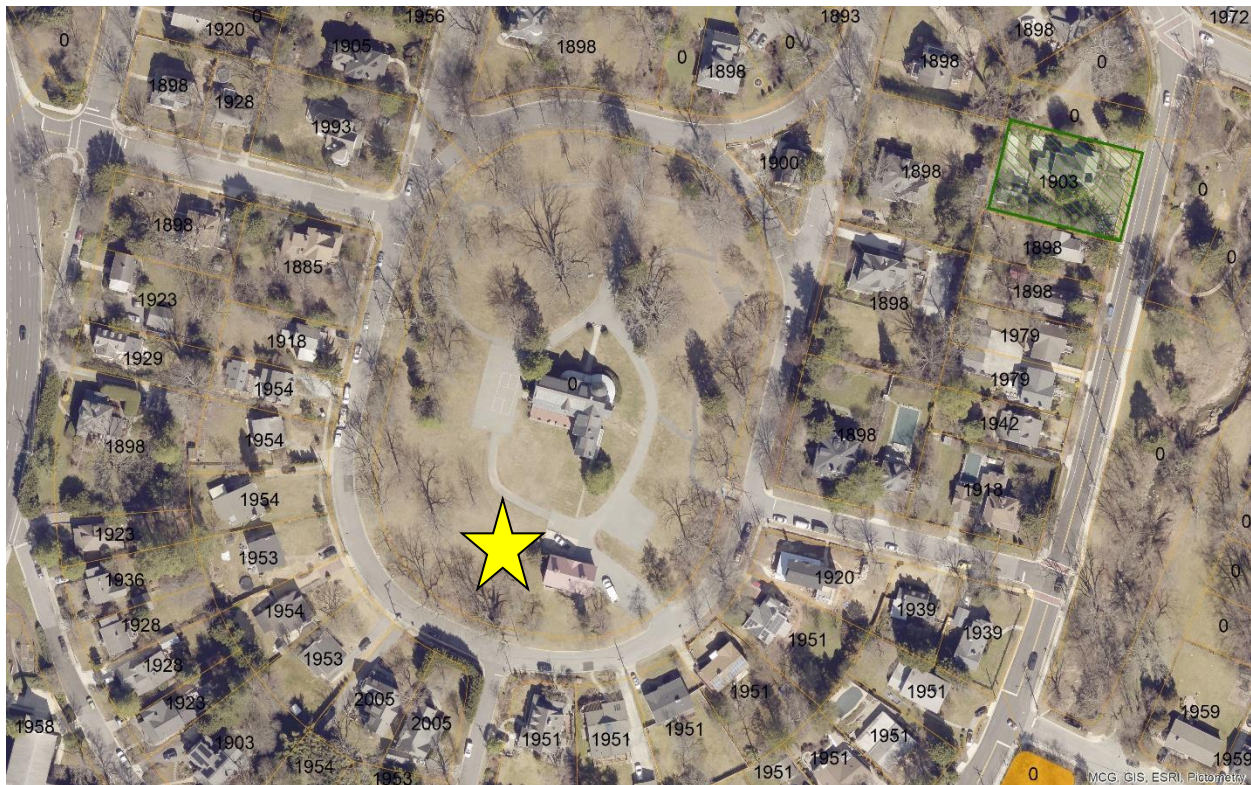


Figure 1: The Carriage House is located in the south end of Manor Circle (Image taken 2021).

BACKGROUND

On June 14, 2023, the HPC approved a HAWP, with eight conditions recommended by Staff, for a complete rehabilitation of the subject property, converting the mansion house and carriage house into multi-family housing.¹

On January 10, 2024, the HPC approved a revision to the previously approved HAWP with eight conditions. The submitted materials satisfied two of the original conditions. Detailed specifications for the conditions were submitted to Staff, which found the materials to be compatible with the character of the house and surrounding district.

On October 22, 2025, the HPC approved a second revision to the HAWP for standing seam metal roofs on the mansion house, a code-compliant balcony at the carriage house, and corrections to the permitting drawings.

PROPOSAL

The applicant proposes to alter the exterior of the foundation for the carriage house and to alter the fenestration at two window openings at the carriage house.

APPLICABLE GUIDELINES

Kensington Historic District Guidelines

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

[Vision of Kensington: A Long-Range Preservation Plan](#)

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

Montgomery County Code; Chapter 24A-8

¹ The Staff Report and application for the June 14, 2023 HAWP approval is available here: <https://montgomeryplanning.org/wp-content/uploads/2023/06/I.H-10212-Montgomery-Avenue-Kensington-1032588.pdf>. The recording of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=62a1cf30-0c7c-11ee-95dd-0050569183fa and begins at approximately 47:00.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation, and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unstate conditions or health hazards be remedied; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interest of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior’s Standards for Rehabilitation:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is generally known as the Warner Manor (or Warner Mansion) and historically served as Brainard Warner’s, the developer of Kensington, summer house. The house, an ornate Queen Anne house with an L-shaped plan and a large tower, is sited in the middle of Warner Circle Park. The grade drops away from the house to the east, south, and west. Several years after the house was constructed, a carriage house was built to the south of the manor. The applicant has HPC approval for a full site rehabilitation including; rehabilitating and constructing an addition to the historic manor house, rehabilitating the carriage house, and other site work and hardscaping for the property’s new use.

To address two issues that arised during construction, the applicant proposes to introduce a new surface

treatment to the carriage house foundation and to alter two window openings. The application materials additionally address the treatment of the soffit, however, Staff finds a HAWP is not required for this work as it is consistent with the original HAWP approval.

Carriage House Foundation

Historically, the Carriage House walls slightly overhung the poured concrete foundation. To satisfy the load requirements associated with converting the historic Carriage House to multi-family housing, the building foundation had to be underpinned and the walls thickened. To address the transition where the walls and thicker foundation meet, the applicant proposes to install metal flashing at the bottom of the board and batten siding that will extend over the edge of the new, wider foundation.

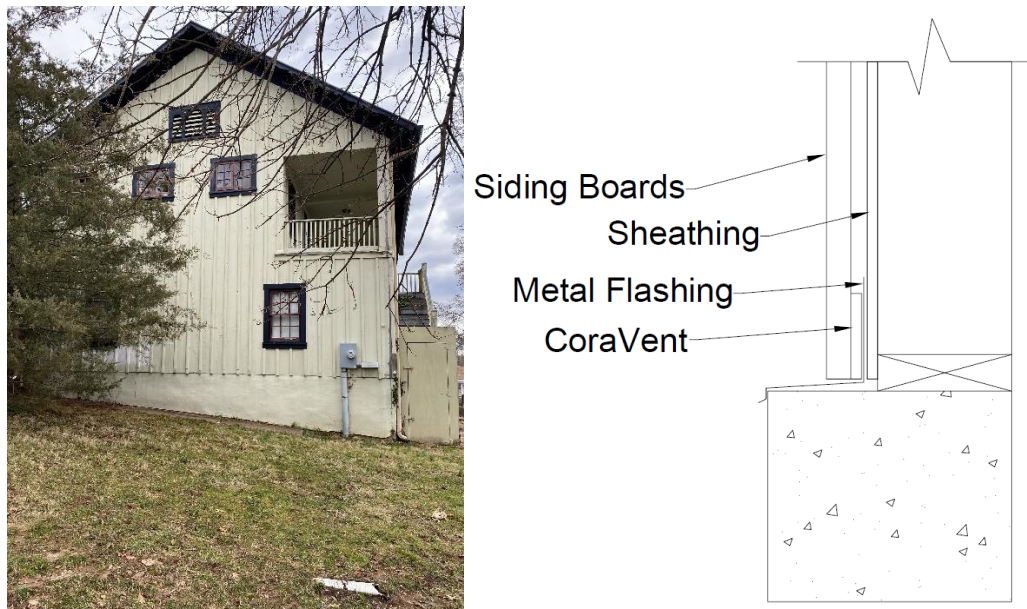


Figure 2: Historic foundation configuration (left) and proposed treatment (right).

Staff finds that the exposed materials, for the most part will remain consistent with the historic appearance. Staff additionally finds that the proposal will ensure that water cannot get behind the sheathing and damage the Carriage House structure. Staff finds the proposed work is consistent with 24A-8(b)(2) and (d) and *Standards #2*.

Fenestration Alteration

The proposed work includes two changes to the approved fenestration. Both changes are on the front (north) elevation of the Carriage House. In the northwest corner, the applicant needs to provide a egress from a bedroom in the unit. Instead of enlarging the opening, the applicant proposes to install a casement window, configured to look like the approved replacement sashes in the existing opening. The second change proposed is to install frosted tempered glass in the window to the left (see *Fig. 3*, below). This window is in a shower and the applicant is proposing to install translucent glass for resident privacy.



Figure 3: The proposed frosted glass window is clouded in red and the casement conversion is clouded in blue.

The HPC previously approved window replacements in these openings, so the HPC’s consideration is for the appropriateness of the changes to these new, but uninstalled features.

Staff first considers the proposed egress window. Staff finds this alteration is generally acceptable in that the proposed window will match the size, dimensions, configuration, and trim of the approved replacement sash windows. The proposed window only lacks the offset of the window panes created by two independent sashes. Staff finds this work is necessary to satisfy code and recommends the HPC approve the change under 24A-8(b)(2), (4), and (d), and *Standard #2*.

Staff finds that the proposed change to the glazing, while not a preferred treatment, will nonetheless have a minor impact on the character of the front elevation of the Carriage House. This window will have a lighter appearance than the other windows on the elevation during the day, but Staff finds this glazing should not impact the overall reflectivity of the material. Even though this window is on the front of the Carriage House, it will not be readily visible from the surrounding district, as it faces the rear of the Mansion. Staff finds that the proposed window glazing is acceptable and recommends the HPC approve it under 24A-8(d) and *Standard #2*.

STAFF RECOMMENDATION

Staff recommends that the Historic Preservation Commission (HPC) **approve** the HAWP application; under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (4), and (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the Kensington Historic District and the purposes of Chapter 24A; and with the *Secretary of the Interior’s Standards for Rehabilitation #2*; and with the general condition that the applicant shall present an electronic set of drawings, if

applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at Staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make any alterations to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



**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? 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
KENSINGTON	MD	20895
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KENSINGTON	MD	20895
KENSINGTON	MD	20895
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 Bruechert
Historic Preservation Commission
2425 Reedie Drive, 14th Floor
Wheaton, MD, 20902

December 19, 2025

Re: Amendment HAWP 1053565

Dear Dan,

We are bringing the following design items to your attention and request your guidance on how best to proceed. During the course of construction, several unforeseen site conditions and unaddressed details from the initial review have come to light that require clarification and approval.

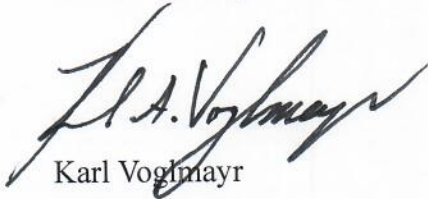
- 1) Carriage House Sill Detail: There is a hard visual transition where the Carriage House (CH) board-and-batten siding meets the concrete foundation walls. The CH underpinning wall sections were constructed thicker for structural integrity. We will be installing a metal L flashing to create the slope for water drainage and to cover the exposed concrete at the transition. This detail is minimal and should replicate the original transition while also providing a needed moisture barrier. Refer to Exhibit A
- 2) Frosted Window: One window on the front elevation of the Carriage House will serve a bathroom and is located directly in front of a shower. To address privacy and life-safety requirements, this window is proposed to have **frosted, tempered glass** rather than clear glass. The window size, configuration, and exterior appearance will remain consistent with the approved window design, with the frosting limited to the glazing only and not altering the historic character of the façade. Refer to Exhibit B.
- 3) Egress Window Revision and Clarification: During the redesign of the Carriage House interior, an additional bedroom was added to the second floor to improve function and utility. Per code, one window in this room must provide a minimum clear opening of 5.7 sq. ft. for egress and life safety. To meet this requirement, one of the previously approved double-hung windows must be revised to a casement window designed with a simulated muntin pattern to resemble the double-hung configuration. Please refer to Exhibit C for

window specifications and muntin details.

- 4) Soffit and Trim Details: The current HAWP does not include detailed soffit, rafter, or trim specifications. We are submitting proposed soffit and trim details to ensure that all work completed is fully consistent with preservation standards and the architectural character of the Carriage House. Please refer to Exhibit D for the detailed profiles.

Please let us know if you need additional information or would like to discuss any of these items in more detail. We appreciate your guidance as we work to ensure the rehabilitation stays fully aligned with the historic preservation requirements.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'K. A. Voglmayr', written in a cursive style.

Karl Voglmayr

Warner Circle Mansion Condominiums

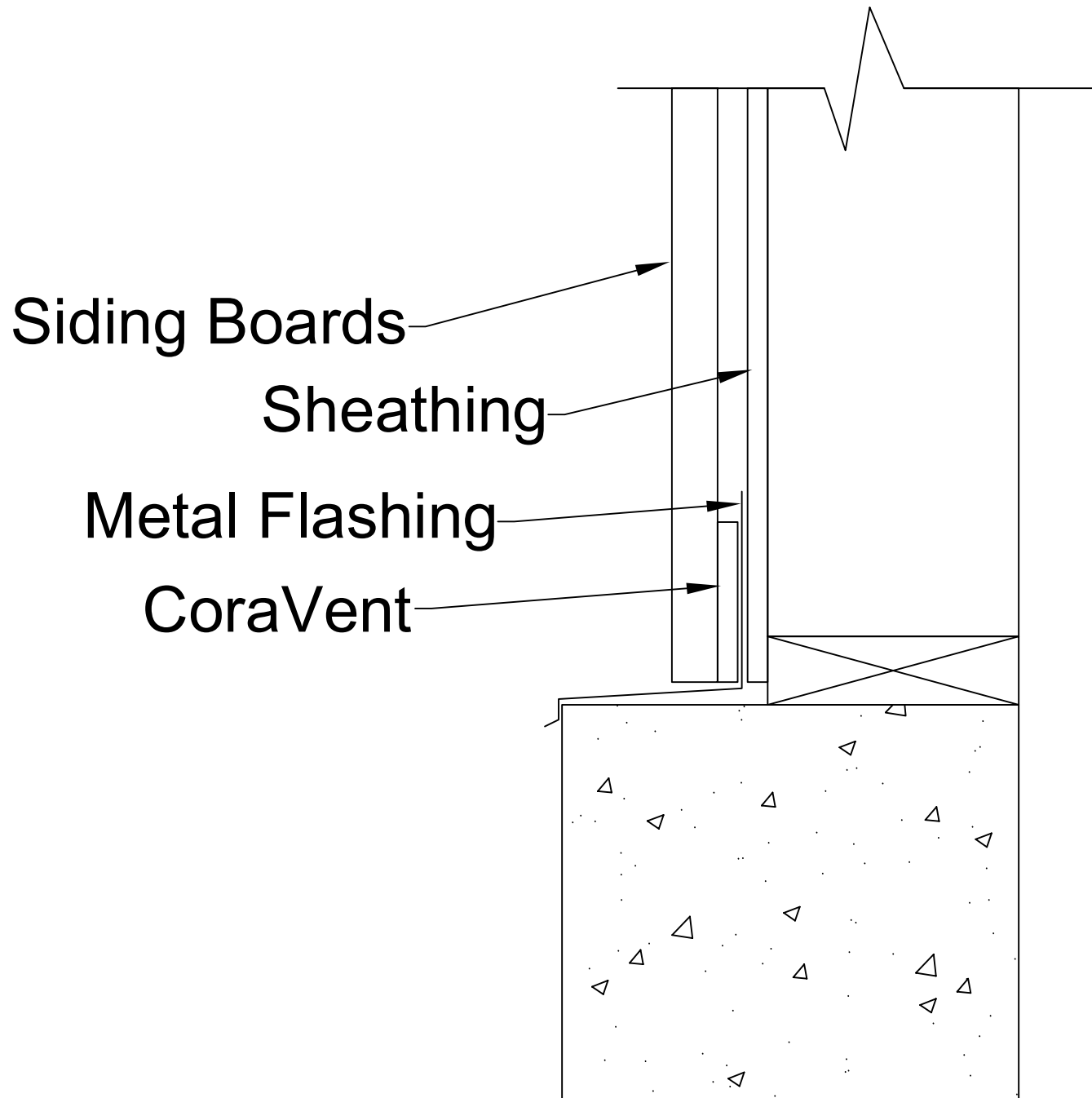
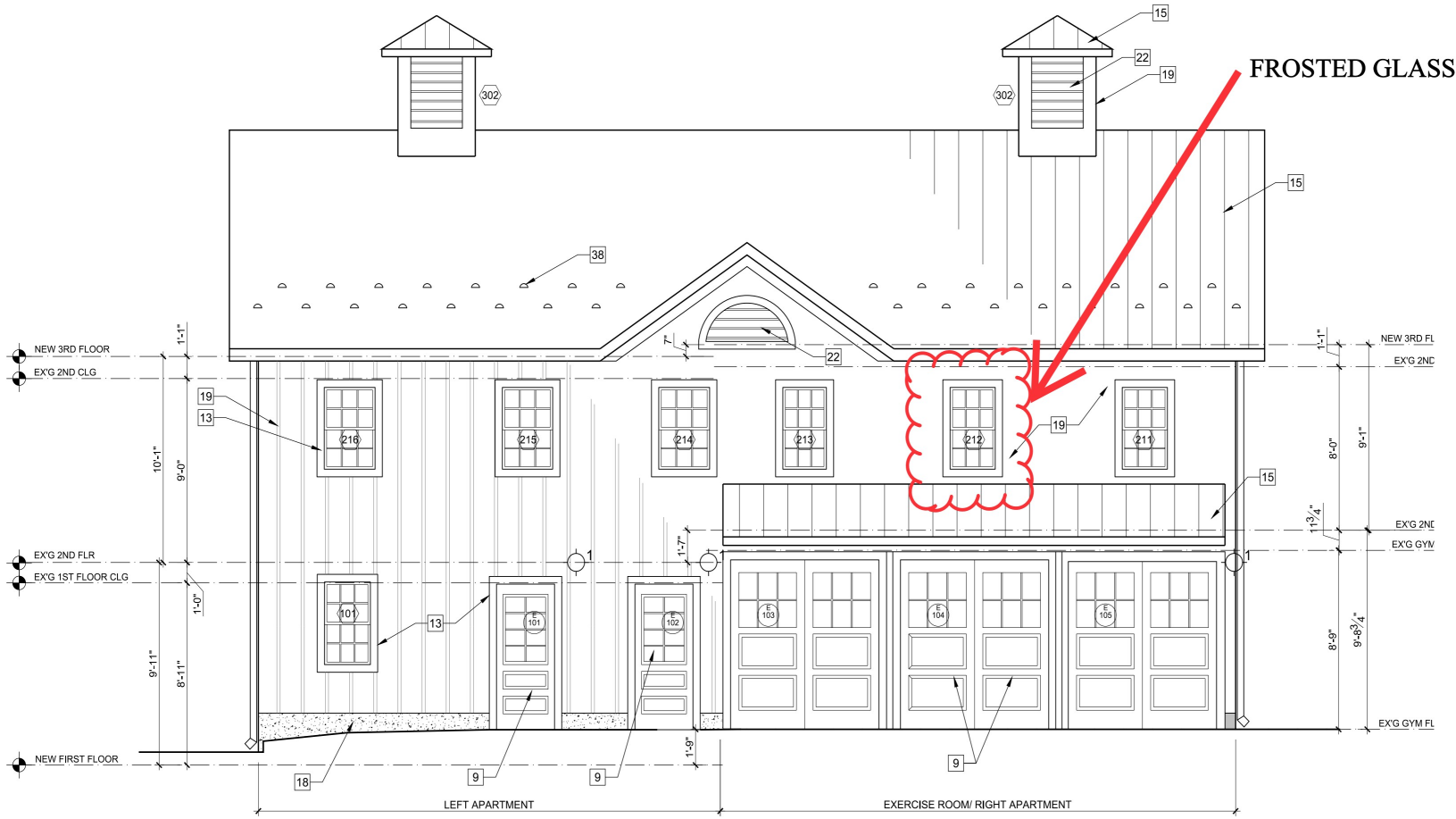


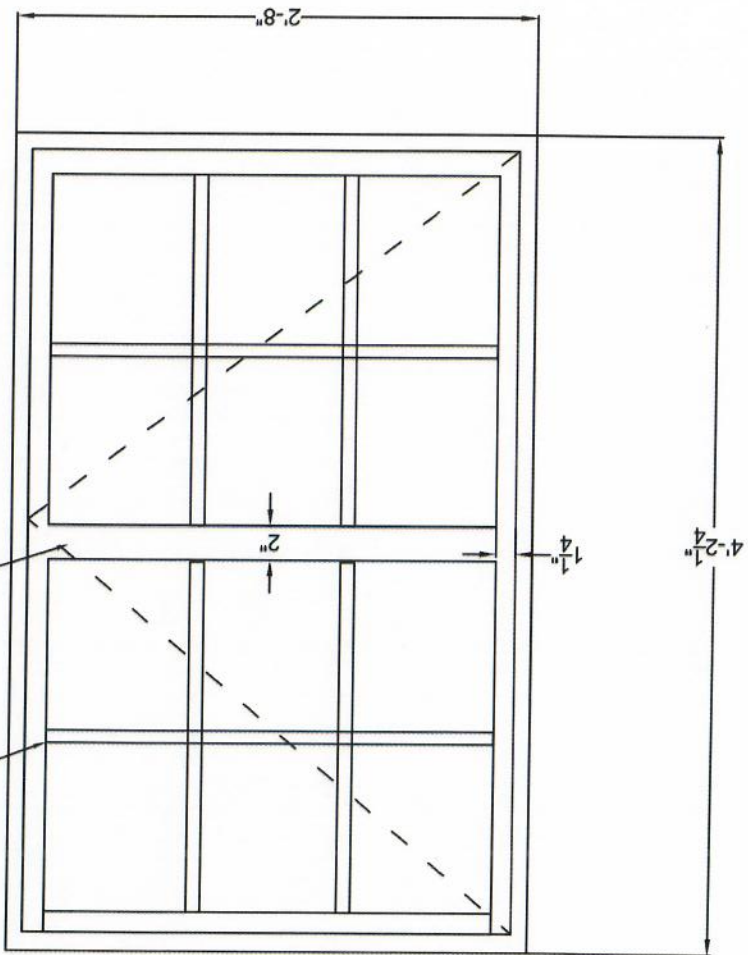
EXHIBIT A - FLASHING DETAIL, CARRIAGE HOUSE BOTTOM

EXHIBIT B - FROSTED GLASS WINDOW



1 CARRIAGE HOUSE - NORTH ELEVATION
SCALE= 1/4"=1'-0"

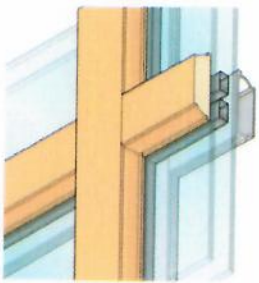
FAUX DOUBLE HUNG WINDOW DESIGN CASEMENT WINDOW.



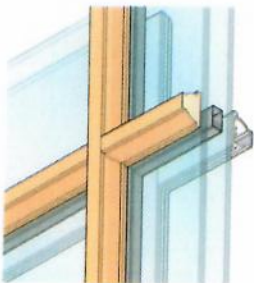
CENTER 2" Ogee Mullion

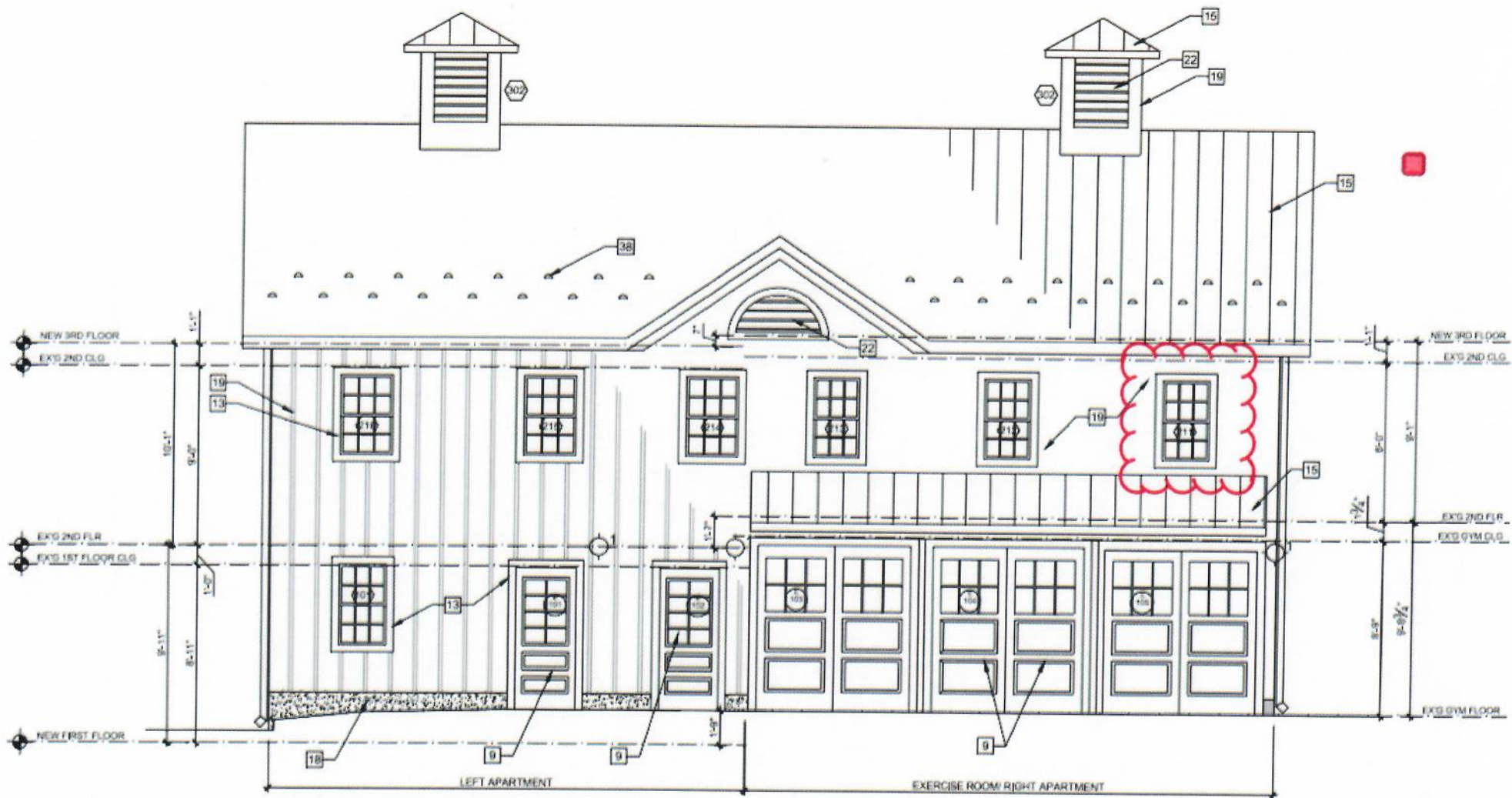
7/8" SDL Ogee Muntin

2" Ogee Integral Light Technology



7/8" Ogee Integral Light Technology





1 CARRIAGE HOUSE - NORTH ELEVATION
SCALE: 1/2"=1'-0"

EXHIBIT D

CARRIAGE HOUSE
FASCIA & SOFFIT DETAIL

