

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10206 & 10212 Montgomery Ave., Kensington	<b>Meeting Date:</b>	2/11/2026
<b>Resource:</b>	Primary One Resource <b>Kensington Historic District</b>	<b>Report Date:</b>	2/4/2026
<b>Applicant:</b>	Warner Circle Mansion Condominiums, LLC (Karl Voglmayr, Agent)	<b>Public Notice:</b>	1/28/2026
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Permit No.:</b>	1032588 REVISION #4	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Revisions to Previous HAWP Approval for Door Modifications		

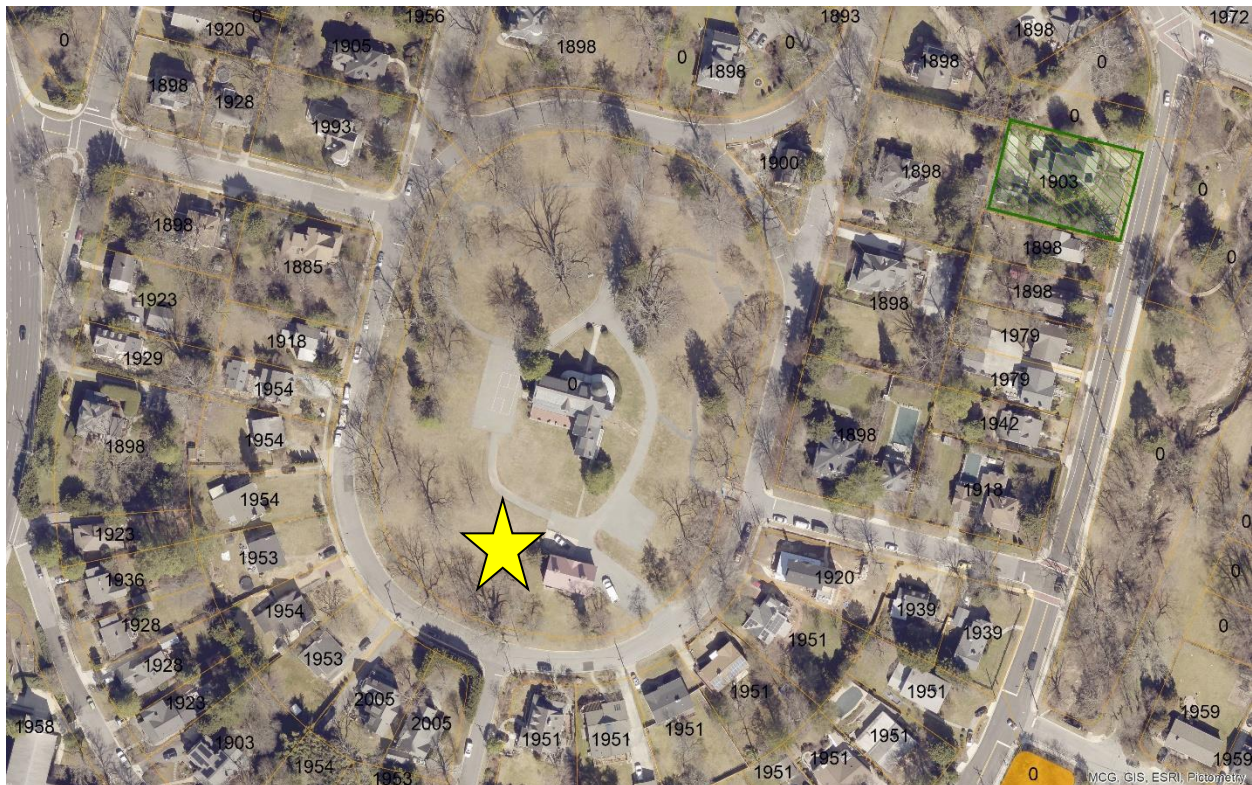
---

**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.<sup>1</sup>

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.

On January 3, 2026 the HPC approve a third revision for alterations to the carriage house foundation and two window openings.

## **PROPOSAL**

The applicant proposes to revise the lite pattern of two doors on 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.

---

<sup>1</sup> 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://mnccpc.granicus.com/MediaPlayer.php?publish\\_id=62a1cf30-0c7c-11ee-95dd-0050569183fa](https://mnccpc.granicus.com/MediaPlayer.php?publish_id=62a1cf30-0c7c-11ee-95dd-0050569183fa) and begins at approximately 47:00.

**Montgomery County Code; Chapter 24A-8**

- (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 unsafe 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.

**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.

The current HAWP revision proposes a change to the lite pattern of two doors on the north elevation of the carriage house. The existing doors are wood, two-panel, half-lite doors with an eight-lite configuration. The applicant proposes revising the design of the replacement wood doors to a six-lite pattern to match the six-lite division of the carriage doors (see *Fig. 2*, below). The HPC has previously determined that the existing doors have deteriorated beyond reasonable repair and approved the door

replacement.



Figure 2: Carriage House, existing north elevation.

Staff was unable to locate historic photographs documenting the original door configuration of the carriage house. Staff finds that the existing eight-lite configuration is not related to the proportions of either the carriage doors or the historic sash windows. As noted in prior Staff reports, the carriage house is more utilitarian in character and lacks the level of detail and ornamentation found on the manor house. While the existing doors may reflect the original configuration, Staff finds that the historic character of the carriage house will be retained with the installation of wood, two-panel, half-lite doors with a six-lite pattern. Accordingly, Staff recommends the HPC approve the HAWP revision under Sections 24A-8(b)(2) and (d) of the County Code and *Standards* #2, #5, and #6.

### **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) 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, 5 and 6;

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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b>                  10212 Montgomery Avenue                  Kensington, MD 20895</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>10220 Carroll Place                  Kensington, MD 20895</p> <p>10216 Carroll Place                  Kensington, MD 20895</p> <p>10214 Carroll Place                  Kensington, MD 20895</p>	<p>10104 Hadley Place                  Kensington, MD 20895</p> <p>10109 Hadley Place                  Kensington, MD 20895</p> <p>10203 Montgomery Avenue                  Kensington, MD 20895</p>
<p>10212 Carroll Place                  Kensington, MD 20895</p> <p>10210 Carroll Place                  Kensington, MD 20895</p> <p>10208 Carroll Place                  Kensington, MD 20895</p>	<p>10205 Montgomery Avenue                  Kensington, MD 20895</p> <p>10207 Montgomery Avenue                  Kensington, MD 20895</p> <p>10209 Montgomery Avenue                  Kensington, MD 20895</p>
<p>10206 Carroll Place                  Kensington, MD 20895</p> <p>10204 Carroll Place                  Kensington, MD 20895</p> <p>10202 Carroll Place                  Kensington, MD 20895</p>	<p>10211 Montgomery Avenue                  Kensington, MD 20895</p> <p>10213 Montgomery Avenue                  Kensington, MD 20895</p> <p>10221 Montgomery Avenue                  Kensington, MD 20895</p>

10225 Montgomery Avenue  
 Kensington, MD 20895

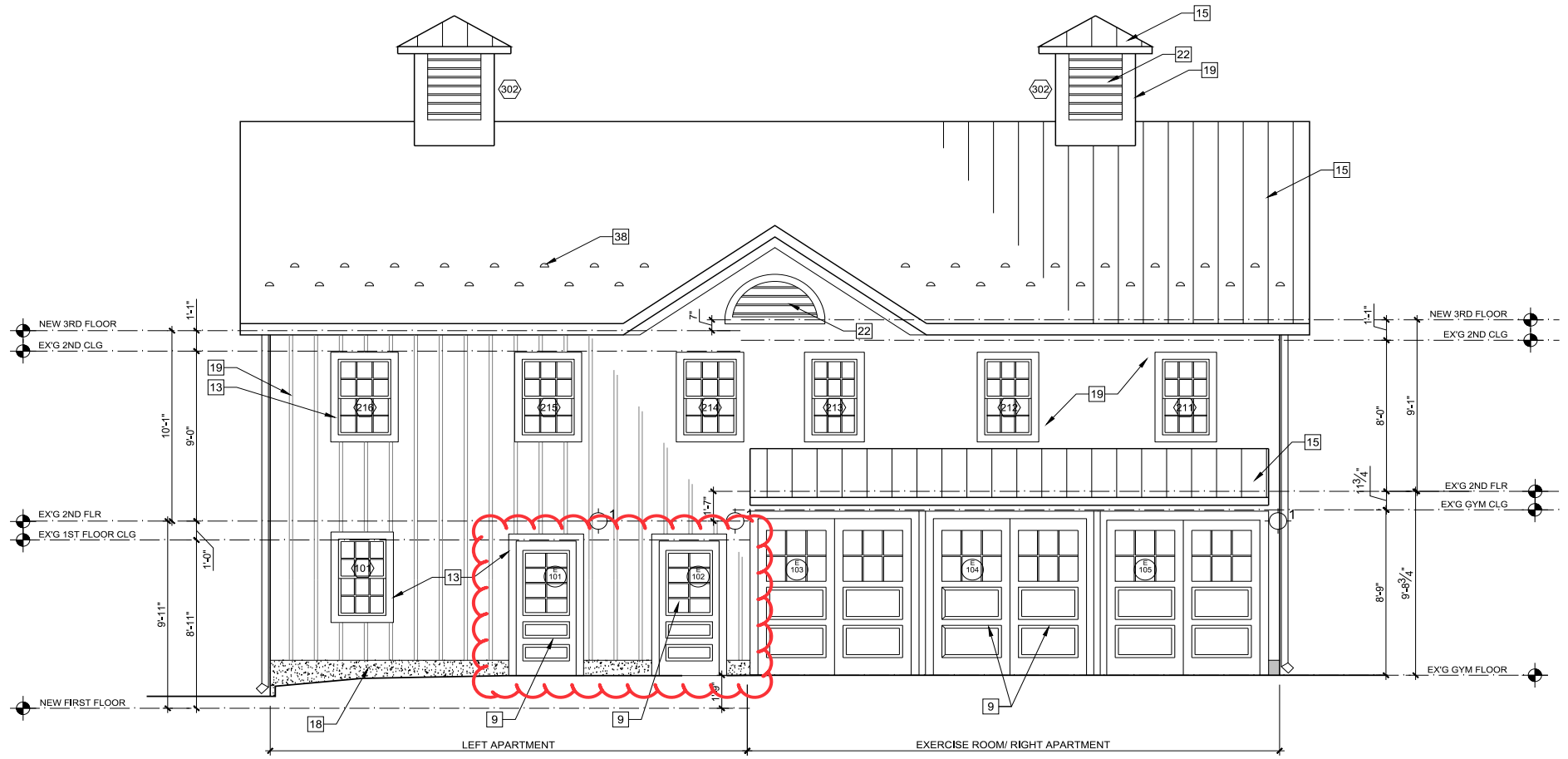
10234 Carroll Place  
 Kensington, MD 20895

10237 Carroll Place  
 Kensington, MD 20895

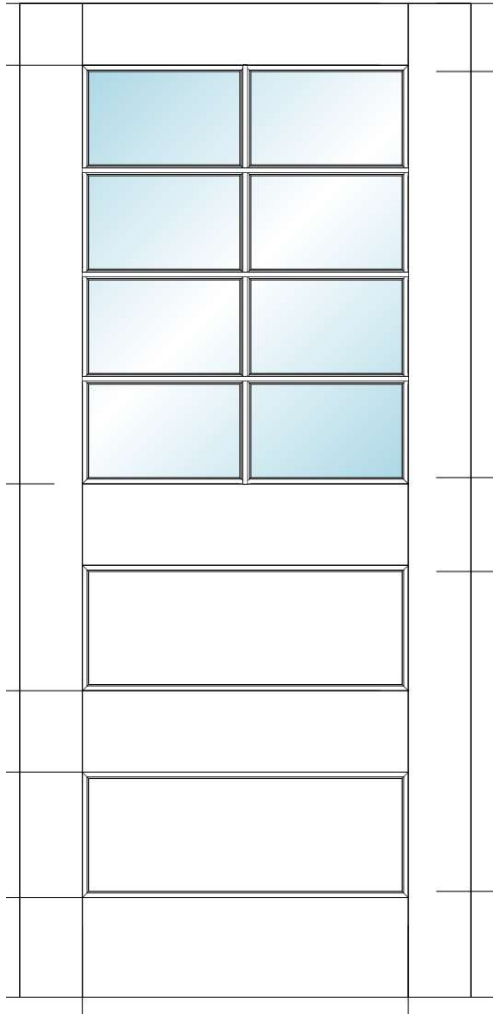
10226 Carroll Place  
 Kensington, MD 20895

10300 Fawcett Street  
 Kensington, MD 20895

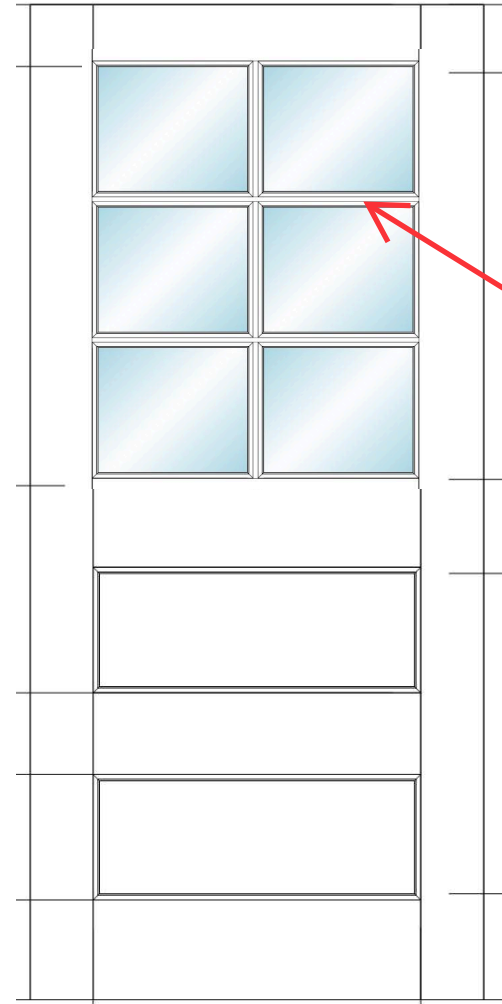
10302 Fawcett Street  
 Kensington, MD 20895



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



CURRENT DESIGN



PROPOSED DESIGN

7/8 Putty