



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 8/14/2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1125774– Garage door replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved** at the August 13, 2025 HPC meeting.

The HPC staff has reviewed and stamped the attached submission materials.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Thomas and Phoebe Liddle
Address: 5604 York Lane, Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.



Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The building at 5604 York Lane is a three story, center hall Colonial Revival architectural style dwelling constructed in 1936 (see Fig. 1), and a Contributing Resource in the Greenwich Forest Historic District in Bethesda, MD adopted June 2011. The lot (especially in the rear) has significant high canopy forest cover.

Description of Work Proposed: Please give an overview of the work to be undertaken:

We propose to replace the original overhead manually operated wood garage double door (see Figs. 2 & 3) with an electrically operated insulated sectional steel double door. The replacement door will be 16 feet wide, like the original door; but it will be 6 feet 6 inches tall, or 6 inches shorter than the 7 feet tall original door, to accommodate HVAC air ducts mounted on the garage ceiling for the bedroom above (see Fig. 4). The replacement door also will feature a wood grain texture and 8 glass windows in the top section of the door, unlike two rows of 12 windows each at the top of the original door.

Also, we propose to replace existing wood trim around the brick opening with new jack studs, spring board header, and extension jamb with PVC. For a detailed project description, see copy of Article 1: Scope of Work, p. 1, Contract, Case Design/Remodeling, Inc. (Attachment A). For Site Plan, see Fig. 5.

The rear-facing garage is not visible from the public right-of-way (see Fig. 1), and so, replacing the overhead garage door will have no impact on the original facade or streetscape of the house. And while different in materials and some features (e.g., number of windows), the replacement door is compatible in scale, proportion, and architectural style of the original house.

REVIEWED

By Laura DiPasquale at 11:04 am, Aug 14, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Binkley



Fig. 1. Streetscape of house viewed facing front elevation (essentially north-facing).

REVIEWED

By Laura DiPasquale at 11:04 am, Aug 14, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkle



Fig. 2. View of rear-facing garage (essentially south-facing), showing original manually operated overhead garage double door in closed position.

REVIEWED

By Laura DiPasquale at 11:04 am, Aug 14, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkle



Fig. 3. View of rear-facing garage (essentially south-facing), showing original manually operated overhead garage double door in open position.

REVIEWED

By Laura DiPasquale at 11:04 am, Aug 14, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buelit



Fig. 4. Interior view of garage (essentially south-facing), showing HVAC air ducts mounted on garage ceiling.

REVIEWED

By Laura DiPasquale at 11:04 am, Aug 14, 2025

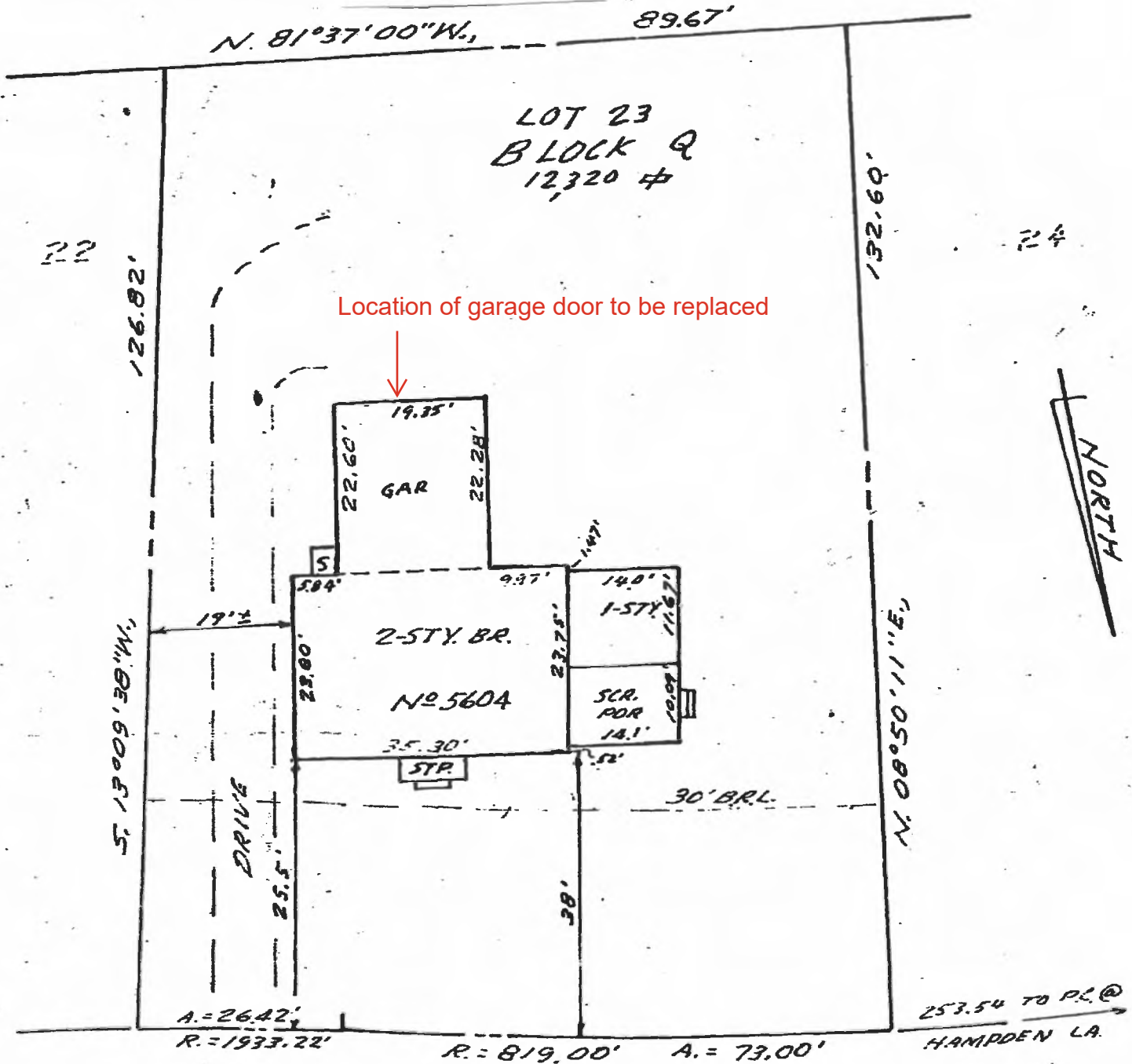
APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Fig. 5. Site Plan (Plat No. 621).



YORK

50' R.L.

REVIEWED

By Laura DiPasquale at 11:05 am, Aug 14, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

THAT THE POSITIONS OF DESCRIBED PROPERTY HAVE BEEN SURVEYED BY MEASUREMENT AND NO ENCROACHMENTS.

COUNTY, MARYLAND

HOUSE LOCATION SURVEY:

LOT	BLOCK	SECTION
23	Q	

SCALE: 1"=20'

EARL C. HILL, JR., ATTY

ASE NO. 52579

PLAT OF

ADDITION TO GREENWICH FOREST

JOHN S. MCCALL
LAND SURVEYOR, MD. REG. NO. 2284
8601 HEMPSTEAD AVE.
BETHESDA, MD. 20034

DATE: JULY 16, 1979
CERTIFIED CORRECT

John S. McCall
CERTIFIED LAND SURVEYOR

EXISTENCE OF PROPERTY CORNER MARKERS
NOT GUARANTEED BY THIS SURVEY



the first name in
home improvement

CONTRACT

FredSM, a Division of CASE[®] DESIGN/REMODELING, INC.
4701 Sangamore Rd., Bethesda, Md. 20816
701 Park Ave., Falls Church, Va. 22046
1327 14th Street NW, Ste. 200 Washington, DC 20005
119 N. Washington St., Alexandria, VA 22314
1(800) 566-9373



CASE[®]

Architects & Remodelers

DC License #2242

MD License # 138200

VA License# 039723A

Project Name:
Thomas Liddle
5604 York Lane
Bethesda, MD 20814
301-652-1755
liddle3@verizon.net

Date: 6/14/2025

Consultant: Joe Rocco
DC Salesperson Number: 420318000337
MD Salesperson Number: 119187

This will be your 2nd project with FredSM and Case[®].

The following is a CONTRACT for material and labor to be supplied by the contractor at the request and order of the homeowner. We hereby propose to perform remodeling and/or repair at the above-mentioned premises per the following descriptions, scope, specifications, allowances, exclusions, and general conditions.

Owner provided records indicate this House was built before 1978 and lead paint may be present. This Contract does not include testing for lead paint and lead paint is presumed to be present in the work area. We have included the work required to be compliant with the EPA Renovation, Repair, and Painting Rule.

Article 1: Scope of Work

Area 1: Garage Door - \$13,845

- Take down and removal of existing one-piece garage door, springs, and track.
- Furnish and install 16' wide x 6' 6" tall 5740 Series "Thermacore Collection" Door operated electrically. Door pattern is (8) panels wide and (4) sections high.
- The above sized Thermacore Collection, 5740 Series insulated steel sectional door as manufactured by Overhead Door Corporation. Standard features include: Wood grain texture, 1-3/8" thick door, Polyurethane foamed-in-place "sandwich" construction with R-value of 12.76, Two-coat baked-on polyester finish, Bulb-type bottom weatherseal, Limited lifetime warranty.
- Glass: Eight (8) 1/2" insulated, short clear glass located in top section of door
- Operation by Model 'Odyssey 1000' Opener as manufactured by Overhead Door Corporation. Standard features include: Quiet 140V DC motor, Auto seek frequency range, DoorDetect monitoring and diagnostic technology, CodeDodger access security system, Safe-T-Beam system, Two light bulbs, Limited lifetime motor and gearbox warranty.
- All low voltage control wiring will be surface mounted.
- Door track type: Standard lift
- Door spring type: Torsion
- Door Lock: Inside / Outside lock with two (2) keys
- Operator drive: Belt
- Operator safety photo eyes: Included
- Operator wall console: Wired
- Operator remote: 3-Button, total of (2) included
- Operator exterior, digital keypad, total of (1) included
- Remove existing wood trim around brick opening.
- Furnish and install new jack studs, spring board header, and extension jamb with PVC.
- No painting included.
- Furnish and install new 115 VAC grounded electrical outlet within 5 feet of the opener.

Article 2: Time of Commencement and Completion

Work to start approximately the week of: 07/07/2025, and will be substantially completed approximately the week of: 08/15/2025.

Note: Start and completion dates are subject to the delivery of materials, we items, material selections and the General Conditions which follow. In the ev days of presentation, these dates are subject to change.

REVIEWED

By Laura DiPasquale at 11:05 am, Aug 14, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

FredSM - rtf 08-18-2021



REVIEWED

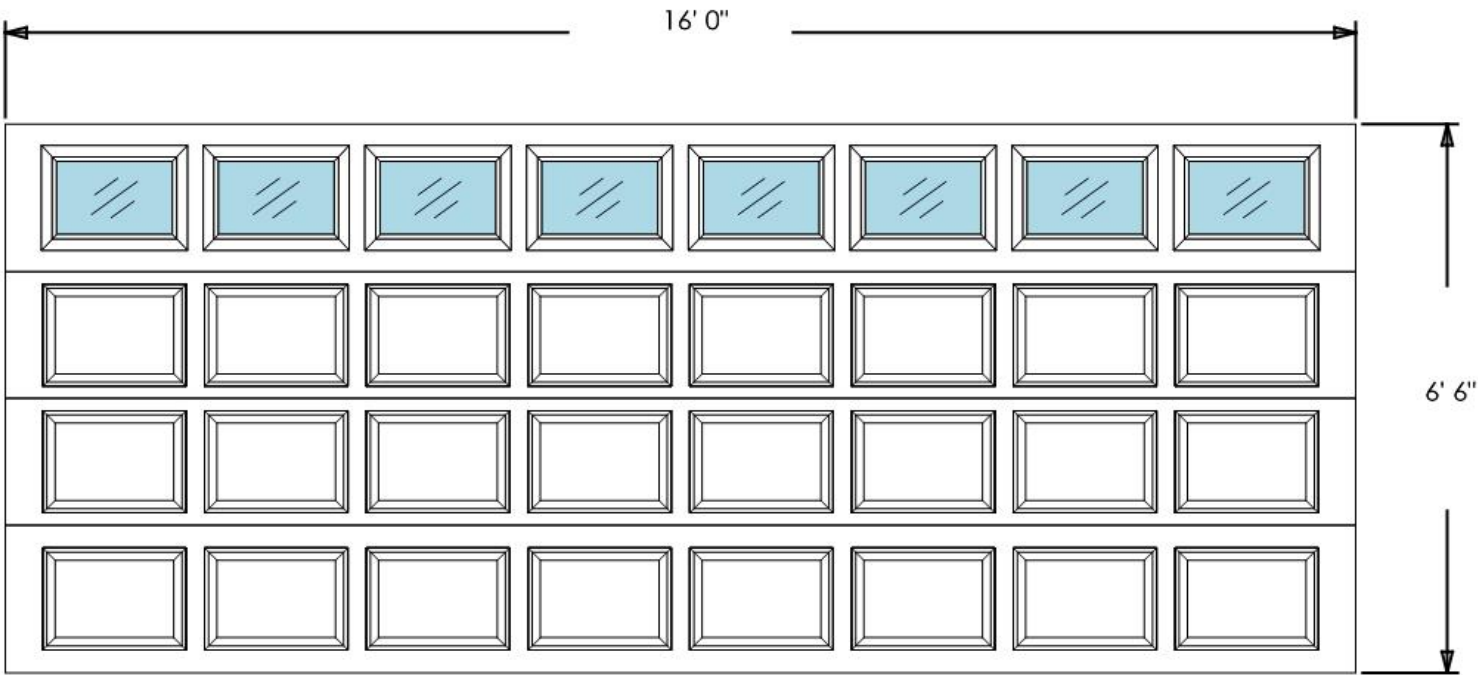
By Laura DIPasquale at 11:05 am, Aug 14, 2025

APPROVED

Montgomery County
Historic Preservation Commission

Karen Benoit

Exterior View



Model: 5740 - Thermacore 1-3/8"

Design: Standard Panel

Door Width & Height (Ft): 16'0" x 6'6"

Window Style: Clear I

Options: