



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

April 23, 2026

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1153002 – 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 with one (1) condition** at the April 22, 2026 HPC meeting.

1. The applicant must submit an accurately scaled and dimensioned drawing or image of the proposed garage door.

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: Cowan/Lai
Address: 8004 Hampden 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:

Residential House with garage

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

Proposed Work: Replace existing ~25-year-old wood garage door with a new insulated steel garage door of substantially similar design, scale, and appearance. The proposed door will: - Match existing opening size and proportions- Maintain traditional raised panel configuration- Include a row of windows at the top- Be painted in a historically appropriate color No changes are proposed to opening size, trim, or structure. Justification: The existing garage door shows deterioration consistent with age. The proposed replacement improves durability and energy efficiency while maintaining the historic character and compatibility with the home and neighborhood. Component Existing Proposed Garage Door Wood Insulated Steel (painted) Windows Existing Garage Door

REVIEWED

By Laura DiPasquale at 3:27 pm, Apr 23, 2026

Work Item 1: _____

Description of Current Condition:

Proposed Work: Replace existing ~25-year-old wood garage door with a new insulated steel garage door of substantially similar design, scale, and appearance. The proposed door will: - Match existing opening size and proportions- Maintain traditional raised panel configuration- Include a row of windows at the top- Be painted in a historically appropriate color No changes are proposed to opening size, trim, or structure. Justification: The existing garage door shows deterioration consistent with age. The proposed replacement improves durability and energy efficiency while maintaining the historic character and compatibility with the home and neighborhood. Component Existing Proposed Garage Door Wood Insulated Steel (painted) Windows Existing Garage Door Photo: None Top row, divided-light appearance

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Work Item 2: _____

Description of Current Condition:

REVIEWED

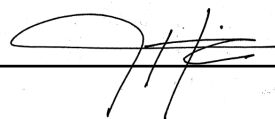
By Laura DiPasquale at 3:27 pm, Apr 23, 2026

Proposed Work:

APPROVED

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Historic Preservation Commission



Work Item 3: _____

Description of Current Condition:

Proposed Work:

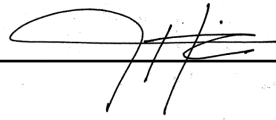
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Door to be replaced



Proposed Door

Door Line



*Product images and colors presented are for illustrative purposes only and may differ from the actual product.

Door Description

Bridgeport™ Steel - Premium Series with Intellicore

Quantity : 1

Size : 8'0" x 8'0"

Windcode : W0

Model : BD1NU

Design : Narrow Panel

Construction : 3-layer 1 3/8" Intellicore® Insulation R-value 12.9

Base Color : Standard White

Top Section : Sq24-square 2 High/4 Across

Glass Type : Dsb Strength Clear Glass (non-insulated)

Spring : Coated Torsion

Track Size : 2" Assembled

Track Type : Standard

Mount Type : Bracket

Track Radius : 12

Handles : Standard Handles Included

Hinges : No Hinge X0

Step Plates : Standard Step Plate Included

Lock : Inside Slide Lock

Lock Options : No Lock Hole (Std with no lock and inside slide lock optional on #1 & #3)

Shaft : Standard Shaft

Vinyl Stop Mold : White

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6580L - 1HPs DC Motor, Belt Drive, Intellicore
Backup, Wi-Fi - 8ft

Accessories WIRELESS KEY

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Additional Items

Terms & Conditions

Price includes all material, as well as the labor to install. Owner responsible for proper maintenance & finishing, warranty does not cover routine maintenance. We recommend a tune-up service once a year after the door/motor is installed. This proposal may be withdrawn by us if not accepted within 7 days. All agreements contingent upon strikes, accidents, or delays beyond our control. Not included: minor touch up that may be needed on exterior jamb due to trim replacement. Installation is considered complete when the garage door(s) and garage door opener(s) are installed, even if the job is not 100% complete due to conditions beyond our control. All prices subject to site check and lead based paint test. Doors with lead paint may require EPA guidelines for removal at a cost. All credit card payments incur a 3% fee to cover merchant processing. If deposit is paid by credit card and client elects to cancel contract within the first 3 days, another 3% fee will be deducted from the deposit refund to cover processing fees. After 3 days the full deposit will be forfeit. Payment Terms COD, after 30 days a 1.5% fee will be assessed per month until invoice is paid. Any costs associated with the collection of monies such as court costs and attorneys' fees will be the responsibility of the customer. All lead times are subject to change without notice.

Accepted By

Attachments

Manufacturer

BRIDGEPORT™ STEEL

garage doors

3-LAYER CONSTRUCTION



America's Favorite Garage Doors®



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By Laura DiPasquale at 3:28 pm, Apr 23, 2026

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Bridgeport™ Steel / Model BD2NU, Narrow Panel;
Shown in White with Plain Long Windows

intellicore[®]

insulation technology

Clopay Bridgeport™ Steel garage doors featuring Intellicore[®] insulation technology represent the ultimate smart choice for homeowners. Clopay's Intellicore[®] insulation is a proprietary polyurethane foam that is injected into our Bridgeport™ Steel doors, expanding to fill the entire structure. The result is a door with incredible strength and durability. Its dense insulation also produces a quieter door, and with one of the industry's leading R-values of 18.4, it provides year-round comfort and improved energy efficiency.

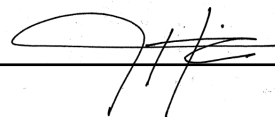
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Energy efficiency
provides year-round
comfort



QUIETER

Dense insulation
reduces noise by
up to 16 decibels



STRONGER

Enhanced strength
resists everyday
wear and tear



BRIDGEPORT™ STEEL garage doors

Bridgeport™ Steel garage doors combine the traditional symmetry of wood stile and rail door designs with the proven durability of Clopay's three-layer, steel construction. This provides exceptional strength and energy efficiency as well as quiet operation. The 2" or 1-3/8" thickness of Intellicore® polyurethane insulation with a thermal break makes these doors heat and cold resistant while the tongue-and-groove joint helps seal out wind, rain and snow. Available in narrow and extended recessed panel designs with multiple window options, three-layer Bridgeport™ Steel garage doors are virtually maintenance-free making the beautiful look a lasting impression.

3-LAYER CONSTRUCTION

- Tongue-and-groove section joints keep out wind, rain and snow.
- Replaceable vinyl bottom weatherseal in a corrosion-resistant retainer helps seal out the elements.
- 2" and 1-3/8" Intellicore® polyurethane insulated doors come standard with 10-ball nylon rollers and heavy-duty 14 gauge steel hinges.
- Prepainted Standard White end stiles and interior steel backing create a clean, finished appearance.
- 2" and 1-3/8" Intellicore® polyurethane insulation filled doors comply with 2015 IECC air infiltration requirement of 0.40 cfm/ft² or less (IECC, Section C402.5.2).



BD2NU
& BD2E
MODELS



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