

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8004 Hampden Lane, Bethesda	Meeting Date:	4/22/2026
Resource:	Contributing Resource Greenwich Forest Historic District	Report Date:	4/15/2026
Applicant:	Cowan/Lai	Public Notice:	4/8/2026
Review:	HAWP	Tax Credit:	No
Permit No.:	1153002	Staff:	Laura DiPasquale
Proposal:	Garage door replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application, with final approval authority delegated to staff:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Greenwich Forest Historic District
STYLE: Colonial Revival
DATE: c. 1941



Figure 1: Location of 8004 Hampden Lane, Bethesda (shown with a yellow star) within the Greenwich Forest Historic District (hatched and outlined in red).

PROPOSAL

The applicants propose to replace the existing c. 1998 overhead wood paneled garage door on the front (east) elevation. The new door would be a wood-look steel door with three rows of solid horizontal panels and a top row of glazed panels with removable exterior muntins. No changes are proposed to the masonry opening, and the proposed door would match the height and width of the existing door.



Figure 2: View of the subject property from Hampden Lane (April 2026, Historic Preservation Division).



Figure 3: The existing garage door (left) and mock-up of the proposed steel door (right). Staff notes that the proposed door on the right appears wider than the existing door.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Greenwich Forest Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Greenwich Forest Historic District (Guidelines)*, *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.

***Greenwich Forest Historic District Guidelines*¹**

A. PRINCIPLES

The preservation of the following essential elements of Greenwich Forest is the highest priority in making decisions concerning applications for work permits. These Principles are not meant to stop or create unreasonable obstacles to normal maintenance, reasonable modifications, and the evolving needs of residents.

A1. Greenwich Forest was conceived of, built, and to a great degree preserved as a park-like canopied forest with gentle topographic contours, in which the presence of houses and hardscape are understated relative to the natural setting. The removal of mature trees and the significant alteration of topographic contours on private property, the Greenwich Forest Triangle, and the public right-of-way in Greenwich Forest should be avoided whenever possible. The Greenwich Forest Citizens Association (GFCA) will continue to support the replacement of trees. In order to protect mature trees and the natural setting of Greenwich Forest, and to limit runoff into the Chesapeake Bay, the creation of extensive new impermeable hardscape surfaces should be avoided whenever possible.

A2. The houses in Greenwich Forest create an integrated fabric well-suited to its forest setting. These Guidelines are intended to preserve this environment by ensuring that approved work permits include appropriate safeguards that protect the following three essential elements of this fabric:

- a. An array of revival American architectural styles that, taken together, make a significant statement on the evolution of suburban building styles (see Appendix 2).
- b. The scale and spacing of houses and their placement relative to adjacent houses and the public right-of-way. The original developers made decisions on these three elements to understate the presence of structures relative to the forest. For example, minimum side setbacks at the time were 7’ but placement and spacing produced distances between houses that far exceeded the minimum 14’. Additions and new houses have, in almost all cases, preserved generous space between houses and minimized visual crowding with plantings.
- c. High quality building materials and high level of craftsmanship

A3. The neighborhood needs to evolve to meet the needs of its residents while maintaining the charm and architectural integrity that have been maintained since the 1930s. Introducing new *architectural styles* that are not already present in the neighborhood will detract from its integrated fabric.

B. BALANCING PRESERVATION AND FLEXIBILITY

Greenwich Forest represents a period in the evolution of Montgomery County worthy of preservation, but it has also changed in response to the needs of residents since it was created in the 1930s. These Guidelines seek a reasonable compromise between preservation and the needs of residents in several ways.

B1. Most of the houses in the Greenwich Forest Historic District are designated “contributing” because

¹ <https://montgomeryplanning.org/wp-content/uploads/2019/09/Greenwich-Forest-HD-Amendment.pdf>

they contribute to the architectural and historic nature of the district. Contributing structures are shown in the map of the districts. These Guidelines are more specific for contributing structures.

B2. Other houses in the district are designated non-contributing either because (1) they were built more recently than contributing houses with other architectural styles (see Appendix 3) or (2) their original features have been significantly altered by subsequent modifications. Non-contributing structures are shown on the map of the District. The Guidelines provide greater flexibility for owners of non-contributing houses.

B3. These Guidelines reflect the reality that nearly all houses in Greenwich Forest have been modified since their construction. Owners are not expected to return their houses to their original configurations. The modifications they are permitted to make under these Guidelines are based on the current reality in the neighborhood, provided that those modifications are consistent with the Principles in these Guidelines.

B4. Property owners have additional flexibility under these Guidelines to make more extensive changes to the parts of their houses that are less visible from the public rights-of-way in front of their houses. The Guidelines accomplish this by stipulating different levels of review for specific elements on different parts of houses.

D. MAJOR GUIDELINES

D17. Windows, dormers, and doors: Door and window replacements are acceptable, as long as the replacements are compatible with the architectural style of the house. Replacement windows with true or simulated divided lights are acceptable, but removable ('snap-in') muntins are not permitted on front-facing windows of contributing houses. Front-facing dormer additions to third floors are permitted on non-contributing houses and on contributing houses, if such additions do not involve raising the main roof ridge line (as specified in D5) and if the addition is compatible in scale, proportion, and architectural style of the original house.

According to the *Guidelines*, the three levels of review are as follows:

Limited scrutiny is the least rigorous level of review. With this level, the scope or criteria used in the review of applications for work permits is more limited and emphasizes the overall structure rather than materials and architectural details. The decision-making body should base its review on maintaining compatibility with the design, texture, scale, spacing and placement of surrounding houses and the impact of the proposed change on the streetscape.

Moderate scrutiny is a higher level of review than limited scrutiny and adds consideration of the preservation of the property to the requirements of limited scrutiny. Alterations should be designed so the altered structure does not detract from the fabric of Greenwich Forest while affording homeowners reasonable flexibility. Use of compatible new materials or materials that replicate the original, rather than original building materials, should be permitted. Planned changes should be compatible with the structure's existing architectural designs.

Strict scrutiny is the highest level of review. It adds consideration of the integrity and preservation of significant architectural or landscape features and details to the requirements of the limited and moderate scrutiny levels. Changes may be permitted if, after careful review, they do not significantly compromise the original features of the structure or landscape.

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;

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The relevant *Standards* are as follows:

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.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Staff supports the proposed garage door replacement and recommends approval, provided the applicants provide an accurately scaled drawing of the proposed door. Staff finds that the *Guidelines* do not specifically address the replacement of garage doors, but that *Guideline* D17 addresses the replacement of windows and doors writ large, finding that replacement is permissible but should be subject to strict scrutiny if visible from the public right-of-way. Per the *Guidelines*, with this level of review, consideration should be given to the integrity and preservation of significant architectural features and changes should be permitted, after careful review, if they do not significantly compromise the original features of the structure. Staff finds that the existing garage door is one of few front-facing garage doors in the district and is not a character-defining feature of the property, likely having been installed as part of a renovation and addition project to the property in 1998, prior to designation. As such, staff finds that the garage door replacement does not compromise the original features of the structure nor remove historic materials that characterize the property, in keeping with the *Guidelines*, *Standards* 2 and 9, Chapter 24A-8(b)(1). Staff finds that the general panel and multi-pane grille pattern design of the proposed steel door is compatible with the Colonial Revival style of the house, per *Standard* 9, Chapter 24A-8(b)(2) and the *Guidelines*, but that the rendering of the proposed door depicts a wider opening, which slightly skews the appearance of the proposed door. Staff recommends that the HPC approve the proposed door replacement and that the applicant submit an accurately scaled drawing or depiction of the proposed door to staff for final approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with one (1) condition** the HAWP application:

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

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal will not

substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Greenwich Forest Historic District Guidelines*;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2 and 9;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to 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 HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC 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 301-495-2167 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

Work Item 1: _____	
<p>Description of Current Condition:</p> <p>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</p>	<p>Proposed Work:</p> <p>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</p>

Work Item 2: _____	
<p>Description of Current Condition:</p>	<p>Proposed Work:</p>

Work Item 3: _____	
<p>Description of Current Condition:</p>	<p>Proposed Work:</p>







Done New door 8x8 BD1NU...



*Convenient Access to Your Garage Without Using a Remote Control or Key.

*One-button-to-close functionality

*(1) 9V Battery Included

1 Year Warranty

[b] 8' x 8'
Bridgeport [1
3/8"] Steel
Back (7'3"-8')

8' Wide Bridgeport [1 3/8"] Steel Back
Clopay - Sectional Garage Door
Construction: Triple Layer - [Steel / Insulation / Steel]
R-Value: 6.5 (For 1 3/8" Models) Polystyrene Foam Insulation
True Width: __8__
True Height: __8__
Model :
BD1NU
Design :
Narrow Panel
Construction :
3-layer 1 3/8" Intellicore® Insulation R-value 12.9
Base Color :
Standard White
Top Section :

Estimate #137833589

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



BRIDGEPORT™ STEEL

garage doors

3-LAYER CONSTRUCTION

 Clopay®

America's Favorite Garage Doors®

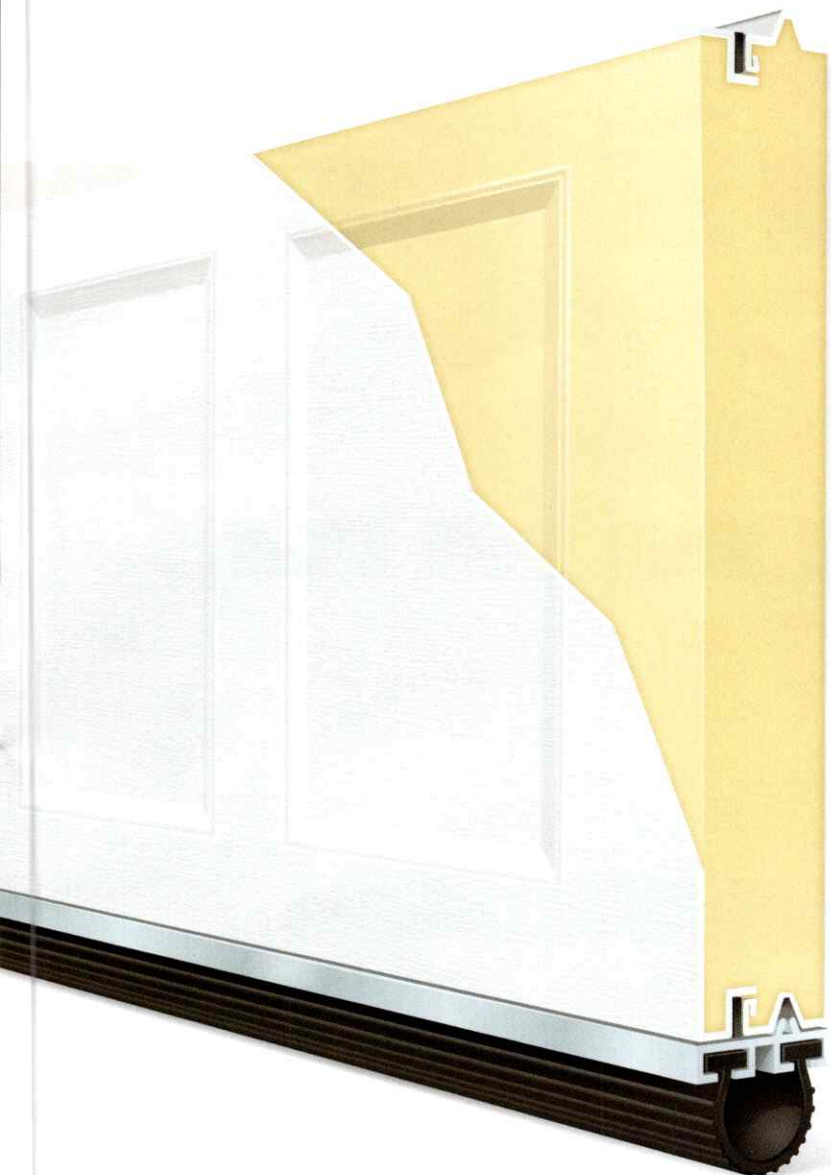


*Bridgeport™ Steel / Model BD2NU, Narrow Panel;
Shown in White with Plain Long Windows*

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.



WARMER

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
& BD2EU
MODELS**



**BD1NU
& BD1EU
MODELS**

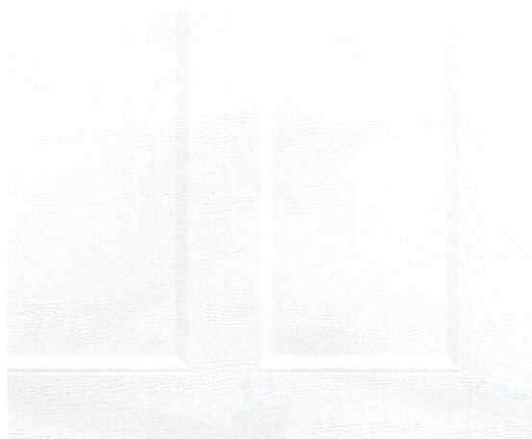


Calculated door section R-value is in accordance with DASMA TDS-163.
Models with Ultra-Grain® finish and Black paint options are 25 gauge steel.



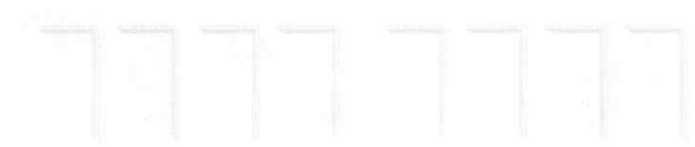
Bridgeport™ Steel / Model BD2EU, Extended Panel; Shown in Sandtone with SQ24 Windows

DETAIL



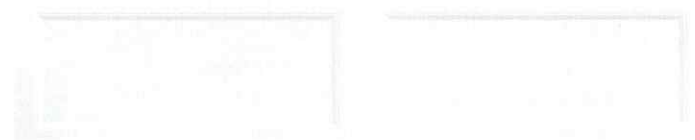
A true recessed stamp replicates the timeless look of a rail and stile built wood door.

STYLE



Narrow

Models BD1NU and BD2NU.



Extended

Models BD1EU and BD2EU.

WindCode® Doors are available to meet most regional wind load requirements. Consult your local dealer for specific information.



Bridgeport™ Steel / Model BD2NU, Narrow Panel;
Shown in Ultra-Grain® Oak Dark Finish
Photo credit: New Horizon Media

STANDARD COLORS



- Exterior steel on standard color doors has a natural woodgrain texture.
- Doors can be painted to match the home's exterior using a high-quality latex exterior paint. Do not use oil-based paint.

**Additional charges apply.
Due to the printing process, colors may vary.*

CUSTOM PAINT OPTION



Choose from over 1,500 Sherwin-Williams® paint colors to complement your home with Clopay's Color Blast® factory-finishing option. Our durable two-part paint system is tested and backed by a five-year warranty.

ULTRA-GRAIN® FINISH OPTION



- Finished steel surface simulates a real stained door without the need of staining and the ongoing maintenance of wood.
 - Oak woodgrain pattern runs horizontal along the rails and vertical along the stiles and panels for an authentic, natural look.
 - Available in Medium, Dark, Walnut or Slate finishes that complement entry doors, shutters and other exterior stained wood products.
 - Exterior steel surface on an Ultra-Grain® finish door has a stucco texture to create a more natural woodgrain appearance.
 - Window frames, grilles and inserts are color matched to coordinate with the Ultra-Grain® finish patterns. All window options are available.
- Additional charges apply.*

LUSTRA™ FINISH



Lustra™ finished garage doors feature a Black or Charcoal matte look, while Silver has a brushed metallic look. Door exterior has a smooth textured steel surface.

- These modern doors feature thick 24 gauge surface steel.
- Lustra™ finished doors cannot be painted.

*Additional charges apply.
Not available on Models BD1NU and BD1EU.*

NARROW PANEL WINDOW AND TOP SECTION OPTIONS

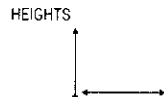
Doors range from 6'0" to 16'0" high and 7'8" to 20'2" wide. Consult your Clopay Dealer for size options.

Illustrations simplified for clarity.

9'0" - 10'0" 10'6" - 12'0"



MODELS BD1NU AND BD2NU



WIDTHS 7'8" - 11'4" 11'6" - 14'8" 14'10" - 19'0" 19'2" - 20'2" 7'8" - 11'4" 7'8" - 11'4"

Extended Solid Top

ARCH1



Plain Short



Vertical Grille on ARCH1



Plain Long



Grille on ARCH1



REC12



ARCH2



REC14



Vertical Grille on ARCH2



SQ22



Grille on ARCH2



SQ24



ARCH3



Wrought Iron Short*



Vertical Grille on ARCH3



Wrought Iron Long*



Grille on ARCH3



Wrought Iron Arch*



*Acrylic

Note: Due to stile width restrictions, some odd size door widths may allow only for the installation of a single handle. See your Clopay Dealer for details.

EXTENDED PANEL WINDOW AND TOP SECTION OPTIONS

Doors range from 6'0" to 16'0" high and 7'8" to 20'2" wide. Consult your Clopay Dealer for size options.

Illustrations simplified for clarity.

9'0" - 10'0" 10'6" - 12'0"

MODELS BD1EU AND BD2EU

HEIGHTS 7'0" - 8'0"

WIDTHS 7'8" - 11'4"

11'6" - 14'8"

14'10" - 19'0"

19'2" - 20'2"

7'8" - 11'4"

7'8" - 11'4"

Narrow Solid Top

ARCH1



Plain Short



Vertical Grille on ARCH1



Plain Long



Grille on ARCH1



REC12



ARCH2



REC14



Vertical Grille on ARCH2



SQ22



Grille on ARCH2



SQ24



ARCH3



Wrought Iron Short*



Vertical Grille on ARCH3



Wrought Iron Long*



Grille on ARCH3



Wrought Iron Arch*

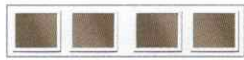


*Acrylic

Note: Due to stile width restrictions, some odd size door widths may allow only for the installation of a single handle. See your Clopay Dealer for details.

WINDOW OPTIONS

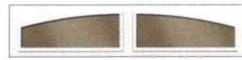
GLASS



Plain Short



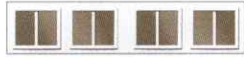
Plain Long



ARCH1



ARCH2



REC12



REC14



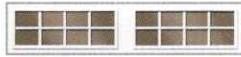
Vertical Grille on ARCH1



Vertical Grille on ARCH2



SQ22



SQ24



Grille on ARCH1



Grille on ARCH2

ACRYLIC



Wrought Iron Short*



Wrought Iron Long*



Wrought Iron Arch*

*Not available with Lustra™ finishes. Long and short windows may be used on any Bridgeport 3-layer model. Double-strength glass is standard. Optional obscure, 3/4" insulated and 3/4" insulated obscure glass is available on all Bridgeport 3-layer models. Additional charges for optional glass apply. Acrylic windows require special cleaning. See care and maintenance manual.

Windows are available single pane or insulated in clear, midnight gray, frosted, seeded, obscure and rain designs. Clear acrylic also available.



Clear



Midnight Gray



Frosted



Seeded



Obscure



Rain

ADDITIONAL FEATURES



Large authentic arch window designs. Window frames, grilles and inserts are color matched to coordinate with the Ultra-Grain® finish patterns.



All Intellicore® polyurethane insulated doors come standard with 10-ball nylon rollers and heavy-duty 14 gauge steel hinges.



Hot-dipped galvanized steel interior and exterior skins with a baked-on primer and top coat help ensure a virtually maintenance-free door with long-lasting beauty.

- See your Clopay Dealer for WindCode® door availability.
- For more information please visit www.clopaydoor.com or try a design on your home by visiting: ezdoor.clopay.com

ENVIRONMENTAL ASSURANCE

Clopay doors are compliant with environmental laws and regulations and do not contain HFCs.

- California SB 1013
- New Jersey A-5583/S-3919 – Greenhouse Gas Bill
- Washington HB 1112 – Hydrofluorocarbon Greenhouse Gas Emissions
- Canadian regulations amending the ozone-depleting substances and halocarbon alternatives regulations

DECORATIVE HARDWARE

STANDARD



Doors come standard with color-matched lift handles.

OPTIONAL



Spade Strap Hinge* (Complements Spade Lift Handles and Spade Step Plate)

Note: Decorative hardware options vary based on door widths. Standard hardware is not provided if a lock is chosen. Some odd size door widths may allow only for the installation of a single handle. See your Clopay Dealer for details.



*Aluminum construction. *Door may not open properly if installed near the top depending on opening dimensions and lift type. See your Clopay Dealer for more details.

WARRANTIES

PAINT SYSTEM	WINDOW	HARDWARE
LIMITED LIFE WARRANTY	LIMITED 10YR WARRANTY	LIMITED 3YR WARRANTY



Visit clopaydoor.com or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

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RSDR-BRIDGEPORT3LAYERSS-20_REV0725



START DESIGNING
YOUR NEW
GARAGE DOOR
OPEN CAMERA
AND POINT!