



HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Wednesday, May 1, 2024 | 7:00 PM

- 1. Call to Order**
- 2. Public Hearings**
 - a. HDRB #24-002 Grace Street Setback Reduction
- 3. Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
- 4. Adjournment**

Agenda Item: HDRB #24-002 Grace Street Setback Reduction

Meeting Date: May 1, 2024

Category: Public Hearings

Prepared by: Tamsin Himes, Lead Planner/Design-Development

Description:

The subject property is located on the northwest corner of the Grace Street/Vine Street intersection. The owner purchased the property with the intent to build a single-family detached house. Prior to its purchase, this lot was subdivided from the adjacent lot which includes a contributing bungalow style house and attached garage. The applicant is now seeking a reduction in the required setback of 35 feet from the property line to 28 feet from the property line.

Background:

At the March 2024 work session, the applicant and Board preliminarily discussed concepts for the future house and the Guidelines for new development within the Historic District. The key points discussed by the Board were 1) the importance of this section of Grace Street to the character of the Historic District, 2) the importance of aligning the scale and massing of a building to the existing contributing houses along Grace Street, 3) that the new structure should use a specific architectural style present in the Historic District as a reference for the design of the new structure, and 4) that the new structure's architectural front should face Grace Street to align with the neighborhood orientation.

Budget Impact:

n/a

Recommendation:

Staff recommends approval of a reduction in front and secondary front required setbacks along Grace and Vine Streets from 35 feet to 28 feet.

Attachments:

1. Staff Report
2. Resolution (Proposed)
3. Setback Reduction (Proposed)
4. Massing Study

STAFF REPORT

Agenda Item: HDRB #24-002, Application for a reduction in required front setbacks.

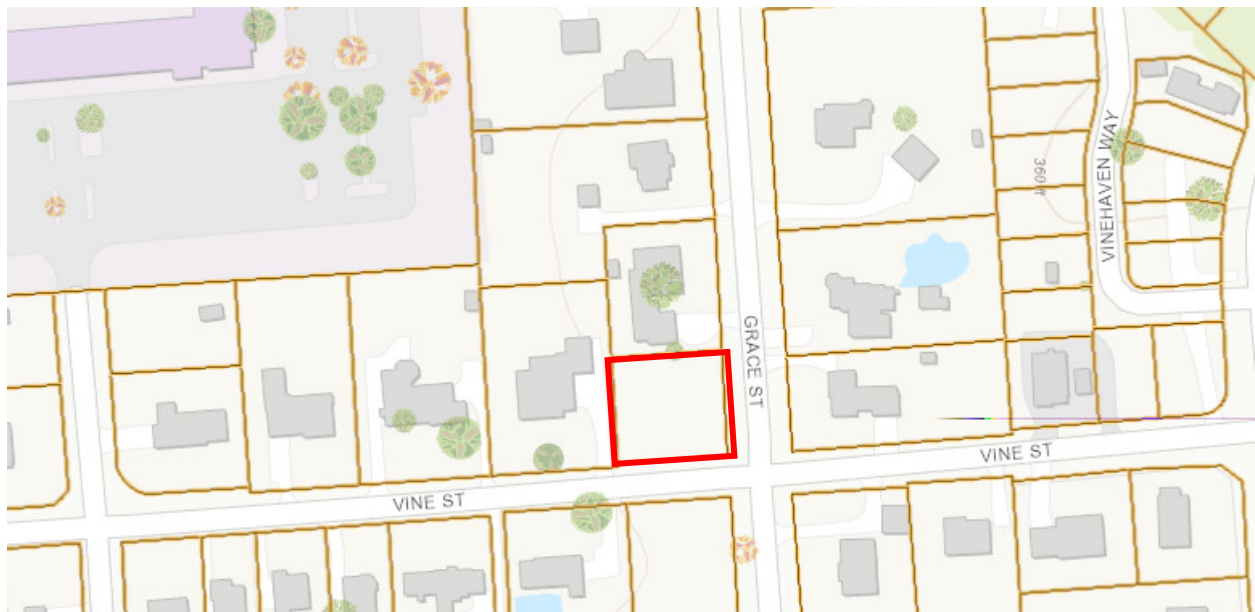
Meeting Date: May 1, 2024

Staff Contact: Tamsin Himes, Lead Planner, Design and Development

Summary Information:

Proposed Modification	Reduction in required front setbacks		
Address	Vacant lot, Herndon Virginia		
Fairfax County Tax Map Number	0162 02 0005A		
Owner(s)	HYD LLC		
Applicant	Armin Ettehadi, Noor Architecture Studio		
Business/Organization	n/a		
Property Use	Residential		
Zoning District	R-10, Residential Single Family -10 District		
HDO Designation	Non-contributing – vacant lot		
Adjacent Zoning	North: R-10, Residential Single Family -10 District East: R-10, Residential Single Family -10 District South: R-10, Residential Single Family -10 District West: R-10, Residential Single Family -10 District		
Building Type(s)	Vacant lot	Date of Construction:	n/a
Architectural Style(s)	n/a		
Exterior Material(s)	n/a		
Neighborhood Design Profile	Single family residential neighborhood		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

Location Map:



Background & Site Description:

Site description

The subject property is located on the northwest corner of the Grace Street/Vine Street intersection. The owner purchased the property with the intent to build a single-family detached house. Prior to its purchase, this lot was subdivided from the adjacent which includes a contributing bungalow style house and attached garage. This block of Grace Street includes 15 lots with single-family homes, 11 of which are contributing structures, and all of which are oriented so that the architectural front of the house faces Grace Street.

Previous Discussion Item

At the March 2024 work session, the applicant and Board preliminarily discussed concepts for the future house and the Guidelines for new development within the Historic District. The key points discussed by the Board were 1) the importance of this section of Grace Street to the character of the Historic District, 2) the importance of aligning the scale and massing of a building to the existing contributing houses along Grace Street, 3) that the new structure should use a specific architectural style present in the Historic District as a reference for the design of the new structure, and 4) that the new structure's architectural front should face Grace Street to align with the neighborhood orientation.

Case Details & Proposal:

This application proposes the reduction of required front setbacks from 35 feet to 28 feet along both Grace Street and Vine Street. Setbacks are required by zoning and though zoning matters are normally not addressed or discussed at a Board level, in this case the Board is given authority to reduce the required front setbacks for residential structures within the Historic District per Section 78-60.3 of the Zoning Ordinance. Given that the subject property sits at the corner of an intersection, the lot has both a primary and secondary front setback, meaning that any structure is required to sit at least 35 feet from the property line along both Grace Street and Vine Street.

The materials provided by the applicant include a proposed plan of the building showing the footprint of the house, garage, property line, existing required setbacks and proposed required setbacks, and a document that includes several massing study views of the proposed structure.

According to the materials provided, the main house form capped with a large side gable roof would remain behind the existing 35' front setback along Grace Street; however, a two-story cross gable architectural bay and two-story front porch would be built to the 28' reduced setback line. Along Vine Street, the main house form would extend up to the 28' reduced setback line.

This application is specifically for a reduction in setback and while that is the only item which the Board will make a formal determination regarding, the massing study and preliminary materials are intended to assist the board in understanding a rough concept for how the house would utilize the reduced setback. This also provides an opportunity for staff and the Board to give formal feedback regarding the future proposed building and the direction of the preliminary design materials.

Staff Analysis:

Zoning Ordinance Compliance

Staff will review for zoning compliance at various stages of the development approval process including this application, the site plan, which is currently in review, the official Certificate of Appropriateness case, and the building permitting. Important standards that will be assessed closely that may have implications for how the building is designed include the maximum building coverage of the lot, which is 25%, and the maximum height of the house, which is 35'. Specific to the materials provided with this case, a couple of zoning compliance issues exist. The placement of the garage must be pushed back to the existing 35' front setback line given that the reduction in setback only applies to the principal structure. Also, the two-story porch must be shown on the plan as part of the building footprint and must comply with the front setback line, wherever it may be adjusted

to. The drawing provided also incorrectly shows 35' rear yards. The site with the house facing Grace Street includes a 25' required rear yard on the west side of the property and a 10' required side yard on the north side of the property. To effectively evaluate for zoning compliance on these matters and to retain the correct record, a property survey/plat showing the proposed house and garage footprints, in addition to the property lines and required *and* proposed setback and yard lines, is necessary.

Provisions for Reduction in Setback

As previously stated, *Section 78-60.3 - Heritage Preservation Overlay District* provides an option for residential property owners within the Historic District to apply for a reduction in front setback requirements to the HDRB. The HDRB may grant front setback reductions to as little as 20 feet, in accordance with the following criteria:

“In the HDO, the front setback for a single-family detached dwelling may be reduced from 35 feet to a lesser amount but not less than 20 feet, in instances where the HDRB makes a finding that such reduction shall cause the subject structure to be more compatible with nearby contributing structures.”

Appropriateness of Setback Reduction

The subject property has some inherent challenges because of its position as a corner lot. This puts constraints on the buildable area and makes siting a building more challenging. A reduction in setback would allow for a degree of flexibility in the location and footprint of the house.

When considering an application for a reduction in setback, the Board is to determine whether this would enable the future structure to be constructed in a more compatible way with the neighboring houses. At the work session, staff and the Board discussed the necessity of the applicant choosing an architectural style found in the Historic District and using this as a guide and reference for the new structure. The Guidelines state that *“A new house should specifically reflect one of [the architectural styles found in the HDO] and that style should be carried through the design of the house from basic form to specific details”* (Guidelines p. 118). Aspects of design such as form, window and door design and organization, roof structure, and decorative elements should take queues from the specific style chosen by the applicant.

Many of the architectural styles found in the historic district use differences in shape, roof form and recessed or pulled forward sections of the structure to break up the massing and develop a cohesive rhythm of design as opposed to flatter, less varied massing typical of more modern architecture. The purpose of a reduction in setback is not to allow a larger

structure, but to provide flexibility to build a structure that uses more traditional design strategies, can be better incorporated into the house scale and massing established from contributing houses along the street and block, and will become a cohesive part of the historic district.

All of the contributing structures within the historic district were constructed prior to the modern zoning regulations and dimensional standards such as setbacks. This has created a variable range of distances between those structures and the adjacent streets, as is the case along Grace Street. On the west side of the street, five of the six contributing houses are placed less than 35' from the right-of-way, with one at approximately 26' and another at only 16'. On the east side, one contributing house is only 17' from the right-of-way; however, the other five contributing houses are more than 35' from the right-of-way.

Staff believes that a reduction in setback to 28 feet aligns with the established relationship to the street resultant of the placement of the contributing properties on Grace Street, especially those on the same block as the subject parcel. The reduction would also help provide flexibility for the applicant to design a more historically compatible structure and more variety in its overall form.

Massing Study Feedback

The applicant has provided a massing study with basic design forms as part of the application materials for this case. Staff asked for the applicant to provide this information to assist in explaining the reasoning for their request for setback reductions, but this also is a valuable opportunity for the Board and staff to provide feedback on the general direction of the architecture, and the structure's massing, height, size, and general form.

At the work session where this project was previously discussed, staff emphasized that replicating historic structures or styles to the point where it is difficult to differentiate between historic and new structures is discouraged, a new structure should carefully consider the architectural style of the new build in relation to the historic district and choose a specific style as a guide. This should apply not only to details and decoration of the final product but should influence the basic form of the structure.

The Guidelines also emphasize that new houses should be designed from the outside in, meaning that the architectural style, form and massing, and organization of window and door elements should be designed first, with interior considerations following. Windows should be aligned horizontally and vertically in a traditional manner. Materials must be chosen carefully, and the primary cladding should be used on all sides of the house.

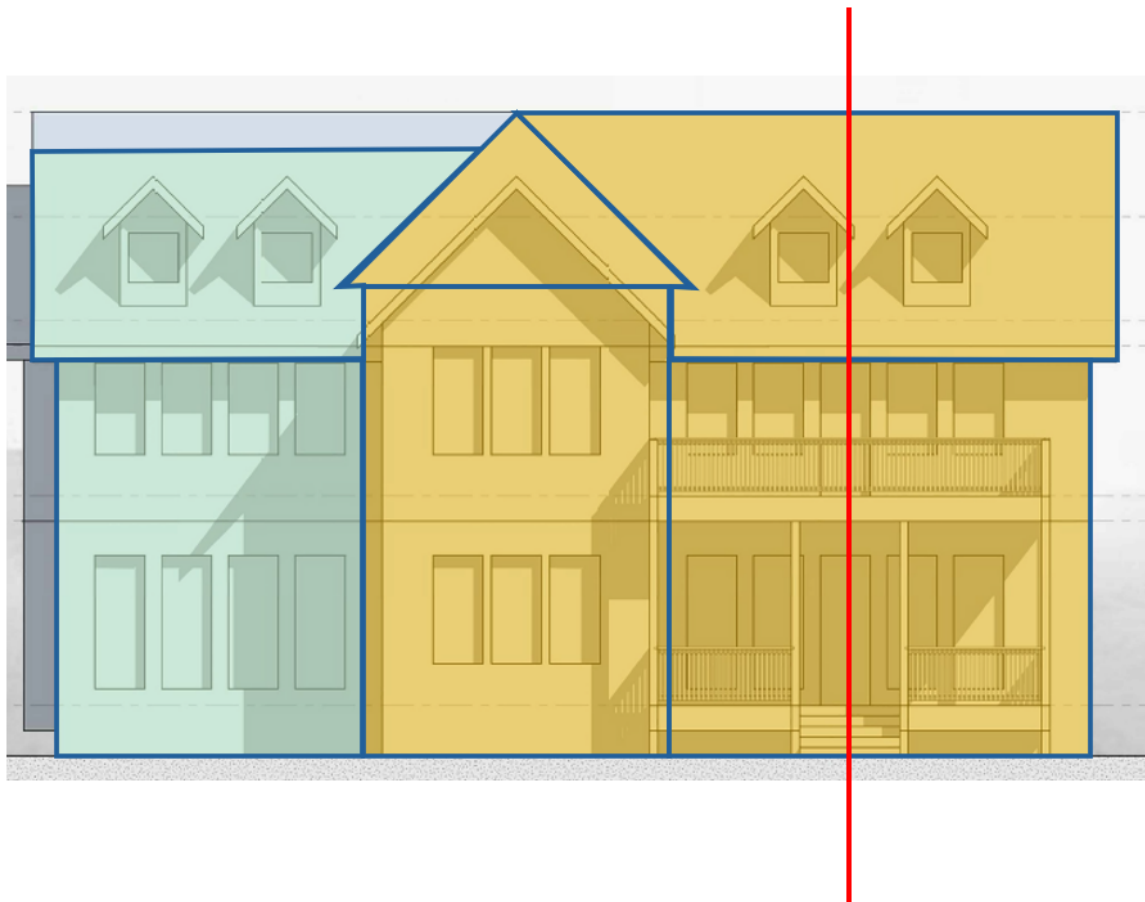
Traditional materials are encouraged, but modern materials that display the same or similar characteristics to traditional materials can be permitted as discussed in chapter 6 of the Guidelines.

The massing study shows a three-story side gabled house with a two-story cross gable at the front and rear, dormers on either side of the cross gables, a two-story front porch, and a shallow stacked side gable facing Vine Street. The ridge of the primary gable reaches a height of 36.5 feet with the mid-point of the gable reaching 32.25 feet. The garage sits to the west or rear of the house with access from Vine Street.

The massing study shows a structure which has more division than previous versions, but overall massing is still a concern and the forms displayed appear incongruent with the craftsman architecture which the applicant has stated as the preferred style. In the Massing Study provided by the applicant and attached to this report the applicant has provided reference or design inspiration images. These reference images are for the most part heavily craftsman style with shed roof dormers, eave brackets, and wide or angled porch pillars. The form and massing do not reference the craftsman style which typically has shallow pitched roofs, wide porches, and symmetrical designs. Staff encourages the applicant to choose an architectural style and let that architectural style guide design and form decisions from this early stage. If the intent is to have a two- or three-story house, colonial or Victorian architectural styles may be more appropriate. 763 Grace Street on the same block is an example of a cross gable Victorian house which may be a helpful design reference if the applicant chooses to use Victorian architecture as a guide.



When dealing with options for managing mass to achieve a smaller scale, it is often an appropriate method to break the building into visually distinct smaller forms. When attempting to do this in a historic district where compatibility with historic houses is paramount, creating a principal form and then adding secondary forms in a manner that generates a sense of a house that has been added onto over time may be an appropriate approach. For the proposed massing for this house, effectively breaking up the large side gable form and visually separating the architectural composition on either side of the cross gable might be an option to explore. This could be done by raising the cross gable ridge to match the height of the side gable on the right side of house then lowering the height of the cross gable slightly to the left of the cross gable. Changing the front wall plane left of the cross gable would reinforce this approach of creating more distinct forms. The exhibit below shows this approach.



These suggestions are only one potential way to further address the scale and massing of the house. Handling the overall height while maintaining the preferred square footage would require more substantial changes to the form including a larger building footprint.

The Board is encouraged to provide specific direction or ideas to the applicant for how best to appropriately manage the mass to enhance compatibility in the historic district. The applicant is going through the site plan review process and any changes to the building, size, shape, and height must be shown in that plan so the architectural review of the massing, scale, and form should provide as much specificity in clarity in direction as possible. The site plan will be approved before the applicant returns to the board with the formal application.

The height of the house as shown is notably high compared to nearby contributing structures. Many of the houses on Grace Street are one story, most are two, and farther down the street there are some three-story houses. The Guidelines state that the height of a new building should deviate from the height of the adjacent buildings by no more than 10%. The height of the adjacent buildings should be taken into consideration when determining an appropriate height for the building. It should also be noted that if this reduction in setback is approved, more buildable area will be created on the lot, which may allow a larger house footprint and provide options for reducing the height while maintaining the overall square footage of the house. Height becomes increasingly impactful the closer the house is located to the street and/or sidewalk.

The massing study does not address any proposed change to the existing grade or provide information about the proposed height of the first floor from grade. As a reminder to the applicant, the HDO Guidelines state that a new building must “Limit the distance between the existing grade (pre-development) and the first-floor height of new buildings to two feet or less on facades visible from the street.” (Guidelines p. 119). This guideline is very important in ensuring that new buildings are not mounded up on new grade that, when combined with the structure, increasing the height and can have a greater and possibly overwhelming visual impact.

Fiscal Impact:

No fiscal impact.

HDRB Alternatives:

The following alternatives are available to the HDRB for its decision on HDRB #24-002:

1. Recommendation for approval.
2. Recommendation for approval with conditions.
3. Recommendation for denial.
4. Continuance of the application to June 19, 2024.

Staff Recommendation:

Staff recommends approval of a reduction in front and secondary front required setbacks along Grace and Vine Streets from 35 feet to 28 feet.

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD**

RESOLUTION

MAY 15, 2024

Resolution- to approve HDRB #24-002, for a reduction of the required front and secondary front yard building setbacks from 35 feet to 28 feet, in accordance with Sec. 78-60.3(e) of the Herndon District Overlay, on the single-family residential property located in the northwest corner of the Grace Street and Vine Street intersection, further identified as Fairfax County Tax Map 0162 02 0005A.

BE IT RESOLVED by the Historic District Review Board of the Town of Herndon, Virginia that:

1. The Historic District Review Board approves HDRB #24-002, for a reduction of the required front and secondary front yard building setback at the property located in the northwest corner of the Grace Street and Vine Street intersection, Herndon, Virginia, in substantial conformance with the information shown in the case materials reviewed by the HDRB at the May 1, 2024, work session meeting and with the following conditions:
 - a) The detached garage is not eligible for a reduction in setback and shall conform to the required 35-foot setback. Updated materials reflecting this change shall be provided to staff.
 - b) This approval for a setback reduction does not in any way override other zoning ordinance regulations such as, but not limited to, the minimum separation between accessory and primary structures, maximum lot coverage, and maximum building coverage.

ADDRESS AND ZONE	
PROJECT CODE / NAME :	P57 / MUJAHID RESIDENCE
PROJECT ADDRESS :	753 GRACE ST (SOUTH LOT) (UPDATED ADDRESS TBD) HERNDON , VA , 20170
PROJECT NARRATIVE	BUILD NEW SINGLE FAMILY HOUSE IN VACANT LOT . IN 2 STORIES AND BASEMENT
JURISDICTION :	TOWN OF HERNDON
USE AND OCCUPANCY	EXISTING : NA VACANT LOT PROPOSED : R3 RESIDENTIAL / SINGLE FAMILY DETACHED PARKING GARAGE
PARCEL / SUFFIX / LOT :	162 / 2 / 5-A
ZONE :	R-10
LOT AREA (BASED ON SURVEY) :	10403 SQF
HISTORIC :	Y

ZONING REFRENCES

ZONING REVIEWER ASSOCIATED WITH THIS PROJECT				
CHRISTOPHER	GARCIA	REF P1	703-435-6800	EXT 9
			OFFICE : Town of Herndon Zoning	
			E-MAIL : Christopher.Garcia@herndon-va.gov	

ONLINE REFERENCES	
REF W1 :	HERNDON CODE OF ORDINANCES : CHAPTER 78 - ZONING https://library.municode.com/va/herndon/codes/code_of_ordinances?nodeId=PTIIICOR_CH78ZO
REF W2 :	TOWN OF HERNDON MAP RESOURCE https://www.herndon-va.gov/departments/community-development/development-services/map-resources
REF W3 :	ZONING MAP http://www.arcgis.com/apps/View/index.html?appid=300d27c147164221a7bf7966c219a59f
REF W4 :	PARCEL MAP https://www.arcgis.com/apps/View/index.html?appid=86257b59346145b4ac37a8837c9554a8
REF W5 :	WATERWAY PROTECTION AND FLOODING MAP https://www.arcgis.com/apps/View/index.html?appid=86257b59346145b4ac37a8837c9554a8
REF W6 :	HERITAGE PRESERVATION OVERLAY DISTRICTS MAP https://www.arcgis.com/apps/View/index.html?appid=a5f083f4331b4819938526b28b314640

HISTORIC ZONING

	REF	Y / N	ZONE
CONTRIBUTING HISTORIC PROPERTIES	W6	Y	NA
HISTORIC PRESERVATION OVERLAY DISTRICT	W6	Y	NA

SQF SUMMARY

MAIN BUILDING					
	EXISTING			ADDITION	
	N.I.S.W	DEMOLITION	ALTERNATION	NEW	TOTAL
3RD	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT
2ND	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	TBD SQ.FT	TBD SQ.FT
1ST	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	TBD SQ.FT	TBD SQ.FT
TOTAL (GFA)	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	TBD SQ.FT	TBD SQ.FT
B (CELLAR)	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	TBD SQ.FT	TBD SQ.FT
TOTAL (INCLUDE CELLAR)	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	TBD SQ.FT	TBD SQ.FT

ACCESSORY BUILDING					
	EXISTING			ADDITION	
	N.I.S.W	DEMOLITION	ALTERNATION	NEW	TOTAL
3RD	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT
2ND	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	TBD SQ.FT	TBD SQ.FT
1ST	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	TBD SQ.FT	TBD SQ.FT
TOTAL (GFA)	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	TBD SQ.FT	TBD SQ.FT
B (CELLAR)	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	TBD SQ.FT	TBD SQ.FT
TOTAL (INCLUDE CELLAR)	0.00 SQ.FT	0.00 SQ.FT	0.00 SQ.FT	TBD SQ.FT	TBD SQ.FT

N.I.S.W : NOT IN SCOPE OF WORK

LOT AREA		REF	SQ.F
BASED ON SURVEY	(SQF)	SURVEY	10403.00

HEIGHT		REF
BHMP MEASURING METHOD :	TBD	AVERAGE DIRT LEVEL ON FACE OF BUILDING
BUILDING HEIGHT MEASURING METHOD :	TBD	FROM BHMP TO TOP OF PARAPET OR MIDDLE OF SLOPED ROOF

	EXISTING	ALLOWABLE	PROPOSED
BUILDING HEIGHT MAX (FT) :	W1 § 78-30.2 (g) 0'-00"	35'-00"	TBD
BUILDING HEIGHT MAX (STORIES) :	W1 § 78-30.2 (g)	THERE IS NO LIMITATIONS FOR BUILDING STORIES WITHIN ALLOWABLE BUILDING HEIGHT.	

SETBACKS		REF	EXISTING	ALLOWABLE	PROPOSED
FRONT SET BACK	(FRONT YARD) : (FT)	W1 §78-30.2	NA	35'-00"	TBD
SIDE (LEFT) SET BACK	(SIDE YARD) : (FT)	W1 §78-30.2	NA	10'-00"	TBD
SIDE (RIGHT) SET BACK	(SIDE YARD) : (FT)	W1 §78-30.2	NA	10'-00"	TBD
REAR SET BACK	(REAR YARD) : (FT)	W1 §78-30.2	NA	25'-00"	TBD

PERVIOUS SURFACE		REF	EXISTING	ALLOWABLE	PROPOSED
MAX. IMPERVIOUS SURFACE	(%)	W1 §78-30.2	100	50	TBD
	(SF)	W1 §78-30.2	10530	5215	TBD

NOTE : MAX. IMPERVIOUS SURFACE INCLUDES BUILDING FOOTPRINT

GAR - GREEN AREA RATIO		REF	EXISTING	ALLOWABLE	PROPOSED
MIN. GREEN AREA			GAR (GREEN AREA RATIO REGULATIONS DO NOT APPLY TO THIS ZONE.		

PARKING GARAGE		REF	EXISTING	ALLOWABLE	PROPOSED
DETACHED COVERED PARKING GARAGE		§ 78-80.4(q)	0	TBD	2
ATTACHED COVERED PARKING GARAGE		§ 78-80.4(q)	0	TBD	2

LOT OCCUPANCY SUMMARY

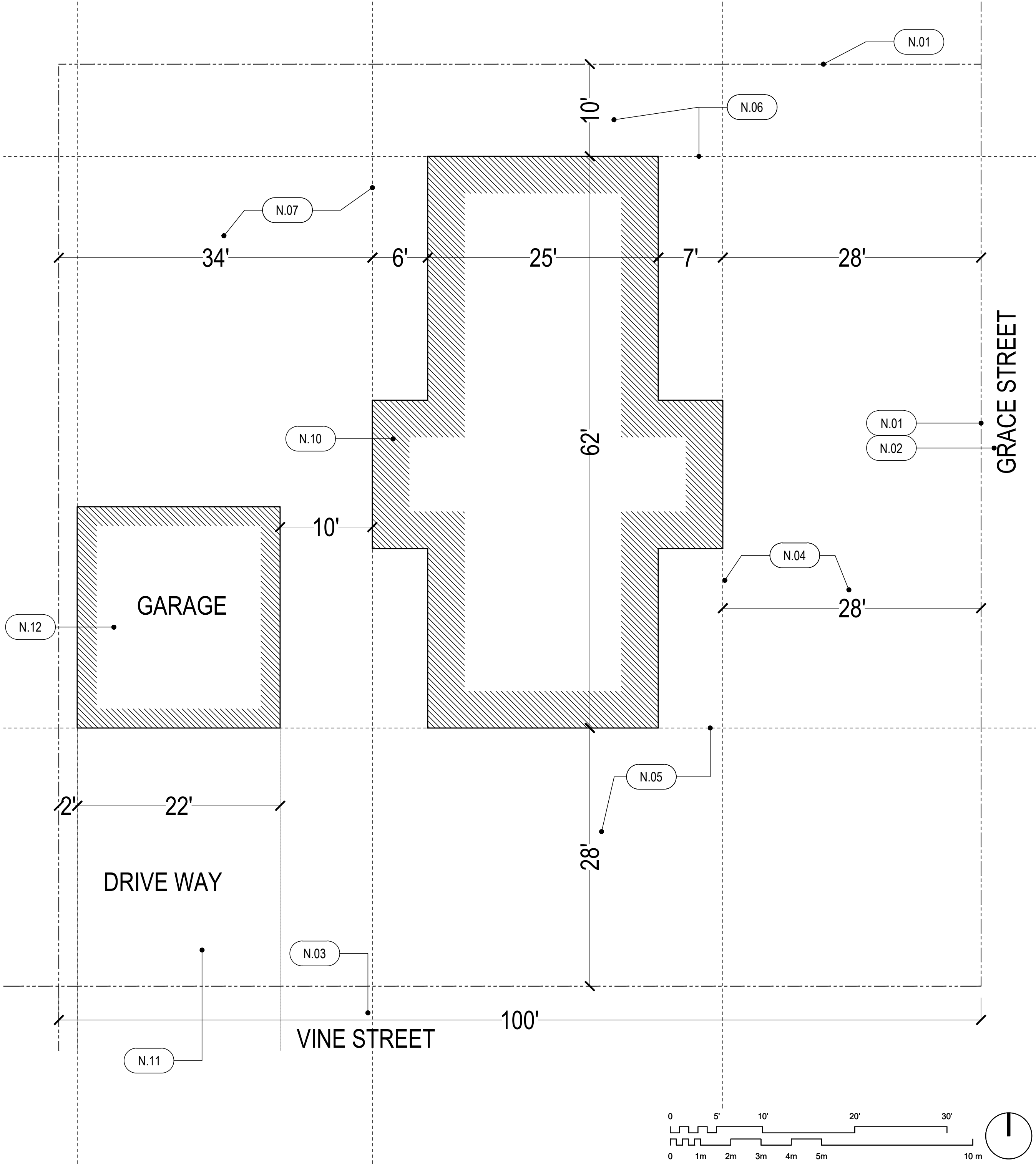
	REF	SQF	%
LOT AREA	SURVEY	10403.00	100.00 %
LOT OCCUPANCY	MAX ALLOWABLE	2600.75	25.00 %
	EXISTING	0.00	0.00 %
	PROPOSED (MAIN HOUSE)	1855.00	17.83 %
	PROPOSED (GARAGE)	528.00	5.07 %
	PROPOSED (TOTAL)	2383.00	22.90 %

MAX NUMBER OF DWELLING UNITS

	REF	EXISTING	ALLOWABLE	PROPOSED
NUMBER OF DWELLING UNITS	TBD			
ACCESSORY DWELLING UNITS	TBD			
EXCEPTIONS	TBD			

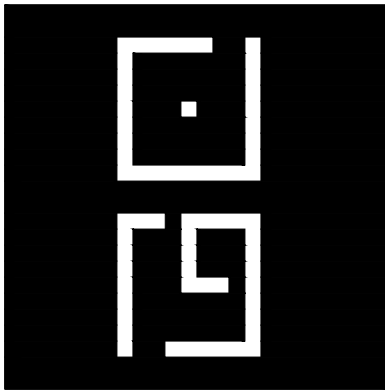
DENSITY - FLOOR AREA RATIO (FAR)

FAR	FAR (FLOOR AREA RATIO) REGULATIONS DO NOT APPLY ON THIS PROJECT / PROPERTY.
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NOTES	
N.01	PROPERTY LINE
N.02	SIDE STREET (GRACE STREET)
N.03	FRONT STREET (VINE STREET)
N.04	NEW PROPOSED FRONT SET BACK (BASED ON GRACE STREET)
N.05	NEW PROPOSED FRONT SET BACK (BASED ON VINE STREET)
N.06	SIDE YARD SET BACK
N.07	REAR YARD SET BACK (BASED ON GRACE STREET)
N.08	DELETED
N.09	DELETED
N.10	PROPOSED BUILDING
N.11	DRIVE WAY
N.12	COVERED PARKING GARAGE

OPTION C



NOOR
ARCHITECTURE

DESIGNER:
ARMIN ETTEHADI

CELL: 571-748-9258
NOOR.ARCHITECTURE.STUDIO@GMAIL.COM

PROJECT :

MUJAHID
RESIDENCE

753 GRACE ST, (LOT 5-A)
HERNDON, VA 20170

SQ : 0162
SUFFIX : 02
LOT : 5A

VERSION:

ISSUED FOR PRESENTATION V1 23 JAN 2024
SHEET GENERATED BY/ON : AE 23 JAN 2024
LAST UPDATED BY : AE 23 JAN 2024

SHEET NAME:

ZONING
ANALYSIS-
OPTION C

SHEET No :

AZ1-01.c

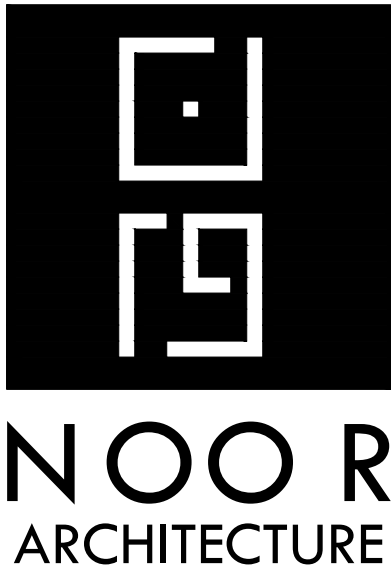
OPTION C



DOCUMENTS SHOWN AT THIS STAGE ARE ONLY IN THE "LEVEL OF MASS STUDY" AND DO NOT SHOW THE FINAL DETAILS.

AS SOON AS WE RECEIVE PRE-APPROVAL ON THE BUILDING'S GENERAL SHAPE, SIZE, SETBACKS, ORIENTATION, AND MASS, WE WILL ADD "DETAILS" AND "ORNAMENTAL ELEMENTS" TO THE "APPROVED MASS" BASED ON "HISTORIC GUIDELINES" AND BOARD ADVICE.

WE WILL PRESENT THE FINAL ELEVATIONS TO THE BOARD "AGAIN" WITH OUR PROPOSED DETAILS AND MATERIALS FOR "FURTHER APPROVAL" AND TO DISCUSS DETAILS SUCH AS MATERIALS, WINDOW SIZES AND STYLES, DOORS, RAILINGS, COLORS, ETC.



DESIGNER:
ARMIN ETTEHADI

CELL: 571-748-9258
NOOR.ARCHITECTURE.STUDIO@GMAIL.COM

PROJECT :
MUJAHID RESIDENCE

753 GRACE ST, (LOT 5-A)
HERNDON, VA 20170
SQ : 0162
SUFFIX : 02
LOT : 5A

VERSION:

ISSUED FOR PRESENTATION	VI	23 JAN 2024
SHEET GENERATED BY (ON)	AE	23 JAN 2024
LAST UPDATED BY :	AE	23 JAN 2024

SHEET NAME:
**ELEVATION
OPTION C**

SHEET No :
AP2-01.c



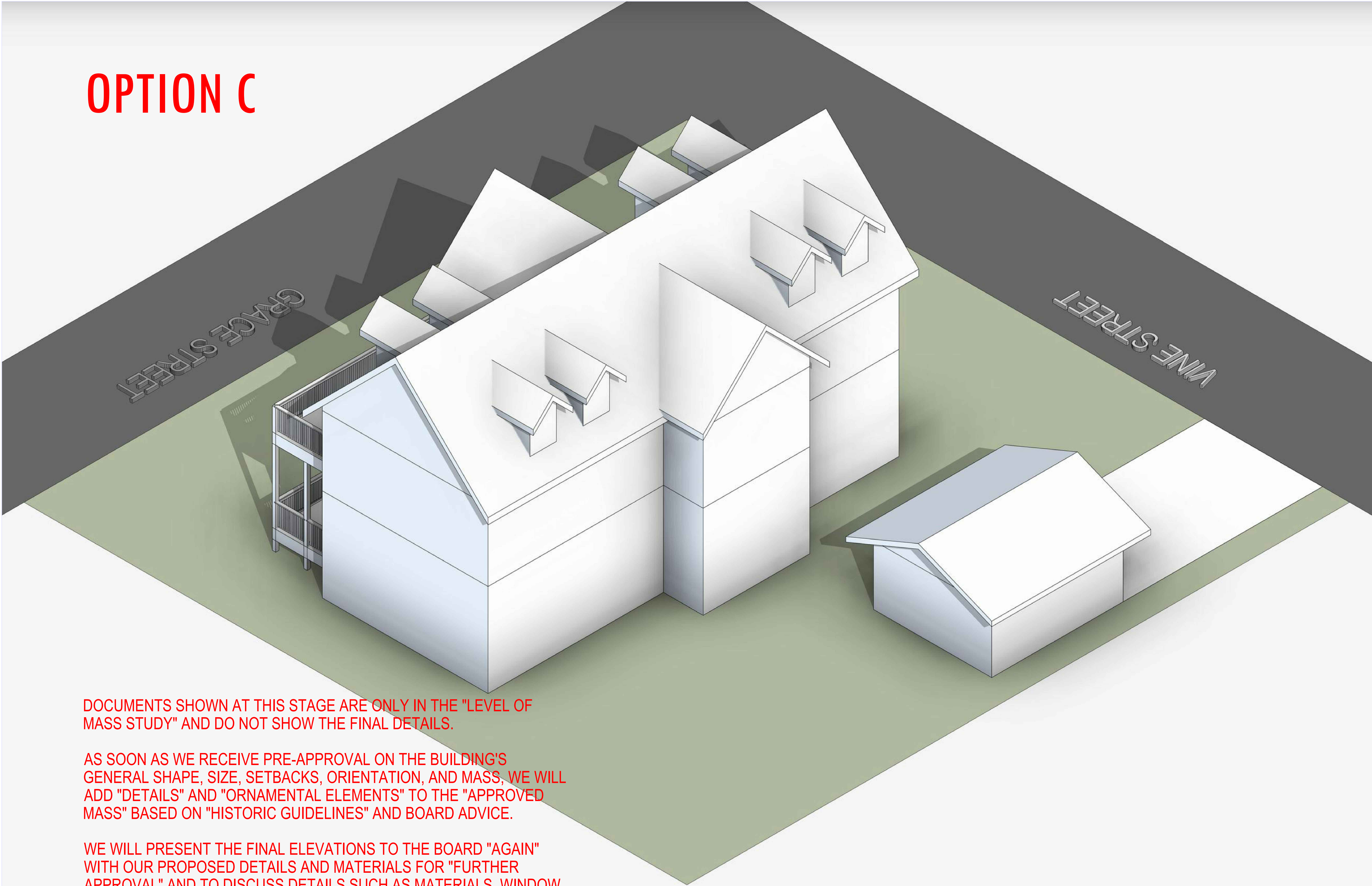
WE'RE CURRENTLY FOCUSING ON THE OVERALL SHAPE OF THE BUILDING. ONCE WE AGREE ON THIS BASIC OUTLINE, WE'LL START WORKING ON THE SPECIFIC DETAILS LIKE DOORS, WINDOWS, AND ROOFS. WE'LL ALSO THINK ABOUT ADDING SPECIAL TOUCHES, LIKE DORMERS OR A SHED ROOF, IF YOU WANT THEM.

THIS IS ALL ABOUT MAKING SURE THE HOUSE LOOKS RIGHT IN ITS NEIGHBORHOOD AND FOLLOWS ANY HISTORICAL GUIDELINES.

THE PHOTOS HERE ARE JUST TO GIVE YOU AN IDEA – THE REAL DETAILS WILL COME LATER, AFTER WE'VE SETTLED ON THE BASIC SHAPE.



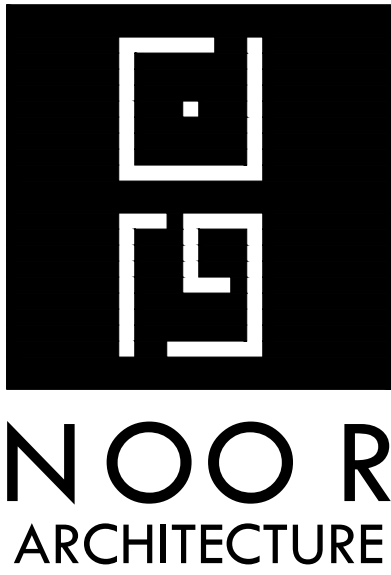
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DESIGNER:
ARMIN ETTEHADI

CELL: 571-748-9258
NOOR.ARCHITECTURE.STUDIO@GMAIL.COM

PROJECT :

MUJAHID
RESIDENCE

753 GRACE ST, (LOT 5-A)
HERNDON, VA 20170
SQ : 0162
SUFFIX : 02
LOT : 5A

VERSION:

ISSUED FOR PRESENTATION	VI	23 JAN 2024
SHEET GENERATED BY (ON)	AE	23 JAN 2024
LAST UPDATED BY :	AE	23 JAN 2024

SHEET NAME:

3D VIEWS
OPTION C

SHEET No :

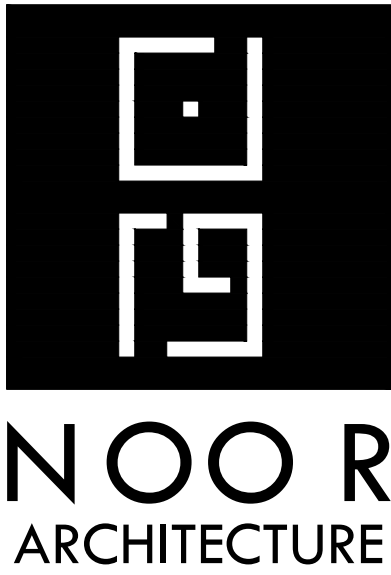
A9-01.c

OPTION C

DOCUMENTS SHOWN AT THIS STAGE ARE ONLY IN THE "LEVEL OF MASS STUDY" AND DO NOT SHOW THE FINAL DETAILS.

AS SOON AS WE RECEIVE PRE-APPROVAL ON THE BUILDING'S GENERAL SHAPE, SIZE, SETBACKS, ORIENTATION, AND MASS, WE WILL ADD "DETAILS" AND "ORNAMENTAL ELEMENTS" TO THE "APPROVED MASS" BASED ON "HISTORIC GUIDELINES" AND BOARD ADVICE.

WE WILL PRESENT THE FINAL ELEVATIONS TO THE BOARD "AGAIN" WITH OUR PROPOSED DETAILS AND MATERIALS FOR "FURTHER APPROVAL" AND TO DISCUSS DETAILS SUCH AS MATERIALS, WINDOW SIZES AND STYLES, DOORS, RAILINGS, COLORS, ETC.



DESIGNER:
ARMIN ETTEHADI

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SHEET No :

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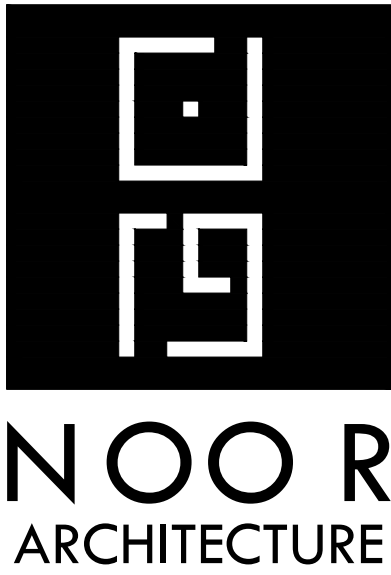
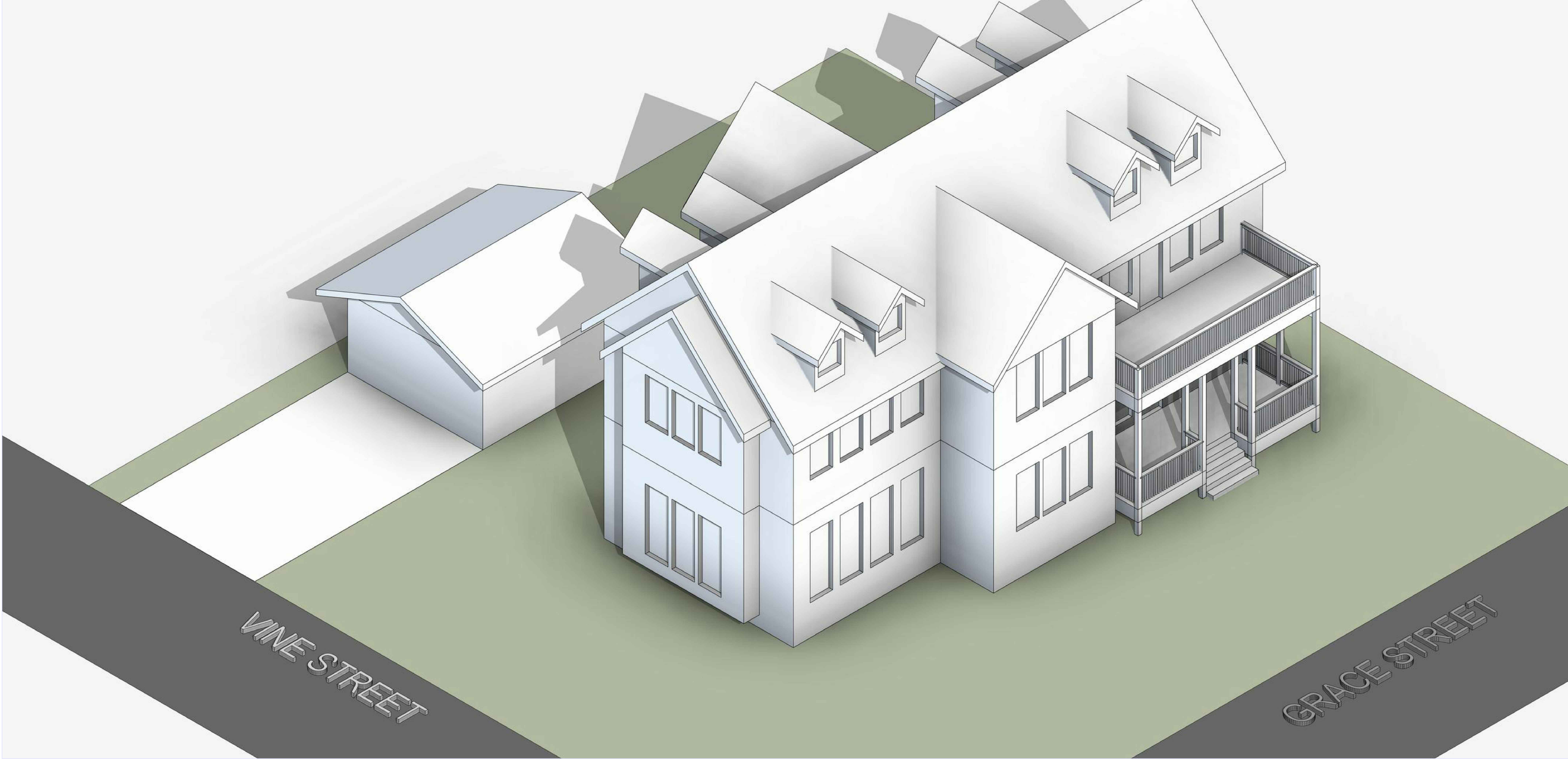


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SHEET No :

A9-03.c

OPTION C

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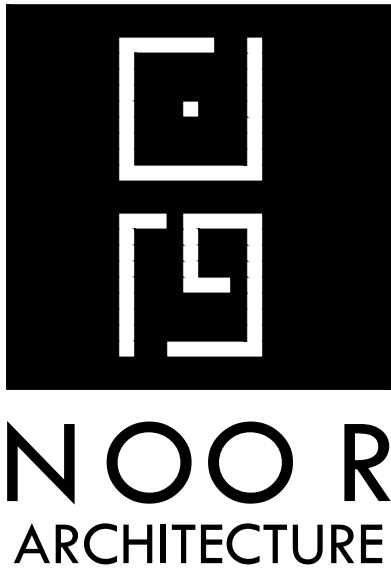
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SHEET No :

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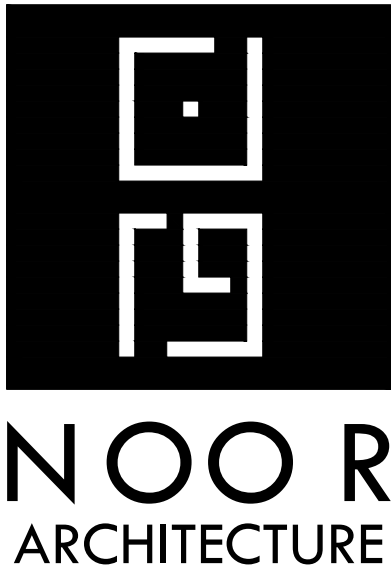
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SHEET No :

A9-07.c

OPTION C



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SHEET No :

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