

SHENANDOAH COUNTY HOUSING CHALLENGE

COMPETITION BRIEF

ADU DESIGN COMPETITION



In partnership with





Shenandoah County ADU Design Challenge Design Brief September 1, 2025

Background and Overview

Like many communities across the country, Shenandoah County faces a growing housing affordability crisis, particularly for older adults, single-person households, and the local workforce. Housing costs have surged, while the availability of appropriately sized and priced homes remains limited.

To creatively address these challenges, Shenandoah County is launching a Housing Design Competition to inspire innovative, realistic, and locally sensitive designs for Accessory Dwelling Units (ADUs) and other small-scale housing options. This competition seeks to advance aging in place, intergenerational living, and workforce housing, while promoting sustainable, replicable solutions.

Designers will choose from a set of property typologies—based on real development conditions in Shenandoah County—and develop conceptual designs that are context-sensitive, affordable, and buildable.

Shenandoah County Housing Challenge is a project of Shenandoah County. The Challenge is made possible through the generous support of AARP and the facilitation of Shenandoah County Community Development Department.

Competition Goals

- Increase awareness and interest in ADUs and other compact housing solutions.
- Develop replicable, code-compliant design concepts for rural and small-town contexts.
- Support aging in place, intergenerational living, and housing affordability.
- Foster connections between community members and design/construction professionals.

Eligible Participants

Eligible participants include architects, builders, students, and anyone with the skills necessary to respond to the submission requirements.



Awards and Benefits of Participating

A Total of \$16,000 is available in cash prizes for winning submissions. Prize money will be distributed as follows:

- Best ADU design for a new freestanding structure (\$5,000)
- Best ADU design for adaptive reuse of an existing freestanding structure (\$5,000)
- Best ADU design for an addition onto a primary dwelling (\$5,000)
- Peoples Choice Award (\$1,000)

Shenandoah County reserves the rights to adjust prize money allocations if no complete, qualifying submission is received for any of the categories above.

Cash prizes are only one of the benefits of participating in the challenge. In addition to publishing the winning designs, we plan to feature runner-up submissions on our website and showcase them at the celebratory event at the conclusion of the competition. We will also compile and share contact information for participants who wish to make it available, providing homeowners with resources to further explore ADU development.

Registration and Selecting a Case Study Site

Registering as a participant involves selecting a case study site and providing basic information about yourself and if applicable, your firm or team. The ADU Info Session will be held on September 16, 2025 at 1:30PM EST. Links will be sent out to those who sign up. Signup link below.

You can select from the given amount of case studies at our case study site. The case study site showcases various homeowner goals, site characteristics and regulatory environments. We selected these case studies through a homeowner's submission that was sent out through various social media platforms.

An important factor to consider when selecting a case study is that sites are categorized according to the type of ADU in which the homeowner is interested in, either a new freestanding structure, the adaptive reuse of an existing structure, or an addition to a primary dwelling. To incentivize exploration of all three ADU types, a cash prize is available for each category (see more under "Awards and Benefits of Participants").

https://link.edgепilot.com/s/751d0f3b/1eFhpKxwVE6kf_nwW2AS3g?u=https://forms.office.com/g/cYY7Pjfnq9?origin=lprLink



Proposal Submission Guidelines and Process

Submission PDF's and/or cloud-host links are to be emailed to Lemuel Hancock (lhancock@shenandoahcountyva.us) by **11:59 pm October 16th, 2025**.

Design Requirements

The ADU design must be detached and meet site conditions, as well as have the following elements to be considered in the competition:

- **KITCHEN:** includes food storage, food prep space, sink with running water, and cooktop.
- **BATHROOM:** includes toilet, sink, and shower/tub with running water.
- **SLEEPING AREA:** minimum of one sleeping area (includes studio designs).
- **SEPARATE ENTRANCE:** entry and exit points distinct from the main structure.

Our communities are currently working on proposing zoning amendments related to ADUs. In the meantime, and for the purposes of this design competition, use the following design criteria:

Design Criteria	Design Competition Requirement
Parking	None in addition to req. for principal structure
Height	Maximum 24 feet
Setbacks	5 foot minimum rear and side

Submission Requirements

All Submissions must include the following to be eligible:

Digital Design “Presentation” Boards

- 11" X 17" Landscape (1-4 pages)
- 200 dpi (min)
- PDF and JPG format (10MB max)
- ADU rendering
- Floor Plan
- Site Plan
- Must not indicate any information related to an individual or team's identity.

Accompanying Narrative

- 750 words max, PDF format
Project title
- Describe in detail how the project addresses the scoring criteria (see Page 7 for more information)

Project Preview

Upload one project preview image that best describes the project (may be from requirement #1 above)
At least 2,000 x 1,680 pixels large, oriented horizontally, 10MB max, PDF format

1. **Presentation boards.** Maximum 4 pages in a single PDF, 11” x 17”, portrait or landscape, 300 DPI (max) and include the Narrative. The file name should be formatted as follows:



[FIRM]_presentation_boards.pdf, replacing [FIRM] with the name of your firm or your last name. Boards should include:

- a. Perspective rendering(s). The rendering(s) should depict the ADU's relationship with the primary dwelling.
- b. Site plan (how does this proposal position itself within the existing lot)
- c. ADU floor plan. Planometric or 2D drawings should include annotations and dimensions as appropriate. This can be incorporated into the site plan or included as a separate drawing.
- d. Building elevation

Narrative. The narrative should include:

- e. Project title.
- f. The case study site, including homeowner names and town of residence.
- g. Description of approach and basis of design information about structure, building envelopes, finishes, mechanical, electrical, and plumbing systems.
- h. Conceptual cost estimate.
- i. Notable challenges due to site constraints and/or local land use regulations, and how the design responds to those challenges. May include images.

Submissions missing any required elements may be deemed incomplete and ineligible to move forward to the scoring phase of submission review. In addition, submissions must meet a minimum threshold of quality and competence to be scored. This threshold will be determined at the discretion of Shenandoah County, but generally if a submission presents the required information in a clear, organized manner, it will satisfy this threshold. Awardees may be asked to adapt their boards, expanding them to an ARCH E (36" x 48") format.



Ownership and Use of Submissions

By entering the Shenandoah County Housing Challenge, each participant (or team) agrees that all submitted materials become the property of Shenandoah County. Participants grant Shenandoah County a perpetual, royalty-free, non-exclusive, irrevocable license (the “License”) to use, reproduce, publish, publicly display, distribute, and adapt the submitted designs, in whole or in part, for any lawful purpose, including but not limited to community education, public outreach, housing promotion, and future implementation. By submitting a design, each Participant agrees and acknowledges that participation in the Housing Challenge, and the opportunity to compete for the awards detailed herein, is sufficient consideration for the License, even if the Participant’s materials are not selected for an award.

Participants acknowledge and agree that Shenandoah County may share designs publicly, including online, in print, and through other media, and may use the submitted materials in reports, planning tools, or publicly accessible design libraries. Shenandoah County reserves the right to credit the designer(s) in any such use but is not required to do so.

Submission of an entry constitutes the participant's agreement to these terms. Our goal is to use this project as a basis for generating support for pre-approved housing designs available to our community.

Scoring Criteria

Category	Max. Points
Sustainability and resilience. The submission prioritizes sustainability and energy efficiency, with features such as efficient insulation, renewable energy integration, indoor air/environmental quality, water efficiency, and resilience to potential hazards	15
Affordability and cost-effectiveness. The submission is affordable and cost-effective, considering construction costs, ongoing maintenance, and operational expenses. When possible, the submission incorporates technologies and construction techniques that lend themselves to replicability/scalability (e.g., prefab construction)	15
Accessibility and universal design. To the maximum extent possible, the submission is accessible and inclusive, incorporating universal design principles to ensure usability and adaptability for all users, including people with disabilities.	15
Innovation and creativity. The submission demonstrates innovative design solutions and creative use of space.	15
Aesthetics and contextual integration. The submission is visually appealing and contextually integrated with the surrounding environment.	15
Responsiveness to unique homeowner needs, goals, and site characteristics. In addition to the general criteria listed above, the submission clearly responds to the needs and goals articulated in the homeowner profile as well as site-specific conditions	25
Total:	100



Competition Schedule

Open Competition submission window	September 1st, 2025
Submission Deadline. Confirm judges and logistics and prep material for review	October 16th, 2025
People's Choice Voting	October 20 - November 11
Jury Review	October 20 - November 11
Submission Showcase. Mid-October Host or juried showcase event, document with photos, community feedback, press coverage, begin drafting toolkit of winning designs or patterns. Goal: Winners selected, project visibly complete	Week of November 9 Award Ceremony*

***more details to come.**

Meet the Homeowners

Below are the Homeowner Case Study Profiles. Each shows the homeowner's story – in their own words, their selected type of ADU, design preferences, relevant ordinances, a site map, and photos of the property.



Janice Cordoba

The Story:

Both my aging rescue golden-chow and I have limited mobility. He's been accompanying me upstairs every night to sleep in my room. It was when he wasn't able to climb the not-very-steep stairs at the end of June that caused me to start thinking this could one be me. I have arthritis and am currently under treatment but do have recurring, random flareups which make it difficult to get upstairs.

Both my kids don't live locally. My oldest is about 90 min away in Crozet and my youngest son lives in Austin. When my youngest was last here, a couple of weeks ago, he urged me to visit some single level properties, sell this house and move there. I'd like to stay in the Shenandoah community. I moved here in the spring of 2019, and this has been a peaceful oasis for me while being close to town amenities.

The Purpose of the ADU...

The house is 1942 sq feet with 3 bedrooms and 2 ½ bathrooms on .96 acres.

It's located in the Historic District in the town of Strasburg. As mentioned, it was built in 1900 and renovated in 2018 with many of the original house characteristics retained such as: some floors—I've had to replace a few of them but otherwise have kept original flooring if intact, brick chimney, stained glass light sconces, original hall closet and original stairs with an upper landing and rails.

All the bedrooms, one of which is a small den, are upstairs. The main level half bath is a little larger than most half baths and is adjacent to the living room. House has no basement but does have a root cellar and crawl space that I access from the mud room.

My requirements:



- I'd like to use the north facing window in the living room to build an addition to the house to include a master bedroom which would then share access to the half bath.
- The window could then become a door to the master bedroom and existing living room
- The half bathroom would be expanded to include a walk-in shower.
- I'd like the master bedroom to be about 20x13 in area and include a closet and another closet to house, a stackable washer and dryer.
- I'd also like to include a small den extending into the backyard with an entrance from the master bathroom with a separate entrance/exit to the backyard. This is optional and a 'nice-to-have' room and feature.
- I would like to use the existing AC unit. I have two: one for the main level and the 2nd level.
- Roofing: could be shingle to save costs though the house now has all metal
- Exterior: could be siding to match the siding currently on the back of the house




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▭ 445 Ash Street



FIGURE 1: FRONT ENTRANCE OF HOME



FIGURE 2: BATHROOM FROM BACKYARD



FIGURE 3: BATHROOM FROM BACKYARD



Figure 4: Bathroom from Living room



Carolyn Thomas

The Story:

The property is uniquely located on a hillside with a cul-de-sac. I'd like to see creative use of the existing basement or a new structure.

The Purpose of the ADU...

I have a basement with a window and door to a deck and stairs out the back of the property. The back of my property ends in a street, so there would be access from there. The basement is plumbed with a full bathroom. The space is about 23 ft by 27 ft. It includes a furnace, laundry and water heater. The deck and stairs in the outdoor photos are going to be rebuilt next week and will be Trex with metal railings.



 508 Thompson Street



Figure 1: Back Entrance to Basement



Figure 2: Interior of Basement

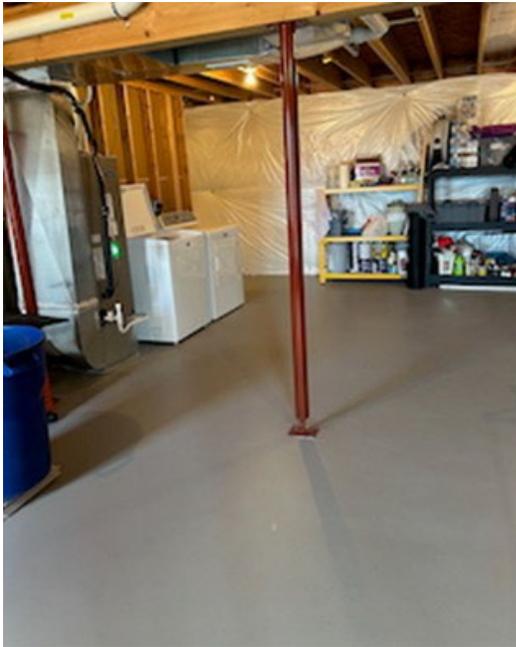


Figure 3: Interior of Basement



Figure 4: View from Basement Entrance

Gina Stetter



The Story:

We have an existing walk-out basement, already designed with flexibility in mind, and would like to use as case study for a potential accessory dwelling unit (ADU). The property has unique characteristics including acreage, well, and septic, and would appreciate solutions that are sensitive to rural living and farming needs.

I think space has challenges and opportunities. On the one hand, it is already finished. But because of when we had the drywall/ plumbing, etc. done, we did not have the whole separate unit idea thoroughly thought out. That is where we would need help/work to design/ redesign space.

The Purpose of the ADU...

- Entrance (separate entrance already exists) --- Do we take steps/ a sidewalk down from the driveway? The septic lines run out of the back so would have to be careful where we pull a car. We have a slab/ porch poured. Do we put on an eyebrow over the door? A pergola? Something to give some porch cover?
- Need more storage. Each of the two rooms with beds has a closet. And there is one when you come in the exterior entrance. But where else can we put open or closed storage?
- Right now -- set up as a (1) bedroom and (2) another room where kids have friends sleep over.
- We have a kitchenette (microwave, small refrigerator, air fryer, sink). An area for dining and a bar.

TV room with pass through gas fireplace. Any changes needed?

- There is a room that is plumbed as a laundry room. No washer/ dryer installed yet. (The room with the shelf full of Legos!) * We have an open staircase design. Which is fine right now--but not if we rent it out or if a kid's family needs to move in. Where/ how would we close that area from the upstairs living space so there are two separate floors/ spaces?

Or do we close it off somewhere in that downstairs hallway? Maybe a family would use the outside entrance, the front room, TV room, kitchen, laundry room and first bathroom? And then is there a wall/ door? Then, whomever is living upstairs, has access down the stairs to the first bedroom, bathroom, and mechanical room? Open to adaptive reuse/small addition.



 2580 Stultz Gap Road

Figure 1: Back Entrance to ADU



Figure 2: Living room from Entrance



Figure 3: Living room attached to Kitchen

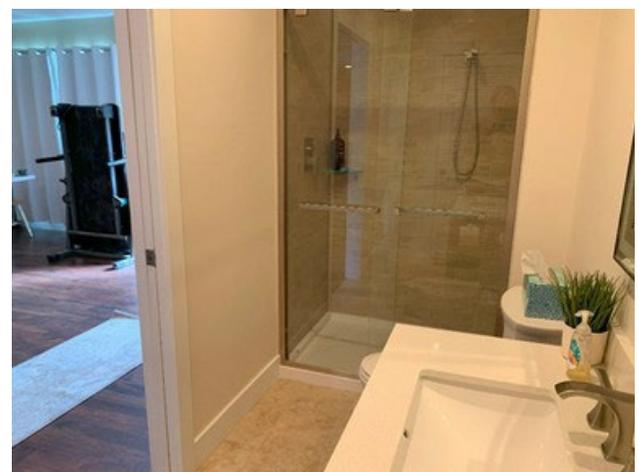


Figure 4: Bathroom from the Entrance



Syed Raza

The Story:

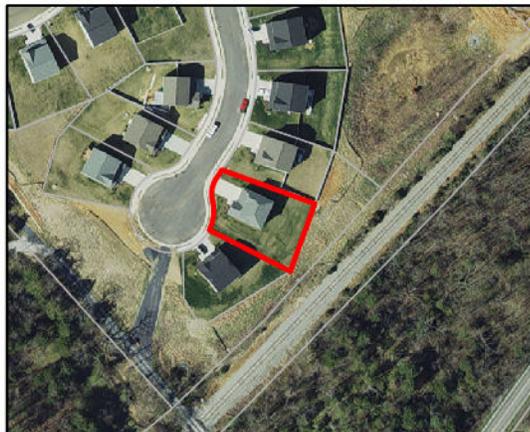
This home is very special to us as it is our retirement home, and our intention is to age in place. Our current home has two stories with the primary bedroom on the second floor, which raises concerns should either of us face mobility challenges in the future. That is why we are drawn to single-level living—an open layout where everything is easily accessible and in view.

The Purpose of the ADU...

We value the community, our wonderful neighbors, the location, and especially the privacy of our backyard. While we'd love to preserve these qualities, we are open to creative solutions—whether that involves reimagining our basement or exploring the option of a detached unit.




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▭ 473 Warrenfeltz Place

Figure 1: Front of Home



Figure 2: Side of Home



Figure 3: Back of Home





Olivia Hilton

The Story:

We recently purchased the (former) Family Farmhouse Inn and it will be transitioning to 'Roadhaven1830' - it's currently a 10 bed, 10-bath property, with a main house and two cottages. These 2 cottages are broken into 4 suites and used for short-term rentals. I want to renovate one of the spaces for my parents to move onto the property with me. We would like to continue to rent the other ADU for rental income. There is also a meadow on the property that would make for a cool short-term rental - potentially a yurt or small cottage. The parcel is zoned R-3 for high-density residential and is located in the Town limits of Mount Jackson, where they are advocating for creative infill and ADU innovation.

The Purpose of the ADU...

Construct a new unit with the site layout and future uses in mind to add a creative element to the property while serving as long-term age-in-place unit for my parents. Expanding an existing suite for short term universal design strategies that would include an addition.



Context Map

ORCHARD

MILL CREEK



0 165 330 660 Feet



355 Orchard Drive



600 N Main Street, Suite 107 | Woodstock, Virginia 22664 | 540-459-6185



Anna Owen

The Story:

Moved to the property 10 years ago and everything has been stripped out. Be nice to have a team of inspiring architects/builders to turn it into something functional and close to period (if at all possible).

The Purpose of the ADU...

I have an attic space that could be an interesting new unit. I am interested in seeing my two sheds outside potentially demolished and turned into more usable storage space with an additional unit attached/above. It would be nice to have a team of inspiring architects/builders to turn it into something functional and close to period (if at all possible).



184 S Massanutten



Figure 1: Front of the Home



Figure 2: Backyard and Sheds



Figure 3: Attic Section



Figure 4: Attic Entrance



Cutshaw Family

The Story:

Our property is on a hill with a backyard that slopes down toward the back of the home with neighboring yards that back up to the property. We are interested for reasons of feasibility and to ascertain whether or not it would be a good fit for our property and our community.

The Purpose of the ADU...

We've discussed an ADU before for the purpose of housing our independent young adult(s).



Context Map

0 60 120 240 Feet



336 N Massanutten



Figure 1: Shed Entrance



Figure 2: Backside of Shed



FIGURE 3: AVAILABLE LAND



Patricia O'Leary

The Story:

I have an oversized corner lot with a Sears House. Behind my house are two detached structures-one older frame one-car garage, approximately 10x18, probably built with the house. The second is a split- face block building, approximately 30x36.

The Purpose of the ADU...

I would love to utilize both structures for something meaningful and contributing to my neighborhood. I'm open to any and all creative, economically mindful ideas.




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 321 Crawford St



Figure 1: Front of Primary Entrance



Figure 2: Side of Primary Entrance



Figure 3: Existing Building



Janice Fleming:

The Story:

I own a 1/2 ac parcel in the Town of Woodstock historic district with B-2 zoning which allows both residential and business use. It is located at 135 N Church Street just one block off Main Street near the center of the historic downtown area and is east and to the rear of the Community Theatre that fronts on N Main St.

The property is improved with a 1907 2-story frame dwelling on a limestone foundation with a standing seam metal roof. The original structure has most of its nearly turn of the century design and exterior characteristics including its original windows, weatherboard siding, brick chimneys and porches. Interior features include 10' ceilings on the first and second levels along with a spacious attic with high ceilings, gabled front and side elevations with cedar shingles. Utilities include underground electric and cable, a buried 500 gal propane tank roughly 25'-30' to the rear wall of the garage, town water and sewer. The adjacent properties are improved with similar vintage structures.

A detached, unheated garage was added to the property sometime possibly in the 1960's-1970's and bears little design compatibility with the older primary structure. Additionally, the garage's one story height and relatively flat shingled roof limit its potential ADU functionality without raising the roof by at least a half-story with potential dormers. Due to its cheap construction, a tear down and rebuild would likely be required to meet current building standards.

The Purpose of the ADU...

I'm interested in replacing the detached garage with an ADU over a garage, designed to be in keeping with the historic primary dwelling. The existing front load two car garage is approximately 25' x 40' and sits roughly mid lot and to the north side/rear of the dwelling. The replacement is anticipated to be located in the same general area to allow easy access to the main dwelling. Typical outbuildings of the early 1900's included carriage houses for horses and carriages and early motorized vehicles which I believe would be a suitable and compatible addition to the property. My vision would include roof lines and pitch that mimic the primary dwelling, a garage floor area of similar size as the existing building and a second floor ADU accessed by a stairway with either a minimum full 8' second story height or a half story with dormers. Other thoughts to consider include a covered walkway to the primary structure and porch/atio to the rear overlooking the yard.



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 135 N Church St



Figure 1: Front of Primary House



Figure 2: Back of Detached Garage



Figure 3: Primary House and Detached Garage



Figure 4: Detached Garage



Janice Fleming:

The Story:

The 0.138 acre property is situated on the NE corner of the intersection of N Muhlenberg St and W Court St in the historic portion of the Town. It is improved with a residential frame two story building. The original front portion with covered porch is believed to have been built in the late 1880's with rear additions over the next several decades. It retains its original wood weatherboard siding and windows. The original metal roof was replaced with composition shingle. The last two story addition provided plumbed areas with a room and full bath over the first floor kitchen and full bath, most likely added in the early 1900's. Previous owners installed a kitchen on the second level sometime in the last few decades, effectively creating an ADU by closing off the main interior stairway and having access via an exterior staircase. A small lean to shed area was more recently attached to the rear of the last addition to provide much needed storage space for garden equipment.

In addition, the property was granted a Special Use Permit to allow office use which provides some mixed use flexibility. Note - this is a small lot with little to no side yard on either side of the existing building. However, there may be room for an accessory building on the property rear yard.

The Purpose of the ADU...

The second floor ADU is substandard to current code and market desirability. I am interested in removing the second floor kitchen and garden shed attached to the rear house wall. In its place, a detached ADU structure would allow restoration of the original primary residence while providing a compatible accessory building in keeping with the historic style and architecture of the original structure. One thought would be to add a small free standing 2 story frame structure with similar architectural features and roof lines. Such a design might include a garage space for off street parking where there is currently none, with an area over for a small apartment.



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 103 N Muhlenburg



Figure 1: Side of Primary Home



Figure 2: Side of Primary Home



Figure 3: Front of Primary Home



Figure 4: Side of Home



FOR PARTICIPATION IN
SHENANDOAH COUNTY HOUSING CHALLENGE
ADU DESIGN COMPETITION

September 19, 2025

ADDENDUM NO.: One (1)

TO ALL PROSPECTIVE APPLICANTS: PLEASE BE ADVISED OF THE FOLLOWING ADDITIONS, DELETIONS AND/OR CHANGES:

Section I: Questions and Answers from Information Session held September 16, 2025 (virtual)

1. Regarding zoning restrictions and criteria, are there lot coverage or floor area ratio limit limits.
 - a. No specific zoning regulations to be followed aside from those included in the brief.
2. Is there any restriction to the number of entries that can be submitted for property or preferred type by an individual or firm?
 - a. No, generating more ideas and concepts is only going to be beneficial.
3. What is the process of selecting (or being selected for) a property?:
 - a. Designers may select whichever project(s) they'd prefer. Property owners will not be asked to select designers.
4. If designers have some clarification on some of the notes included from the homeowners, is their ability to contact them to clarify or should we go through staff to get clarification?
 - a. Any questions should be submitted by us could have submission or questions submitted by Monday, September 22nd at 12:00PM.
5. What about site visits and site measurements? Is there an opportunity for that?
 - a. No, we encourage designers to use GIS or realtor sites (such as Zillow, Redfin, etc), and we understand there may be limitations and therefore design liberties taken.
 - b. [Shenandoah County GIS Website](#) (click on Search Map Function or type in General information)



The logo for Shenandoah County Community Development features a stylized 'S' in a gold circle at the top, with blue and gold swooshes above the word 'SHENANDOAH' in a large, blue, serif font. Below it, 'COUNTY' is written in a smaller, gold, sans-serif font, and 'COMMUNITY DEVELOPMENT' is written in a blue, sans-serif font at the bottom.

6. What happens after the competition?
 - a. There is no obligation from designers, homeowners or Shenandoah County to pursue designs further. Shenandoah County intends to continue to pursue grant opportunities.
7. Would the intention be that the homeowner then hire the designer to complete a construction document set, or how does that work?
 - a. We encourage those happy with project designs to continue the work in their community but there is no obligation to do so.
8. Can you clarify the ownership intention outlined in the brief?
 - a. Submission of an entry constitutes the participant's agreement stated in the competitions brief. Our goal is to use this project as a basis for generating support for pre-approved housing designs available to our community
9. How specific do we need to be with our budget? Would you like us to come up with a budget analysis on all possibilities? Do you want us to get other team (industry) members involved?
 - a. It is up to each designer.
10. For Olivia Hilton's project is it required to provide both work on an existing unit and a new freestanding unit?
 - a. No, either or both may be submitted. Scoring will be based on the project submitted and if only one option is proposed, it will not be impacted negatively because only one item was proposed.



Section II: Homeowner Spreadsheet

Architectural Case Study Comparison

Name	Design Intent	Type	Materials	Architectural Style	Program Elements
Janice Cordoba	Aging in place, multigenerational living	Attached Addition	Durable, cost-efficient materials	Traditional New England with contemporary detailing	1-bed, 1-bath, kitchen/living, accessible layout
Janice Fleming	Support aging relatives, rental income	Detached new build	Energy-efficient materials, material quality & Historical compatibility	Modern farmhouse	1-bed, 1-bath, kitchen, porch, garden view
Cutshaw Family	multigenerational living	Adaptive reuse or detached new unit	Durable, energy efficient	Complimentary to the current home while infusing a cottage style	Kitchen/living, 1-bath, 1-bed w/possible second murphy bed or equivalent
Anna Owen	Aging in place, multigenerational living, rental income	Adaptive reuse or detached new unit	Durable, cost-efficient materials, energy efficient	1895 Victorian	Attic can house 2 apartments with outside lift and shared laundry room. Addition above garage, 1 bedroom, bath, kitchen, private entry and/or Attic space turned into 2 apartments with a shared Laundry room
Carolyn Thomas	Aging in place or having a rental unit for a friend	Adaptive reuse	High quality, solid	I'm a minimalist. The house was built in 2009, so a similar style to the rest makes sense.	Laundry and HVAC and water heater already there, plumbed for full bath
Gina Stetter		Adaptive Reuse or Small Addition			1.5-bed, 1-bath, kitchenette, dining/bar, fireplace, laundry room,
Patricia O'Leary	rental income	Adaptive reuse	Durable, cost-efficient materials, energy efficient	Sears home aesthetic	Outdoor seating area, ADA bathroom
Olivia Hilton	Aging in place	Adaptive reuse or detached new unit	Durability, access, architectural preservation (original stone, we love)	Colonial, blue, black/white accents	One level, one bath/one bed, close to nature. Open concept. small upper/lower laundry situation
Syed Raza	Aging-in-place	Adaptive reuse or detached new unit	Cost effective material/quality	Contemporary design	1-bed, 1-bath, kitchen/living, accessible layout



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Section III: Informational Updates by Owners

Janice Cordoba:

1. Design Intent: What is the purpose of your ADU? Aging-in-place, additional rent income, support relatives, etc?
 - a. Design intent is primarily for me to age-in-place and not have to sell this house that I love. My house currently has three bedrooms, along with a separate laundry room on the second floor.
 - b. I can currently climb the stairs, however sometimes it is a struggle.
 - c. This additional main living space could also accommodate visiting family members who have visited previously but have trouble climbing the stairs.
2. Materials: When building your ADU, what should the architects prioritize material quality; cost-effectiveness, durability, energy-efficient, historical/ architectural conservation?
 - a. Architectural priority should first preserve the historical aspect of this house. Part of the reason I fell in love with this house in 2019 is because this house was originally a villa house built in 1900. This house is currently located in the historic district in Strasburg.
 - b. In 2018, the builders renovated the house down to the root cellar or studs, however, they were careful to retain what could be re-used: original flooring both main level and upstairs, original chimney for the kitchen that now runs through my dining room and primary bedroom on the 2nd level, stained glass lights and sconces along with the original low incline steps and loft with the original railing.
 - c. Second architectural priority: material quality with some modern energy efficient, sustainability elements. Service technicians often remark on the craftsmanship of the renovated construction while leaving the historical reminders intact.
3. Architectural Styles: Is there a particular architectural design or style that you would like to reference in the ADU design?
 - a. The house was rebuilt in a farmhouse style so that would be my preference.
 - b. My proposed addition to the main living space would add a main floor bedroom approx. 20 x 13, and a small den, 14 x 8 to overlook my lovely yard. It would also include two closets: one for clothes and another for a stackable washer and dryer. Room dimensions are suggested and could be scaled back to accommodate architectural and space constraints.
 - c. This addition would provide an accessible living and sleeping and office space for me as I prepare to retire.
 - d. I'd like to expand the use of the existing large main level half-bathroom to include a walk-in shower. This now full bathroom would then be accessible from the new addition and the main living room. I would also like to leverage one of the existing two AC units for heating and cooling if possible.

Olivia Hilton:

We would love for the ADU to complement the design of the current property on the exterior - colonial, blue, black/white accents. In the second photo - it is the first cottage on the right of the main house and the larger of the two from the aerial view. The front-on photo is the lower level - basically the patio porch roof down. The ceilings are 7ft inside the cottage lower level and it's approximately 550 sq ft right now. My parents are open to putting in an addition (approx. 300sqft) on the side that faces the flower garden. There is also a cool stone cellar below with exit doors on either side (8ft tall, 400sqft ish). A photo of the current patio is included - they would also like to have another private one below the stairs going up (if possible) for when other STR peeps are on the property.

Goals - aging in place. One level, one bath/one bed, close to nature. Open concept - less about cost and more about durability, access, architectural preservation (original stone, we love). They also want a small upper/lower laundry situation. I'll be losing money by creating this space for them - which is the plan! It's all about having space for my parents to live out this next chapter close to me.

- 1) To clarify the brief, are you looking for a redesign of the two existing cottages as well as a new DADU?
 - a) Either or! Which everyone you choose to do will qualify as a complete design.
- 2) Where is the meadow you mention in the brief where you'd like the DADU placed – can you clarify on property map?
 - a) N/A
- 3) Is just pedestrian access to the new DADU acceptable, or would there need to be a new driveway cut to it given the rural nature of the site?
 - a) N/A
- 4) Could you please provide additional context photos of relationship between existing structures, and meadow area?
 - a) N/A
- 5) Number of bedrooms and baths desired?
 - a) One bedroom and one bathroom.
- 6) Prefer 1 or 2 stories (or open to options?)
 - a) One-floor.
- 7) ADDITIONAL PHOTOS from Olivia Hilton:



Patricia O'Leary:

The property features a split-face block building with an attached garage, which can be extended further if desired. It is equipped with water and separate electric service. An existing 8' x 8' walk-in structure can be disassembled and converted into a back porch, with flexibility left open to the designer. The existing kitchen includes slate flooring and three windows, and it connects to the garage through a breezeway with a side door. The design aims to mimic a Sears home aesthetic, with the old sliding garage door as a feature. The backside of the garage is unfinished, offering potential for a patio or porch. The property also includes an ADA-approved bathroom, a large storage area, and a loading dock. With two side driveways and nearby bushes, there is room to expand the space further toward the landscape. The smaller shed and plastic building currently on-site will be removed. Utilities are well-supported, with a natural gas hookup available for heating and cooking. Minisplits for heating and air conditioning can also be operated on natural gas. The gas line enters the property from the side of the home near the street.

- There is a loading dock outside of the Storage Room. The dock is about 30" above the driveway that adjoins the primary home.
- The single 3068 door is level with a concrete slab and has steps down and walkway to the driveway mentioned above.
- The ceiling of the entire building is at about 12'.
- The walk-in-cooler is "outside" the building and is enclosed in frame structure. It can be easily removed and the opening changed to a window or door.

Syed Raza

1. Could you please provide a photo of the full backyard?
 - a) See photos on next page.
2. How open are you to intruding into your rear yard landscaping for a DADU?
 - a) Open but prefer it in the left side of the yard
3. Number of bedrooms and baths desired?
 - a) 1 bedroom and 1 bathroom
4. Does your neighborhood have any HOA rules or restrictions we should take into account?
 - a) None that are known.

Syed Raza



Cutshaw Family

1. Do you intend to keep the shed at the rear of the home or is it possible to propose removing it?
 - a) We are completely fine with removing the shed.
2. Are you looking for 1 DADU for each family member? If so, how many total would it be needed?
 - a) No, just one unit in total.
3. How many bedrooms/ baths desired in each one?
 - a) 1 bedroom, 1 bathroom.
4. Prefer 1 or 2 stories (or open to options?)
 - a) We are open for options.
5. The existing driveway takes up a good amount of yard area available for DADUs – would you be open to revising / redirecting the driveway as part of the proposal?
 - a) That may be cost prohibitive. We were actually thinking of utilizing the space on the back of the property for the ADU. I want to make sure that the full yard was taken into account and there wasn't any confusion about property lines. The driveway runs up the side strip of our yard, but there is an entire back yard. Based on the wording of the driveway taking up such a large amount of space, I wasn't sure if the architects were wanting to use the exact space that the shed is currently on and would want an extension of space in front of it or if they were unaware of the rest of the property beyond that area.
6. Could you please provide more photos of existing home characters, and more photos of the available backyard area?
 - a) N/A
7. Does your neighborhood have any HOA rules or restrictions we should take into account?
 - a) No, there is no HOA. And we are unaware of any zoning restrictions imposed by the town.

Janice Fleming (135 N Church St)

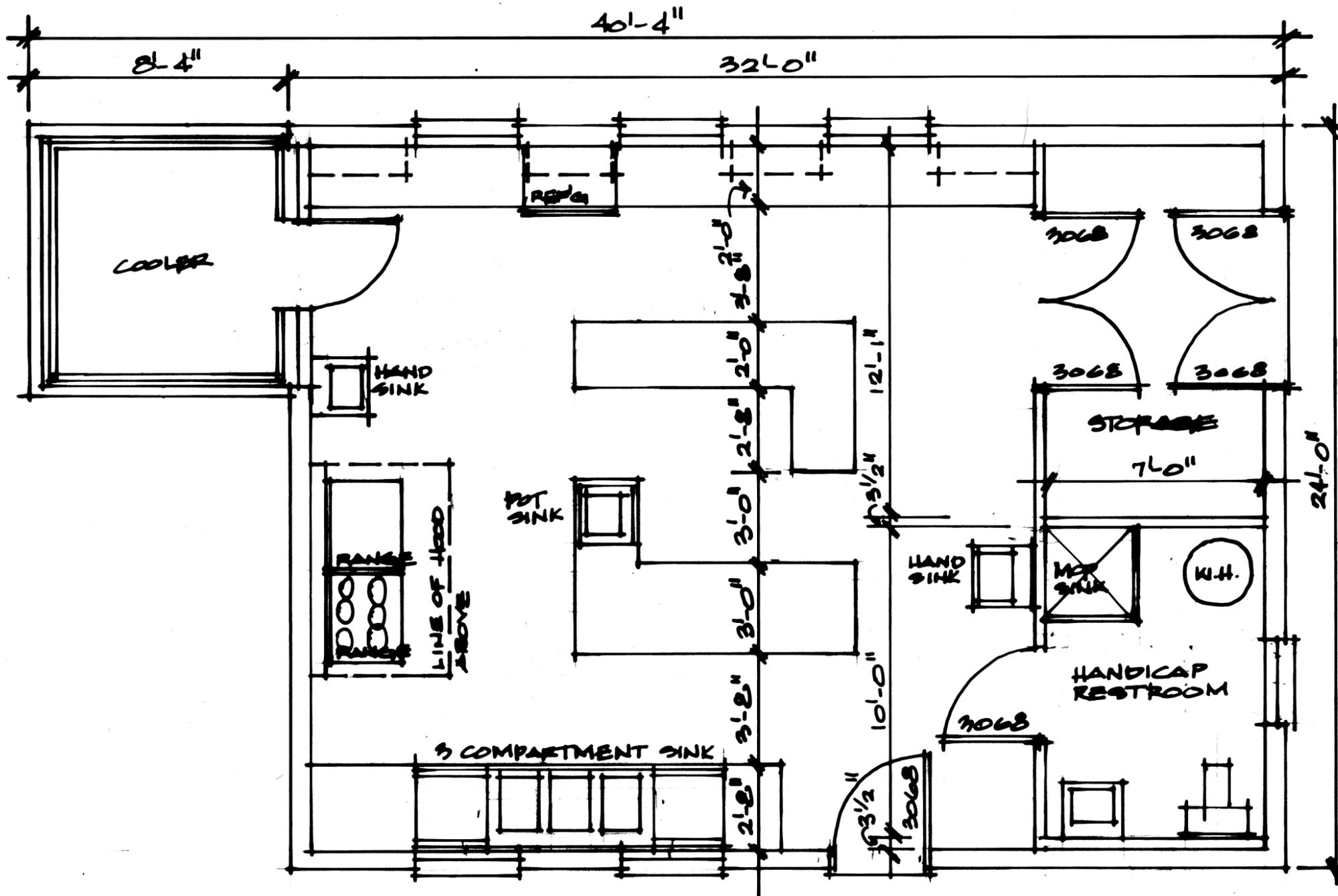
1. Where is figure 2 taken from?
 - a) Taken from the back of the primary dwelling, photo showing the side view of the garage.
2. There appears to be a white addition at rear of existing home – would you be able to provide more photos of that side?
 - a) N/A
3. Number of bedrooms and baths desired?
 - a) 1 bedroom, 1 bathroom

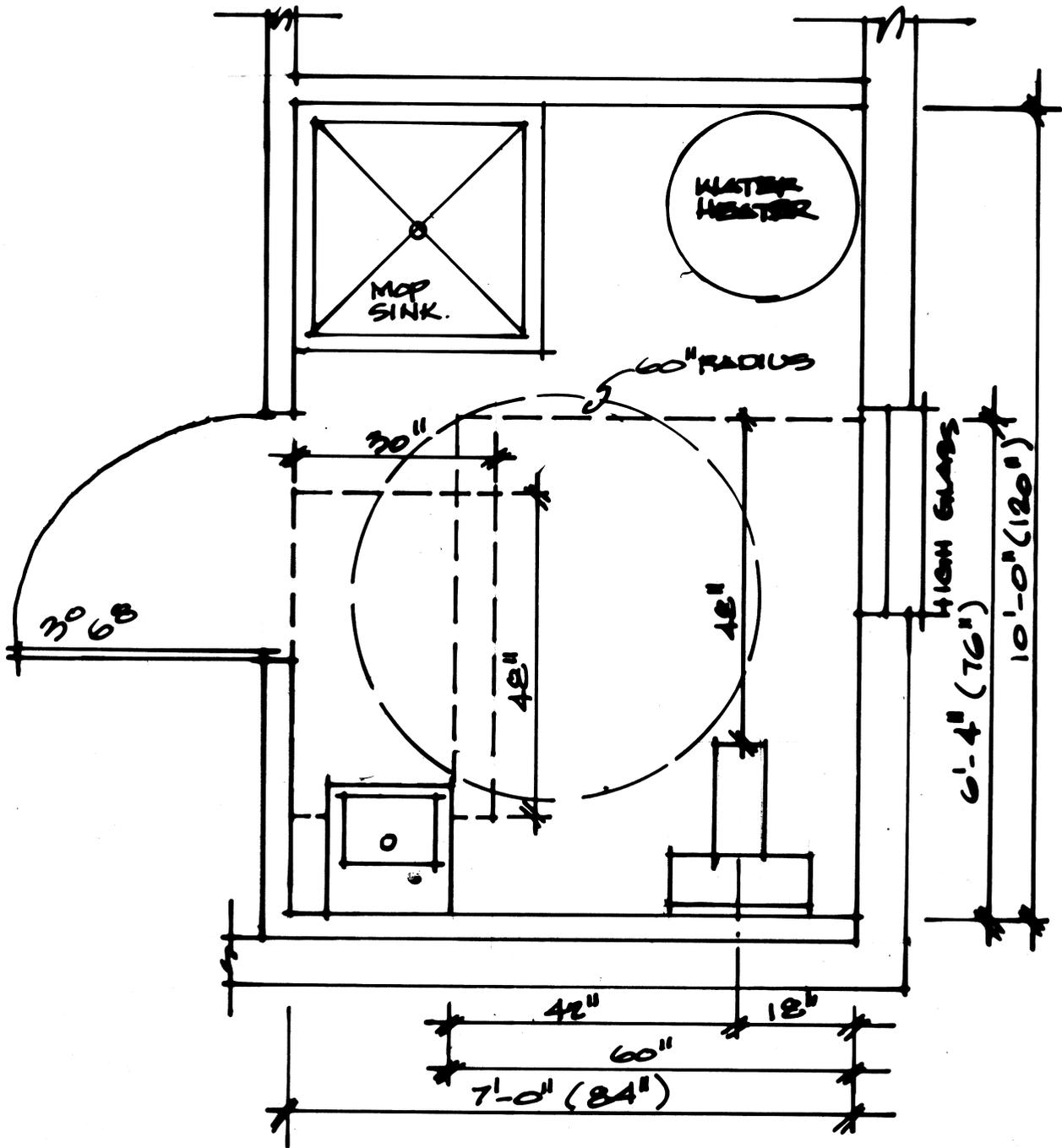


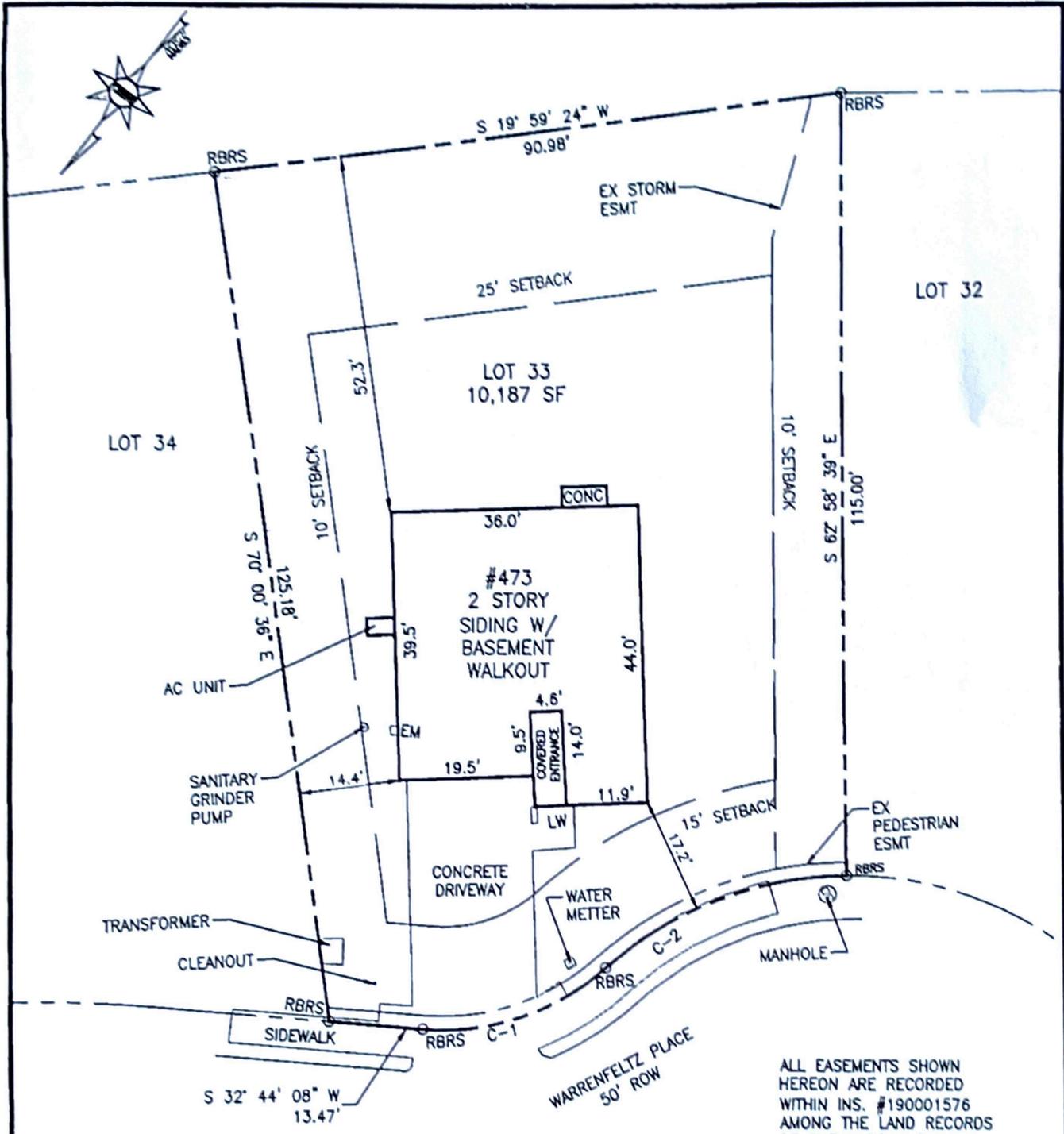
Section IV: Additional Documents submitted by Owners

Page 12-13: Patricia O’Leary existing garage layout

Page 14-16: Syed Raza site layout and primary dwelling site plan







ALL EASEMENTS SHOWN
HEREON ARE RECORDED
WITHIN INS. #190001576
AMONG THE LAND RECORDS
OF SHENANDOAH COUNTY
UNLESS OTHERWISE NOTED.

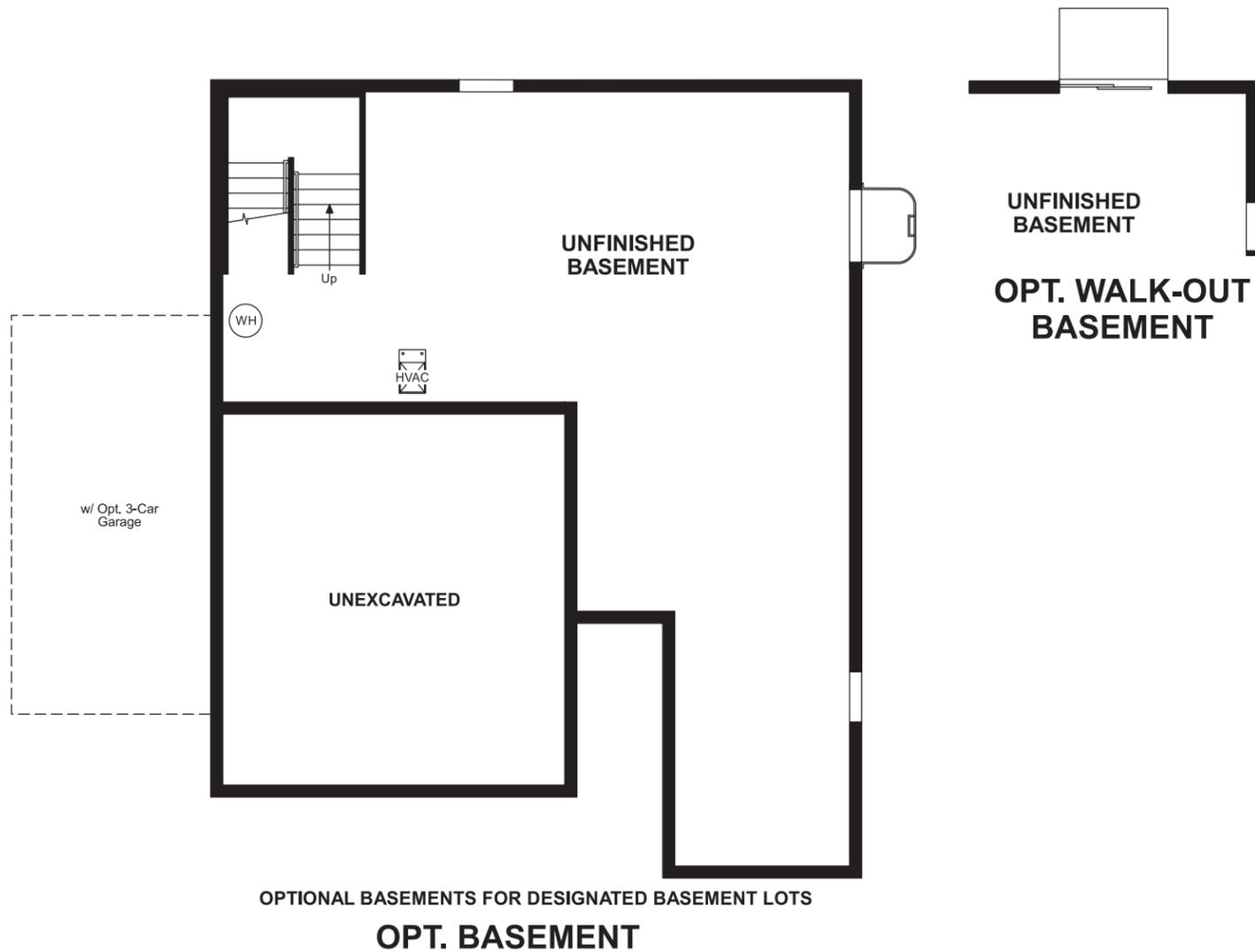
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	28.72'	35.00'	47°00'51"	S 09° 13' 43" W	27.92'
C-2	38.20'	53.00'	41°10'04"	N 06° 22' 19" E	37.38'

LEGEND
RBRs - REBAR SET
LW - LEAD WALK

THE CITRINE

Approx. 1,980 sq. ft. | 2 stories | 3-4 bedrooms | 2- to 3-car garage | Plan #M904

BASEMENT



ELEVATION D

ABOUT THE CITRINE

Imagine your life in the two-story Citrine plan. Breakfast at the spacious kitchen island or in the nearby dining room. Spend the afternoon catching up on the latest bestseller in your quiet study. Host a movie night in the inviting great room. At the end of the day, retreat upstairs to the master suite, complete with a roomy walk-in closet and private bath. The second floor also boasts two additional bedrooms, a convenient laundry and another full bath. Personalize this plan with a basement, a covered patio and a main-floor bedroom in lieu of the study.

Renderings shown with optional features.



ELEVATION A



ELEVATION B



ELEVATION C

*This information is presented for education purposes only. The HERS index for a confirmed rating will be determined by a third-party HERS rater based on data gathered from on-site observations and, if required, testing of rated features for a home as featured, optioned, located, oriented and/or built.

+Standard new home is based on the RESNET® Reference Home definition with a HERS® index of 100 (based on the 2006 International Energy Conservation Code).

++Typical resale home is based on the U.S. Department of Energy definition with a HERS® index of 130.

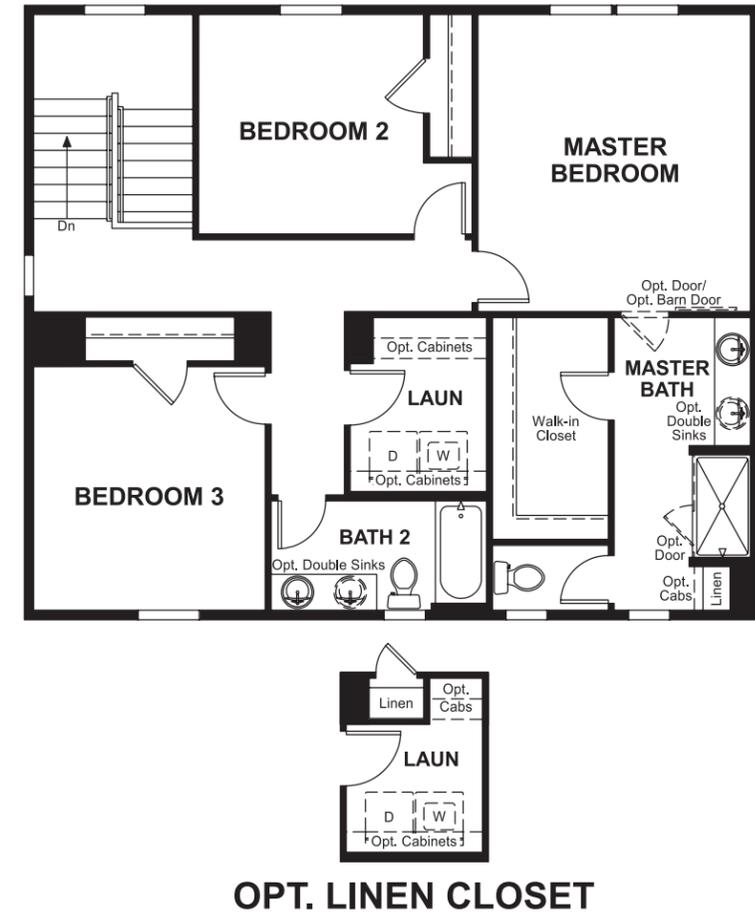
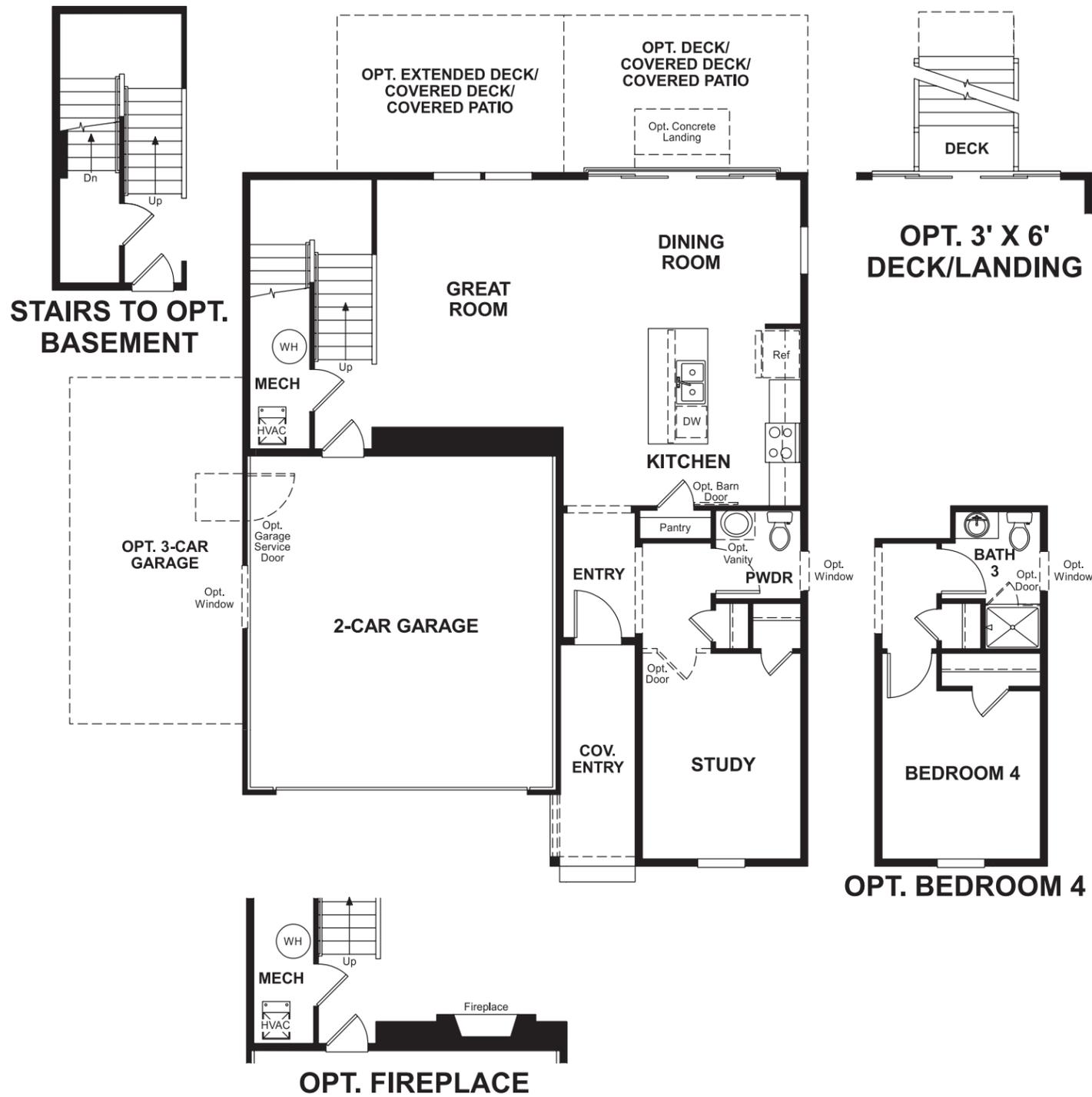
^RESNET® has developed the HERS® index to indicate the comparative efficiencies of homes. It is no guarantee that energy efficiencies will be achieved.



Floor plans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Actual homes may vary from photos and/or drawings which show upgraded landscaping and may not represent the lowest-priced homes in the community. Features may include optional upgrades and may not be available on all homes. Square footage numbers are approximate and are subject to change without notice. ©2019 Richmond American Homes, Richmond American Homes of Maryland, Inc., MHBR #299. ©2019 Richmond American Homes, Richmond American Homes of Virginia, Inc. 7/05/2019

MAIN FLOOR

SECOND FLOOR



THIS PLAN'S PROJECTED
HERS® INDEX = 67*
Projected Rating Based on Plans – Field Confirmation required

How does this floor plan rate?
Take a look: **100** = Standard new home+ **130** = Typical resale Home++
The lower number, the better! Refer to the RESNET® HERS index brochure or go to www.RESNET.us and www.HERSindex.com

What's a HERS® Index? HERS stands for Home Energy Rating System, a system created by RESNET® to measure home energy efficiency. A Projected HERS index or rating is a computer simulation performed prior to construction by a third-party HERS rater using RESNET-accredited rating software, rated feature and specification data derived from home plans, features and specifications, and other data selected or assumed by the rater. The projected HERS index is approximate and is subject to change without notice. Actual results will vary.



FOR PARTICIPATION IN
SHENANDOAH COUNTY HOUSING CHALLENGE

ADU DESIGN COMPETITION

September 29, 2025

ADDENDUM NO.: Two (2)

TO ALL PROSPECTIVE APPLICANTS: PLEASE BE ADVISED OF THE FOLLOWING ADDITIONS, DELETIONS AND/OR CHANGES:

Section I: Olivia Hilton Additional Questions

1. Where is the meadow you mention in the brief where you'd like the Detached ADU placed – can you clarify on property map?
 1. See photos with pink circle on Aerial map “Image I: Site Layout & Meadow Location”
2. Is it just pedestrian access to the new Detached ADU acceptable, or would there need to be a new driveway cut to it given the rural nature of the site?
 1. Two potential pedestrian paths to it - we can use the same pavers currently on site. No driveway is necessary. The pink lines with arrows pointing to the meadow are proposed. See “Image I: Site Layout & Meadow Location”
3. Could you please provide additional context photos of relationship between existing structures, and meadow area? If you already sent those photos, which ones were they?
 1. Additional photos are provided in **Section II: Olivia Hilton: 355 Orchard Drive.**

Section II: Olivia Hilton: 355 Orchard Drive



Image I: Site Layout & Meadow Location


SHENANDOAH
COUNTY
COMMUNITY DEVELOPMENT



Image II: Meadow


SHENANDOAH
COUNTY
COMMUNITY DEVELOPMENT



Image III: Meadow with Opening Gate


SHENANDOAH
COUNTY
COMMUNITY DEVELOPMENT



Image IV: Meadow from Primary Dwelling


SHENANDOAH
COUNTY
COMMUNITY DEVELOPMENT



Image V: Meadow looking from home (Black gate left side)



Image VI: Dimensions of Current Cottage