

December 18, 2025

Certificate of Appropriateness
BAR # HST25-0117
422 2nd Street NE, TMP 330079000
North Downtown ADC District
Owners/Applicants: Michael Shveima & Erin Hall
Project: Front landscape alteration

Mr. Shveima,

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on December 16, 2025. The following action was taken:

Ms. Lewis moved to approve the Consent Agenda. The following action for BAR# HST25-0017 is also approved:

Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the landscape and site alterations proposed at 422 2nd Street, NE satisfy the BAR's criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the request.

The motion was seconded by Mr. Bailey.

Vote: 7-0

For specifics of the discussion, see the Board of Architectural Review's YouTube channel:
<https://youtu.be/J-oU7p9NVGE?list=PLSKqYabjF44UhoEZrMWdDF9znV1CnlNUV>

Per the provisions of City Code, this CoA is valid for 18 months from the date of BAR approval; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit or compliance with other provisions of the City Code.

If you have any questions, please contact me or Jeff Werner (wernerjb@charlottesville.gov).

Sincerely,
Kate



Kate Richardson
Historic Preservation & Design Planner
Neighborhood Development Services
City of Charlottesville
434.970.3515 | richardsonka@charlottesville.gov

**City of Charlottesville
Board of Architectural Review
Staff Report
December 16, 2025**



Certificate of Appropriateness

BAR # HST25-0117

422 2nd Street NE, TMP 330079000

North Downtown ADC District

Owners/Applicants: Michael Shveima & Erin Hall

Project: Front landscape alteration



Background

Year Built: 1839/1840

District: North Downtown ADC District

Status: Contributing

Known today as the Old Manse, this two-story, brick, Late Federal style dwelling was originally constructed for the Charlottesville Female Academy. The academy closed in 1853. Until 1950 the house then served as the manse for two local churches, after which it was privately owned as a dwelling. A rear kitchen and side (north) porch were added in the 1930s. A unique feature of the property is the academy's still extant, graded amphitheater in the NE corner of the back yard.

Prior BAR Reviews

n/a

Application

- Submittal: makegoodspace, llc drawings for 422 2nd Street, NE: BAR Submittal, 12 pages and sheets L110, L510, L515, L516, L610, and L615, dated 11-11-2025. Photos of side yards.

Request CoA for landscape and site alterations at front and side yards.

Discussion and Recommendation

The proposed work is consistent with the design guidelines for Site Design and Elements. Staff recommends approval as submitted.

Suggested Motions

Approval [with approval of the Consent Agenda]: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find the landscape and site alterations proposed at 422 2nd Street, NE satisfy the BAR’s criteria and are compatible with this property and other properties in this ADC District, and that the BAR approves the request.

Criteria, Standards and Guidelines

Note re: BAR authority: Per Code, the BAR is charged only with the authority to approve or deny a design review CoA, following an evaluation applying the criteria under Code Sec. 34-5.2.7. *Major Historic Review*. The BAR does not evaluate a proposed use. Additionally, per Code Sec. 34-5.2.7.E.2., the issuance of a CoA “cannot, in and of itself, authorize any construction, reconstruction, alteration, repair, demolition, or other improvements or activities requiring a building permit. Where a building permit is required, no activity authorized by a [CoA] is lawful unless conducted in accordance with the required building permit and all applicable building code requirements.”

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations: [not germane].

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
 - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
 - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
 - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
 - iv. The effect of the proposed change on the adjacent building or structures;
 - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;

- vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
- viii. Any applicable provisions of the City’s design guidelines.

Links to ADC District Design Guidelines

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

Chapter 2 – Site Design and Elements

B. Plantings

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the “avenue” effect.
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.
- 3) Use trees and plants that are indigenous to the area.
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.
- 5) Replace diseased or dead plants with like or similar species if appropriate.
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.

C. Walls and Fences

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.

- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

D. Lighting

- 1) In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.
- 2) Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.
[...]

E. Walkways and Driveways

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.
- 5) Limit asphalt use to driveways and parking areas.
- 6) Place driveways through the front yard only when no rear access to parking is available.
- 7) Do not demolish historic structures to provide areas for parking.
- 8) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.



makegoodspace llc
1204 Grove Street
Charlottesville
VA 22903
T 434.242.2324
www.makegoodspace.com

NO.	Date	Issues/Revisions
1	05-23-25	Front Landscape
2	11-11-25	Front Landscape

FOR APPROVALS
& PRICING

PROJECT NAME
422 2nd St NE

Albemarle County,
Virginia

Front Landscape Plans

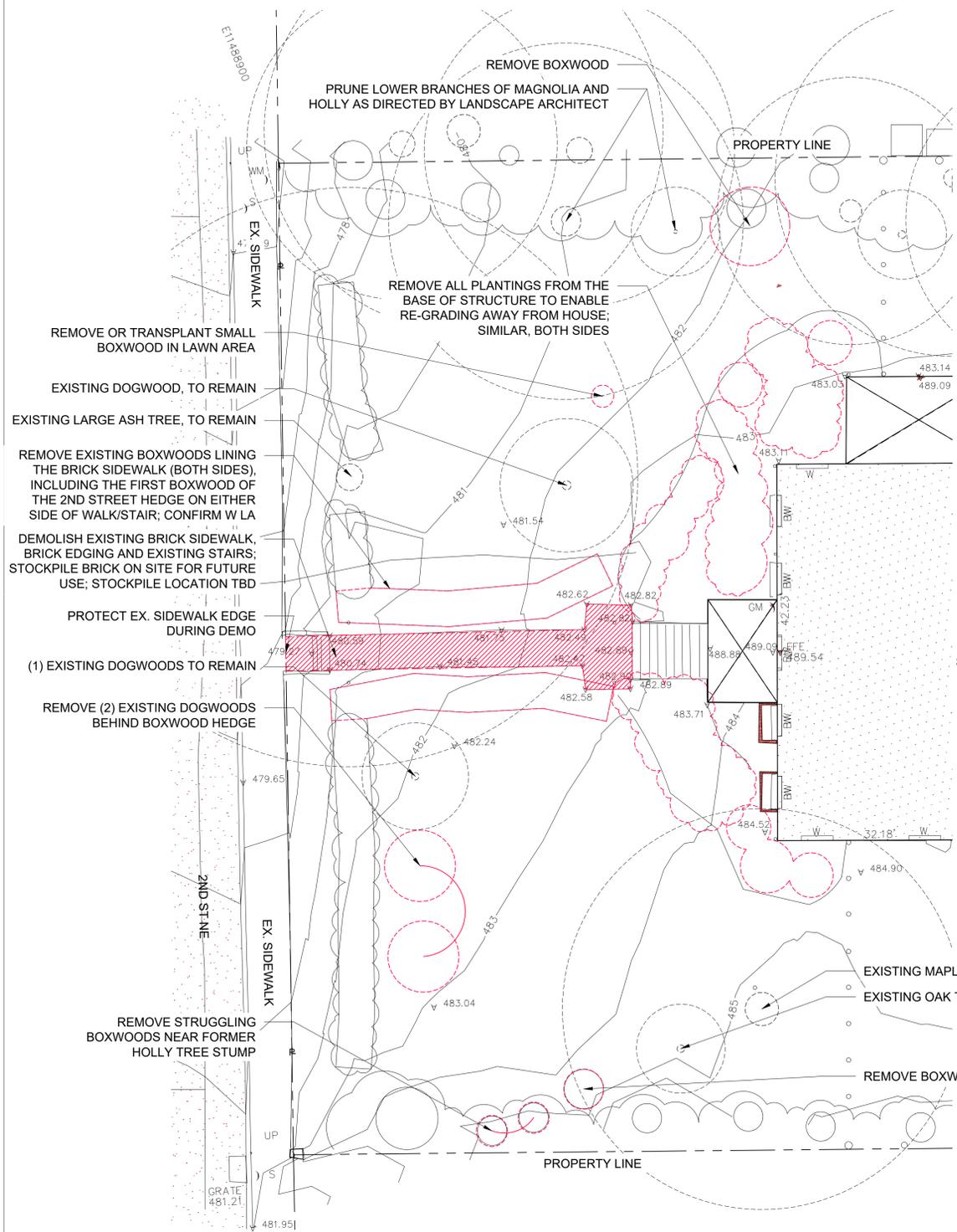
PROJECT NO.:
DRAWN BY: NF
CHECKED BY: NF

DRAWING TITLE
**Front Landscape
Demo & Site
Plans**

DATE: November, 2025
SCALE: 1/8" = 1'-0"

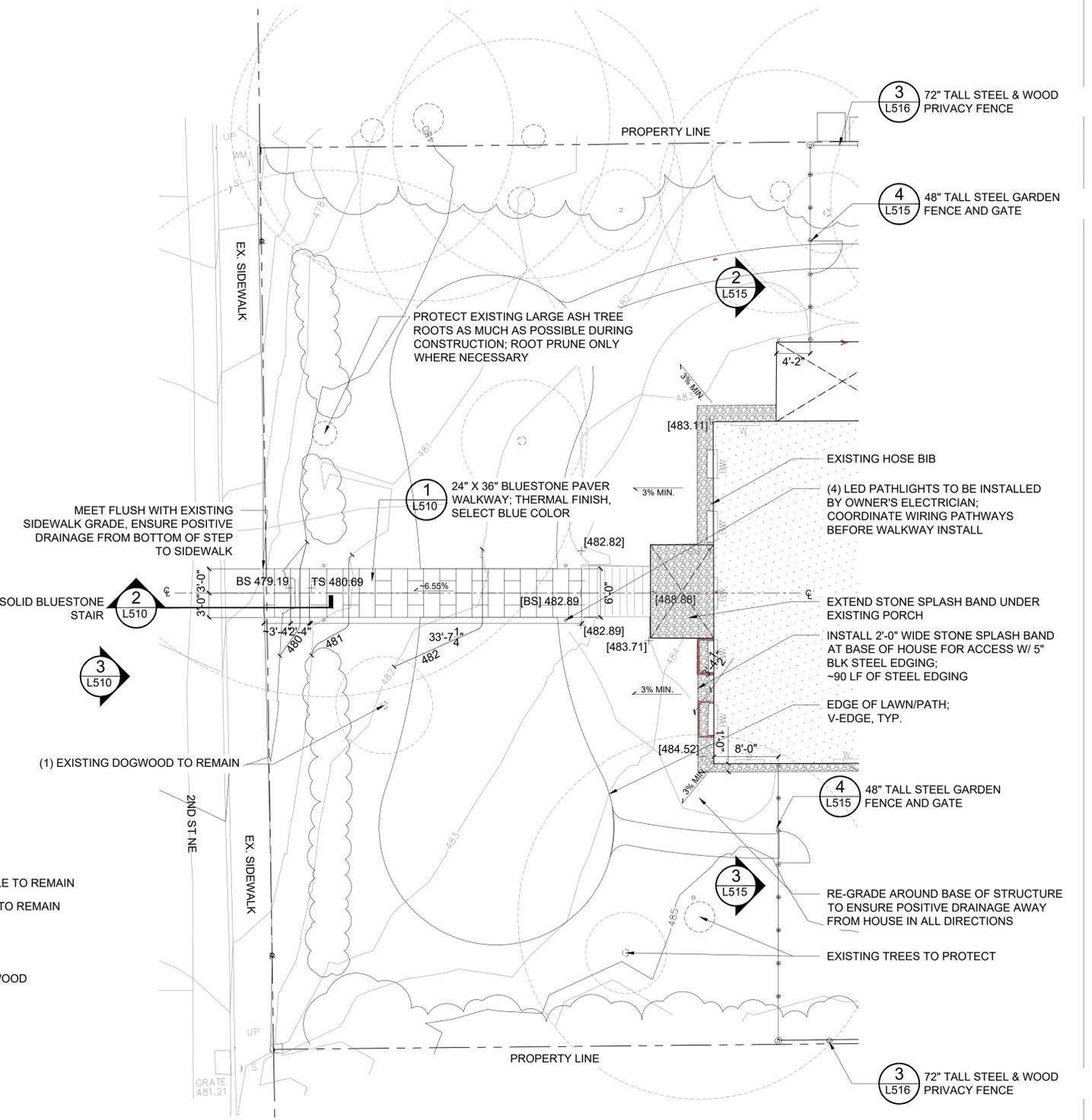
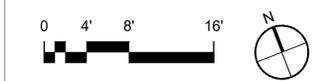
DRAWING NUMBER

L110



1
L110 DEMOLITION & REMOVALS PLAN
SCALE: 1/8" = 1'-0"

NOTE:
LOCATE (3) BOXWOODS SUITABLE FOR TRANSPLANT IN COORDINATION WITH OWNER AND LANDSCAPE ARCHITECT FOR PLACEMENT ALONG SOUTH PROPERTY LINE, SEE CALLOUT ON L610

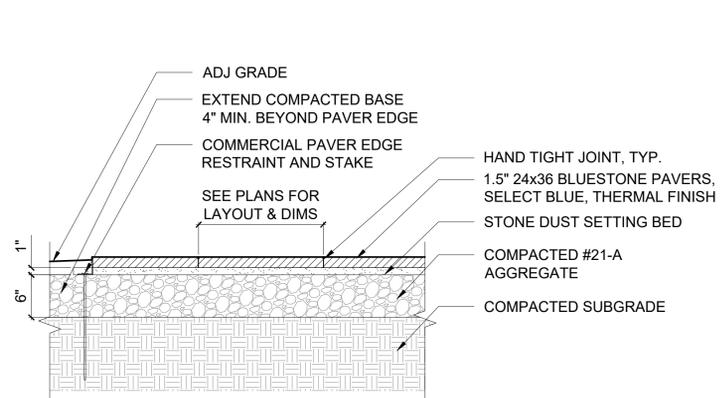


2
L110 LAYOUT, GRADING & MATERIALS PLAN
SCALE: 1/8" = 1'-0"

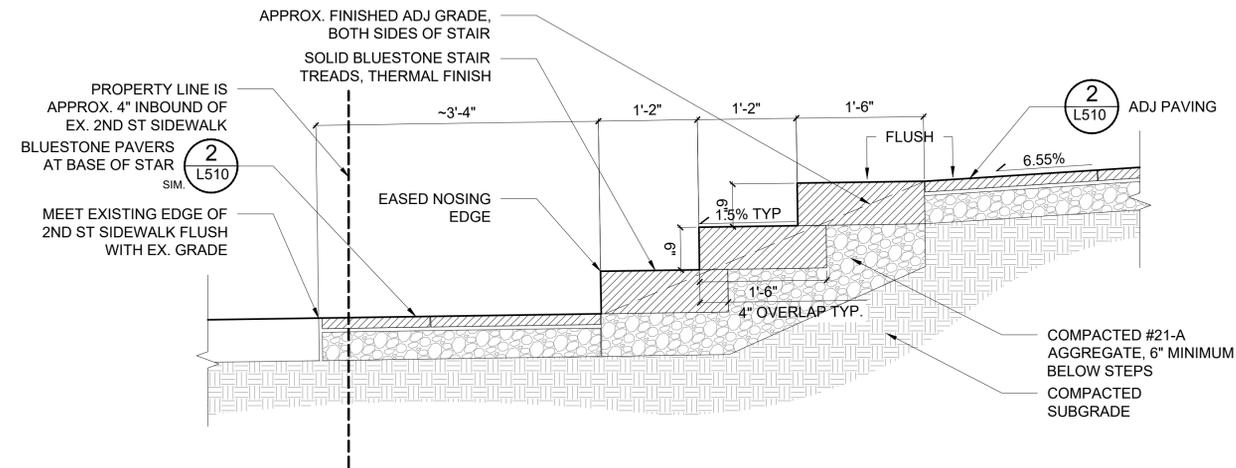


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- NOTES:
- PITCH STONE PAVERS PER GRADING PLANS
 - MAX 1/4" VERT DIFFERENCE BETWEEN TOPS OF ADJ STONES
 - LANDSCAPE ARCHITECT AND CLIENT TO APPROVE STONE COLOR & CONSISTENCY
 - MIS-SHAPEN OR DEFORMED STONES UNACCEPTABLE



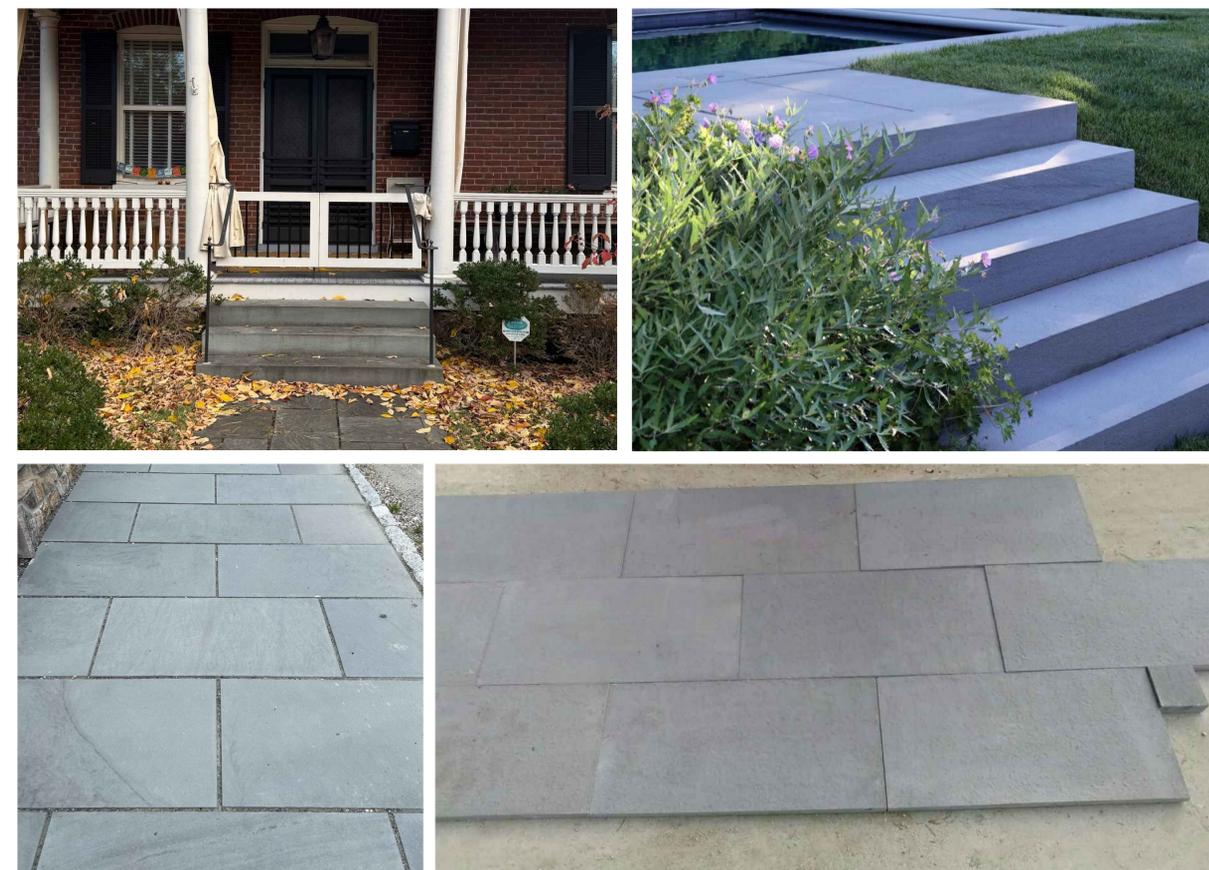
1 TYPICAL THERMAL FINISH BLUESTONE PAVING
L510 SCALE: 1" = 1'-0"

2 SOLID BLUESTONE STAIRS
L510 SCALE: 1" = 1'-0"

NO.	Date	Issues/Revisions
1	05-23-25	Front Landscape
2	11-11-25	Front Landscape



3 PROPOSED ELEVATION RENDERING FROM 2ND STREET
L510 SCALE: NTS



4 BLUESTONE STAIR AND WALK EXAMPLES
L510 SCALE: NTS

STAMP
**FOR APPROVALS
& PRICING**

PROJECT NAME
422 2nd St NE

Albemarle County,
Virginia

Front Landscape Plans

PROJECT NO.:
DRAWN BY: NF
CHECKED BY: NF

DRAWING TITLE
**Front Walk & 2nd
St. Wall Details**

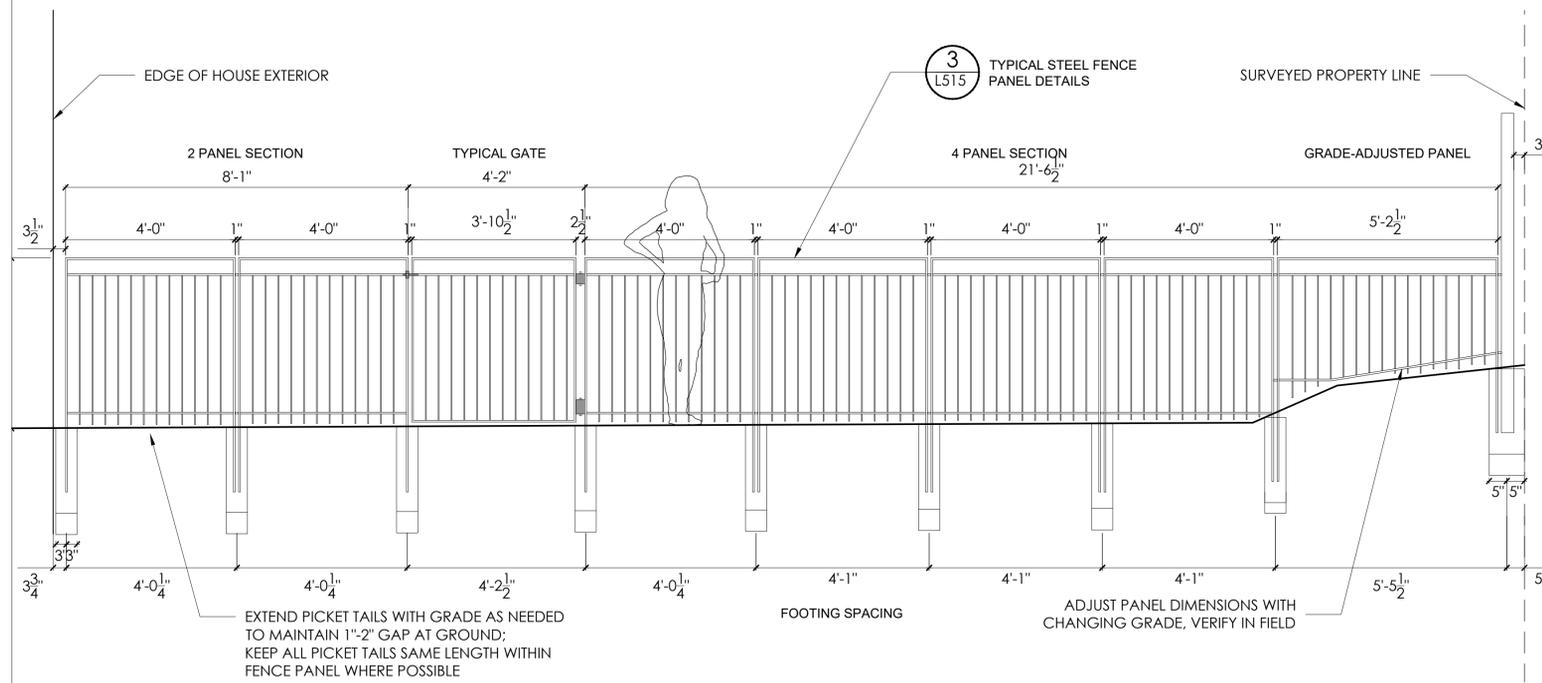
DATE: November, 2025
SCALE: AS SHOWN

DRAWING NUMBER

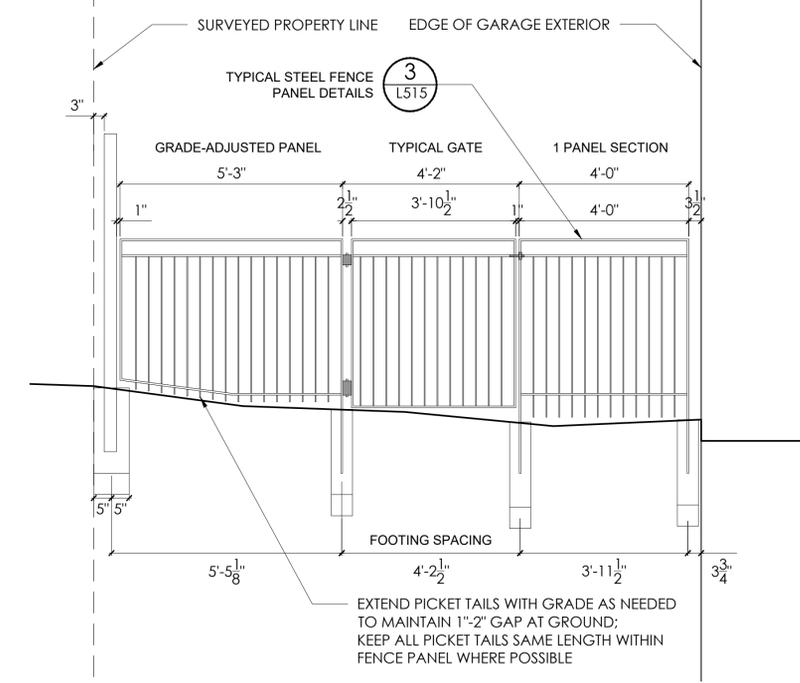
L510



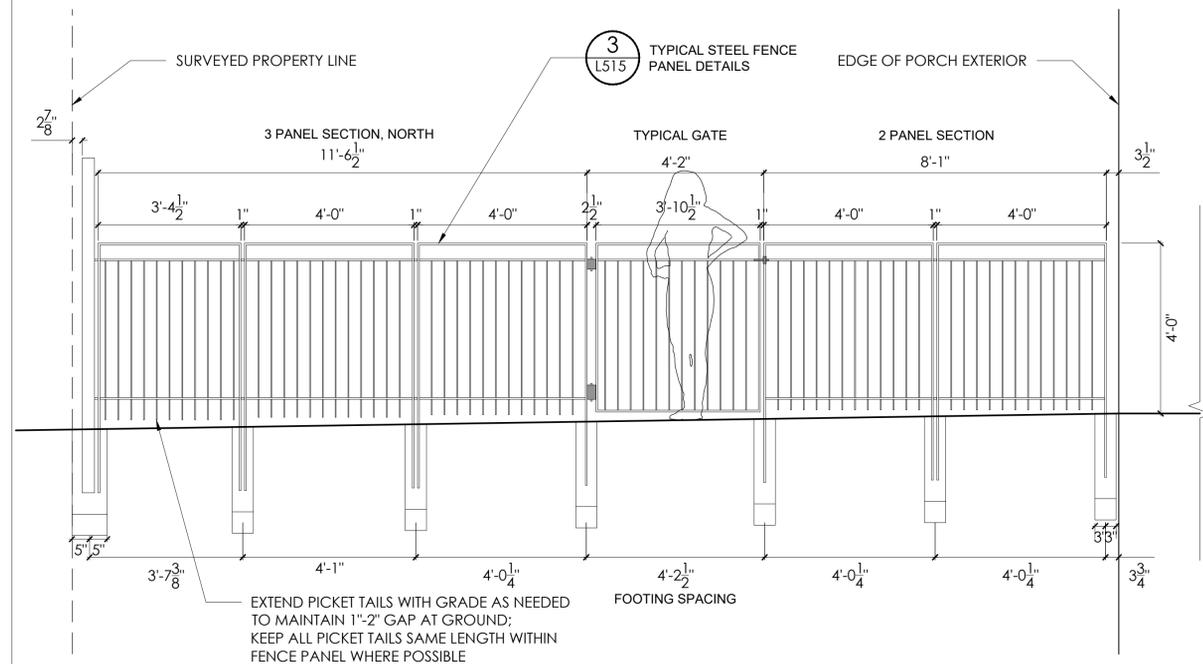
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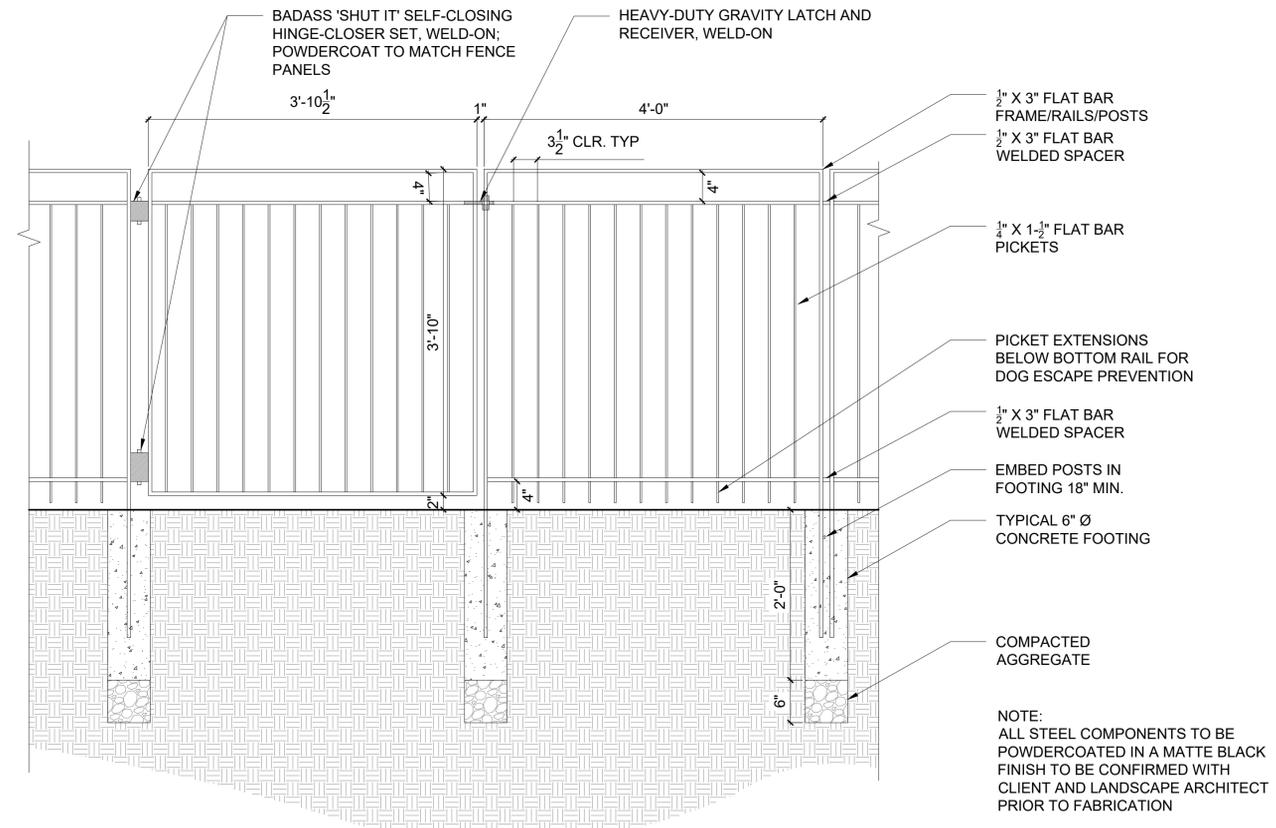
1 GARDEN FENCE SOUTH SECTION ELEVATION FROM 2ND ST NE
 SCALE: 1/2" = 1'-0"



2 GARDEN FENCE GARAGE SECTION FROM 3RD STREET DRIVEWAY
 SCALE: 1/2" = 1'-0"



3 GARDEN FENCE NORTH SECTION ELEVATION FROM 2ND ST NE
 SCALE: 1/2" = 1'-0"



4 TYPICAL GARDEN FENCE AND GATE DETAIL
 SCALE: 1" = 1'-0"

NO.	Date	Issues/Revisions
1	05-23-25	Front Landscape
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FOR APPROVALS
 & PRICING

PROJECT NAME
422 2nd St NE
 Albemarle County,
 Virginia

Front Landscape Plans

PROJECT NO.:
 DRAWN BY: NF
 CHECKED BY: NF

DRAWING TITLE
**Steel Garden
 Fence & Gate**

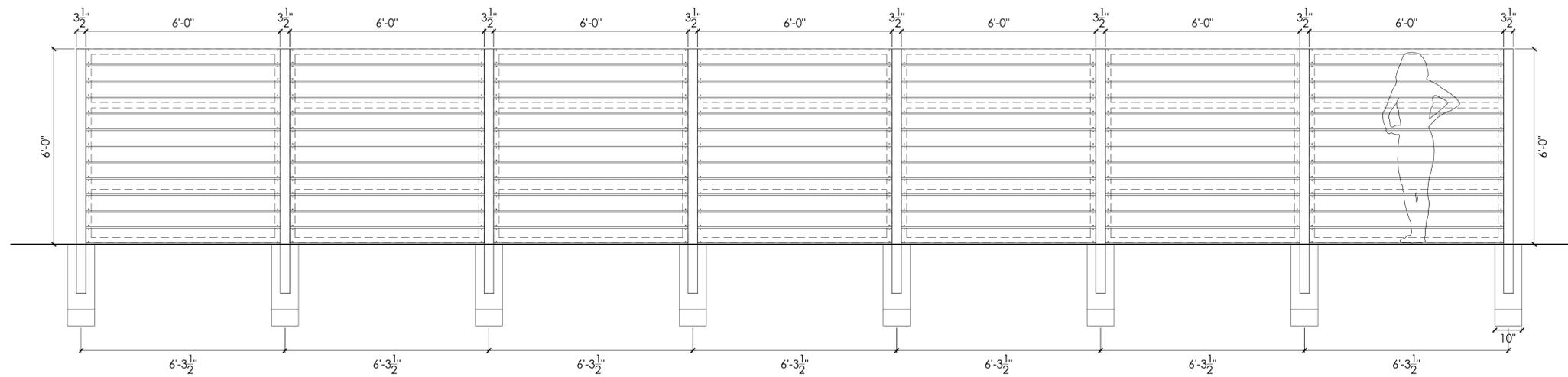
DATE: November, 2025
 SCALE: AS SHOWN

DRAWING NUMBER

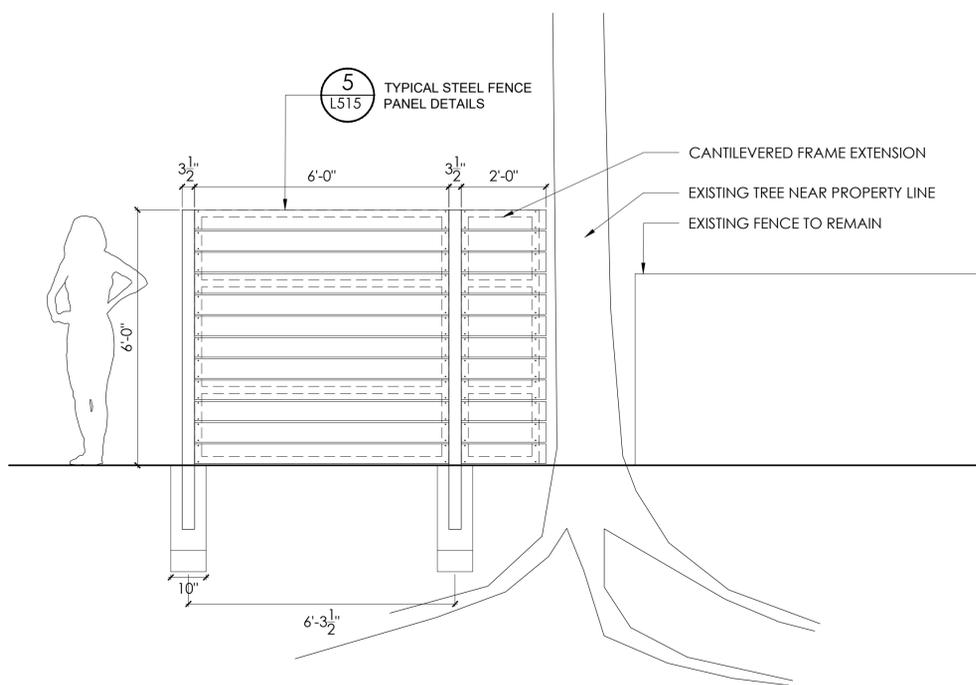
L515



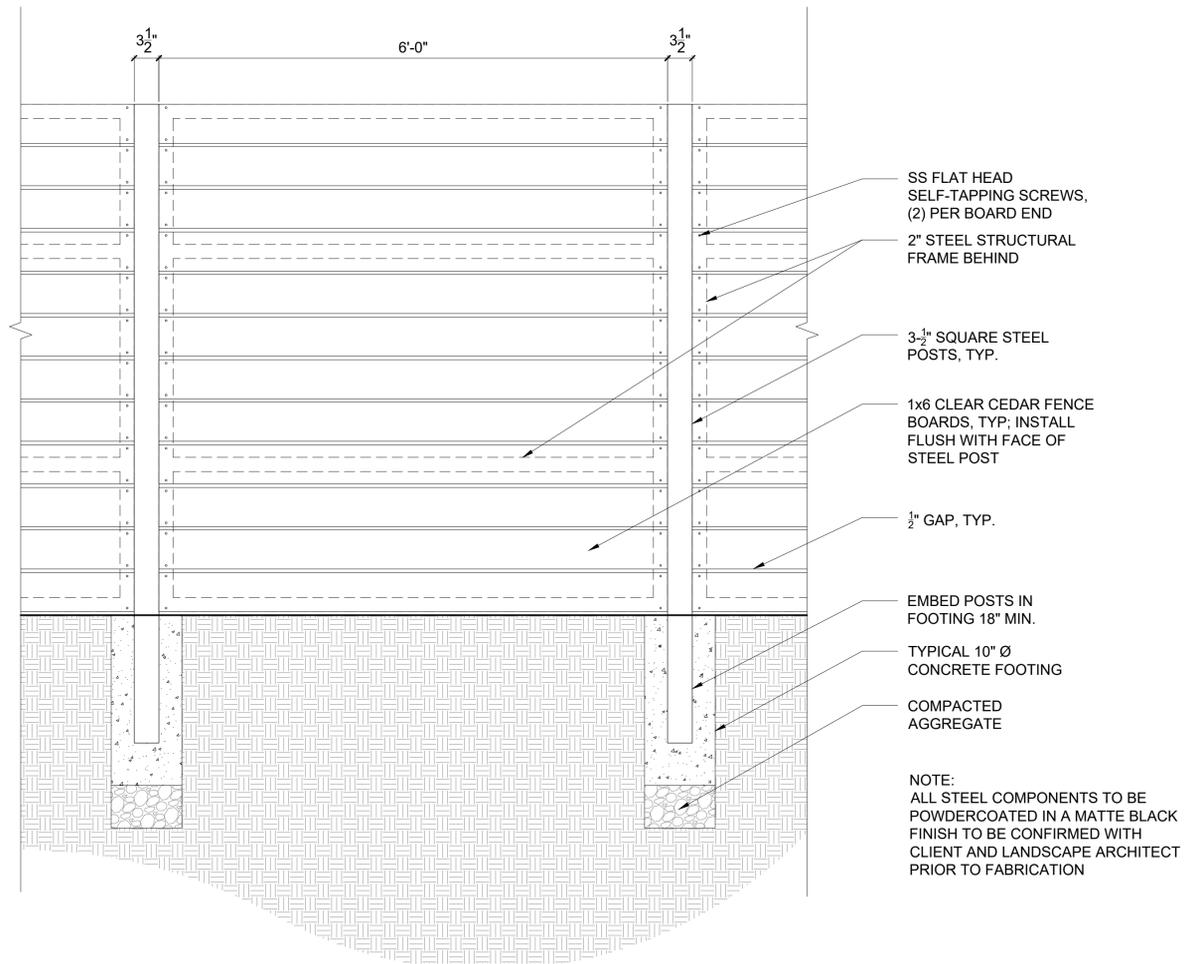
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1 SOUTH PRIVACY FENCE ELEVATION FACING SOUTH
 L516 SCALE: 1/2" = 1'-0"



2 NORTH PRIVACY FENCE PANEL FACING NORTH
 L516 SCALE: 1/2" = 1'-0"



3 TYPICAL STEEL AND WOOD PRIVACY FENCE
 L516 SCALE: 1" = 1'-0"

NO.	Date	Issues/Revisions
1	05-23-25	Front Landscape
2	11-11-25	Front Landscape

FOR APPROVALS
 & PRICING

PROJECT NAME
422 2nd St NE
 Albemarle County,
 Virginia

Front Landscape Plans

PROJECT NO.:
 DRAWN BY: NF
 CHECKED BY: NF

DRAWING TITLE
**Steel & Wood
 Privacy Fence**

DATE: November, 2025
 SCALE: AS SHOWN

DRAWING NUMBER

L516



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Charlottesville
VA 22903

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NO.	Date	Issues/Revisions
1	05-23-25	Front Landscape
2	11-11-25	Front Landscape

STAMP
FOR APPROVALS & PRICING

PROJECT NAME
422 2nd St NE

Albemarle County,
Virginia

Front Landscape Plans

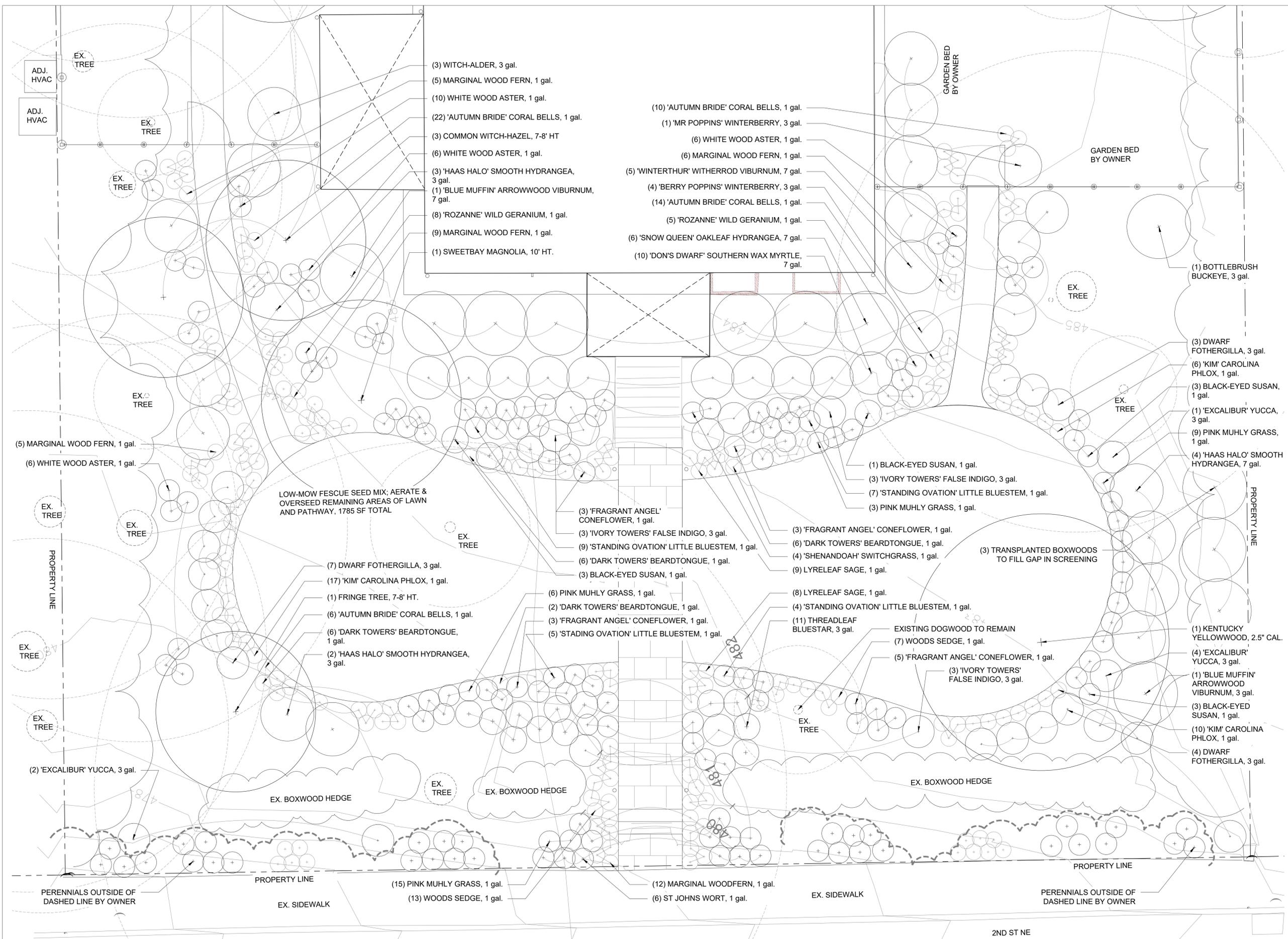
PROJECT NO.:
DRAWN BY: NF
CHECKED BY: NF

DRAWING TITLE
Front Planting Plan

DATE: November, 2025
SCALE: 1/4" = 1'-0"

DRAWING NUMBER

L610



1 PLANTING PLAN
L610 SCALE: 1/4" = 1'-0"



422 2ND ST PLANTING SCHEDULE

TREES

QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
1	CLADASTRIS KENTUCKEA	YELLOWWOOD	2.5" CAL.	AS SHOWN	
1	CHIONANTHUS VIRGINICUS	FRINGETREE	7-8' HT.	AS SHOWN	CLUMP FORM, 3-5 TRUNKS FROM GROUND
3	HAMAMELIS VIRGINIANA	COMMON WITCH-HAZEL	7-8' HT.	AS SHOWN	CLUMP FORM, 3-5 TRUNKS FROM GROUND
1	MAGNOLIA VIRGINIANA 'MOONGLOW'	SWEETBAY MAGNOLIA	10'-12' HT.	AS SHOWN	CLUMP FORM, 3-5 TRUNKS FROM GROUND; X AUSTRALIS ACCEPTABLE

SHRUBS

QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
1	AESCLULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	3G	AS SHOWN	
14	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	3G	2.75' O.C.	
3	FOTHERGILLA 'MT AIRY'	FOTHERGILLA	3G	AS SHOWN	
4	HYDRANGEA ARBORESCENS 'HAAS HALO'	DWARF OAKLEAF HYDRANGEA	7G	5' O.C.	
5	HYDRANGEA ARBORESCENS 'HAAS HALO'	DWARF OAKLEAF HYDRANGEA	3G	AS SHOWN	
6	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	OAKLEAF HYDRANGEA	7G	5.75' O.C.	
4	ILEX VERTICILATA 'BERRY POPPINS'	WINTERBERRY	3G	5.5' O.C.	
1	ILEX VERTICILATA 'MR POPPINS'	MALE WINTERBERRY	3G	5.5' O.C.	MALE POLINATOR
10	MYRICA CERIFERA 'DONS DWARF'	DWARF WAX MYRTLE	7G	4.75' O.C.	
2	VIBURNUM DENTATUM 'BLUE MUFFIN'	ARROWWOOD VIBURNUM	7G	AS SHOWN	
5	VIBURNUM NUDUM 'WINTERTHUR'	WITHEROD VIBURNUM	7G	5' O.C.	

PERENNIALS, GRASSES, SEDGES, & FERNS

QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	NOTES
11	AMSONIA HUBRICTII	THREADLEAF BLUESTAR	3G	AS SHOWN	ALSO PRICE AS GAL IF AVAILABLE
28	ASTER DIVARICATUS	WHITE WOOD ASTER	1G	AS SHOWN	
9	BAPTISIA 'IVORY TOWERS'	FALSE INDIGO	3G	AS SHOWN	ALSO PRICE AS GAL IF AVAILABLE
20	CAREX WOODII	WOODS SEDGE	1G	AS SHOWN	
37	DRYPOTERIS MARGINALIS	MARGINAL WOODFERN	1G	18" O.C.	
14	ECHINACEA 'FRAGRANT ANGEL'	CONEFLOWER	1G	AS SHOWN	
13	GERANIUM MACULATUM 'ROZANNE'	WILD GERANIUM	1G	24" O.C.	
52	HEUCHERA VILLOSA 'AUTUMN BRIDE'	CORAL BELLS	1G	18" O.C.	
6	HYPERICUM CALYGINUM	ST JOHNS WORT	1G	24" O.C.	
30	MUHLBERGIA CAPILARIS	PINK MUHLY GRASS	1G	30" O.C.	
4	PANICUM VIRGATUM 'SHENANDOAH'	SWITCHGRASS	1G	24" O.C.	
20	PENSTEMON DIGITALIS 'DARK TOWERS'	BEARDTONGUE	1G	18" O.C.	
32	PHLOX CAROLINA SSP. CAROLINA 'KIM'	CAROLINA PHLOX	1G	18" O.C.	ALSO PRICE AS QT + PLUGS IF AVAILABLE
10	RUDBECKIA FULGIDA	BLACK EYED SUSAN	1G	24" O.C.	
17	SALVIA LYRATA	LYRELEAF SAGE	1G	18" O.C.	
27	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	LITTLE BLUESTEM	1G	24" O.C.	
7	YUCCA FILAMENTOSA 'EXCALIBUR'	ADAM'S NEEDLE	3G	AS SHOWN	

SEDED TURF

AREA	TYPE	NOTES
1785 SF	LOW-MOW SHADE MIX	AERATE AND OVERSEED EXISTING LAWN AREA AND NEW MOWN PATHS

GENERAL NOTES

- *CULTIVARS ACCEPTED WITH LANDSCAPE ARCHITECT APPROVAL
- ** PROVIDE ALLOWANCE FOR PLANTING BED AMENDMENTS (COMPOST AND SAND AS NEEDED)
- *** OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS BASED ON AVAILABILITY OR COMPATIBILITY CONCERNS
- **** CONFIRM LAYOUT IN FIELD WITH LANDSCAPE ARCHITECT BEFORE INSTALLATION

1 PLANTING SCHEDULE
L615 NTS



makegoodspace llc
1204 Grove Street
Charlottesville
VA 22903

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www.makegoodspace.com

NO.	Date	Issues/Revisions
1	05-23-25	Front Landscape
2	11-11-25	Front Landscape

STAMP

**FOR APPROVALS
& PRICING**

PROJECT NAME

422 2nd St NE

Albemarle County,
Virginia

Front Landscape Plans

PROJECT NO.:
DRAWN BY: NF
CHECKED BY: NF

DRAWING TITLE

**Planting
Schedule**

DATE: November, 2025
SCALE: AS SHOWN

DRAWING NUMBER

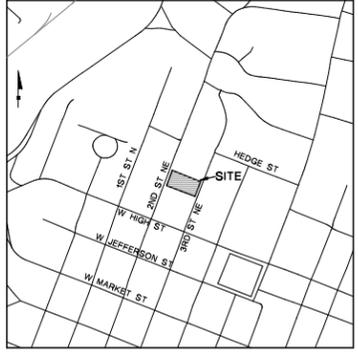
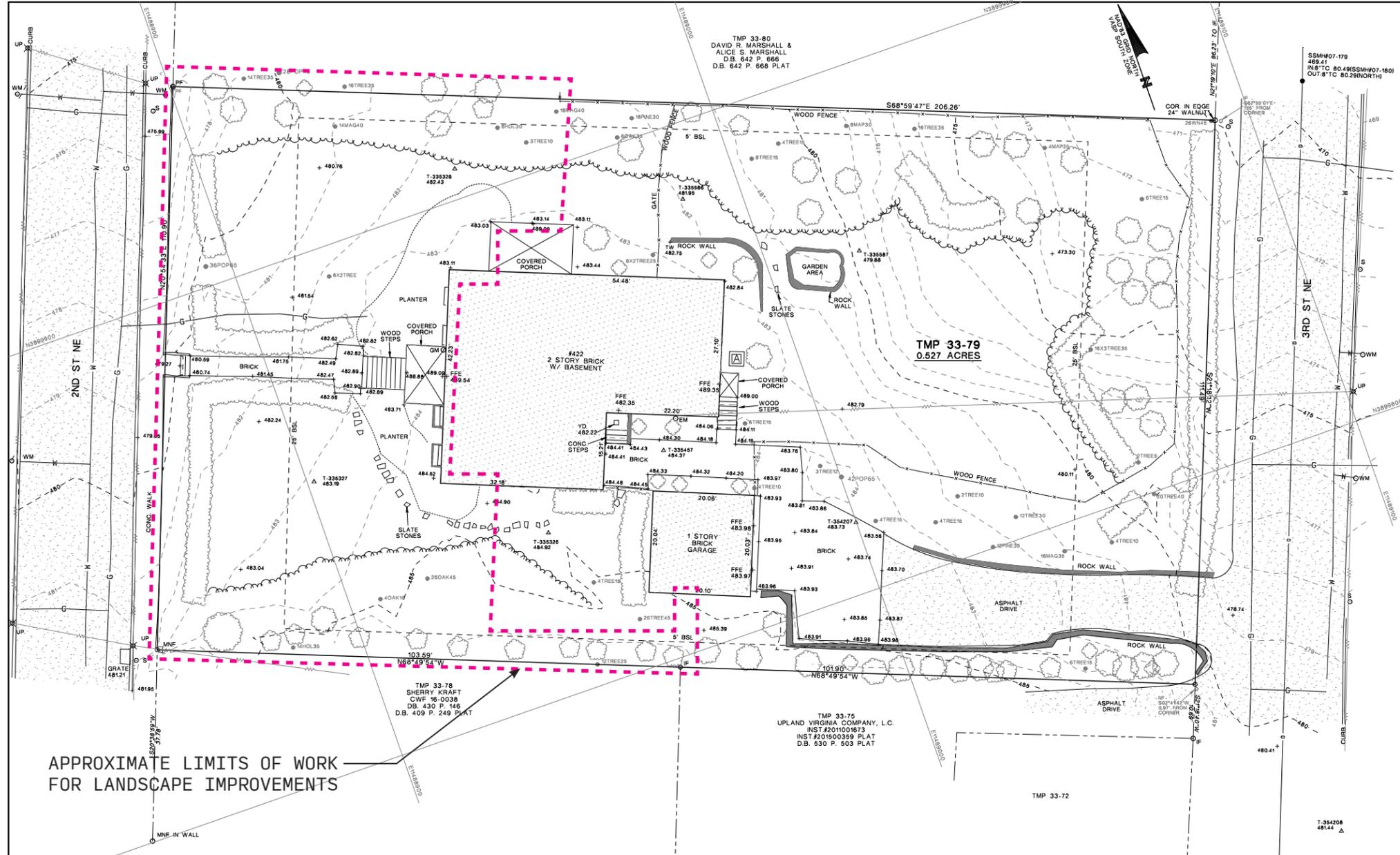
L615

422 2nd St NE

Front Landscape Renovations

BAR SUBMITTAL 12.16.2025





- LEGEND**
- AC = AIR CONDITIONER
 - BD = BASEMENT DOOR
 - BW = BASEMENT WINDOW
 - D = 1ST FLOOR DOOR
 - GM = GAS METER
 - FFE = FINISHED FLOOR ELEVATION
 - HOL = HOLLY TREE
 - IF = IRON FOUND
 - MAG = MAGNOLIA TREE
 - MAP = MAPLE TREE
 - MNF = MAG NAIL FOUND
 - OAK = OAK TREE
 - PF = PIPE FOUND
 - POP = POPLAR TREE
 - PINE = PINE TREE
 - S = SIGN
 - SSMH = SANITARY MANHOLE
 - TW = TOP OF WALL
 - TREE = UNKNOWN SPECIES
 - UP = UTILITY POLE
 - WM = 1ST FLOOR WINDOW
 - WM = WATER METER
 - WN = WALNUT TREE
 - YD = YARD DRAIN
 - 12TREES = 12" TREE, 25' CROWN SPREAD
 - +483.00 = SPOT ELEVATION

THIS TOPOGRAPHIC SURVEY WAS PREPARED FOR:
ERIN F. HALL & MICHAEL SHEVIMA

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

SOME EASEMENTS OTHER THAN THOSE SHOWN HEREON MAY EXIST.

TMP 33-79 IS ZONED: R-15H

THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE X UNSHADDED AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. MAP #1003032880 DATED: FEBRUARY 4, 2005

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF CHRISTOPHER B. KEAN FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JANUARY 6, 2023, AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

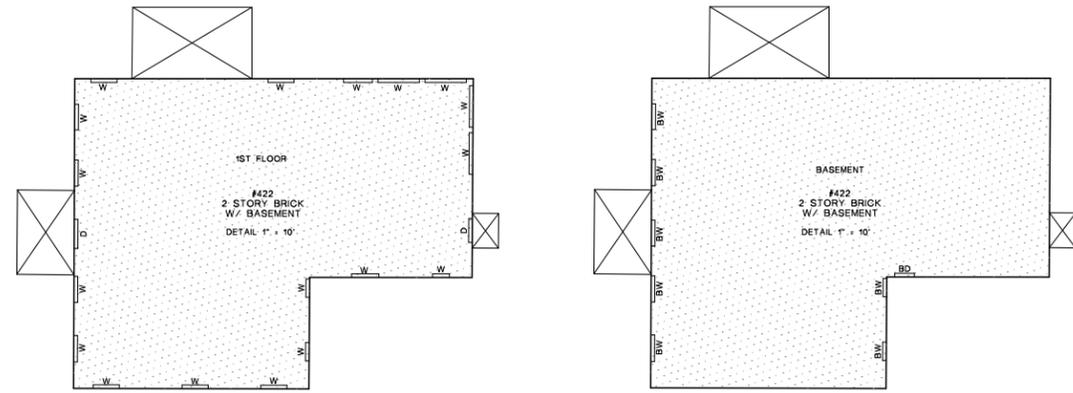
I HEREBY CERTIFY THAT THIS TOPOGRAPHIC SURVEY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED LANDSCAPE ARCHITECTS AND INTERIOR DESIGNERS. I ALSO CERTIFY THAT THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.

APPROXIMATE LIMITS OF WORK FOR LANDSCAPE IMPROVEMENTS

SURVEY CONTROL			
NAME	NORTH	EAST	ELEVATION
T-335326	3899832.04807	11488941.82957	484.92
T-335327	3899856.88382	11488901.38762	483.19
T-335328	3899905.01759	11488545.05010	482.42
T-335457	3899839.88343	11488958.70610	484.37
T-335586	3899889.47329	11488988.68168	481.85
T-335587	3899864.32778	11489018.28941	479.88
T-364207	3899813.90689	11488995.96113	483.73
T-364208	3899754.86522	11489070.54693	481.44

NOTE: THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. UTILITIES ARE LOCATED USING UTILITY COMPANY LOCATIONS, CITY/COUNTY UTILITY MAPS, AND FIELD VERIFICATION. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THEY AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MISS UTILITY TICKET FOR THIS PROJECT: B235301960-00B



TITLE REFERENCES:
TMP 33-79
ERIN F. HALL & MICHAEL SHEVIMA
INST #2022-3241
D.B. 560 P. 477 PLAT
D.B. 150 P. 342 PLAT
UNRECORDED SURVEY
BY ANDREW GRAFF DATED
8-26-2022



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COMMONWEALTH OF VIRGINIA

Christopher B. Kean

CHRISTOPHER B. KEAN
LIC. NO. 2378
01-06-2023
LAND SURVEYOR

**TOPOGRAPHIC SURVEY OF
TAX MAP 33 PARCEL 79
ALSO KNOWN AS
#422 2ND STREET NE
CHARLOTTESVILLE, VIRGINIA**

DATE: JANUARY 6, 2023 SCALE: 1" = 10'
CONTOUR INTERVAL: 1'

NAVD '88 VERTICAL DATUM

122009200_TS_22356.PRO 122-0092-00

Existing Conditions

422 2nd St NE



View East from 2nd St



Boxwood hedge + ash tree north of walk



Boxwood hedge south of walk



Front facade + porch



Acuba (invasive) to remove



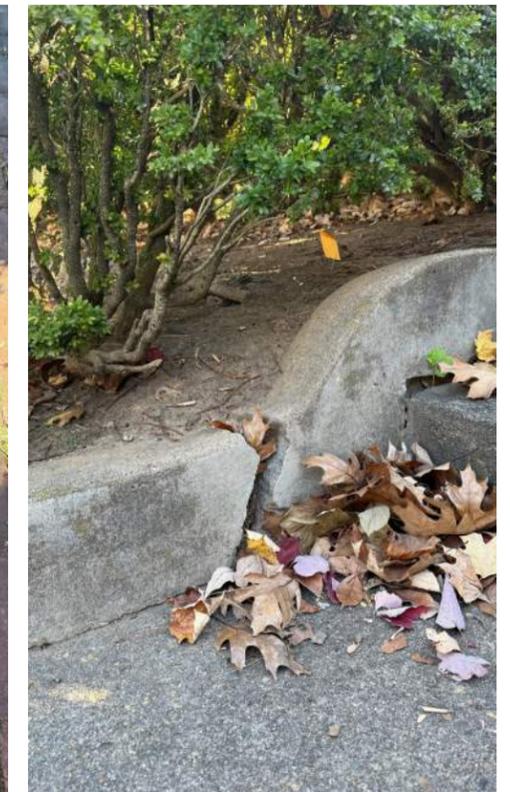
Overgrown boxwoods at walk



Brick settling hazard



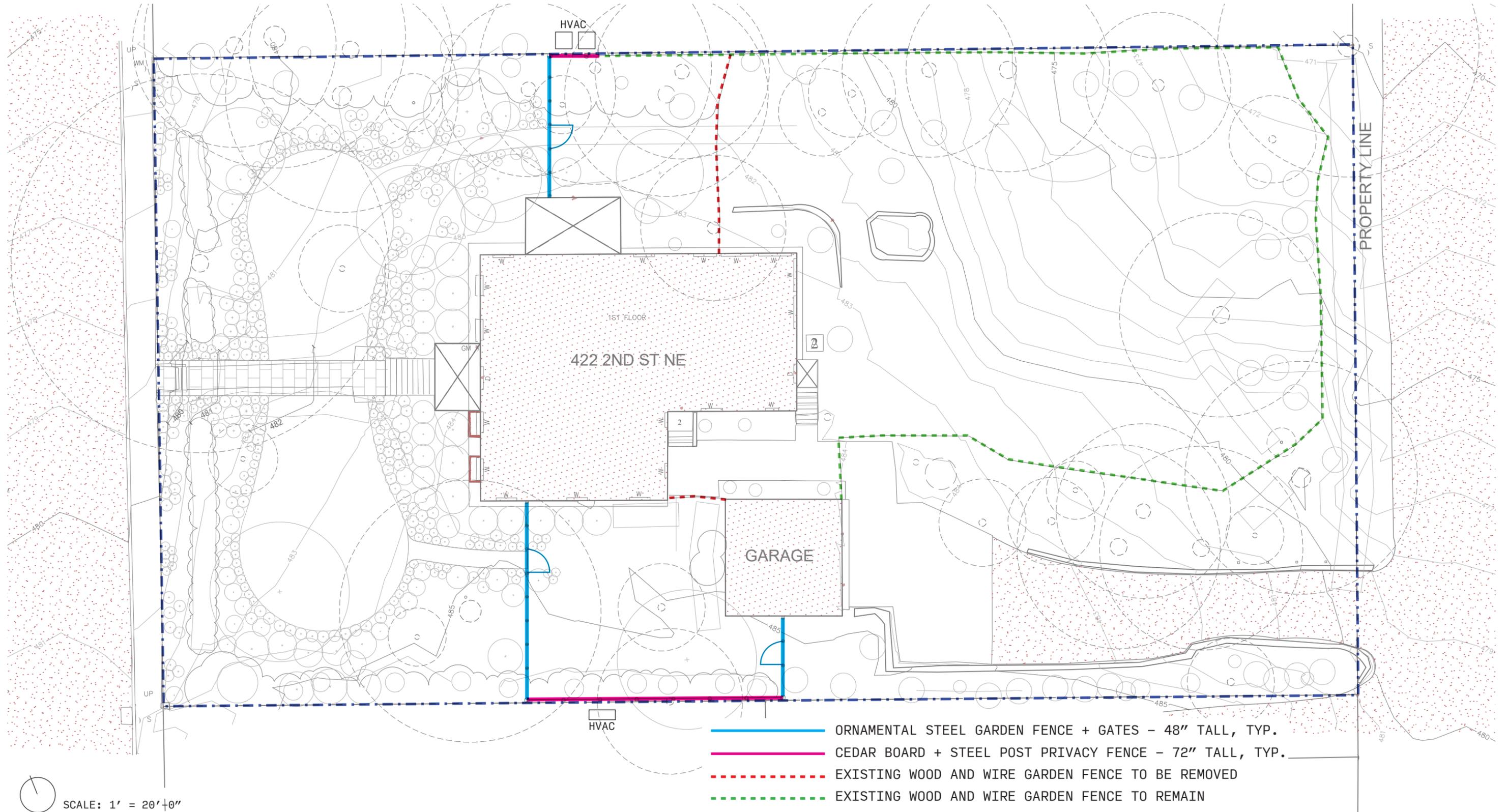
Brick settling



Cracked concrete stair curb

Proposed Fencing Diagram

Garden Fence Extents + Privacy Fence Extents



SCALE: 1' = 20'±0"

- ORNAMENTAL STEEL GARDEN FENCE + GATES - 48" TALL, TYP.
- CEDAR BOARD + STEEL POST PRIVACY FENCE - 72" TALL, TYP.
- - - EXISTING WOOD AND WIRE GARDEN FENCE TO BE REMOVED
- - - EXISTING WOOD AND WIRE GARDEN FENCE TO REMAIN

Fence Reference Images

Project Examples + Downtown Precedents

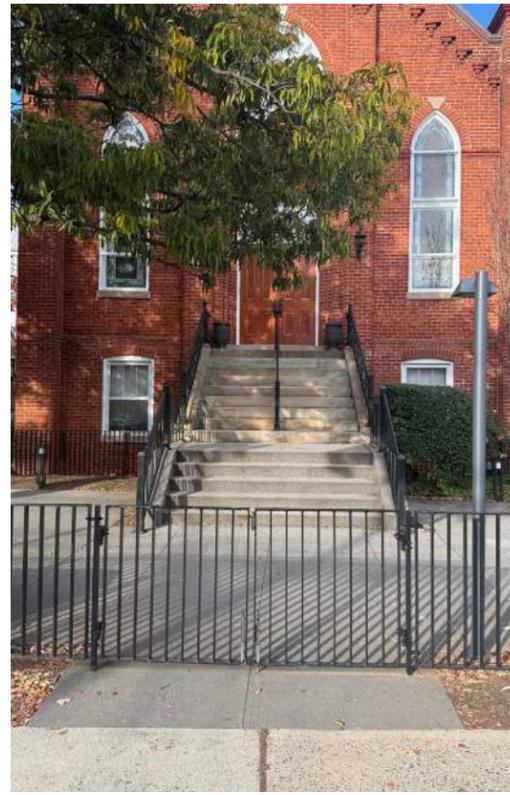
For details and layouts of the proposed fences, see L515 + L516



Wood slat and black steel post fence (Privacy Fence reference)



Low steel slat garden fence



Ornamental steel slat fence at Congregation Beth Israel



Ornamental steel slat fence at Congregation Beth Israel



Ornamental steel fence and gate Park Street



Low steel slat fence



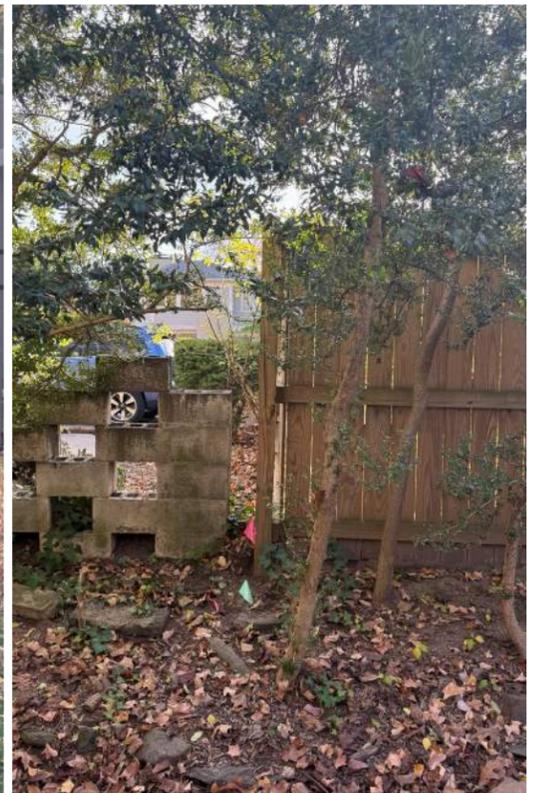
3-rail black aluminum fence with extended lower pickets



Black low fencing at Farish St.



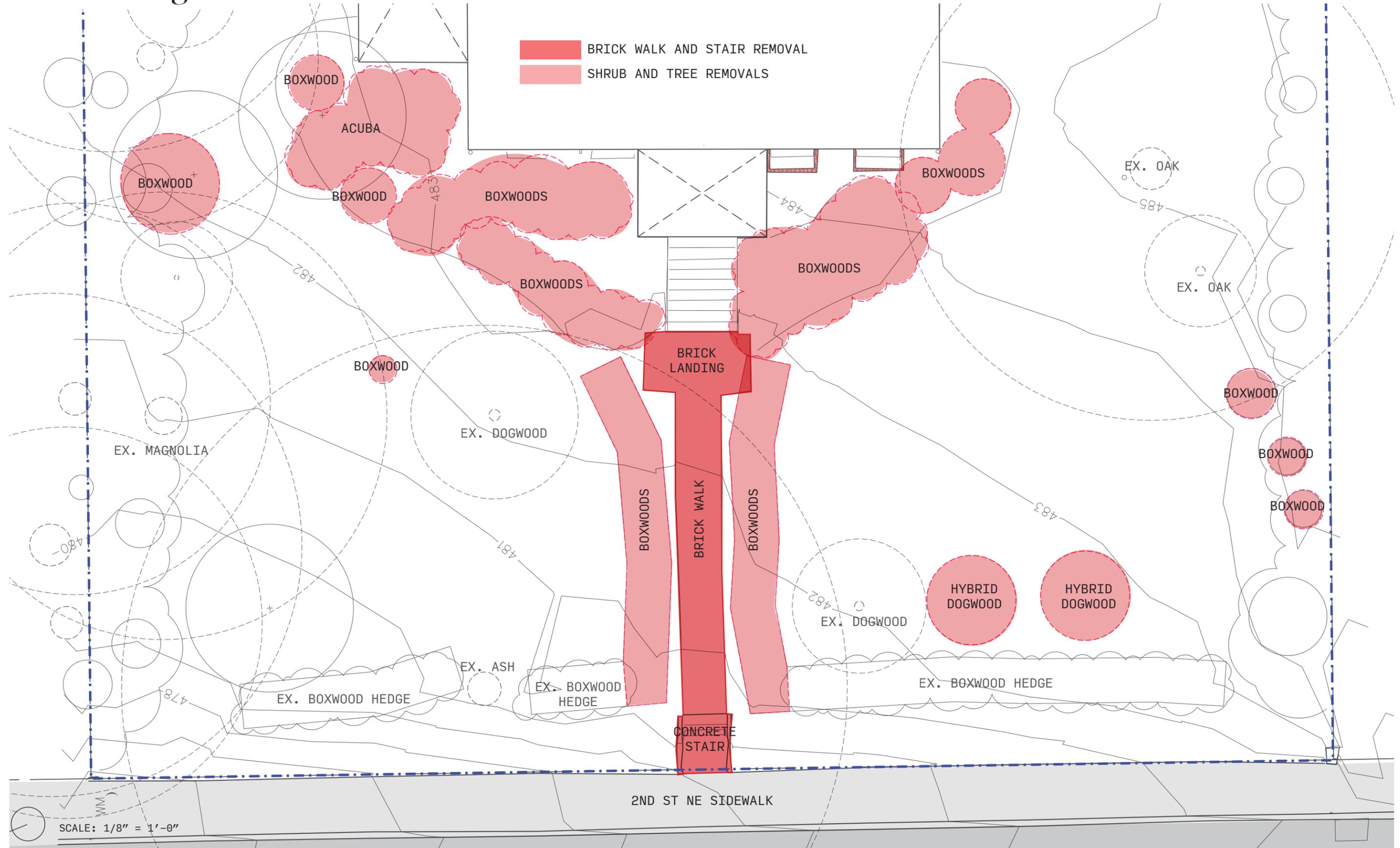
Black low fencing at Farish St.



Wood fence and block wall south of 422 2nd St NE property line

Removals Diagram

- BRICK WALK AND STAIR REMOVAL
- SHRUB AND TREE REMOVALS



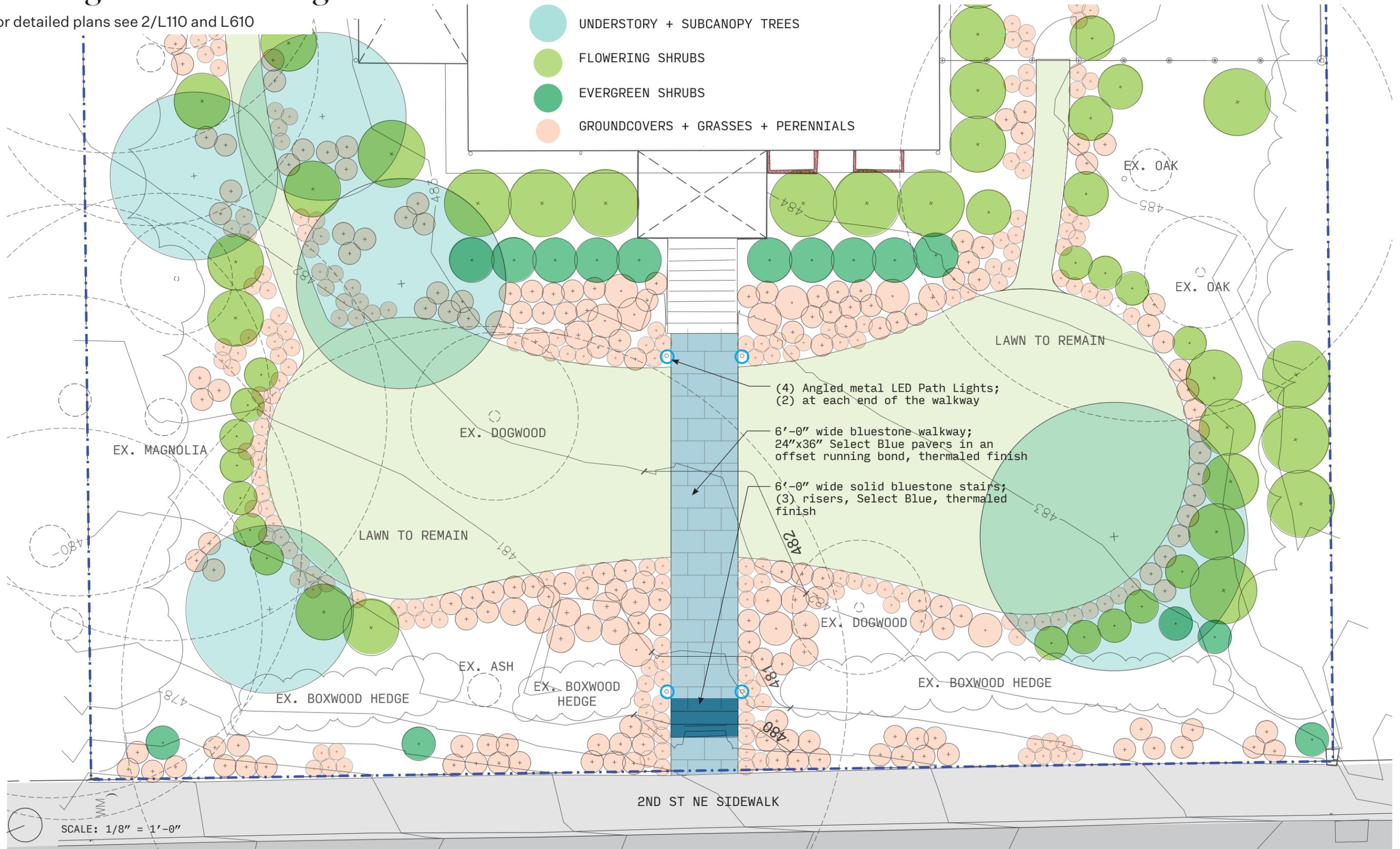
2ND ST NE SIDEWALK

SCALE: 1/8" = 1'-0"

Planting + Materials Diagram

For detailed plans see 2/L110 and L610

- UNDERSTORY + SUBCANOPY TREES
- FLOWERING SHRUBS
- EVERGREEN SHRUBS
- GROUNDCOVERS + GRASSES + PERENNIALS



SCALE: 1/8" = 1'-0"

2ND ST NE SIDEWALK

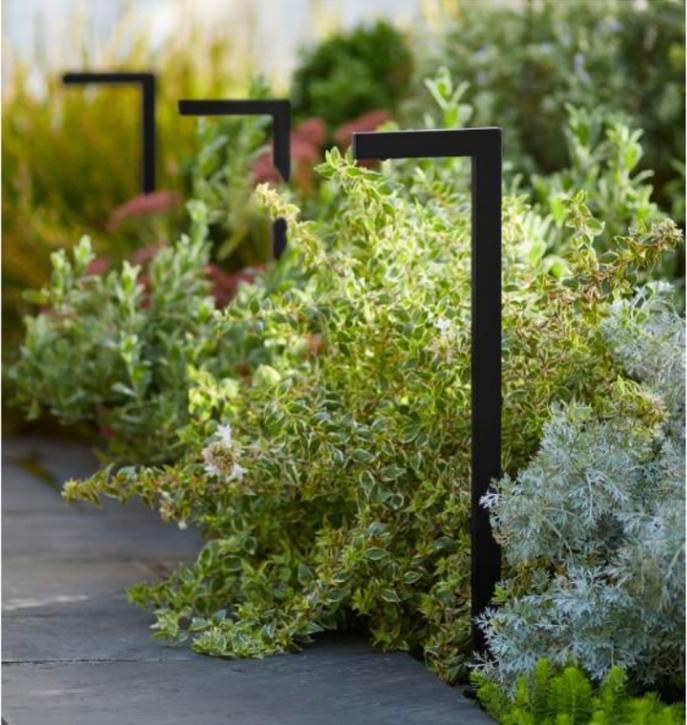
Proposed Materials



Solid bluestone stairs in planted slope



Solid Bluestone stairs (w stone cheek wall)



Simple angled LED path light
QTL PL11 (or equivalent)



Select Blue bluestone w/hand-tight joints



Natural cleft bluestone walk w/angled path lights



Select Blue bluestone path offset running bond

Downtown Precedents



Bluestone entry walk, Farish St.



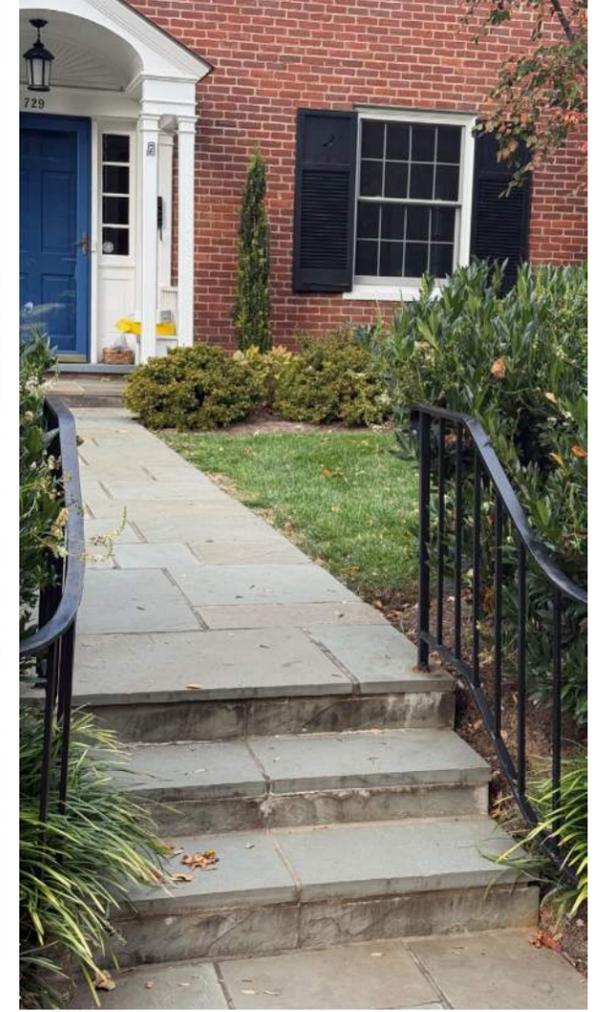
Bluestone entry walk, Altamont Cir



Bluestone entry walk and solid bluestone stair, Altamont Cir



Bluestone walk and stair treads, Northwood Ave



Bluestone walk and stair treads, Northwood Ave

Existing and Proposed 2nd St NE View



EXISTING VIEW LOOKING EAST



PROPOSED VIEW LOOKING EAST

Proposed Plant Palette

For detailed planting plan and palette see L610 and L615





2nd Street NE: Existing View of Side Yards



EXISTING VIEW OF NORTH SIDE YARD LOOKING EAST



EXISTING VIEW OF SOUTH SIDE YARD LOOKING EAST