



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS



### PROPERTY (location of work)

Address 3017 E.Marshall St. , Richmond VA ,23223

Historic district St John's Church

Date/time rec'd:	<b>JUN 28 2019</b>
Rec'd by:	<u>NE</u>
Application #:	<u>BY:</u>
Hearing date:	

### APPLICANT INFORMATION

COA-057055-2019

Name Sarah Meriem Benslimane

Phone (504) 930-0405

Company \_\_\_\_\_

Email smbensli@gmail.com

Mailing Address 3017 E.Marshall St. , Richmond VA ,23223

Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify):

### OWNER INFORMATION (if different from above)

Name \_\_\_\_\_

Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_

\_\_\_\_\_

Email \_\_\_\_\_

### PROJECT INFORMATION

Review Type:  Conceptual Review  Final Review

Project Type:  Alteration  Demolition  New Construction  
 (Conceptual Review Required)

Project Description: (attach additional sheets if needed)

Please see structural engineer's report about scope of project. Thank you.

### ACKNOWLEDGEMENT OF RESPONSIBILITY

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request.

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Applicants proposing major new construction, including additions, should meet with Staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner Sarah M. Benslimane

Date 06/27/2019

305 N Allen Avenue  
Richmond Virginia 23220  
telephone 804 353 3130

**KONEFAL & COMPANY, INC**  
structural engineering

email skonefal@gmail.com  
www.konefal.com

June 27, 2019

**RE: 3017 New Porch**

**Existing Porch Condition:**

The existing house structure and porch exhibit signs of significant deterioration and the porch is currently in a state of partial collapse, being held in place with temporary bracing. The front wall of the house is in need of reinforcement so that it may provide lateral stability to the structure. The extent of the reinforcement will be evaluated at the time of demolition, when the front wall framing can be revealed.

**Existing Porch Style:**

It is believed by the owner that the existing front porch, queen anne style with a second floor balcony, is not original to the house. The owner would like to replace this style with a porch that is consistent with other wood-framed houses in the street.

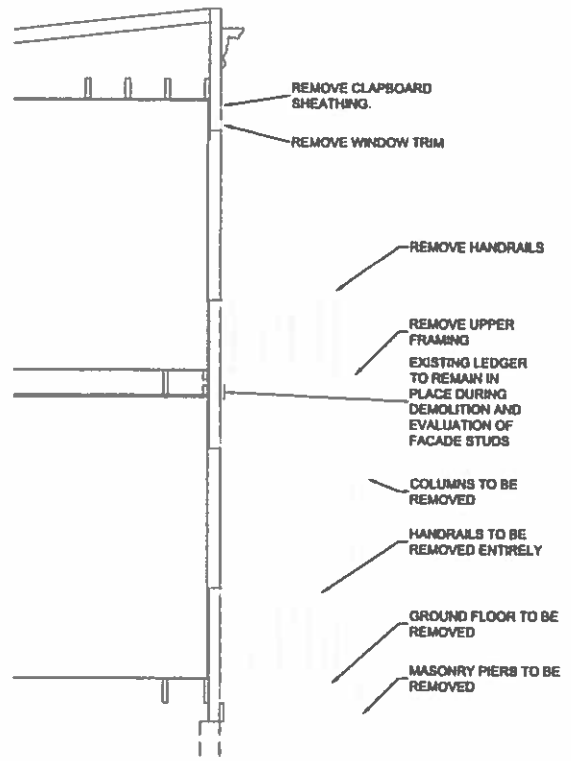
**Proposed Work:**

The existing porch structure is deteriorated. The proposed work includes the demolition of the existing structure and construction of a new front porch, removing the upper level balcony access. A new window will be installed at the location of the second floor door. There will be work to repair and reinforce the front wall structure, but the scope of this work will be determined during the demolition phase.

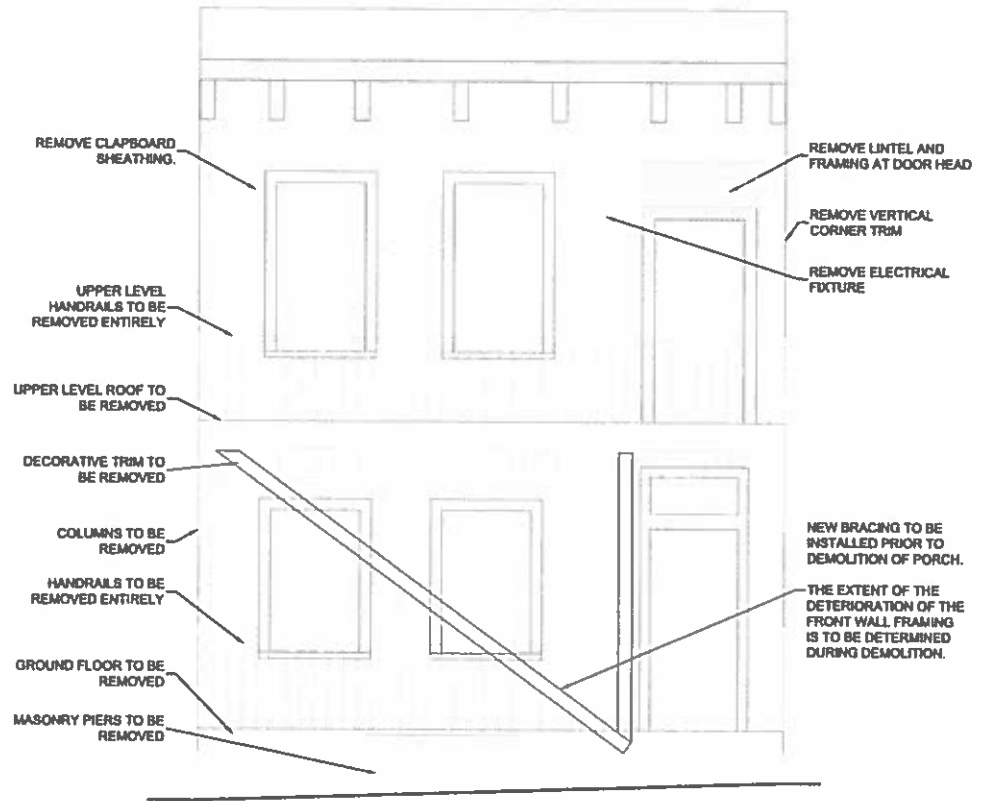
**Proposed Materials:**

The new work is proposed to be a treated wood structure. The balustrade is proposed to be urethane millwork from HAAS Architectural Millwork and columns are proposed to be fiberglass 'PERMAcast' from HB&G. The roof would be a low-seam metal roof with half-round gutters. The flooring would be composite tongue and groove.

The existing windows have a diagonal mullion pattern in the top sash. A single new window is proposed at the second floor to match this configuration.



**B** EXISTING EAST ELEVATION  
D1 Scale: 1/4" = 1'-0"



**A** EXISTING NORTH ELEVATION  
D1 Scale: 1/4" = 1'-0"



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FRONT PORCH RECONSTRUCTION  
**3017 E MARSHALL ST**  
RICHMOND VA, Richmond, VA 23223  
OWNER: SARAH BENSLIMANE

PORCH  
DEMOLITION  
ELEVATIONS

JUNE 27, 2019

D1



The existing porch is in a state of partial collapse

**A** EXISTING PORCH  
D2 Scale: 1/4" = 1'-0"



Deterioration is evident in the porch upper level and ground floor.

**B** EXISTING PORCH  
D2 Scale: 1/4" = 1'-0"



Existing columns have punched through deteriorated framing at the ground floor

**C** EXISTING PORCH  
D2 Scale: 1/4" = 1'-0"

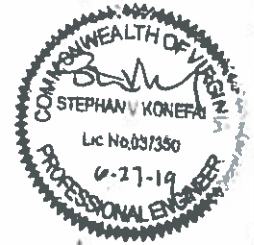


Deterioration of the front wall of the house is significant. Evaluation of the extent of damage is proposed during the demolition of the porch. Repair and reinforcement of the front wall framing is necessary for the structural integrity of the house

The extent of the repair will be determined when the framing is revealed.

**D** EXISTING PORCH  
D2 Scale: 1/4" = 1'-0"

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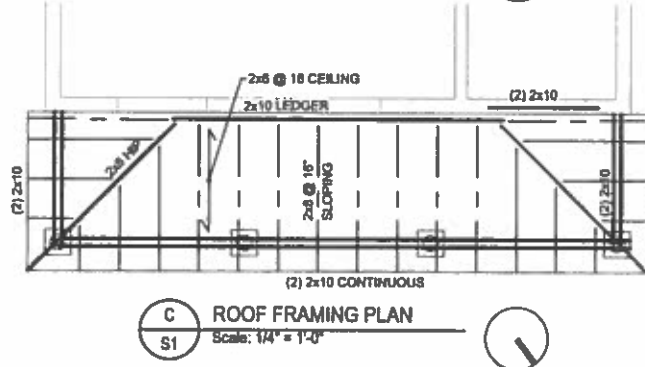
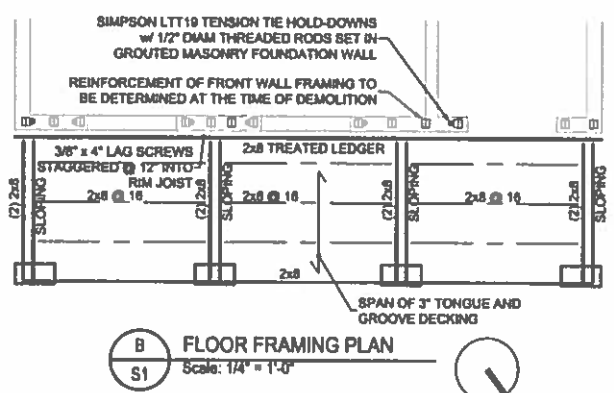
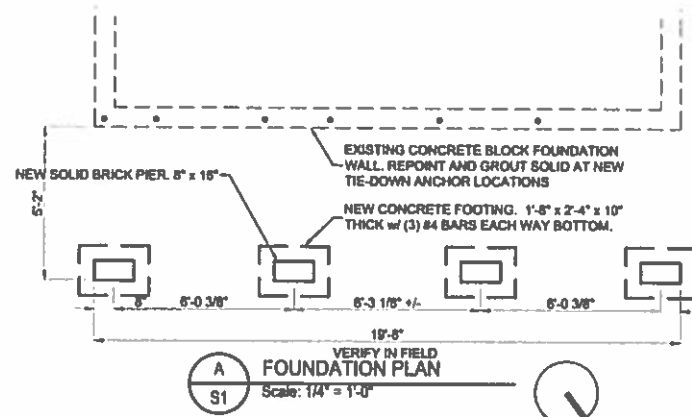
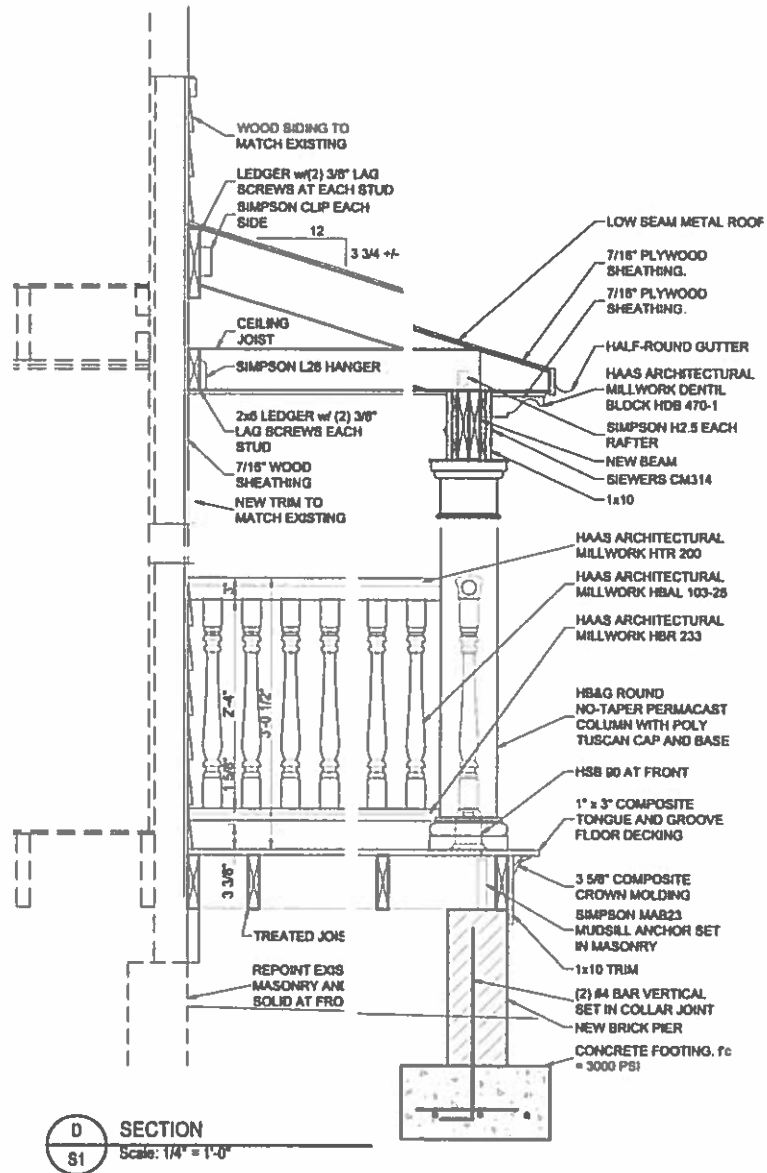


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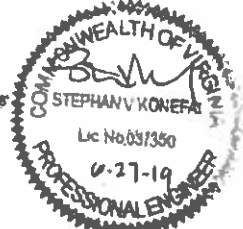
PORCH  
EXISTING  
CONDITION

JUNE 27, 2019

D2



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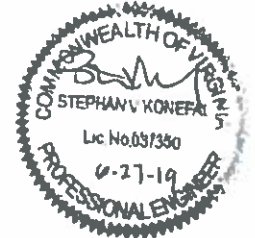


FRONT PORCH RECONSTRUCTION  
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FRAMING  
PLANS  
AND  
DETAILS

JUNE 27, 2019

S1

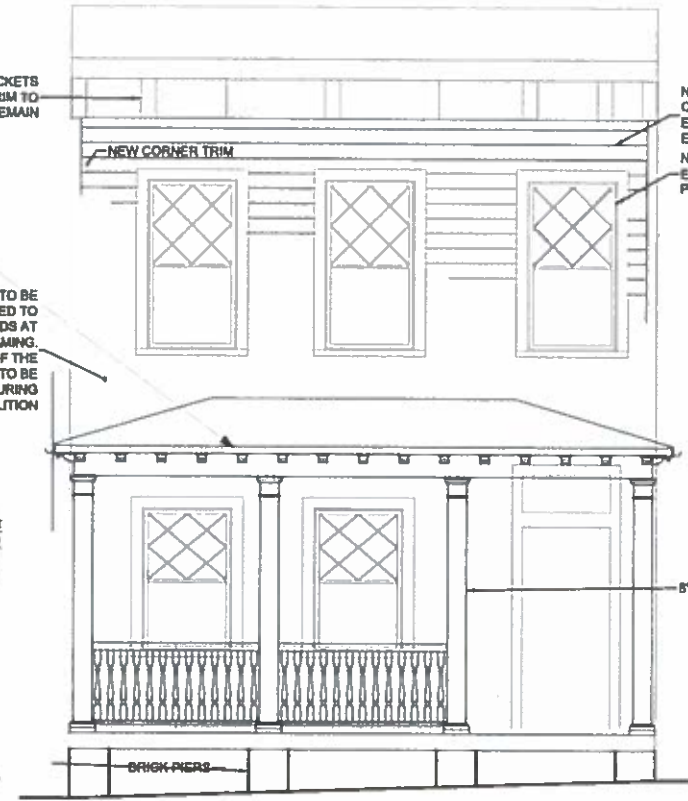


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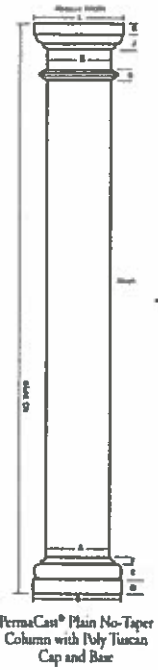
NEW  
PORCH  
ELEVATION

JUNE 27, 2019

S2



**A NORTH ELEVATION**  
Scale: 1/4" = 1'-0"



PermaCast® Plain No-Taper Column with Foly Tuscan Cap and Base

**ROUND NO-TAPER PERMACAST® COLUMN DIMENSIONS (IN INCHES)**

Col. Size	A	B	C	D	E	F	G	J	K	L	Lengths Available (ft)
6"	5-5/8"	5-5/8"	7-3/4"	1-3/8"	1-1/4"	9/16"	3/4"	5/8"	1-1/8"	8-1/4"	6, 9
8"	7-5/8"	7-5/8"	10-1/2"	1-7/8"	1-3/4"	3/4"	3/4"	1-1/4"	1-1/2"	10-5/8"	6, 8, 10
10"	9-5/8"	9-5/8"	13-1/8"	2-3/8"	2-1/4"	3/4"	3/4"	1-1/4"	1-3/4"	12-13/16"	6, 8, 9, 10, 12
12"	11-5/8"	11-5/8"	16-1/2"	2-7/8"	2-3/8"	7/8"	13/16"	1-1/4"	2"	15-7/8"	6, 8, 9, 10, 12

COLUMNS (HB&G)



DENTIL BLOCK



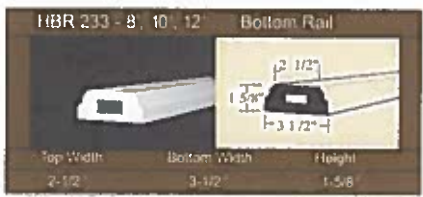
TOP RAIL

**HBAL 103**

Part No.	Width	Height
HBAL 103-20	2-1/2"	20"
HBAL 103-24	2-1/2"	24"
HBAL 103-28	2-1/2"	28"
HBAL 103-30	2-1/2"	30"
HBAL 103-32	2-1/2"	32"
HSBAL 103-34	2-1/2"	28" Ext. 34"
HBAL 103-36	2-1/2"	36"

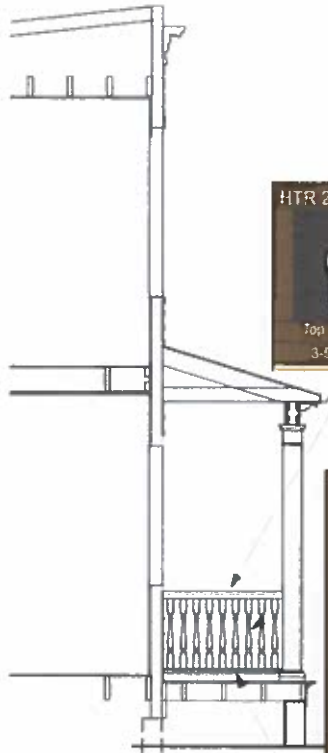
Spacing on Center - 5-1/4"

BALUSTER



BOTTOM RAIL

**B SECTION**  
Scale: 1/4" = 1'-0"



3017



## DESCRIPTION

SIZE 21 x 90.

Single family, dwelling  
ORIGINAL USE single family