



February 15 2021

Attn: City of Victoria
Heritage Planner and Heritage Advisory Commission

Dear Sirs,

Re: Proposed East Porch Addition, 1012 Richardson, Victoria BC

Please find attached plans for a porch addition to the existing 1892 Heritage-Designated duplex at 1012 Richardson Victoria BC. The building comprises a main floor and upper floor unit, each 3 bedrooms.

The purpose of the proposed porch addition on the east side is to give the main floor unit (which currently enters through the back kitchen door) an attractive street entrance. The roof of this new porch will give the upper floor unit a small east-facing balcony.

Structurally, the proposed porch is an addition to the existing east-facing bay window.

The porch design proposes to match the victorian detailing of the rest of the house. A custom made spindle frieze, above this an architrave panel with Victorian style brackets, and above this a curved "mansard" porch roof matches existing façade elements. The new porch will be "in style" and yet have a graceful look of its own.

We look forward to discussing the design with you in more detail as the application progresses.

Respectfully submitted,

Richard H. Iredale, Architect AIBC, MRAIC, P.Eng., LEED AP, Principal
Partner, Iredale Architecture