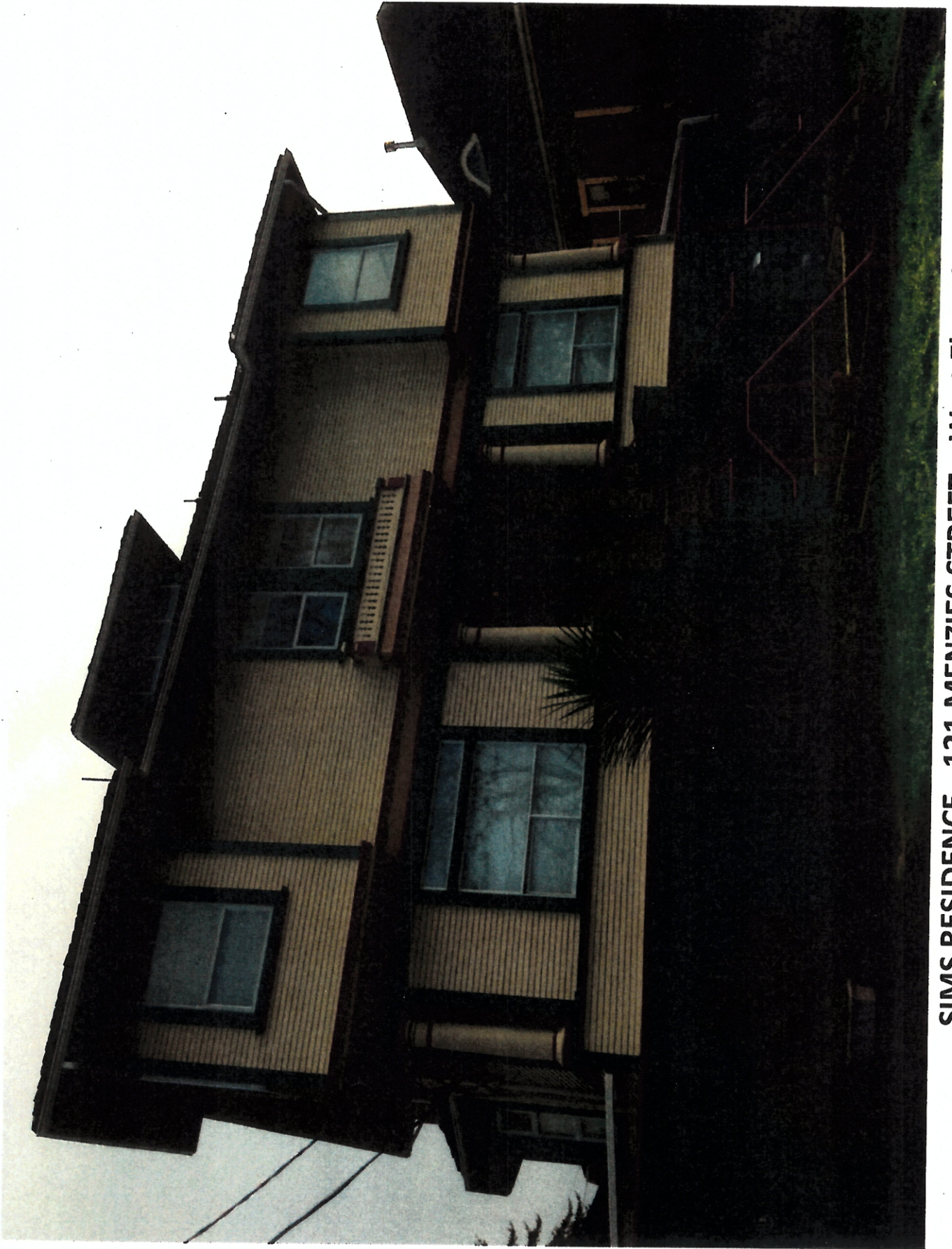


ATTACHMENT C



SIMS RESIDENCE - 121 MENZIES STREET - West Elevation

Pyramidal roof with hipped front dormer, central inset front entry, projecting second floor corner bays



121 MENZIES STREET – SOUTHWEST VIEW

Symmetrical cubic form, two-storey height, full ground level basement



121 MENZIES – FRONT WEST VIEW

Central inset front entry



121 MENZIES STREET

Narrow off-set balcony with scroll-cut balustrade, dentils, and modillions/scroll-cut bracket



121 MENZIES STREET
Inset Doric Columns

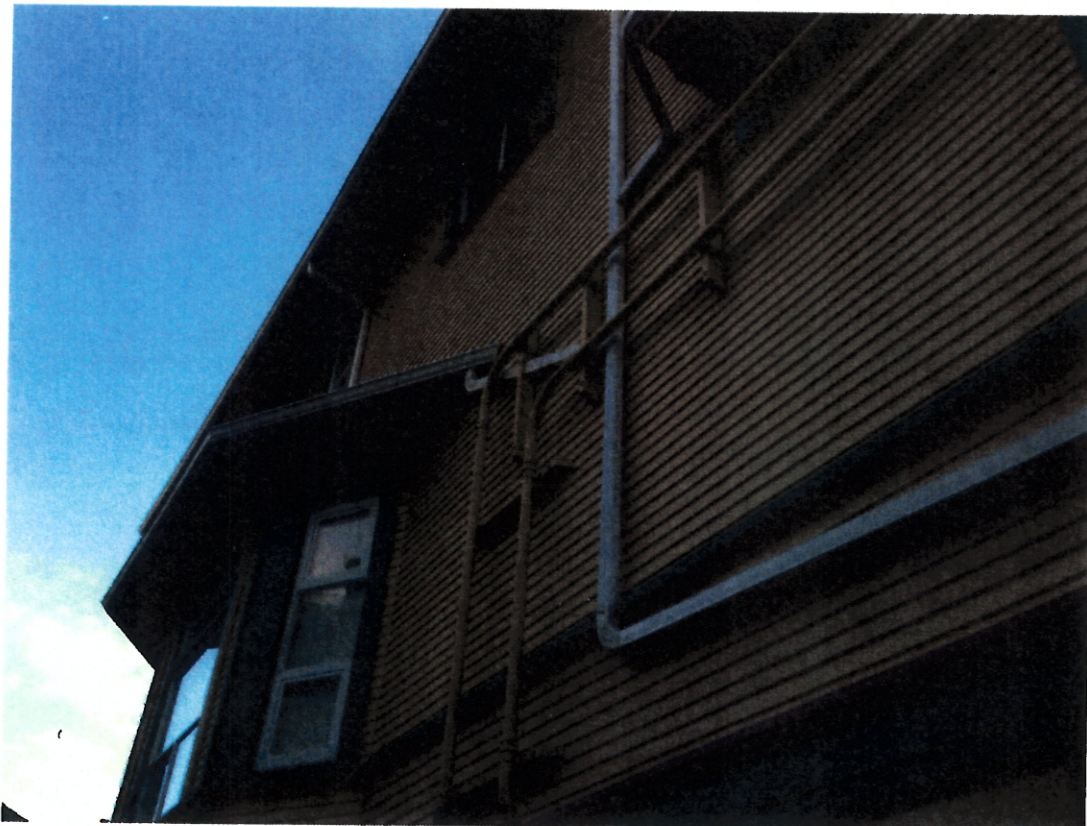


121 MENZIES STREET
Projecting Second Floor Corner Bays



121 MENZIES STREET – SOUTH SIDE VIEW

Shingle siding at foundation, narrow lapped wood siding above, exposed rafters

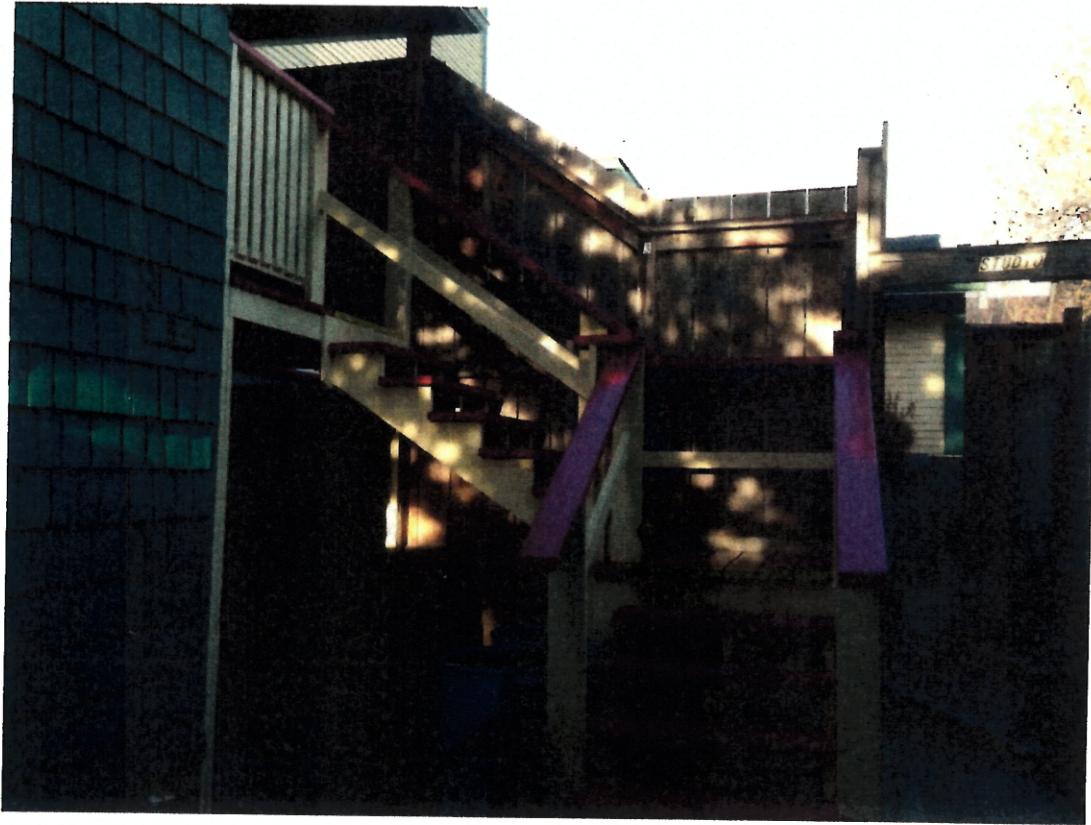


121 MENZIES STREET – North Side View



121 MENZIES STREET – NORTH SIDE VIEW

Projecting bay windows, shingle siding at foundation, narrow lapped wood siding above



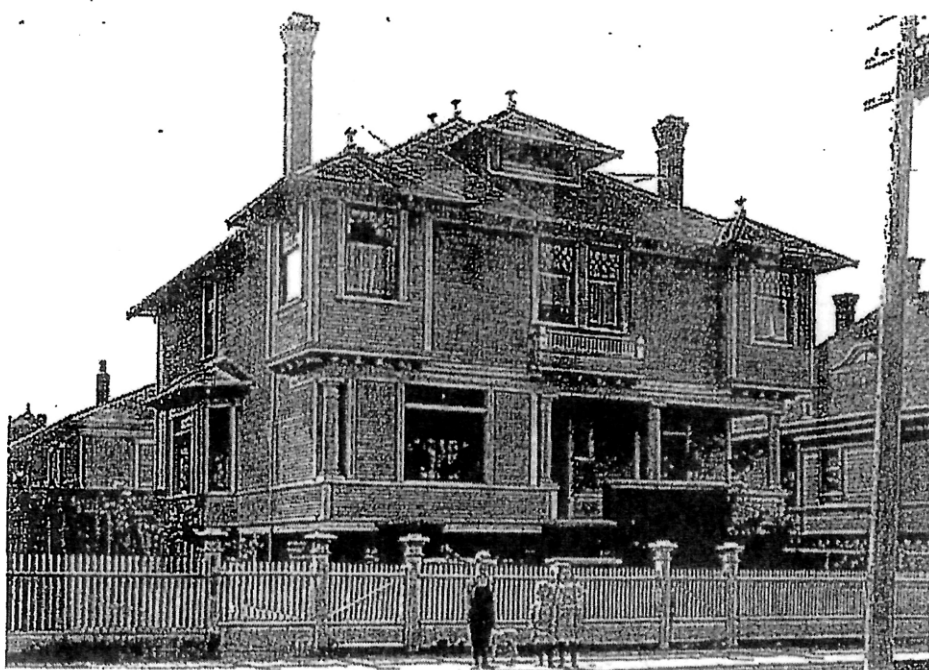
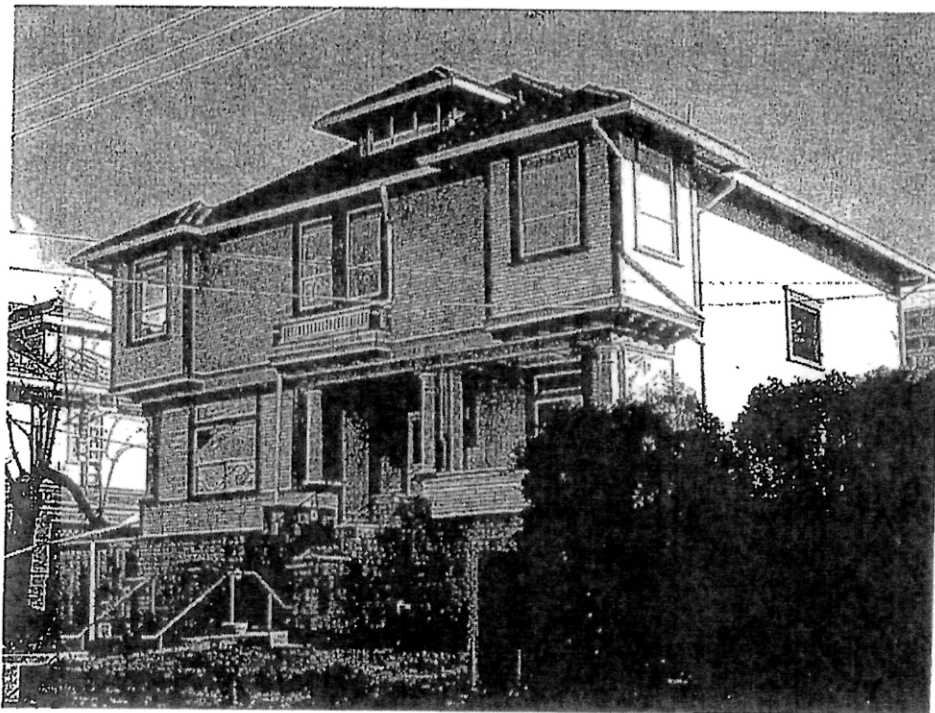
121 MENZIES STREET – East Stair



121 MENZIES STREET – East View with Addition

CITY OF VICTORIA HERITAGE REGISTER UPDATE

SIMS RESIDENCE, 121 MENZIES STREET



Sims Residence, 1910 (Ron Greene Collection)

December 2009
Donald Luxton & Associates