



LOUIS RESIDENCE

1431 VICTORIA STREET, REGINA, SK

CONSERVATION PLAN

MARCH 2018

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1.0 INTRODUCTION

HISTORIC NAME: LOUIS RESIDENCE
ADDRESS: 1431 VICTORIA AVENUE
ORIGINAL OWNER: HOWE LOUIS
ORIGINAL CONTRACTOR: G. SCHATZ
DATE OF CONSTRUCTION: 1937-38

This charming Storybook cottage was built as the family home of Hoe Kwan (Howe) Louis (circa 1902-1966), his wife Hing Mai Fong (Mary) Louis (circa 1904-1983), and their three children. Howe Louis was a Chinese-Canadian entrepreneur, and among his many business interests he operated a successful shoe store and later opened the Oriental Gardens, the only nightclub that operated in Regina during the Second World War.

The Louis family lived here until 1948. A later occupant was Gilbert Darby and his wife Jane, who lived here from 1954 to 1961. Gilbert Darby served as an executive assistant with the provincial

Department of Health, prior to his appointment as pastor of St. Paul's Pro-Cathedral in 1957, and his retirement in 1961. Dr. Borden Bachynski and his wife Margaret rented a suite in the house from 1957 to 1963. Dr. Bachynski was a physician and surgeon at the Medical Arts Clinic. By 1964, Harold R. Painter and his wife Evelyn D. Painter were resident. Harold Painter was a salesman at International Harvester, and Evelyn was later a clerk stenographer for the City Police. Harold was listed as resident until 1989, after which there were a variety of short-term owners and tenants. The present owner acquired the house approximately 20 years ago.

1.0 INTRODUCTION



2.0 HISTORIC CONTEXT

2.1 THE CHINESE-CANADIAN COMMUNITY

Despite unprecedented racism and discrimination upon arrival in Canada, Chinese settlers forged a life in this country. Hoping to build a better life for themselves and the families they left behind, the Chinese settlers persevered in the face of significant prejudice. Responding to anti-immigration sentiment in British Columbia, in July 1885 the federal government stipulated that all Chinese entering Canada must first pay a \$50 fee, later referred to as a head tax; the fee increased to a maximum of \$500 in 1904. The tax system had the effect of constraining Chinese immigration; it also discouraged Chinese women and children from joining their men, so the Chinese community remained a largely 'bachelor society.' This did not meet the goal of excluding Chinese immigration altogether, but perpetuated discriminatory policies that would ebb and flow with economic conditions. From 1923 until 1947, Chinese immigrants were barred from entering Canada through the federal government's Exclusion Act. Chinese workers, however, were an important component of the service industries that helped support the country's economy.

Attitudes shifted dramatically after the end of the Second World War. The federal government relaxed immigration policies, and in 1947 removed the ban on Chinese immigrants, opening the doors to increased numbers of new Chinese Canadians. It was not until after the Second World War that Canadian-born residents of Chinese descent were re-enfranchised and granted the right to vote. Despite this conflicted early history, the Chinese community made deep, long-standing and ongoing contributions throughout the country.

Many Chinese did not stay in British Columbia, but followed the railway east and settled in small Prairie towns and cities. A host of policies, including the notorious head tax, limited both employment options and the chance to return home. Many arrived at a

young age, received little education, and were limited to working in service industries, generally laundries, grocery stores and restaurants. The Chinese community was historically identified with the restaurant business, and across the prairies a new kind of restaurant – the Chinese cafe – started to spring up over a century ago. For families among the first wave of Chinese immigrants, many of who had worked building the railroad, it was the best, or only, option to make ends meet. Chinese restaurants became a ubiquitous fixture in communities across the prairies. In addition to the 'exotic' fare offered, they became an important part of the social scene, staying open late to catch a nighttime crowd. Significantly, the Oriental Gardens that Howe Louis ran from about 1939 to 1944 operated during wartime and was a 'dine and dance' establishment. Today, there are more Chinese restaurants in North America than there are McDonald's, Burger Kings and KFCs combined.

2.2 THE LOUIS FAMILY

Howe Louis' name was Anglicized, and changed over time. His father arrived first in Regina, and Ho (later Hoe and then Howe) Louis apparently immigrated to Canada in 1917. Hoe appeared in Regina by 1923, when he is listed as a shoemaker. By 1926, Hoe Louis and Jim Louis (his brother) lived at 2122 Broad, and were the proprietors of the Louis Shoe Store at 1854 Hamilton. By 1932, Howe Louis was the sole proprietor, and lived at 2251 Halifax; Jim moved to Moose Jaw to open another shoe store. Louis also began to develop a number of other business interests, and prospered as the effects of the Depression began to alleviate and the economy improved. He was able to start construction on this house in 1937, and the family moved in the following year.

Howe Louis was a successful businessman and entrepreneur, and operated a variety of interests. He is remembered as an outgoing and flashy character, who liked entertaining and throwing parties at home. By

2.0 HISTORIC CONTEXT



Mary & Howe Louis [courtesy Ida Louis]



Mary & Howe Louis, 1939 [courtesy Ida Louis]



Mary & Howe Louis, 1939 [courtesy Ida Louis]



1431 Victoria Ave Regina, 1939 [courtesy Ida Louis]

1939, Howe Louis entered into a new venture as the proprietor / manager of the Oriental Gardens, 1770 Scarth Street, which remained open until about 1944. At this time, Howe Louis disappears from directories and Mrs. Howe Louis is listed as resident until 1948.

During the Second World War, Regina was one of the centres of the British Commonwealth Air Training Plan, and Regina was the original home of the No.4 Command headquarters. The BCATP brought air trainees from all over the world to small communities from coast to coast. Regina greeted its first trainloads of recruits with a marching band, an afternoon of sports, and a roast beef dinner. The trainees sometimes looked for other entertainment, and the Oriental Gardens was the only nightclub in town. In 1942, the Oriental Gardens ran afoul of the authorities. The fact that Louis' establishment was singled out, when 'bootlegging' was considered 'rampant,' demonstrates paternalistic and racist undertones.

Regina Café To Re-Open.

Howe Louis, Chinese proprietor of the Oriental Gardens, was granted permission by the Regina city council Thursday to take out a new license and reopen his establishment.

Application from the Chinese proprietor of the dine and dance place on Scarth street asking that he be allowed to secure a license for a restaurant was before the council Thursday. Motion that the license be issued on payment of the necessary fee was adopted unanimously.

License allowing the Oriental Gardens to operate in Regina was cancelled by the city council April 7 after Howe Louis had appeared before the council to try and show cause why it should not be rescinded. Grounds for cancelling the license on which the council acted were that an employee had been convicted of selling liquor on the premises illegally.

The Oriental Gardens was the first and only establishment closed by the city council in a drive aimed at stamping out bootlegging, which has been described as "Rampant" in the city. A second Chinese restaurant had its license

cancelled but before it was required to close it changed ownership and on that account the council allowed it to remain open.

Immediately after Howe Louis takes out a new license he will be allowed to reopen the Oriental Gardens.

Previously under Regina Licensing bylaw the Oriental Gardens was classed as a restaurant and How Louis operated under a restaurant license.

However, Thursday, at its special meeting the council gave third reading to a bylaw amending the old licensing bylaw. Under the new bylaw Howe Louis must take out a license that will cover not only the restaurant section of the Oriental Gardens but also its facilities for dancing. The new bylaw recognizes such places as dine and dance establishments and makes regulations governing them.

The aldermen granting Howe Louis permission to reopen believed that the financial loss he had taken when closed would impress upon him that he must obey the law when operating his establishment.

Regina Leader-Post, Friday, May 15, 1942, page 10.

Partly due to troubles with the law, Louis left Regina in about 1944 for the West Coast, and the Oriental Gardens closed about six months later. His family remained in the house until it was sold in 1948.

2.0 HISTORIC CONTEXT

2.3 STORYBOOK ARCHITECTURE

The physical and financial toll of the First World War and its aftermath was staggering. New wartime technology, such as airborne bombs and chemical warfare, led to unprecedented casualties. Adding to the misery, at the very end of the war the Spanish Flu pandemic killed more people worldwide than the armed conflict. Much of Europe was physically devastated, requiring widespread rebuilding on an unimaginably massive scale. In ruins and seeking a new way forward, many European architects and urban planners embraced the new modernistic styles of architecture such as the emerging International Style that called for universal design, aggressive use of technology, and an economy of materials. In contrast, the period following the war in North America was a time of cozy, entrenched traditionalism. As the victor, and having escaped the physical devastation of its cities, North America carried on much as it had before. There was a yearning for past glories, and a sense of pride in the outcome of the war, leading to a renewed entrenchment of tradition. This led to an expression of historic revivals that continued for several decades, until other powerful forces knocked it off course. These eclectic revivalist buildings shared a spirit of faith in the past and in traditional institutions. Revivalism was especially popular during the increasingly prosperous 1920s, when there was still sufficient capital and craftsmanship available to achieve spectacular decorative effects. The interwar period revival styles can be seen as the last stage of the development of traditional architecture, but also as the threshold of the modern era. As the economy was shattered first by the Depression, and then another global conflict, North America finally began to abandon the past and embraced the new modernism that had already swept through Europe.

This period of continuing traditionalism was reflected strongly in residential architecture, and during the 1920s and 1930s a house was expected to display a readily-identifiable historical style as an indication of the owner's good taste, hearkening back to the domestic values and ideals of an earlier age. Nothing

too modern was acceptable. Much of the housing stock reflected a late persistence of the influence of the Arts and Crafts movement, including Craftsman style bungalows. As the economy was still in tatters, these postwar houses were much more modest in scale, and reflected the new reality of having to make do without domestic help. Designers mined historical themes in their search for new and distinctive models for housing styles. In 1915, San Diego's Panama-California Exposition featured a complex of Spanish Baroque buildings that was widely influential, and kicked off a craze for the new style referred to as 'Californian' – an eclectic mix of Mission and Spanish Colonial Revival elements. Their wartime experiences had given many Americans and Canadians their first European experience, and their memories of the quaint, romantic rural architecture of Flanders, France and Germany led to nostalgic recreations at home. Entering the mix was the lead-up to the American Sesquicentennial in 1926, which led to a fever pitch of patriotism as well as a new interest in the colonial styles of architecture, including Dutch and Spanish as well as Federal precedents. This was also the time that Colonial Williamsburg was being established, the grandest public demonstration of respect for the American colonial era.

It is the custom to refer to most buildings as of some particular architectural style, such as Colonial, Tudor, Spanish, Italian, etc., but although there are probably few, at any rate in British Columbia, that can be accurately designated in that way there should be no serious objection taken provided there is no gross mixture of styles and a harmonious whole is obtained. This is in reference to domestic work only. Purity of style is presumably far more important in public or large commercial buildings than private residences.

Bernard Cuddon Palmer, 'Development of Domestic Architecture in British Columbia', The Journal, Royal Architectural Institute of Canada, November 1928, pages 414-416.

2.0 HISTORIC CONTEXT

As the economy improved during the late 1920s, more people were able to afford new houses, but domestic architecture remained resolutely rooted in the past. During the Roaring Twenties, the craze for historical whimsy exploded, evoking feelings of pleasant and comfortable nostalgia, which provided a powerful impetus for the re-invention of the bungalow, now clothed in a variety of fanciful period revival elements. This ‘new’ domestic architecture of the 1920s-30s unfolded at the height of the influence of Hollywood movies, which depicted the exotic, the rare and the distant. Hollywood’s ‘Dream Factory’ cranked out an unending supply of historical romances and swashbuckling dramas, shown in flamboyant magic movie palaces bedecked in Moorish and other exotic styles. This reflected a highly idealized and romantic representation of traditional domestic ideals.

As a result, many houses adopted a ‘Storybook’ cottage vernacular, inspired by historical motifs but often with a pastiche of romantic elements. Steeply-pitched gables, Gothic-arched windows, Tudor half-timbering and multi-paned windows were mixed and matched with little regard to historical accuracy, as long as the end result, like a stage set, convinced the audience of reality. Man’s home became his castle – in some cases, literally. The Storybook style (also known as ‘Fairy Tale’ or ‘Hansel & Gretel’) displays a sense of playfulness and whimsy, with intentionally uneven roofs, and mismatched doors and windows. It took a foothold in California, particularly in Los Angeles, during the 1920s and 1930s, where a number of high profile examples were built for Hollywood stars, directors and set decorators. Another strong influence was the release of the movie *Snow White and the Seven Dwarves* by the Walt Disney Studios in 1937. *Snow White*’s cottage, with its asymmetrical massing, thatch roof and round-arched doorway spawned innumerable imitations. Roof forms were often imitative of traditional thatched forms, including jerkinhead gables and rolled eaves. A number of these eclectic elements are present on the Louis Residence.

2.4 SUBSEQUENT OCCUPANTS

- Frederick J. and Margaret Reiss lived here from about 1949 to 1954. Fred Reiss was a sales manager for the Child & Gower Piano Company Limited.
- Gilbert C. Darby and his wife Jane (Janie) lived here from about 1955 to 1961. Gilbert Darby was an executive assistant to Saskatchewan Public Health, and by 1957 was listed as an Honourary Assistant, St. Paul’s Pro-Cathedral. In 1958, Reverend Darby was the minister at St. Paul’s; he retired by 1961. The Darbys are last listed here in 1962.
- Dr. Borden Bachynski and his wife Margaret are listed as additional residents from 1957 to 1963. Dr. Bachynski was a physician and surgeon at the Medical Arts Clinic.
- By 1964, Harold R. Painter and his wife Evelyn D. Painter were resident. Harold Painter was a salesman at International Harvester. Evelyn was later listed as a clerk stenographer for the City Police. Harold and Evelyn were listed as retired in 1983, the last year that Evelyn appears in directories. Harold was listed as resident until 1989, and the upper floor was rented out; the house was vacant in 1990.
- Marina B. Roy was resident from 1991 to circa 1993.
- Bruce C. Perlett was resident from 1995-1997.
- The house was occupied by the Fact of Life Line and Planned Parenthood Birth Control Centre by 1998.
- Lloyd J. Saul, Executive Director of Hostelling International Saskatchewan, was resident in the basement level following Fact of Life Line. He remained for approximately one year.
- The house is currently occupied by an organization called the Thomas Circle of Care.

3.0 STATEMENT OF SIGNIFICANCE

HISTORIC NAME: LOUIS RESIDENCE
ADDRESS: 1431 VICTORIA AVENUE
ORIGINAL OWNER: HOWE LOUIS
ORIGINAL CONTRACTOR: G. SCHATZ
DATE OF CONSTRUCTION: 1937-38

Description of the Historic Place

The Louis Residence is a one and one-half storey, wood-frame house, facing north on Victoria Avenue in the Core East neighbourhood of Regina, Saskatchewan. It is an attractive Storybook cottage with a jerkinhead side-gabled roof, a shed-roofed front wall dormer and a projecting front entry with a steeply-pitched gable roof and a rounded entry arch. Architectural details include eave brackets, window aprons and multi-paned window assemblies. Early in its history, the house was extended to the rear, and an internal garage was added.

Heritage Value of the Historic Place

Constructed in 1937-38, the Louis Residence is significant as a representation of Regina's multicultural settlement, of the experience of the Chinese-Canadian community, and as a superior example of Storybook domestic architecture. It was built as the family home of Hoe Kwan (Howe) Louis (circa 1902-1966), his wife Hing Mai Fong (Mary) Louis (circa 1904-1983), and their three children. Howe Louis was a Chinese-Canadian entrepreneur; among his business interest he operated a successful shoe store and later opened the Oriental Gardens, the only nightclub that operated in Regina during the Second World War. The experience of the Louie family is emblematic of how Chinese-Canadians worked to build a better life for themselves and their families, persevering in the face of significant prejudice. Despite these challenges, The Louie family prospered within their community. This substantial house represents both the business success of Howe Louis and the increasing prosperity of the later 1930s.

The Louis Residence is also valued as a superior example of Storybook architecture, representative of the Period Revival styles that dominated domestic architecture between the two World Wars. This was a time of cozy, entrenched traditionalism in North

America, which escaped the physical devastation of its cities during wartime. At this time, it was considered the height of fashion for a house to reflect historical styles, even when combined in an eclectic manner. Historic revivals of traditional architecture continued for several decades, evoking feelings of pleasant and comfortable nostalgia. This provided a powerful impetus for the re-invention of the bungalow, often clothed in a variety of fanciful historical elements; the Louis Residence is an exuberant example of this trend. A jerkinhead roofline, multi-paned windows, a steeply-pitched entry gable and a round-arched entry impart a Storybook cottage charm. An early attached garage is evidence of the growing presence of automobiles in domestic life of the 1930s.

Character-Defining Elements

The elements that define the heritage character of the Louis Residence include its:

- location, set back on a raised, north-facing site in Regina's Core East neighbourhood;
- residential form, scale and massing as expressed by its asymmetrical design; one and one-half storey height; full basement; side-gabled roof and projecting front entry;
- Storybook design features, including a jerkinhead roofline with open soffits and pointed vergeboards; shed-roofed front wall dormer; a projecting front entry with a steeply-pitched gable roof; recessed niche above entry; stucco cladding; rounded entry arch; concrete front entry stairs with stucco-clad stair cheeks with ashlar pattern, and wrought iron railings; eave brackets; window aprons; and multi-paned window assemblies;
- variety of original wooden-sash windows, some with original brass hardware, including: double-assembly 6-over-15 double hung windows in the Sun Room; 8 and 12-paned casement Palladian windows in the Living Room; 9-paned round windows in the side gables with coloured glass; and 6-over-1 double hung windows at the rear;
- round-arched, wood-panelled front entry door, with round 9-paned glazed inset; and
- early attached garage at the basement level.

3.0 STATEMENT OF SIGNIFICANCE



THE LOUIS RESIDENCE: 1431 VICTORIA AVE, REGINA, SK
CONSERVATION PLAN | MARCH 2018 | DONALD LUXTON & ASSOCIATES

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Louis Residence is a municipally designated building, and is a significant historical resource in the City of Regina. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the Louis Residence includes aspects of preservation, rehabilitation and restoration.

Preservation: *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

Restoration: *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

Rehabilitation: *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the Louis Residence should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

4.0 CONSERVATION GUIDELINES

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails the Preservation and Rehabilitation of the exterior of the Louis Residence. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

Preservation Brief 4: Roofing for Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.
<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

4.0 CONSERVATION GUIDELINES

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for residential use. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

Proposed Redevelopment Scheme

The major proposed interventions of the overall project are to:

- Retain historic stucco
- Replace storm windows and door
- Rehabilitate fenestration as required
- Replace side doors as required
- Repair roof and replace roofing material

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is “intended to establish a common pan-Canadian ‘how-to’ approach for practitioners, professionals, building owners, and operators alike.”

The following is an excerpt from the introduction of the document:

*[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

4.0 CONSERVATION GUIDELINES

***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.5 ALTERNATE COMPLIANCE

As a significant historic resource in the City of Regina, the Louis Residence may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under municipal or provincial legislation.

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures. Additional measures to be taken include:

- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened once the building is vacant?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints and canned goods that could freeze and burst?

5.0 CONSERVATION RECOMMENDATIONS

A condition review of the Louis Residence was carried out during a site visit in January, 2018. In addition to the visual review of the exterior of the building, paint samples were taken from exterior building materials and examined. The recommendations for the preservation and rehabilitation of the historic façades are based on the site review, material samples and archival documents that provide valuable information about the original appearance of the historic building.

The following chapter describes the materials, physical condition and recommended conservation strategy for the Louis Residence based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The Louis Residence is set back on a raised, north-facing site in Regina's Core East neighbourhood. The building's location is a character-defining element of the historic house and will not be relocated. All heritage resources within the site should be protected from damage or destruction at all times. Reference Section 4.6: Site Protection for further information.

Conservation Strategy: Preservation

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Retain the main frontage on Victoria Street.
- Any drainage issues should be addressed through the provision of adequate site drainage measures.



5.0 CONSERVATION RECOMMENDATIONS

5.2 FORM, SCALE & MASSING

The Louis Residence features a character-defining residential form, scale and massing as expressed by its asymmetrical design, one and one-half storey height, full basement, side-gabled roof and projecting front entry. All aforementioned elements will be preserved as part of the rehabilitation scheme.

Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the building.
- The historic front façade should be retained.

5.3 FOUNDATIONS

The existing foundation will be preserved. If foundation requires rehabilitation in the future, all work to be sensitive to historic structure above. Check for cracks, spalling and deterioration. Careful attention should be executed to ensure the exterior wood-frame walls above grade, particularly the front façade, are not damaged during any possible rehabilitation work.

Conservation Strategy: Preservation

- Existing foundations should be preserved, if possible.
- If new foundations are proposed in the future, concrete is a suitable material. New material should match original in appearance, as viewed from the exterior.
- Foundations should be reviewed by a Structural Engineer. Once condition is assessed, conservation recommendations can be finalized.
- To ensure the prolonged preservation of the new foundations, all landscaping should be separated from the foundations at grade by a course of gravel or decorative stones, which help prevent splash back and assist drainage. New vegetation may assist in concealing the newly exposed foundations, if desired.



5.4 EXTERIOR WOOD-FRAME WALLS

The Louis Residence features storybook design elements, including a jerkinhead roofline with open soffits and pointed vergeboards, shed-roofed front wall dormer, a projecting front entry with a steeply-pitched gable roof, recessed niche above entry, stucco cladding, rounded entry arch, eave brackets, window aprons, and multi-paned window assemblies. Existing exterior wood-frame walls and character-defining elements will be preserved.

Conservation Strategy: Preservation

- Due to the integrity of wood frame structure, the exterior walls should be preserved through retention and in-situ repair work.
- Preserve the original wood-frame structure of the historic building.
- Design any necessary future structural or seismic upgrades so as to minimize the impact to the character-defining elements.

5.0 CONSERVATION RECOMMENDATIONS

5.4.1 STUCCO

The Louis Residence features original or early stucco cladding on all elevations, which appears to be in fair condition. Stucco will be preserved and rehabilitated. A full condition review should be undertaken to determine the full extent of retention, repair, and/or replacement of all stucco material. Any repairs to the stucco will match original as closely as possible.

Conservation Strategy: Preservation and Rehabilitation

- Inspect condition of exterior stucco cladding. If required, cleaning should be done in the gentlest means possible, ideally with low-pressure water and scrub brushes. Harsh chemical cleaners or any abrasive cleaning methods should be avoided to ensure stucco is not damaged.
- Small hairline cracks are often not a serious concern, and should be sealed with a thin slurry coat before moisture gets a chance to penetrate the cracks and make them worse. The slurry coat should consist of the same ingredients found in the topcoat of the stucco. All repair work should be finished with a coat of paint, consistent with the paint schedule.
- Caulking compounds should not be used for patching hairline cracks, and are an unsuitable repair method. The physical and aesthetic characteristics of caulking compounds are incompatible with stucco, and will weather differently and attract more dirt.
- Larger cracks should be cut out, and prepared for more extensive repair. A professional plasterer may be required if the stucco requires extensive repair work. All existing holes or openings should be patched. Likewise, all openings resulting from the removal of original windows should be patched. All patch work and repairs should be made with a visually and physically compatible stucco material.
- All repair methods should be carried out in an inconspicuous sample location, to ensure all repairs are compatible with the historic stucco.



5.5 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation.

— Standards and Guidelines for the Conservation of Historic Places in Canada.

5.5.1 WINDOWS

The historic home features a variety of original wooden-sash windows, some with original brass hardware, including: double-assembly 6-over-15 double hung windows in the Sun Room, 8 and

5.0 CONSERVATION RECOMMENDATIONS

12-paned casement Palladian windows in the Living Room, 9-paned round windows in the side gables, and 6-over-1 double hung windows at the rear. Window openings also feature exterior storm windows in varying degrees of condition, and should be inspected for full condition report.

Conservation Strategy: Rehabilitation

- Inspect for condition and complete detailed inventory of both windows and storm windows to determine extent of recommended repair or replacement.
- Retain existing window sashes; repair as required; install replacement matching sashes where missing or beyond repair.
- Preserve and repair as required, using in kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Replace deteriorated storm windows. New storm windows to be wood-sash and match interior configuration and design.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.
- Replacement glass to be single glazing, and visually and physically compatible with existing.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.5.2 DOORS

The Louis Residence features an original character-defining front round-arched, wood-panelled front entry door, with round 9-paned glazed inset, which will be retained. Front entryway features exterior storm door, which is not sympathetic to the historic character of the house and should be replaced to match original door's glazing configuration. Side and rear doors should be inspected to determine full condition and extent of repair or replacement

Conservation Strategy: Preservation and Rehabilitation

- Retain the door openings in their original locations, and preserve and repair all original door.
- Preserve character-defining front door.
- Consider replacement of front storm door. New storm door to match original front door and window characteristics and design, including round-arch with round 9-paned glazed inset.
- Inspect condition of side and rear doors and replace as required. New doors should be visually compatible with the historic character of the house.



5.0 CONSERVATION RECOMMENDATIONS

5.6 ROOF

The existing roof appears to be in fair condition, but further investigation is required to determine full condition and extent of recommended repair or replacement. Certain locations, such as the valleys, may require more urgent reconstruction or repair. Current cladding system is not sympathetic to the historic character of the house, and new material should be considered at time of replacement.

Conservation Recommendation: Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its side-gabled roof and projecting front entry.
- If required, roofing membrane and cladding system may be rehabilitated. Cedar shingles are the preferred material, but Duroid 3-tab shingles or Aged Cedar Enviroshingles™ are also acceptable.
- Inspect condition of structure and cladding system. Repair as required following investigation.
- Retain the original bargeboards and fascia boards, as well as the soffit and any exposed roof elements. Repair or replace in-kind as required to match original.
- Design and install adequate rainwater disposal system and ensure proper drainage from the site is maintained. Wood gutters with galvanized steel downspouts are recommended. Aluminum in appropriate colours is also acceptable. Paint or provide specification of drainage system elements according to colour schedule devised by Heritage Consultant.



Rear elevation, Google Street View. Accessed March 15, 2018.

5.0 CONSERVATION RECOMMENDATIONS

5.6.1 CHIMNEY

The house features a tall internal brick chimney, which appears to be in fair condition. Retain and rehabilitate as required.

Conservation Recommendation: Rehabilitation

- Preserve the chimney in its original configuration, if possible.
- Chimney may require structural stabilization.
- Investigate condition of brickwork. If required, brickwork may be repointed and cleaned using a natural bristle brush and mild rinse detergent.

5.7 EXTERIOR COLOUR SCHEDULE




Part of the Restoration process is to finish the building in historically appropriate paint colours. A restoration colour scheme will be developed in conjunction with the project architect.

The building displays areas where there was original applied paint. The final colour scheme will be based on a colour palette that will be determined by sampling. Onsite testing will be carried out once access is available, and paint samples assessed by microscopic analysis in order to reveal the original colour scheme of the structure. If paint cannot be removed from the brick, it will also be repainted.

Conservation Strategy: Rehabilitation

- Determine an appropriate historic colour scheme for exterior painted finishes.

PRELIMINARY COLOUR TABLE: LOUIS RESIDENCE, 1431 VICTORIA AVE., REGINA, SK

Element	Colour*	Code	Sample	Finish
Front Facade Window Frames & Sashes	TBD	VC-xx		High Gloss
Storefront Cornices	TBD	VC-xx		Low Lustre
Stucco Rendering	TBD	VC-xx		Flat

*Paint colours matched from Benjamin Moore's *Historical Vancouver True Colours*

6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of the Louis Residence. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of the Louis Residence is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to

6.0 MAINTENANCE PLAN

remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. – must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted - where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should

be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.0 MAINTENANCE PLAN

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building. Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the Louis Residence, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- ☐ Is the lot well drained? Is there pooling of water?
- ☐ Does water drain away from foundation?

Foundation

- ☐ Paint peeling? Cracking?
- ☐ Moisture: Is rising damp present?
- ☐ Is there back splashing from ground to structure?
- ☐ Is any moisture problem general or local?
- ☐ Is spalling from freezing present? (Flakes or powder?)
- ☐ Is efflorescence present?
- ☐ Is spalling from sub-fluorescence present?
- ☐ Is damp proof course present?
- ☐ Are there shrinkage cracks in the foundation?
- ☐ Are there movement cracks in the foundation?
- ☐ Is crack monitoring required?
- ☐ Is uneven foundation settlement evident?
- ☐ Are foundation crawl space vents clear and working?
- ☐ Do foundation openings (doors and windows) show: rust; rot; insect attack; paint failure; soil build-up;
- ☐ Deflection of lintels?

6.0 MAINTENANCE PLAN

Wood Elements

- ☐ Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- ☐ Is wood in direct contact with the ground?
- ☐ Is there insect attack present? Where and probable source?
- ☐ Is there fungal attack present? Where and probable source?
- ☐ Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- ☐ Is any wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- ☐ Is any wood warped, cupped or twisted?
- ☐ Is any wood split? Are there loose knots?
- ☐ Are nails pulling loose or rusted?
- ☐ Is there any staining of wood elements? Source?

Condition of Exterior Painted Materials

- ☐ Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

Verandahs / Porches:

- ☐ Are steps safe? Handrails secure?
- ☐ Attachment – are porches, steps, etc. securely connected to the building?

Windows

- ☐ Is there glass cracked or missing?
- ☐ Are the seals of double glazed units effective?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Are drip mouldings/flushing above the windows properly shedding water?
- ☐ Is the caulking between the frame and the cladding in good condition?

Doors

- ☐ Do the doors create a good seal when closed?
- ☐ Do metal doors show signs of corrosion?
- ☐ Is metal door sprung from excessive heat?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?
- ☐ What is the condition of the sill?

Gutters and Downspouts

- ☐ Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- ☐ Are downspouts complete without any missing sections? Are they properly connected?
- ☐ Is the water being effectively carried away from the downspout by a drainage system?
- ☐ Do downspouts drain completely away?

Roof

- ☐ Are there water blockage points?
- ☐ Is the leading edge of the roof wet?
- ☐ Is there evidence of biological attack? (Fungus, moss, birds, insects)
- ☐ Are wood shingles, if installed, wind damaged or severely weathered? Are they cupped or split or lifting?
- ☐ Are the nails sound? Are there loose or missing shingles?
- ☐ Are flashings well seated?
- ☐ Are metal joints and seams sound?
- ☐ If there is a lightening protection system are the cables properly connected and grounded?
- ☐ Does the soffit show any signs of water damage? Insect or bird infestation?
- ☐ Is there rubbish buildup on the roof?
- ☐ Are there blisters or slits in the membrane?
- ☐ Are the drain pipes plugged or standing proud?
- ☐ Is water ponding present?

6.0 MAINTENANCE PLAN

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:**Daily**

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

ORIGINAL LEGAL DESCRIPTION:

- Lots 2&3, BLOCK 360, Plan OLD 33.

CURRENT LEGAL DESCRIPTION: Plan 101189998, Block 360, Lot 44

CITY OF REGINA BUILDING PERMIT:

- Building Permit #206; June 8, 1937; Owner: H. Louis; Location of Building: Victoria; Lots 2&3, Block 360; City; Dwelling; Contractor: G. Schatz; Cost: \$4,500; Construction.

CANADIAN 1921 CENSUS: REGINA:

Note: a number of entries are illegible or confused.

- Yip Louis (Father): 2637 Dewdney; aged 45, Head of House. Married. Chinese, parents born in China, immigrated 1900. Occupation: Shoe Maker.
- Ho Louis (Son): 2637 Dewdney; aged 19. Chinese, parents born in China, immigrated 1900. Occupation: Clerk.
- Jim Louis (Son): 2637 Dewdney; aged 23. Chinese, parents born in China, immigrated 1900. Occupation: Clerk.
- May Louis (listed as Daughter; may have been Ho's wife): 2637 Dewdney; aged 18. Chinese, parents born in China, immigrated 1900.

PERSONAL INTERVIEWS:

Interview with Ida (née Becker) Louis, March 8, 2017 (306-949-1973).

- Howe Louis had a number of business interests, and was a businessman and entrepreneur. He may have had additional business dealings through the United States (including an Evinrude Outboard Motors dealership).
- Hoe Kwan Louis was married to Hing Mai Fong (Mary) in 1921. Children were: Dorothy (born March 22, 1922); Ruth (born 1924); and Jim (born October 16, 1925).
- He was in the shoe business with his brother, Jim, who moved to Moose Jaw and ran a shoe store there.
- Howe had a lot of input into the design of the house, and told the contractor (Schatz) exactly what he wanted. The family moved into the house by 1938. It was originally a two-

bedroom house, with a garage at the side; the "sun room" had a fireplace (still extant) and was two steps up from the living room. The ground floor bedroom was changed to a dining room; the upstairs bedrooms were added and the internal garage was added while Howe Louis still lived in the house.

- The Oriental Gardens was the only nightclub in Regina during the War.
- Howe Louis left Regina about 1944 and moved to Vancouver. The oriental Gardens closed about six months later.
- Ida Becker and Jim Louis were married at the house in 1947.
- Mary remained in the house until 1948, later moved to Moose Jaw where daughter Dorothy was living, then moved back to Regina. She died in Regina July 27, 1983. At the age of 78.

Interview with Randy Louis (Randall Louis, son), March 10, 2017 (604-438-9974).

- Howe Louis was a successful entrepreneur.
- Howe's father came over to Canada first and the children came later, Howe Louis immigrated in about 1917.
- Howe had a number of business interests, opening a nightclub and theatres. During the war, when Regina was a centre for the British Commonwealth Air Training Plan, he got into trouble bootlegging and running slot machines. This was when he fled to Vancouver, where he lived with May; their son Randall was born in 1947.
- He continued his business interests, including vending machines and cigarette machines.
- Howe Louis was a flashy character. He liked entertaining and throwing parties at home. He liked spending money, and bought Cadillacs and a colour TV as soon as they became available.
- He died of Parkinson's disease and was in a care home at the time of his death.

**VANCOUVER SUN, MAY 4, 1966, PAGE 42:
HOWE LOUIS OBITUARY**

Passed away in hospital on May 2, 1966. Howe Louis, 62 years of age of West Vancouver. Survived by his wife, Mabel, and 3 sons, Randolph and Cameron at home; Jim of Regina; 2 daughters, Mrs. Dorothy Quan and Mrs. Ruth Wong, Moose Jaw, Saskatchewan; 2 brothers Hugh and Bob, both of Regina. Funeral service will be held Friday, May 6 at 1 p.m. from the Hollyburn Funeral Home, 1807 Marine Drive, West Vancouver, with Rev. J.A.G. Wilson officiating, followed by interment in Capilano View Cemetery.

**REGINA LEADER-POST, OCTOBER 9, 2010: JIM
LOUIS OBITUARY**

- Obituary: JIM LOUIS (1925-2010). Beloved husband of Ida (Becker), Jim was born in Regina, SK on October 16, 1925 to Howe and Mary (Fong) Louis, and passed away on Thursday, October 7, 2010. He was predeceased by his father and mother, sisters Dorothy Kwan and Ruth Wong; brothers-in-law Scotty Kwan and Key Wong; and father and mother-in-law Gustav and Marie (Siemens) Becker. He leaves to mourn, his loving wife of 63 years, Ida; daughter Donna and her husband Allan Fedje; son Myron and his wife Louise (Weisgarber); son Darryl and his wife Teresa (Pawluck); sisters-in-law Vera (Will) Herman and Isabelle (John) Knoblauch; brother-in-law Myron (Valerie) Becker; nine grandchildren, three great-grandchildren as well as numerous nieces and nephews. Jim was an employee of SGI from 1948 to 1983. In retirement, Jim and Ida travelled the North American continent. Funeral Service will be held at 10:30 a.m. on Tuesday, October 12, 2010 in Speers Funeral Chapel, 2136 College Avenue, Regina, with Rev. Glen Stever officiating. Cremation. Flowers gratefully declined. Those so wishing may make memorial donations to a charity of choice.

BORDER CROSSINGS:

- 1930: Howe Louis [Loy Louis]; Male; 29; Chinese; born about 1901; born, Canton, China; arrival date June 30, 1930; arrival Detroit, Michigan; departure contact: Sister-in-law Mrs. Hou.
- 1937: Howe Louis; Male; Chinese; born July 13, 1902; born China; arrival date January 23, 1937; arrival Detroit, Michigan; departure contact: Wife Keary.
- 1937: Howe Louis [Loy Howe]; Male; 35; Chinese; born about 1902; born Scanning, Canton, China; arrival date December 30, 1937; arrival Detroit, Michigan; departure contact: Uncle Toyon Louis.
- 1938: Howe Louis [Loy Howe]; Male; 33; Chinese; born about 1905; born Scanning, Canton, China; arrival date January 11, 1938; arrival Detroit, Michigan; departure contact: Uncle Hame Louis.

BC VITAL EVENTS:

- Person: Howe Louis; Male; Age: 62; Born: about 1904; Death: May 2, 1966; Event Place: West Vancouver; Registration Number: 1966-09-006449; Birth August 19, 1903, Canton. In municipality 17 years; in province 20 years; in Canada 53 years. Profession: vending machines, self-employed. Last worked in occupation 1964; worked in profession 25 years.

VOTERS LISTS:

- 1949: Name: Howe Louis, Carpenter, location: Coast-Capilano, British Columbia, Canada.
- 1953: Name: Howe Louis, Owner-Manager, location: Coast-Capilano, British Columbia, Canada.
- 1958: Name: Howe Louis, Owner-Manager, location: Coast-Capilano, British Columbia, Canada.

DIRECTORIES:

- 1919 *Henderson's Regina Directory*;
Louis Hoe not listed
- 1922 *Henderson's Regina Directory*;
Louis Hoe not listed
- 1923 *Henderson's Regina Directory*, page 330
(first listing);
Louis Hoe shoemkr 2057 Albert r same
- 1926 *Henderson's Regina Directory*, page 316;
Louis Hoe of Louis Shoe Store r 2122 Broad
Louis Jim of Louis Shoe Store r 2122 Broad
Louis Shoe Store Jim and Hoe Louis props
1854 Hamilton
- 1932 *Henderson's Regina Directory*, page 423;
Louis Howe prop Louis Shoe Store h 2251
Halifax
Louis Shoe Store H Louis prop 1854 Hamilton
- 1936 *Henderson's Regina Directory*, page 189;
Victoria Avenue: No listing for 1431.
- 1936 *Henderson's Regina Directory*, page 299;
Louis Howe h 2251 Halifax
- 1937 *Henderson's Regina Directory*, page 185;
Victoria Avenue:
1429 Davis John
1435 New House
1439 Butcher Percy
- 1937 *Henderson's Regina Directory*, page 396;
Louis Howe slsmn h 2251 Halifax
- 1938 *Henderson's Regina Directory*, page 186;
Victoria Avenue 1435: Louis Howe (owner)
- 1938 *Henderson's Regina Directory*, page 398;
Louis Howe h 1435 Victoria
- 1939 *Henderson's Regina Directory*, page 187;
Victoria Avenue 1435: Louis Howe (owner)
- 1939 *Henderson's Regina Directory*, page 401;
Louis Howe prop Oriental Gardens h 1435
Victoria
- 1939 *Henderson's Regina Directory*, page 650;
Restaurants: Oriental Gardens 1770 Scarth
(first listing)
- 1940 *Henderson's Regina Directory*, page 191;
Victoria Avenue 1435: Louis Howe (owner)
(has telephone)
- 1940 *Henderson's Regina Directory*, page 414;
Louis Howe prop Oriental Gardens h 1435
Victoria
- 1940 *Henderson's Regina Directory*, page 665;
Restaurants: Oriental Gardens 1770 Scarth
- 1941 *Henderson's Regina Directory*, page 189;
Victoria Avenue 1435: Louis Howe (owner)
(has telephone)
- 1941 *Henderson's Regina Directory*, page 421;
Louis Howe mgr Oriental Gardens h 1435
Victoria
- 1941 *Henderson's Regina Directory*, page 685;
Restaurants: Oriental Gardens 1770 Scarth
- 1942 *Henderson's Regina Directory*, page 182;
Victoria Avenue 1431: Louis Howe (has
telephone)
1942 *Henderson's Regina Directory*, page 397;
Louis Howe mgr Oriental Gardens h 1431
Victoria
- 1942 *Henderson's Regina Directory*, page 634;
Restaurants: Oriental Gardens 1770 Scarth
- 1943 *Henderson's Regina Directory*, page 182;
Victoria Avenue 1431: Louis Howe (has
telephone)
- 1943 *Henderson's Regina Directory*, page 393;
Louis Howe mgr Oriental Gardens h 1431
Victoria
- 1943 *Henderson's Regina Directory*, page 618;
Restaurants: Oriental Gardens 1770 Scarth
- 1944 *Henderson's Regina Directory*, page 146;
Scarth Street 1770 Trocadero Gardens
- • 1944 *Henderson's Regina Directory*, page
151;
Victoria Avenue 1431: Louis Mrs Howe
- 1944 *Henderson's Regina Directory*, page 344;
Louis Mrs Howe h 1431 Victoria
- 1945 *Henderson's Regina Directory*, page 152;
Victoria Avenue 1431: Louis Mrs Howe
- 1945 *Henderson's Regina Directory*, page 351;
Louis Mrs Howe h 1431 Victoria
- 1946 *Henderson's Regina Directory*, page 155;
Victoria Avenue 1431: Louis Mrs Howe
- 1946 *Henderson's Regina Directory*, page 345;
Louis Mrs Howe h 1431 Victoria
- 1947 *Henderson's Regina Directory*, page 119;
Victoria Avenue 1431: Louis Mrs Howe
- 1947 *Henderson's Regina Directory*, page 422;
Louis Mrs Howe h 1431 Victoria
- 1948 *Henderson's Regina Directory*, page 122;
Victoria Avenue 1431: Louis Mrs Howe
- 1948 *Henderson's Regina Directory*, page 435;
Louis Mrs Howe h 1431 Victoria

- 1949 *Henderson's Regina Directory*, page 118; Victoria Avenue 1431: Reiss Fred (Owner) (has telephone)
- 1949 *Henderson's Regina Directory*, page 579; Reiss Fred J (Tina) slsmn Child & Gower h 1431 Victoria
- 1949 *Henderson's Regina Directory*, page 233; Child & Gower Piano Company Limited
- 1950 *Henderson's Regina Directory*, page 135; Victoria Avenue 1431: Reiss Fred (Owner) (has telephone)
- 1950 *Henderson's Regina Directory*, page 626; Reiss Fred J (Margaret) sls mgr Child & Gower Piano Co h 1431 Victoria
- 1951 *Henderson's Regina Directory*, page 130; Victoria Avenue 1431: Reiss Fred (Owner) (has telephone)
- 1951 *Henderson's Regina Directory*, page 606; Reiss Fred J (Margaret) sls mgr Child & Gower Piano Co h 1431 Victoria
- 1952 *Henderson's Regina Directory*, page 135; Victoria Avenue 1431: Reiss Fred (Owner) (has telephone)
- 1952 *Henderson's Regina Directory*, page 626; Reiss Fred J (Margaret) sls mgr Child & Gower Piano Co h 1431 Victoria
- 1953 *Henderson's Regina Directory*, page 138; Victoria Avenue 1431: Reiss Fred (Owner) (has telephone)
- 1953 *Henderson's Regina Directory*, page 661; Reiss Frederick (Margaret) mgr Child & Gower Piano Co h 1431 Victoria
- 1954 *Henderson's Regina Directory*, page 107; Victoria Avenue 1431: Darby Gilbert (Owner) (has telephone)
- 1954 *Henderson's Regina Directory*, page 661; Darby Gilbert C (Jane) exec asst Public Health Sask Govt h 1431 Victoria
- 1955 *Henderson's Regina Directory*, page 111; Victoria Avenue 1431: Darby Gilbert (Owner) (has telephone)
- 1955 *Henderson's Regina Directory*, page 263; Darby Gilbert C (Jane) exec asst Sask Public Health h 1431 Victoria
- 1956 *Henderson's Regina Directory*, page 149; Victoria Avenue 1431: Darby Gilbert (Owner) (has telephone)
- 1956 *Henderson's Regina Directory*, page 315; Darby G C (Jane) exec asst Dept of Public Health and Hon asst St Paul's Pro Cathedral h 1431 Victoria
- 1957 *Henderson's Regina Directory*, page 122; Victoria Avenue 1431: Darby Gilbert (Owner) (has telephone)
Victoria Avenue 1431: Bachynski Dr Borden
- 1957 *Henderson's Regina Directory*, page 256; Darby Gilbert C (Jane) exec asst Sask Public Health h 1431 Victoria
- 1957 *Henderson's Regina Directory*, page 167; Bachynski Borden (Margt) phys Medical Arts Clinic h 1431 Victoria
- 1958 *Henderson's Regina Directory*, page 126; Victoria Avenue 1431: Darby Gilbert (Owner) (has telephone)
Victoria Avenue 1431: Bachynski Dr Borden (Owner) (has telephone)
- 1958 *Henderson's Regina Directory*, page 269; Darby Rev Gilbt (Jane) minister St Pauls Pro Cathedral h 1431 Victoria
- 1958 *Henderson's Regina Directory*, page 173; Bachynski Borden (Margt) phys Medical Arts Clinic h 1431 Victoria
- 1959 *Henderson's Regina Directory*, page 130; Victoria Avenue 1431: Darby Rev Gilbert (Owner) (has telephone)
Victoria Avenue 1431: Bachynski Dr Borden (Owner) (has telephone)
- 1959 *Henderson's Regina Directory*, page 278; Darby Rev Gilbt (Janie) hosp chaplain h 1431 Victoria
- 1959 *Henderson's Regina Directory*, page 183; Bachynski Borden (Margt) phys Medical Arts Clinic h 1431 Victoria
- 1960 *Henderson's Regina Directory*, page 138; Victoria Avenue 1431: Darby Rev Gilbert (Owner) (has telephone)
Victoria Avenue 1431: Bachynski Dr Borden (Owner) (has telephone)
- 1960 *Henderson's Regina Directory*, page 281; Darby Rev Gilbert pastor St Paul's Anglican Church h 1431 Victoria
- 1960 *Henderson's Regina Directory*, page 185; Bachynski Borden (Margt) phys Medical Arts Clinic h 1431 Victoria

- 1961 *Henderson's Regina Directory*, page 20; Bachynski Borden (Margt) phys & surg Medical Arts Clinic h 1431 Victoria
- 1961 *Henderson's Regina Directory*, page 117; Darby Gilbt Rev (Jane) retd h 1431 Victoria
- 1962 *Henderson's Regina Directory*, page 100; Victoria Avenue 1431: Bachynski Border
- 1962 *Henderson's Regina Directory*, page 24; Bachynski Borden (Margt) surg Medical Arts Clinic h 1431 Victoria
- 1963 *Henderson's Regina Directory*, page 24; Bachynski Bordon (Margt) phys Medical Arts Clinic h 1431 Victoria
- 1964 *Henderson's Regina Directory*, page 135; Victoria Avenue 1431: Painter Harold
- 1964 *Henderson's Regina Directory*, page 511; Painter Harold R (Evelyn D) slsmn International Harvester h 1431 Victoria
- 1964 *Henderson's Regina Directory*, page 25; Bachynski Borden (Margt) phys Med Arts Clinic h 66 Academy Pk Rd
- 1973 *Henderson's Regina Directory*, page 327; Victoria Avenue 1431: Painter Harold R
- 1973 *Henderson's Regina Directory*, page 671; Painter Evelyn D Mrs clk sten City Police h 1431 Victoria
Painter Harold R (Evelyn D) sls rep International Harvester h 1431 Victoria
- 1983 *Henderson's Regina Directory*, page 331; Victoria Avenue 1431: Painter Harold R
- 1983 *Henderson's Regina Directory*, page 524; Painter Harold R & Evelyn D retd h 1431 Victoria
- 1984-85 *Henderson's Regina Directory*, page 340; Victoria Avenue 1431: Painter Harold R
- 1986 *Henderson's Regina Directory*, page 357; Victoria Avenue 1431: Painter Harold R
- 1987 *Henderson's Regina Directory*, page 359; Victoria Avenue 1431: Painter Harold R
- 1988 *Henderson's Regina Directory*, page 356; Victoria Avenue 1431: Painter Harold R
Upper Jones Anthony (new neighbor)
- 1988 *Henderson's Regina Directory*, page 345; Jones Anthony nurse Regina General Hospital h 1431 Victoria
- 1989 *Henderson's Regina Directory*, page 371; Victoria Avenue 1431: Painter Harold R
Upper Sexton James (new neighbor)
- 1989 *Henderson's Regina Directory*, page 681; Sexton James h 1431 Victoria Upper
- 1990 *Henderson's Regina Directory*, page 381; Victoria Avenue 1431: Vacant
Upper Vacant
- 1991 *Henderson's Regina Directory*, page 356; Victoria Avenue 1431: Roy Marina B
- 1991 *Henderson's Regina Directory*; Jones Anthony nurse Regina General Hospital h 1431 Victoria
- 1992 *Henderson's Regina Directory*, page 282; Victoria Avenue 1431: Roy Marina B
- 1993 *Henderson's Regina Directory*, page 275; Victoria Avenue 1431: Roy Marina
- 1993 *Henderson's Regina Directory*, page 612; Roy Marina B counsellor Canada Employment h 107 Trifunov Cres
Roy Marina B h 1431 Victoria
- 1995 *Regina Polk City Directory*; Victoria Avenue 1431: no listing
- 1996 *Regina Polk City Directory*, page 237; Victoria Avenue 1431: Perlett C Bruce
- 1996 *Regina Polk City Directory*, page 232; Victoria Avenue 1431: Perlett C Bruce (2)
- 1997 *Regina Polk City Directory*, page 232; Victoria Avenue 1431: Perlett C Bruce (2)
- 1998 *Regina Polk City Directory*, page 224; Victoria Avenue 1431: FACT OF LIFE LINE
PLND PARENTHD BIRTH CONTRL CENTRE
- 1999 *Regina Polk City Directory*, page 230; Victoria Avenue 1431: Saul Lloyd J (exec dir
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