

BYLAW NO. 2018-25

BYLAW TO DESIGNATE
THE LOUIS RESIDENCE AT 1431 VICTORIA AVENUE
AS MUNICIPAL HERITAGE PROPERTY

WHEREAS section 11 and 12 of *The Heritage Property Act* authorize City Council to enact bylaws to designate real property, including all buildings, features and structures thereon, to be of heritage value and to establish guideline and controls to preserve and develop the heritage characteristics of designated property; and

WHEREAS City Council has determined that the property known as the “Louis Residence” and located at 1431 Victoria Avenue, Regina, Saskatchewan is a site of architectural, historical, cultural and aesthetic value; and

WHEREAS not less than thirty (30) days prior to consideration of this bylaw, City Council has:

- a. Served a Notice of Intention on the Registrar of Heritage Property and all owners of property included in the proposed bylaw;
- b. Published a Notice of Intention in at least one issue of a newspaper in general circulation in the municipality; and
- c. Registered an interest in the Land Titles Registry against all titles for the parcels of land included in the proposed bylaw; and

WHEREAS no Notice of Objection to the proposed designation has been served on City Council.

THEREFORE COUNCIL OF THE CITY OF REGINA ENACTS AS FOLLOWS:

- 1 **Designation.** The real property commonly known as the “Louis Residence” located at 1431 Victoria Avenue, Regina, situate on lands legally described as:

Surface Parcel #111833377

Reference Land Description: Lot 44, Blk/Par 360, Plan No. 101189998,
Extension 5

Surface Parcel #107025735

Reference Land Description: Lot 3, Blk/Par 360, Plan No. OLD33,
Extension 0

is hereby designated as Municipal Heritage Property.

- 2 **Reasons for Designation.** The reasons for designation as Municipal Heritage Property are as follows:

Approved as to form this _____ day of _____, 20____.

City Solicitor

- a. Its architectural style and its historic significance and contribution to the historic streetscape of Regina's Heritage Neighbourhood. This residence is a representation of multicultural Regina and was built and owned by a Chinese Canadian entrepreneur.
- b. Its style and materials used and demonstrated in domestic architecture in Regina during the Second World War period. As a masterpiece of the world war period in the prairies, it displays a unique architectural style of an attractive storybook cottage with a jerkinhead side-gabled roof, a shed-roofed front wall dormer and a projecting front entry with steeply-pitched gable roof and a rounded entry arch. Architectural details include eave brackets, window aprons and multipaned window assemblies. Early in its history, the house was extended to the rear, and an internal garage was added. The garage is evidence of the growing presence of automobiles in domestic life of the 1930s.
- c. The residence has a historic value associated with the experience of a family of the Chinese-Canadian immigrants' community. It was built as the family home of Hoe Kwan (Howe) Louis (circa 1902-1966). A Chinese-Canadian entrepreneur Howe Louis was a successful businessman person with his shoe store who later owned and operated a night club by the name of Oriental Gardens. The residence is the witness of the experiences of early Chinese-Canadians who worked hard and succeeded to build a better life for themselves and their families despite significant prejudice prevalent during that time.

3 **Character Defining Elements.** The designations set forth in section 1 shall apply specifically to the exterior of the building and include the following character defining elements:

- a. Location, set back on a raised, north-facing site in Regina's Core East Neighbourhood.
- b. 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.
- c. Storybook design features, including a jerkinhead roofline with open soffits and pointed vergeboards; shed-roofed front wall dormer, a projecting front entry with 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.
- d. 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.

- e. Round-arched, wood-paneled front entry door, with round 9-paned glazed inset.
- f. Early attached garage at the basement level.

4 Guidelines and Control.

- a. Subject to subsection 4b, no person shall alter, restore, repair, disturb, transport, add to, move in any way, in whole or part, or remove any fixtures from the designated property, without the written approval of the Council of the City of Regina.
- b. The Council delegates to the Director of Development Services, or his/her delegate, the power to approve proposed alterations, repairs or restoral of the designated property, including as necessary replacement of building materials, in a fashion consistent with the existing architectural elements, appearance, colours and building materials, provided the same are consistent with “*Regina’s Municipal Architectural Heritage Design Guidelines*” as set forth in Schedule “A” to the City of Regina Bylaw No. 2007-78.

5 *Bylaw No. 8912*, commonly referred to as The Heritage Holding Bylaw, is amended by deleting from Schedule “A” thereof reference to Item 6.26 (Louis Residence, 1431 Victoria Avenue) upon designation.

6 This Bylaw comes into force on the day of passage.

READ A FIRST TIME THIS 25th DAY OF June 2018.

READ A SECOND TIME THIS 25th DAY OF June 2018.

READ A THIRD TIME AND PASSED THIS 25th DAY OF June 2018.

Mayor

City Clerk

(SEAL)

CERTIFIED A TRUE COPY

City Clerk

ABSTRACT

BYLAW NO. 2018-25

BYLAW TO DESIGNATE THE LOUIS RESIDENCE AT 1431 VICTORIA AVENUE AS MUNICIPAL HERITAGE PROPERTY

PURPOSE:	<p>To designate as Municipal Heritage Property the property known as the Louis Residence, located at 1431 Victoria Avenue, Regina, Saskatchewan.</p> <p>The bylaw also deletes reference to the property from <i>Bylaw No. 8912</i>, commonly referred to as The Heritage Holding Bylaw.</p>
ABSTRACT:	<p>The bylaw designates the property known as the Louis Residence, located at 1431 Victoria Avenue, Regina, Saskatchewan, as Municipal Heritage Property and will apply specifically to the identified components of the exterior of the building.</p>
STATUTORY AUTHORITY:	<p>Section 11 and 12 of <i>The Heritage Property Act</i>.</p>
MINISTER'S APPROVAL:	<p>Not required.</p>
PUBLIC HEARING:	<p>Not required as no objections to the proposed designation were received pursuant to section 13 of <i>The Heritage Property Act</i>.</p>
PUBLIC NOTICE:	<p>Required, pursuant to subsection 11(2) of <i>The Heritage Property Act</i>.</p>
REFERENCE:	<p>Regina Planning Commission, June 6, 2018, RPC18-24.</p>
AMENDS/REPEALS:	<p>Amends <i>Bylaw No. 8912</i> (The Heritage Holding Bylaw).</p>
CLASSIFICATION:	<p>Regulatory</p>
INITIATING DIVISION:	<p>City Planning and Development</p>
INITIATING DEPARTMENT:	<p>Development Services</p>