



District of West Vancouver

## **Heritage Designation Bylaw No. 4879, 2016 (5616 Westport Place)**

Effective Date: June 6, 2016

# Heritage Designation Bylaw No. 4879, 2016

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District of West Vancouver

## **Heritage Designation Bylaw No. 4879, 2016**

A bylaw to designate 5616 Westport Place as protected heritage property.

WHEREAS the Council of The Corporation of the District of West Vancouver considers that the Sykes Residence located at 5616 Westport Place has heritage value and heritage character, and that the designation of the property is desirable for its conservation; and

WHEREAS the owner of the Property has requested that this bylaw be adopted; and

WHEREAS the owner of the Property has entered into a Heritage Revitalization Agreement with the District pursuant to Section 610 of the *Local Government Act* in which, in return for certain variances of District bylaws that would otherwise prohibit the development in accordance with the owners plans for the Property, the owner has waived any entitlement to compensation to which the owner would be entitled to by section 613 of the *Local Government Act* should the designation effected by this bylaw reduce the market value of the Property;

NOW THEREFORE, the Council of The Corporation of the District of West Vancouver enacts as follows:

### **Part 1 Citation**

1.1 This bylaw may be cited as “Heritage Designation Bylaw No. 4879, 2016”.

### **Part 2 Severability**

2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsection, paragraph, subparagraph, clause or phrase.

## Part 3 Definitions

### 3.1 In this bylaw:

“Normal Repair” means the replacement of elements of the structure or finishing materials of a building with components that are equivalent to those being replaced in material composition, dimensions and quality, except where the element being replaced is not original to the building in which case a Heritage Alteration Permit is required;

“Property” means that parcel of land in West Vancouver, British Columbia, having a civic address of 5616 Westport Place and a legal description of LOT 4 BLOCK 3 DISTRICT LOT 1374 PLAN 10565 and Parcel Identifier: 009-375-279;

“DBH” means Diameter Breast Height measured 1.4 metres from the ground;

“Sykes Residence Statement of Significance” means the document having that name prepared by Donald Luxton and Associates Inc., and dated November 2014, a copy of which is attached to this Bylaw as Schedule A.

## Part 4 Heritage Designation

4.1 The property having a civic address of 5616 Westport Place and a legal description of LOT 4 BLOCK 3 DISTRICT LOT 1374 PLAN 10565 and Parcel Identifier: 009-375-279 is designated as protected heritage property under section 611 of the *Local Government Act*.

4.2 The designation applies to the following:

4.2.1 All aspects of the exterior of the Sykes Residence including without limitation the exterior aspects that are specifically listed as Character Defining Elements of the building in the Sykes Residence Statement of Significance;

4.2.2 Those aspects of the interior of the Sykes Residence that are specifically listed as Character Defining Elements of the building in the Sykes Residence Statement of Significance;

4.2.3 All native trees on the Property having a DBH greater than 25 centimetres; and

4.2.4 Other landscape features identified as Character Defining Elements of the property in the Sykes Residence Statement of Significance.

## Part 5 Heritage Alteration Permit

- 5.1 All alterations to the elements and features of the Property referred to in section 4.2 require a Heritage Alteration Permit, except:
- 5.1.1 Normal repair and maintenance of the Sykes Residence carried out in accordance with Heritage Maintenance Bylaw No. 4187, 1999;
  - 5.1.2 The removal or pruning of a native tree which, due to its location, condition, health or any other circumstances, as determined in writing by an Arborist certified by the International Society of Arboriculture, or by the Municipal Arborist, presents an imminent danger of falling and causing injury to a person or damage to property, provided that:
    - (a) the District is notified of the removal or pruning within two business days and that the tree or portion thereof is left on the Property for the District's inspection and instructions as to disposal; and
    - (b) within 24 hours of the date of removal, or in the case of a removal which takes place on a weekend or holiday, on the next business day after the date of removal, apply for a Heritage Alteration Permit for such removal and take all action necessary to obtain issuance of such permit and shall abide by any terms and conditions of the permit, including a requirement to plant replacement trees.

## Part 6 Delegation

- 6.1 The Council delegates to the Director of Planning and Development Services the authority to issue heritage alteration permits to authorize alterations not otherwise permitted by this bylaw or by Heritage Maintenance Bylaw No. 4187, 1999, provided that the alterations are in the opinion of the Director appropriate to the general period and style of the Sykes Residence and the Property, and do not remove, replace or substantially alter its intact or repairable character defining elements, as identified in the Statement of Significance attached as Schedule A to this bylaw.

## Schedules

Schedule A – Statement of Significance for Sykes Residence (5616 Westport Place)

READ A FIRST TIME on April 25, 2016

PUBLICATION OF NOTICE OF PUBLIC HEARING on May 8 and May 11, 2016

PUBLIC HEARING HELD on May 16, 2016

READ A SECOND TIME on May 16, 2016

READ A THIRD TIME on May 16, 2016

APPROVED by the Minister responsible for the administration of the  
*Transportation Act* on April 12, 2016.

ADOPTED by the Council on June 6, 2016

*[Original signed by Mayor]*

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Mayor

*[Original signed by Municipal Clerk]*

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Municipal Clerk

**Schedule A**  
**STATEMENT OF SIGNIFICANCE FOR SYKES RESIDENCE**  
**(5616 WESTPORT PLACE)**

*Prepared by Donald Luxton & Associates Inc., November 2014*

**DESCRIPTION OF HISTORIC PLACE**

The Sykes Residence, located at 5616 Westport Place in West Vancouver, is a two-storey house, built into a steep and rugged cliffside. Designed in the West Coast Style of architecture, it features both a flat and round 'spiral helix' roof with wide flaring eaves and exposed beams, vertical V-joint cedar siding, and a curved concrete 'Denstone' block wall. Located on a 20,800 square foot residential lot with south facing views of the Strait of Georgia, Passage Island, and Bowen Island, the Sykes Residence is distinguished by its integration with the natural environment.

**HERITAGE VALUE OF THE HISTORIC PLACE**

The Sykes Residence is valued as an outstanding representation of the West Coast Style of modern architecture in West Vancouver. Exemplified by design innovation, advancing architectural technologies, use of natural materials, and sensitive integration with the natural environment, the West Coast Style was prevalent between 1945 and 1970. This was an era of postwar optimism, prosperity, growth and pent-up demand for new housing. Designed by architect Peter Kaffka and constructed in 1964 for Major Paul Sykes and Dorothy Sykes, the house is a fine representation of this new modern architecture, and features exposed beams and a 'spiral helix' roof that emulates the shape of a seashell. The interior of the Sykes Residence features floor-to-ceiling windows that offer unobstructed views and ceilings that follow the curve of the unique roofline and expose its structure. The central chimney, which functions as the heart of the house, connects two unique fireplaces and is formed into the main staircase, creates interior walls, and acts as the primary roof support.

Built on an expansive residential lot, the Sykes Residence is significant for its seamless blend with the natural environment, a hallmark feature of the West Coast Style. Kaffka's design creates an infinite sense of space, which gives the impression that the house is hovering amidst the trees. With southwest-facing views, the Sykes Residence functions as an urban retreat.

The house is also valued for its association with the original owner, astronomer and educator Major Paul Sykes Jr. After giving radio lectures on astronomy and publishing a monthly astronomical column by the age of fourteen, he went on to serve in the United States Air Force during the Second World War. After he earned a physics degree from the University of British Columbia, he rejoined the Air Force and achieved the rank of Major. He was a long time lecturer and administrator in the Physics Department at UBC from the late 1940s until his retirement in 1983. He and his wife owned and occupied this residence upon its completion in 1964 until his passing in 2005.

The house is additionally significant for its association with prominent architect Peter Kaffka (1899-1992), who settled in Vancouver in 1950 after advancing to the position of director of the Budapest planning board, the city where he was from in Hungary. Kaffka is attributed with the design of some of Vancouver's most iconic buildings, including Parkview Towers (1960), the Thea Koerner House (1961) at UBC, which was awarded a Gold Massey Medal for outstanding architecture in Canada, and the Imperial Tower (1962), which upon completion, was the tallest building in Western Canada. Kaffka designed several West Coast Style houses in both West and North Vancouver and was recognized for his experimental nature and his ability to combine design and function. Kaffka viewed each project as an opportunity to amalgamate the natural and built environments, while utilizing creative design, and the Sykes Residence remains a testament to his exceptional design skills.

## **CHARACTER DEFINING ELEMENTS**

Key elements that define the heritage character of the Sykes Residence include its:

### **EXTERIOR ELEMENTS**

- Setting amongst mature vegetation on a large lot, with expansive and unobstructed views southwest to the Strait of Georgia and Passage, and Bowen Islands;
- Residential form, scale and massing as expressed by its two storey plan, one storey visible at the entry way and two storey height visible from the rear facade;
- Flat and 'spiral helix' roof, exposed beams, and horizontal, asymmetrical massing;
- Concrete construction with vertical V-joint cedar siding and curved concrete 'Denstone' block wall and chimney;
- West Coast Style details such as the use of local materials, the solid wood front door, the flat roof of the east facade and the 'spiral helix' roof of the west facade, all sides featuring wide flaring eaves and exposed wooden beams, smooth wall surfaces, windows set flush with the outer wall plane, and the relationship between the interior and exterior spaces;

- Exterior architectural details such as exterior sections of original California stucco finish, poured concrete floors supported by concrete pillars, the 'transom inspired' angled wall of the second-storey spare bedroom, and the open car port of the east facade, which was constructed over living space;
- Original windows such as the large two-storey fixed glass windows of the living room, small square reeded glass windows of the concrete block library wall, fixed-glass windows throughout the house and the solid wood panel front door with reeded glass sidelights; and
- Associated landscape features such as the mature trees and plants including cedars, arbutus trees, Douglas firs, rhododendrons, and ferns, the original stone steps and stone walls located at both the front and rear of the house, and the original stone light pillars.

#### INTERIOR ELEMENTS

- Open floor plan with split-level concept;
- Elevated concrete floor of the lower level of the house, which is supported by concrete pillars;
- Concrete floor of the upper split-level of the residence;
- Original fireplace with round hearth and tapered form in the library, which is connected to the central chimney;
- Original granite-faced fireplace, which is incorporated with the concrete staircase above, and connected to the central chimney;
- Central chimney which supports the weight of the main roof structure;
- Cast-in-place concrete staircase that spirals clockwise down from the upper level to the lower level of the house;
- Banister and balusters of the staircase;
- Curved wall formed by the location of the central chimney, which is clad in vertical tongue-and-groove cedar siding;
- Exposed bedrock, which is visible in the storage area of the house; and
- Exposed wood beams that follow the unique roofline of the house.