



District of West Vancouver

**Heritage Designation Bylaw No. 5015, 2021**  
(660 Clyde Avenue)

Effective Date: December 15, 2021

# Heritage Designation Bylaw No. 5015, 2021

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District of West Vancouver

## **Heritage Designation Bylaw No. 5015, 2021**

A bylaw to designate 660 Clyde Avenue as protected heritage property.

WHEREAS the Council of The Corporation of the District of West Vancouver considers the Woyat-Bowie Building located at 660 Clyde Avenue 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 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. 5015, 2021.

### **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 at 660 Clyde Avenue and a legal description of LOT 44 DISTRICT LOT 1039 PLAN 2127 and Parcel Identifier: 014-020-785.

“Woyat-Bowie Statement of Significance” means the document having that name prepared by John Atkin, a copy of which is attached to this bylaw as **Schedule A**.

## Part 4 Heritage Designation

- 4.1 The property having a civic address at 660 Clyde Avenue and a legal description of LOT 44 DISTRICT LOT 1039 PLAN 2127 and Parcel Identifier: 014-020-785 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 the exterior of the Woyat-Bowie Building including without limitation the exterior aspects that are specifically listed as Character Defining Elements of the building in the Woyat-Bowie Statement of Significance;
  - 4.2.2 the interior of the Woyat-Bowie Building including without limitation the interior aspects that are specifically listed as Character Defining Elements of the building in the Woyat-Bowie Statement of Significance, except where internal arrangement of rooms is altered to accommodate building uses;
  - 4.2.3 landscape features identified as Character Defining Elements of the building in the Woyat-Bowie Statement of Significance.
- 4.3 In order to ensure the proper restoration, maintenance, energy performance and seismic stability of the building, the following changes to a designated component of the building are permitted alterations without a Heritage Alteration Permit:
  - 4.3.1 the exterior of the building may be treated with a finish and colour that matches the existing finish and colour in order to protect the surface material;
  - 4.3.2 the interior surfaces of the building may be treated with a finish and colour to match the existing finish and colour in order to protect the surface material; and

- 4.3.3 a designated component or feature may be repaired or replaced, provided the method of construction and any replacement material replicates the original in terms of design, material, colour and texture.

## **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 Woyat-Bowie building carried out in accordance with Heritage Maintenance Bylaw No. 4187, 1999.

## **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 Woyat-Bowie Building 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.

## **Schedule**

Schedule A – Statement of Significance for Woyat-Bowie Building (660 Clyde Avenue)

READ A FIRST TIME on September 13, 2021

PUBLICATION OF NOTICE OF PUBLIC HEARING on October 6 and 13, 2021

PUBLIC HEARING HELD on October 19, 2021

READ A SECOND TIME on October 19, 2021

READ A THIRD TIME on October 19, 2021

ADOPTED by the Council on December 15, 2021.

*[Original signed by Mayor]*

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Mayor

*[Original signed by Deputy Corporate Officer]*

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Deputy Corporate Officer

## **Statement of Significance**

**The Woyat-Bowie Building, 660 Clyde Ave, West Vancouver, BC**



### **Description of Historic Place**

The Woyat-Bowie Building is a one storey structure located on the south side of the 600 block of Clyde Avenue in the District of West Vancouver. It was built in 1966 to accommodate three medical-dental practices and offices for the architectural partnership of Fred T. Hollingsworth and Barry V. Downs. The low-slung structure features an inward-looking design of white stuccoed walls and dark cedar trim arranged around a central corridor emphasized by a dramatic monitor roof.

### **Heritage Value**

The Woyat-Bowie Building is significant as an early and intact example of a commercial building designed by a partnership better known for their residential and institutional work; for its

expression of the West Coast aesthetic in a non-residential form; and its association with the architects Fred Hollingsworth and Barry Downs.

Constructed in 1966, the Woyat-Bowie Building is valued for its West Coast aesthetic expressed in the simple but striking form designed by Hollingsworth and Downs. The building originally provided space for three medical-dental offices and their own architecture practice.

With its white walls, illuminated corner piers, dark stained cedar trim, and raised monitor roof that 'floats' over the central corridor, the design for the Woyat-Bowie Building drew inspiration from the work and ideas of Frank Lloyd Wright, while the interior displayed a Japanese sensibility with each office, enclosed within the stuccoed walls, opening out onto a series of private walled courtyards.

Frank Lloyd Wright's work and Japanese design ideas were major influences in the development of the West Coast aesthetic found on the North Shore, and in particular in Hollingsworth's designs.

Social and cultural value is found with the building's association with Hollingsworth and Downs who formed a productive partnership between 1962 and 1967. Hollingsworth continued to work out of the Woyat-Bowie Building for a number of years before moving his practice to a home office.

The building is considered a primary heritage resource and was nominated for the West Vancouver Heritage Register in 2008.

### **Character Defining Elements.**

The elements that define the Woyat-Bowie Building are:

- continuous commercial use
- relationship to the street with a landscaped setback
- single storey form of wood frame construction with stucco clad walls capped by dark stained cedar
- raised monitor roof with unpainted wide lapped cedar boards on the underside supported on narrow posts creating a clerestory to illuminate the central corridor and waiting area.
- arrangement of rooms and internal courtyards
- tall wooden front door set in a glass wall divided horizontally by thin muntins
- translucent plexiglass and wood corner piers which illuminate the building's corners in the evening
- wood and plexiglass sconces on the walls of the corridor and at the entrance
- translucent wall of white plexiglass with horizontal bands of dark stained wood at the rear entrance
- shallow reflecting pool on the west side of the front entrance
- Japanese style rock garden at the rear entrance
- terrazzo floor
- exposed aggregate concrete path at the front and rear entrances
- exposed aggregate concrete base for the rear wall
- plexiglass and wood address and tenant's sign facing the street on the east side of the front entrance

## Research Summary

Civic Address: 660 Clyde Avenue, West Vancouver, V7T 1C9

Legal Address: District Lot 1039 Lot 44

Historic Name: Woyat-Bowie Building

Date of Construction: 1966

## Aerial Photo 2015



**AERIAL FROM APPLE MAPS (2015) SHOWING THE WOYAT-BOWIE BUILDING IN ITS CURRENT SURROUNDINGS WITH THE PARK ROYAL PARKING GARAGE ON THE WESTERN PROPERTY LINE**

### **References**

- *West Vancouver Survey of Significant Architecture 1945 -75* FG Consultants, 1993
- [docomomo.ca/bc-2000/type/commercial/woyat/index.html](http://docomomo.ca/bc-2000/type/commercial/woyat/index.html) - accessed May 18, 2016
- *Living Spaces: The Architecture of Fred Thornton Hollingsworth*, Blueimprint, 2005
- West Vancouver Archives website

### **Photographs**



**WOYAT-BOWIE BUILDING C.1988 WEST VANCOUVER ARCHIVES PHOTO 2586.0018.DWV**



**THE FRONT ENTRANCE**





**FRONT DOOR**



**WOOD AND PLEXIGLASS PIERS WHICH ILLUMINATE THE BUILDINGS CORNERS IN THE EVENING**



**REAR ENTRANCE**

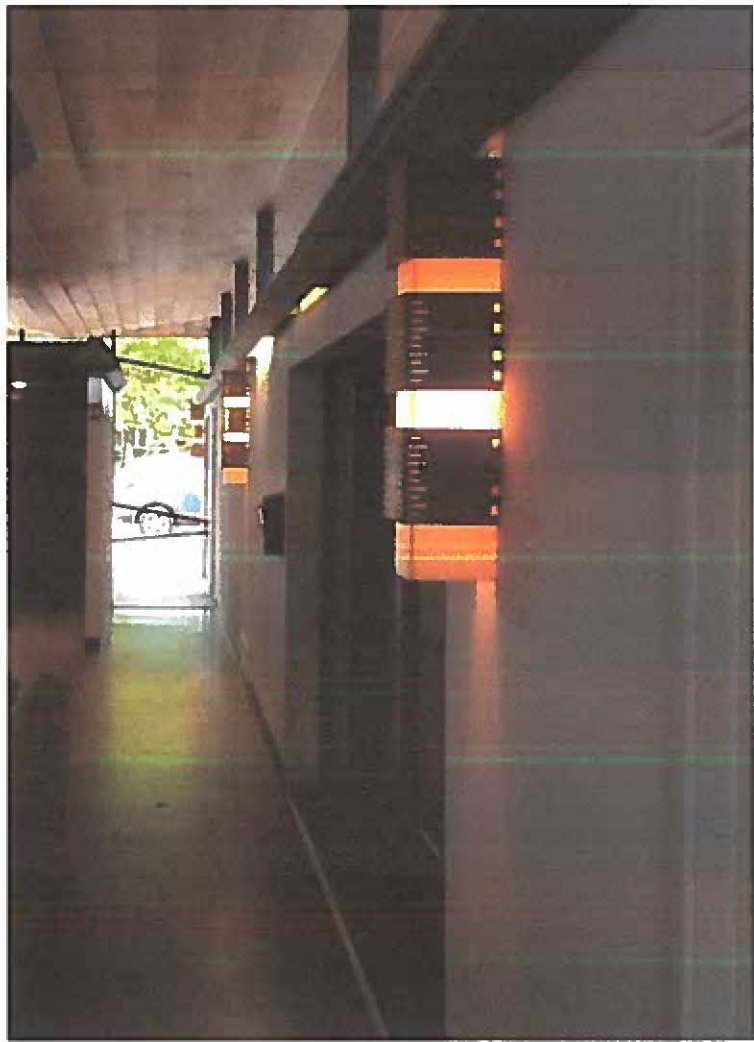


**REAR OF THE BUILDING ABOVE: LOOKING NORTH BELOW: LOOKING ACROSS THE REAR  
NOTE THE CONCRETE SILL UNDER THE WEST WALL**





**REAR OF THE BUILDING**



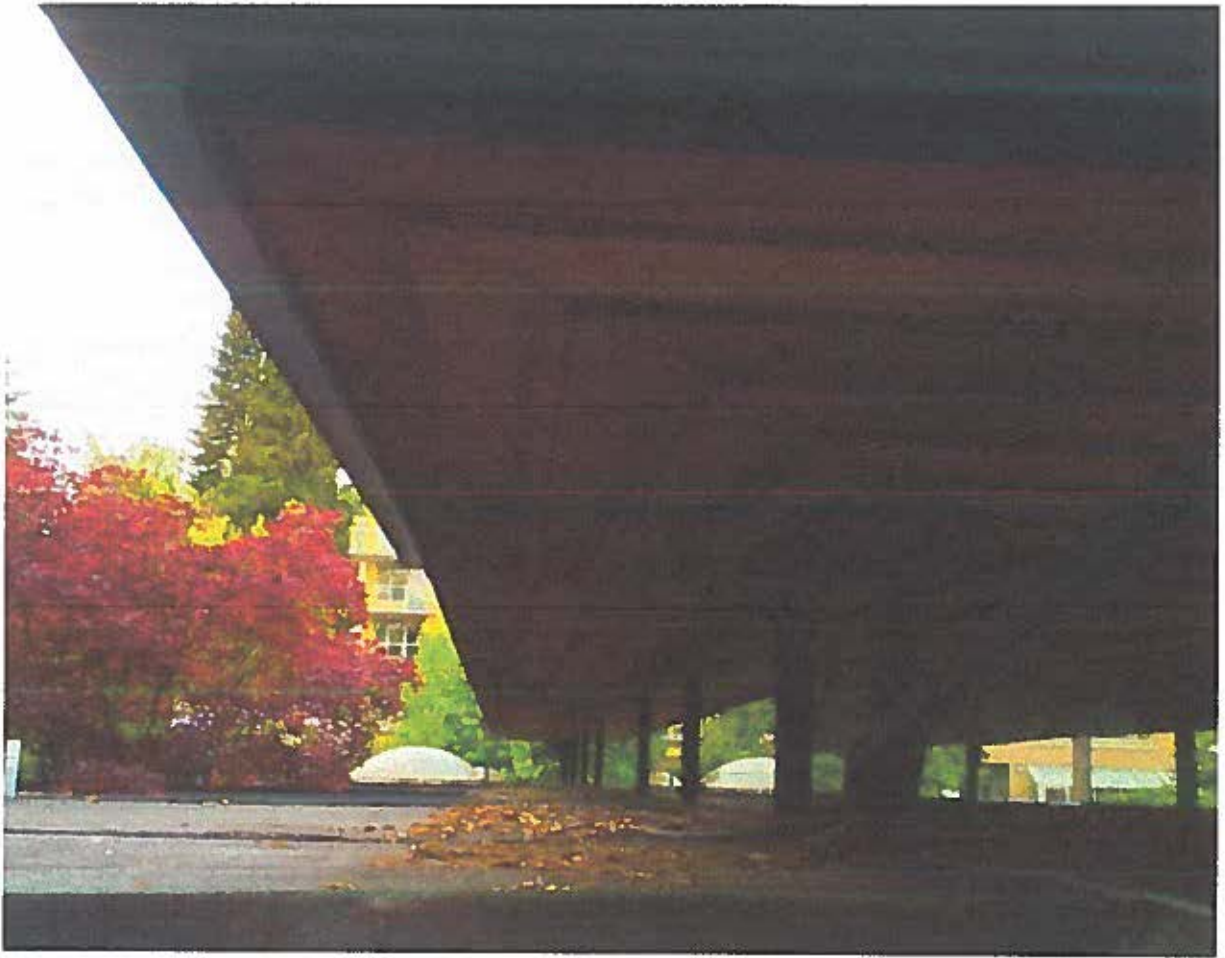
**LIGHTING SCONCES AT THE FRONT ENTRANCE AND IN THE CENTRAL CORRIDOR**



**INTERNAL COURTYARD OPEN  
TO OFFICES AND THE WAITING  
AREA.**

**BELOW: ONE OF THE PRIVATE  
COURTYARDS**





**ROOF AND CLERESTORY**



**ROOF DETAILS**