

## Conservation Approach

The Woyat-Bowie Building 660 Clyde Avenue, West Vancouver, BC



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## Statement of Significance

### 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.

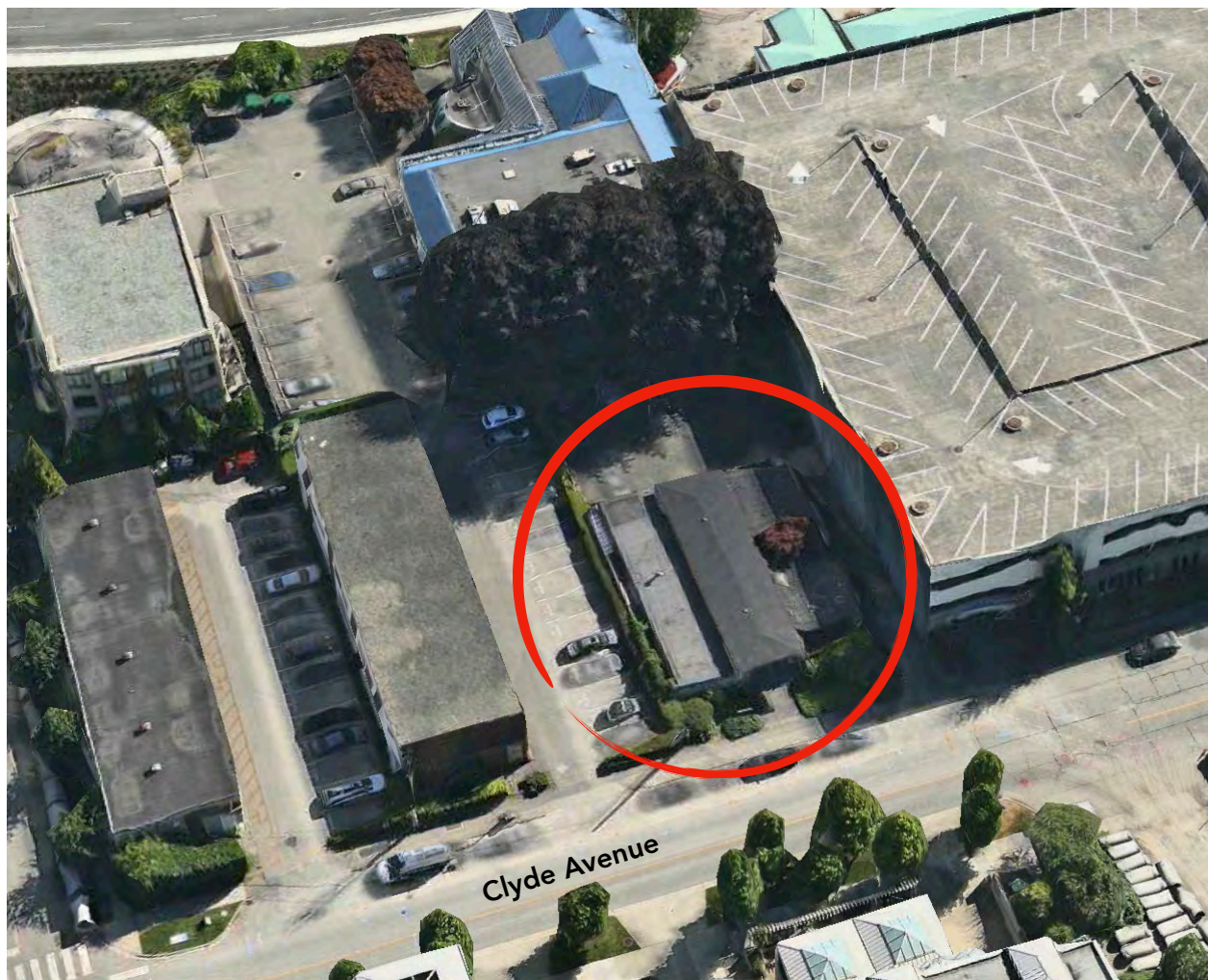
### Character Defining Elements.

The elements that define the Woyat-Bowie Building are:

- continuous commercial use since construction
- relationship to the street with a landscaped setback
- single storey 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

## Site Context



## Condition Assessment

Considering its age and variety of tenants since its construction in 1966, the Woyat Bowie building is in good condition over all with the majority of its period details intact.

The stucco and wood-framed walls have some water damage and staining. The wooden cap on the perimeter wall has warped and split over the years. In places the cap is missing key pieces. Plant growth has been allowed to grow into spaces between the trim and stucco, and in places climbing vines such as wisteria, have been planted and if not checked will provide future maintenance issues. The courtyards on the east side of the building have been covered in part with fibreglass sheets.

One of the roof repairs saw contractors add gutters and downspouts to the building. The downspouts were placed without regard to the building's overall design and negatively impact important visual aspects of the building. Asphalt shingles have been added to the top of the wood wall caps in places.

The roof is in good condition, though there are signs of some slight slumping, notably at the south end of building. There is some minor water staining on the ceiling where it meets the clerestory glass. Some of the clerestory glass panes have cracked and there is some minor glass damage at the doors.

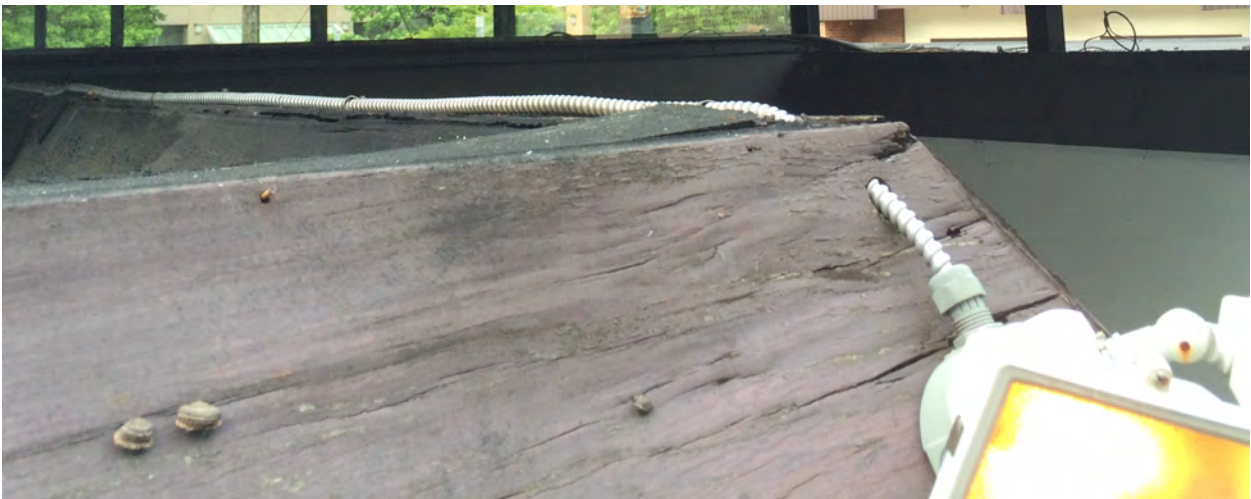
Unsympathetic placement of items such as security lights and electrical boxes have damages some of the building's fabric.

The exterior corner box lights have been altered during a repair, though done in character with the building.

The interior is largely intact with original fixtures, floor and layout with internal courtyards with only minor changes made to accommodate changing office use or function.



The south east corner of the building showing the warped and split wood wall caps, fibreglass panels cover the courtyard. Plant growth is right up against the building walls



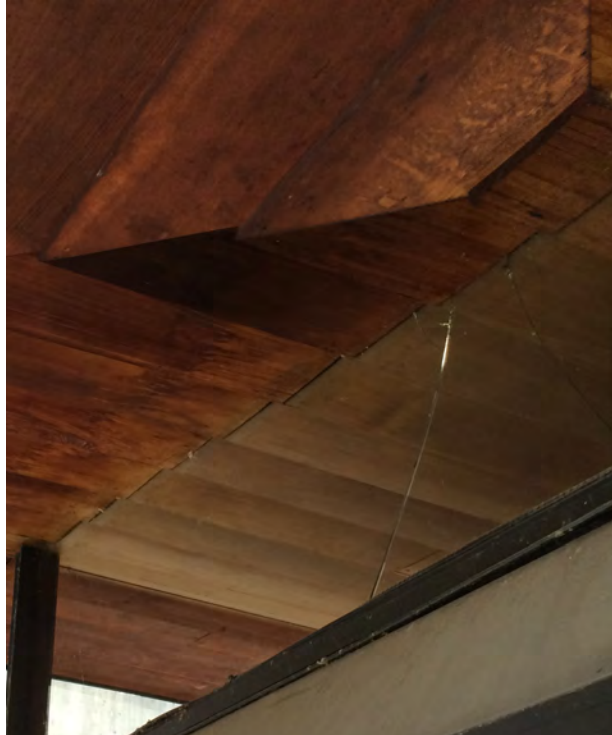
**Top:** warped boards of the wall cap with asphalt shingle overlap and popped nails

**Middle:** missing pieces of the wall cap, electrical wires and stucco damage

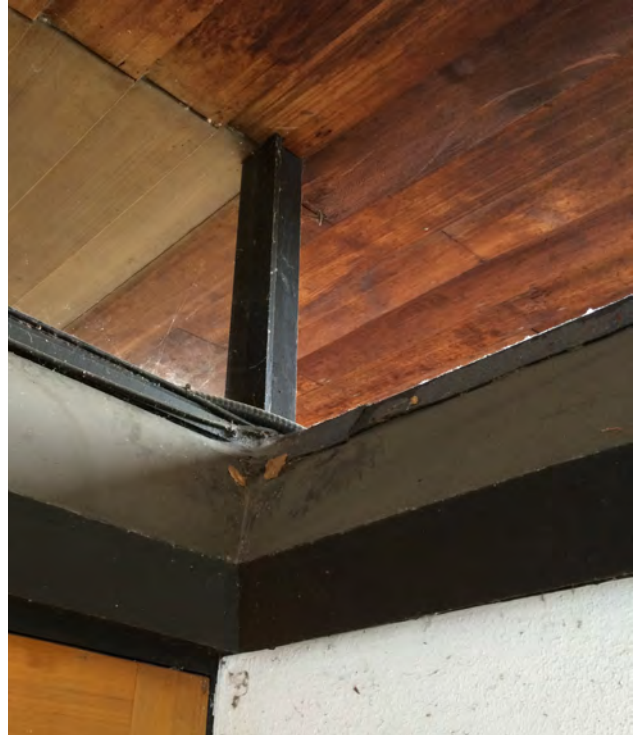
**Bottom:** localized rot at the corners due to rusting nails and more electrical cable damage



Cracked glass in the clerestory



Cracked glass in the clerestory



Water stains and electrical cables at the clerestory

## Conservation Approach

The conservation objectives for the Woyat-Bowie building are **preservation, restoration and rehabilitation**.

The intent is to preserve the Woyat-Bowie building in its entirety, to restore all Character Defining Elements as identified in the Statement of Significance and provide ongoing maintenance and repair to ensure the building's preservation.

All work to modernize the building's systems and functionally will be done with minimal disruption of the original fabric and executed by qualified contractors with experience working with heritage buildings and materials. All proposed alterations will be done in consultation with the heritage consultant and West Vancouver heritage staff.

With the completion of the restoration work the Woyat-Bowie building will be designated.

### **The below conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition):**

**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 of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.



## Photographs



Above: The building c. 1988 showing the Clyde Avenue frontage, original corner box lights and the landscaping *West Vancouver Archives photo 2586 0018 DWW*

Below: The building in 2016





**Top:** Front entrance showing the front door, roof and passage through the building

**Middle:** address sign board, corner box lights, and sconce at the front entrance

**Bottom:** Rear entrance showing roof, plexiglass and wood rear panel



**Top left:** the corridor view from the front door **right:** view from the rear of the building  
**Bottom left:** the central courtyard garden with offices arranged around the north and south sides  
**Bottom right:** lobby area and courtyard garden

