

# STAPLES/LIAO RESIDENCE

## CONSERVATION PLAN

AUGUST 2013



**DONALD LUXTON**   
AND ASSOCIATES INC

DONALD LUXTON AND ASSOCIATES INC.  
1030 - 470 GRANVILLE STREET VANCOUVER BC V6C 1V5  
info@donaldluxton.com 604 688 1216 www.donaldluxton.com



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## 1. INTRODUCTION

SUBJECT PROPERTY:	THE STAPLES/LIAO RESIDENCE
ADDRESS:	6985 ISLEVIEW ROAD, WEST VANCOUVER
CONSTRUCTION DATE:	1966-67
ORIGINAL OWNERS:	TOM AND NANCY STAPLES
ORIGINAL ARCHITECT:	BRUNO FRESCHI, PROJECT ARCHITECT (ERICKSON/MASSEY ARCHITECTS)
HERITAGE STATUS:	THE WEST VANCOUVER SURVEY OF SIGNIFICANT ARCHITECTURE (1945-1975), PRIMARY BUILDING

The Staples/Liao Residence is a two-storey house designed in the West Coast Style by architect Bruno Freschi, when he was working for Erickson/Massey Architects. Freschi was among the young generation of modern architects who developed the West Coast Style in British Columbia. New architectural designs were adapted to accommodate local site conditions, particularly on the North Shore of Burrard Inlet, with its rocky terrain and steep topography. The style offered functional and simple building solutions for the growing population in the Greater Vancouver region.

The house was designed for original owners, Tom and Nancy Staples, who were fans of the West Coast Style, but also required a functional house in which to live

and raise their family. Freschi responded by offering a design that was both transparent to the sweeping views, yet private.

The Staples/Liao Residence and its surrounding landscaping and environment exists today in substantially original condition. The proposed redevelopment for the Staples/Liao Residence property, prepared by the original architect, Bruno Freschi in association with Nick Milkovich Architects, includes the addition of a strata-titled residential unit below the main house, the preservation of the character-defining elements of the main house, and rehabilitation of specific design features in response to functional requirements.



# INTRODUCTION



*The Staples/Liao Residence, 1967 [Selwyn Pullan Collection]*

## 2. THE WEST COAST STYLE

Following the end of the Second World War, the Greater Vancouver region emerged as a centre of innovative, residential architecture in North America. A growing population and changing lifestyles opened the door for new housing concepts, which were affordable for, and attractive to, young families. Progressive and experimental architects developed the West Coast Style, based upon the principles of Modern architecture: Functionalism, Simplicity, and Flexibility.

Undeveloped and inexpensive land on the North Shore often included challenging, sloping and irregular sites with expansive views. Developing houses on these sites offered a welcome opportunity for architects to experiment with new designs and building technologies. Among the generation of architects championing the West Coast Style in the Greater Vancouver area were Ned Pratt, Arthur Erickson and Ron Thom, who each designed well-publicized and award-winning homes.

The West Coast Style has several common features, which define many of the houses constructed along the west coast of North America between 1945 and 1970. The style responded to, and embraced, the rough topography and climate conditions of then “unbuildable” sites, in places including the North Shore, with its expansive vistas over the ocean, native forests and mountains. Many of the houses were designed with the entrance and parking areas facing the street, to allow the living areas to open to the private garden spaces and views to the water.

West Coast Style houses were often designed in geometric forms with local and prefabricated materials used in modular fashion for cost-efficient construction. Wood was readily available and commonly used, in combination with glass, steel, and concrete, often with cantilevered forms, ceiling-height fenestration and open floor plans. Flat or low-pitched roofs were clad with asphalt roofing material, which replaced the traditional and increasingly expensive cedar shingles. Walls were filled with modular windows and panels to create a rhythmic pattern of solids and voids. Natural light was considered a key design element in this new modern architecture: floor-to-ceiling windows provided ample daylight for the interior. The large window elements also connected the interior and exterior spaces and provided easy access to outdoor decks and patios, which extended the living area.

Traditional floor plans were replaced with flexible and thus, multi-functional, layouts to serve a new, more informal lifestyle. Interior spaces were not decorated with ornate features and instead, contrasting natural materials, such as wood, brick and plaster, were used for interesting visual effects. Many designs integrated interior and exterior space by creating lines of vision through windows and doors to patios, private garden spaces and vistas of scenic landscape. The Staples/Liao Residence stands as an excellent example of the culmination of the design tenets of the West Coast Style.

# THE WEST COAST STYLE



*The Staples/Liao Residence, 1967 [Selwyn Pullan Collection]*



### 3. STATEMENT OF SIGNIFICANCE

**Address:** 6985 Isleview Road, West Vancouver

**Name:** Staples/Liao Residence

**Architect:** Bruno Freschi, project architect, Erickson/Massey Architects

**Original Owners:** Tom and Nancy Staples

**Date of Construction:** 1966-67

#### DESCRIPTION OF THE HISTORIC PLACE

The Staples/Liao Residence, located at 6985 Isleview Road in West Vancouver, is a linear, West Coast Modern two-storey house that features a skeletal post & beam heavy timber structure, extensive glazing, and a flat, stepped roof structure with steep shed-roof accents, which mimic the cliffside topography. Comprising over 240 square metres of living space on a steeply sloping 2,300 square metre lot, the Staples/Liao Residence is distinguished by its integration with the natural environment, its embrace of natural light, and its spectacular views of Howe Sound.

#### HERITAGE VALUE OF THE HISTORIC PLACE

Completed in 1967, the Staples/Liao Residence is valued as a unique representation of the West Coast Modern residential style in West Vancouver. Characterized by its design innovation, use of natural materials, and sensitive integration with the natural environment, it represents a prevalent style of architecture along the north shore of Burrard Inlet between 1945 and 1970. The West Coast Modern style evolved from an era of post-war prosperity, population growth and newly-relaxed lifestyles.

Designed for original owners Tom and Nancy Staples by architect Bruno Freschi of the acclaimed firm of Erickson/Massey Architects, the Staples/Liao Residence features a massive Douglas fir timber framework with 15 cm by 40 cm members. The framework features posts and beams that are the same width, producing a seamless, structural and sculptural appearance, and epitomizing the height of sophistication of the post & beam style. The interior of the Staples/Liao Residence features floor to ceiling windows, a freestanding concrete and brick fireplace, and an open layout, which offers both privacy and transparency, as well as panoramic views.

Built on a steeply sloping lot along Isleview Road, where two other Erickson/Massey houses were also constructed in the 1960s, the Staples/Liao Residence is significant for its integration with the natural environment. West Coast Modern architecture was characterized by its use of natural materials and integration with spectacular, and often challenging, sites; attributes that are evident in the natural surroundings that were left with minimal disruption during the construction of the Staples/Liao Residence. The house features a post & beam framework, with heavy timber beams that are carried past the ends of the house in flying extensions, which contrast with the vertical lines of the natural forest. The Staples/Liao Residence blends into the natural environment through the use of pine trees, arbutus, and vine maples, pathways paved with local quarry tiles and original rock walls and cliffs. Every axis of the house was intentionally designed



# STATEMENT OF SIGNIFICANCE

to both literally and visually bring the inhabitants outside. With northwest views to Howe Sound and the surrounding dense mature vegetation, the Staples/Liao Residence is an urban retreat integrated within the natural environment.

The Staples/Liao Residence is also significant for its association with Erickson/Massey Architects, which employed recent architectural graduate, Bruno Freschi in the 1960s. Freschi (b. 1937), a Trail-born architect of Italian descent, studied architecture at the University of British Columbia and at London's Architectural Association before working for Erickson/Massey. After several design attempts for the Staples/Liao Residence, the project was passed to Freschi, who Erickson often used as a 'surrogate' designer when he was busy. Freschi responded by designing a house grounded in Erickson's architectural values, which were inspired by the modern domestic idiom established by Richard Neutra and Frank Lloyd Wright. Erickson conceived his architecture to respond directly to each individual site, a concept that Freschi took to heart in the design of the Staples/Liao Residence. A cohesive expression of simple lines and ultimate transparency, the house reduces the idea of post & beam West Coast Modernism to its most refined elements. Freschi founded his own firm in 1970, and was named chief architect of Vancouver's 1986 World Exposition. The Staples/Liao Residence remains an excellent example of Freschi's work under the mentorship of Arthur Erickson.

## CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Staples/Liao Residence include its:

- location near the crest of a steeply sloping lot, amongst mature vegetation, with panoramic views to Howe Sound;
- continuous residential use;
- residential form, scale and massing as expressed by its two-storey plan, flat roof structure with shed-roof extensions, heavy timber framework, and linear massing;
- heavy timber-frame construction;
- West Coast Modern details such as its: dramatically extended post & beam framework; windows set flush with the outer wall plane; steeply sloping shed-roofed extensions; use of local building materials; relationship between the interior and exterior spaces; quarry tile paving patterns in the front yard; and its front entry water feature;
- original windows such as its fixed glass and jalousie assemblies throughout the house;
- wooden slab entry doors on the south façade;
- interior features such as its freestanding brick and bush-hammered concrete fireplace; half-height partitioned walls offering both privacy and access to views; Japanese-inspired corridor layout; sand-float stucco walls; and original, rubbed bronze door hardware; and
- landscape features such as mature, native trees and plants including pines, arbutus, and vine maples that extend throughout the property.

## 4. CONSERVATION GUIDELINES

### 4.1 STANDARDS AND GUIDELINES

The Staples/Liao Residence is listed on the West Vancouver Survey of Significant Architecture (1945-1975) as a primary building, and is a significant historical resource in the City of West Vancouver. Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) is the source used to assess the appropriate level of conservation and intervention. Under the Guidelines, the work proposed for the Staples/Liao 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 Staples/Liao Residence should be based upon the Standards outlined in the *Standards and 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 element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.

# CONSERVATION GUIDELINES

8. Maintain character-defining elements on an ongoing basis. Repair character-defining element 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.

## **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 Staples/Liao Residence, and the construction of a second dwelling on-site. 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 14:** New Exterior Additions to Historic Buildings: Preservation Concerns.

<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

**Preservation Brief 41:** The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

#### 4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve and restore the existing historic structure, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for continued 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 development scheme for this property has been prepared by Bruno Freschi, in association with Nick Milkovich Architects Inc, and includes the construction of a secondary dwelling on the lower portion of the site.

The major proposed interventions of the overall project are to:

- Preserve the overall form, scale, massing and appearance of the house.
- Rehabilitate several exterior design elements to respond to functional needs and environmental forces.
- Rehabilitate interior spaces as required to accommodate new services and updated functions.

Due to the proposed addition to the historic building, new visible construction will be considered a modern addition to the historic structure. The *Standards and Guidelines* list recommendations for additions to historic places, which also apply to new construction in the near vicinity of a historic structure. The proposed design scheme should follow these principles:

- Designing any additions in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic place.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value. Due to the modern character of the main house, the distinction between new and original may be in the detailing of the proposed structure, which may be more discreet than when constructing a modern addition adjacent to a building of historic character.



## 4.4 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as “meeting the needs of the present without compromising the ability of future generations to meet their own needs” (Common Future. The Bruntland Commission). The four-pillar model of sustainability identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment.

Current research links sustainability considerations with the conservation of our built and natural environments. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment.

“We need to use our cities, our cultural resources, and our memories in such a way that they are available for future generations to use as well. Historic preservation makes cities viable, makes cities liveable, makes cities equitable.”

(Economic Benefits of Preservation, Sustainability and Historic Preservation)

FOUR PILLARS OF SUSTAINABILITY



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 (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete, plaster, can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

The following considerations for energy efficiency in historic structures are recommended in Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) and can be utilized for the Staples/Liao Residence.

### Sustainability Considerations

- Add new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements.
- Work with sustainability and conservation specialists to determine the most appropriate solution to sustainability requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Comply with energy efficiency objectives in a manner that minimizes impact on the character-defining elements and overall heritage value of the historic building.

### **Energy Efficiency Considerations**

- Identifying the historic place's heritage value and character-defining elements — materials, forms, location, spatial configurations, uses and cultural associations or meanings.
- Complying with energy efficiency objectives in such a manner that character-defining elements are conserved and the heritage value maintained.
- Working with energy efficiency and conservation specialists to determine the most appropriate solution to energy conservation problems that will have the least impact on character-defining elements and the overall heritage value.
- Weighing the total environmental cost of energy saving measures against the overall environmental costs of retaining the existing features or fabric, when deciding whether to proceed with energy saving measures.

### **Buildings: Insulation**

- Installing thermal insulation in attics and in unheated cellars and crawl spaces to increase the efficiency of the existing mechanical systems unless this could adversely affect the building envelope.

### **Buildings: Windows**

- Utilizing the inherent energy conserving features of a building by maintaining character-defining windows in good operating condition for natural ventilation.

- Improving thermal efficiency with weather-stripping, storm windows, interior shades and, if historically appropriate, blinds and awnings.

### **Buildings: Mechanical Systems**

- Improving the energy efficiency of existing mechanical systems by installing insulation in attics and basements, unless this could adversely affect the building envelope.

The conservation recommendations for the Staples/Liao Residence recognize the need for sustainable interventions and adhere to the *Standards and Guidelines* as outlined.

## **4.5 HERITAGE EQUIVALENCIES AND EXEMPTIONS**

Once listed as a heritage resource, the Staples/Liao Residence will be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following provincial legislation.

## 4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the “Alternative Compliance Methods for Heritage Buildings.”

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the District can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

## 4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) for further detail about “Energy Efficiency Considerations.”

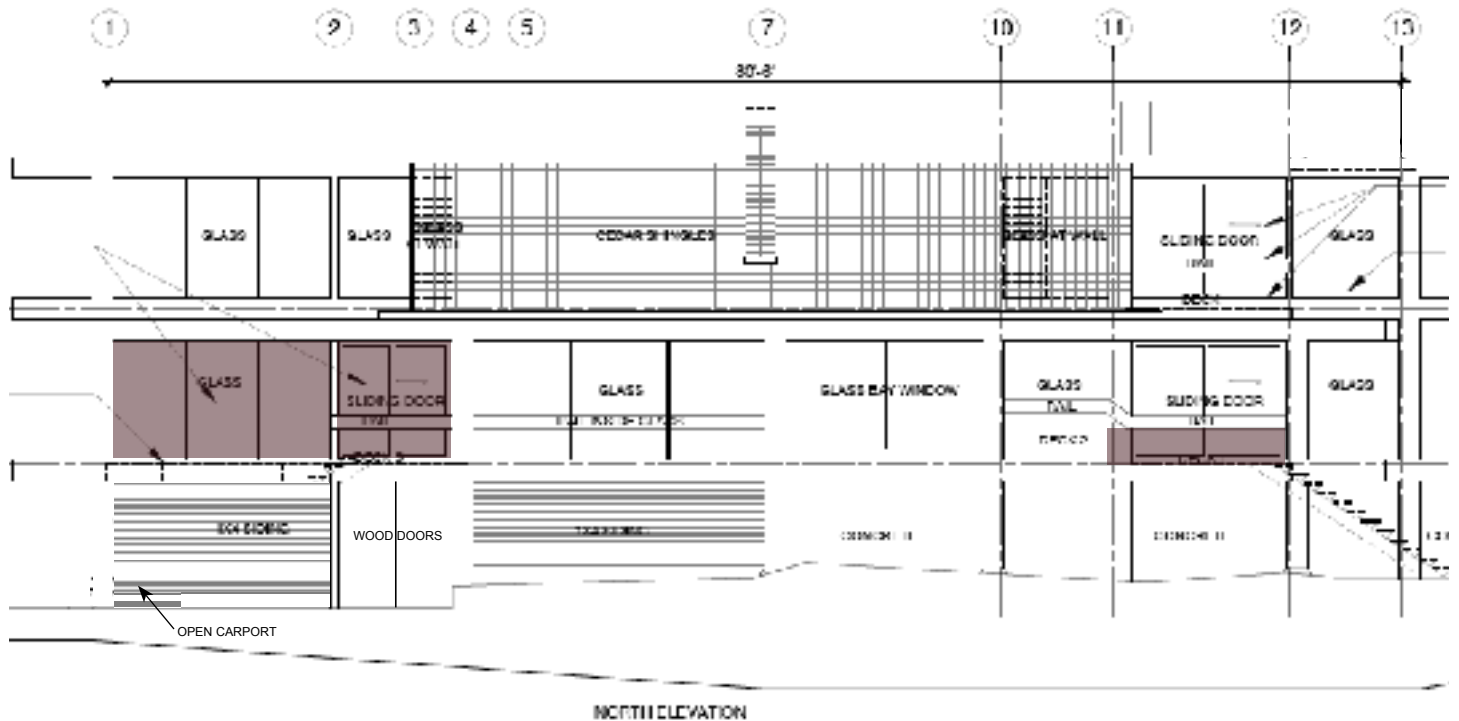
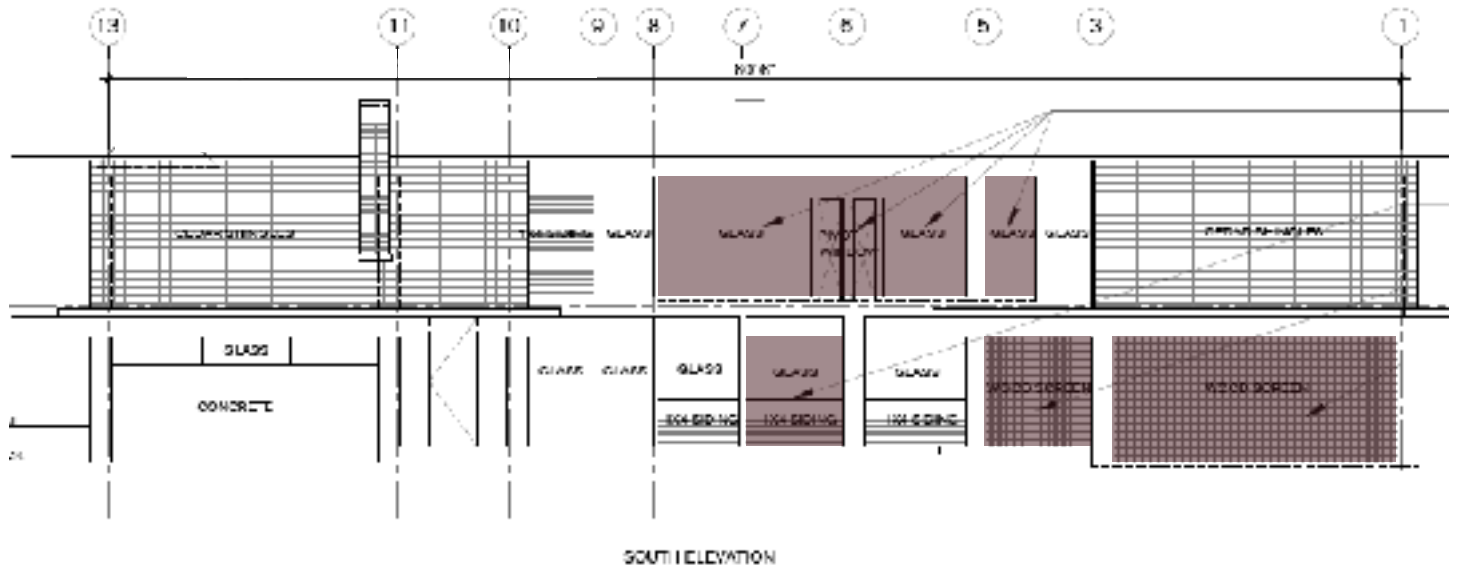
## 4.5.3 HOMEOWNER PROTECTION ACT

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised:

1. an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and
2. clarification of the definition of ‘substantial reconstruction.’ The latter clarification explains that 75% of a home must be reconstructed for it to be considered a ‘new home’ under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions without the Act now coming into play. The definition of a heritage building is consistent with that under the Energy Efficiency Act.

## 5. CONSERVATION RECOMMENDATIONS

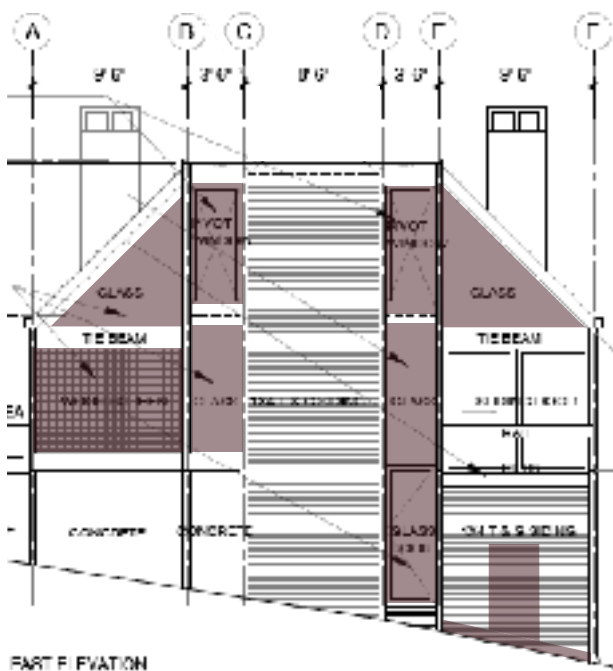
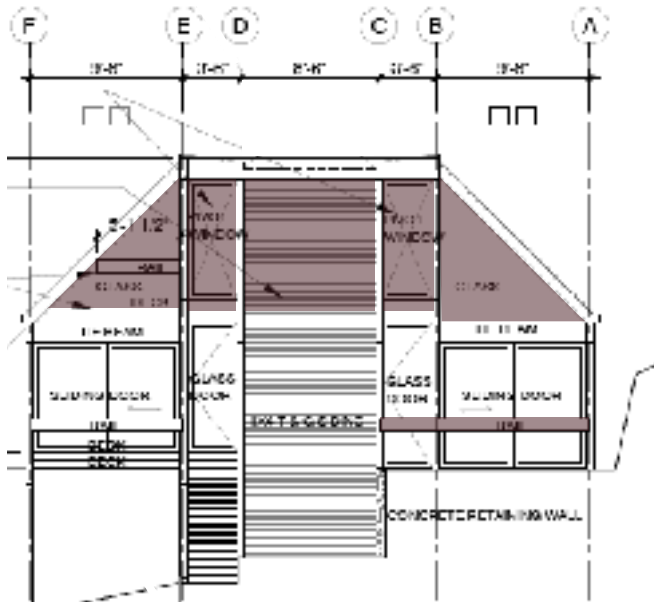
### PROPOSED REHABILITATION WORK





# CONSERVATION RECOMMENDATIONS

The following chapter describes the materials, physical condition and recommended conservation strategy for the Staples/Liao Residence based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada* (2010).



Indicates location of proposed design changes.

## 5.1 SITE

The Staples/Liao Residence is located at 6985 Isleview Road in West Vancouver, situated amongst mature vegetation on a large steeply-sloping lot, with northwest views to Howe Sound. The location and associated landscape features such as mature, native trees and plants including pines, arbutus and vine maples that extend throughout the property are character-defining elements of the historic house and should be preserved. The lush, rugged topography of the property was fully retained



during the construction of the house with minimal intervention to the landscape apart from clearing the trees for the foundations, and the transparency in the design of the house utilizes the surrounding landscape as a prominent design feature. The site provides uninterrupted views to Howe Sound, as the property is located at the edge of a forested bluff with no obstructions between the house and the ocean.

The site is steeply pitched, and the architecture of the house responds to the sloping site in its longitudinal stepped design. Red rectangular quarry tile is used on most exterior floor surfaces, and is continued in through the entryway into the main corridor of the house. Quarry tile is generally a very durable material, and appears to have been maintained in good condition. The exterior entrance features a small pond with flat tiled steps that lead through water to the front entryway platform.

### Conservation Strategy: Preservation and Rehabilitation

- Preserve the original location of the building.
- Preserve the mature vegetation and views of Howe Sound.
- The proposed new building should be constructed at the rear of the site, and should not be visible from the front of the historic house.
- Design the secondary structure to be “physically and visually compatible with, subordinate to, and distinguishable from the historic place” as recommended in **Standard 11**.
- Any attachment to the historic house, if any, should be minimal and reversible.

# CONSERVATION RECOMMENDATIONS



## 5.2 OVERALL FORM, SCALE AND MASSING

The building's residential form, scale and massing as expressed by its two-storey plan, flat roof structure with shed-roof extensions, heavy timber framework and linear massing is a character-defining element of the historic place, and should be preserved. The building will continue to be used as a residential building, which will enable a higher degree of retention of character-defining elements and residential features.

The form of the building is defined by its dramatic post & beam heavy timber structure that extends through to the exterior of the building envelope. A new structure is proposed on site, but will not be visible from the front of the house as it will be located at a lower grade to the rear of the structure. An open carport is also proposed within a corner of the exterior of the building. The form, scale and massing of the Staples/Liao residence will be only slightly altered during rehabilitation work.

### Conservation Strategy: Preservation

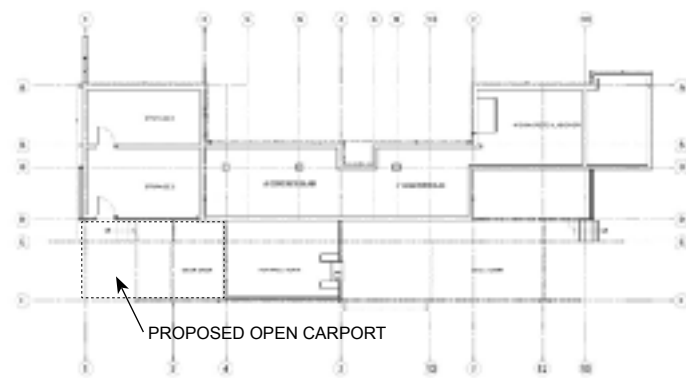
- Preserve the overall form, scale and massing of the building.
- The historic front façade should be retained, with only minor adjustments within the cage-like structure. These alterations will include infill of the second floor bedroom balconies and the original carport.

### 5.3 FOUNDATION

The Staples/Liao Residence sits on concrete foundations, which appear to be in good condition after an initial visual review. New foundations will be built adjacent to the existing foundations, to accommodate the proposed second building on the site. The foundations consist of a 4" slab with 8" foundation walls, and two storage rooms and a furnace room are located at the foundation level. Further investigation is required to determine the structural condition of all foundations.

#### Conservation Strategy: Rehabilitation

- Investigate condition of foundations, and rehabilitate as required.
- To ensure the prolonged preservation of the 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 any exposed foundations, if desired.



### 5.4 HEAVY TIMBER FRAME

The heavy timber post & beam frame is a commonly seen feature in West Coast Modern architecture, and is also a character-defining element of the house and should be preserved. The exterior exposed elements of the timber frame appear to be moderately weathered, and should be refinished to ensure the prolonged protection of the structure. The structural integrity of the post & beam structure should be assessed. Upgrades should be respectful to the historic structure, and should not interfere with the carefully designed timber framework.

The proposed rehabilitation scheme involves enclosing a number of exterior elements within the heavy timber frame, including the second floor exterior balconies on the south elevation that will accommodate an extension of the bedrooms, and converting the exterior carport to studio space. Glass and wood will be utilized to reconfigure these locations, and will be designed in a compatible character and scale.

#### Conservation Recommendation: Preservation and Rehabilitation

- The heavy timber frame should be reviewed for structural integrity.
- Due to the expected integrity of heavy timber structure, the exposed structure should be preserved through retention and in-situ repair work.
- Replace any damaged wooden elements to match existing in material, size, profile and thickness.
- Design structural or seismic upgrades so as to minimize the impact to the character-defining elements.
- Exterior alterations should fit within the historic West-Coast character of the building, and should not detract from the overall cohesiveness of the design.



# CONSERVATION RECOMMENDATIONS

## 5.5 EXTERIOR WOOD ELEMENTS

The Staples/Liao Residence features local building materials, including the wood decking on exterior porch surfaces and the 1"x4" horizontal tongue and groove wood siding seen on all four elevations. The cladding appears to be in good condition, with a small degree of weathering and UV damage, primarily on the south elevation. The wood decking demonstrates a moderate degree of organic build-up, and should be cleaned and refinished. Further investigation is required into the condition of the exterior wood elements. Further maintenance and finishing measures such as stains or varnish may be required to ensure the prolonged protection of the wood elements.

### **Conservation Recommendation: Preservation and Restoration**

- Preserve original siding on all elevations, if possible, and clean surfaces for refinishing.
- If required, wood should be refinished to match original.
- Utilize Alternate Compliance Methods for fire and spatial separations.
- Wood decking should be assessed, and organic growth removed. Repair as required.
- Cleaning procedures should be undertaken with non-destructive methods. Areas with biological growth should be cleaned using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as Simple Green®) and a soft bristle brush. A combination of bleach and water can also be used to remove organic material, but should be thoroughly rinsed after application.
- High-pressure power washing, abrasive cleaning or sandblasting should not be allowed under any circumstances.



## 5.6 FENESTRATION

Windows and doors 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* (2010).

### 5.6.1 WINDOWS

The Staples/Liao Residence features an expansive amount of glass on all four elevations, installed floor to ceiling between heavy timber structural elements. Natural light was considered a key design element in this new modern architecture, and floor-to-ceiling windows provided ample daylight for the interior. The large glazing connects the interior and exterior spaces in a seamless fashion and provides easy access to outdoor decks and patios that extend the living areas. The large windows also allowed uninterrupted views to Howe Sound. The original fixed glass windows, set flush with the outer wall plane, and jalousie window assemblies are character-defining elements of the historic house, and should be preserved.

Original jalousie windows are extant in the house, and are located in areas that are protected from the rain through extended overhangs above. The jalousie windows appear to be in good condition.

The fixed perimeter windows, however, are single glazed, which may be rehabilitated to accommodate double-glazing, but should remain in the same configuration as the originals and should be visually consistent with the original design.



# CONSERVATION RECOMMENDATIONS

## **Conservation Strategy: Rehabilitation**

- Inspect condition of all window assemblies and complete a detailed inventory list to determine extent of recommended repair or replacement.
- Preserve and repair as required, using in kind repair techniques where feasible.
- Single glazed windows may be rehabilitated to accommodate double-glazing. Double glazed units should be visually consistent with original window design.
- Preserve the original jalousie window assemblies. If jalousie windows require repair, the glass panes should be individually replaced and matched in dimensions, thickness and edge finish.

## **5.6.2 DOORS**

The Staples/Liao Residence features large double wood entry doors, which lead into an open corridor. The doors are stained and feature original hardware. The doors are full height, reaching from the brick entrance floor to the structural beam above. Wood and glass doors are also installed in the house, leading to exterior patios, and appear to be in working condition. All doors have retained original ASSA hardware, which should be preserved. Further investigation is required to determine the full condition of all doors and hardware.

## **Conservation Strategy: Preservation**

- Retain the door openings in their original locations, and preserve and repair all original doors.
- Preserve and repair the original front entry doors, if possible.
- Preserve all original hardware, ensuring that it is fully functional.





## 5.7 ROOF

The deeply sloped shingle-clad roofs and dramatically extended post & beam framework are representative of West Coast Modern architecture, and are character-defining elements of the historic house that should be preserved. The house features three sloped roof sections; two on the south elevation and one on the north elevation. The main flat roof runs lengthwise east to west above the living space, and features long horizontal skylights along each long edge of the roof. A lower flat roof exists over the main floor level, over a portion of the entry deck on the south side of the building, and demonstrates extensive organic build-up and pooling of water in rainy conditions due to poor drainage. The double-coursed cedar shingles on the sloped roofs are in reasonable condition, with moderate staining and light organic build-up. The condition of all roof elements should be assessed further, and repaired or replaced in kind as required.

### Conservation Recommendation: Rehabilitation

- Preserve the roof structure in its current configuration, as expressed by its low horizontal form and steep shed-roofed elements.
- Clean all horizontal roof surfaces, and remove organic debris and build-up.
- Repair roofing materials, as required.
- If required, roofing membrane and cladding system on flat roofs may be rehabilitated.
- Cedar shingles on sloped roofs should be preserved. If shingles are damaged, repair or replace in kind with physically and visually compatible material as required. Any new shingles should match original in size, colour and profile.
- Repair existing rainwater disposal system, including box gutters and chains, and ensure proper drainage from the site is maintained.



# CONSERVATION RECOMMENDATIONS

## 5.8 CHIMNEY

The large chimney is a character-defining element of the historic house, and should be preserved. The external elements of the chimney are painted brick, and its condition should be assessed. A large rectangular concrete pot sits atop the chimney.

### Conservation Recommendation: Preservation

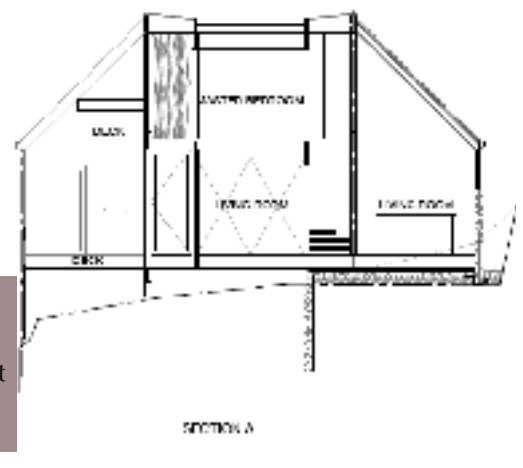
- Preserve the chimney in its original configuration.
- Ensure that chimney is structurally stable. If required, brickwork may be repointed and cleaned using a natural bristle brush and mild rinse detergent. Repaint as required.
- Repair flashing at roofline. Flashing should be compatible with roofing material, and should be visually unobtrusive.



## 5.9 NEW STRUCTURE

A new structure is proposed for the rear of the site, below the original house. Typically, when constructing a new addition adjacent to an historic property, the character and overall design should be contemporary and distinguishable from the historic building. As the Staples/Liao Residence is a modern structure, the proposed adjacent building may be compatible in style. In this case, the level of distinguishability should read at the detail level. New work and interventions should be sympathetic to the historic building and its character-defining elements, and local materials should be used where possible in keeping with the design intent of the house.

location of proposed building. Height not yet known.





## 5.10 INTERIOR FEATURES

The Staples/Liao Residence features a number of character-defining interior features such as its free-standing concrete fireplace, half-height partitioned walls offering both privacy and access to views, Japanese-inspired corridor layout, sand-float stucco walls and original, built-in cabinets and rubbed bronze door hardware, which should be preserved when possible.

### Conservation Recommendations: Preservation

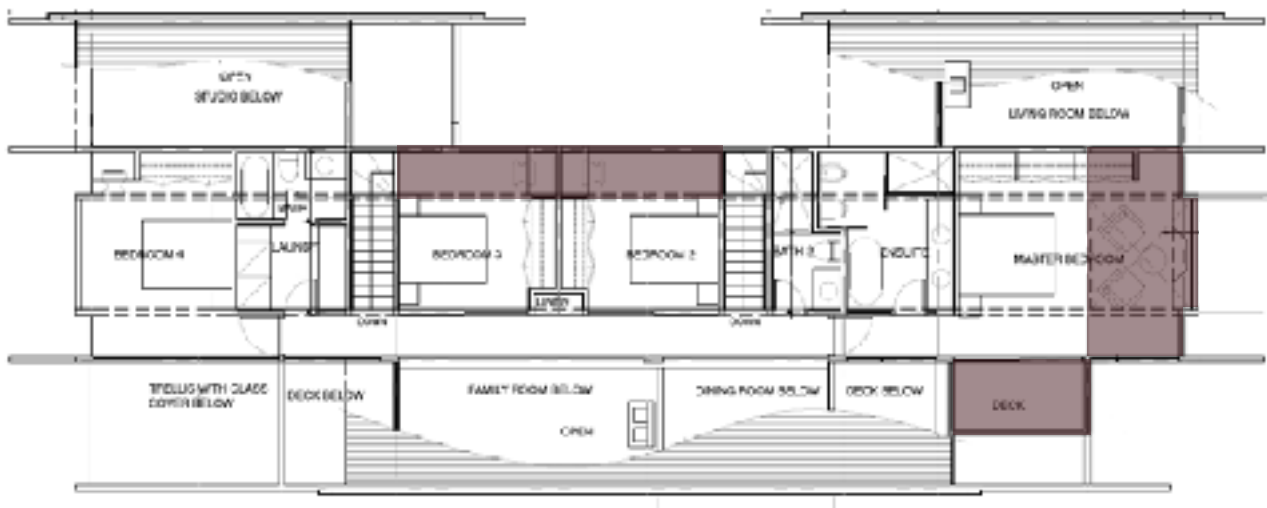
- Interior character-defining elements should be preserved.
- Rehabilitation measures may be introduced to accommodate functional needs or building code upgrades, as required.



# CONSERVATION RECOMMENDATIONS



**MAIN LEVEL**



**SECOND LEVEL**

Indicates location of proposed design changes.

## 6. 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 historic building. 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 Staples/Liao 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 and Guidelines for the Conservation of Historic Places in Canada* (2010). As defined by the Standards and 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 program will not only lead to a higher degree of preservation, but also over time potentially save large amounts of money otherwise required for later repairs.

## 6.2 PERMITTING

Once the project is completed, any repair activities, such as simple in-kind repair of materials, should be exempt from requiring municipal 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 and 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 use non-destructive methods. Exterior elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to 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 and Guidelines for the Conservation of Historic Places in Canada (2010)*. 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.

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.

### 6.6.1 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 Staples/Liao 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:

- 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?
- Do foundation openings (doors, windows, vents) show: rust; rot; insect attack; paint failure; soil build-up?

##### 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?

### **Windows**

- Is glass cracked or missing?
- Are the seals of double glazed units effective?
- Is there condensation or water damage?
- Are the stops in good condition?
- Is the frame free from distortion?
- Do sills show weathering or deterioration?
- Are butt-glazed connections water-tight? Properly siliconed?

### **Doors**

- Do the doors create a good seal when closed?
- Are the hinges sprung? In need of lubrication?
- Do locks and latches work freely?
- 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?
- Are metal patio doors running freely? Hardware in good condition?

### **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 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?
- Is there rubbish buildup on the roof? Insect or bird infestation?
- Are there blisters or slits in the membrane?
- Are flashings well positioned and sealed?
- Is water ponding present?

### **Gutters and Chains**

- Are gutters leaking? Clogged? Are there holes or corrosion? (Water against structure)
- Are drain chains draining freely?
- Is the water being effectively carried away by a drainage system?

## **INTERIOR INSPECTION**

### **Basement**

- Are there signs of moisture damage to the walls? Is masonry cracked, discoloured, spalling?
- Are there signs of past flooding, or leaks from the floor above? Is the floor damp?
- Are walls even or buckling or cracked? Is the floor cracked or heaved?
- Are there signs of insect or rodent infestation?

### **Living Space**

- Materials: plaster, wood, metal, masonry – are they sound, or uneven, cracked, out of plumb or alignment; are there signs of settlement, old, or recent (bulging walls, long cracks, etc)?
- Finishes: paints, stains, etc. – are they dirty, peeling, stained, cracked?
- Are there any signs of water leakage or moisture damage? (Mould? Water-stains?)

### **Concealed spaces**

- Is light visible through walls, to the outside or to another space?
- Are the ventilators for windowless spaces clear and functional?
- Do pipes or exhausts that pass through concealed spaces leak?
- Are wooden elements soft, damp, cracked? Is metal material rusted, paint peeling or off altogether?

- Infestations - are there signs of birds, bats, insects, rodents, past or present?

## 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 finishes 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.

#### 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)

- Replacement of deteriorated building materials as required.

## RESEARCH SUMMARY

**CIVIC ADDRESS:** 6985 Isleview Road, West Vancouver

**LEGAL ADDRESS:** Lot: 3, Block: 20, District Lot: 430,  
Plan: 8935

**HISTORIC NAME:** Staples/Liao Residence

**ARCHITECT:** Bruno Freschi, project architect for  
Erickson/Massey Architects

**CONSTRUCTION DATE:** 1966-67

### REFERENCES:

#### Publications:

Downs, B.; Luxton, D.; Watanabe, K.; and Adele Weder.  
2012. Selwyn Pullan: *Photographing Mid-Century West  
Coast Modernism*.

Weder, A. "A West Vancouver home by 'the other guy'".  
The Globe and Mail. November 25, 2011.

#### Obituaries, Vancouver Sun:

##### Staples, Thomas Milton 1927-2011

Tom passed away on Sunday August 7th, at the age of 84 from complications due to dementia. He was born in Winnipeg the 4th of 5 children where he grew up playing hockey, the game he loved, on frozen prairie ponds. The family came out to Vancouver when Dad was in his early teens. He graduated from high school and initially made his way playing pool and cards until he met lovely, tall, tanned Nancy. "He's the only one that made my knees

knock..." she said. They eloped and spent one night in the Bowen Island Hotel followed by a romantic week in a cabin that required a row boat to get to. They kept their marriage a secret for one year (even from best pal Merv) until Dad had a "job" and the mood was friendlier with the in-laws. They bought the furniture for their first apartment with his card winnings. It was not long before a promising opportunity lead to some real gambling: entrepreneurship. Together with partner Ken they started BC Tube Supply which later became TubeCo dealing in specialized steel tubing, a good example of which is the green foot bridge across the Lion's Gate causeway in Stanley Park. They worked hard and smart to make their business a success, growing it to 5 offices across Canada. During this time Tom and Nancy stretched Lady Luck once again when they bought a piece of property in the then undeveloped Whytecliff area and a decade later built a modern post and beam house facing up Howe Sound. Son Tom Jr. and daughter Kathy followed along in due course. There was lots of golf played and swimming, skiing, fishing, cards, gin and tonics and laughs. He supported the Boys and Girls Club and minor hockey. He was a deliberate and analytical thinker and could slay any antagonist with one witty line; however, he will be remembered best for his warm and amiable disposition. They lived happily in the glass house until Mom died in 2004. Some of Dad died, then, too. His cognition declined and a move into an apartment with 24 hour care became necessary. The gambler's luck

# RESEARCH SUMMARY

held when Flor arrived to be his caregiver and constant companion. After several years his condition took a turn for the worse and more care was required so his last year was spent in Evergreen House at the table near the window. He still tapped his toes when there was music. Tom will be remembered on Tuesday September 20, 2011. Please contact the family for information or send a message to [thomasmiltonStaples@gmail.com](mailto:thomasmiltonStaples@gmail.com). In lieu of flowers please consider a donation to the Boys and Girls Club of Vancouver.

## **Staples, Nancy 1927-2004**

Born Annie Isabel Pope on July 11, 1927 near Liverpool, UK. Passed away on the North Shore after a courageous and spirited battle with cancer on May 20, 2004. Beloved and resoundingly missed, she is survived by her devoted and loving husband of 53 years, Thomas Milton; son Thomas William; and daughter Kathleen Mary; as well as many in-laws, nieces and nephews. Nancy emigrated from England with her parents William and Kathleen Pope in the spring of 1928. She quickly found her niche in tidal pools and mountain glades growing up in West Point Grey. A naturally gifted athlete, she excelled at competitive baseball, volleyball and grass hockey. After graduating from Lord Byng, she enrolled at Normal School and became a Physical Education teacher. Gregarious, energetic and adventurous she loved to hike, ski and socialize on Hollyburn and Grouse mountains and in the summertime, trips to Spanish Banks and Jericho

reflected the vitality and independence of this modern late 20th century gal. Bowen Island by Union Steamship was destined to be a favoured spot. It was there she met her soul mate Tom and love bloomed. Hi-jinks and hi-balls at Dorman Point and Hotel Bay led to the present issuance and ultimately the building of Tubeco Ltd. and the design/construction of their cedar and glass house over looking Howe Sound. Tom introduced her to golf (two holes-in-one) and Olympian road trips. She was a gourmet, whether it was BBQ salmon and corn on the cob in Desolulation Sound or schussing at Whistler or diving off Nancy's Rock, she enjoyed a rich life filled with love and laughter, curiosity and accomplishment. Her feisty humour and sensitive intelligence were always evident and enriched the lives of family and friends. God Speed, Mom; You were the Best. A memorial celebration to honour her life will take place on June 10, 2004 at the UBC Faculty Club. Friends who would like to attend may telephone 604-921-7763 before June 4, 2004 to notify the family in advance. Heartfelt thanks to the valiant nursing staff at Lion's Gate Hospital. Particularly Dr. P. Klimo, Dr. R. Lewis and Dr. P. Sugar. In lieu of flowers, consideration to BC Arthritis Foundation, W.C.W.C., West Coast Environmental Law Society or BC SPCA, will be appreciated. "TALL, TANNED & TERRIFIC" That's Our Nancy!!!