

Cultural Heritage Evaluation Report
Daymond House
2366 Carrington Place Oakville, Ontario



North elevation of the property, 2009. Source: *Town of Oakville Planning Services Staff*

Town of Oakville
Heritage Planning
Authors: Kristen McLaughlin, Carolyn Van Sligtenhorst
November 2023

1. Executive Summary

The purpose of this Cultural Heritage Evaluation Report, or CHER, is to determine if the subject property merits designation under Part IV, section 29 of the *Ontario Heritage Act* (OHA). A Cultural Heritage Evaluation Report (CHER) provides an overview of the property based on primary and secondary research and visual inspection of the property. It also includes an evaluation against the prescribed criteria of Ontario Regulation 9/06, including design/physical value, historical/associative value, and contextual value. This CHER also includes a draft Statement of Cultural Heritage Value or Interest and identification of heritage attributes.

The designation of heritage properties is legislated by the OHA and is supported at a provincial level by the Provincial Policy Statement (2020) and the Growth Plan for the Greater Golden Horseshoe (2019). The conservation of cultural heritage resources is also supported by the Region of Halton Official Plan, the Livable Oakville Plan, the North Oakville East Secondary Plan, and the North Oakville West Secondary Plan.

The home at 2366 Carrington Place is located on the south side of Carrington Place, south of Lakeshore Road East and between Stones Lane and Ryland Terrace. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. The property was added as a 'listed' property to Oakville's *Register of Properties of Cultural Heritage Value or Interest (NOT Designated)* for its potential cultural heritage value for its "potential cultural heritage value for its c.1975 Modernist style house."

This CHER has evaluated the property in accordance with the requirements of the OHA and finds that the property meets five of the criteria of Regulation 9/06. It is therefore recommended that the property be designated under Part IV, section 29 of the OHA.

2. Subject Property

The property at 2366 Carrington Place is located on the south side of Carrington Place, south of Lakeshore Road East and between Stones Lane and Ryland Terrace, on Lot 35 of Plan 1522, along the shores of Lake Ontario. The property is located within the territory covered by Treaty 14, which was signed in 1806 between the Mississaugas and the British Crown. It was historically a part of the Fourth Concession South of Dundas Street, also known as the Broken Front, Lot 2. The house was originally built for Stewart Daymond by the Modern architect Joseph Storey in 1974.¹



Location map: Subject property is outlined blue. October 2023. Source: Town of Oakville GIS

Legal description: LOT 36, PLAN 1522; TOWN OF OAKVILLE

¹ Town of Oakville planning files; *The Globe and Mail*, "Modernism on the shores of Oakville", October 9, 2009, pg. G4

3. Background Research

Design and Physical Value

Modern residential architecture in Oakville is not common, especially homes designed by a well-known Ontario architect. The house at 2366 Carrington Place is rare in Oakville as an example of a house designed in the Modern style.

Modern Architecture (1945-1980)

Modern architecture is an umbrella term for an architectural movement after the Second World War based on new and innovative technologies of construction, particularly: the use of glass, steel, and reinforced concrete; the idea that form should follow function; an embrace of minimalism; and rejection of ornament.² It has its origins in architectural movements from the early 1900s, such as the Prairie architectural style, most popularized by Frank Lloyd Wright's architectural designs, which were an attempt to avoid all elements of earlier European styles and focus on a more horizontal form.³ The other earlier influence was Bauhaus, or International architecture, which began in Germany in the interwar period. It focused heavily on function over form and asymmetrical facades, a structural skeleton with non-structural "skin", stripping away of ornamentation, and a focus on functionalism and efficiency.⁴

Some features of Modern architecture during this time period are: a long, linear roof with a low horizontal pitch, which often continue past the wall to create covers for carports, decks, or patios; a variety of textural materials and finishes, such as brick and stone with wood or metal siding; large expanses of transparent glass often juxtaposed against solid wall surfaces; entrances that are often flanked with a large window to one side and transom window above; and an overall asymmetrical design.⁵

Modern Architecture in Ontario

The minimalist aesthetic of the Modern movement was prevalent in Canada from the 1950s until the 1970s.⁶ The Modern architecture movement in Canada was popularized through the Canada Mortgage and Housing Corporation (CMHC), which was established in 1946 by the Canadian government to address Canada's postwar housing shortage.⁷ The CMHC launched the Canadian Small House Competition after the Second World War to look for quality plans available to low and middle-income families with an attainable price range.⁸

CMHC set the price for each design at \$6,000 with a client who would want the "maximum of living space for their money" and was interested in a contemporary design that provided utility and convenience.⁹ This was the beginning of the Small House Design Scheme, which popularized Modern residential architecture. Because of this, a shift from building basic, standard bungalows to experimentation and innovation in design and

² Royal Institute of British Architects, "Modernism in architecture", <https://www.architecture.com/explore-architecture/modernism>

³ City of Ottawa, *Briarcliffe Heritage Conservation District Study and Plan*, 2012, pg. 24
https://documents.ottawa.ca/sites/documents/files/briarcliffe_hcd_en.pdf

⁴ Ibid., pg. 25

⁵ Blumenson, John, *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Toronto: Fitzhenry & Whiteside, 1990, pg. 224-225

⁶ City of Ottawa, *Briarcliffe Heritage Conservation District Study and Plan*, 2012, pg. 98
https://documents.ottawa.ca/sites/documents/files/briarcliffe_hcd_en.pdf

⁷ Ibid., pg. 27

⁸ Ibid.

⁹ Central Housing and Mortgage Corporation, "67 Homes for Canadians", 1947

construction began.¹⁰ There were changes in the uses of space in houses; for example, the basement began to be incorporated as a living space, people expected their houses to be designed for appliances, and split-level designs grew in popularity.¹¹

This Modern residential home style is rare in Oakville and makes this building unique. Not only because it is one of the few in the Town, but because of its well-crafted design. It has a flat roof and asymmetrical façade. Its cladding is a mixture of materials: glass; warm and natural unstained vertical wood; and stone, with small pieces cut into horizontal shapes to accentuate the horizontal form of the house. The north elevation (front façade) also has a low stone knee wall beside the path, made of the same stone material as the house. The garage, with its door facing east, is uniquely set at the front of the home, with a walking path that goes around the garage to the front door half-hidden behind the garage structure. The use of horizontal lines is obvious in the front yard, with the hedge, the low stone wall, and the roofline all creating various levels of horizontal lines.

The front door is made of the same wood that clads portions of the house and has glass windows along the side and above the door. On the driveway side of the house, a stone chimney with three stacks on the top is visible.

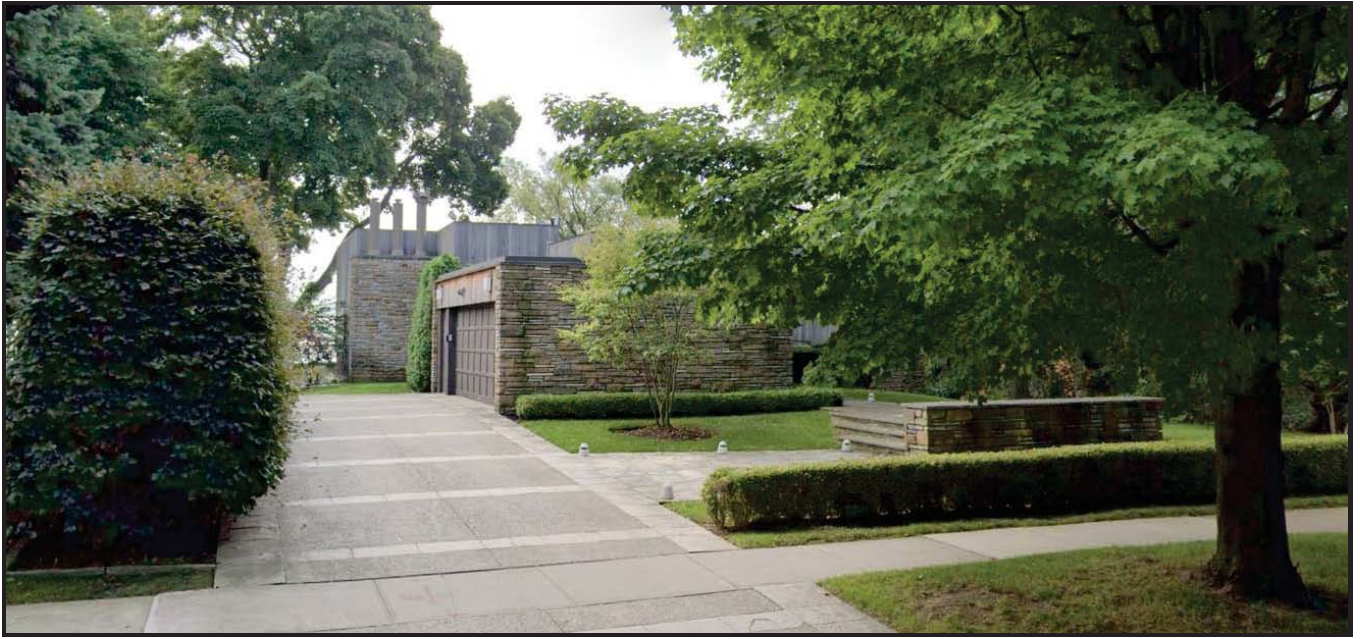
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¹⁰ City of Ottawa, *Briarcliffe Heritage Conservation District Study and Plan*, 2012, pg. 98
https://documents.ottawa.ca/sites/documents/files/briarcliffe_hcd_en.pdf

¹¹ Ibid., pg. 29

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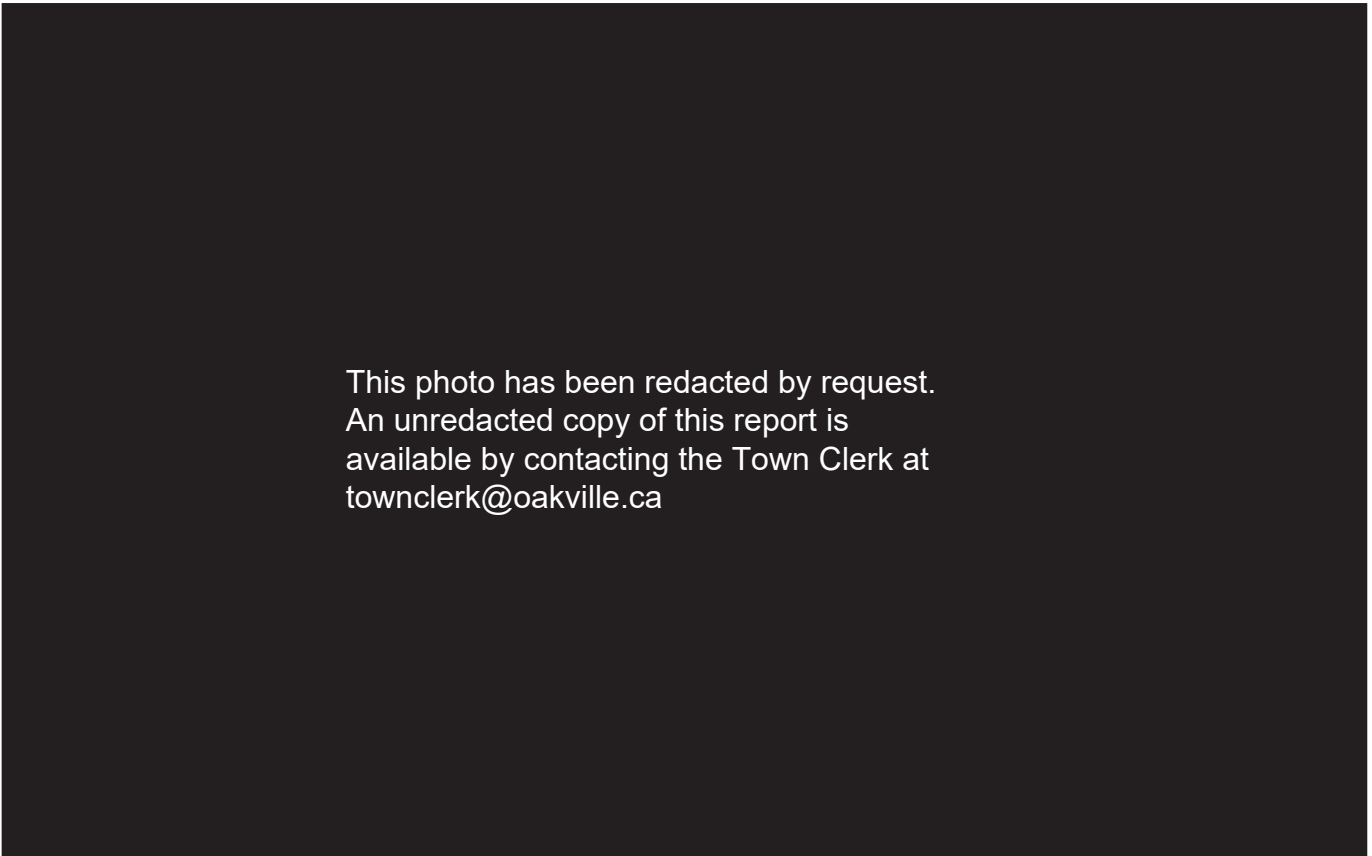


View of the garage, driveway, and chimney, with steps to the front door path. *Source: Google Street View*

The house is built into the hillside, as it is situated on the shoreline of Lake Ontario. This position was integral to the home's layout, and the views of Lake Ontario are important in all aspects of the house's interior and exterior design. Below, we can see that what appears to be a single storey building from the street is actually two from the backyard.

The cladding on the front of the house follows around to the back, with the bottom storey clad in stone and the upper storey in vertical wood. The rear elevation faces Lake Ontario, and so large ceiling-to-floor windows line several of the walls for views. This is a common Modern architectural feature, to combine large transparent glass windows with other materials such as concrete, wood, and stone. This allows for an indoor-outdoor feel fundamental to Modern design. An iron spiral staircase, a unique feature, connects the upper storey deck to the ground floor. Once again, we can see how the house was designed with careful thought for its surrounding landscape, as the horizontal lines of the house fit seamlessly into the shoreline.

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The craftsmanship of the house can also be seen in photographs of the interior space. Like other Modern buildings, the subject property was designed for indoor-outdoor living, and the large glass walls are juxtaposed with the warm wood used throughout. Many of the exterior materials—stone, warm wood, and glass—are also utilized inside to provide a seamless experience. The lack of ornamentation is another element of Modern architecture.

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Not only is it a well-crafted house, but it was designed by the internationally respected Ontario architect Joseph Storey, who was friends with the homeowner, Stewart Daymond. Joseph Storey's architectural firm, based in Chatham, designed over 1,000 Modern buildings in Ontario over 30 years.¹²

Daymond gave Storey free reign of the house design in 1974, if the views of Lake Ontario were worked into the design, and his love of listening to jazz music on vinyl records was not inhibited. This led to the open floor plan and the innovative floor design that would limit the shaking of a floor, which in turn would make the needle on a record player jump: the floors are long, pre-stressed, prefabricated concrete units that were crane-lifted into the house, and the use of a steel frame solidified the house and keeps bouncing to a minimum.¹³ This is an example of the technological innovation used in the design of the house.

Recognition of Modern buildings as heritage resources is an emerging theme in municipal heritage conservation policy. The house displays a high degree of craftsmanship/artistic merit, designed by the skilled Modern architect Joseph Storey. As seen in the photographs of the exterior and interior, the house was designed with close attention paid to the landscape of the lot, particularly Lake Ontario and its views. Materials used on the exterior of the house, such as vertical wooden planks, stone, and glass, translate into the interior space as well, creating a seamless flow. The house possesses many recognizable Modern architectural features: a horizontal roof; asymmetrical façade; mixture of textures and materials for cladding and flooring/ceiling; lack of ornamentation; open floor plan; use of glass window walls; an indoor-outdoor living experience; and the strong use of lines. It is a rare mid-century Modern residential home in Oakville.

¹² *The Globe and Mail*, "An architect named Joe", June 16, 2006, pg. G13

¹³ *The Globe and Mail*, "Modernism on shoes of Oakville", October 9, 2009, pg. G4; *BlogTO*, "This 8.5 million home in Oakville is last one built by famous Canadian architect", <https://www.blogto.com/real-estate-toronto/2023/10/2366-carrington-place-oakville/>

Historical and Associative Value

The home at 2366 Carrington Place is located on lands that were part of the traditional territory of the Mississaugas of the Credit First Nation. In 1805, the Mississaugas and the British Crown reached an agreement in which the Mississaugas ceded almost 71,000 acres of land. In return they were given £1000 of trade goods, promised the sole right of the fisheries in the Twelve Mile Creek, Sixteen Mile Creek, and the Credit River, and a strip of land on the banks of these waterways. The agreement was formalized with the signing of the Head of the Lake Treaty, No. 14, on September 5, 1806.¹⁴ The subject property is in the territory of Treaty No. 14.¹⁵

The creek lands were ceded by the Mississauga in Treaty No. 22, which was signed in February of 1820, when the Mississaugas were experiencing duress due to land encroachment, the depletion of fish stocks, and a population that was in severe decline. Treaty 22 stipulated that in exchange for ceding “about 20,000” acres of their land to the British Crown, the Mississaugas would receive a 200-acre parcel of land on the Credit River, and the profits from the sale of the remaining lands on the Twelve and Sixteen Mile Creeks.¹⁶



1877 map of Trafalgar Township, showing Oakville and the historic lot the subject house sits on, at this point owned by H.J. Baker. A house and orchard/gardens are visible on the map. The Baker house was demolished in the 1990s. Source: Town of Oakville Planning files

Below is a summary of the owners of the property from the Crown patent to the current owners. Some owners held the property for relatively short periods of time. In many cases, information about the purchasers was limited to only that contained within the real estate transaction documents. As such, not all owners will be discussed in the CHER. Rather, the focus will be on persons of note, with a focus on the most likely candidate to have built, or commissioned the construction of, the property's building or buildings; on anyone who was significant to the community; or on anyone who lived on the subject property for an extended period. The owner of the subject house was the owner since its build date in 1974 until his passing in 2022.

¹⁴ Debwewin: The Oakville Truth Project, *Treaties 2 & 23, 1820*, pg. 9

¹⁵ 1806 Wilmot Survey; Mississaugas of the Credit GIS Treaty Map

¹⁶ Debwewin: The Oakville Truth Project, *Treaties 22 & 23, 1820*, pg. 10

Name of Owner(s)	Acreage or Lot	Years of Ownership
Crown	Lot 2 (46 acres)	1806-1839
Timothy Cooper	46 acres (all)	1839-1845
William Baker	46 acres (all)	1845-1864
Henry John Baker	46 acres (all)	1864-1902
William C. Baker	46 acres (all)	1902-1905
Isaac Cort Wilson	46 acres (all)	1905-1906
James Ryrie	24 acres	1906
William Stone and wife Ellen	24 acres	1906-1929
William Ridout Wadsworth	21 56/100 acres	1929
Lillian May Beatty, wife of Charles William Beatty	21 56/100 acres	1929-1967
Charles Gooderham Beatty	21.56 acres	1967-1969
Wetaska Developments	21.56 acres	1969-1971
A.B. Cairns	21.56 acres	1971-1973
Stewart Daymond	Lot 36, Plan 1522	1973-2022

The Crown sold Lot 2, consisting of 46 acres, to Timothy Cooper in 1839.¹⁷ William Baker owned the lot by 1845¹⁸ and was the first long-term owner of the property.



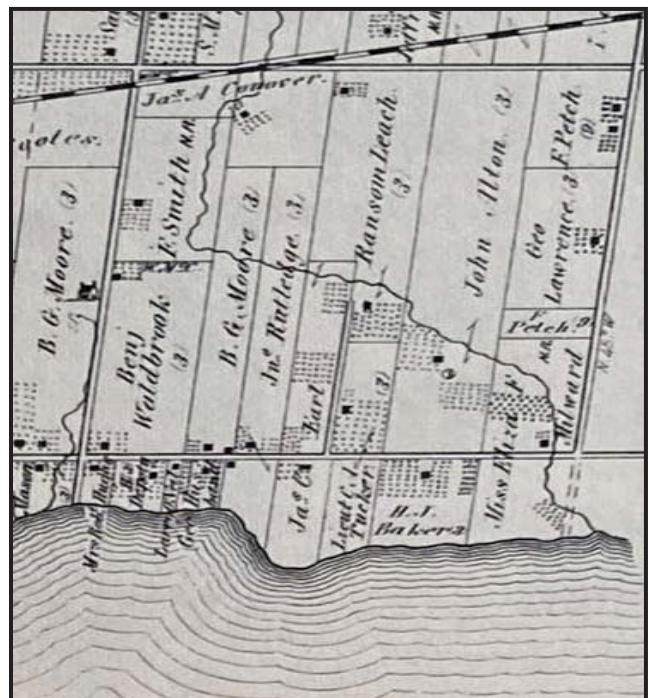
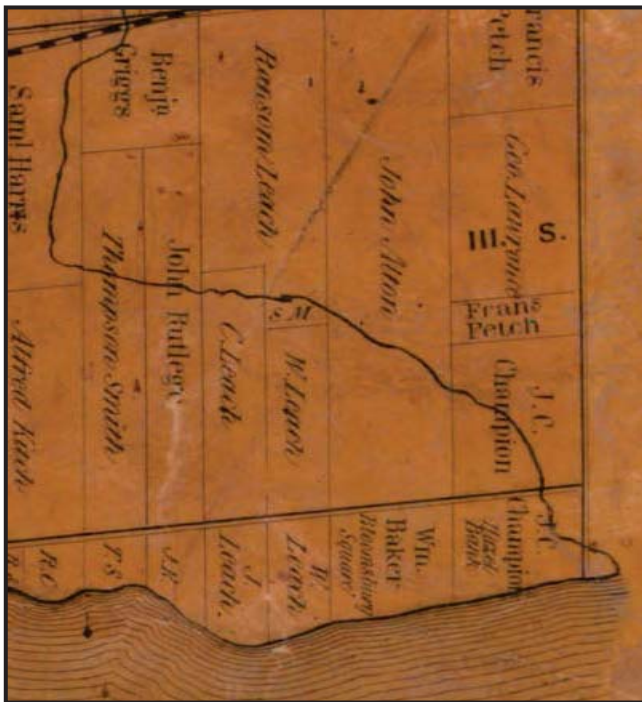
Family photo of William and Phoebe Baker (centre, yellow circle), with their children and spouses. Their son, Henry, who took over the farm after William's passing is circled in orange. *Source: Ancestry.ca, upload by user Ian Wilson in the Wilson family tree*

The Bakers first lived in Oakville when they emigrated from the UK, at 55 Navy Street (now demolished).¹⁹ William was first a butcher, but upon buying Lot 2 in 1845 became a fruit farmer.²⁰ The plot was the Baker family

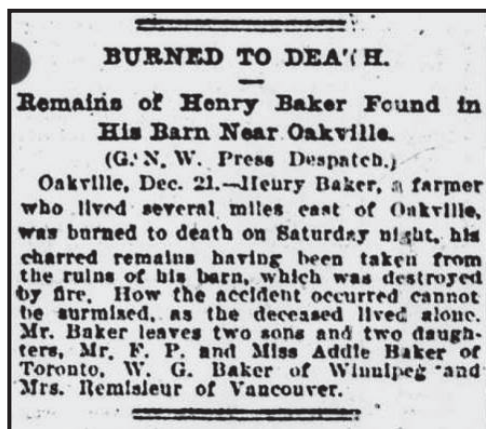
¹⁷ LRO Abstract, Lot 2, Patent, dating November 2, 1839, between the Crown and Timothy Cooper [sp].

¹⁸ LRO Instrument 233, Bill of Sale, dated August 13, 1845, between George Auldjo [sp] and William Baker (previously he had granted to Auldjo, so this is unclear)

farm, and William is listed in the 1858 Tremaine Survey on the plot, with his son Henry John listed in the 1877 map as the owner, after his father's death in 1864.²¹ Their farmhouse stood on historic Lot 2 until it was demolished around 1998.²²



The 1858 Tremaine map on the left showing William Baker as the owner of Lot 2, and 1877 map, showing his son, H.J. (Henry John) Baker as the owner. At that time an orchard was drawn on the lot, as well as a house. Source: *Town of Oakville Planning files*



Henry John owned the lot until his own passing in 1902, after dying in a fire in his barn. He lived alone at the time and was 66 years old.²³ His son, William Charles Baker, promptly sold the land to Isaac Cort Wilson.²⁴

Newspaper article discussing the fire. It incorrectly notes W.C. Baker as W.G. Source: *The Globe and Mail*

The next long-term owners of approximately 24 acres of Lot 2 were William and Ellen Stone. They were listed as living on the land in the 1921 Census of Canada—William as a farmer—and that they lived in a brick house with

¹⁹ Oakville Historical Society "Photo Record: 55 Navy Street – House of William Baker", <https://oakvillehistory.pastperfectonline.com/photo/9B1881D4-B22A-46A8-8C15-815140423161>

²⁰ Ibid.

²¹ LRO Instrument 1158 II, being a Probate of Will, dated April 28, 1964, between William Baker and Henry John Baker and wife

²² Town of Oakville planning files; Oakville Historical Society, "Plaques Houses and Buildings – 76 Chancery Lane", <http://ohsplagues.online/7F50E8BB-1039-487C-8449-321418362559.htm>

²³ *The Globe*, "Burned to Death", December 22, 1902

²⁴ LRO Instrument 8626, being a Release, dated May 15, 1905, between William C. Baker and Isaac Cort Wilson.

seven rooms.²⁵ They lived on the property for 23 years. After Ellen died in 1926, William sold their land in 1929.²⁶

Lillian Beatty and her husband, Charles Beatty, purchased the Stone acres in 1929, when she was 55 and her husband was 58.²⁷ Lillian Beatty was the granddaughter of William Gooderham, the co-founder of the Gooderham and Worts Distillery in Toronto, now the well-known Distillery District and a National Historic Site of Canada.²⁸ Lillian married Charles Beatty, a lawyer, in 1896 when she was 22 years old.²⁹ Despite purchasing part of Lot 2 outside of Oakville, Charles continued to be listed as a resident in Toronto through the 1930s, 1940s, and 1950s. It is possible they rented the land out to farmers or used the land as a secondary or summer home. Charles passed away in 1958, and Lillian owned the land until her death in 1967.³⁰ It then went to her son, Clifford Gooderham Beatty, who sold it to Wetaska Developments in 1969 and A.B. Cairns in 1971. They planned a new subdivision with Clifford Gooderham Beatty listed as a third party.³¹



Aerial photo from 1959 showing approximate location of house today. Source: McMaster

²⁵ Library and Archives Canada, "1921 Census of Canada", William Stone

²⁶ Ancestry.ca, "Ellen Maria Bungay", <https://www.ancestry.ca/family-tree/person/tree/8255255/person/6047298156/facts>; LRO Instrument 16597H, being a Grant, dated January 18, 1929, between William Stone, widower, and William Ridout Wadsworth, for 21.56 acres

²⁷ LRO Instrument 16723, being a Grant, dated January 21, 1929, between William Ridout Wadsworth and wife and Lillian May Beatty and Charles William Beatty; Ancestry.ca, "Lillian May Gooderham Beatty", <https://www.ancestry.ca/family-tree/person/tree/29729844/person/12285829292/story>; Ancestry.ca, "Charles William Beatty", <https://www.ancestry.ca/family-tree/person/tree/29729844/person/12517379703/story>

²⁸ Canadian Encyclopedia, "William Gooderham", <https://www.thecanadianencyclopedia.ca/en/article/william-gooderham>

²⁹ Ancestry.ca, "Ontario, Canada, Marriages, 1826-1939 for Lillian May Gooderham, York - 1896"

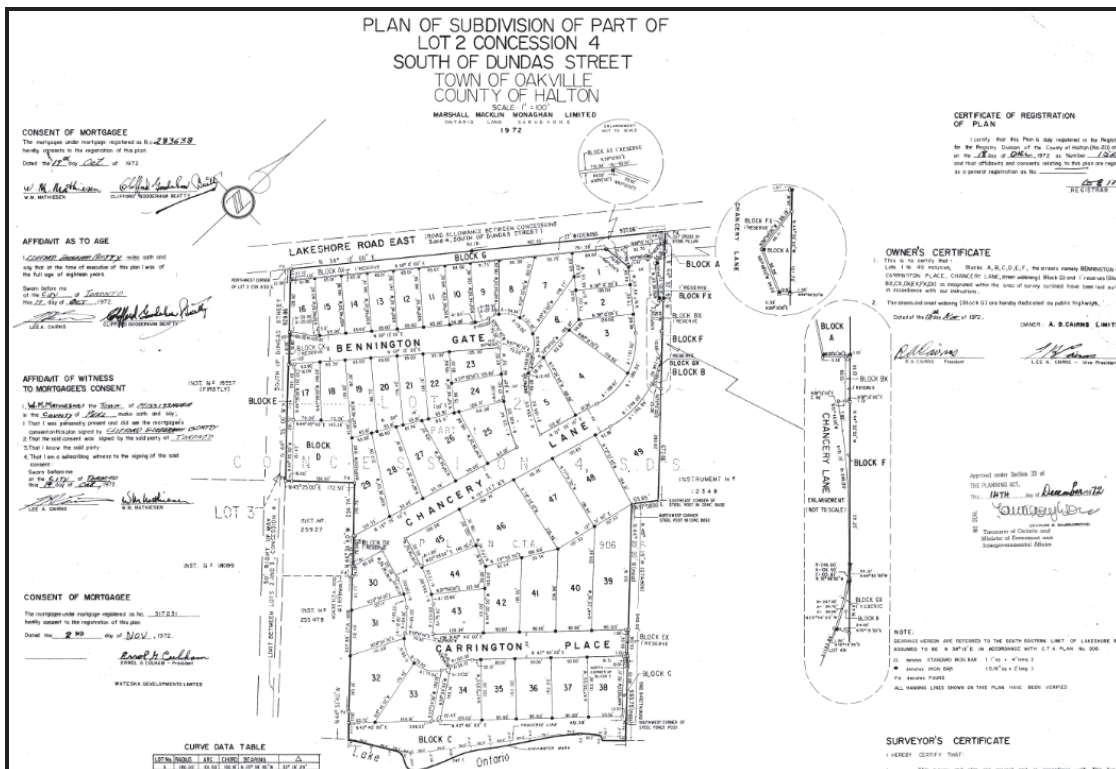
³⁰ "Lillian May Gooderham Beatty", <https://www.ancestry.ca/family-tree/person/tree/29729844/person/12285829292/story>

³¹ LRO Instrument 259116, being a Grant, dated December 28, 1968, between Executors of Lillian Beatty's Estate, and Clifford Gooderham Beatty; LRO Instrument 283637, being a Grant, dated August 26, 1969, between Clifford Gooderham Beatty and wife and Wateska Developments Limited; LRO Instrument 317230, being a Grant, dated June 30, 1971, between Wateska Developments Limited and A.B. Cairns Limited; LRO Instrument 522, being a Plan, dated November 15, 1972, A.B. Cairns Limited.



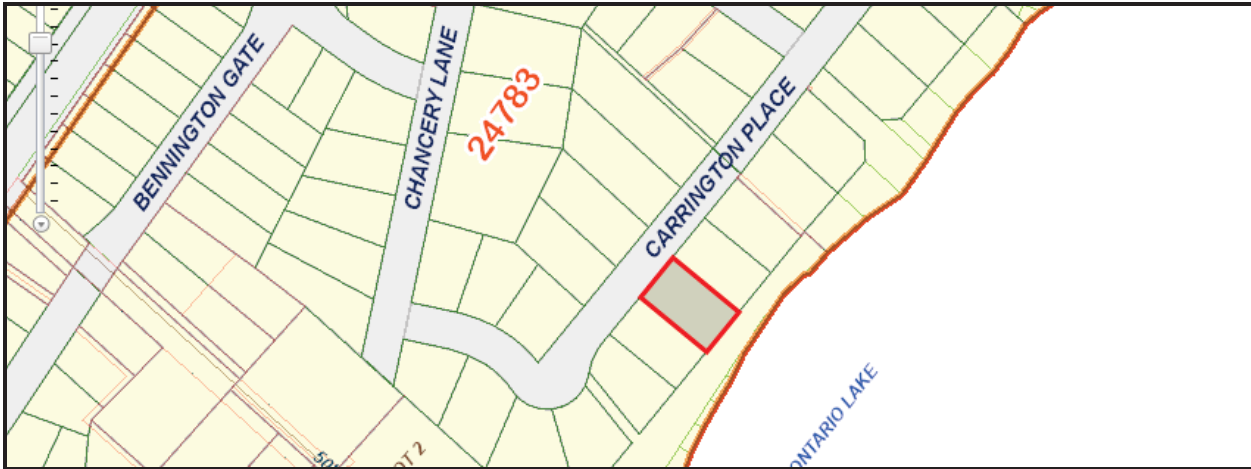
A 1962 photo of the area south of Lakeshore Road East where the subject property currently sits in a subdivision. The house in the center still stands at 61 Chancery Lane. Source: McMaster

Lot 36 in the new subdivision, registered in 1972, was purchased by Stewart Daymond that same year.³² He commissioned his longtime friend and renowned architect, Joseph Storey, to design the house.



Subdivision map of Plan 1522, registered by A.B. Cairns in 1973. Source: OnLand

³² LRO Instrument 369270, being a Grant, dated June 20, 1973, between A.B. Cairns Limited and Stewart Francis Daymond.



The new Lot 36, part of Plan 1522, and where the subject house now sits. Source: OnLand

Joseph Storey (1923-1975) was an internationally respected Modern architect based out of Chatham-Kent in Ontario, whose architectural firm designed over 1,000 structures over 30 years until his untimely death in 1975, one year after designing 2366 Carrington Place.³³ He was singularly responsible for the introduction of a progressive Modernist style in commercial, ecclesiastical, and residential design in southwestern Ontario.³⁴

He designed hundreds of unique homes, stores, offices, and public buildings, and many of his buildings from the 1950s and 1960s were so forward-thinking they still stand out today.³⁵ He was also a popular member of Chatham city council and dedicated to the profession of architecture being tied with civic leadership and public service.

Joseph Storey was born in Windsor in 1923 and grew up in Chatham. He graduated in 1946 from the University of Toronto School of Architecture. While attending school, he collaborated with Gordon R. Burniston and submitted a design for a CMHC Canadian Small House design. He was one of five regional winners from across Canada and the Jury commended his design, noting "the exterior design was considered to be of the utmost simplicity and of a very fine appearance" and was thought by many of the judges as "amongst the best submitted."³⁶



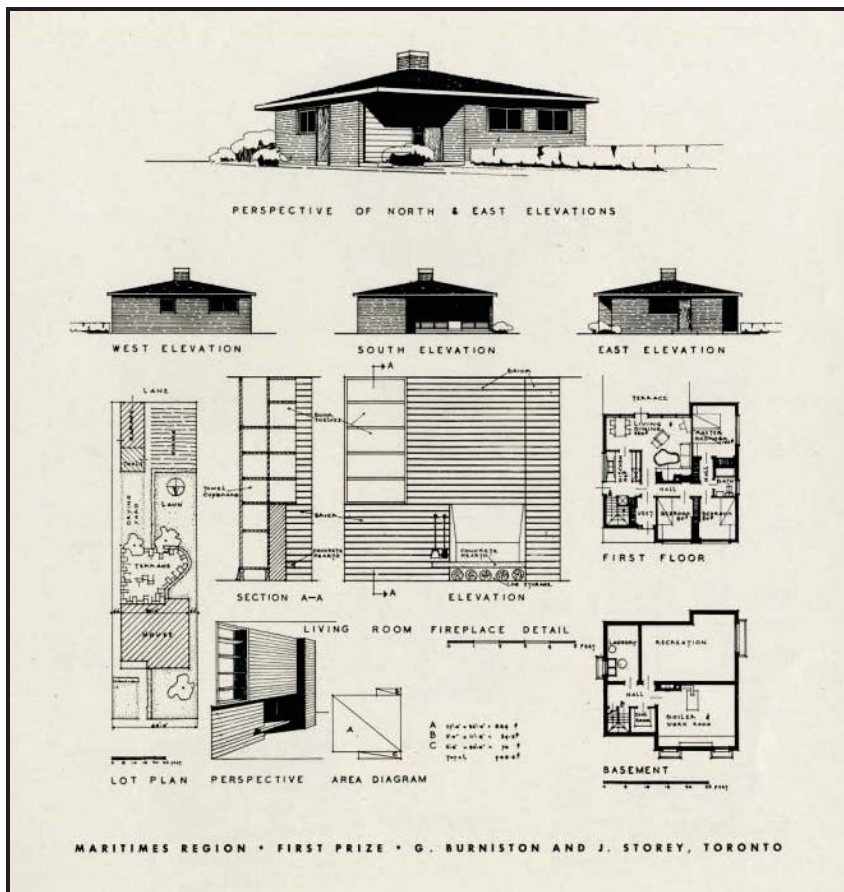
An undated photo of Joseph Storey. Source: AppleBman, Wikipedia, 2007

³³ *The Globe and Mail*, "An architect named Joe", June 6, 2006, pg. G13

³⁴ Biographical Dictionary of Architects in Canada, "Storey, Joseph William", <http://dictionaryofarchitectsincanada.org/node/2428>

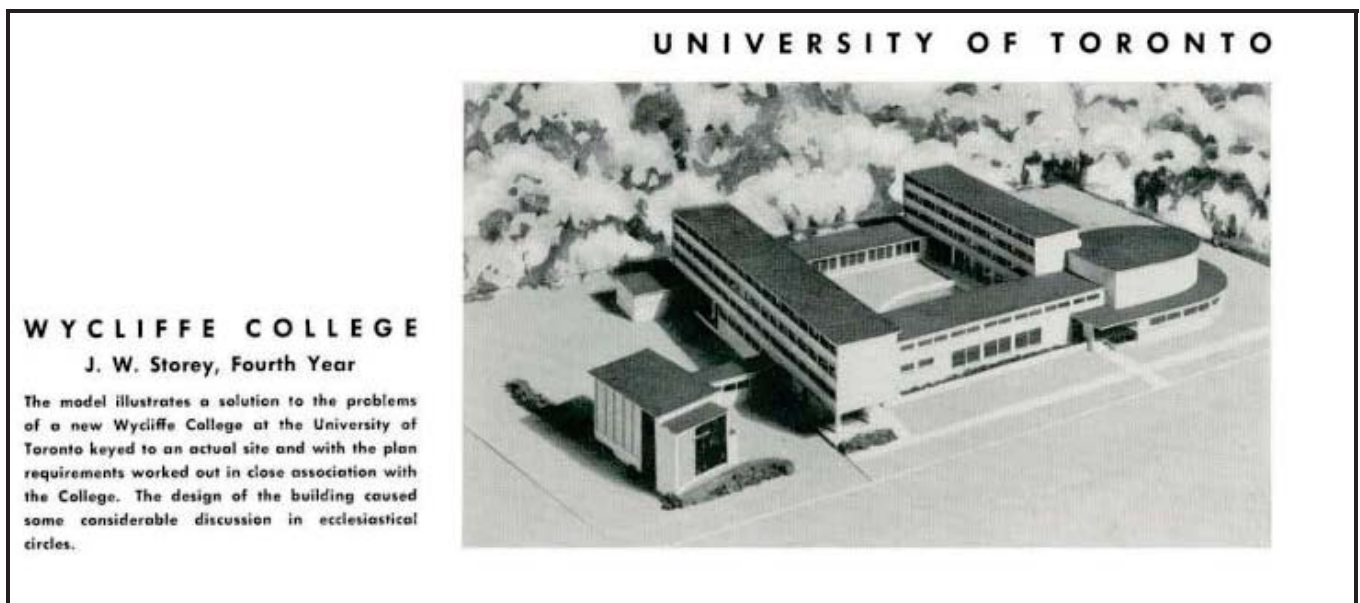
³⁵ Wikipedia, "Joseph Storey", https://en.wikipedia.org/wiki/Joseph_Storey

³⁶ *Royal Architectural Institute of Canada Journal*, Volume 24, January 1947, pg. 19



Storey's award-winning design in the CMHC Small House Design 1947 competition. Source: *Dalhousie University Archives, Royal Architectural Institute of Canada Magazine*

He was also highlighted in a later edition of the *Royal Architectural Institute of Canada (RAIC) Journal* for his design of a future Wycliffe College at the University of Toronto.³⁷



Storey's design that was also featured in *RAIC Journal* in 1947. Source: *Dalhousie Univer, may edition of RAIC*

³⁷ *Royal Architectural Institute of Canada Journal*, Volume 24, May 1947, pg. 155

After graduating university, Storey worked for one year in Toronto in the office of John Land Architect. After winning the CMHC housing plan competition, he returned to Chatham and at the age of 24 established his practice of Joseph W. Storey, Architect, in 1947.³⁸ The firm's reputation was quickly established through Storey's translation of functional clarity, simplicity, and elegant forms of modernism to the urban form of smaller locales such as Chatham. Many buildings in Chatham are Storey designs, particularly the Ursuline Convent, Ursuline Motherhouse Chapel and Ursuline College (1958-1962); the head office of Union Gas (1965); the Federal Post Office Building (1955); Kent County Municipal Building (1967); and the Chatham Civic Centre (1975).³⁹ He also designed residential homes. Other examples of his work can be found in Windsor, London, Sarnia, and other locations in southwestern Ontario. The subject property of 2366 Carrington Place was his last residential design and one of his overall last designs.

Storey brought a level of design and technical excellence to his landmark buildings, schools, churches, industrial buildings, and his favourite challenge, the single-family home.⁴⁰ Although Storey practiced architecture out of the Toronto spotlight, his work was innovative and progressive.⁴¹ His design for the Federal Post Office building (1955) featured the first use of the curtain wall in Ontario.⁴² One of his more interesting unbuilt projects was his design to convert four abandoned sugar beet silos on industrial lands into apartments. The value of recycling industrial heritage is better recognized today, but perhaps underappreciated at the time of Storey's designs. The silos were demolished after his death.⁴³



Ursuline College Chapel, no date. Source: AppleBman, Wikimedia, 2007

The Ursuline College Chapel, otherwise known as The Pines, was featured in both the *RAIC Journal* and *Progressive Architecture Magazine*. The building was sensitively sited with the 19th century convent structures

³⁸ Ontario Association of Architects, "STOREY, Joseph William, 1923-1975)", https://oaa.on.ca/Assets/Common/Shared_Documents/Awards/Honour%20Roll/STOREY,%20Joseph%20William.pdf

³⁹ Wikipedia, "Joseph Storey", https://en.wikipedia.org/wiki/Joseph_Storey

⁴⁰ Ibid.

⁴¹ Ibid.

⁴² *The Globe and Mail*, "An architect named Joe", June 6, 2006, pg. G13

⁴³ Wikipedia, "Joseph Storey", https://en.wikipedia.org/wiki/Joseph_Storey

by making a series of connecting cloisters formed by both buildings and covered walkways. This project has been identified by the Ontario branch of the international group for the Documentation and Conservation of the Modern Movement (Docomomo), to be included on a list of 25 examples of significant Modern architecture in Ontario.⁴⁴

According to his daughter, architect Kim Storey, his favourite buildings to design were the single-family houses. It was where architects could really show how they felt about architecture, where they “talked about space, the relationship between interiors and exteriors, and even though these were relatively small projects . . . they’re all very, very important in determining how an architect practices.”⁴⁵

Some of Joseph Storey’s well-known architectural themes were extending planes by borrowing space from other areas and the use of the same materials inside and out, demonstrating his mastery of Modern principles.⁴⁶ These ideas are evident in his design of 2366 Carrington Place.

Storey and property owner Stewart Daymond had been neighbours in Chatham when Daymond’s aluminum and plastics business moved him to an Oakville rental in the late 1960s. He began looking for a lot with the thought of hiring Storey to design a home.⁴⁷ Joseph Storey had already designed a house for Daymond’s parents, as well as an addition on Daymond’s previous home.⁴⁸ The house at 2366 Carrington Place is a rare Storey design; it is the largest home he ever designed, the last residence he designed, and the only one in the Greater Toronto Area.⁴⁹

Joseph Storey died suddenly driving from his cottage to work in 1975, during what some called the height of his architectural work.⁵⁰

⁴⁴ Ontario Association of Architects, “STOREY, Joseph William, 1923-1975”,
https://oaa.on.ca/Assets/Common/Shared_Documents/Awards/Honour%20Roll/STOREY,%20Joseph%20William.pdf

⁴⁵ *The Globe and Mail*, “An architect named Joe”, June 6, 2006, pg. G13

⁴⁶ Ibid.

⁴⁷ *The Globe and Mail*, “Modernism on the shores of Oakville”, October 9, 2009, pg. G4

⁴⁸ Ibid.

⁴⁹ Ibid.

⁵⁰ Ibid.

Contextual Value

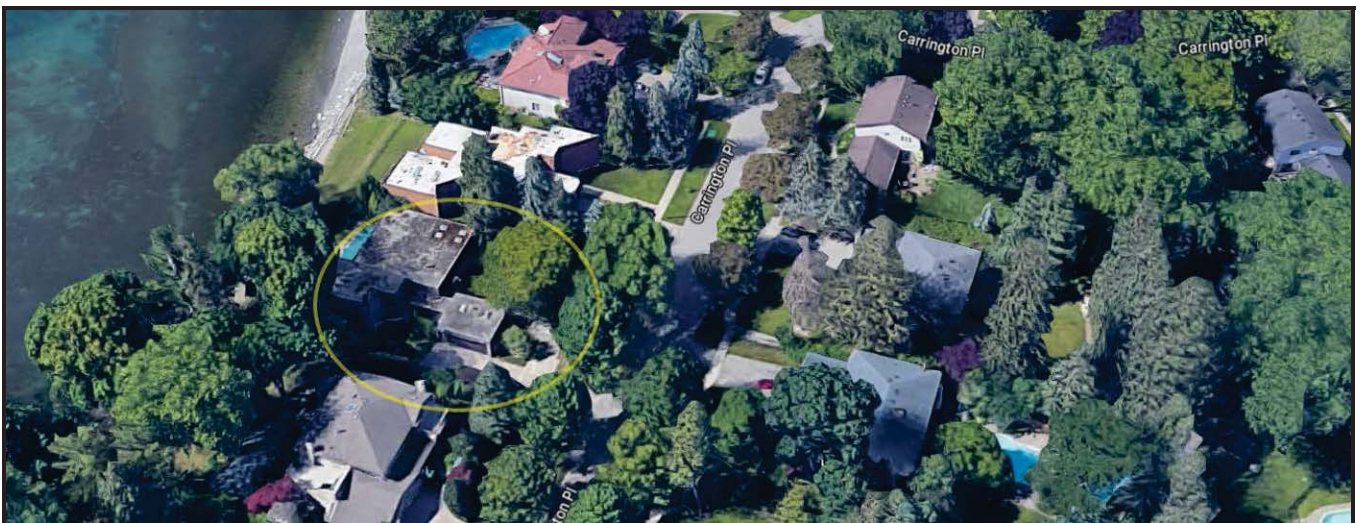
The subject house has contextual value as it is physically, functionally, visually, and historically linked to its surroundings. The house was designed for this piece of land, and utilizes the varying heights, the surrounding landscape, and most importantly, Lake Ontario and its shoreline, in its design. As a house designed in the Modern style, and one of the first lots purchased in the new subdivision, its presence places the neighbourhood in a specific timeframe.



Carrington Place looking east, with subject property on the right. Source: Google Street View



Carrington Place looking west, with subject property on the left. Source: Google Street View



Aerial view of the subject house circled in yellow and its contextual placement in the neighbourhood and beside the lake. Source: Google Street View

4. Evaluation under Ontario Regulation 9/06

Evaluation of the cultural heritage value of the subject property is guided by the criteria outlined in the *Ontario Heritage Act's, Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*. This Regulation outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below.

Ontario Regulation 9/06 Criteria	Evaluation	Criteria met (Y/N)
1. The property has design value or physical value because it:		
i. is a rare, unique, representative, or early example of a style, type, expression, material or construction method;	The property is a representative example of Modern residential architecture style and a rare example of its kind in Oakville.	Y
ii. displays a high degree of craftsmanship or artistic merit;	The property displays a high degree of craftsmanship or artistic merit, designed by the internationally recognized Modern architect Joseph Storey.	Y
iii. demonstrates a high degree of technical or scientific achievement.	The property demonstrates a high degree of technical achievement, particularly in its technologically advanced concrete floor design.	Y
2. The property has historical value or associative value because it:		
i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;	The property is not directly associated with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	N
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property does not yield or have a strong potential to yield information that contributes to an understanding of a community or culture.	N
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	The house demonstrates and reflects the work of architect, Joseph Storey, who was a significant Modern architect in Ontario and internationally.	Y
3. The property has contextual value because it:		
i. is important in defining, maintaining, or supporting the character of an area;	The subject house is not important in defining, maintaining, or supporting the character of an area.	N
ii. is physically, functionally, visually, or historically linked to its surroundings;	The property is physically, visually, and historically linked to its surroundings. It was designed for the specific piece of land and utilizes the landscape in its design.	Y
iii. is a landmark.	The property is not a landmark.	N

5. Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated to determine its cultural heritage value or interest according to the criteria outlined in Ontario Regulation 9/06. By using these criteria, staff have determined that the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of Property

The property at 2366 Carrington Place is located on the south side of Carrington Place, south of Lakeshore Road East. The property contains a 1974 Modern house known as the Daymond House.

Design Value or Physical Value:

The Daymond House is a representative example of Modern residential architecture and is a rare example in Oakville as one of the few from this design and period. It is representative of the style and philosophy of Modern architectural design through many of its built elements such as its: flat roof; asymmetrical façade; use of various cladding materials on the exterior and interior such as glass, stone, and cedar wood; the split-level design; use of large glass window walls for an indoor-outdoor living space; open floor plan; minimal decoration; strong use of horizontal lines; and the integration of the landscape into the design. The house displays a high degree of craftsmanship, designed thoughtfully by internationally renowned architect Joseph Storey, and the house displays thoughtful details about how the house integrates with the views of Lake Ontario and the use of the same materials inside and outside. The house demonstrates a high degree of technical achievement, particularly its use of long, pre-stressed concrete slabs for the floor, reinforced with steel, to create a floor with little vibration as asked for by the homeowner.

Historical Value or Associative Value:

The Daymond House demonstrates and reflects the work of architect Joseph Storey, a significant Modern architect in Ontario whose work has been recognized across Canada and internationally. Storey is thought to be the architect who brought progressive, minimalist, Modern design to southwestern Ontario. His public buildings are recognizable across the southern part of the province, particularly in Chatham-Kent. Joseph Storey's architectural firm designed over 1,000 buildings over its 30 years, many of which are still architecturally significant. The house at 2366 is a rare Storey design; it is the largest home he ever designed, the last residence he designed, and the only one in the Greater Toronto Area.

Contextual Value:

The Daymond House has contextual value because it is physically, functionally, visually, and historically linked to its surroundings. The house was designed for the specific piece of land, and utilizes the varying heights, the surrounding foliage, and Lake Ontario and its shoreline in its design. As a house designed in the Modern style, and one of the first lots purchased in the new subdivision, its presence places the neighbourhood in a specific timeframe.

Description of Heritage Attributes

Key heritage attributes of the property at 2366 Carrington Place that exemplify its cultural heritage value as a representative example of a Modern home, as they relate to the one-storey house with walkout basement, include:

- The footprint, massing and asymmetrical form of the house with flat roof and deep overhangs at the rear on both the first and second storey;
- Exterior and interior horizontally-laid stone cladding;
- Exterior natural, unstained vertical wooden cladding;

- Exterior and interior stained wooden ceiling panelling;
- Metal balcony railings and spiral staircase on the rear elevation;
- Fenestration of all four elevations;
- The presence of large glass window walls for indoor-outdoor experience in the Modern style;
- The presence of a flat wooden front door in the Modern style; and
- The location and siting of the house with its rear wall and views oriented towards Lake Ontario.

6. Conclusion

This property meets five of the criteria of Ontario Regulation 9/06, including historical/associative value and contextual value. It is therefore recommended that the property be designated under Part IV, section 29 of the *Ontario Heritage Act*.

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