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ONTARIO HERITAGE TRUST

SEP 24 2014

SEP 24 2014

September 22, 2014

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON
M5C 1J3

To Whom It May Concern

**Re: Notice of Passing of By-law - Octagonal Barn
14226 Talbot Trail, Community of Orford
Municipality of Chatham-Kent**

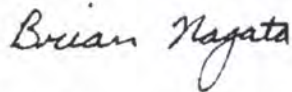
Council of the Municipality of Chatham-Kent at its meeting on Monday, September 8, 2014 approved the passing of a by-law to designate the property known as the Octagonal Barn, located at 14226 Talbot Trail, Community of Orford, under Part IV of the *Ontario Heritage Act*, for its cultural heritage value or interest, as defined by one or more of the Criteria under *Ontario Regulation 9/06*.

Notice of Passing of By-law was published on the Chatham-Kent home webpage on September 10, 2014. The by-law was registered at the Kent - Land Registry Office #24 on September 22, 2014, as Registration No. CK 99166.

A copy of By-law 143-2014 is enclosed for your records.

Should you have any questions, please feel free to contact me at (519) 352-8401 Ext. 3045.

Sincerely,



Brian Nagata, Junior Planner
Planning Services

Attachment: By-law 143-2014

C: Municipal Heritage Committee

BY-LAW NUMBER 143-2014

OF THE CORPORATION OF THE MUNICIPALITY OF CHATHAM-KENT

A By-law to designate the property located at **14226 Talbot Trail, Community of Orford**, as being of cultural heritage value or interest.

PASSED the 14th day of July, 2014

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 as amended, provides that the Council of the Municipality of Chatham-Kent may designate a property within the boundaries of the Municipality to be of cultural heritage value or interest;

AND WHEREAS Council of the Corporation of the Municipality of Chatham-Kent has appointed the Municipal Heritage Committee and the said committee has recommended that the Municipality designate the hereinafter described property pursuant to The Ontario Heritage Act;

AND WHEREAS Council of the Corporation of the Municipality of Chatham-Kent has given Notice of Intention to Designate the hereinafter described property to be of cultural heritage value or interest pursuant to The Ontario Heritage Act;

AND WHEREAS no Notice of Objection to the proposed designation has been received by the Corporation of the Municipality of Chatham-Kent;

AND WHEREAS the reasons for designation are set out in Schedule "A" annexed hereto;

NOW THEREFORE the Municipality of Chatham-Kent enacts as follows:

1. That the property municipally known as 14226 Talbot Trail, Community of Orford and more particularly described in the attached Schedule "B" be designated to be of cultural heritage value or interest pursuant to The Ontario Heritage Act.
2. The Clerk be authorized to register the by-law against the property described in Schedule "B" hereto in the proper Land Registry Office.
3. The Clerk be directed to cause a copy of this by-law to be served on the owner of the aforesaid property and on the Ontario Heritage Trust and cause notice of the passing of this by-law to be posted on the Municipality's Ontario Heritage Act Notices webpage.

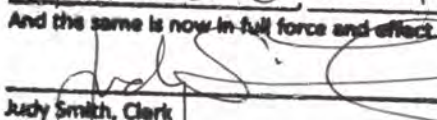
THIS By-law shall come into full force and effect upon the final passing thereof.


READ A FIRST, SECOND AND THIRD TIME this 8th day of September, 2014.

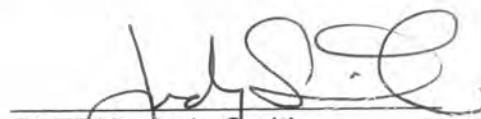
I hereby certify this to be a true copy of By-law Number 143-2014
passed by the Municipality of Chatham-Kent at its meeting held on

September 8, 2014

And the same is now in full force and effect


Judy Smith, Clerk
The Corporation of the Municipality of Chatham-Kent


MAYOR - Randy R. Hope


CLERK - Judy Smith

Schedule A

DESIGNATION REPORT

OCTAGONAL BARN 14226 TALBOT TRAIL PALMYRA

Preamble:

This eight sided barn was originally built on Queens Line, in Aldborough Township in Elgin County (just north of West Lorne). For generations it was a landmark for travellers, being easily visible from Highway #401.

In 2003, the barn was in deteriorated condition and the owner at the time made it known that proposals would be entertained to remove the barn, hopefully for creative re-use. Suzanne Spence-Wilkins contacted the owner, explained her plan to re-erect and restore the barn as a commercial venture and, in turn, was given permission to dismantle the structure. The structure was then kept in storage for nearly 10 years until a suitable property could be located on which to re-build the barn.

The property that was selected was a commercial lot in Palmyra, Orford Township, Chatham-Kent on the southeast corner of Talbot Trail and the Palmyra Road. This lot has traditionally been the commercial “hub” of the village and had formerly been the site of a brick two storey general store (demolished in the 1990s).

A new foundation was built on which the original framing of the barn was re-erected. Most of the original structure was able to be salvaged and any deteriorated pieces were replaced with beams and components from other barns of a similar period. The building was given new exterior siding, windows, insulation, plumbing, wiring, and a geo-thermal heating system, as well as a commercial kitchen for food preparation. Several important period features that had been long lost on the barn were re-introduced most notably the central lantern/cupola. The building now functions as a restaurant and gift store. The owner was awarded a Chatham-Kent Mayor’s Heritage Preservation Award for this work in 2012.

While it is recognized that removing a building from its original site severely compromises its heritage value, octagonal barns are so rare in Ontario (and North America for that matter), that the structure’s preservation is worthy of designation in any location. The majority of the frame structure has been retained and the reconstruction plan has been devised to make this structure visible and, in fact, the central design feature of the interior of the new building, making it accessible to the public and offering itself as an excellent teaching tool in 19th century design and construction. As such, the designation focuses on its associative value and on the inner framing, trusses, and rafters of the structure.

It has also become an instant landmark along the Talbot Trail and perpetuates this site as a centre of commerce in the village.

DESIGNATION REPORT

OCTAGONAL BARN 14226 TALBOT TRAIL PALMYRA

Description of Property

The Octagonal Barn (business name “Crazy 8 Barn”) property is located at 14226 Talbot Trail in the village of Palmyra, Orford Township, Chatham-Kent, legally described as Part of Lot 71, South Talbot Road, Geographic Township of Orford As IN R667731 Except Part 1, 24R-9388, Municipality Of Chatham-Kent. The property consists of a renovated frame and wood clad eight sided barn along with a parking lot and landscaping.

Statement of Cultural Heritage Value or Interest

Historical/Associative (OHA Reg. 9/06):

The property has been associated with the centre of commerce in the village of Palmyra since the mid-19th century and is typical of the modest business districts that evolved at intermittent cross roads along the Talbot Trail during the early settlement period and evolved into communities. It is recorded that L. Banghart had a general store at this location in the late 1800s but that it was destroyed by fire some time before 1900. A new substantial two storey brick commercial block replaced this earlier structure around 1900 and was operated as a general store by several entrepreneurs; the best remembered being Edward Burgess and, later, his widow Elda. They ran the business from 1947 to the late 1980s. The brick structure was torn down in the 1990s and the site lay vacant for about twenty years until the present structure was erected on the site in 2012-13.

The structure was originally built by Herbert and Charlotte Baker on Queens Line, Aldborough Township, Elgin County in 1890 to house livestock. The Baker’s had, for a period, homesteaded in the Dakotas and upon returning, constructed a barn in the style that was popular in the American mid-west.

The structure has direct associations to the “round barn movement” that was popular, particularly in Indiana, Wisconsin, Illinois, and the Dakotas, between 1880 and 1920. Barns of eight, twelve, and even sixteen sides were built during this period although the octagonal barns were primarily built between 1880 and 1900.

“Round barns” can be traced back in the United States to Virginia in the 1790s although the main association is to the Shaker movement in Hancock Mass. beginning in 1826. The designs were popularized in the 1880’s when several American agricultural colleges began to espouse these designs as more agriculturally efficient. Indeed, the round design (a general description that includes 8, 12, and 16 sided barns) did provide a greater volume to surface ratio than a traditional rectangular barn. It also required less material and had greater structural stability which was felt to be an advantage in the mid-west that was exposed to prairie thunderstorms and other extreme weather. It was also considered a labour saving design as farmers could work in a continuous direction. The standard design (which the Baker barn follows) had a manger on the ground floor, wagon space for unloading food for the livestock on the second floor, and a central interior silo. Some attribute the round barns popularity to Orson Fowler and his 1848 publication *Home For All: Of The Gravel Wall and Octagonal Mode of Building*. Fowler’s designs were influential in residential design between 1850 and the end of the Civil War, however, the Shaker barn designs pre-date Fowler’s publication (it has been speculated that, in fact, Fowler’s residential designs were influenced by the Shaker barns). As well, the round barn popularity did not begin until fifteen years after Fowler’s residential designs had fallen out of favour.

A more likely influence was the movement towards the scientific approach to production that began in the 1880s and was espoused by Frederick Taylor, an American management scientist, in the 1890s and turn of the century. “Taylorism” revolutionized industrial production and the quest for production efficiencies and labour saving designs was also embraced in the agricultural

sector. Unfortunately, it was revealed that the efficiencies of the round barn design were largely overstated.

The Baker barn, despite being re-located, is an important link to this movement. It is the only such structure in Chatham-Kent (and in the region) and is one of very few surviving in Ontario.

Design/Physical (OHA Reg. 9/06):

The Palmyra “Crazy 8 Barn” is an excellent and rare example of a late 19th century octagonal livestock barn with the key design feature, the wooden frame, preserved. The framing is composed of eight original five-sided adze-hewn pillars around the perimeter connected with beams. Another two sets of eight pillars with horizontal beams extend from the perimeter inwards like spokes of a wheel to support the 2nd floor.

Contextual (OHA Reg. 9/06):

The barn, in its new use, perpetuates the historic tradition of the site as the commercial centre of Palmyra and has quickly become a new landmark along the heavily travelled Talbot Trail.

Description of Heritage Attributes/Character Defining Elements:

Exterior:

- Roofline
- Wooden beam frame
- Post & beam construction
- Rafters/roof joists

Contextual:

Key elements of the “Crazy 8 Barn” that support its contextual significance are:

- Closeness to the road
- Location on a corner lot
- High level of visibility along a major historical highway

Sources:

Orford's Story Ed. Charles McLaren, Ridgetown, 1977







Schedule B

PART OF LOT 71, SOUTH TALBOT ROAD, GEOGRAPHIC TOWNSHIP OF ORFORD AS IN R667731 EXCEPT PART 1, 24R9388, MUNICIPALITY OF CHATHAM-KENT

PIN No. 00673-0055