

# 1590 Elm Tree Road, Ops Township

## Heritage Designation Evaluation

Ops Township

CON 2 PT LOT 22 RP 57R1619 - PT PART 1

PIN 6320-20238

February 2022



## Statement of Cultural Heritage Value or Interest

The subject property has been researched and evaluated in order to determine its cultural heritage significance under Ontario Regulation 9/06 of the Ontario Heritage Act R.S.O. 1990. A property is eligible for designation if it has physical, historical, associative or contextual value and meets any one of the nine criteria set out under Regulation 9/06 of the Act. A heritage evaluation of the property has determined that 1590 Elm Tree Road has cultural heritage value or interest and merits designation under the Ontario Heritage Act.

### 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:

1590 Elm Tree Road is a representative and early example of a Georgian centre-hall style residence built in stone in Ops Township. Believed to have been constructed around 1840, the house displays the characteristics of this architectural style which was popular in the middle of the nineteenth century. These include its symmetrical massing, central entrance, two-storey construction and lack of ornamentation. It also includes a number of important interior elements including the two ground floor fireplaces and the pine floors.

#### ii. displays a high degree of craftsmanship or artistic merit:

The house displays a typical degree of craftsmanship for a house of this type.

#### iii. demonstrates a high degree of technical or scientific achievement:

There are no specific technical or scientific achievements associated with this property.

### 2. The property has historical or associative value because it:

#### i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to the community:

The property has direct associations with the settlement and agricultural history of Ops Township in the first half of the nineteenth century through its first owner. The house was constructed by settler Charles Naylor who was the original patentee for this property. Naylor received the patent from the Crown for the property in 1848, but is believed to have lived here prior to receiving the patent, and the family continued to own the property until the early twentieth century. The family rented the property for a significant period of time in the second half of the century and it relates to the theme of agricultural tenancy which was an important part of early settlement in the province. The property is also believed to have been used as an inn in the middle of the nineteenth

century which would have been important part of the history of transport and growth through the township.

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture:

The property yields information about the settlement of Ops Township and the development of agricultural prosperity in the township beginning in the second half of the nineteenth century. The property yields information on both the need for accommodation in the early nineteenth century as the township was settled and on agricultural tenancies on rural Ontario properties.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community:

The designer and builder of this property is not definitively known. It was likely constructed by its first owner.

### 3. The property has contextual value because it:

i. is important in defining, maintaining or supporting the character of an area:

The property is important in maintaining and supporting the rural agricultural character of Ops Township. As the residential component of an historic farmstead, the house supports the local historic rural character of the area and is one of a number of historic farmhouses in the local area.

ii. is physically, functionally, visually, or historically linked to its surroundings:

The property is historically linked to its surroundings as part of the rural agricultural landscape of Ops Township. There are a number of other historic farmsteads in the immediate area of the subject property which were constructed in the mid- to late-nineteenth century and which are historically linked to each other as part of the settlement and development of Ops in the nineteenth century.

iii. is a landmark.

The property is a well-known historic home locally and is a landmark in the Ops and Lindsay areas. The house is located at the intersection of Elm Tree Road and Highway 7 and can be easily seen from multiple vantage points and directions.

## Design and Physical Value

1590 Elm Tree Road has design and physical value as an early and representative example of a stone built Georgian home in Ops Township. Believed to have been constructed around 1840, the house demonstrates the key features of the Georgian style as executed in stone in the middle of the nineteenth century, including three-bay massing and a centre hall plan. It is an early surviving example of the style in Ops Township where it only a handful of stone Georgian buildings. The exterior of the house, with the exception of a one-storey wooden addition, retains its original form and design elements; the house also includes two extant interior fireplaces from when it was constructed.

The Georgian style arose in Ontario in the first decades of the nineteenth century but its origins can be traced back to Britain around a century earlier. Its development came during a period of growth and stability beginning in the early eighteenth century where the British empire and its military were expanding rapidly. A new architectural style arose to reflect new British attitudes of its place in the world and corresponded to Enlightenment ideas of logic, order and balance which were reflected in a variety of areas of British life, including government, academic thought, religion and the arts.

Architecturally, this period saw a rejection of the highly ornate Baroque and Neoclassical traditions that were popular in Europe at this time in favour of a more stripped down interpretation of Classical architecture. It drew heavily on Palladianism and its emphasis on proportionality, balance and symmetry, particularly on the front façade, and limited ornamentation. In particular, this architectural style was based on a formalized system of proportions and symmetry which gave it the flexibility to adapt to a range of building styles and types and to different locations as it was exported across the British Empire.

Due to its flexibility, it was actively adopted in North America, particularly in the United States where the rise of the style corresponded with increased immigration to the American colonies from Britain. Many settlers, particularly those among the upper and middle classes, including the large number of military personnel dispatched to the colonies, wanted to replicate the architecture of their homeland and so turned to a modified version of the Georgian style which was both architecturally fashionable and was easy to replicate and adapt to the American environment.

The Georgian style moved north into Ontario, then Upper Canada, by the end of the eighteenth century, driven in a large degree by the exodus of the United Empire Loyalists in the years following the American Revolution. Soon after their arrival in Canada, they set about building their homes, primarily in the Georgian style which was both familiar as part of the American architectural

landscape and a conscious reference to its British origins. Soon towns across southern Ontario, particularly those along Lake Ontario and the St. Lawrence River with large Loyalist populations, contained large numbers of Georgian residences of a variety of sizes and in different construction materials depending on the location and the tastes and resources of the owner.

The Georgian style which developed in North America, used both in the United States and in southern Ontario, was necessarily different from its British antecedents and also had regional variations. The adaptation of the Georgian style depended heavily on the ability to obtain materials and labour and their location. In general, the new town of North America were significantly less urbanized than Britain where the terraced houses of cities such as Edinburgh and Bath are the quintessential Georgian residences. In North America, however, most of Georgian homes are single detached, both in town and rural areas. They also used a much wider range of materials. In Britain, dressed ashlar predominated, while in the colonial environment, adaptation was required. Wood, stone, and brick were all used in various locations depending on what was available. Stone Georgian homes are not uncommon in Ontario as a whole, but they are most commonly found in areas of easily accessible stone, such as along the St. Lawrence River, and use a range of different treatments. Nevertheless, the underlying principles of the style – simplicity, symmetry, and solidity – endured the translation from Britain to North America.

By the end of the eighteenth century, a typical Georgian house plan had emerged for the North American context. It was clearly North American in its execution, but still retained the emphasis on balance and proportion found in all Georgian architecture. It was a detached home building on a rectangular plan with either a low hipped or gable roof. It was generally one-and-a-half or two storeys in height with a façade divided into three, five, or seven bays, depending on the size of the house. The façade was massed around a central entrance which led into a central interior hall, known as a centre hall plan, with a symmetrical arrangement of rooms on either side. These homes had large multi-pane sash windows of a consistent size on both storeys, as well as chimneys flanking either side of the house. There was limited ornamentation and it was often confined to door and window surrounds with sober Classical details. Rear and side additions were common, depending on the house, and were more likely to be found in rural examples of the style. This form of architecture was constructed across Canada and the United States, with certain local modifications, beginning in the eighteenth century and continuing well into the nineteenth.

In Ontario, the Georgian style was at its peak between 1780 and 1820, corresponding with the arrival and settlement of the Loyalists and expansion after the War of 1812. However, the style continued to be used well into the 1860s in certain parts of the province. The simplicity and formal proportions of



the style made it a continuously popular choice. Examples can even be seen later in areas of the province, including Victoria County, where settlement occurred later. In Ops Township, the Georgian style was adopted later than it was in the more southerly parts of the province near Lake Ontario because of this later date of settlement. While Georgian houses were constructed beginning in the late eighteenth and early nineteenth century with the influx of Loyalists in the townships closest to the United States, the houses constructed in Ops at this time were the first rudimentary homes of early settlers who did not arrive until the mid-1820s. Most farms in the area were not well enough established until the 1840s or later to look to building more substantial stone or brick dwellings in the prominent styles of the day, making for a later adoption date for this popular style. Although 1590 Elm Tree Road is not an early example of Georgian architecture in the provincial context, it is within the context of both Ops Township and Kawartha Lakes because of the later date of settlement of the region.

Architecturally, 1590 Elm Tree Road is a representative example of this style executed in stone and the main body of the house demonstrates the three-bay massing found in most smaller detached examples, and is also typical in many farmhouse examples. The house is arranged symmetrically around a central hall which is reflected on the position of the entrance in the centre of the front façade; this is known as the centre hall plan. The exterior also include a gable roof and chimneys on each of the gable ends. The exterior also includes sidelights and a transom around the front entrance and multi-pane sash windows. The house originally had a one storey wooden addition on its eastern side. This has been removed and replaced with a newer addition. The house is constructed of rough coursed stone, a typical method from the early period of settlement prior to the availability of highly skilled masons in the area.

The interior of the property retains several key original elements, although it has been updated and modernized. The ground floor of the main portion of the house retains its original layout with a single room on either side of the central hallway; the central hallway has also been retained on the upper storey but the bedrooms have been reoriented to suit modern needs. The staircase leads up through the centre of the house and is in its original location.

The other key interior features are the two fireplaces in the downstairs rooms. These fireplaces and their surrounds date to when the house was constructed although the fireplace in the parlour was likely retrofitted with brick after the house was constructed. These fireplaces are constructed on what would have been the two exterior walls and would have been used for both cooking and heating. The fireplace in the kitchen, in particular, demonstrates how this element would have appeared in 1840. This fireplace is made of stone and integrated into the thick walls of the house. A stone arch defines the top of the hearth which would have heated the house in the nineteenth century. A

wooden surround has been added to the fireplace, likely at a later date, but still at some point in the nineteenth century. The fireplace in the parlour also has a well executed wooden surrounding and the fireplace is lined with red bricks which are likely not original.

The location of this house in the side of an embankment also makes it extremely unique. The house was built into the side of a small slope which extends from the base of the ground floor to the base of the second floor, allowing occupants to exit the house directly onto the ground from the rear of the second floor. The location allowed for a root cellar to be constructed directly behind the house into the side of the hill that could be accessed from the lower floor; it is believed to have been used for alcohol storage during the property's time as an inn. The root cellar is no longer extant.

Houses of this style are not particularly common in Ops Township although other examples do exist in the township. For example, another, later example can be found at 2366 Highway 7, just south of Lindsay, which is constructed in a similar manner and style around 1865, and is also built in stone. This house is quite similar to the subject property, due to the fact that the Georgian style remained consistent across different geographies and in different time periods. Another example can be seen at 1761 Little Britain Road. This example, which is newer, is constructed in red brick with decorative element executed in buff brick and shows the evolution of the style in the second half of the nineteenth century. This home shows the same key elements as the earlier subject property with additional decorative details that became popular later in the century.

### Historical and Associative Value

1590 Elm Tree Road has historical and associative value in its direct associations with the settlement and agricultural history of Ops Township in the nineteenth century. Although the crown patent for the property was received by Charles Naylor in 1848, the house is believed to have been constructed around 1840 and is part of the early history of the township, both in its role as a farmhouse and its role as an inn serving travellers in the region. The property yields information on the history and settlement of the township throughout the nineteenth century particularly regarding the role of agricultural tenancies in the settlement process.

Ops Township was first surveyed between 1824 and 1825 by Duncan McDonnell and the first land grants made in 1825. The earliest grants were made in the southern part of the township and settlement gradually increased over the next several decades. The land in the township was mixed in terms of its agricultural potential with some being fertile and highly suited for

agricultural development while much of it near the Scugog River and its tributary creeks was swampy and poorly drained. Early settlement, as part of the government sponsored immigration scheme and including many Peter Robinson settlers, struggled in the land near the Scugog River. Nevertheless, the population continued to increase at a rapid rate. In 1829, there were 127 settlers in Ops, but by 1833, that number had risen to almost a thousand.

The 1830s brought the construction of the grist mill on the Scugog River by William Purdy in what is now Lindsay and the flooding of a significant portion of the township, although not the subject property. While there were certainly problems caused by the new mill and dam, they also allowed for increased economic and agricultural opportunity in the township. As in other rural communities across Ontario, the construction of a local grist mill was a key ingredient for increased growth and agricultural prosperity. With a mill nearby, local farmers spent less time travelling for grain to be ground and the community coalesced around the mill site, in this case, the future town of Lindsay, then known as Purdy's Mill. It also made the area more attractive to potential settlers as there were local services and amenities available close by.

The new mill meant more travel was occurring and out of Purdy's Mills. At this time, transportation links in and out of Ops were rudimentary, at best, in these early days of settlement. The swampy conditions of the land made road construction difficult particularly near the river. However, by the 1830s, several routes had developed. The subject property was located on the Old Oakwood Road, which has been recorded as one of the early transportation routes in the township, running west from Lindsay to Oakwood, before continuing on to Port Perry. The exact date that this route was cleared is not known, but the 1877 map of Victoria County shows its approximate route, running west from Lindsay along the south edge of lots 22 in concessions 2, 3 and 4, before turning north through lot 22 concession 1 to follow the south edge of concession 9 in Mariposa Township. In contemporary mapping, this old road followed Colborne Street West before travelling north along Elm Tree Road to where Highway 7 bisects Mariposa Township. The road in the area around the subject property has changed with the construction of Highway 7 which cuts off the bottom corner of lot 22 concession 2, but the transportation routes west remain roughly the same. In the early days, this route would have been a dirt track, gradually evolving into a more well established road.

It was in this context that the house at 1590 Elm Tree Road was constructed. The house is believed to have been constructed around 1840 by a Mr. McMillan from Palestine, in Eldon Township. This was prior to the Crown Patent for the land being issued to Charles Naylor in 1848; this was not uncommon in the first half of the nineteenth century. Very little is known about the Mr. McMillan who constructed the building. There were several McMillans in the Palestine area in



the middle of the nineteenth century and there is nothing to identify which one was responsible for the subject property.

The house is believed to have been originally constructed as an inn for travellers on the Oakwood Road, as opposed to a residential property. Little is known about its operations, except that room and board were provided with the bedrooms upstairs and dining facilities downstairs. The inn is not recorded in the Ops Township records as being an inn or tavern, but the by-laws requiring identification of these types of establishments did not come into effect until 1855, and the build had likely ceased its commercial operations at that time. The construction of the house along this route allowed it to function as an inn through its proximity to the travellers coming into Ops township from the east and those travelling back and forth between their farms and Purdy's Mills on the Scugog River.

By 1842, Charles Naylor (1797-1873) was living on the property which consisted of 100 acres; by 1848, Naylor had received the crown patent for the land and it stayed in the Naylor family for the next sixty years. At some point during this period, it ceased operating as an inn and was used solely as a farmhouse although it is not clear when this occurred.

The assessment records and abstract register for the property show its occupants throughout the nineteenth century after the Naylor purchase. Naylor lived on the property and farmed it until 1855 when it was sold to James Naylor (1834-1898) his oldest son by his first wife, Margaret Cayne (1809-1855), with whom he had seven children. Margaret died in 1855 and it is possible that her death precipitated the property transfer. James lived on the property until around 1865 when it was transferred back to Charles Naylor who was living in Mariposa at the time with his second wife Eliza Madill McPherson (1819-1906) and their three children, Robert (b. 1860), Mary Jane, or Minnie, (b. 1861) and Charles (b. 1862). Naylor then rented out the property, first to Samuel Pogue from 1866 to 1871 and then to James Campbell until 1882; Charles Naylor died around 1874 and Eliza continued to rent the property. The land was formally passed to the two sons, Robert and Charles, in 1874 although Eliza is listed on the 1877 map of Victoria County as the owner, likely because the sons were minors; subsequent transactions include her name. By this time, the census shows Eliza living in Lindsay with her three children. By 1883, Charles, the youngest son who was then aged 21, was living on the farm and continued to farm there for nearly thirty years, until he retired and moved to Newmarket. In 1910, the farm left the Naylor family as it was sold to Robert Graham who owned the property until 1932 when he sold it to John Wallace.

The history of the house provides interesting insight into the history of the early settlement of the township and yields information on a number of related topics. First is the initial construction of the property as an inn in 1840. It

construction, even prior to the issuance of the crown patent for the land, indicates a need for this service in the township in the middle of the nineteenth century. As settlement increased and travels throughout the township and into Purdy's Mills became more important, this location was ideal for providing accommodation, as an approximate mid-point between what are now Oakwood and Lindsay. There are no records indicating who stayed here or their purposes for travel, but it can certainly be speculated that they were either travelling to the mill settlement or venturing out to their own new homesteads.

The property also yields information on tenant farmers in Ops Township and in Ontario more generally. It is common to think of settlers in rural Ontario occupying their own properties, but this was not always the case as demonstrated by this property. The rental of agricultural properties to tenants was much more common than generally perceived in nineteenth century Ontario and this property yields an interesting case study in to the practice and possible motivations for settlers to rent out their farms.

Freeholding were the most common form of land occupancy in nineteenth century Ontario, and the goal of the majority of settlers, but agricultural tenancies began in the province as early as the 1790s with the government leasing out land to new settlers. The statistics for agricultural tenancies in the first half of the century are not well documented, but it has been estimated that, prior to 1850, somewhere between a quarter and half of farmers in Ontario rented their land; in 1848, 43% of the rural population were identified as tenants. By the 1871 census, where the enumeration of tenancy was more consistent, around 15% of farmers were tenants, with higher numbers closer to Lake Ontario. In Victoria County, those rates were slightly higher, with 17% of farmers as tenants in 1871, 20% in 1881, and 24% in 1891; numbers are not reliably available prior to 1871 as this was the first census to enumerate tenants separately from owner-occupiers.

Tenancy, while not the goal, was often the best option for new settlers who may not have had the resources to purchase property outright and may have been coming into an area and looking for a property which may have already been cleared and with a homestead on it. Rented farms were an important part of the nineteenth century agricultural landscape and, in many cases, assisted new settlers when they arrived in a township to establish themselves before they were able to purchase land of their own. It is informative to look at the lives of the two tenants who rented the farms which will give some ideas of their motives.

Samuel Pogue was a young man who was recently married when he took up the tenancy in 1866. It is likely that he took the tenancy in order to establish his family and begin to farm before being able to purchase property for

themselves. By the 1881 census, he and his family appear on a farm in Verulam which was likely purchased. James Campbell also took over the tenancy as a young man with his wife and children. Unfortunately, his motives and next steps are less clear as his tenancy ended in 1883 due to his death from consumption. However, it can be assumed that, like Pogue, the tenancy was viewed as a stepping stone for a young family starting out.

The landlords for these properties fell into three broad categories: institutional landlords who were the government and the Protestant churches through the clergy reserves; large scale landlords with significant holdings and multiple tenants; and individual farmers who rented out their farm to a single tenant. Of these, the individual farmers renting out their farm were by far the most common landlords, likely making up around two-thirds of the landlords in most areas, if not more. Their rationale for renting their properties certainly varied by individual, but it was often done either to deal with financial problems, to provide income to a retiring farmer whose children were unable or unwilling to take over the land, or to provide for succession planning between parents and children where the property was rented out to the children to help them get established on the land. A wide variety of rental agreements existed throughout the province, each responding to the specific circumstances of the owner and tenant.

The reasons for the Naylor's to take on two successive tenants in the 1860s and 1870s is not definitively known but can certainly be speculated. It is not known for certain where Charles Naylor lived after transferring the farm to James in 1855, but it is notable that, at that time, Charles was 58 years old and a widower. It is possible that Charles found himself looking towards retirement or, with his wife gone and son a grown man, looking to move elsewhere and also assist his son get established; when it was transferred back, he was 68 with a new wife, and was unlikely to want to begin farming again. The choice for Eliza Naylor to continue renting the farm after her husband's death until her youngest son was old enough to take it over is also consistent with patterns across Ontario where many widows rented their properties until their children were old enough to take it over or to provide steady income if their children had chosen another vocation. The rental of the property allowed it to be retained for their children while bringing income that was likely needed by the family. Their circumstances are reflective of the reasons that families rented out their farms: each situation was unique but generally were related to financial or succession concerns, allowing families to retain their farms while generating income as required.

## Contextual Value

1590 Elm Tree Road has contextual value as part of the rural landscape of Ops Township. The subject property maintains and supports the historic agricultural character of the township and is historically and functionally linked to its surroundings which include a range of nineteenth century farmsteads in the surrounding countryside. The property is also a local landmark and is well known in the community, in part due to its location at a major intersection.

The western part of Ops Township, between the town of Lindsay and Mariposa Township has retained its historic agricultural character from its settlement in the early decades of the nineteenth century. the landscape gradually evolved throughout the nineteenth century as new settlers arrived and developed their homestead; similarly, older dwellings, often of log, were gradually replaced with more substantial stone and brick structures. Many of these farmsteads, including farmhouses and their historic barns still survive and contribute to the character of the area, including 1590 Elm Tree Road.

In the immediate vicinity of the subject property, the majority of the land remains agricultural with many large parcels dating from the nineteenth century, interspersed with more modern homes. The majority of the original parcels in Ops, including that of the subject property, were 100 acres and these land divisions remain and are visible in the settlement patterns, although the subject property itself is much smaller than it was originally. Many of these original historic farms include their original farmhouses, particularly travelling north and south along Elm Tree Road. These properties, including the subject property, remain in their original context and many continue to be used for agricultural purposes. Taken together, these properties form a wider historic agricultural landscape which helps define the character of Ops Township. More broadly, this landscape extends throughout the southern rural half of Victoria County, now Kawartha Lakes, which is characterized by large numbers of agricultural properties, many of which retain their historic homes and barns and also retain their historic parcel layout.

The house is also a well-known local landmark due to its age and longstanding presence as well as its prominent location at the north east corner of the intersection of Elm Tree Road and Highway 7. The house is visible from Highway 7, and can be seen travelling both directions. Its distinctive historic architecture makes it noticeable to the passerby. However, it is also known locally for its history as an inn in the nineteenth century and was catalogued and recognized in 1977 as part of the Pro History Project, which was undertaken by the Lindsay Public Library to identify and celebrate the historic architecture of Victoria County.

## Summary of Reasons for Designation

The short statement of reasons for designation and the description of the heritage attributes of the property, along with all other components of the Heritage Designation Brief, constitute the Reasons for Designation required under the Ontario Heritage Act.

### Short Statement of Reasons for Designation

#### Design and Physical Value

1590 Elm Tree Road has design and physical value as an early and representative example of a Georgian style residence constructed in stone in Ops Township. Believed to have been constructed around 1840, the house demonstrates the key element of the Georgian style including the three-bay symmetrical massing, centre hall plan, two storey construction, large sash windows, and lack of ornamentation. It also includes important historic interior elements including the ground floor layout, central staircase, and large fireplaces in both of the ground floor rooms. It is one of the oldest surviving Georgian home in Ops Township.

#### Historical and Associative Value

1590 Elm Tree Road has historical and associative value in its association with the early settlement of Ops Township. The property yields information on the growth of the township in the first half of the nineteenth century and its settlement patterns. The property was first used as an inn beginning in 1840 and yields information on the need for accommodation along the Oakwood Road with traffic flowing to and from what would eventually become the town of Lindsay. It was converted to a farmhouse in 1848 and, in that role, yields information about the role of tenancy in rural Ontario in the nineteenth century as the property was rented out for significant period of time between the 1860s and 1880s, likely as a form of succession planning for the original farmer, Charles Naylor, and his sons.

#### Contextual Value

1590 Elm Tree Road has contextual value as part of the historic rural agricultural landscape of Ops Township. The property is located in a rural setting and maintains and supports its agricultural character. The property is historically linked to its surrounding as part of the rural agricultural landscape of the township which includes a number of other historic farmsteads in the immediate area of the subject property constructed in the nineteenth century. The property is also a local landmark as it is well known in the area and is also located in a prominent location at the intersection of Elm Tree Road and Highway 7.

### Summary of Heritage Attributes to be Designated

The Reasons for Designation include the following heritage attributes and apply to all elevations, unless otherwise specified, and the roof including: all

façades, entrances, windows, chimneys, and trim, together with construction materials of wood, brick, stone, stucco, concrete, plaster parging, metal, glazing, their related building techniques and landscape features.

### **Design and Physical Attributes**

The following attributes support the value of the house as an early and representative example of a stone Georgian style home.

- Two-storey stone construction
- Centre hall plan
- Symmetrical massing
- Gable roof including:
  - Return eaves
- Chimneys
- Fenestration including:
  - Sash windows
  - Lintels
  - Sills
- Central entrance including:
  - Sidelights
  - Transom
- Lower storey layout
- Lower storey fireplaces
  - Brick and stone construction materials
  - Wooden surrounds
- Pine flooring

### **Historical and Associative Attributes**

The historical and associative attributes support the value of the property as an early inn and as a nineteenth century farmstead.

- Relationship to the early settlement of Ops Township
- Location at the intersection of Elm Tree Road and Highway 7

### **Contextual Attributes**

The contextual attributes support the value of the property as a local landmark and as a contributing feature to the rural agricultural landscape of Ops Township.

- Location of the property in a rural, agricultural setting
- Views of the property from and along Elm Tree Road and Highway 7
- Views of the surrounding agricultural landscape from the property



## Images











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