



The Corporation of the Town of Milton

Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: June 23, 2025

Report No: DS-034-25

Subject: Recommendation Report - Notice of Intention to Designate_ 11275 First Line_ Peter Little House

Recommendation: **THAT** Staff Report DS-034-25 entitled: "Recommendation Report - Notice of Intention to Designate_ 11275 First Line_ Peter Little House" be received;

THAT Council recognizes the historic house at 11275 First line in the Town of Milton as being of heritage significance;

THAT Council designate the property under Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18 for the reasons outlined in the Reasons for Designation attached as Appendix 1 to this Report;

AND THAT the Town Clerk provides the Notice of Intention to Designate as outlined in Section 29 (4) of the Ontario Heritage Act;

AND FURTHER THAT once the thirty-day objection period has expired and if there are no objections, a designation by-law is brought forward for Council adoption.

EXECUTIVE SUMMARY

- This one-and-a-half-storey board and batten, Regency Style house was built in 1870 for Peter Little and family. Peter was the first merchant to open a store in Moffat on the west side of Lot 15 Concession II in 1857.
- The property's current owner has voluntarily responded to the heritage designation program and desires that their property be designated.
- Staff has evaluated this historic home as a significant built heritage resource for the Town of Milton and should be designated under Part IV of the Ontario Heritage Act. (See Appendix '1')
- This significant heritage resource fulfills more than two of the evaluation criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation

EXECUTIVE SUMMARY

9/06 (See Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

REPORT

Background

This one-and-a-half-storey, board-and-batten house was built in 1870 for Peter Little and his family. This property's historical and architectural significance is deeply rooted in its contribution to the history of the Nassagaweya settlement.

Discussion

In 1819, Reuben Sherwood received the Crown patent for this land. Reuben was the Deputy Provincial Land Surveyor who surveyed the lower part of Nassagaweya in 1799. He sold it to James Buchanan in the same year.

Robert Buchanan, the eldest son of James, inherited the property in 1853. After his death, his wife, Elizabeth Whitla, sold 100 acres forming the west half of the property to Peter Little. In 1870, Peter built the historical portion of the house for his family. Peter Little was a farmer and merchant. He opened the first store in Moffat on the west corner of Lot 15, Concession II, in 1857. He was a well-educated man, a Presbyterian and a Liberal, but never sought office. He was married to Jane Little.

The property was passed on to David Little in 1887, who sold it in the same year to George Amos. Between 1887 and 1888, part of the land was deeded to the Guelph Junction Railway Company to accommodate the railroad through the property. George also granted a right to search for oil to a group of men consisting of Robert Dawrie, John Davidson, William James Armstrong, Herbert McCutcheon, and Ernest Carter. George sold the property to the Britannia Securities Corporation Ltd, who then sold it to John Fothergill Mitchell in 1915.

Several owners held the property after John; they included Charles Ridgewell and William Henry Payne (1916), Charles Ridgewell (1918), Isabel Kirkland (1918), Robert Tilley Amos (1919), and William Henry and Mary Adeline Black (1936). William (Bill) came to the Moffat area in 1922. He established a partnership with T.C. (Tommy) Amos, and they developed a prize-winning herd of purebred Shorthorn cattle, which they subsequently exhibited at major cattle shows across Canada. In 1926, their bull, Manor Chief 9th, was the Grand Champion Shorthorn Bull at the Canadian National Exhibition. Bill retired and sold the farm to James David and Nadine Bell in 1964.

Discussion

Other owners after the Bells were Walter C. Jackson (1969), Fred Loeffel Construction Limited and Bruno Campitelli (1970), Rolando Di and Magaret Ann Di Benedetto (1977), John Charles Tilt and Nancy Lee Buckingham (1979).

Physically, the historical Regency-style part of the house is clad with board and batten. It features a medium-sloped gable roof with extended eaves, plain fascia, and soffits. William Black added a wide shed dormer to the rear of the property in the 1950s. Subsequently, a west wing was added to the original house and completed in 1991. A shed permit was issued in 1992.

The open-front verandah features plain timber posts and railings. Windows are double-hung nine-over-nine at the front elevation and six-over-six at the side elevation. A single-flue brick chimney remains intact and is located near the center of the historic house.

Contextually, this early Regency style house served as the home of Peter Little and other pioneers of Moffat, Nassagaweya and reminds us of the settlement history of this area.

Character-Defining Elements / Heritage Attributes:

Key attributes that reflect the cultural heritage value of the property include:

- The original massing of the one-and-a-half-storey board and batten house with projecting eaves, plain fascia, soffit and medium gable roof.
- Single-flue brick chimney
- Double-hung, six over six windows with plain trims and wood slip sill.
- The historical home of Peter Little, who was among the first merchants in Moffat to open a store at the west side of Lot 15, Concession II, Moffat, in 1857
- The historic home's context in preserving the settlement history of Nassagaweya.

Staff Recommendation

Staff recommends that the optimal conservation and protection measures for this heritage property is the designation of the property.

Financial Impact

There is no financial impact associated with this report.



The Corporation of the Town of Milton

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Respectfully submitted,

Jill Hogan
Commissioner, Development Services

For questions, please contact: Anthony Wong, Senior Policy Phone: Ext. 2565
 Planner

Attachments

Appendix '1'_Reasons for Designation _ 11275 First Line

Appendix '2'_CHVI evaluation of _11275 First Line

Appendix '3'_Photographic Record Heritage Attributes_11275 First Line

Approved by CAO
Andrew M. Siltala
Chief Administrative Officer

Recognition of Traditional Lands

The Town of Milton resides on the Treaty Lands and Territory of the Mississaugas of the Credit First Nation. We also recognize the traditional territory of the Huron-Wendat and Haudenosaunee people. The Town of Milton shares this land and the responsibility for the water, food and resources. We stand as allies with the First Nations as stewards of these lands.