

11275 First Line _ Peter Little House



Legal Description

Concession 2 Part Lot 17, Nassagaweya

Description of Property

In 1819, Rueben Sherwood received the Crown patent for this land. Rueben 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. This one-and-a-half-story, 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.

Statement of Cultural Value and Interest

Historical Value

Robert Buchanan, the eldest son of James, inherited the property in 1853. After his death, his wife, Elizabeth Whitia, sold 100 acres, the west half of the property, to Peter Little in 1870, who 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, and never sought office. He married 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.

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).

Physical or Design Value

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.

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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.