



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: September 9, 2024

Report No: DS-058-24

Subject: Recommendation Report - Notice of Intention to Designate -11017 Guelph Line\_ Robert Meade House

**Recommendation:** **THAT** Staff Report DS-058-24 entitled: “Notice of Intention to Designate - 11017 Guelph Line\_ Robert Meade House be received and;

**THAT** Milton Council recognizes the historic house at 11017 Guelph Line in the Town of Milton as being of heritage significance;

**THAT** Milton 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 will be brought forward for Council adoption.

## EXECUTIVE SUMMARY

- The Robert Meade house built in 1863 was one of the earliest houses constructed in Haltonville, then known as Sodom in Nassagaweya Township.
- 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 fulfils more than two of the evaluation and criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06 (See

## EXECUTIVE SUMMARY

Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

## REPORT

### Background

Robert Meade likely built this house in 1863. It was one of the earliest houses constructed in Haltonville, then known as Sodom in Nassagaweya Township.

Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is a representative one-and-a-half-storey Ontario Cottage-style house with a low hip roof. Historically, it was the home of Dr. Letitia Sirrs-Meade, the first female doctor in Haltonville. Contextually, this property contributes to the character of Haltonville.

### Discussion

Historically, Robert bought the property from James McNain's wife in 1863 and likely built the house shortly after. He and his wife Mary had five children: John, Letitia, Hugh, Robert and Thomas.

Mary Meade, passed the house on to her daughter, Letitia Meade, in 1912. Letitia was a school teacher for seven years before starting a medical career. When Letitia graduated in 1891 with her Master of Surgery, she was one of 18 pioneer women doctors in Ontario. She returned to her family home and established her practice as the first female doctor in Haltonville. The house was also known as the medical professor's home in Nassagaweya Township. She married George Sirrs, a farmer, in 1893.

In 1919, Dr. Letitia left her practice to live in Walkersville, Ontario. The property was left to her only son, Elmer Jefferson Sirrs, who passed away in 1957. It was sold to Bartison G Day in 1959, John Harris Gordon (1961), Dorothy Jean Forbes (1972), Derrick Scott (1972), Elte Lathing Limited, Richard Foster (1975), and eventually to the present owners, Jennifer Flannigan and Bryce Black.

Physically, this simple one-and-a-half-storey Ontario Cottage-style house has a medium hip roof and protruding eaves. It was renovated and received new aluminum siding, but the original house's single-flue brick chimney and four-over-four windows are still intact.

This property has contextual value as one of the original settlement houses built in Haltonville. This home is shown on the 1877 Historical Atlas of Halton County.





## Attachments

- Appendix '1'\_Reasons for Designation for 11017 Guelph Line
- Appendix '2'\_CHVI Evaluation\_ 11017 Guelph Line
- Appendix '3'\_Photographic Record Heritage Attributes\_ 11017 Guelph 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.

## Reasons for Designation

### 11017 Guelph Line\_ Robert Meade House



### Legal Description

Nassagaweya CON 4 PT LOT 16

### Description of Property

Robert Meade likely built this house in 1863. It was one of the earliest houses constructed in Haltonville, then known as Sodom in Nassagaweya Township.

Its cultural heritage value and interest lie in its physical, historical, and contextual value. Physically, it is a representative one-and-a-half-storey Ontario Cottage-style house with a low hip roof. Historically, it was the home of Dr. Letitia Sirrs-Meade, the first woman doctor in Haltonville. Contextually, this property contributes to the character of Haltonville.

### Statement of Cultural Value and Interest

#### Historical Value

Robert bought the property from James McNain's wife in 1863 and likely built the house shortly after. He and his wife Mary had five children: John, Letitia, Hugh, Robert and Thomas.

Mary Meade, passed the house on to her daughter, Letitia Meade, in 1912. Letitia was a school teacher for seven years before starting a medical career. When Letitia graduated in 1891 with her Master of Surgery, she was one of 18 pioneer women doctors in Ontario. She returned to her family home and established her practice as the first woman doctor in Haltonville. The house was also known as the medical professor's home in Nassagaweya Township. She married George Sirrs, a farmer, in 1893.

In 1919, Dr. Letitia left her practice to live in Walkersville, Ontario. The property was left to her only son, Elmer Jefferson Sirrs, who passed away in 1957. It was sold to Bartison G Day in 1959, John Harris Gordon (1961), Dorothy Jean Forbes (1972), Derrick Scott (1972), Elte Lathing Limited, Richard Foster in 1975, and eventually to the present owners, Jennifer Flannigan and Bryce Black.

### **Physical or Design Value**

This simple one-and-a-half-storey Ontario Cottage-style house has a low hip roof and protruding eaves. It was renovated and received new aluminum siding, but the original house's single-flue brick chimney and four-over-four windows are still intact.

### **Contextual Value**

This property has contextual value as one of the original settlement houses built in Haltonville. This home is shown on the 1877 Historical Atlas of Halton County.

### **Character Defining Elements/Heritage Attributes**

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

- Massing of the historical one and a half storey medium hip roof house with protruding eaves
- Four over four windows with plain trims and stone lug sills
- Single flue brick chimney
- Historical home of Dr. Letitia Kean Sirrs nee Meade, one of 18 pioneer women doctors in Ontario and the first female doctor in Haltonville.
- Context of the house in the settlement history of Haltonville as shown in the 1877 Historical Atlas of Halton County

## Cultural Heritage Value or Interest Evaluation

Ontario Regulation 9/06 of the *Ontario Heritage Act* establishes the criteria for determining Cultural Heritage Value of Heritage Resources. A property must have the potential to meet at least two of the criteria to be considered to have heritage significance. These criteria fall into three categories: design or physical value, historical or associative value and contextual value. The following table considers and evaluates the subject property against these criteria.

**Table 6: Evaluation of the Cultural Heritage Value of 11017 Guelph Line**

The property has design value or physical value because it,		
	Criteria	Evaluation
i	is a rare, unique, representative or early example of a style, type, expression, material or construction method	Yes, this house is an example of one-and-a-half-storey Ontario Cottage-style with medium hip roof.
ii	displays a high degree of craftsmanship or artistic merit	No, this home does not display a high degree of craftsmanship
iii	demonstrates a high degree of technical or scientific achievement	No, the property does not demonstrate a high degree of technical or scientific achievement
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,	Historical home of Dr. Letitia Kean Sirrs nee Meade, one of 18 pioneer women doctors in Ontario and the first female doctor in Haltonville..
ii	Yields or has the potential to yield, information that contributes to an understanding of a community or culture	Yes, it provides historical information on the settlement history of Haltonville as shown in the 1877 Historical Atlas of Halton County.
iii	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	Yes, the subject property is associated with Dr. Letitia Sirrs-Meade who contributed to providing health care and teaching services to the pioneers of Haltonville.
The property has contextual value because it,		

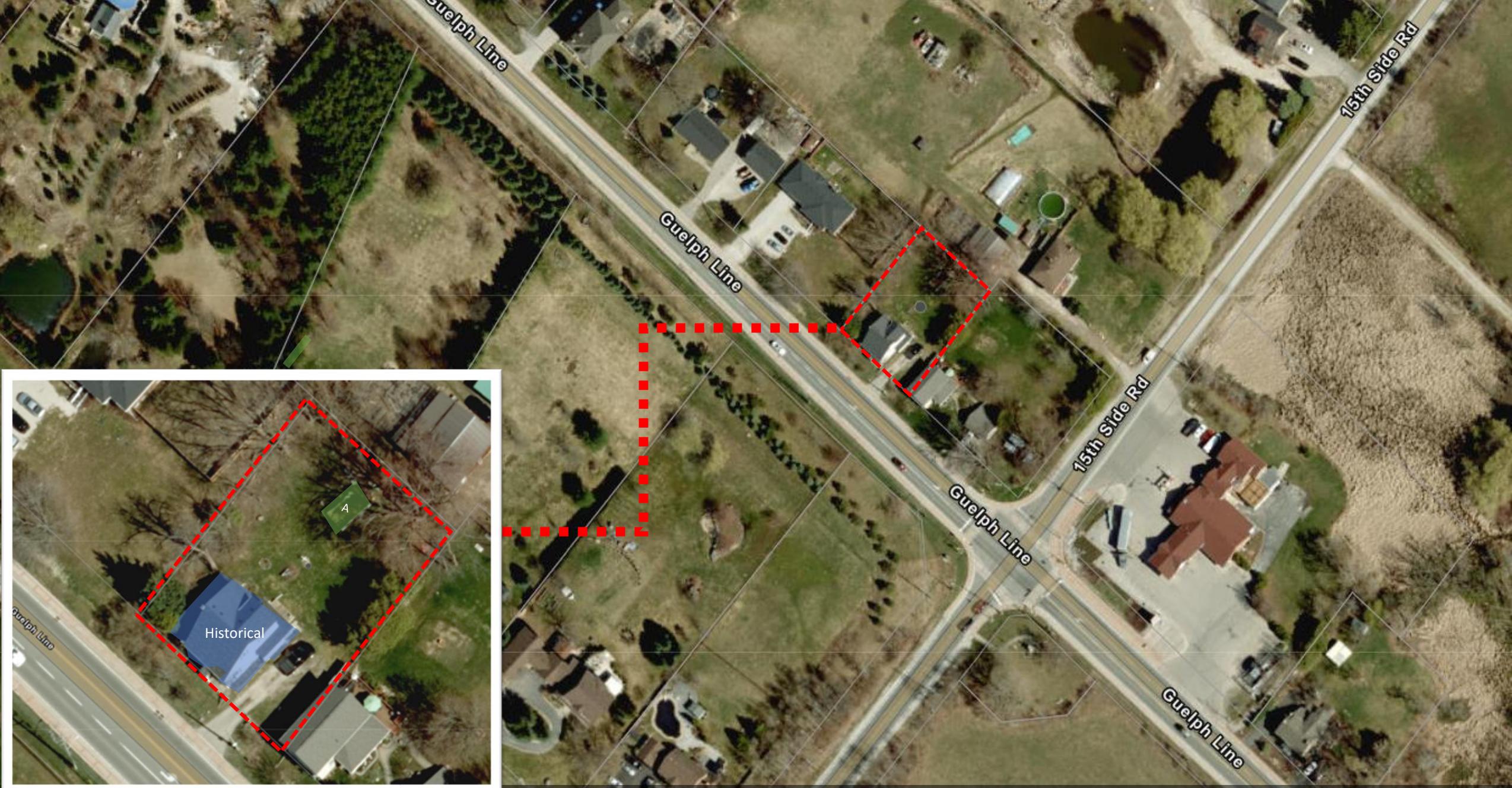
i	is important in defining, maintaining or supporting the character of an area	Yes, this property contributes to the character of Haltonville.
ii	is physically, functionally, visually or historically linked to its surroundings	Yes, this property is historically link o to the development of Haltonville
iii	is a landmark	No, the property is not a landmark.

Based on the above criteria, the subject property has significant cultural heritage value based on both design and contextual criteria. These attributes are sufficient to warrant Heritage Designation under the *Ontario Heritage Act*. However, designation may not be necessary at this time as the property is current listed on the Municipal Heritage Register, which offers it some protection from demolition.



Appendix 3

Photographic Record \_ Heritage Attributes \_ 11017 Guelph Line, Nassagaweya



Location Map\_ 11017 Guelph Line, Nassagaweya

## Contextual Attributes

Context of the location of the original house contributing to the heritage character of Haltonville, as shown in the 1877 Historical Atlas of Halton

**NASSAGAWEYA**  
**CON 4PT LOT 16**



Map of Nassagaweya Historical Atlas of Halton County Ontario Illustrated Walker and Miles Toronto 1877 Map

## Historical Attributes

### Haltonville's female doctor Dr. Letitia Meade-Sirrs

By Bonnie Mullen  
May 2000

When my aunt Tish was born in January 1911 my grandparents named her Letitia Blanche in honour of the doctor who delivered her. Dr. Letitia K Meade-Sirrs practiced medicine from her home office at Haltonville, then known as Sodom, the second house north of 15 Sideroad on Guelph Line. Her house is now home to Paul and Debbie Foster and family.

Letitia was born in that house in 1857 the same year her father opened a shoe shop there. The hamlet was known as the home of the medical profession in Nassagaweya Township because the first doctor arrived in 1852 and was quickly followed by six others but 16 years later they had all left. With two hotels and several stores, it was a bustling hamlet.

After a seven year teaching career Letitia decided to go into medicine and enrolled at the Ontario Medical College for women at 277 Sumach Street, Toronto in 1887. Because the University of Toronto was closed to women, a group of prominent citizens and members of the medical profession founded this college and purchased the property for \$1,411 in 1883. The college operated until 1906 by which time the University of Toronto was accepting woman, but the building stood until 1949 when it was demolished to make way for the Regent park housing project.

When Letitia graduated in 1891 wither Master of Surgery she was one of only 18 women doctors in Ontario. She returned to her family home in Haltonville and hung a brass plate on the door bearing her name - Dr. Letitia K. Meade, announcing she was open for business. Her ledger dated-1907 indicates a house call cost \$1.50, tooth extractions 25¢, confinements \$6, and a bottle of medicine 50¢. "Medicine' for Babe," presumably an infant remedy, was 25¢. ·

After her marriage, the brass plate on her door read, "Dr. Letitia K. Meade-Sirrs." Apparently she and her husband had their differences and he left after their son was born. She and her father went their separate ways too, as he moved elsewhere in the hamlet bur her mother but her mother stayed with her. In 1919, the practice was closed but the plate remained on the door. Dr. Made-Sirrs retired in Walkerton, Ontario, but kept her house in Haltonville just as it had been, even after her death in 1943. Apparently, her son had no interest in the property and over time, it fell into disrepair.

My parents purchased the house next door, now home to Bill and Onnie Roberts and their son, Christian, in 1951. It. was an estate sale and had been vacant for several years too.

As a child growing up, the vacant but furnished house next door was a source of forbidden adventure. I recall sneaking in, wandering about in awe, leafing through old medical books and playing the dust covered grand piano. The stairway to the basement had shelves that held various sized bottles of medications.

I was reprimanded numerous times and told not to go there but the temptation was too great. My father called the health unit and had the medications removed. Eventually other people started visiting the place too and the furnishings began to disappear. Finally, much to my disappointment the house was sold, the bush that had grown up around it was cleared, the house was renovated and a family moved in.

There are still a few old timers in Nassagaweya who remember the doctor. There continues to be a certain mystery about her, her family, and why she departed, leaving her things behind.

# Historical Attributes

**Dr. Letitia Kean Sirrs Nee Meade**

**1858-1943**

**Spirited Woman Doctor Helped Blaze  
Woman for Woman in Medical**

*Source: The London Free Press Saturday April 26, 1958*

By Hazel Mack

Stories of the Old country doctor who was much beloved by his patients two or three generations ago because he gave so much of himself for their welfare are not common. In most instances the doctor was a man by Haltonville, a tiny hamlet in Halton County, Ontario was different. They had for quite a few years a woman doctor.

Dr. Letitia K. Meade was her name and she was probably born in the village for her father opened a shoe shop in Haltonville in 1857, the year Letitia was born. In the early days, this village was fairly prosperous with two hotels and several stores. It was known too as the home of the medical professor in Nassagaweya Township. The first doctor to practice here came in 1852. Six more followed in turn but by 1868, all were gone.

Letitia was growing up in an age when women were becoming restless and wanting a place in the business and professional worlds. She began as a school teacher and taught seven years. This wasn't enough however and in 1887, she journeyed to Toronto, about fifty miles distant and entered the Ontario Medical College of Women.

There is no dairy or other record to say why Letitia decided to become a doctor. Perhaps because she knew a doctor would be welcomed in Haltonville influenced her. And slowly but surely woman were forging ahead in the big cities where they went on hunger strikes and demonstrated in many ways to get recognition.

By 1889, in England, Emmeline Pankhurst was to form the Woman's Franchise League. Women everywhere who wanted a change would be reading about her. Certainly Letitia would have done so.

Women were not wanted at the University of Toronto as students. Because of this a few prominent citizens of that day and leading members of the medical profession took the first steps to operate college for women in Canada. The first of its kind. In the springtime of 1883, a house and lot 227 Sumach street, Toronto, were purchased for \$1,411.

The building is gone now having been torn down in '949 to make room for the Regent Park Housing scheme. The college continued until 1906 when women were admitted to the University of Toronto. Like many girls of her day, Letitia kept an autograph book, which has survived the years. In the back of it either she or a friend, drew in pen and ink a sketch of this Victorian type building with its fancy ironwork decorations. It is dated April 6, 1891 the year Letitia graduated to become the eighteenth woman medical doctor in Ontario.

Letitia returned to Haltonville as Dr. Letitia Meade and a brass plate with her name inscribed was placed on the father's home.

She must have practiced for the better part of twenty-eight years though she did decide to marry after a time and almost lost her life, it is said when her only child a boy was born.

Her marriage wasn't a happy venture however. Perhaps her husband who seems to have been well to do, may have resented his wife's excellent education for she was not only a medical doctor but had earned the letters C.M. (Master of Surgery).

Whatever it was, they eventually parted. It is said that the last time they were seen together was at a railroad station in Guelph. He was leaving and they walked back and forth, before the train left obviously unhappy.

She had differences with her father too and in time, he was living in another building in the village, leaving the family home to Letitia and her mother.

There are many short stories that show Letitia's high spirit. It is remembered that one day when she was driving her horse and buggy (she never drove a car) along the road from school, where she herself had once taught, some children were walking along on their way home. As she reached them, they threw some catkin into the buggy, Letitia didn't like this and reaching for her whip, lashed out at the children who scattered, alarmed at what they'd done.

Letitia's Wrath was appeased in a clever way. She got in touch with the school teacher and invited her to dinner the next day. Then she informed the teacher of what happened. They were disciplined by the teacher next day being given extra work to do for their rudeness.

As Letitia grew older, she had an illness that forced her to bed. She called a friend who was devoted to her and live next door. Mrs. Mary King often had "minded" the office for Letitia as she was called out. At this time, she undertook to nurse Letitia who gave orders. Unfortunately, Letitia grew worse quickly and soon was too ill to give medical advice.

## Historical Attributes

### Spirited Woman Doctor Helped Blaze Woman for Woman in Medical---cont..

Alarmed, Mrs. King reluctantly called a doctor from the nearest city. He came on the afternoon train, Letitia soon recovered with his care and Mrs. King nursing.

Letitia kept a perfect record of days when no income tax was paid. A good businesswoman, she probably like keeping accurate accounts. Her 1907 ledger is a revelation. A confinement was only \$6. TO visit a patient and examine him was \$1.50. She dispensed her own medicine as the country doctors did and usually her charge was 50 Cents. Medicine for "Babe" as she always designated an infant was 25 cents. She would extract a tooth for \$25 cents.

After her marriage she reversed her heavy brass plate in the house and has Dr Meade-Sirrs engraved in it. She ceased active practice in 12929 and in time left her old home to go and live in Walkersville, Ontario. The house was closed for she did return sometimes. She was a neat person and left her dispensary with all the drugs and the many medical books that had kept her up to date all in their right places. In recent years however, after her death in 1944, the house was never visited by her son who had inherited it.

His mother had idolized him but from letters found, it is apparent that he cared little for her. Gradually the once neat little home with its beautiful garden fell into disrepair and was finally broken into. Furniture it is said was removed. Later others entered and emptied cupboards m tearing linens and other items what had been carefully put away.

Neighbours fearing their children might be harmed, called police who took away the drugs that had remained in the dispensary for years.

Letitia perhaps wasn't exactly loved by her many patients, but she was respected and ...she often gave legal advice especially to women with whom she was always in sympathy if it came to asserting themselves and demanding their rights.

Since 1883 when the first woman graduated in medicine in Ontario, five hundred and ninety-seven woman doctors have graduated. Dr. Letitia Meade was certainly one of the best for her times.

A little study of her autograph album she was still only a teacher slows one to have a better idea of how she may have thought and of the ideas of some of her close friends.

On the page it reads: To Miss Meade who said: "The soft and milky rabble of womankind?" It was signed: "Your fellow birch swinger".

Another wrote: "A fellow-labourer in idea-shooting vineyard."

Yet another wrote: "He who takes hold of an eel by the tail and a school marm at her word may say she is holding nothing."



*Dr. Letitia Meade photographed at the age of 14*

Most of the pages in the book offer sage advice, but that which her brother wrote is the most startling: "Hew to the line and let the chips fall where they may." It was strong advice, but whether Letitia followed it all or not, she did become a good doctor who served where she was needed.

It was near 40 years now since Letitia stopped practicing, yet she is still remembered, What more could a country doctor ask for?

# Historical Book Extract from Halton County (LRO 20) , Nassagaweya Book 4, Concession 4, Part Lot 16 Pages 153-168

No	Instrument	Dated	Registered	From	To	Acres	Description
	Patent	2 Oct 1824		Crown	George Laugley	100	W 1/2
499	Bill of Sale	29 Nov 1838	29 Nov 1838	George Laugley Wife	Dougald McNain	100	W 1/2
485	Bill of Sale	18 Dec 1863	2 Jan 1863	Dougald McCain Wife	James McNain	5	Part of W 1/2
841	Bill of Sale	26 Mar 1863	11/23/1863	James McNain Wife	Robert Meade	1/5	Part of W 1/2
5791	Probate of Will	August 24, 1912	August 24, 1912	Mrs Mary Meade	Her daughter Letitita Kean Srirr (wife of George Lean Sttir) during her maternal life then to be disposed of		The house furniture of Lot 16
5796	First Claim Will	April 22, 1912	May 1, 1912	Hugh Meade and Robert Meade	Lelitia Meade Stirr, married woman	1/5	Part of W 1/2
100323	Certificate	January 4, 1959	July 21, 1959	James N Allen Treasurer of Ontario	Estate of Lettitia Kean Sirrs		Part Lot 16 as in 5077
100324	Certificate	June 5, 1959	July 23, 1959	James N Allen Treasurer of Ontario	Estate of Elmers Jefferson Sirrs		Part Lot 16 as in 5077
1004001	Certificate	September 16, 1959	October 19, 1959	James N Allen Treasurer of Ontario	Estate of Lettitia Kean Sirrs		Part Lot 16 as in 5077
104002	Certificate	September 16, 1959	October 19, 1959	James N Allen Treasurer of Ontario	Estate of Elmers Jefferson Sirrs		Part Lot 16 as in 5077
104003	Deed	July 3, 1959	October 19, 1959	Angus W. Mac Milton and Douglas E Milton exp?? Elmer Jefferson Sirrs	Bartison G Day	1/5	Part of Lot 16
136529	Grant	April 8, 1961	August 9, 1961	Bartison G Day and Wife	John Harris Gordon		Part of Lot 16
173832	Grant	September 29, 1964	October 1, 1964	John Harris Gordon and Wife	Dorothy Jean Forbes Married Woman		Not legible
343456	Grant	August 14, 1972	August 15, 1972	Dorothy Jean Forbes Married Woman	Derrick Scott		Not legible
411496	Grant	March 13, 1975	May 20, 1975	Derek Scott and Wife	Elte Lathing Limited		Part Lot 16 Commencing NE Limit and allowance below 3 and 4 being SW line lot 154.09' NW from S and Lot then NW 95.15' NE 133.40 SE 96.5' SW 133.69' to doc
423760	Deed	November 12, 1975	November 18, 1975	Elte Lathing Limited	Paul Richard Foster		Part Lot 16 Commencing NE Limit and allowance below 3 and 4, 154.09' NW from S angle NW 95.15' NE 133.40 SE 96.5' SW 133.69' o DOC NW 95-15' NE 133 40' SE 96.5 SW 133 69' to POC
476070	Grant	March 21, 1978	March 28, 1978	Paul R. Foster	Paul R Foster and Dedorah A McClure		Part Lot 16 \$24,000

## Physical or Design Attributes

- Massing of the historical one and a half storey medium hip roof house with protruding eaves
- Aluminum siding were recently added



West Elevation



South Elevation



North-West Elevation 1960 (Stucco exterior)



East Elevation



North Elevation

## Physical or Design Attributes

- Single flue brick chimney



Front Elevation Window



Brick Chimney Stack



Rear Elevation Window

## Physical or Design Attributes

- Four over four windows with plain trims and stone lug sills
- Shutters were added later and are non heritage attributes



Front Elevation Window



Pair of four over four windows



North Elevation Window



Interior



Interior



Interior

## Non Heritage Attributes

- Enclose entrance porch was added and is non Heritage attribute.



## Non Heritage Attributes

- Reach porch is non heritage attribute.



# Old Photos of 11017 Guelph Line



2006



2006



# 2023 Photos



South East Elevation



East Elevation



South West Elevation



South Elevation



South Elevation



South Elevation

## 2023 Photos



Rear Porch



South Elevation



South Elevation



South West Elevation



South West Elevation



North West Elevation

# Comparative Photos from Google Street view \_ South West Elevation



2009



2011



2014



2015



2016



2018

# Comparative Photos from Google Street view\_ South West Elevation



2019



2021



Aug 2021



2022

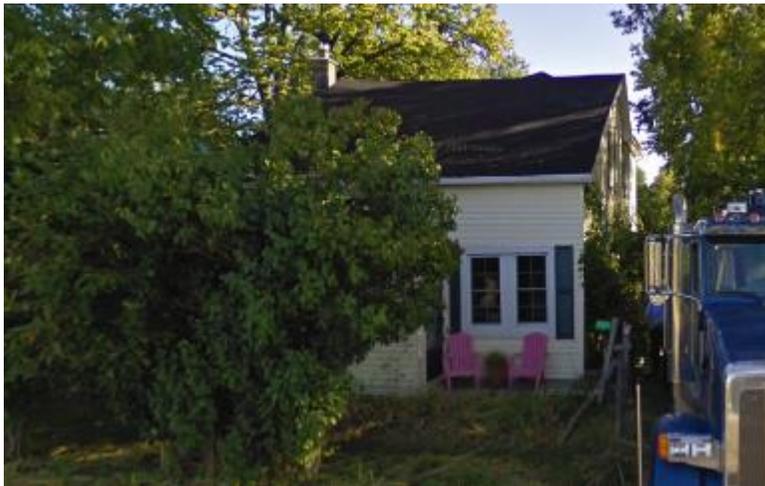


2023



2024

# Comparative Photos from Google Street view – West Elevation



2009



2011



2016



2018



2021

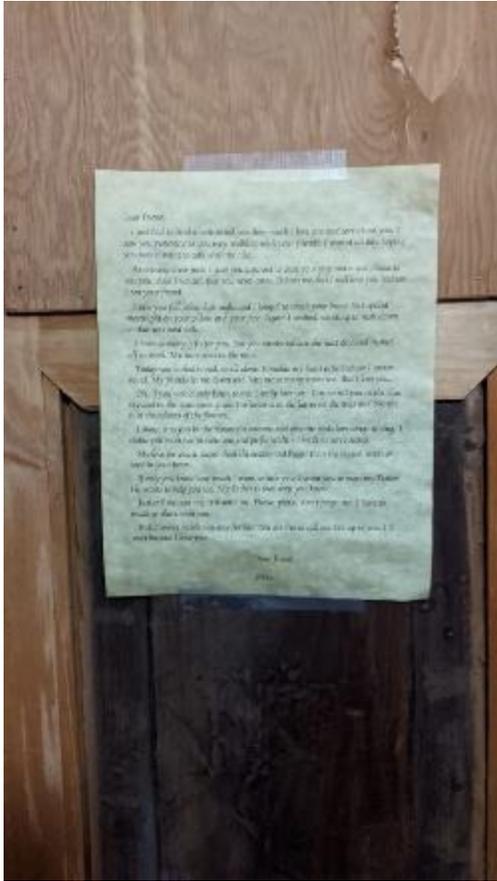


2022

# Interior Photos



Children height markers



Prayer Script



Wood Burning Furnace



Wood Burning Furnace



Door Frame

# Interior Photos



Door Frame



Interior Window



Interior Window



Interior Window

# Interior Photos



Interior Window



Interior Window



Interior Window



Interior Window

# Exterior Photos



Upper floor Window



Brick Chimney



Brick Chimney



Exterior Window



Front Porch Window

## Exterior Photos



Exterior Window



Enclosed Front Porch



Address Post



Rear Porch Entrance