



# The Corporation of the Town of Milton

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Report To: Council

From: Jill Hogan, Commissioner, Development Services

Date: September 8, 2025

Report No: DS-044-25

Subject: Recommendation Report - Notice of Intention to Designate 354 Broadway Avenue\_ David Menzies and Fay Family House

**Recommendation:** THAT Staff Report DS-044-25 entitled: "Recommendation Report - Notice of Intention to Designate 354 Broadway Avenue\_ David Menzies and Fay Family House be received;  
THAT Council recognizes the historic house at 354 Broadway Avenue 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 Edwardian Classical-style two-storey house was built in 1914 using rock-faced concrete blocks instead of the typical smooth red brick. This property's historical, architectural and contextual significance contributes to the heritage character of the neighbourhood
- 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 criteria set out in Part IV of the Ontario Heritage Act (R.S.O. 1990), Ontario Regulation 9/06 (See Appendix 2). As such, it is worthy of designation under the provisions of the Ontario Heritage Act.

## REPORT

### Background

This Edwardian Classical-style two-storey house was built in 1914 using rock-faced concrete blocks instead of the typical smooth red brick. This property's historical, architectural and contextual significance contributes to the heritage character of the neighbourhood.

### Discussion

In 1913, George Edward and son Wray Bousfield registered the Plan of Subdivision 154 - Mountain View Survey. George was in the lumber business and operated a sawmill on the east side of Ontario Street, just south of Woodward Street. He married Mabel I. Allison and had two children, a daughter and a son, Wray.

George Edward Bousfield Inc. sold lot 47 to David Menzies, a bachelor in 1913. David built this pair of houses in about 1914. David was one of six children of William and Jane (Little) Menzies. He was born on the family homestead on Appleby Line, near Christie on Lot 3 Concession 5 east half, in 1878. He worked on the farm until he joined a harvesters' excursion to Western Canada for a year. After returning to Milton, David worked as a general contractor and maintenance man at the Christie Lime Kilns for D. Christie. Mr. Menzies became a contractor in the Milton area and was involved in the construction of the old theatre on Main Street, the old gaoler's (jailer's) house on Hugh Street and other buildings. For several years, he was in partnership in the Milton Planing Mill. David served with the Milton Fire Brigade back in the hose-and-reel era. He and Dr. C. Martin combined to raise mink and silver foxes on land behind the present Martin Street School. He died in his 90s in 1970.

David sold the property in 1919 to Catherine Lindsay, a spinster. Catherine retained ownership until 1925, when the east side was sold to John and Margaret Davidson.

This property on the west side was sold in 1925 to Ernest Edward and Alice May Fay. Ernest Fay was the son of Henry, who was born in Wiltshire, England and came to Canada about 1911. He was a Sunday School Superintendent at St. Paul's United Church, and he worked as a tinsmith for his brother, Stanley (S. A. Fay and Sons). Stanley was a Town Councillor in 1940-1945 and Reeve in 1952. Alice and Ernest raised their family in this house for 53 years. In 1978, the property was sold to Robert and Ellen Murdock. Robert and Ellen sold it to Clarence and Mario Walford in 1981. The current owners are Nadia Englich and Steven Batke.

Physically, this Edwardian Classical-style two-storey box-like massing house features a medium hipped roof, projecting metal eaves, a plain fascia, soffit and frieze, and a front hip dormer. It has a generous open porch supported by timber columns on concrete block piers. The front stoop features moulded trim, an open railing, and side steps. The exterior of the house is unusual, as it is clad with

rock-faced concrete blocks and features painted stone quoins instead of the typical smooth red brick. While popular in the early 20th Century, by the 1940s they were out of style. The single-leaf, two-panel wood entrance door features a stained glass insert in the upper panel, plain stone lintels, and wood trims. Windows are one-over-one windows with plain trims, cut stone lintels, stone lug sills and some with shutters or painted stone quoins. A single flue stone chimney is located towards the rear of the house.

Contextually, this unique rock-faced concrete block Edwardian-style house served as the home of the Menzies and Fay Families. The house contributes to the heritage character of this neighbourhood.

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

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

- The original box-like massing of the two-storey house with a medium hipped roof, projecting metal eaves, a plain fascia, soffit, frieze, and a front hip dormer.
- Open veranda with timber columns supported on concrete block piers, moulded trim, open railing and side steps
- Unique rock-faced concrete blocks and quoins exterior.
- Single leaf two-panel wood door with stained glass insert at upper panel, plain stone lintels and wood trims.
- One over one windows with plain trims, cut stone lintels, stone lug sills, and painted stone quoins. Front elevation windows have shutters.
- Single flue stone chimney
- The house is associated with David Menzies is a builder and constructed this house, the old theatre on Main Street and the goaler's house on Hugh Street.
- The context of the historic home in preserving the heritage character of this neighbourhood

### **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.

Respectfully submitted,

Jill Hogan  
Commissioner, Development Services



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

## Attachments

Appendix '1'\_Reasons for Designation \_ 354 Broadway Avenue

Appendix '2'\_CHVI evaluation of \_354 Broadway Avenue

Appendix '3'\_Photographic Record Heritage Attributes\_354 Broadway Avenue

CAO Approval  
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 HuronWendat 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.