REPORT FOR ACTION

106 Beverley Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: October 28, 2026
To: Toronto Preservation Board
From: Senior Manager, Heritage Planning, Urban Design, City Planning
Wards: Ward 10 - Spadina-Fort York

SUMMARY

This report recommends that City Council state its intention to designate the property at 106 Beverley Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of heritage attributes found in Attachment 1.

The subject property at 106 Beverley Street, known originally as Esten House (1855), and later as Georgina House (1909), is located on the west side of Beverley Street, south of Dundas Street West, within the Grange neighbourhood of downtown Toronto.

A location map and current photograph of the heritage property are included in Attachment 2.

Constructed in 1855 for Toronto lawyer James Esten, the property contains a three-storey detached house-form building in the Italianate architectural style, which was designed by architect James Grand. Following its sale to philanthropist Georgina Broughall, who converted the property into an interdenominational women's residence, the renamed Georgina House underwent extensive interior and exterior alterations and additions. These modifications were overseen by architect Eden Smith, including unspecified interior alterations, the front verandah (1909), a four-storey rear addition (1912), and the Osler Wing (1914), which was officially opened via public ceremony by His Royal Highness the Duke of Connaught. The property forms part of the historic residential context of the Grange neighbourhood, comprising Victorian- and Edwardian-era houses interspersed with places of worship and institutional buildings. Georgina House fits within this context of mid- to late-Victorian era houses and reflects this important period of development in Toronto.

The subject property at 106 Beverley Street was listed on the City of Toronto's Heritage Register on November 21, 1977.

This property is one of eighteen pre-1870 listed properties citywide which have been identified as candidates for designation through the City's implementation of Bill 23 amendments to the Ontario Heritage Act and its ongoing prioritization strategy for listed properties that must be designated or removed from the Heritage Register by January 1, 2027.

Part of the strategy for the review of listed properties on the Heritage Register includes the procurement of qualified heritage consultants to research, evaluate, and prepare heritage evaluation reports for a subset of listed properties prioritized for designation. City Planning retained the services of Alex Corey Heritage Consulting ("the Consultant") to research and evaluate a citywide group of eighteen pre-1870 listed properties which includes the subject property at 106 Beverley Street. The Consultant evaluated the subject property and determined that it meets the provincial criteria.

The Consultant's research on the subject property is included in Attachment 3 of this report. The research, analysis, and evaluation contained within Attachment 3 reflect the Consultant's professional expertise and opinion. Staff have independently reviewed the Consultant's research and heritage evaluation and concur with the determination that the property at 106 Beverley Street has cultural heritage value and meets five of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 106 Beverley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 106 Beverley Street (Reasons for Designation) attached as Attachment 1, to the report, October 28, 2026, from the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the subject property at 106 Beverley Street on the City of Toronto's Heritage Register on November 21, 1977.

On October 30, 2024, the Planning and Housing Committee received for information the item 2024.PH16.9 - Updates on Implementation of Bill 23 Amendments to the Ontario Heritage Act regarding phase two of the City's response to Bills 23 and 200. This report outlined the citywide prioritization framework developed to prioritize subsets of listed properties located within areas where growth is anticipated for designation under the Act and described the proactive strategy under development that will be used to monitor the listed properties that are deemed removed from the Register after January 1, 2027.
https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.9

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. https://www.ontario.ca/laws/statute/90p13

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.
Provincial Planning Statement, 2024 (ontario.ca)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.
https://www.ontario.ca/laws/regulation/060009

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. The Official Plan should be read as a

whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted by the Consultant on the property at 106 Beverley Street (Attachment 3). The research and heritage evaluation was reviewed by staff, who concur with the Consultant's determinations of cultural heritage value that provides the rationale for the recommendations found in this report.

The property at 106 Beverley Street meets the following five out of nine criteria:

- **Criterion 1:** The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
- **Criterion 4:** The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- **Criterion 6:** The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- **Criterion 7:** The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- **Criterion 8:** The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

For more detailed explanations of how each criterion is met, see Attachments 1-3 of this report for the Statement of Significance; Location Map and Current Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 106 Beverley Street, as these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have independently reviewed the research and heritage evaluations prepared by the Consultant and agree with the determination that the property at 106 Beverley Street has cultural heritage value and meets five of the nine criteria as outlined by Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. Therefore, the property merits designation and staff recommend that Council designate this property.

The Statement of Significance: 106 Beverley Street (Reasons for Designation) included as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Adrian Gamble, Heritage Planner, Heritage Planning, Urban Design, City Planning 416-338-5623; Adrian.Gamble@toronto.ca

SIGNATURE

Mary L. MacDonald, MA,CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

106 BEVERLEY STREET **ATTACHMENT 1**

GEORGINA HOUSE

STATEMENT OF SIGNIFICANCE

(REASONS FOR DESIGNATION)

The property at 106 Beverley Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

The subject property at 106 Beverley Street is located on the west side of Beverley Street, south of Dundas Street West, within the Grange neighbourhood of downtown Toronto. Constructed in 1855, the property contains a three-storey detached house-form building in the Italianate architectural style designed by architect James Grand, which was later known as Georgina House, together with a front verandah and four-storey residential addition added by architect Eden Smith between 1909 and 1914. The property forms part of the historic residential context of the Grange neighbourhood, comprising Victorian- and Edwardian-era houses interspersed with places of worship and institutional buildings.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 106 Beverley Street has design and physical value as a representative example of the Italianate architectural style in the City of Toronto. The Italianate style is a classically derived architectural style that was employed for residential and commercial architecture across the British colonies and the United States through the 19th century and could be adapted for urban contexts, as with 106 Beverley Street, as well as suburban and rural contexts where it could take on a more picturesque quality.

The subject property displays the defining characteristics of the Italianate style through the symmetrical central mass of its primary (east) façade organized into four bays, its brick cladding (painted), and its classical arrangement of elliptical second-storey window openings and rectangular third-storey window openings. Characteristic detailing of the style visible at 106 Beverley Street includes drip moulds with vermiculated keystones over the second-storey windows, brick quoins framing the second storey, a brick string course below the third-storey windows, and a large cornice with brackets that returns onto the north and south façades. Behind the main house-form building an ‘ell’ extends to the rear, more restrained in ornamentation but retaining the brick quoins and window openings of the main house.

Historical and Associative Value

The property at 106 Beverley Street has historical and associative value through its direct associations with a succession of individuals and organizations significant to the community. The house was built in 1855 for James Christie Palmer Esten (1805–1864),

a Bermuda-born lawyer who rose to prominence in Toronto's legal community, was appointed Vice-Chancellor in 1849, and, alongside William Blake and John Godfrey Spragge, helped establish the prevailing practice of the Court of Chancery, a judicial body that later merged with common law courts but was an important institution in administering justice on issues pertaining to fairness, equity, trusts, and injunctions. From 1871 to 1886, the property was home to John Jacques (1804–1886), the cabinetmaker and furniture manufacturer who, with his business partner Robert Hay, is credited with introducing high-quality, mass-produced furniture to Southern Ontario through the firm Jacques & Hay and with establishing a distinct regional furniture style.

The property has further historical and associative value through its long association with Georgina House and its founder, Georgina Broughall (1843–1928). Broughall, the wife of the Reverend Abraham James Broughall of St. Stephen-in-the-Fields Anglican Church, recognized a need for secure housing for the increasing number of women arriving in Toronto seeking education and employment, and petitioned Anglican parishes, the business community, and the public to establish the residence. Georgina House opened at 106 Beverley Street in 1909 as an interdenominational women's residence, and through much of the 20th century provided housing and a sense of community for women arriving in Toronto from across Canada and internationally, regardless of social, cultural, religious, or ethnic background. Run by an all-woman board of management from 1917, the organization responded to the needs of an exclusively female clientele during a period in which women were achieving economic autonomy and making significant gains in equality.

The property additionally has associative value as it reflects the work of the James Grand (1819–1871), an English-born architect who trained with Cumberland & Storm before establishing his own Toronto practice and whose commissions included the Toronto Exchange Building (1854), the Ontario Veterinary College (1869), and, with William G. Storm, the Parliament, Bathurst, and York Street Schools (1871); Georgina House is one of Grand's few remaining buildings in Toronto.

Contextual Value

The property at 106 Beverley Street has contextual value as it is important in defining, maintaining, and supporting the historic character of Beverley Street and the Grange neighbourhood. The Grange is a primarily residential district of Victorian- and Edwardian-era houses interspersed with places of worship and institutional buildings, and Beverley Street and its immediately adjacent streets contain the area's largest and most prestigious homes. Georgina House fits within this context of mid- to late-Victorian era houses and reflects this important period of development in Toronto.

The property also has contextual value as it is physically, visually, and historically linked to its surroundings. It stands among a group of the area's most prestigious residences. This includes Boulton's the Grange (317 Dundas Street West, 1817), George Beardmore's Chudleigh (136 Beverley Street, 1890), John Cawthra's Devon House (150 Beverley Street, 1875), and George Brown's Lambton Lodge (50 Baldwin Street and 186 Beverley Street, 1876). Georgina House is sited directly across from the Art Gallery of Ontario and the Grange, with Grange Park extending to the south. Through

its siting and long-standing presence, the subject property is historically and visually linked to this established historic residential setting.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the property at 106 Beverley Street being a representative example of the Italianate architectural style include:

- The scale, form and massing of the three-storey detached house-form building, set back from Beverley Street
- The symmetrical four-bay composition of the primary (east) façade
- The brick cladding
- The elliptical second-storey window openings and the rectangular third-storey window openings on the primary (east) façade
- The drip moulds with vermiculated keystones and sills over the second-storey windows
- The brick quoins framing the second storey
- The brick string course below the third-storey windows
- The wooden cornice with simple brackets, with larger brackets at the corners, returning onto the north and south façades

Historical and Associative Value

Attributes that contribute to the historical and associative value of the property at 106 Beverley Street through its associations with James Esten, John Jacques, Georgina Broughall, and Georgina House, and with the architect James Grand, include:

- The 1855 house-form building, designed by the architect James Grand and constructed for James Christie Palmer Esten
- The siting and orientation of the house on the west side of Beverley Street, reflecting its mid-19th century construction as one of the larger residences in the area
- The verandah enclosing the first storey, including its rectangular columns, simple roof with cornice, wood railings and spindles, and beamed ceiling, as a prominent, public-facing feature of the 1909 Georgina House conversion.

Contextual Value

Attributes that contribute to the contextual value of the property at 106 Beverley Street as part of the historic residential character of Beverley Street and the Grange neighbourhood include:

- The placement and siting of the building on the west side of Beverley Street, south of Dundas Street West
- The orientation of the primary (east) façade towards Beverley Street
- The scale and form of the house in relation to the surrounding Victorian- and Edwardian-era residences of the Grange neighbourhood

LOCATION MAP AND CURRENT PHOTOGRAPH ATTACHMENT 2

106 BEVERLEY STREET



Figure 1. This location map is for information purposes only. The exact boundaries of the property are not shown. The red outline depicts the location of the subject property (City of Toronto iView Mapping, 2026).



Figure 2. 106 Beverley Street, primary (east) elevation (Alex Corey, July 2026).

RESEARCH, EVALUATION & VISUAL RESOURCES

ATTACHMENT 3

106 BEVERLEY STREET

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



Figure 3. 106 Beverley Street, primary (east) elevation (Alex Corey, July 2026).

1. DESCRIPTION

106 BEVERLEY STREET - GEORGINA HOUSE	
ADDRESS	106 Beverley Street
WARD	10 - Spadina-Fort York
NEIGHBOURHOOD/COMMUNITY	Kensington-Chinatown
CONSTRUCTION DATE	1855

ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Institutional/Residential
ARCHITECT/BUILDER/DESIGNER	James Grand (1855)
ADDITIONS/ALTERATIONS	Eden Smith (unspecified interior alterations; front verandah (1909); four-storey rear addition (1912), and Osler Wing (1914))
LISTING DATE	November 21, 1977

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 106 Beverley Street for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or "✓" if it is applicable to the property.

106 Beverley Street - Georgina House

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

Indigenous Communities

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.[1] Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors[2], contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

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1 With thanks to Philip Cote for the reference to Benton-Banai, Edward, The Mishomis book: The voice of the Ojibway (Indian Country Press, 1985), p. 26.

2 https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., Before Ontario: The Archaeology of a Province (McGill-Queen's University Press, 2013), p. 72.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.[3]

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km2, including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

The Grange Neighbourhood

The subject property at 106 Beverley Street is located within the former Concession 1 From the Bay, Park Lot 14. Park Lot 14 was surveyed following the establishment of the Town of York in 1793 and was one of the original 32 park lots reserved by Lieutenant-

3 Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

Governor John Graves Simcoe to entice officials to settle in the town and aid in the governance of Upper Canada.

Park Lot 14 was bound by Lot Street (Queen Street), Huron Street, Beverley Street and Bloor Street, and was granted to Peter Russell, a highly influential official with both the Executive and Legislative Councils, and the Administrator of Upper Canada following Simcoe's return to England in 1796. Peter Russell's "Russell Abbey" town house was located near the present-day intersection of Princess and Front Street East, with Park Lot 14 serving as his farm property which he called "Petersfield." Peter Russell passed away in 1808 after which Park Lot 14 passed to his half-sister Elizabeth Russell, followed by Maria Willcocks and Phoebe Baldwin (1822). Phoebe Baldwin's husband, William Baldwin, sold the property to D'Arcy Boulton in 1828 forming part of Boulton's extensive land holdings running south from Spadina House to the Town of York.

In 1848, Sarah Ann Boulton (wife of D'Arcy Boulton) sold the property to the lawyer, politician and investor John Hillyard Cameron and Frances Metcalfe. Cameron had recently been appointed to the Executive Council of Upper Canada, in 1846, and had financial interests in the Toronto and Guelph Railway, the Canada Life Assurance Company and the Toronto and Georgian Bay Canal Company, along with extensive land holdings.

In 1854/55 Hillyard Cameron sold the portion of Park Lot 14 containing 106 Beverley Street to James Christie Palmer Esten (1805-1864). Esten had been born in St. George's, Bermuda, the son of the Chief Justice and grandson of the Attorney General of the Bermuda Islands. He studied and first practised law in England before immigrating to Toronto in 1836/1837.[4] Esten arrived in Toronto to establish a career in retail merchandising, however with the establishment of the Court of Chancery soon after his arrival he renewed his legal practice in equity law. Esten excelled in Toronto's growing legal community; in 1849 he was appointed Vice-Chancellor, and, along with William Blake and John Godfrey Spragge, Esten established the Chancery Court's prevailing practice.[5]

106 Beverley Street

In 1854, an advertisement ran in The Globe seeking tenders to construct a dwelling house on Beverly (sic) Street for Major Esten to plans and specifications prepared by James Grand, Architect, 63 Adelaide Street West. By 1858, James Esten, along with his wife and family, are identified as living at the subject property in the City Directories and identified as 90 St. George's Square. By 1860, the property was once again identified as Beverley Street (#90).

Esten resided at 106 Beverley Street until his passing in 1864; in 1866 the property was sold by his estate to J. S. McMurray for 1,325 pounds. McMurray was a lawyer and a prolific land investor, and in 1871 filed a Plan of Subdivision (Plan D116) which included

4 "The Late Vice-Chancellor Esten," The Globe, October 26, 1864, 2.
5 Robert Hett, "Esten, James Christie Palmer," in Dictionary of Canadian Biography, vol. 9 (University of Toronto/Université Laval, 2003), accessed August 2026, https://www.biographi.ca/en/bio/esten_james_christie_palmer_9E.html.

the property at 106 Beverley Street. That same year, McMurray sold the subject property to John Jacques for $11,000.[6]

John Jacques, along with his wife Mary, lived at 106 Beverley Street through his retirement years from 1871 until his passing in 1886; Mary continued to live at the subject property until her passing, after which their daughter, Jane Jacques Stewart, sold the house in 1902 to the Church Extension Association.

The Church Extension Association was affiliated with the Anglican Church and established in 1864 in England with the intent of establishing schools and orphanages for those in need. City Directories from 1902 suggest the intent was to establish a school associated with the Church of England, however the following year the property once again changed hands having been purchased by Georgina Broughall for $9,000. Georgina transferred the property to Georgina Houses Incorporated later that year.[7]

In 1909, Georgina House opened its doors as an interdenominational women's residence whose mission was "to provide houses and accommodation for girls and women earning their own livelihood where they could have all the benefits and comforts of home and be surrounded by a healthy moral influence until such time as they could be located in permanent places of abode which the Corporation would assist them to procure."[8] Room and board were available for $2.50 per week, with residents having access to communal living areas, events, and support.

From the outset the organization appears to have had its eyes set on expansion; Georgina Cottage opened in the following years at 55 St. Patrick Street (now Dundas Street West), and in 1914 Spadina Lodge opened at 184 Spadina Avenue to provide shelter and support for unemployed and unhoused women. That same year saw the opening of the Osler Wing at 106 Beverley Street, a residential addition designed by Eden Smith & Son and officially opened by His Royal Highness the Duke of Connaught. By 1920, Georgina House was home to 20 long-term guests and had in the prior year accommodated 142 transients.[9] In 1953, the neighbouring house at 108 Beverley Street was purchased and physically connected to Georgina House to provide additional accommodation and administrative spaces.

Georgina House operated out of 106 Beverley Street through much of the 20th century, providing essential housing and a sense of community for countless women arriving in Toronto from across Canada and internationally, regardless of social, cultural, religious, and ethnic background. The organization was run by an all-woman board of management since 1917 and was able to respond to the needs and concerns of an exclusively female clientele during a period in which women were achieving economic autonomy and making significant gains in equality. Newspaper articles from this period

6 Ontario Land Registry Office, Plan D116, Part Lot 1.
7 Ibid.
8 "Home Away from Home: The History of the Georgina Foundation," Georgina Foundation, accessed July 13, 2025, https://georginafoundation.ca/our-history/.
9 "Memorial to Mrs. Broughall," The Globe, February 17, 1920.

celebrate the community and security provided by Georgina House, and its role as a stepping stone for women arriving in Toronto.[10]

In 1977, Georgina Houses sold 106 Beverley Street to St. Raphael's Centres Ltd.; the proceeds from the sale were allocated to establishing the Georgina Foundation, pivoting from providing room and board to financing health and well-being initiatives through the interest generated from the sale.

St Raphael's Lodge appears in the City Directories in 1980 as a students' residence, however limited sources discuss the operation of the residence during their ownership of the property. In 1991, St Raphael's appears to have defaulted on payments, and the subject property was sold through a power of sale to Deep Quon Non-Profit Homes. The property was then converted to provide 64 furnished units for individuals who are experiencing homelessness or housing insecurity and continues to do so from 106 Beverley Street to the present-day.

James Grand, Architect (1819-1871)

The architect James Grand was born in England in 1819, however little biographical information has been recorded on his education or training. He immigrated to Toronto in the 1850s with the Royal Engineers and found employment with the architectural practice of Cumberland & Storm prior to establishing his own practice.[11] Grand had an outsized influence on the growing city once he arrived; he is credited with the design of a handful of significant commissions including the Toronto Exchange Building (1854); the Ontario Veterinary College (1869); alterations to the Crystal Palace (1870); the Parliament, Bathurst, and York Street Schools (1871, with William G. Storm); and three fire halls (1871, with William Irving). He was the first architect in Toronto to utilize ferrovitreous construction, or glass and iron, which he employed to achieve a 40-foot interior domed room at the Toronto Exchange in 1854.[12]

He was the father of James Grand (1857-1921), co-founder of the stationery firm Grand & Toy. James Grand passed away in Toronto in 1871, having demonstrated within just two decades of practice his adeptness in the design of a wide range of tastefully conservative buildings, of which a select few, including Georgina House, remain.

John Jacques (1804-1886)

Born in 1804 in England, John Jacques was a cabinetmaker, furniture manufacturer and in retirement, a financier who along with his business partner Robert Hay is credited with introducing high-quality, mass-produced and artistically distinct furniture to Southern Ontario through the mid to late-19th century. Jacques immigrated to York in 1831 after apprenticing in England, likely at Wigton, Cumbria followed by London.[13] In

10 "50th Anniversary at Georgina House," The Globe and Mail, February 16, 1959, 15.
11 Heritage Planning, City Planning Division, "Heritage Property Research and Evaluation Report: Yonge Street Fire Hall Clock Tower" (Toronto: City of Toronto, August 2015), 5.
12 William Dendy, Lost Toronto (Toronto: Oxford University Press, 1978), 58.
13 Stanley Pollin, "Jacques, John," in Dictionary of Canadian Biography, vol. 11 (University of Toronto/Université Laval, 2003), accessed July 2026, http://www.biographi.ca/en/bio/jacques_john_11E.html.

York he found employment with William Maxwell, and in 1835 along with Robert Hay took over Maxwell's business and renamed the firm to Jacques & Hay. The firm is credited not only with mass-producing quality furniture on a scale previously unseen in Upper Canada, but also with weaning the upper classes off American and European imports and establishing a regional Southern Ontario style. This style was typified by a sense of solidity, an absence of veneer, the use of black walnut as opposed to mahogany or oak, low ornamentation, and high gloss.[14]

Jacques & Hay's products were readily accessible to the growing middle-class market and thus the firm was able to capitalize on the growing anti-American sentiment and desire for uniquely Canadian products. They secured contracts to supply furnishings for significant institutions such as Osgoode Hall, along with the Sword's Hotel, and James Austin's Spadina House. After retiring in 1870 and moving to 106 Beverley Street the following year, Jacques utilized his wealth to continue to build his fortune, providing financing for banks, railways, and mortgages. Upon his passing in 1886 he left behind an estate of over $250,000.[15]

Georgina Broughall (1843-1928)

Harriet Georgina (Hurd) Broughall was born in Toronto in 1843 to Samuel Proudfoot Hurd, former Surveyor-General for Upper Canada, and Anne Mary Pratt. She married the Reverend Abraham James Broughall (1832-1917), who from 1861 until 1911 served as Rector for St Stephen-in-the-Fields Anglican Church (St. Stephen's) at 103 Bellevue Avenue on the former Denison Estate. St. Stephen's was founded by Robert Brittain Denison in 1857 to serve farmers on his estate (Bellevue House) and surrounding parishioners. During Broughall's tenure the church was gutted by fire, re-built, expanded and renovated to serve the growing congregation, including an addition by Eden Smith, in 1890, who along with his son would go on to design a series of additions and alterations at Georgina House including unspecified interior alterations, the verandah (1909), a rear addition (1912), and Osler Wing (1914).[16]

Georgina Broughall played an important and active role in the church as the rector's wife and took a particular interest in the teaching of young women during bible class. It was through these lessons that she is purported to have recognized a need for secure housing for the increasing number of women arriving in Toronto seeking education and employment.[17] Georgina petitioned support not only from St. Stephen's, but from other Anglican Church parishes to which she was well-connected via sons who had pursued careers in the church, along with petitioning members of Toronto's business community and the public at large via letter writing campaigns and publications.

Georgina House opened in 1909, and Georgina Broughall continued to play an active role in the organization through its initial and rapid period of expansion leading up to World War I. Georgina Broughall stepped down from her position as President of

14 Pollin, "Jacques, John."

15 Ibid.

16 Brown, Eden Smith: Toronto's Arts and Crafts Architect, 38.

17 "Memorial to Mrs. Broughall," The Globe.

Georgina Houses in 1916 and was succeeded by Ethel St. George Baldwin. Georgina passed away in 1928 and is commemorated with a bronze plaque installed at Georgina House at 106 Beverley Street.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The subject property at 106 Beverley Street contains a three-storey detached house-form building constructed in 1855 in the Italianate architectural style, and at the rear a 1914 four-storey residential wing. The house is set-back from Beverley Street and is clad in brick that has been painted. The primary (east) façade features four bays of windows; the second storey windows set within elliptical openings while the third storey windows have rectangular heads. The second storey windows feature drip moulds with vermiculated key stones and sills (the material could not be confirmed). Brick quoins frame the second storey and support a simple brick string course that runs below the third storey windows. The roofline features a wooden cornice with simple brackets (larger brackets at the corners) and returns onto the north and south façades. The first storey is enclosed by a verandah which has itself been enclosed on the primary (east) façade, while remaining open on the southeast corner and return. The verandah features rectangular columns supporting a simple roof with cornice, wood railings, and spindles and a beamed ceiling. The enclosed portion of the verandah features large four-by-three paned windows.

Behind the primary house-form building extends an “ell,” visible from Beverley Street, which is more restrained in ornamentation lacking the cornice, but retaining the brick quoins and window openings from the secondary (south) façade of the main house. At the rear and visible from Grange Place is the four-storey residential wing designed by Eden Smith & Son in 1914.[18] The rectangular wing is clad in unpainted brick with minimal ornamentation; the west façade features four bays of rectangular windows with two-over-two hung sashes, what appear to be steel lintels, and stone sills.

The Italianate architectural style was a popular, classically derived architectural style in the mid-19th century for both residential and commercial buildings across the British colonies and the United States. The style was inspired by the architecture of Renaissance Italy and was an alternative to the more stoic Classical and Gothic Revival architectural styles. Key features of the Italianate style include flat or low-hipped roofs; tall and narrow arched or elliptical window openings; quoins; large cornices with dentils and brackets; and cladding in stone, stucco, and brick.

18 Brown, Eden Smith, 38.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 106 Beverley Street.

The subject property at 106 Beverley Street is located on the west side of Beverley Street south of Dundas Street West within the Grange neighbourhood of downtown Toronto. To the north are three pairs of two-storey semi-detached Edwardian-era house-form buildings; to the south are two two-storey Edwardian apartments. Directly across from the subject property is the Art Gallery of Ontario, comprising the Georgian manor which gave the area its name, built in 1817 for D'Arcy Boulton, and onto which later additions have been constructed. Grange Park, formerly St. George's Square, extends to the south of the manor house, terminating at the grounds of St. George's Anglican Church and the clock tower that remains following a fire in 1955.

The Grange neighbourhood is a primarily residential district of Victorian- and Edwardian-era houses, interspersed with places of worship and institutional buildings. Within this context Beverley Street and those streets immediately adjacent contain the area's largest and most prestigious houses, including Boulton's Grange (317 Dundas Street West, 1817); George Beardmore's Chudleigh (136 Beverley Street, 1890); John Cawthra's Devon House (150 Beverley Street, 1875); and George Brown's Lambton Lodge (50 Baldwin Street and 186 Beverley Street, 1876). Georgina House at 106 Beverley Street fits within this context of mid- to late-Victorian era houses within the Grange neighbourhood and reflects this important period of development in Toronto.

4. VISUAL RESOURCES

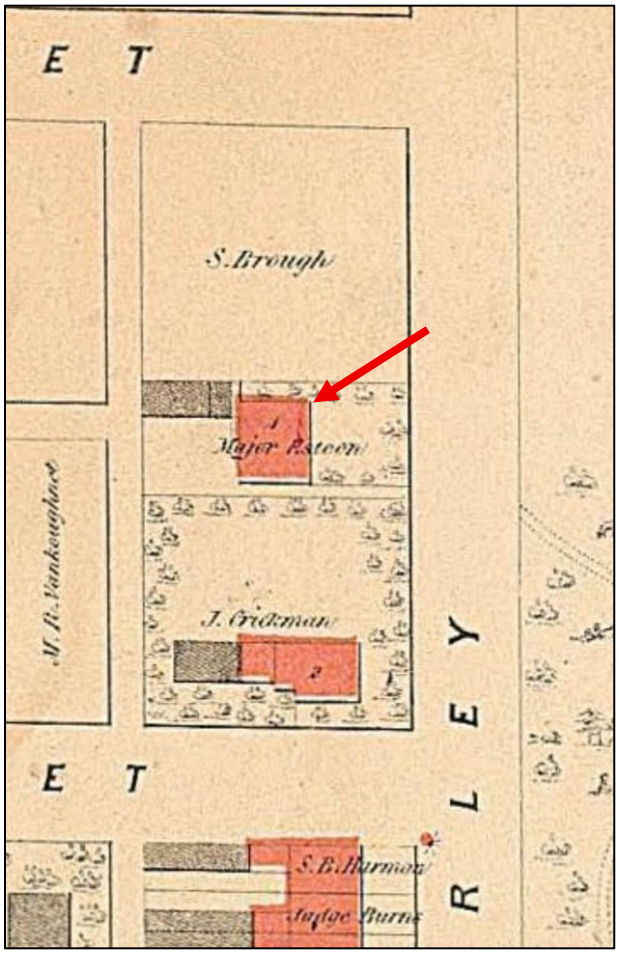


Figure 4. Detail of Atlas of Toronto, Surveyed & Compiled by W.S. & H.C. Boulton Toronto showing 106 Beverley Street (Major Esteen [sic]). Toronto Public Library.

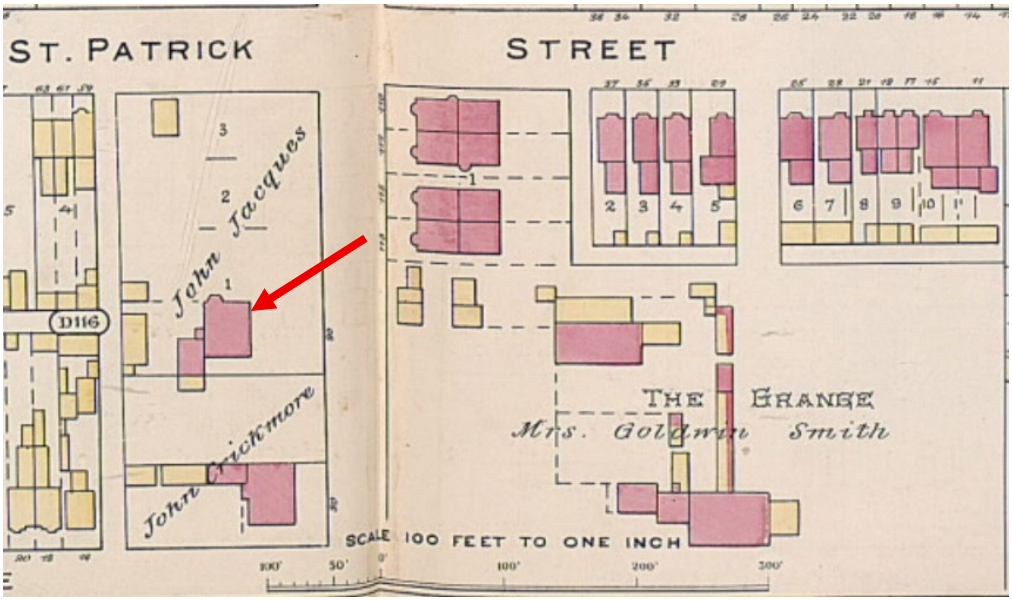


Figure 5. Excerpt from the 1884 Goad's Fire Insurance Atlas of Toronto, showing 106 Beverley Street with the rear "ell" addition. Toronto Public Library.

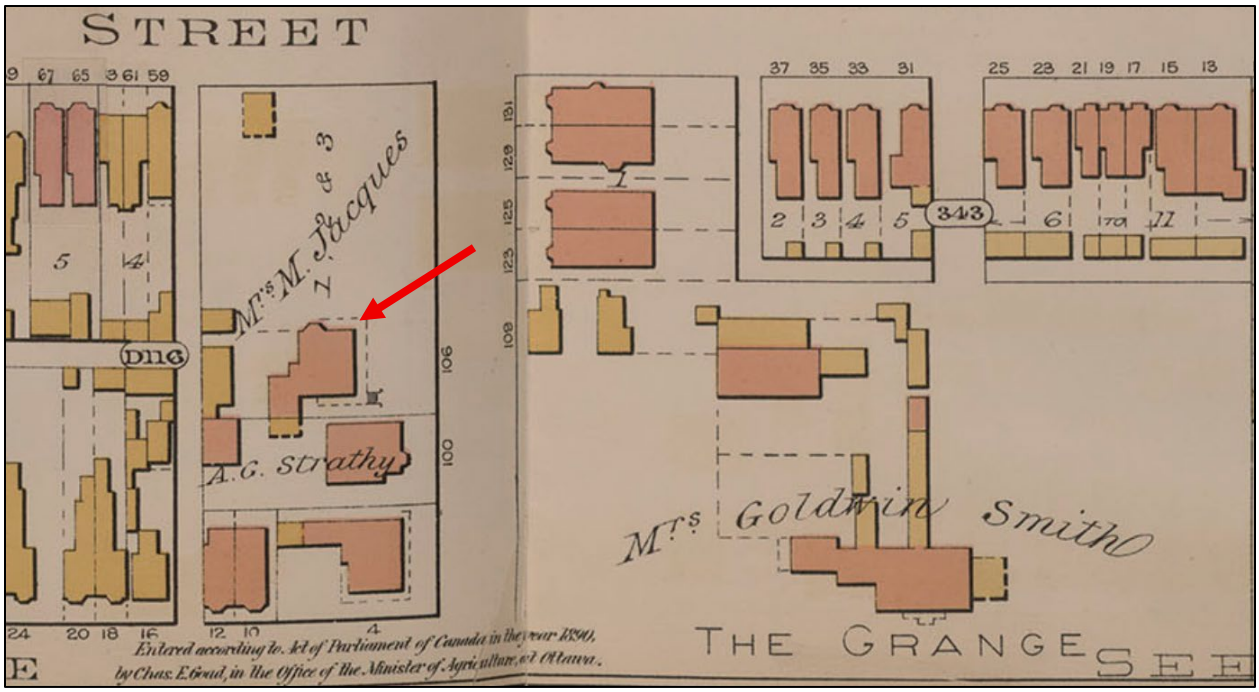


Figure 6. Excerpt from the 1894 Goad's Fire Insurance Atlas of Toronto, showing 106 Beverley Street. Toronto Public Library.

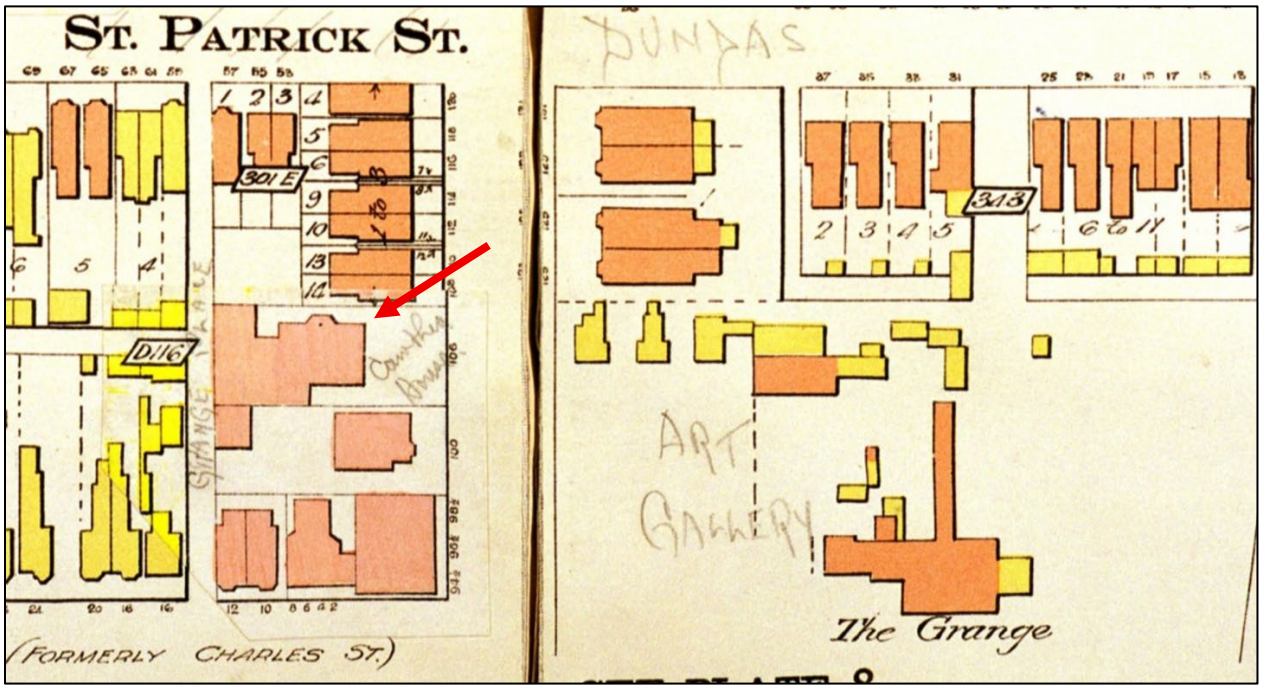


Figure 7. Excerpt from the 1913 Goad's Fire Insurance Atlas of Toronto, showing 106 Beverley Street with the rear Eden Smith & Son addition. Toronto Public Library.

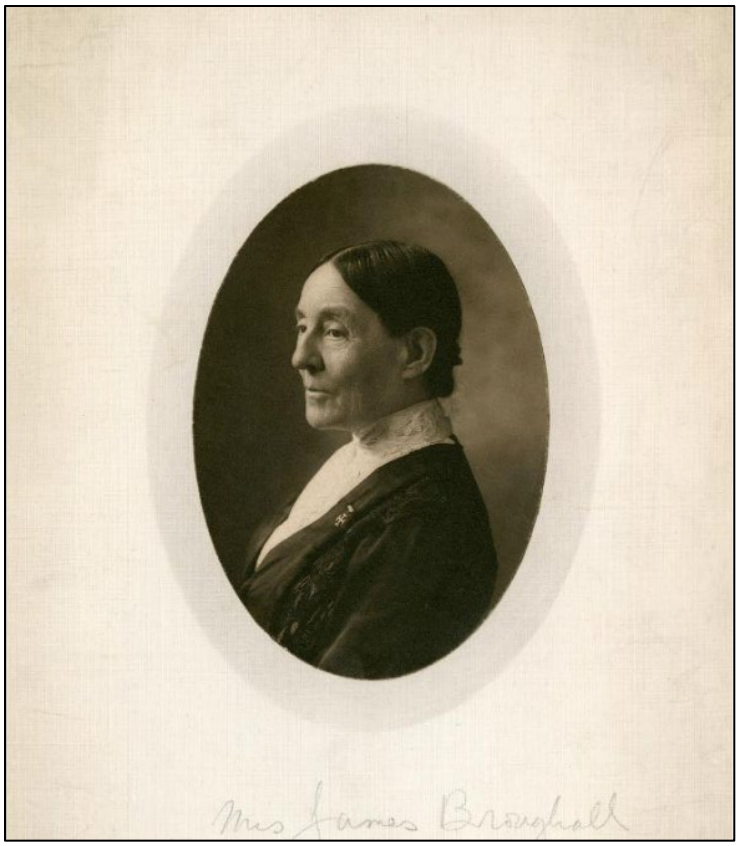


Figure 8. Portrait of Georgina Broughall, 1910. Toronto Public Library.



Figure 9. 106 Beverley Street, primary (east) façade, 1978. City of Toronto Archives.



Figure 10. Roofline/cornice, 106 Beverley Street, primary (east) façade, 1978. City of Toronto Archives.


Figure 11. Primary (east) façade of 106 Beverley Street, 1993. City of Toronto Archives.



Figure 12. Entrance detail, 106 Beverley Street (Alex Corey, July 2026).



Figure 13. Primary and secondary (south) façades, 106 Beverley Street (Alex Corey, July 2026).



Figure 14. Primary (east) façade of 106 Beverley Street, (Alex Corey, July 2026).



Figure 15. Rear addition on Grange Place, west façade (Alex Corey, July 2026).



Figure 16. Rear addition on Grange Place, southwest façade (Alex Corey, July 2026).

5. LIST OF SOURCES

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