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August 4, 2005

Ontario Heritage Foundation  
Suite 302  
10 Adelaide Street East  
TORONTO ON M5C 1J3

Dear Sir/Madam: RE: Property Designation  
200 Bruton Street  
Municipality of Port Hope

Enclosed please find copy of By-law 45/2005 designating the above noted property as being of architectural and/or historical value or interest, which was registered on title on August 4, 2005 as instrument No. 0363710.

Please accept this letter and enclosure as notification as required by the Ontario Heritage Act.

Yours truly,

Connie Martinell  
Deputy Clerk

CM  
Encl.

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CORPORATION OF THE MUNICIPALITY OF PORT HOPE  
BY-LAW NO. 45/2005

**A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE MUNICIPALITY OF PORT HOPE AS BEING OF HISTORIC VALUE OR INTEREST.**

**WHEREAS** the Ontario Heritage Act, R.S.O. 1990 authorizes the Council of the municipality to enact by-laws to designate property to be of historic or architectural value or interest;

**AND WHEREAS** the Council of the Corporation of the Municipality of Port Hope deems it desirable to designate

200 Bruton Street, Ward 1

and has caused to be served on the owners of the respective lands and premises, and upon the Ontario Heritage Foundation, Notice of Intention to designate the aforesaid real property and has caused such Notice of Intention to be published in a newspaper having a general circulation in the municipality, namely the "Northumberland News" and "Port Hope Evening Guide";

**AND WHEREAS** the land of the subject property is more particularly described in Schedule "A-1" attached hereto and the reasons for designating the respective property is set out in Schedule "B-1" attached hereto;

**AND WHEREAS** no notification of objections to the proposed designation has been served on the Clerk of the Municipality;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF PORT HOPE ENACTS AS FOLLOWS:**

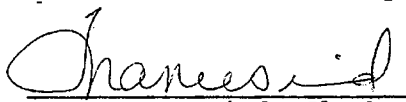
1. There is designated as being of historic and/or architectural value or interest the following real property as an important component of the Municipality of Port Hope:

"200 Bruton Street" being more particularly described in Schedule "A-1" attached hereto and forming part of this By-law. The reasons for the designation of this property are set out in Schedule "B-1" attached hereto and forming part of this By-law.


2. The Clerk and the Solicitor of the Municipality of Port Hope are hereby authorized to serve, publish and register copies of the By-law in accordance with the Ontario Heritage Act, R.S.O. 1990.

READ a FIRST, SECOND AND THIRD time and finally passed in Open Council this 26<sup>th</sup> day of July, 2005.

I, Frances M. Aird, Clerk of the Municipality of Port Hope do hereby certify that this photocopy conforms to the original document which has not been altered in any way.

  
Frances M. Aird, Clerk  
Date: August 3, 2005

  
Rick Austin, Mayor

  
Frances M. Aird, Clerk

SCHEDULE "A-1"  
TO BY-LAW NO.45/2005

**LEGAL DESCRIPTION:**

**200 Bruton Street:** Part of Lot 8 and Part of Lot 15 (Synod Plan) Registered Plan No. 1, Municipality of Port Hope, formerly the Town of Port Hope, in the County of Northumberland, designated as Parts 1, 2, 3 and 7, Plan 9R-1125, subject to an Easement over Part 2, Plan 9R-1125 in favour of The Bell Telephone Company of Canada registered as No. 15107. As in Deed Number 78276.

SCHEDULE "B-1"  
TO BY-LAW NO. 45/2005

**REASONS FOR DESIGNATION:**

This house, on what was originally the outskirts of Port Hope, was built in c. 1834 by the Rev. James Coghlan, Rector of St. John's Church (now St. Mark's) as a combined rectory and grammar school. Erected the same year as the more elaborate Bluestone, it is a simpler example of the early Georgian houses built in Upper Canada. Despite undergoing many changes, including being made into a duplex, the house has retained its essential character. The present owners, after returning it to a single family dwelling, have restored it to its former splendour. The designation includes the clapboard and stucco cladding, the verandah, and interior elements that have been conserved or restored.

**HISTORY**

Lot 15 in Port Hope, on which this house stands, was originally part of Lot Number 9, 200 acres in the 1st Concession in the Township of Hope. It was granted by the Crown to Smith and Walton in 1797 and sold in 1804 to Ann Ridout.

In 1823 John T. Williams bought the grant for £250 from John R. Spooner; the husband of Ann Ridout. Ten years later, in September 1833, Williams separated 36 acres lying west of the Town Line (Victoria Street) and north of Lakeshore Road and sold it to the Rev. James Coghlan for 'a rectory and school'. The price was £180 and Williams took back a mortgage for the full amount.

Coghlan had come to Port Hope three years earlier and, as well as ministering to the St. John's congregation, had undertaken to educate its sons in Latin, Greek, Euclid and Algebra, subjects which, before the establishment of public grammar schools, were only taught privately.

In December 1834, Coghlan was able to take out a second mortgage for an additional £320, this time with William Kingsmill. Now mortgaged for £500, the property had, in fewer than fourteen months, more than doubled in value. This could only mean that, at least, one building had been erected.

The Documentary History of Education in Upper Canada, Vol. 1 states that 'The first private school or seminary in Port Hope was established by the Rev. J. Coughlan (sic), Rector of Port Hope, in 1831 or 1832. He erected a large building upon glebe lands for his residence and the school of a most substantial character, although a wooden structure'.

If Coghlan did indeed start his school in 1831 or 1832 the first classes must have been held elsewhere as he did not obtain the property until 1833. The earliest that a building could have been finished is 1834. Thus, it can be concluded that classes in the school with Coghlan as Headmaster started either in the fall term of 1834 or the winter term of 1835.

At the time of construction the land was not glebe as alleged in the Documentary History for the deed shows it had been bought by Coghlan personally. However, within less than three years, in May 1835, the mortgages held by Williams and Kingsmill were discharged and Coghlan "surrendered" that part of Lot Number 9 containing 36 acres to the Crown in return for which

he was granted other lands and the value of one thousand sixty pounds, five shillings and three pence.

In 1835, the Family Compact was at the height of its power and it would seem that these transactions were a manoeuvre to secure land for the established church (Church of England). Seven months later in January 1836, the Crown "By letters patent certain parcels of land and lately surrendered to the Crown by Reverend James Coghlan are set apart as a Glebe Endowment with the said Parsonage or Rectory."

Coghlan returned to England and, in 1836, was replaced by the Rev. Jonathan Shortt, who continued teaching the sons of Port Hope's elite at 'his school'. The date of the school's closing is uncertain but it was probably in 1844 when Egerton Ryerson established public grammar schools. Shortt continued as rector until 1867 when it was alleged that the King Street church was unsafe. Shortt resigned, returned to England, and the congregation moved to a new brick church on Pine Street.

In 1866, an Act of Parliament gave Canadian Synods the power to dispose of glebe lands. By 1871, the Toronto Diocese had drawn up a plan for disposing of the 36 acres it held in Port Hope. Shortt Street was opened and surveyed. There are many transfers registered for the resulting lots but Page One for No. 15 is indecipherable.

It is known that the auctioneer, James Kerr, occupied the house in the 1870s; that the verandah is an addition; that at times the house has been unoccupied and neglected; that it was duplexed in the 20th century; and that the configuration of the rooms has been changed more than once.

The property eventually came into the possession of the Hutchings family who held it for nearly 100 years. In 1985 the estate of Pearl Hutchings, long time proprietor of Hutchings IGA at the corner of Cavan and Walton Streets, sold it to the present owners, [REDACTED] and his wife, [REDACTED]. They call it Larkspur.

#### DESCRIPTION

Faces south-east on a slight rise

Approached by a long lane from the west end of Bruton Street

Lane leads past the house to outbuildings at the back on the north side

A carriage sweep leads off the lane to the front of the house

Vernacular Georgian with the Regency features including verandah probably added c. 1890

Square with a single storey gable-roofed wing at the north-east corner

Asymmetrical - Doorway is slightly to the north of centre

Two storeys

Roof - hipped with two red brick chimneys

Foundation - random coursed well laid limestone

Tongue and groove wood siding on north and west

Facade and south elevation stuccoed over original wood probably at the end of nineteenth century

#### WINDOWS

Pair of Venetian windows flank the front entrance (see Facade)

Except for the north elevation and kitchen wing, other windows are double hung, 6/6, approximately 3 1/2 X 7 1/2 feet

Windows on the second storey are centred on those below

Upper storey windows are only 4 inches above floor level  
Sections of the original folding shutters are on facade and south elevation

#### FACADE (south-east)

##### Stucco

Three bays with middle doorway

Double-hung Venetian windows with 6/6 centres and 4-paned sidelights flank the doorway. The sidelights were probably a later addition.

The pilastered doorway with its 4-paned tall sidelights may also be a later upgrade.

Door has two square wood panels below three round-topped long narrow lights.

Transom with double paned light over door only.

The glazing of the doorway etched in a repeating pattern.

A wide verandah, rounded at the corners, extends from the south elevation across the front around to the kitchen entrance (Originally extended the full length of the southern elevation)

Rotted ornate pillars supporting the verandah roof have been replaced by simple square posts.

#### SOUTH ELEVATION (south-west)

##### Stucco

Three bays and, like the facade, not quite symmetrical with the middle windows slightly off centre

Window in the most westerly bay converted to a french window with transom light

#### REAR ELEVATION (north-west)

##### Clapboard

Three bays.

Windows not shuttered

Kitchen wing extends from the north corner  
back entrance.

#### NORTH ELEVATION (north-east)

##### Clapboard

Asymmetrical

Kitchen wing at north end

Door to back hall - former entrance to upper duplex

4-paned window

Round topped coloured glass window at stair landing

One small window on upper storey

#### INTERIOR

Centre hall plan

On south, two parlours, the original classrooms, formerly separated by a wall now have archway

On north, minister's study, oak staircase, and back hall

At back (west) entrance to dining room

Semi circular window at stair landing - red and blue border, etched centre

Ceilings 12 ft. main floor, 10 ft second, 9 ft cellar

Pine floors, some planks as wide as 22 in

Original plaster walls.

Original doors & trim

Except for front parlour, baseboards are simple contour

Three fireplaces - in parlours and south-west bedroom Rumford inserts probably added in the 1880s.

The front parlour fireplace and baseboard more detailed than in other rooms.

Evidence of former fireplace in north-west corner of study

Large dining room between back parlour and present kitchen originally connected to cellar kitchen by dumb waiter.

Cellar

Walls limestone, some bricked over

Until recently some floors still earth, now cemented

Original kitchen still has fireplace and white washed walls but the long windows are partially bricked over

Storage of storm porch and shutter parts awaiting restoration