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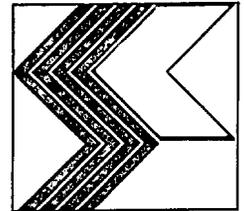
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CITY OF ST. CATHARINES

Niagara

PLANNING
SERVICES
DEPARTMENT



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P.O. BOX 3012
ST. CATHARINES, ONTARIO L2R 7C2

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REGISTERED MAIL

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OCT 3 - 2000

**CONSERVATION REVIEW
BOARD**

September 21, 2000

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

To Whomever This May Concern:

Re: Designation of 1590 St. Paul Street West
Under the Ontario Heritage Act
Our File No. 10.64.164

Please be advised that City Council at its regular meeting of September 18, 2000, passed a By-law designating the above-noted property under the Ontario Heritage Act.

Three (3) certified copies of By-law 2000-264 are enclosed for your records.

Please contact the writer at (905) 688-5601, extension 1710, if you have any questions.

Yours truly,

Kevin Blozowski

Kevin Blozowski
Planner I

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encl.

c.c. A. Poulin, City Solicitor
K. Todd, City Clerk

(Heritage\1590St.PaulWdesig\ks)

10/3/00 ✓
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CERTIFIED COPY

CITY OF ST. CATHARINES

BY-LAW NO. 2000-264

A By-law to designate the property at 1590 St. Paul Street West to be of historic or architectural value or interest.

WHEREAS the Ontario Heritage Act, R.S.O. 1990, c. 0.18, authorizes the council of a municipality to enact by-laws to designate property within the municipality to be of historic or architectural value or interest;

AND WHEREAS property under the Ontario Heritage Act means real property and includes all buildings or structures thereon;

AND WHEREAS the Council of The Corporation of the City of St. Catharines has caused to be served upon the owner of the property described in Schedule "A" hereto, known as No. 1590 St. Paul Street West, and upon the Ontario Heritage Foundation notice of intention to designate the property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

AND WHEREAS the reasons for designation are set out as Schedule "B" hereto;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the City of St. Catharines.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF ST. CATHARINES enacts as follows:

1. The property, more particularly described in Schedule "A" attached hereto, known as No. 1590 St. Paul Street West, is hereby designated to be of historic or architectural value or interest.

CERTIFIED under the Hand of the Clerk and the
Seal of the
CORPORATION OF THE CITY OF ST. CATHARINES
to be a TRUE COPY of By-law 2000-264
of the Corporation of the City of St. Catharines

DATED the 20th day of September 2000

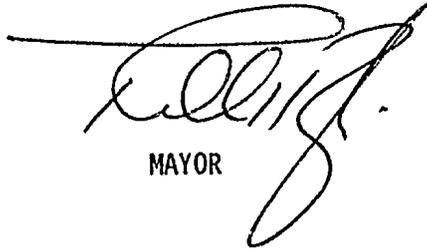

DEPUTY Clerk of the Corporation of
the City of St. Catharines

2. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry Office.

3. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the property and upon the Ontario Heritage Foundation and to cause notice of this By-law to be published in a newspaper having general circulation in the City of St. Catharines.

Read a first time this 18TH day of SEPTEMBER 2000.
Read a second time this 18TH day of SEPTEMBER 2000.
Read a third time and passed this 18TH day of SEPTEMBER 2000.


CLERK


MAYOR

SCHEDULE "A" TO BY-LAW NO. 2000-264

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of St. Catharines, in the Regional Municipality of Niagara and Province of Ontario, being formerly in the Township of Louth and the County of Lincoln, being composed of part of Lot 6 in Concession 5 in the said Township of Louth and which may be more particularly described as follows:

COMMENCING at the intersection of the Easterly boundary of said Lot with the Southerly boundary of Regional Road No. 81 as shown on a plan of said Highway deposited in the Registry Office for the Registry Division of the County of Lincoln as Highway No. 115;

THENCE South 02 degrees 11 minutes East along the Easterly boundary of said Lot, 1242.5 feet to the Southeast angle thereof;

THENCE South 83 degrees, 13 minutes West along the Southerly boundary of said Lot, 301.9 feet;

THENCE North 02 degrees 45 minutes West, 414.7 feet;

THENCE North 02 degrees 43 minutes West, 256.2 feet;

THENCE North 02 degrees 46 minutes West, 567.7 feet to the Southerly boundary of Regional Road No. 81;

THENCE North 83 degrees, 38 minutes and 50 seconds East along said Southerly boundary, 170.5 feet to the beginning of a curve to the left having a radius of 1465.26;

THENCE Easterly along said last mentioned curve, an arc distance of 122.2 feet more or less to the point of commencement.

CONTAINING 8.59 acres more or less.

PREMISING that the astronomic bearing of the Southerly boundary of part of said Regional Road in Lot 6 is North 83 degrees, 38 minutes and 50 seconds East and all bearings herein are related thereto.

SCHEDULE "B"

**Background Report for the Designation of Keaton Manor
Bed and Breakfast (1590 St. Paul Street West)**

Under the Ontario Heritage Act.



**St. Catharines Heritage Committee
Planning Services Department
May 2000**

LOCATION AND OWNERSHIP

The house is located at 1590 St. Paul Street West (Highway 8) in the former Township of Louth, west of the city's downtown core. The legal description of the property is pt. lot 6, concession 5. [REDACTED] currently owns the house and operates it as a bed & breakfast (Keaton Manor).

HISTORY

The building was constructed in 2 stages. The (original) stone part at the rear was built first and dates from around 1812 when the land was owned by Richard Phillips. Phillips received the land from The Crown in 1805 and eventually sold it to James Crooks in 1818. Captain John McCarthy purchased the land in 1828 from Crooks and 2 years later built a frame (clapboard) addition at the front of the house. He operated it as an inn and stage stop under the moniker 'McCarthy's Tavern' from the early 1830's until at least 1837 (the last year he was registered as an innkeeper). Although never substantiated, it was rumored that McCarthy shot the man responsible for killing General Isaac Brock. John Johnson, a farmer of German decent, purchased the property from McCarthy in 1847.

ARCHITECTURE

There are a number of design elements that suggest the section closest to the road, including the main facade, was built in the Georgian Vernacular Style. These include generally symmetrical elevations, five (5) bay front, two stories with centre hall plan, side gable roof (allowing for a half floor attic), paneled door, small-paned double hung windows, and central entry sidelights. The builder is not known.

This irregularly shaped, two storey building has two wings added on the south side, a kitchen and a garage, each constructed of clapboard walls. The medium gabled roof of the front section is trimmed with a boxed cornice, with a sloping soffit and frieze. The gabled ends are also trimmed and have decorative brackets with a pendant.

The main floor windows are plainly trimmed and feature a square bay window on the west side. The double hung windows are 12 over 12 (panes), typical of the Georgian Style. The end gables are accented by two half-circular fan windows. The door is located in the centre of the main facade. It is flat with molded trim, a shelf and is not emblazed into the building. It also has side panels and a flush transom with a lantern set in the centre. The door itself is single eight-panel with a molded rail, raised panel and no glazing. The steps leading to the main door lead to a brick stoop with an entablature (small flat roof) above the door.

This residential building is well maintained and a good example of Georgian Style architecture. There are few surviving former taverns/inns from this era. Modern changes are few and the principal facade along Highway 8 appears original.

CONTEXT

The house has historical significance as a social meeting place from its early beginnings as a

tavern/inn/stage house to its present operation as a bed & breakfast. It is situated in a small, scenic residential enclave at St. Catharines' westernmost gateway on Highway 8, a former Indian Trail, and one of the oldest roads in the Region of Niagara. The property is also set amongst numerous mature trees (i.e. horse chestnut) and landscaped grounds.

