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CITY OF WELLAND
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01-84

July 26, 2005

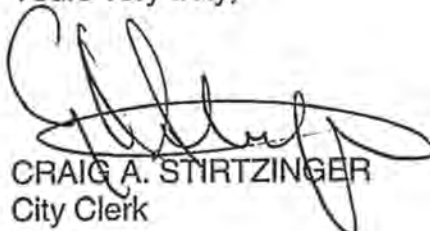
Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Dear Sir/Madam:

Re: Designation Under Part IV of the Ontario Heritage Act
"The Brookfield-Cupido House", 271 Division Street

In accordance with the requirements of the Ontario Heritage Act, we are forwarding a certified copy of By-law 2005-97 for your records. By-law 2005-97 being a Bylaw to designate 271 Division Street in the City of Welland, known as the Brookfield-Cupido House, of Historic or Architectural value or interest, was passed by City Council at its meeting of July 20, 2005.

Yours very truly,


CRAIG A. STIRTZINGER
City Clerk

CAS:lb

Encl. - Bylaw

c.c. - Ms. Marnie Swayze, Welland Heritage Committee Chair
Ms. Nora Reid, Welland Heritage Committee Secretary

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THE CORPORATION OF THE CITY OF WELLAND

BY-LAW NUMBER 2005 - 97

**A BY-LAW TO DESIGNATE 271 DIVISION STREET
IN THE CITY OF WELLAND, KNOWN AS THE
BROOKFIELD-CUPIDO HOUSE, OF HISTORIC
OR ARCHITECTURAL VALUE OR INTEREST**

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, authorizes the council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the City Clerk has caused to be served upon the owner of the lands and premises municipally known as 271 Division Street, in the City of Welland, known as the 'Brookfield-Cupido House', and upon the Ontario Heritage Foundation, Notice of Intention to so designate the aforesaid real property, and has caused such Notice of Intention to be published in a newspaper, having general circulation in the municipality, in accordance with the provisions of the said Ontario Heritage Act;

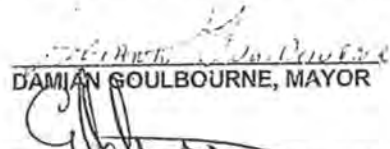
AND WHEREAS no Notice of Objection to the proposed designation was served upon the Clerk of the City of Welland.

**NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CORPORATION OF
THE CITY OF WELLAND ENACTS AS FOLLOWS:**

1. That the real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law, known as the 'Brookfield-Cupido House' at 271 Division Street in the City of Welland, shall be and the same is hereby designated as being of historic or architectural value or interest.
2. The City Solicitor shall cause a copy of this by-law to be registered, against the property described in said Schedule "A" attached hereto, in the proper Land Registry Office, in accordance with section 29(6) of the Ontario Heritage Act.
3. The Reasons for Designation are attached hereto as Schedule "B" and shall for all purposes from a part of this by-law.
4. The City Clerk shall cause a copy of this By-law to be served upon the owner of the aforesaid 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 Welland, in accordance with section 29(6) of the Ontario Heritage Act.

READ A FIRST, SECOND AND THIRD TIME AND PASSED BY COUNCIL THIS

7th DAY OF July, 2005.


DAMIAN GOULBOURNE, MAYOR


CRAIG A. STIRTZINGER, CITY CLERK

CERTIFIED A TRUE COPY

JUL 26 2005


Clerk, City of Welland

SCHEDULE "A"

DESCRIPTION

Part Lot 7 on the south side of Division Street, Plan 553,
in the City of Welland, in the Regional Municipality of Niagara,
as in RO685797, PIN 64113-0016LT.

REASONS FOR DESIGNATION

Brookfield-Cupido House
271 Division Street

Originally constructed for Charles McCarter in 1875, the house was extensively rebuilt in the newer Edwardian/Queen Anne styling for Alexander Griffiths about 1906. A carpenter and later a painter, McCarter achieved a degree of local fame in 1872 with his patent for an improved folding wooden clothes dryer. After McCarter lost the house in 1877 it had a number of non-resident owners, including Englishman Joseph Thorn, Bertie Township Clerk and Member of Provincial Parliament Lt.-Col. James E. Morin, lumberman Arthur Young and Alexander Griffiths, owner of the saddlery and oil importing business who served as Deputy Reeve, Alderman and Mayor of Welland (1897).

William Wesley Brookfield, a descendant of the pioneer Brookfield family of Crowland Township, purchased the home when he was appointed Superintendent of County Roads in 1912. After his death in 1935, his family continued to reside here. His daughter Mary, a former teacher at First Public School, sold the property in 1973. Since then it has had a number of commercial tenants, including accountant William J. Spicer and lawyer Paul D. Leon. It is currently owned by and serves as the offices of James W. Cupido, chartered accountant.

The south wing of the house retains its original Italianate style from 1875 with two over two arched windows, west door with fanlight and interior wood trim including panelled doors with original hardware.

The main (north) wing exhibits elements of the early 20th century Edwardian Classical style: solid massing, square columned front porch and large front plate glass window. Decorative touches in Queen Anne style include "fish scale" shingles, stylized gothic windows under the gables and the oriel (suspended) bay window with decorative wood trim and supporting brackets on the west side. Of note inside is the solid oak trim, including original doors and hardware, a sliding seven panelled "pocket door", staircase and fireplace mantels and the elaborate columned archway spanning the double parlour. The fireplace in the front reception area (first floor, east side) retains some of its original cast iron work and coloured tiles of exceptional quality. A leaded and stained glass window is located above the staircase on the east wall.