



# CHOnews

QUARTERLY PUBLICATION OF COMMUNITY HERITAGE ONTARIO/PATRIMOINE COMMUNATAIRE DE L'ONTARIO

## GOODBYE MOTHERWELL

PAUL R. KING

If an organization has the word “conservation” in its name, wouldn't you think that its mandate might include the conservation of heritage buildings and structures? When it comes to conservation authorities in Ontario, your thinking would be wrong. As stated in Section 0.1 of the *Conservation Authorities Act*:

*The purpose of this Act is to provide for the organization and delivery of programs and services that further the conservation, restoration, development and management of natural resources in watersheds in Ontario.*

Heritage buildings or structures on land owned by a conservation authority are not “*natural resources*” so unless the heritage buildings or structures are somehow required for the “*conservation, restoration, development and management of natural resources in watersheds*” the conservation authority has no obligation to properly maintain and repair those heritage buildings and structures. An old dam or flood wall might fit within a conservation authority's mandate but some old house on the authority's land would not. This gap in the mandate of conservation authorities opens the door to demolition by neglect, which is fully operative in the hamlet of Motherwell, (former Township of Fullerton) now Township of West Perth, County of Perth.

Motherwell's development started in the 1840s after the Canada Company opened up parts of Perth County



The Motherwell General Store in 2019. The sign hanging from the porch says: Motherwell founded 1843.

for settlement. This hamlet, nestled on the banks of the Askunesippi River (now bearing the colonial name of the Thames River), once included a post office, a general store, a blacksmith's shop, houses, farm buildings, a school, and a Presbyterian church. The hamlet and other lands totaling 1,300 acres were purchased over 50 years ago by the Upper Thames River Conservation Authority (the UTRCA) for the purpose of building the Glengowan Dam and Reservoir upriver from St. Marys. This project and other similar projects on the Thames River watershed were conceived in the 1950s for flood and water quality control purposes. Wildwood Dam and Lake near St. Marys, Fanshawe Dam and Lake in London, and Pittock Dam and Lake in Woodstock were

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## PRESIDENT'S MESSAGE



### Zoom can bring us together

After more than a year of meeting remotely via Zoom, CHO/PCO Board members met in person at the Scarborough Archives. One of our Board members could not attend in person but was there in spirit via Zoom. While it was good to see each other, even if we were wearing masks, we realized that we could carry on business without having to meet in person by using media such as Zoom. Our winter meeting will be

conducted via Zoom thus avoiding the challenges of winter travel.

I hope that, in the future, more members from municipal heritage committees (MHCs) some distance from Toronto will consider standing for a position on the Board knowing that they will be able to participate remotely in Board activities.

### Studies the Board may undertake

Your Board is considering funding a number of studies to assist MHCs in carrying out their advisory role to Council. These include:

- Heritage Conservation Districts (HCDs) - updating the 2009 study done by Dr. Shipley's team on heritage conservation districts in Ontario. This study has proved useful in convincing Councils and the public to initiate work on new HCDs.
- Municipal heritage property tax reductions - undertaking a study of the experiences and requirements that Ontario municipalities and heritage property owners have had with this program.
- Municipal heritage property grants - undertaking a study of the experience of municipalities and property owners have had with this program, including the benefits of such a program in stimulating economic activity.

Depending on the study cost, we may undertake them jointly with other heritage organizations.

Your Board also considered the issue of insurance for heritage properties and the challenges owners face and the impact this has on new designations. We are still considering how to approach this issue.

### The amended *Ontario Heritage Act* and the 2022 Ontario Heritage Conference

Your Board will be sponsoring a workshop at the 2022 Ontario Heritage Conference (OHC) dealing with the recent amendments to the Act and the accompanying regulation. We will be bringing together a number of municipalities to explain how they are dealing with issues / challenges generated by the amendments and regulation. I encourage you to plan to attend the 2022 OHC in Brockville and participate in this workshop.

Stay safe and continue your work in the conservation of your community's cultural heritage.

Wayne Morgan

# CHOnews

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**Submitted articles** must be in Microsoft Word format. Images must be sent as .jpg attachments in high quality resolution (300 dpi). Do not embed the images in the text of the article. Captions and credits must be provided.

Newspaper articles as updates to MHC activities cannot be used without permission of the newspaper and/or the original author. Text written by the MHC is encouraged.

Articles are published in the language they are received.



**The Motherwell General Store in 2021.**

*Continued from page 1.*

completed decades ago but the Glengowan Dam and Reservoir was not. Over time, experts have realized that these large dam/reservoir projects do irreparable environmental damage. There are other methods (such as constructing flood walls and planting trees) that are effective and less environmentally intrusive. On December 4, 2018, the Upper Thames River Conservation Authority finally announced that the Glengowan Dam and Reservoir on the north branch of the Thames River would never be built.

From the 1970s to 2021, some of the building and structures on lands owned by the UTRCA have been leased out and some have been left unoccupied. Some of the heritage buildings, such as stone or brick farm houses, have been maintained and restored by tenants who take heritage preservation seriously. Many of the unoccupied buildings have fallen into disrepair or been vandalized. The UTRCA has opposed *Ontario Heritage Act* designation of any of its properties. From the UTRCA's standpoint, why would the authority spend their time and money on the maintenance and restoration of buildings that might well end up under the waters of the Glengowan Reservoir. The result is that many of these heritage buildings have been sacrificed for a project that will never be built.

The impact on Motherwell has been devastating. In effect this community, much of which was located in the floodplain, no longer exists. A white frame house was demolished a number of years ago after the UTRCA evicted the tenant. The large buff brick, two-storey general store is

still standing but is unoccupied and in a dilapidated state. It is slated for demolition. The one remaining occupied house on the east side of the river is also slated for demolition once the tenant complies with the UTRCA's eviction notice. After years of neglect, the roof of the red brick blacksmith's shop collapsed earlier this year, so the UTRCA has now demolished this building. All that remains of this building is the concrete floor and the blacksmith's sign.



**Bert Brown's Blacksmith Shop in 2019 (above) and 2021 (below).**



The well-intentioned but ill-conceived and now abandoned plans to control flooding have resulted in the loss of this community and its heritage buildings. If the UTRCA had not owned these lands, these heritage buildings would likely still be occupied, maintained and restored. Do not be fooled by the word "conservation." Context and mandate matter. Mother is NOT well.

*Paul R. King is a past board member of CHO/PCO. Photography by Paul R. King.*

### **CHO/PCO MISSION STATEMENT**

To encourage the development of municipally appointed heritage advisory committees and to further the identification, preservation, interpretation, and wise use of community heritage locally, provincially, and nationally.

## NEWS FROM THE ONTARIO HERITAGE CONFERENCE 2022 COMMITTEE

TRACY GAYDA

Plans are being made, though travelling the pandemic protocols provides a unique challenge. We have changed the date of the 2022 Ontario Heritage Conference to June 16-18th since the Tall Ships Festival is during the original dates. The local organising committee is meeting regularly to present a dynamic return of the in-person Ontario Heritage Conference. People are excited and looking forward to this educational and social event. It will be so nice to see all of you again in person, as we are hoping COVID protocols by June will allow this. To begin our journey, we would like to tell you a bit about Brockville and the surrounding region. You may want to take some extra time around the conference to explore.

The city of Brockville and the surrounding region is abundant in history. Settled by land grants awarded to United Empire Loyalists (UEL) in 1784, Brockville was first known as Elizabethtown and later, Buell's Bay - UEL William Buell had been granted property in what is now the downtown core. In 1812, the name was changed to Brockville in commemoration of Sir Isaac Brock and his importance in the War of 1812. Brockville was an important landing for settlers continuing their journey to the northern parts of the area. Perth Street was once Perth Road, beginning at the waterfront and extending to the village of Perth.

Brockville was important as a transshipment hub with goods arriving for transport out to the surrounding areas and the railway became a vital service. Canada's first railroad tunnel was built here in 1860 and was used by the railway until the 1970s. It has been conserved and is one of the heritage highlights for the city, a must-see.

Brockville had many factories in the past. Smart's manufacturing produced cast iron products. Stetson Hat had a factory here, as well as Black + Decker. Proctor & Gamble was a stable employer for years, as was Phillips Cables. These factories are all gone now but a trip to the Brockville Museum will take us back in time.

Have you ever heard of Pink Pills for Pale People? That story begins in Brockville. In 1987, the Ontario Heritage Trust acquired Fulford mansion, once the home of Senator George T. Fulford, the purveyor of the pink pill, and it is now the Fulford Place Museum. This mansion is located on King Street East and this area is also known for its expansive quantity of excellent architecture. There are quite a few ghost stories to be told in this area too.

Surrounding Brockville is the original township of Elizabethtown. This township was amalgamated with Kitley township in 1998, under the Harris government. The township is known for its rural atmosphere and small villages. The village of Lyn was at one time a flourishing mill

town, boasting four mills and it was known as Coleman's Corners. Lyn is home to Heritage Place Museum. Travelling down highway #29 which was once part of the Old Perth Road you can see Tincap, Spring Valley, Forthton, Addison, Frankville, Toledo and Newbliss. These settlements began life as stopping points with inns and taverns that kept travellers heading north to Perth and beyond, as early as 1816.



Stone mansion

Since UEL had the best grants along the St. Lawrence, the Irish and Scottish, after working to construct the Rideau Canal, settled in the northern region of Lanark, Leeds and Grenville. Many of these stonemasons plied their trade, giving this area a wonderful array of stone homes, with the small villages became important centres for the farming community. On the backroads you can drive through the sleepy hamlets like Greenbush, New Dublin, Redan, Jellyby, Rocksprings and Bellamy Mills. The Frankville area was Louise McKinney's birthplace. Ms. McKinney was one of the five women who succeeded in having women recognized as persons in Canada. There is a blue heritage plaque in Frankville that tells her story.



Fulford Pioneer Cemetery

Along the St. Lawrence River you will find Fulford Pioneer Cemetery, part of the UEL land grant for Jonathan Fulford.

This cemetery is considered historically significant as it contains first the interment in Elizabethtown, when Fulford's son accidentally drowned in 1786. On the hill behind the cemetery is Fulford Point Lighthouse, and a heritage plaque tells its story.

These are just a few of the things our area has to offer. Check out the Leeds and Grenville tourism website to explore more <https://discover.leedsgrenville.com/en/index.aspx>.

Keep up to date with the latest conference developments at <https://www.ontarioheritageconference.ca> and the Facebook page <https://www.facebook.com/CHOntario>, as the planning unfolds.

*Tracy Gayda is a Vice-President of CHO/PCO. Photography by Tracy Gayda.*



## Ontario Heritage Conference 2022

June 16-18

Brockville and the Surrounding Region

*The Light at the end of the Tunnel*



### MINISTRY STAFF OVERVIEW

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KATE OXLEY

It is a busy time at the Ministry, as the heritage team members of the Libraries, Arts and Heritage Support Unit (LAHSU) continue to work towards publication of five revised volumes of the **Ontario Heritage Toolkit** later this year.

As the work proceeds, staff members **Andrew Jeanes** and **Chris Lawless** are available for consultation on all your guidance needs related to heritage conservation and the *Ontario Heritage Act*.

Andrew has been with the Ministry since 2007, working as a frontline culture services advisor, and with the Ministry's regional services team (East Region.) He has experience guiding users of the *Ontario Heritage Act* in a wide range of situations. He has a rich understanding of the role of municipal cultural planning in creating vibrant communities and has honed his community organization governance skills through passionate involvement in railway heritage conservation.

Chris joined the Ministry in (February) 2020 from the private sector, where he worked as a project manager and heritage planner. He has extensive experience in the adaptive reuse of heritage buildings primarily within the context of large-scale residential development proposals.

Municipal staff, members of municipal heritage committees (MHCs), and members of the public are encouraged to contact either Andrew or Chris for guidance on matters including:

- Questions about the *Ontario Heritage Act*

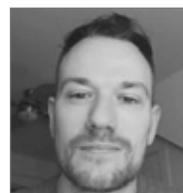
- Clarification around recent changes to the Act
- Virtual training for MHCs
- Planning and best practices around heritage property conservation

You can reach Andrew at:



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And Chris can be reached at:



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We look forward to hearing from you.

*Kate Oxley is a Heritage Outreach Consultant for Libraries, Arts & Heritage Services Unit/ Unité des services au secteur des bibliothèques, des arts et du patrimoine at the Ministry of Heritage, Sport, Tourism and Culture Industries.*

## HERITAGE-PATRIMOINE CORNWALL ANNUAL HERITAGE AWARD WINNERS

GINETTE GUY

Created in 2017 as a sesquicentennial project, Cornwall's Heritage Awards celebrate pride of ownership for heritage properties. For 2021, the annual awards highlighted a residential property and a commercial property, both excellent examples of adaptive reuse.



321 Amelia St.

The Beth-El Synagogue was transformed by owners Gerald and Shirley Wood. The Synagogue opened in 1926 and was used by Cornwall's Jewish community until 2006. The property had been vacant for three years when the Woods acquired it. Shirley, an interior designer, saw the potential right away. The building was gutted and the renovations took two and a half years to finish.

The church space is now an open concept formal living room and dining room, with high ceilings. The bedrooms and kitchen occupy the back of the home, with a total of three thousand square feet of living space.



110 Sydney St.

The second award went to Dr. Paul Mikhail, a local dentist, who purchased his new office space in 2020. The circa 1880 red brick home was used as a manse for Knox Presbyterian (later United) Church from 1905 to 1966. In the following years, it was a home and later, an office space.

The heritage home now co-exists with modern office space. The interior still has the general layout and the staircases, second and third floors, remain the same as well.

Since the program began, Heritage-Patrimoine Cornwall has recognized thirteen owners. A small gesture for the challenging work and preservation of Cornwall's built heritage.

*Ginette Guy is a Vice-President of CHO/PCO. Photography by Ginette Guy.*

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## DO YOU HAVE A STAR IN YOUR MIDST?

Nominations for the CHO/PCO Service Awards are open until March 2022 for the following categories:

Service to CHO/PCO – minimum 6 years of service and has shown leadership.

Service to a Municipal Heritage Committee – minimum of 2 terms years of service, has shown leadership and furthered the cause of heritage in their local community. The nominating MHC must be a current member of CHO/PCO.

Service to groups connected with CHO/PCO – for members of related groups who have assisted CHO/PCO in their pursuit of heritage.

Award of Distinction – for an individual or an MHC (member of CHO/PCO) for special contributions to heritage conservation in its municipality.

Requirements for submission are available at [www.communityheritageontario](http://www.communityheritageontario) and questions can be sent to [matthewgregor@communityheritageontario.ca](mailto:matthewgregor@communityheritageontario.ca)

## BOOK YOUR WORKSHOP NOW FOR 2022



Topics include:

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Property Evaluation for Heritage Designation

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Contact us for booking

Ginette Guy, Program Officer

[ginetteguy@communityheritageontario.ca](mailto:ginetteguy@communityheritageontario.ca)

[www.communityheritageontario.ca](http://www.communityheritageontario.ca)

## ADAPTIVE RE-USE - HERITAGE SUCCESS STORIES

NANCY MATTHEWS

One of the greatest challenges of heritage preservation is the dilemma of how to preserve treasured buildings no longer needed for their original purpose. Smaller outmoded buildings like one-room schools or country churches have been converted into homes, restaurants, and galleries. Larger structures can become a condominium, a call centre, or a gym with a rock-climbing wall. Even huge buildings like the downtown Toronto Post Office, re-purposed into what is now the Scotia Bank Arena, can be successfully preserved as a landmark.

Heritage properties that are abandoned, derelict, or just weird enough, become targets for demolition to make way for new development, reduce municipal liability, and to simply make an eye-sore go away. Regardless of how many successful examples of adaptive re-use a heritage committee can quote, saving these endangered “orphans” might be our greatest legacy.

Hopefully, our heritage audience will be inspired by these success stories submitted by a CHO/PCO board member and the Corporate Secretary/Treasurer. We invite you to share your own success stories, for an on-going segment of adaptive re-use stories. It need not be a full article, just a before and after picture and a brief description of the problem and solution.

*Nancy Matthews is a member of the CHO/PCO Board of Directors and is the Chair of Heritage Grey Highlands.*



The Scott house was built c.1841 on a farm in what is now Scarborough. When the Scarborough Town Centre was being developed, the owner (T. Eaton Company - Viking Holdings) applied for a demolition permit. The Scarborough Heritage committee objected and was successful in having the property designated in 1977, even though the building had been vandalized.

Eaton's sold the property to a restaurateur from west-end Toronto who saw the potential. Encouraged by friend Rick Schofield from the heritage committee, he leased and then eventually bought the property. By adding an appropriate addition to the rear of the house under the guidance of the heritage committee, he created the Old Scott House Restaurant and Dining Facility (now a branch of Baton Rouge).

Story and pictures: Rick Schofield, Heritage Scarborough





Markdale Fire Hall, built 1913, is a landmark visible on all four approaches to the village. Decommissioned in 1987, the building was subsequently used for various community purposes. By 2012 it was in poor repair from neglect, with a large crack on the north wall. A net was placed around the old tower in case it collapsed, further use was forbidden, and lacking any community-driven options, the mayor suggested getting a quote for demolition.

Heritage Grey Highlands rallied the public. When no non-profit group would take it over, the municipality agreed to designate the property prior to offering it for sale. The purchaser spent two years restoring the building and re-purposing it as Fire & Ice, which makes fire roasted coffee in the old hall and serves Chapman's ice cream (made in Markdale). The second-floor bunk area is now an apartment. The newer larger hall (to the right) contains a popular bar and café with widescreen TVs and a stage for live performances.

Story and pictures: Nancy Matthews, Heritage Grey Highlands



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Contact Rick Schofield  
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## ARCHITECTURAL STYLES: GEORGIAN

NANCY MATTHEWS

Georgian architecture is named for King George I, II, III and IV who ruled Britain from 1714-1830. The style is far more conservative and restrained than either the Baroque architecture of Christopher Wren that preceded it or the Victorian eclecticism that followed.

In **How Firm a Foundation, Historic Houses of Grey County** (1996), author Ruth Cathcart says:

*The Georgian house featured a central entrance, emphasized by a glazed transom and sidelights. Windows are isolated against a clean wall and are symmetrically placed. Quoins highlight the corners. A continuous cornice and sometimes a (between storey) beltway ... stress the horizontal orientation of the two-storey building. Chimneys and flues receive great care and attention. Simplicity, wholeness, and pristine clarity are further delineated by a hipped or gable-end roof. A firm relationship to the land gives the structure a feeling of stability and permanence.*

The architectural style was inspired by classical concepts of balance, order, and symmetry. Classical balance in Georgian buildings generally follows ancient “Golden Mean” proportions which is 1 to 1.618... (aka mathematical phi whose exact size extends to infinity).

In layman’s terms, if the windows in a Georgian building are 3 feet wide, then they will be slightly less than 5 feet tall. Whatever the central entry door width and height, the sidelights and transom will combine so that the overall entry dimension is similarly proportionate. In the main rooms of the interior, if the ceiling is 10 feet tall, then the

room dimensions will be close to a perfect 16x16 square. Each of these spatial relationships are intended to create the impression of equilibrium and perfect harmony.

Windows and doors are generally evenly spaced, with the spaces in-between them also proportional to the Golden Mean to create an overall balance of style. Upper windows are exactly centered above lower counterparts. A fancy cornice or motif used on the central door might be simplified for use over the windows, but the repetition is considered another “visually pleasing” feature of the style.

It was very common for Georgian buildings to have corner quoins as well as “banding” – a contrasting and often extruding row of brick or stone demarking balance in the separation between the stories. These contrasting and/or protruding embellishments emphasize the proportions and solid massing of the façade. More elaborate and formal Georgian houses would likely have an elegant covered “portico” with classical pillars and moldings, and more complex voussoirs above either larger or more numerous windows.

In the UK, Edinburgh, Dublin and London feature large downtown areas renowned for well-preserved Georgian architecture, as do early settlements like Halifax and Boston, built-up during the Georgian era. The style came to Upper Canada with United Empire Loyalists who established communities like Brockville, Kingston, Toronto and Niagara-on-the-Lake in the 1780s. Early inland communities founded after the War of 1812 like Perth and Guelph, also have many Georgian buildings. Victoria took the throne in 1837 and Georgian architecture remained popular in the initial years of her reign. But by the late 1850s, many prosperous residents preferred the more elaborate and eclectic architectural stylings that emerged later in the Victorian Era.

*Nancy Matthews is a member of the CHO/PCO Board of Directors and is the Chair of Heritage Grey Highlands.*



The Georgian-style stone house on King St East in Brockville was built early 1800s by Truelove Butler, a United Empire Loyalist. Although there are no sidelights, Georgian balance is achieved with the evenly spaced windows all being the same width as the door. The quarter fanlights in the peak are an unusual feature, as is the unexplained lack of evenly spaced windows on the side. (T. Gayda)



Smaller Georgian houses with fewer windows and simplified styling such as the straight wooden quoin (contrasting corner enhancement) on Heard House in Flesherton, are sometimes called “Wilderness Georgian”. The lack of shutters on the stucco façade highlights the simple window and door framing as well as the balance of the spaces between the windows. (N. Matthews)



The Georgian home converted to the Chesley's Inn in Cornwall features an elaborate entry door with sidelights. Contrasting stone sills and vousoirs help to maintain compatibility between the larger entry and the smaller windows that surround it. Tall double chimneys at either end of the roof are typical. (G. Guy)



Munshaw House Village Inn of Flesherton, is a somewhat rustic example of a larger Georgian public building. Use of a hip roof rather than a gable keeps the proportions consistent. Contrasting quoins and vousoirs are a notable feature of local brickwork. Although the Georgian style was on the wane when the inn was built in 1864, according to Mildred Young, Ed Hubbert in *Split Rail Country – Artemesia Township* (1986), Munshaw, who had recently returned from exile in the USA due to participation in the Mackenzie Rebellion, was likely seeking the anonymous solidity of this well-established style. (N. Matthews)

## NEWS FROM THE BOARD OF DIRECTORS

RICK SCHOFIELD

The Board met on September 26th at the Scarborough Archives.

The President reported on his participation in a joint meeting of the Richmond Hill MHC and the local Historical Society. The main topic was outlining the changes to the *Ontario Heritage Act*. He will also provide orientation workshops in Cobourg and Northumberland in late October.

The Corporate Secretary/Treasurer reviewed the Corporation’s financial situation indicating the budget is well balanced with a surplus resulting from the lack of activities due to the pandemic. The Board will be working to address the surplus with new activities as soon as possible, hopefully when the pandemic issues are reduced.

The Membership status was discussed since several MHCs

have not renewed for 2021, due to their inactivity during the pandemic. Hopefully, membership will return to its previous state in the coming year. Various Board members agreed to contact the MHCs to reassure them that CHO/PCO will continue to support all MHCs through this challenging time.

The Conference Committee has started to finalize arrangements for the next Ontario Heritage Conference, now scheduled for June 16-18, 2022, in Brockville. Topics covered will include changes to the new *Ontario Heritage Act*, as well as issues facing rural and northern areas of the province.

The Awards Committee has received a few nominations and will be extending the submission deadline to March 2022.

The Communications Committee works throughout the year to prepare for the publication of CHOnews, with the Fall issue as the current focus. Members are also kept up to date

on activities through the website, Facebook and Twitter. Nancy Matthews is the point of contact for CHOnews, now that Tracy Gayda has retired from that role to concentrate on planning the Brockville 2022 Conference.

The Board will look further into the following areas in which to develop future projects:

- (a) updating the Robert Shipley HCD study,
- (b) a study of heritage grants in Ontario, and
- (c) heritage property insurance issues.

Finally, the Board will look into upgrading the CHO/PCO logo to provide a clearer image on large posters.

The next Board meeting is scheduled for November 28, 2021.

*Rick Schofield is the Corporate Secretary/Treasurer of CHO/PCO.*

## 2021-2022 BOARD OF DIRECTORS

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Program Officer **Ginette Guy**

### BOARD MEETINGS

CHO/PCO Board of Directors meetings are open to any MHC member. Meetings will be held virtually until further notice. Please contact the Corporate Secretary if you wish to attend.

### ARTICLE DEADLINES

JANUARY 10

MARCH 10

JUNE 10

OCTOBER 10

**Article submissions are always welcome.**