



REPORT

REPORT TO: Mayor and Members of Council

REPORT FROM: Dennis Y. Perlin, CAO

DATE: September 21, 2010

REPORT NO.: ADMIN-2010-0050

RE: Designation of Fallbrook Farm (including McClure Log Cabin, McClure Mill Site and Silver Creek Bridge intersection for the Ontario Heritage Act, 14513 27 Side Road, Con 9, East Half Lot 28; File No.: R01 FA – Proposed Business Plan from the “North Halton Celtic Historical Society” for the Restoration of the Fallbrook Farm Site – Present CVC Position

RECOMMENDATION:

THAT Report ADMIN-2010-0050 re Designation of Fallbrook Farm (including McClure Log Cabin, McClure Mill Site and Silver Creek Bridge intersection for the Ontario Heritage Act, 14513 27 Side Road, Con 9, East Half Lot 28; File No.: R01 FA – Proposed Business Plan from the “North Halton Celtic Historical Society” for the Restoration of the Fallbrook Farm Site - Present CVC Position, be received;

AND FURTHER THAT Council acknowledge receipt of the latest position regarding the Fallbrook Farm site from Credit Valley Conservation by letter dated September 13, 2010 to the Town’s Chief Administrative Officer from the Chief Administrative Officer of Credit Valley Conservation attached as Schedule “B” to Report 2010-0050;

AND FURTHER THAT Council acknowledge receipt of the proposed Business Plan attached as Schedule “C” to ADMIN Report 2010-0050 from the North Halton Celtic Historical Society for the restoration and preservation of the Fallbrook Farm site to celebrate the contribution of Scottish culture to the growth and development of the Halton Hills area and other relevant heritage initiatives and that Council refer the proposed Business Plan to Town Staff for analysis of the viability;

AND FURTHER THAT Council again defer consideration of the Designation of the Fallbrook Farm site pending further discussion with the Credit Valley Conservation (CVC), the Region of Halton, the Niagara Escarpment Commission (NEC) and the North Halton Celtic Historical Society (NHCHS) to determine if there would be some

way of integrating the natural heritage interest of Credit Valley Conservation in “the implementation of the Terra Cotta/Silver Creek Management Plan and obligations under applicable legislation” with the “built heritage” interest of the North Halton Celtic Historical Society with respect to the Fallbrook site;

AND FURTHER THAT staff report back to Town Council as to the results of the discussions and analysis with appropriate recommendations.

BACKGROUND:

Town Council, in the summer of 2009 had the issue of the proposed designation of the Fallbrook Farm site (including McClure log cabin, McClure mill site and Silver Creek bridge) under the Ontario Heritage Act under consideration and indeed in General Committee passed a Recommendation to so designate the Fallbrook Farm site which General Committee Resolution was then deferred by Town Council at its meetings in January and February to June and then again in June to September.

At the June Council meeting, Council was informed through ADMIN Report 2010-0031, a copy of which is attached as Schedule “A” that the “Friends of Fallbrook” organization had developed into a local historical society called the “North Halton Celtic Historical Society” led by Kate Murray and others who indicated that they were looking to have the Fallbrook Farm site designated, restored and actively preserved as “one of the last (if not the last) local indications of what Scottish and other settlers faced when they arrived in this landscape”.

To that end the NHCHS indicated they would expand membership, become incorporated, hold weekly local community events, engage the “Scottish studies program at the University of Guelph” for guidance, have discussions with the Ontario Heritage Trust and further discussions with the NEC, CVC, Town of Halton Hills and the Region, develop a business case and expanded business plan for the designation and detailed fundraising towards the development including restoration, rebuilding and ongoing maintenance and present the business case and business plan to Council in September.

COMMENTS:

The purpose of this Report is to bring back the Fallbrook Farm site matter including the designation and the business case and proposed business plan of NHCHS to Council As well this Report informs Council that since the last deferral, in June the CVC Board of Directors dealt with the Fallbrook Farm matter on September 10th and passed a resolution to formally advise Council and the NHCHS that the CVC Board would NOT consider transfer of the title of the Fallbrook site to any group, organization or agency and directed CVC staff to cease all work on the Fallbrook site as well as any discussions with Town officials and/or interest groups such as the NHCHS except as it pertains to the implementation of the Terra Cotta/Silver Creek Management Plan, and that any costs associated with obligations under any applicable legislation and/or any costs whatsoever to the CVC associated with the Fallbrook site be a special levy to the Region of Halton.

In addition, the CVC Board also on that date “reminded” the Town of Halton Hills of the CVC January 22nd, 2010 Resolution indicating that the Board would not appeal any designation by the Town of the Fallbrook Farmhouse but in which it directed its CVC staff to work with the Town to help draft a designation bylaw that did not require management of the Fallbrook Farmhouse beyond the CVC’s mandated responsibilities and which would permit CVC to maintain the status quo of the property and that again any costs whatsoever related to the Fallbrook Farmhouse including any maintenance efforts were to be a special levy to the Halton Region.

A copy of the letter including the CVC Resolutions of September 10, 2010 is attached to this Report as Schedule “B”.

The NHCSC’s proposed Business Plan is attached as Schedule “C” and Kate Murray of the NHCSC will be in attendance at the Council meeting on September 27th to present that Business Plan to Council.

Councillors Fogal and Robson, as well as the CAO and Director of Planning, Development and Sustainability with Kate Murray in preparation for the September Council meeting, and in light of the CVC Resolutions of September 10th, to discuss what might be recommended at this point to Town Council.

After discussion it was thought best to recommend to Council to once again defer consideration of the Designation until further discussions could be undertaken with the CVC, the Region, the NEC and the NHCSC to see if there could not be some way found to enable the CVC to move forward with its mandate to protect and conserve the “natural heritage” features of the Fallbrook site through the implementation of the Terra Cotta/Silver Creek Management Plan but at the same time to protect and conserve the “built heritage” features of the Fallbrook site through the NHCSC Business Plan in a manner that would not cost the CVC nor the City nor the Region any dollars with respect to the “built heritage” restoration and preservation activity. This solution would enable all members of the community who would have an interest in either or both of the natural heritage features of the Fallbrook site as well as the built heritage features of the Fallbrook site to enjoy the benefits of both.

Should Council agree with this proposed deferral, then hopefully the CVC would reconsider its Resolution of September 10th, at least to enable discussions at the staff level about a possible integration of both the “natural heritage” activities and the “built heritage” activities. There would also need to be a discussion with the Region to make sure it is fully briefed on what has been going on and to find out any interests it might have with respect to moving this matter forward. The NEC would also have to be consulted as to the NHCSC proposal from a land use perspective to ensure that there is no breach of the Niagara Escarpment Plan.

In addition, staff would have to more closely scrutinize the proposed Business Plan of the NHCSC so that some recommendation as to its “viability” can be made to Town Council once this matter is considered again. Staff are well aware that the present position of Town Council is that the Town should not be required to “put out any monies”

towards the designation restoration and preservation of the Fallbrook Farm site and were there to be any restoration and preservation plan brought forward, it would need to be financed without financial support from the Town.

The CVC, in its Resolution of September 10th has also made it clear again that it will not be providing any funding for the restoration and preservation of the “built heritage” features of the Fallbrook site; its interest is in the “natural heritage” features of the Fallbrook site.

The Region will be asked if there is any Regional interest that might be addressed by the restoration and preservation of the Fallbrook site to see if there is any financial contribution available from the Region.

But otherwise it would be expected that the NHCHS, through its Business Plan, in terms of fundraising, grant applications, “museum admission rates”, “caretaker rent”, etc. would find the dollars necessary to restore and then preserve the Fallbrook Farm site as an active “built heritage” site.

RELATIONSHIP TO STRATEGIC PLAN:

This report relates to the proposed designation of the Fallbrook Farm site which appears on the Town’s Heritage Register.

FINANCIAL IMPACT:

There is no direct financial impact on the Town arising out of the Report.

COMMUNICATIONS IMPACT:

The North Halton Celtic Historical Society, the Credit Valley Conservation, Region of Halton, the Niagara Escarpment Commission would all be informed of the action taken by Town Council.

ENVIRONMENTAL IMPACT:

There is no environmental impact arising out of this particular report as it is a process report.

CONSULTATION:

This report has been prepared in consultation with Councillors Fogal and Robson, the Town’s Director of Planning, Development and Sustainability, and Kate Murray, of the North Halton Celtic Historical Society.

CONCLUSION:

This report once again requests Council to defer the General Committee Designation Resolution respecting the Fallbrook Farm site to a future date. This time the recommendation is in response to the receipt of a proposed Business Plan for the restoration and active preservation of the Fallbrook Farm site as a built heritage property. At the same time, the report informs Council that the CVC on September 10, 2010 indicated that it did not wish to discuss with the Town or the North Halton Celtic Historical Society the future restoration and preservation of the Fallbrook Farm site as a built heritage feature but rather simply wished to utilize that particular property as proposed in the Terra Cotta/Silver Creek Management Plan for the preservation of the natural heritage features in that area. The report recommends however that a further attempt be made with the CVC, the Region and the NEC to see if there is not some feasible way of integrating the CVC mandate of preserving the natural heritage features of the site with the “built heritage” desire of the NHCHS to restore and preserve in an active fashion the Fallbrook Farm site as “one of the last, (if not the last), local indications of what Scottish and other settlers faced when they arrived in this landscape”.

Respectfully submitted,

Dennis Y. Perlin
Chief Administrative Officer

:jmb
Attach.



REPORT

REPORT TO: Mayor R. Bonnette and Members of Council

REPORT FROM: Dennis Y. Perlin, CAO

DATE: June 9, 2010

REPORT NO.: ADMIN 2010-0031

RE: Further Deferral of Recommendation GC-2009-0316 respecting Report CS-2009-0068- Designation of Fallbrook Farm (including McClure Log Cabin, McClure Mill Site and Silver Creek Bridge) under Section IV of the Ontario Heritage Act, 14513 27 Side Road, Con 9, East Half Lot 28; File No.: R01 FA

RECOMMENDATION:

THAT Report ADMIN 2010-0031 re Further Deferral of Recommendation GC-2009-0316 respecting Report CS-2009-0068-Designation of Fallbrook Farm (including McClure Log Cabin, McClure Mill Site and Silver Creek Bridge) under Section IV of the Ontario Heritage Act, 14513 27 Side Road, Con 9, East Half Lot 28; File No.: R01 FA be received;

AND FURTHER THAT Council further defer Recommendation No. GC-2009-0316 to the first Council meeting in September, 2010 to permit the "Friends of Fallbrook" under their new name "North Halton Celtic Historical Society" to more fully develop and seek support for their action plan as set out in the memo from Kate Murray of the North Halton Celtic Historical Society to the Town of Halton Hills CAO, dated June 6, 2010 attached as Appendix A to Report ADMIN 2010-0031.

BACKGROUND:

Town Council, sitting in General Committee on December 7, 2009 dealt with Report No. CS-2009-0068 dated August 31, 2009 regarding the designation of Fallbrook Farm and General Committee at that time passed Recommendation No. GC-2009-0316 which was as follows:

Recommendation No. GC-2009-0316

THAT Report No. CS-2009-0068 dated August 31, 2009, regarding the designation of Fallbrook Farm (including McClure Log Cabin, McClure Mill Site and Silver Creek Bridge) located at the property municipally known as 14513 27 Side Road, Con 9, East Half Lot 28, be received;

AND FURTHER THAT Council proceed with the designation of Fallbrook Farm (including McClure Log Cabin, McClure Mill Site and Silver Creek Bridge) under Part IV of the Ontario Heritage Act;

AND FURTHER THAT staff proceed with the notification requirements as set out in the Ontario Heritage Act;

AND FURTHER THAT staff bring forward a by-law to designate Fallbrook Farm (including McClure Log Cabin, McClure Mill Site and Silver Creek Bridge) located at the property municipally known as 14513 27 Side Road, Con 9, East Half Lot 28.

CARRIED

Recommendation No. GC-2009-0316 was dealt with by Town Council at its meeting on January 25th and deferred to the February 22nd Town Council meeting at which time Town Council passed Resolution No. 2010-0042 as follows:

Resolution No. 2010-0042

*Moved by: Councillor J. Fogal
Seconded by: Councillor J. Hurst*

WHEREAS Halton Hills Council at their meeting of January 25th, 2010, deferred Recommendation No. GC-2009-0316 to the February 22nd, 2010 Town of Halton Hills Council meeting;

AND WHEREAS there continues to be ongoing discussions between Credit Valley Conservation, Friends of Fallbrook, the NEC, the Town and others in finding an alternate approach to preserving the Fallbrook Farm House;

AND WHEREAS in order to provide Council with all the options available and to continue discussions more time is required;

NOW THEREFORE BE IT RESOLVED THAT Council recommends that Recommendation No. GC-2009-0316 be deferred to no later than the June 14th, 2010 Council meeting;

AND THAT Staff report back at the June 14th, 2010 meeting or an earlier meeting if appropriate, on the options available to allow preservation of the Fallbrook Farm House.

CARRIED

COMMENTS:

This Report is in response to the Direction to staff in the above noted Resolution No. 2010-00452 to report back at the June 14th, 2010 Council meeting.

Staff are not yet ready to present a report that has a plan or options to allow for the preservation of the Fallbrook Farmhouse and so this report requests a further deferral of the General Committee Recommendation GC-2009-0316 for designation to the first meeting of Town Council in September.

The basis for this further deferral request is the June 6th Memo received by the Town's Chief Administrative Officer from Kate Murray of the "North Halton Celtic Historical Society" setting out what has happened since Council's consideration of this matter last February. The memorandum is attached as Appendix A to this report.

You will note from Ms. Murray's Memorandum that the "Friends of Fallbrook" have regrouped, rethought the task at hand, and changed their name to the "North Halton Celtic Historical Society" and have developed a work plan which once fully implemented would see the original cabin on the Fallbrook Farm property restored, the later additions of the home renovated and rebuilt, making use if at all possible of environmental upgrades and with the intention of renting out the home to a tenant that would allow access to the cabin at designated times and act as a general curator/caretaker of the site.

Ms. Murray sets out in the Memorandum what the group has been doing and what work still needs to be done before it is ready to present an appropriate "Business Case" and "Expanded Business Plan" to Council to enable Council to have the confidence to proceed with the adoption of the designation recommendation from General Committee.

Staff supports the request of the North Halton Celtic Historical Society to have more time to work on their action plan. To that end the recommendation has been formulated to defer this matter to the first Council meeting in September.

RELATIONSHIP TO STRATEGIC PLAN:

This Report relates to a proposed designation of a historical property in Halton Hills which would address the Town's strategic plan objectives related to history.

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FINANCIAL IMPACT:

There is no direct financial impact on the Town.

COMMUNICATIONS IMPACT:

The North Halton Celtic Historical Society, the Credit Valley Conservation and other interested parties would be informed of the further deferral if granted by Town Council.

ENVIRONMENTAL IMPACT:

There is no environmental impact arising out of this particular report.

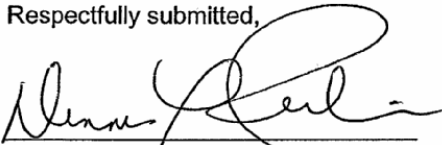
CONSULTATION:

This report has been prepared in consultation with Kate Murray of the North Halton Celtic Historical Society.

CONCLUSION:

This Report deals with the deferred recommendation from General Committee to designate the Fallbrook Farm which was to be back in front of Council on June 14th with "options available to allow preservation of the Fallbrook Farmhouse". The "Friends of Fallbrook" have reorganized themselves into the North Halton Celtic Historical Society and have developed an action plan which is attached to this Report. On that basis a further deferral of the General Committee Designation recommendation is being made to allow more time for the North Halton Celtic Historical Society to advance their action plan and present a viable business case to Council.

Respectfully submitted,



Chief Administrative Officer

MEMO

TO: Mr. Dennis Perlin
Chief Administrative Officer
Town of Halton Hills

FROM: Kate Murray
North Halton Celtic Historical Society

DATE: June 6, 2010

RE: Historical Designation of Fallbrook Site

BRIEF HISTORY:

Efforts to preserve the site at Fallbrook have been on-going for several years with only limited success. Historical designation of the site by the group 'Friends of Fallbrook' was requested because the building and surrounding area are viewed as worthy of preservation and because it is recognized as one of the last, (if not the last), local indications of what Scottish and other settlers faced when they arrived in this landscape. The Friends of Fallbrook chose to regroup and rethink the task and as a result have changed their name, to better reflect the nature of their endeavour, and have taken concrete steps to incorporate, establish a fund-raising program and develop a means to ensure long-lasting financial support for this building and site. The intent is that the North Halton Celtic Historical Society will fully restore the original cabin of the property, renovate and rebuild where appropriate the later additions of the home, making use of all possible environmental upgrades. When it is completed, the intention is to rent out the home, with the condition that the tenant allow access to the cabin at designated times and act as a general curator/caretaker of the site.

UPDATE:

There was a meeting on April 13, 2010 at Deveraux House with Councillors Robinson and Fogal, representatives from the Town of Halton Hills, Credit Valley Conversation and the Niagara Escarpment Commission, and Ann Lawlor from Deveraux House, and several community members of the North Halton Celtic Historical Society. There was a generally positive response to the concept of a newly formed group to preserve the historical character of the Fallbrook site.

Since that time, members of the North Halton Celtic Historical Society (NHCVS) have met as a new group with new members, communicated with the Ontario Historical Society for designation as a non-profit corporation under their umbrella, drafted a constitution, elected a full slate of board of directors, opened a bank account, issued a call for additional new members, obtained site surveys from the CVC and held a productive site visit. Input from the Ontario Heritage Trust has been requested in regards to their further involvement with the property.

WHAT'S ON-GOING:

Membership continues to expand via email and local word-of-mouth.

A display board, with graphics, historical and current pictures etc., is being created to expand the awareness of the site and the purpose of the NHCVS. The display will be available at weekly local community events in both Acton and Georgetown.

Communication with CVC re: site plans, building and site access.

The Scottish Studies at The University of Guelph will continue to give guidance and support, including financial support and assistance with grant application.

Development of technical plans for the site's and building restoration, with input from the architectural historian, Mr. Tom Murison, is underway. Once the plans are created, then an accurate knowledge of cost to implement the plans will be known.

Direction and support from the Ontario Heritage Society re: incorporation continues. A date has been set for September, 2010 for their own board approval.

Communication has been established with the Ontario Heritage Trust re: acting as a transfer agency for the property.

PRELIMINARY ACTION STILL REQUIRED:

Confirmation from Ontario Heritage Trust

Board Approval from the Credit Valley Conversation

Planning meeting with representatives of the CVC, NEC, Town of Halton Hills and Region to ensure all planning regulations are known

Business Case to be fully realized for designation as a historical site

Expanded Business Plan, including detailed fundraising plan, as well as all known financial requirements to be fully developed, once expenses of restoration, rebuilding and on-going maintenance are estimated

Designation of the original cabin by Council



September 13, 2010

Dennis Perlin, CAO
Town of Halton Hills
1 Halton Hills Dr.
Halton Hills, Ontario L7G 5G2

Electronic distribution only

Dear Mr. Perlin,

Re: Recommended Future Use and Disposition of Lands and Structures Associated with the Fallbrook site

At its meeting of September 10, 2010, the CVC Board of Directors passed the following resolution:

97/10

***WHEREAS** Credit Valley Conservation (CVC) is the legal owner of the lands referred herein as the Fallbrook site except for those lands comprised of the road allowance for Side Road 27 in the Town of Halton Hills; and*

***WHEREAS** CVC has previously identified that the protection and conservation of natural heritage features is a higher priority than the protection and conservation of cultural and/or historic sites, buildings, and features; and*

***WHEREAS** CVC currently has limited funding for natural heritage protection and conservation; and*

***WHEREAS** CVC currently has no funding allocated for the purposes of cultural and/or historical site, building, and feature protection and conservation; and*

***WHEREAS** CVC has invested considerable time, effort, and funds in the establishment, planning and management of the Silver Creek Conservation Area;*

***THEREFORE BE IT RESOLVED THAT** the Confidential In Camera report entitled "Recommended Future Use and Disposition of Lands and Structures Associated with the Fallbrook site" be received; and*

***THAT** CVC resolution #99/08 dated November 11, 2008 be rescinded and replaced by this resolution; and*

***THAT** CVC formally advise Council of the Town of Halton Hills and members of the North Halton Celtic Historical Society that the CVC Board will not consider transfer of title of the Fallbrook site to any group, organization or agency at this time; and*

***THAT** the CVC Board of Directors continues to direct staff to cease all work on the Fallbrook site and file including any discussions with Town officials and/or interest groups such as the North Halton Celtic Historical Society except as it pertains to the implementation of the Terra Cotta – Silver Creek Management Plan or obligations under any applicable legislation; and further*

***THAT** any costs associated with obligations under any applicable legislation and/or any costs whatsoever to CVC associated with the Fallbrook site be a special levy to the Region of Halton.*

For file purposes, CVC also wishes to remind the Town of Halton Hills of the CVC Board of Directors resolution #18/10 dated January 22, 2010 as follows:

18/10

***WHEREAS** CVC Resolution #126/09 dated December 11, 2009 directed staff to submit a formal appeal under Section 29 of the Ontario Heritage Act (OHA) with the Town of Halton Hills for the designation of the Fallbrook Farmhouse; and*

***WHEREAS** CVC staff sought feedback from the Ontario Heritage Trust regarding the appeal process under Section 29 of the OHA;*

***THEREFORE BE IT RESOLVED THAT** the Restated Confidential In Camera report entitled "Appeal Process for the Fallbrook Farmhouse Designation" be received; and*

***THAT** CVC Resolution #126/09 dated December 11, 2009 be rescinded and replaced by the following:*

***THAT** the Board of Directors of CVC direct staff not to submit an appeal under Section 29 of the OHA with the Town of Halton Hills for the designation of the Fallbrook Farmhouse; and*

***THAT** CVC staff be directed to work with the Town of Halton Hills to help draft a designation by-law that does not require management of Fallbrook Farmhouse beyond CVC's mandated responsibilities and permits CVC to maintain status quo of the property for long-term maintenance efforts and standard of care; and*

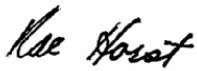
***THAT** all costs whatsoever related to Fallbrook Farmhouse and out structures be a special levy to Halton Region; and*

THAT a letter be sent to the Town of Halton Hills and the Region of Halton informing them of the special levy; and further

THAT the CAO of CVC be instructed to delegate to the Town of Halton Hills Council as requested by the Town to inform them of the CVC Board's position.

Should you have any questions regarding the above resolutions, please don't hesitate to contact me directly or, in my absence, Judi Orendorff, Director Lands & Natural Heritage.

Regards,



Rae Horst
Chief Administrative Officer

c: Councillor Joan Robson, Town of Halton Hills
Pat Moyle, CAO, Region of Halton



North Halton Celtic Historical Society

Business Case

22/09/2010

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Introduction

This paper is intended to ensure that the relevant information and analysis is provided to meet the needs of the Members of the Council of the Town of Halton Hills regarding a decision to designate, under the *Ontario Heritage Act*, (2006) the property known as 'Fallbrook Farm'.

This business case has been developed and written by the North Halton Celtic Historical Group.

Executive Summary

On January 21, 2009, Heritage Halton Hills recommended that Fallbrook Farm Designation Report be accepted and forwarded to Council for approval for Designation under Part IV of the *Ontario Heritage Act*.

This recommendation was the result of a great deal of community development and historical research that was initiated by the Friends of Fallbrook.

In February of 2010, this group was reformed and refocused in order to develop:

1. An amenable and cooperative relationship with all stakeholders;
2. A plan to recognize the public benefit of designation for all of Halton Hills and Halton Region;
3. Local leadership; and
4. A Business Plan that would ensure no use of Halton Hills tax dollars.

The group was successful in several areas:

1. Renaming of the organization to the North Halton Celtic Historical Society
2. Established as a non-profit incorporation through the Ontario Heritage Society
3. Recruited paid members. Two categories of members were developed voting and supporting;
4. Communicated issues to general public through Farmers Market attendance, collection of names supporting the designation of Fallbrook under the *Ontario Heritage Act*
5. Re-invigorated group membership, particularly local community members; and;
6. Development of business case.

Through local community fundraising and grant application, volunteer expertise and labour, this group has committed to:

1. Develop a site plan for re-servicing the building and marking the related historic sites;
2. Develop an architectural plan to restore the building where appropriate;
3. Establish an historic record of the site through signage, tours, print and on-site kiosk; and
4. Develop short and long-term plans for the site and house including security and on-going maintenance

A five year plan has been developed to ensure these goals are reached. Projected costs to reach these goals are \$249,483. Revenues will come from membership, donation, and grant application, and fundraising. Options for the Council of the Town of Halton Hills remain to designate under the Ontario Heritage Act or not. Some evaluations of these potential choices are provided.

The Vision

The vision of the North Halton Celtic Historical Society is to preserve, maintain and restore where appropriate, the unique historical characteristics of Fallbrook House. It is also to develop a strong organization that will ensure Fallbrook House and its surrounding historical sites will be self-supporting and made accessible to all residents of and visitors to Halton Hills. Recognizing and honouring the significant contribution of the first immigrants to this area will enhance our local community.

Background

The house and surrounding area known as Fallbrook Farm, 14513 27 Sideroad, Concession 9, East half of Lot 28 in Esquesing Township, has been owned by the Credit Valley Conservation (CVC) since 1973. Until 2001, the farmhouse was rented to various tenants until expenses to maintain the house as a residence were deemed too high to continue. In 2007, CVC applied for a demolition permit to deconstruct the house. Maintaining a residential property was not within CVC's mandate and the house was deemed of no historical consequence. Their intention was, and still is, to allow the site to return to its natural state.

A small group of people began a grass-roots campaign to save the house and its surrounding property. The campaign was mostly started by individuals who had a personal interest in the property because either they had lived there or were family members of the two most prominent families who owned the farm at one time, (the McKay's and the McClure's)

Out of this grass-roots organization, known as The Friends of Fallbrook, came a wealth of previously unknown knowledge about the history of the area and the house. In particular, an architectural historian, Mr. Tom Murison completed a comprehensive report on the cabin, *McClure Log House - Heritage Investigation Report*, (2008) (Murison Report) and archivists were able to put together a cohesive history of the site.

Pertinent facts include:

1. This site has been occupied by Europeans and Native Canadians since before 1550.
2. The site was associated with a late Woodland Iroquoian Village and the lands were used as part of their primary hunting and gathering territory. The land was also probably used in their rotational field system of agriculture.
3. The house was constructed using sawn logs and has been dated to 1855 - 56. (Murison Report 2008)
4. The house contains unusual construction details including a masonry addition to retain soil on the upslope side, modifying a common three room log house into an unusual linear plan, which is similar to crofters' cottages in Scotland (not the typical Ontario T-shaped log / frame house evolution).
5. It is part of an assembly of early industrial buildings including a saw mill, grist mill, stone dam, stone bridge which were designed to utilize the natural resources efficiently.
6. The log house was constructed as a miller's house, but modified into a farmhouse.
7. Remains of a stone dam on the creek are still visible.
8. The grist mill appears to have collapsed or burned which would mean that artefacts and parts of the building are probably present in the soil, and inside the wheel pit.
9. The site is also one of those rare circumstances where five hundred years of occupation is visible in different ways that can still be interpreted for the first time. This makes it a very unusual and important example of the gradual evolution of settlement and development not just in Halton Hills, but all of Ontario.

Heritage Halton Hills has recognized these facts and recommended to Members of Council of the Town of Halton Hills to designate this site under the *Ontario Heritage Act* (2006) in January of 2009. So too, has the Ontario Heritage Trust and the Architectural Conservancy of Ontario and historians and/or archaeologists from the University of Guelph, as well as Laurentian and York Universities made this recommendation.

Council Members of the Town of Halton Hills, while understanding the historical significance of the site, suggested the Friends of Fallbrook continue their development in a timely manner to ensure:

1. a comprehensive business plan was in place;
2. the informal group became incorporated; and
3. the group had the means to pursue and complete the preservation of the house and site known as Fallbrook.

The North Halton Celtic Historical Society

In early 2010, the Friends of Fallbrook group was reformed, renamed and refocused. Out of this new direction came The North Halton Celtic Historical Society. (NHCHS)

It was apparent that several important changes needed to occur from the previous focus:

- **An amenable and cooperative relationship with all stakeholders was needed.** Meetings were scheduled and held with Councillors and staff from the Town of Halton Hills, staff from the Niagara Escarpment Commission, Credit Valley Conservation and in particular, Ann Lawlor from Devereaux House and Ron Birrell from Heritage Acton, specifically the Town Hall project.
- **NHCHS needed to focus on the public benefit for all of Halton Hills and Halton Region, and even the province itself,** not just a small part of one hamlet in Halton Hills. The building and site was an historic rarity that belonged to all Canadians and a plan was needed that would demonstrate that.

- **Local leadership was required.** Although the importance of the original group members, many of whom were not residents of the area, is never to be diminished, a strong Halton Hills community-based face and voice was required to develop the necessary relationships to build a new campaign to preserve the site. Local residents, Kate Murray, (a business owner,) Anne McIntyre, (a former teacher,) Lloyd McIntyre, (formerly a Human Resources consultant,) took on that role beginning in February, 2010.
- **A Business Plan was required that would ensure no use of Halton Hills tax dollars.** The North Halton Celtic Historical Society would need to present a plan that left no doubt that the Town of Halton Hills would NOT bear any financial responsibility for Fallbrook. To that end, and with encouragement from the Niagara Escarpment Commission that a residence was not necessarily incompatible with their mandate, a plan was made to rebuild the house so it could be rented as a residence (as it had been for 150 years) to ensure income to maintain the house on an on-going basis. Included in that plan is the intent to make this restoration very much a green initiative show-case. (Appendix 1)

The group began to recruit additional local community members. With a new and broader community agenda, a bank account was set up in the name of the North Halton Celtic Historical Society in April 2010 at the Bank of Montreal in Acton to receive and disperse funds. To date \$2190.00 has been received through general donations and memberships. Membership consists of 2 categories: voting member, which is \$25.00 per person and supporting member which is \$10.00. At present there are 54 members, 22 voting members and 32 supporting members.

On September 8th, 2010, at Ballinifad United Church Hall, an inaugural meeting of the North Halton Celtic Historical Society was held to approve incorporation through the Ontario Heritage Society (OHS). (Appendix 2, 3) On September 22nd, 2010; this request will be ratified through the OHS at the meeting of their board.

The Planning and Assessment Process

Since February 2010, the planning and assessment process included several components.

Consultation

Interviews and meetings were conducted with existing groups that have been working with historic buildings in Halton Hills, specifically with Ann Lawlor from Devereaux House and Ron Birrell from Heritage Acton.

Meetings were held with Credit Valley Conservation staff, Niagara Escarpment Commission staff, Councillors and staff of the Town of Halton Hills. Additionally, several interviews and meetings were held with the Ontario Heritage Trust and the Ontario Heritage Society.

In all, formal interviews and informal conversations have been held with nearly 30 key informants and stakeholders to determine the most realistic plan possible to preserve Fallbrook.

Information booths

In 2010, information booths were set up at local farmers markets in both Georgetown and Acton during July and August. Brochures about the NHCHS were distributed and the booth was manned by Anne and Lloyd McIntyre with help from other NHCHS volunteers. Questions were answered and local community support gathered.

These information sessions resulted in a greater awareness of Fallbrook by the local community and reinforced the view that preservation of the site was important for those who live in and visit Halton Hills. Out of these information sessions came several key supporters including Alan Watson, the Director of The Arboretum at The University of Guelph who is interested in establishing an historically authentic Canadian garden and orchard of the 1850's.

Budget and Revenue Projections

Projected Budget/Description of Projected Expenditures for the restoration of the Fallbrook site over 60 Months

	Total Projected Cost	In-kind Commitment to date	Projected Actual End Cost
1. Site Engineering Costs	\$91,865	\$16,000 (Thermal Heating, Grading, Drainage Tiles)	\$75,865
2. Site Building Costs	\$40,768	\$13,400 (Interior, Exterior painting)	\$27,368
3. Restoration of House Costs	\$93,350		\$93,350
4. Administrative Costs	\$23,500	\$8000 (Website, Legal fees)	\$15,500
Total	\$249,483	\$37,400	\$212,083

A more detailed breakdown of all expenses may be found in Appendix 4.

EXPECTED REVENUES

<i>Projected Sources of Funding</i>	<i>Cash Contribution towards Projected Total Cost</i>	<i>In-kind commitments towards Projected Total Cost</i>	<i>Percentage of Total</i>	<i>Expected Total Revenue (over 60 Months)</i>
Private Sources of Funding				
Membership	\$3000	\$80,000	41%	\$103,000
Donation	\$20,000			
Grant Application				
1. Trillium Foundation	\$85,000		49%	\$115,000
2. University of Guelph School of Scottish Studies	\$20,000			
Fundraising by the NHCHS, for example:				
<ul style="list-style-type: none"> • Workshops on building with logs & native gardening, • tours of the site and exterior of the cabin to school groups and other interested groups, • calendar production, • concerts, dances involving Celtic music and others forms. 	\$23,000		10%	\$23,000
Total	\$186,000	\$65,000	100%	\$251,000

Action Plan

A detailed implementation plan is included in Appendix 11.

The top priorities for immediate action are as follows:

- Arrange for lease of Fallbrook site by the NHCHS
- Secure funding for start-up and first year of operations. Immediately upon securing that funding, priority will be placed on securing the remainder of funds needed for years 2 through 5
- Recruit additional members
- Create additional community awareness of the organization's vision and goals

Membership and Board of Directors

A strong Board of Directors that understands the vision of the North Halton Celtic Historical Society and acts to implement its vision and goals will be instrumental to the organization's success. NHCHS will seek to identify and recruit potential members and supporters who should include:

- Individuals who understand the challenges and needs of non-profit agencies
- Individuals who understand the importance of preserving what still exists of historic significance in this community
- Individuals knowledgeable about the local philanthropic community who can help identify potential funding sources and facilitate the building of strong relationships.
- Individuals skilled in public relations and marketing.
- Individuals from the corporate community who can help establish linkages with other potential corporate sponsors.
- Other community leaders who can help foster collaborations with other community resources.

Managing the Risk

List of Possible Risks	Likelihood High/ Medium/Low	Impact High/ Medium/Low	What are we already doing about it?	What more can we do about it?	Timescale
Designation under the Ontario Heritage Act will not occur	Medium	High	<ul style="list-style-type: none"> Following advice of Town of Halton Hills for successful designation On-going consultation with existing partnerships Attempting to work cooperatively with all stakeholders in this process 	<ul style="list-style-type: none"> Consult with Ontario Heritage Trust regarding appeal to the Ministry 	60 days
Leasing of property to NHCHS will not be achieved	Medium to High	High	<ul style="list-style-type: none"> Continuing to work with existing partners and supporters, to ensure cooperation and satisfactory resolution 		6 months
Funding will not be achieved over 5 year period	Low	Medium	<ul style="list-style-type: none"> Consulting with other groups to confirm the realities of raising money, accomplishing goals 	<ul style="list-style-type: none"> Investigate further grant opportunities on an on-going basis Develop fundraising campaign using expertise of existing members, existing 	1 – 5 years

Environmental issue of Jefferson Salamanders, (a species at risk and known to be in the area of Fallbrook) will negatively impact restoration of cabin	Low- Medium	High	<ul style="list-style-type: none"> Research Ministry of Natural Resources documentation on Jefferson Salamander 	<p>community groups</p> <ul style="list-style-type: none"> Continue to liaise with Ministry of Natural Resources 	1 – 2 years
Any not yet known reason may prevent the restoration of the cabin	Low	High	<ul style="list-style-type: none"> An alternate plan has been considered – Dismantling the cabin, moving it to other municipally owned property, e.g. Devereaux House, to keep relevant history of Halton Hills in the community 	<ul style="list-style-type: none"> Lease with other community groups and Town of Halton Hills regarding the possibility of moving the cabin 	1 - 5 years

Designation Options for the Town of Halton Hills

1. Do nothing: do not designate
2. Designate: NHCHS assumes responsibility for management
3. Designate: Another body assumes responsibility for management of site
4. Designate : Arrange for another historical body to reconstruct the house on another site

Comparison of Options

	Meets Town of Halton Hills Needs	Fulfills Public Benefit
1. Do not designate	No financial risk e.g., staff time Likely low-level public response to decision	None
2. Designate & allow NHCHS responsibility for management	Little cost, staff time Council seen to recognize importance of community history	No cost to public, potential of public education, increased tourism, liaise with school boards to showcase local history
3. Designate and allow another body to assume responsibility of site	Little cost, staff time, unlikely another organization exists at this time that has the means to manage this site	No cost to public, potential
4. Designate and allow removal of cabin to another site	This option requires the most town staffing time; cost for deconstruction to be assumed by another organization	Separating the cabin from the site negatively impacts its historical importance, although historical characteristics of the cabin will be maintained for of public education, increased tourism, liaise with school boards to showcase local history

Recommendation

It is recommended that Option 2 be approved by Members of Council of the Town of Halton Hills

- Fallbrook Farm as an historic site meets the criteria for heritage designation under the *Ontario Heritage Act, 2006*.
- The North Halton Celtic Historical Society has laid out the criteria expected by the Town of Halton Hills.
- The group is locally based, diverse and has the unique skill set to put this business plan into action.

APPENDIX 1

NORTH HALTON CELTIC HISTORICAL SOCIETY

FALLBROOK GREEN TECHNOLOGIES INITIATIVE

The concept of the FGTI is to create a concentration of environmentally friendly technologies at the Fallbrook site sufficient to create a centre of interest and knowledge for those interested in these technologies. Because of its direct favourable impact on the site, a high performance waste water management system is the most important to the project. The superior performance of these systems brings them into direct alignment with CVCA and NEC mandates. (See FGTI Water Mgt. Sys.)

The next most important technology to the project is geo-thermal heating. While the benefits of this technology would be no greater on this site than any other, it represents one of the most significant opportunities available to reduce the burning of fossil fuels for domestic heating and cooling – (see FGTI Geo-Thermal Systems).

Other eligible technologies are rainwater collection systems, solar/thermal, solar/electric, and gray water reuse.

In general these systems involve an increased initial cost as compared with conventional systems. The second aspect of the FGTI is to provide suppliers of equipment and services related to these technologies with significant promotional value in return for donations of their time and/or material to the project. These contributions would rate as "donations in kind" and would assist in building up our fund-raising base when pursuing matching funds with other agencies (see Trillium Fund).

Realizing this promotional value would fit well with the signage and residential curator/caretaker aspects of the Fallbrook project (see FGTI Letter to Suppliers). In dialogue with several potential suppliers, one of their main concerns is the sustainability of the initiative. As with other aspects of the Fallbrook project, NHCHS would have to commit to a sustained effort to maintain the viability of the FGTI.

APPENDIX 2

THE FALLBROOK GREEN TECHNOLOGIES INITIATIVE

Letter to Suppliers

The Fallbrook Farm Historical Site commemorates the efforts of the Celtic pioneers who settled the area in the 1800's. (See attached brochure) As well as revealing its historical significance, the NHCHS proposes to make the building and site an example of how modern technologies can reduce the impact of living in an environmentally sensitive setting. This is the preferred approach to servicing this site not only because of its physical setting, but also because it is under the jurisdiction of the Credit Valley Conservation (CVC) and Niagara Escarpment Commission (NEC).

The site, given a concentration of a number of technologies, will provide a center of knowledge, where interested persons can view and investigate these technologies working in harmony with each other and with nature.

The Fallbrook Green Technologies Initiative will provide participants with promotional value for their goods and/or services in return for contributions "in kind" to the Fallbrook project. From the standpoint of NHCHS, this will not only reduce our cost of servicing the site, but will increase our fundraising base for purposes of procuring matching funds from other agencies.

From the standpoint of participants, promotional value would be realized in a number of ways:

- Participants would be recognized as major corporate sponsors of the Fallbrook Farm historical project.
- Signage on site – the building is adjacent to the Bruce Trail, and with advanced waste water disposal system, could be set up as a rest stop on the trail to increase exposure to signage.
- Brochures and information available at an information kiosk on site.
- A resident caretaker/curator in attendance who could provide information and promotional materials.
- Recognition in newsletters, newspaper articles, journals and magazines related to the project, both historical and environmental.
- The favourable implications of servicing a site in the Credit Valley/Niagara Escarpment region.

Even at this early stage in the negotiations required to execute this plan, your expression of interest would be helpful in reinforcing our fundraising and business plans.

If you are interested in contributing to this project, please reply to sender with a brief description of the type of goods or service you might contribute and the approximate dollar value thereof. Firm commitment is, of course, not feasible at this time, but we would hope to move to this stage as negotiations on other fronts move forward.

Thank you for your interest to date. Bill McKay, NHCHS NHC Fallbrook GTI

APPENDIX 3

NORTH HALTON CELTIC HISTORICAL SOCIETY CONSTITUTION and BY-LAWS

As adopted Sept. 8, 2010

I Name

The name of this organization shall be the North Halton Celtic Historical Society, hereinafter called the Society.

II Objectives

The Purpose of this Society shall be to bring together those people interested in the diverse heritage of the history of settlement in North Halton, to research, retain, preserve and present historical data pertaining to the region. The organization shall be carried on without purpose of gain for its members, and any profits or gains to the organization shall be used in promoting its objectives.

More specifically, the aims and objects shall be:

1. To undertake and promote the study of any phase of historical research within the region of North Halton.
2. To advance education by improving the public's understanding and awareness of the cultural history of North Halton by hosting events, displays, exhibitions and performances and producing educational material.

To disseminate historical information, to arouse an interest in the past and to encourage the preservation of historical, natural, archaeological and architectural heritage of the region by:

publishing or printing material; marking buildings, sites or other features of the historical and natural landscape; by holding public meetings, lectures, exhibitions; and, by undertaking a variety of information sharing, publicity and public education programs.
3. To transact such further business as may properly be brought before the meeting or any adjournment thereof.

III **Membership**

Membership in this Society shall be open to any person interested in the history of the area, and such person may be enrolled as a member upon the receipt of application and fee in accordance with the By-Law of the Society. Categories of membership may be established by the Society, as it may deem necessary, according to the By-Law.

IV **Board of Directors**

The Board of Directors shall be comprised of 5 officers and 2 directors. The officers shall be a President, a Vice President, a Past President, a Treasurer and a Secretary. They and the Directors shall be elected for a term of one year.

V **By-Laws**

By-Laws shall be established and set forth as may be required but conditional. By-Laws are not permitted nor shall any By-Law be established or amended unless in accordance with the Constitution of this Society. By-Laws may be introduced, revised, altered or amended only upon due notice being given to the membership at least thirty (30) days prior to the Annual General Meeting or such special meeting as may be called to deal with the matter. A vote of two-thirds (2/3) of the membership present shall be required to establish, revise or amend any By-Law.

VI **Amendment of the Constitution**

The Constitution of the Society may be revised, amended or altered only upon due notice given to the membership not less than thirty (30) days prior to the Annual General Meeting or such special meeting as may be called to consider the matter. A vote of two-thirds (2/3) of the membership present shall be required to pass any revision or amendment. All proposed amendments shall be submitted in writing.

BY-LAWS OF THE SOCIETY

I **Membership**

- 1) Individual membership. Annual membership is open to any person who will pay the annual fee as determined from time to time by the Society.
- 2) Family membership may be granted at an annual fee determined from time to time by the Society.
- 3) Organizational membership may be granted at an annual fee determined from time to time by the Society.

- 4) Honorary memberships, along with other special classes of individual membership established by the Society, may be granted by the Executive.
- (a) Membership shall be due and payable to the Treasurer within thirty (30) days following the annual meeting each year.
- (b) In the case of organizational memberships one individual, designated by the organization, is entitled to vote.
- (c) A member of the Society may resign at any time submitting a resignation in writing but no refund of fee shall be made

II **Duties of Officers**

- (a) **President:** The president is the chief executive officer of the Society and shall preside at all meetings. The president shall report annually on the activities of the Society at the Annual Meeting and shall appoint members of committees and delegates not otherwise provided for in the By-Law. The president is an ex-officio member of all committees.
- (b) **Vice President:** The vice president shall assume the duties of the president in the event of absence, incapacity or resignation of the president.
- (c) **Past President:** The Past President shall act in an advisory capacity and chair the nominating committee
- (d) **Secretary:** The secretary shall be responsible for all the correspondence of the Society and shall keep the minutes of the meetings of the Society. The Secretary shall also maintain a list of members and render an annual report.
- (e) **Treasurer:** The treasurer shall be responsible for the safekeeping of the Society funds and for maintaining adequate financial records. The Treasurer shall deposit all monies received with a reliable banking company. Numbered cheques signed by any two of the treasurer, the President and designated director shall pay out monies. The treasurer shall obtain executive approval for all disbursements in excess of fifty dollars (\$50.00) and shall render an annual report as soon as possible after the conclusion of the fiscal year. The Treasurer shall collect the annual membership dues.
- (f) **Executive Approval:** The President, Vice President, Director(s), Secretary and Treasurer shall constitute the Executive. On matters requiring executive approval, at least three members of the executive, including the President, shall be consulted. In the case of a tie vote, the President shall have the deciding vote.

III **Terms of Office**

The Board of Directors shall be elected annually. Normally, they shall be limited to three consecutive one-year terms, but this limitation need not apply provided that two new directors are elected each year. In all cases, directors shall become eligible for re-election after absence from office for one year.

IV **Meetings**

- (a) General meetings of the Society, of which there shall be no fewer than two in any calendar year, shall be held on dates and in places to be determined by the Executive.
- (b) The Annual Meeting of the Society shall be held in the month of November each year unless otherwise designated by the executive.
- (c) Meeting notices shall be circulated to all members at least fifteen (15) days in advance of each special, general or annual meeting.
- (d) At any special, general or annual meeting, one-third (1/3) of the members in good standing shall constitute a quorum.
- (e) Special meetings shall be called upon by written request to the secretary by (10) members in good standing of the Society. The meeting so requested must be held within thirty (30) days of the receipt of such request. Special meetings may be called by the executive at any time.

V **Committees**

Standing or special committees may be appointed by the President as directed by the Society.

VI **Dissolution**

Upon the demise of the Society, a special meeting will be held, consisting of a minimum of three officers and two thirds of the membership of the Society, to determine the disposition of assets. In the event that the Society has charitable organization status, the assets will accrue to another charitable group in good standing.

I hereby certify that this Constitution and By-laws was approved at a Special Meeting called to establish the North Halton Celtic Historical Society.

Date _____

_____ President

_____ Secretary

APPENDIX 4

NORTH HALTON CELTIC HISTORICAL SOCIETY

INCORPORATION MEETING

Sept. 8, 2010

Meeting in the Ballinacorney United Church called to order at 11:00 a.m. by Bill McKay. He welcomed all present including Councillor Dave Kentner, Councillor Jane Fogel and Rob Levery from the Ontario Historical Society.

Others present were: Kate Murray, Anne McIntyre, Lloyd McIntyre, Jim Kirkwood, Mary McKay, Wayne Gates, Andy Spiece, Liz Bailey, Richard Bailey, Norm Paget, George Henderson, and Alastair McIntyre.

Guest speaker Rob Levery was given the floor. He has been with Ontario Historical Society for 22 years. This is a not for profit, non-governmental organization whose mandate is to preserve Ontario's history. The purpose of his visit today is to facilitate NHCHS joining and becoming incorporated through OHS.

The OHS provides an archive for all its participating groups which can use its records for reference. It is an advocate for these groups at the provincial level. OHS will write an article about NHCHS for its December issue of the OHS newspaper.

Reports

Treasurer – (Lloyd McIntyre) – NHCHS has a community bank account at Acton's Bank of Montreal with a current balance of \$1,653 and \$450 to be deposited from new members.

Motion – To adopt Treasurer's report – So moved by Wayne Gates, seconded by Kate Murray. Carried.

Membership – (Anne McIntyre) – to date NHCHS has 54 paid members (23 voting and 31 supporting). Anne and volunteers have been out to 6 area markets manning a booth to make public aware of the Fallbrook project. She has collected 203 names on a petition to save Fallbrook. Our group is gaining local support which helps the cause.

Secretary – since initial meeting of NHCHS, there are no previous minutes.

Constitution

A copy of the constitution was emailed to all members prior to this meeting. Bill McKay advises that we have the means to amend any points written into the constitution.

Rob Leverty pointed out a "dissolution clause" whereby if the group folds, the group decides where to disperse the assets, not only monetary, but also records of meetings and history gathered.

Motion – Be it resolved that the Society adopt the Constitution entitled "North Halton Celtic Historical Society Constitution and By-Laws as approved September 8, 2010".

So moved by Kate Murray, seconded by Lloyd McIntyre. Carried.

Guest speaker Alastair McIntyre given floor. He is the webmaster for "Electric Scotland". This is a social network where different forums can participate and add their stories. NHCHS is part of this forum. Alastair presented an overall view of the website on how it works and how it involves many different people and groups all relating to Scottish history.

Election of Officers

Bill McKay gave gathering option of voting for each individual member on the nomination slate or voting for the slate as a whole.

Motion – to vote the nomination slate of officers as a group. So moved by George Henderson, seconded by Wayne Gates. Carried. (5 emails from voting members supported nominated slate.)

Now that the nominated officers have been voted upon, the incorporation process was able to proceed.

Motion – Be it resolved that the North Halton Celtic Historical Society be incorporated in the Province of Ontario through affiliation with the Ontario Historical Society.

So moved by Kate Murray, seconded by Wayne Gates. Carried.

Conclusion

Bill McKay concluded meeting saying that this meeting has achieved our objective to incorporate with OHS. He thanked everyone who attended the initial meeting and invited all to stay for the luncheon and afterwards proceed to the Fallbrook site.

Motion to adjourn meeting – so moved by Lloyd McIntyre, seconded by George Henderson. Carried

APPENDIX 5

Fallbrook Building & Site Costs

Projected Costs for Fallbrook Site Engineering Requirements:

Survey and site design including septic system design	\$4000
Septic system (High Performance)	\$20,000
Permit for septic system	\$630
Water well including pressure system	\$11,000
Geo-Thermal heating system incl. design cost & ductwork	\$40,000
Permit for heating included in building permit	
Electrical Service – pole to building	\$ 3000
Layout design fee to Halton Hills Hydro	\$235
Grading – slope from building & parking areas	\$1000
Exterior foundation protection & drainage	\$5000
Fencing and Signage	\$7000
Total Site Engineering Costs	\$91,865

APPENDIX 6

Projected Costs for Fallbrook Architectural Requirements

Building permit	\$1368
Design and Drafting services	\$3000
Interior wiring and service panel	\$4000
Plumbing: up-grade existing and additional washroom	\$4000
Wood stove and chimney connection	\$2500
Roof/ceiling insulation	\$2500
Interior foundation insulation	\$2000
Interior wall repair	\$1500
Interior/ Exterior prep. and paint	\$13400
Wheelchair Access	\$4500
Security System	\$2000
Total Projected Site Building Costs	\$40,768

APPENDIX 7

PROJECTED RESTORATION BUDGET OF THE CABIN: PHASE I

Replace damaged siding. Strip, prime and paint siding to seal and protect the walls. Reseal the siding at window openings.	\$1400
Remove double window installed in the 1950's on the south elevation with original single hung, 6/6 sash window with new storm 1/1 window on retaining clips	\$1550
Replace 2/2 sash windows on log house with original 6/6 single hung sash Restore window stools and sills. Restore trim on exterior and interior with new pieces	\$6800
Install new board shutters on all exterior windows.	\$4000
Remove knee walls in attic of log house. Install tongue and groove pine floor. Repair chinking as required. Repair logs and rafter soles.	\$7200
Blow foam insulation into wall cavity on exterior of building	\$6500
Expose foundations at exterior Replace missing or displaced stones. Repoint.	\$8200
Repair all floors with pine T. & G. 1-1/2" x 6" existing and reclaimed material.	\$11,800
Sub-Total Phase I	\$47,450

APPENDIX 8

PROJECTED RESTORATION BUDGET OF THE CABIN: PHASE II

Restore roof to match original. Replace all asphaltic shingles with new cedar shingles. Replace eavestrough with "log" troughs lined with metal. Rebuild upper chimney above roof with new s.s. liner/cap.	\$16,200
Remove all siding from lower walls. Repair sills and floor logs if required. Lower grade on four sides. Insulate foundations below new grade. Replace lower siding with 50% new siding.	\$10,000
Reconstruct spring room & utility room with reclaimed materials	\$19,700
Sub-total Phase II	\$45,900
Total Phases I and II	\$93,350

APPENDIX 9

PROJECTED ADMINISTRATIVE COSTS

Communication – Printing, Postage	\$6500
Supplies	\$1500
Website Maintenance	\$2500
Legal Fees – for lease agreement, advice, documentation	\$5500
Advertising – for fundraising, print advertising	\$7000
Membership dues	\$500
Total	\$23,500

APPENDIX 10

RESTORATION PROPOSAL - The Mursion Report

McClure Log House - Heritage Investigation Report, (2008)

9.0 BUILDING CONDITION ASSESSMENT: 9.01 the visual inspection of the building was undertaken by accessing all of the interior spaces except the crawl space below the floor, and the ceiling void at the second floor above the collar ties, which could be seen through the rafter spaces on the south side attic behind the knee wall.

9.02 The overall condition of the building is quite good, indicating that it has been well maintained by the C.V.C. and the owners/tenants for most of its existence. The original log structure has been protected with clapboard siding, to keep the rain and snow out, but this is now compromised at a small area of the west elevation where animals made access holes to the interior. The logs and voids between the clapboard were examined. Early foam insulation was noted in the cavity between the log walls and the exterior. This insulation is likely to be of the UFFI type, but the hazard of formaldehyde to people inside the building, caused by out-gassing of the volatile components of the sprayed foam, diminishes with time. The foam is very brittle and disintegrates at the touch, indicating that the binder and structure of the foam has deteriorated significantly. Even if this was originally UFFI foam, the amount of formaldehyde gas is probably immeasurable now, and would not be expected to pose any risk to people either outside or inside of the building.

9.03 View of upper gable wall at eaves, west side, south-west corner. Note masonry infill acting as load to keep top log securely fixed to half-dovetail seat in second log on south wall. A single oak trenail through the corner would have secured the corner just as well. This is a primitive solution and may be based on traditional methods of building crofter's cabins in Scotland using logs, turf and stone.

9.04 Small fragments of foam insulation visible just below top of siding, on the exterior of the log wall. The top log on the gable is half dovetailed so that it would lock the upper course on the adjoining south wall to the north wall, but this requires weight from above to ensure that the top plate log, which supports the rafters, does not simply lift off the half-dovetail joint. This may explain why the builder loaded the upper gable wall with masonry (he was trying to keep it from lifting / wedging upwards at the corner), but this could have been accomplished alternatively, by driving a heavy trenail down through the corner to tie the two together.

9.05 Another alternative to the half-dovetail tie, would have been to install a full dovetail with the dovetail cut horizontally not vertically in the end of the tie log. The additional labour is minimal, but it would mean that the tie log would wedge tighter under load, without trying to ride up off the seat on the adjoining log. The builder seems to have had some idea of the mechanism of failure resulting from the rafters pushing against the top plate, but did not consider all the options to resolve it. This may also explain what appears to be a sawn tie beam just inside the opposite (east) wall of the second floor. A scantling measuring 3" x 4" was rebuted into the top log at the south east corner. This tie probably extended right across the

building to the opposite wall, but it has been sawn off 6" from the wall, and the opposite corner was inaccessible during the inspection. The use of a horizontal tie is not unusual, but the placement is very odd.

Most tie beams were installed between the center-points of the two long walls, where the loads and deflection are greatest. Placing the tie at the corner means that the builder knew that the corners were likely to fail under load, but shows that he assumed the log to be stiff enough to restrain the middle of the wall from bending outwards. So he did not have a complete grasp of the mechanism of structural loading. This solution is unique in the set of log, frame and vertical plank buildings which the author has examined. The method of construction should be preserved and documented as it has survived, with minor re-pointing to solidify the masonry.

9.06 Masonry foundations of the log house are visible on three exterior walls. These rubble walls were constructed from stone collected on site, set in lime mortar. The foundations are probably shallow as there was no basement under the building, and bedrock is at an indeterminate depth.

9.07 The log house and frame addition have what appear to be rubble masonry foundations laid in lime mortar, but the depth of these footings is not known. Bedrock is close to the surface under most of the house so is believed to have been used to carry the structural loads.

9.08 Masonry wall

9.09 The rear wall (north side) of the house was extended with a masonry wall that houses a utility room and root cellar. This service area was probably constructed to retain the soil and keep water from infiltrating the north wall of the building. The rubble construction has been parged on the interior. The condition of the masonry is sound.

9.10 Chimney / stove / fireplace A masonry fireplace/cooking hearth was used in the kitchen in many early log houses. This construction was usually near the center of the building and was used to divide the floor into a principle room occupying about 60% of the floor space and one or two minor rooms behind the fireplace in the remaining 40% of the floor area. When houses were expanded the old kitchen hearth was often preserved in the original structure at the rear of the newer house, as the so called "summer kitchen", partly to retain the existing space and partly because the fireplace hearth with its wide hearth stone, and pot crane was well suited to this function, until cast iron cooking stoves became common in the second half of the nineteenth century. The early cast iron stoves were often for heating rather than cooking. This house was constructed at a date when cast iron stoves were replacing the traditional fireplace hearth, which is why the brick chimney is located near the center of the log house. The original stove may have been used for cooking and heating but was probably replaced or moved to the addition when Donald McKay added the frame wing on the east end of the house. To depict the house as a farm and show the building in the context of a farm an authentic cooking stove should be installed in the kitchen with a heating stove in the living room. However, the convention of placing the stove in the middle of the room with an exposed stove pipe running across to the thimble in the chimney is both dangerous and awkward if the building is to be used as a multi-purpose building. It would make sense to install a small heating stove, almost directly below the chimney with the pipe run vertically to an elbow at the thimble. While this is not as efficient at heating the rooms, it will be much safer for public use and retain significant floor space.

9.11 The brick chimney was constructed on a bracket attached to the main interior partition across the house, and between the two doorways at the first floor. This central location was used to ensure that heat radiated outwards to all the rooms. The chimney is freestanding through the attic with

the floor added later, around it. This arrangement indicates that an iron stove was used to heat the house from the time that the chimney was constructed. The presence of a fireplace hearth was not observed, but is sometimes concealed under the first floor. An alternative and more elaborate heating system that should be considered in the longer term, (if the building is to be used year round for public events) would be to replace the primary heating of the building with. Given the remote location natural gas is not an option. Electric resistance heating can be installed in fairly inconspicuous manner, but is expensive to operate Log walls / original house

9.12 The original log house was constructed with pine logs that were sawn in a water powered mill near the creek. The logs extend the full length of the original exterior walls with openings cut after the walls were erected. Some of the log ends are exposed on the south west corner. Several joints at the top of the wall were cut with a half dovetail to lock the upper log on the south to the next lower log on the west wall. The joint is well cut and tight indicating that the logs compressed tightly when they dried, (logs were cut and used green).

9.01 The condition of logs on the north wall, near grade is known to have suffered due to the slope of grade towards the house, presence of moisture and soil. Several logs were repaired or replaced by maintenance staff in the past five years, with repairs to the siding visible above grade.

9.02 The condition of logs at or below the floor is not known. Deterioration usually starts near grade where the humidity under the floor is highest, and condensation occurs at the perimeter (due to heat loss ie: ingress of cold). Some log repairs may be expected near corners particularly on the north and west walls which were more exposed than the protected east wall.

9.03 Frame walls / addition These walls were not open except where the top plate of the south addition wall abutted the south-east corner of the log wall. The presence of framing could be confirmed but little detail observed. The construction date of the 1870's would suggest that the framing used full 2" thick material, with balloon framing. The joists will be supported on blocking between the studs, or by a cleat let into the studs to support the walls.

9.04 Floor (ground level) The original pine floor has been covered with sheet vinyl material in the kitchen and stairs to the second floor. The condition of the original boards is not known but may be heavily worn and/or damaged by the later floor coverings. If the sheet flooring is removed the floor may require patching, and replacement of some of the pieces, so that it can be refinished. The living room was covered with narrow oak strip flooring, which appears to be 3/8" thick. Many small nails are used to secure this type of flooring, so the original floors will require extensive repairs and refinishing to restore to good condition. The original pine floors were typically 1-1/2" thick, making it possible to re-sand and finish them down to 1-1/8 or 1" thick. Carpet over the floors of the two smaller rooms may cover original flooring which is in better condition. The second floor boards were installed as air dried material, and have shrunk since they were installed. The gaps may be filled before refinishing with fitted pieces of pine set in epoxy, if a smooth finish is required. The plywood floor over the log house has never been finished. It should be removed and replaced with pine flooring to match the original, preferably with reclaimed materials.

9.05 Floor joists under the first floor were not visible. Since the logs and rafters were sawn, one might expect that sawn joists were also likely in this house, (unlike most early log houses where the ground floor joists were either 3/4 round logs or squared beams, dressed with a broad axe. The typical detail for joists at this period was to use a heavy section measuring approximately 1.61 times as high as it was wide. (This proportion was

derived by using a compass to divide the log end, relating the diagonal layout line to the width of the section sought), and was a rule of thumb employed in general construction in order to derive the stiffest timber from a cylindrical log. (Wastage of timber was of no real concern when hewing joists, with at least ½ of the log ending up as waste chips or shavings).

9.06 The ends of the joists bore directly on the sill logs, as a half-lap set into a mortise on the inside face of the timber. Where ¾ round logs were used, the log was tapered with an axe to a neat rectangular tenon. For a log measuring roughly 16" diameter, the tenon was typically 6 – 8" wide by 4 – 6" deep. The tight fit achieved in this detail restrained the log joist from rotation, and was locked in place by the weight of the next log bearing down on the sill log. In this house log joists may be found, but it is more likely that the joists will measure approximately 7" wide by 9" deep with a half-lap roughly ½ the depth of the joist (4-1/2") where the joist bears in the pocket.

9.07 The ends of the joists extend typically ¼ of the thickness of the sill log, which protects the joist end from the elements and moisture. However, where the log has rotted, or the chinking has allowed moisture through the wall, the joist end may also be compromised, the end of the joist may suffer dry rot. Repairs for this defect require removing the floor over the decayed area, provision of temporary support for the joist, and replacement of the damaged part. Use of special joinery, stainless steel threaded rods set in epoxy and/or other protected metal connectors, may allow the joist end to develop as much load carrying capacity as the original element. The so called "cheap and dirty" solution is to place additional supports of concrete or masonry under the joist where it is cut to remove the rotted section. This is not recommended since it separates the joist from the lateral support of the sill log, which is essential in the long term, to prevent movement and stress in the floor.

9.08 Given the observed and reported conditions of the house, allowance should be made for repairs to some joists along the north wall, and possibly the entire joist near the west wall if it is easy to remove and replace.

9.09 The tops of the joists were usually leveled by dressing flat with a broad axe, and sometimes finished with a plane to make it as smooth as possible to assist in leveling the flooring. These joists were most likely sawn on all four sides which would result in a top surface which would not require planing before the flooring was installed.

9.10 Subfloor was not used in these early buildings. The floor boards were typically 1- 1/2" thick white or red pine, tongued and grooved. Occasionally the floor boards were not tongued and grooved but were splined or simply butted together, but both conditions were rare. The tongue and groove was sometimes installed at the centerline of the floor board, but more frequently found below the centerline of the board. This kept the connection below the neutral axis of the wood, and after more than 150 years of wear, the 3/8" thick tongue and groove is still protected by at least 3/8" of flooring. This allows the floors to be repaired and/or refinished without disrupting the connection between them.

9.11 Where the flooring was not sufficiently air dried before installation, (a common problem when rushing to construct the house in one season), the boards will be found to have shrunk by approximately 1/8" to 3/16" for the typical width of 5-1/2" to 6".

Flooring may be standard widths or random width at this time. Where the flooring is bound to have shrunk, and is in need of lifting to repair the joists, it makes sense to lift the entire floor carefully, by lifting each board with special bars, cutting the nails as this is done to release them from the joists. The flooring can then be cleaned, sorted, replaned and reinstalled tighter than before on the repaired floor joists. Where random width

flooring is found, the process is made slightly more difficult by having to ensure that matching boards are used where found to be wider or narrower than usual.

9.12 Carpenters often did not stagger the floor boards but laid an entire "load" of flooring so that it started and finished on two joists. The next load of flooring carried on where the first stopped. This was because a single log or set of logs would be cut to length before milling, resulting in several stacks of material that had different lengths, (say 10'-9" and 12'-3" and 11'-5" for example). A diligent modern carpenter might be tempted to repairing the floor by staggering the flooring across a common joist, but this should not be done where it will misrepresent the original construction. Similarly, the nails used to re-lay the floor should be matched to the original type. Square "cut" nails are available or should be duplicated to allow the floor to "read" as original, if it is lifted for the repairs. Where the flooring needs only to be tightened, additional nails should be used which match the original. To avoid excessive nailing, wooden cleats may be installed under the floor, screwed to both the underside of the floor boards, and side of the joists where required.

9.13 The original pine floor was left unfinished for years, unless money was available to paint the floor. The original paint type and colour can be determined by sanding a patch of good sound flooring to bare wood. Home mixed paints were also made with pigments in a medium such as linseed oil, nut oil or buttermilk. A common recipe was to use powdered red lead, with buttermilk to create the ubiquitous red barn or railroad paint that was so durable and utilitarian. Red lead paint is highly toxic and should be removed and disposed carefully where found. Unfortunately, this paint is highly toxic and should not be replicated for the sake of authenticity. Modern oil stains, or alkaline paints are suitable alternatives, and should be chosen to match the original finish. One must also keep in mind that the wear and tear caused by a family of ten on a farmhouse floor would have been less than that caused by thousands of visitors a year. Care should be taken to ensure that the finish is flawless, durable and thick enough to withstand the increased volume of traffic should the building be used as an interpretive center open to the public.

9.14 The floor of the addition is covered with modern finishes but appears to be tongued and grooved boards, and may be laid over subfloor. Since this addition became the main access into and out of the house, wear has been significant in the kitchen. The condition of the floor is not known, but slope to the framing suggests that the framing has moved or deteriorated underneath.

9.15 The masonry rooms at the rear (north) side of the main floor are constructed with rubble walls laid in lime mortar directly against the soil. If a coat of lime / cement parging was applied over the face of the wall, it will reduce but not prevent ingress of water through the joints. Dampness in the wall can be remedied by excavating the wall to the footing, applying a continuous bituminous waterproofing layer over the parging, and installing a weeping tile at the foot of the wall to collect and carry water away from the wall. Granular backfill will allow the water which percolates towards the wall, to be carried rapidly to the weeping tile. For additional security, a layer of dimpled plastic sheeting should be installed between the bituminous layer and the granular backfill. This prevents hydraulic pressure from forcing water through a pin hole in the membrane, by providing a cavity for water to drain down to the footing through. The dimpled sheeting must be fastened directly to the wall along the top and edges with mechanical fasteners through a non-corrosive bar so that frost and soil movement does not allow soil behind the sheet. COST INCLUDED IN BUILDING & SITE COSTS.

9.16 Concrete floors, in the masonry addition were found to be durable and dry. The relatively steep grades at both ends of the house, probably carry most surface water away from the house before damage is done on the north side. This keeps the concrete floor dry. The floors will be cold in

winter. If the building is to be used year round, it would be wise to install frost resistant insulation at the perimeter (below grade) to reduce heat loss

COST INCLUDED IN BUILDING & SITE COSTS

9.17 Floor (second floor) The log house did not have an attic floor as late as 1950. The second floor of the frame addition was constructed circa 1878, by Donald McKay, with access via stairs on the north-east corner from the ground floor. The stairs are steep rising approximately 8" to a run of 9" with a simple square picket handrail along the stair opening at the second floor. The floor over the log house was added when the second floor of the frame house was modified and a dormer placed over the north half of the log house.

9.18 Plaster finishes were noted on the walls of the addition and in the log house. Some of the finishes may be applied over gypsum board, but most of it appears to be the traditional lime plaster on lath. Minor repairs to cracks and repairs should be done before painting. COST INCLUDED IN BUILDING & SITE COSTS 9.19 Paint finishes. The entire house is painted inside and out. The interior walls, ceilings and trim should be cleaned, repaired as needed, primed and repainted in colours to match the original. Modern alkyd paints may be used with suitable preparation. The exterior paint is deteriorating on the fascias and gables, soffits, siding, windows and doors. The exterior should be repaired and cleaned before all loose paint is removed. Holes and defects in the woodwork must be repaired and sealed when the weather is dry and warm. Modern sealants may be used in concealed gaps to support paint at junctions. Where paint is loose and cracked it should be removed to bare wood, to allow the wood to dry and be cleaned fully. New and original wood must be primed and painted with a minimum of three coats, premium primer and paint. COST INCLUDED IN BUILDING & SITE COSTS

9.20 The original paint colours can be determined by sanding several samples of paint from interior and exterior trim, walls and ceilings to bare wood. The sequences of colours and quality of paint should be examined under magnification.

9.21 Windows. Loose and broken window panes in the original sash must be removed and reinstalled with new 3 mm. glass. A clear (3-M) self adhesive U.V. barrier film, (used in museums) should be installed on all panes to protect them from accidental breakage and provide U.V. protection for artifacts inside the building. All window sash should be cleaned, sanded primed and painted to prepare for priming and repainting.

9.22 Most of the window openings in the log house are original, for single hung 6/6 sash windows. The double window to the east of the entry door was expanded in the early 1950's, by cutting an addition 3 feet from the log wall adjoining the original window buck. Openings in the frame addition are in the original locations. The 6/6 sash were replaced with modern 2/2 sash, (sized to fit the original frame), in the 20th. century.

9.23 Doors Two of the exterior doors, on the south elevation are probably original to their openings, but have been modified by the installation of glass panels in the twentieth century. The two panels at the center of the kitchen door were removed so the rails and styles could be altered to accept two panes of glass. The modification reduced the rail supporting the top of the panes to less than 2 inches high, and required filler pieces to be added to the jambs. These panes should be removed so new wood panels can be made and installed in the door. The door should be stripped to bare wood with care taken to note the original colours on the door and trim. Modern hardware should also be removed and holes plugged. An

authentic backset lock should be installed on the door with matching strike in the jamb. The repaired door should be primed and repainted to completely remove the later modifications.

9.27 Wiring & electrical in the house was installed in several stages. The condition of the modern service would require an inspection by a licensed electrician. The use of modern fixtures in an historic building is a compromise unless the outlets can be concealed in the structure. Ceiling lights should be removed and the ceilings patched. If the house is to be used as an exhibit space, electrical outlets for lamps and equipment may be concealed in baseboard and under cupboards, etc. A washroom would not be subject to the same guidelines, and would have ceiling lights, fan, and G.F.O. outlet. Service rooms would also be wired and lit with modern fixtures and outlets. Costs to modify the existing system. COST INCLUDED IN BUILDING & SITE COSTS.

9.28 Plumbing. The existing plumbing is a combination of cast iron, galvanized copper and plastic pipe. The piping system will require a complete review, but may be adequate for uses which do not require cooking and catering. If the building is to be occupied full time, (perhaps by a resident artist, or couple who would take care of interpretation and tours, etc.) the water system should be replaced before other work is done. Provision of a public washroom and especially a washroom which would allow handicapped accessibility for wheelchairs, visually impaired and the elderly will be considered in a second phase of work, which would allow long term use of the building. Well water requires testing both at the well head and when it is delivered through the taps to ensure that the piping, and water supply is free from contaminants. The septic system would also require review to see whether the tank and drainage field are adequate and reliable. Installation of a new septic system would require an agreement to excavate an area for this purpose. COST INCLUDED IN BUILDING & SITE COSTS

Appendix 11

5 Year Implementation plan

Description of Activity/ Deliverable	Year 1				Year 2				Year 3				Year 4				Year 5			
	2011				2012				2013				2014				2015			
	Q 1	Q 2	Q 3	Q 4	Q 5	Q 6	Q 7	Q 8	Q 9	Q 10	Q 11	Q 12	Q 13	Q 14	Q 15	Q 16	Q 17	Q 18	Q 19	Q 20
Administrative/Legal																				
Ownership agreement	■																			
Site Planning		■																		
Sever/Convey or lease to NHCHS			■																	
Insure Property				■																
Drill/test well					■															
Certificate of Occupancy issued (Bldg. Permit file closed)																			■	
Rental to Curator/Caretaker																				■
Construction																				

Installation washroom/kitchen																				
Description of Activity/ Deliverable	Year 1				Year 2				Year 3				Year 4				Year 5			
	2011				2012				2013				2014				2015			
	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q	Q
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Construction (Continued)																				
Restoration (as described in the Murison Report)																				
Final Grading of Site																				
Parking facilities established																				
Fundraising																				
Year 1 – Target \$5,000																				
Year 2 – Target \$5,000																				
Year 3 – Target \$5000																				
Year 4 – Target \$5000																				
Year 5 – Target \$3000																				
Donations – \$20,000																				
Grant Application Submitted (Initial Trillium Grant application submitted prior to first quarter)																				

