

VICTOR W. PRIESTLY

3200 Lloydtown-Aurora Road, King, ON L7B 0G3

Tel: [REDACTED]

Fax: [REDACTED]

May 22, 2024

SENT VIA: Regular Mail

Town of Georgina
26557 Civic Centre Drive
Keswick, Ontario
L4P 3G1

To Whom It May Concern:

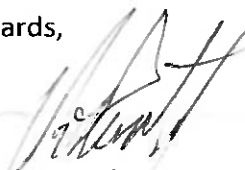
Re: Heritage Designation – 182 Church Street, Keswick, Ontario

I am writing today to dispute the Heritage Designation consideration for the above-referenced property.

The home on the property is in a state of disrepair. At this time there is no intention of any repairs or improvements being conducted at this property. The property is currently tenanted by members of the Keswick community at a very reasonable rent rate.

The property will retain heritage significance with or without the structure in place.

Regards,


Victor Priestly
Property Owner
Victor W. Priestly
[REDACTED]
[REDACTED]

RECEIVED
MAY 28 2024
TOWN OF GEORGINA

REPORT # DS-2024-0057
Attachment 1
Page 1 of 23

May 30 2024

Denis Beaulieu
Director of Development Services
26557 Civic Centre Road
Keswick, Ontario
L4P 3G1

RE: File 05.269 – Heritage Registry
97 North Street – Owners: Andrew Stone and Karyn Stone

Thank you for providing notice of the Town's project to undertake a review of properties currently listed on the Heritage Register.

We recognize that the Town of Georgina wishes to preserve its cultural heritage assets. However, as the owners of property municipally known as 97 North Street we request that the Town not proceed with further action to consider this property for Designation. I am aware that the Town has over 100 properties currently listed on the Heritage Registry many of which were added to this Registry as a carry forward from the former listed created by LACAC, wherein properties constructed prior to a certain date were Flagged and it is these properties that formed the Town's first Heritage Registry.

The property located at 97 North Street is listed on the Heritage Registry with no background information as to the merits of the cultural heritage significance other than a construction date of 1863. This date may be an estimate given the number of homes in the area on the Registry that also have this same date. The dwelling located at 97 North Street appears to have originally consisted of a square 1 ½ storey structure with cellar foundation. An addition was later constructed on a wood foundation at the rear of the house and a three-season sunroom addition was constructed to the north side of the dwelling. There are no original exterior finishes remaining and the dwelling has had no interior upgrades/enhancements for 50+ years. This dwelling is currently rented for well below market value due to the condition of the dwelling.

While there has been significant interest recently in placing properties on the Registry and Designating properties, what has not been considered is the impact that this will have on private landowners who are already faced with the cost of owning and maintaining an older home. At the time of purchasing this property in 2022, there was a delay in closing on the property due to the fact that this property was listed on the Heritage Registry and the difficulties in obtaining insurance for an older home which necessitated electrical upgrades.

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I read with interest a recent presentation made to the Town of East Gwillimbury on how they were proceeding with this same Heritage Act Amendment and the information gathered with respect to potential tax incentives for Heritage Properties. Having lived in a 90 year old home for the past 25 years, I can assure you that property tax incentives do little to offset the cost of maintaining an older home and dealing with the additional requirements to consult with the municipality with respect to alterations/demolitions on Designated Properties.

As the owners of the above noted property, we oppose further consideration of this property for Designation and we request that we be added to the interested party list to receive future email updates and notifications regarding this project and have copied Anna Geniole on this letter.

Andrew Stone

Karyn Stone

Cc: Tolek Makarewicz

Anna Geniole

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Anna Geniole

From: Jocelyn Purchase [REDACTED]
Sent: July 5, 2024 5:21 PM
To: Tolek Makarewicz
Subject: Municipal Heritage Register Review

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My husband and I own the property at 98 High St, Georgina, and received your pamphlet back in early May 2024. Due to a number of family issues, we are late in replying to your notice.

We are very interested in being considered for a continued place on the Register as a Heritage property. It's not clear whether initial site visits have taken place at this time; if those are ongoing or planned for the future.

Either way, we'd like to be added to the interested party list for future updates and notifications. We are delighted that recent changes to the Ontario Heritage Act have given these beautiful old homes renewed interest and protection.

Best regards,

Jocelyn and Charles Purchase
[REDACTED]

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Anna Geniole

From: Melissa Swain [REDACTED]
Sent: July 19, 2024 12:51 PM
To: Tolek Makarewicz
Cc: David Kosoy
Subject: Re: Request to Enter Property Review (Town File:05:269)
Attachments: Georgina Property Letter July 2024.pdf Comments related to 30 Turner Street

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Hi Tolek,

As per your discussion with Mr. Kosoy earlier today regarding the attached, kindly note Mr. Kosoy has respectfully declined both designation and visitation to his property.

Please feel free to contact Mr. Kosoy or myself should you have any further concerns.

Thank you for your assistance.

Kind regards,



Melissa Swain/ Executive Assistant

[REDACTED]

Sterling Global Financial Limited
Sterling Commons West, Suite 200
1 Marina Drive, PO Box N1812
Paradise Island, The Bahamas

[REDACTED]

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Loretto Ladies' Colleges and Schools

August 9, 2024

Tolek Makarewicz
26557 Civic Centre Rd.
Keswick, ON L4P 3G1

c/o tmakarewicz@georgina.ca

Re: Town of Georgina Heritage Properties

Dear Sir:

Please be advised that we are not interested in designating the property known as 379a / 379 Bouchier Street as heritage. We don't believe the buildings reflect that, and the main house is not the original house.

This topic has been discussed in other years – with the then Director of Maryholme, Jane McDonnell ibvm. Perhaps you have note of that on file.

Sincerely

Carmen Diston IBVM
President

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September 5, 2024

To: Tolek Makarewicz , Senior Policy Planner, Town of Georgina

From: Serkis Bozuk and Arpik Bozuk

Re: 126 High Street, Sutton West, Ontario, L0E 1R0

Re: Notice of Public Open House, Municipal Heritage Register Review (Town File: 05.269)

We are the owners of the above property and are responding to the notice we received.

126 High Street is currently leased to Black River Coffee and has been occupied by them for many years. A number of improvements have been made to the property over the years including vinyl siding and some interior upgrades.

We would like to oppose the heritage designation of the building. In the time that we have owned the property, we have not been advised that it has potential cultural heritage significance and have made changes to improve the operation of the building for its current use.

I look forward to a resolution in our upcoming discussion.

Regards,



Serkis and Arpik Bozuk



Anna Geniole

From: Kim MacGillivray [REDACTED]
Sent: September 6, 2024 4:39 PM
To: Tolek Makarewicz; Kim Sinclair
Cc: Dave Neeson
Subject: Municipal Heritage Review: Support for Designation of 180 Church Street

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Hello,

This note is to submit my support to formally designate the property at 180 Church Street in Keswick as a protected heritage property. It is my understanding that this location is currently 'listed' but not 'designated' and is therefore at risk of removal from the registry – ultimately for destruction and redevelopment. Although your registry lists this property as constructed in approximately 1920, other information issued by the Town (attached below) states this was the date the property was raised, with actual construction of the main building dating back into the 1800s.

This Church was featured as a prominent property of significance during the Georgina 200 municipal celebration in 2018 (see attachment below) and holds major religious and cultural significance as the first Christian church in Canada.

It is a very meaningful and beloved landmark within the surrounding community and one of few pieces left of historical significance against a backdrop of otherwise rapid housing growth (Treasure Hill subdivision north of Church street and Housing York Building at Queensway/Church) among other pending projects. The street itself, Church Street, would lose the significance of its name altogether should this Church not be protected and preserved.

It would truly be an unfortunate error, with little regard for preserving the historical roots of this community, to see this church demolished to make way for additional housing for which there are many alternative locations available within Georgina - without the attached historical significance.

To the best of my knowledge, I believe 180 Church street would meet more than the necessary two threshold criteria for designation. Namely criteria 1, 4, 7 and 9.

I am unable to attend your public open house, but please let me know if anything else is required to formally submit this note of support as part of the overall public input collection, for review by Council and the Heritage Committee during the final designation consideration process.

Thank you, I appreciate the opportunity to share my input.

CC: Ward 2 Councillor Dave Neeson as this landmark sits within his Ward boundaries

Kim MacGillivray – [REDACTED]

CC: Ward 3 Councillor Dave Neeson as this landmark sits within his Ward boundaries

1) The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

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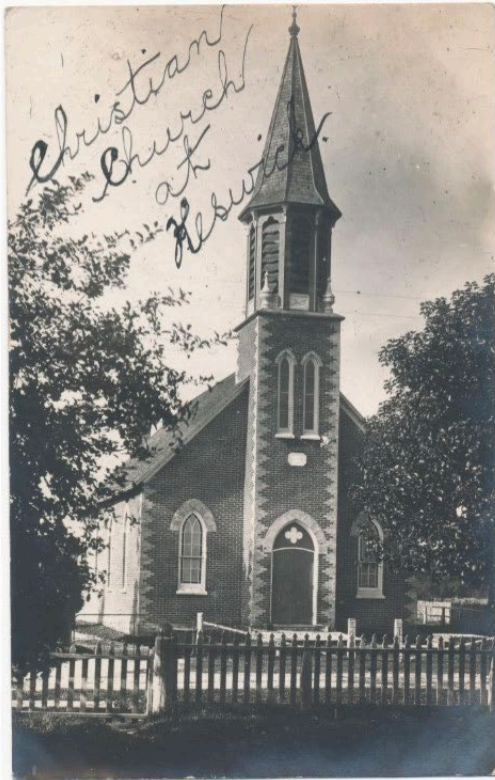
- 2) The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
- 3) The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
- 4) The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- 5) The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
- 6) The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- 7) The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- 8) The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
- 9) The property has contextual value because it is a landmark.



GEORGINA

First *Christian Church in Canada*

The first *Christian Church in Canada* (in Canada) was in Keswick, thanks to the efforts of a woman named Mary Stoddill. Mary moved from New York State and settled in the Newmarket area. She wrote a letter home asking for help to set up a place to worship. A minister was sent and at Mary's house he met with a friend of the Stoddill's, Darius Mann, who lived at Keswick. He urged the Reverend to visit and preach at his house. In 1821, 42 Keswick area families attended that first sermon at Lake Simcoe and 10 were baptized there. A church was later constructed and may have been built near the Mann Cemetery. A second church was built in 1856 on Church Street, Keswick and the third church (pictured) constructed on that same site, remains.



This photo of the Christian Church, Keswick, shows how it appeared as it was built- prior to renovations to raise it and add a basement, in the 1920s.

Courtesy of the East Gwillimbury Historical Society.

Anna Geniole

From: Louis H Lu [REDACTED]
Sent: September 12, 2024 12:23 PM
To: Tolek Makarewicz
Subject: request for removal for Mansion House and Belvedere

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Hi, Tolek

Thank you and Alan for meeting with me this morning and the Open House presentation. I appreciate there is a chance to express my opinion for my properties. I strongly request the Council to remove my two listed properties from Heritage Register.

For the Mansion House at 129 High St, it has been through so many alterations in the past few decades. It does not have heritage significance to me. So is the Belvedere Cookhouse at 249 Pefferlaw Road.

I am looking forward to and appreciate the approval from the Council to remove both properties from the Heritage Register.

Thanks

Louis Lu

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Tolek Makarewicz

From: Qiudi Joe Peng [REDACTED]
Sent: September 16, 2024 9:22 AM
To: Tolek Makarewicz
Subject: Landowner of 14 Hedge Rd regarding the Notice of Heritage register.

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Hi Tolek,

It's Joe from 14 Hedge Rd, we had a telephone communication in July, regarding the property to be registered as heritage. Here are a couple of things I would like to explore with you. I just had two babies and we would like to rebuild the cottage shortly, please do not put our property on the heritage list, please let me know if anything changes. Thank you!

my cell number is below

[REDACTED]

Joe

best regards,

Joe Peng

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Anna Geniole

From: Frank Jarko [REDACTED]
Sent: September 17, 2024 9:15 AM
To: Tolek Makarewicz
Subject: Re: Heritage review 320 Pefferlaw Rd

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Good morning Tolek,

Thanks for adding me to the notification list. The property has had many modifications to suit a multi residential use. We do not wish to have it deemed heritage status at 320 Pefferlaw rd.

Thank you,

Frank Jarko
[REDACTED]

On Monday, September 16, 2024 at 02:16:54 p.m. EDT, Tolek Makarewicz <tmakarewicz@georgina.ca> wrote:

I Frank, can you please send the request again but note the municipal address for the record so there is no confusion. Thanks.

Tolek



Tolek A. Makarewicz, BURPI, MCIP, RPP

Senior Policy Planner | Planning Policy Division

Development Services Department | Town of Georgina

26557 Civic Centre Road, Keswick, ON, L4P 3G1

Cellular: 905-955-9423 | 905-476-4301 Ext. 2297

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Anna Geniole

From: D&J Neufeld [REDACTED]
Sent: September 18, 2024 8:00 AM
To: Tolek Makarewicz
Subject: Egypt Church of the Nazarene; heritage notes

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Hi Tolek,

It's Pastor Doug, here of Egypt Church of the Nazarene (6779 Smith Boulevard, Pefferlaw, ON L0E 1N0). Thank you for hosting the personal informational open house meeting (Monday, September 16th, 2024) pertaining to the Heritage Listing of Egypt Church. It was helpful; I appreciated meeting you and Alan. As per the "community heritage" of Egypt Church ...

As noted in the meeting, the visible capstone identifies the building as erected in 1898 as Egypt Presbyterian Church. It became a Church of the Nazarene around 1954. The local oral history of Egypt Church is that potentially its lumber came from the sawmill in Baldwin; potentially the bricks came from the brick kiln in Virginia. It is somewhat unsubstantiated at this point. It has a stone masonry foundation with a sloped floor. About 20 years ago the original high-arch windows were replaced with inserts; a few original frames and glass are in storage on-site. Apparently Egypt Church may have had cemetery privileges but none of the land was ever used for such purposes; it had had a large livery shed instead. While neither its age or architecture is all that unique, it may well be one of the few original community corner churches in Georgina that still exists and practices as a church.

On behalf of Egypt Church thank you for taking appropriate interest in the building and property. We will follow the progress of the report that will be submitted to Georgina Town Council, and totally understand if it is deemed that its "listed" status be discontinued as per the Ontario Heritage Act.

Best regards,

Pastor Doug Neufeld
Community Minister with Egypt Church of the Nazarene
6779 Smith Boulevard, Pefferlaw, ON L0E 1N0
[REDACTED]

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Anna Geniole

From: Shawn McSweeney [REDACTED]
Sent: September 19, 2024 3:10 PM
To: Tolek Makarewicz
Subject: Municipal Heritage Review : 295 The Queensway North Comments

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36 Burnhamthorpe Park Blvd. Toronto, ON, M9A 1H9 September 19, 2024
Planning Policy Division
Development Services Dept.
Town of Georgina
Attention : Tolek Makarewicz

Re : Municipal Heritage Register Review
295 The Queensway North
Owner Comments to Staff

Dear Tolek:

Further to my meeting with you and Alan on September 12, I'm providing the following comments to be included in your report to Council:

Our family has owned the home at 295 The Queensway North for nearly sixty years. We have always regarded it as a typical, late 19th century farmhouse, similar in layout and roadside appearance to so many others built around that time, many of which are also still present in the southern Ontario rural landscape. We have never considered the house as sufficiently distinctive to warrant designation and we do not support its inclusion in the present designation process.

As far as we are aware, the consulting architects note the presence of "Italianate and Gothic Revival brick elements" as the basis for designation. We must point out similar such details appear frequently among the many southern Ontario brick farmhouses of this era. We do not believe the presence of a few brick details typically used at the time meets the required criteria to warrant designation.

As building owners we thank the Town for the opportunity to submit our position. We trust it will receive thoughtful consideration.

Yours very truly,

Shawn McSweeney
Owner in Trust and Beneficial Owner

Eugene McSweeney
Beneficial Owner
Kevin McSweeney
Beneficial Owner

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Timothy Thompson
Shauna Gray
99 High Street, Box 939
Sutton West, ON
L0E 1R0

September 19, 2024

Town of Georgina
Tolek Markarewicz
Senior Policy Planner
26557 Civic Centre Road
Keswick, ON
L4P 3G1

Re: Municipal Heritage Register Review (Town File 05.269)

Subject Property: 99 High Street, Sutton West, ON

Dear Mr. Markarewicz,

We are writing further to the town's current Heritage Register Review. We understand our building on the property is subject to the Review.

We don't believe our building should be included as a "Heritage Property" given the current state of the building and the significant structural and cosmetic changes to the building over time.

While we understand why it might be in the public interest to have the "character" of any existing buildings maintained, we believe the Heritage Register is not the best way to achieve that kind of goal for our building. A better approach in our situation would be for any construction on the site to adhere to some historical principles and/or aesthetic for the original commercial core of the Town of Sutton – a "small Ontario town" look, for example, while creating a modern building with modern infrastructure for modern uses for the benefit of the Town.

We ask you to consider the following:


1. The current building on the property has 3 distinct parts – only Part 1 should even be in consideration as a "Heritage Property":

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- a. Part 1 - The original building is a square building situated right at the corner of High and Middle Streets. It has a dug shallow basement with rock walls.
 - b. Right behind Part 1 is Part 2 continuing along Middle Street. This building was added to the original square building. It has no basement and is simply built up from ground level. It has a main floor (added to the commercial space) and a 2nd floor (added to the residential space). When inside the building it is obvious how it was added to the original structure after original construction.
 - c. Part 3 is the one story building to the south of Part 1 continuing along High Street. It was added in another building phase and has no basement and is simply built up from ground level. When inside the building it is obvious how it was added to the original structure.
2. We believe Part 2 and Part 3 definitely should be excluded from any consideration of Heritage Status – there is absolutely no heritage nor architectural value in those buildings. Absolutely none. And in fact we believe the Town should be encouraging us to remove those buildings and develop the property to a modern standard for a modern use (rental apartments, for example) for the Town.
 3. For Part 1, while we appreciate it is one of the original structures and commercial spaces of the Town, the reality is that it has been changed and mutilated beyond any recognition of its original state. If we were to bring the building to a modern standard we would need to gut the interior to the studs, raise the building – to add a proper basement and foundation, remove existing windows and install new ones, and completely remove all layers of cladding and other materials added to the exterior over the years. After those items are complete all that would be left is a wood frame shell. And given the age of the building, much of the wood frame shell would likely need replacement. So by default we would end up constructing a new building with new materials in a very roundabout way. We don't see the heritage value in that. And in fact, it would add a significant cost to any modernisation of the property which will inhibit such a modernisation. That seems to be at odds with what would be best for the Town where a redevelopment to bring the property to a modern standard for modern uses would be desired.

We would be pleased to meet to discuss our considerations. At the least, we ask that this letter be added to the review process for the Historical Register Review and a confirmation that only Part 1 of the building on site is in consideration.

Yours truly,



Timothy Thompson



Shauna Gray

Cc: Anna Geniole, Planning Clerk

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From: [REDACTED]

Sent: September 24, 2024 11:04 AM

To: Tolek Makarewicz <tmakarewicz@georgina.ca>

Subject: Municipal Heritage Register Review

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Hi Tolek ,

We spoke last week regarding the Heritage Register review. The house we own at 24791 Kennedy Rd. has had work done on it over the years to prevent and reverse its deterioration and likely wouldn't have any features that would require a Heritage designation in our opinion so we would like to see it removed from the register.

Thank you ,

Elizabeth Smith

Breezy Ridge Farm Inc.

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From: Merle Mitchell [REDACTED]
Sent: September 24, 2024 12:48 PM
To: Tolek Makarewicz <tmakarewicz@georgina.ca>
Subject: heritage home 88 North street

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Good afternoon Tolek.

This letter is regarding our conversation last week regarding my mothers house
Located at 88 North Street Sutton .
We (she) doesn't want her home deemed A Heritage home.

You had asked me to send an email for the record.

Thank you

Laurel Crittenden
Merle Mitchell

From: Marianne Ellis [REDACTED]
Sent: Wednesday, September 25, 2024 11:25:18 AM
To: Tolek Makarewicz <tmakarewicz@georgina.ca>
Subject: Re: 221 Lake Drive, North, Keswick. Municipal Heritage Register Review (Town File: 05-269)

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Minutes of Meeting

Date: September 12, 2024 3:15 p.m.

Present:

Tolek A. Makarewicz
Ken Craine
Marianne Ellis

RE: Municipal Heritage Register Review (Town File: 05-269)

Re: 221 Lake Drive, North Keswick, Ontario

September 23, 2024

Ken Craine Owner; OPPOSE

Marianne Ellis Owner: OPPOSE

We the owners of the above property at 221 Lake Drive, North, Keswick oppose this property be designated as historical.

M. Ellis,

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From: John [REDACTED]
Sent: Tuesday, September 24, 2024 8:19:18 PM
To: Tolek Makarewicz <tmakarewicz@georgina.ca>
Subject: Decline Cultural Heritage Designation

Comments related to 28
St. James St.

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Hello, Mr. Tolek

I just wanted to let you know that I prefer not to designate my property as Cultural Heritage. For your reference, the property was built between 1910 and 1915.

Best regards,
John

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From: valerie Y [REDACTED]
Sent: September 27, 2024 2:22 PM
To: Tolek Makarewicz <tmakarewicz@georgina.ca>
Subject: 96 High St,

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To whom May Concern:

We purchased our house, 96 High st, Sutton in winter 2017.
When we visited the house we were not aware how bad the existing foundation was and what it would take to fix all the interior problems.

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The house interior was in very bad shape. All walls covered with wallpapers, When they were taken down, some of the studs broke and the studs became visible. Once we started the interior repair we noticed the building structure did not have any insulation. or plywood. Studs were covered from inside and outside with very thin layers of wood (1/8 by 2").

Plaster from inside and from outside.

It was hard to find a contractor who accepted to work in the condition of this house. Their response was the house is in dangerous conditions and would decline to accept any work. Most of them recommended tearing down the house and rebuilding it. We decided to just do drywalls.

The basement always has water coming in. Mouses and chipmunks also find the ways to get into the basement.

The house is 157 years old and doesn't have any proper foundation, it has been built on top of rocks and filled with soil which some parts have been washed up and it is dangerous to live in it as it ages. Also most insurance companies refuse to insure this house.

Interior has no cultural (heritage) look and the exterior stucco has cracks and some have started to fall down.

There is also a barn on the corner of the property, Some of the walls ,doors, and roof have fallen and it is dangerous to enter or use it.

As an owner of this property with all the living dangers it currently has, to prevent life loss and future house collapse we suggest teardown and build again as development or any approval.

kind regards
(valerie) Vahideh Yeganehvar
(Joe) Mahmood Yousefi