

August 12, 2019

Walter Basic  
Acting Director of Planning  
Town of Grimsby  
160 Livingstone Avenue  
P.O. Box 169  
Grimsby, ON L3M 4G3

Re: 133 & 137 Main Street East

Dear Sir:

We have been retained as heritage structural consultants for the proposed relocation of the Nelles House at 133 Main Street East in Grimsby. While we have not yet had time to develop the complete design and details for the proposed relocation, we have looked at the house and we are confident that it can be successfully moved and restored. We have reviewed your comments in your letter of July 22, 2019 to the IBI Group, specifically items 2 & 4 in the comments on the HIA.

Item 2 requests clarification regarding the preservation of the stone foundation when the dwelling is moved. We believe that preservation of the visible portion of the stone foundation between grade and the brick would meet the intent of the designating bylaw and the approach which we have used on previous similar projects is to salvage the stone from the foundation, place the building on a new concrete foundation constructed with a shelf in the concrete, and re-lay the salvaged stone so no concrete is visible in the finished project. In cases where the stone wall is of particular importance, we have documented the positions of the stones and replaced them exactly as originally located on the building, although in most cases the use of the salvaged material laid in a pattern matching the original is sufficient to meet the intent.

Item 4 requests more detail on the actual plan for moving the dwelling and for detail on protection of it from damage during the removal, storage, and reinstatement. The exact design has not yet been completed for this work and this will be part of the final conservation plan, including the details for the preservation of the stone foundation.

I have appended a brief CV with a list of projects to provide assurance that the final conservation plan can be properly completed and the proposed work carried out successfully. I would like to note that I have been the consultant for the successful relocation of a brick schoolhouse and a stone house several kilometers into a heritage village, as well as relocation of other masonry buildings lesser distances. We trust that this is satisfactory, please do not hesitate to contact us if you have any questions or concerns.

Sincerely,



Mark Shoalts, P.Eng., CAHP

Mark Shoalts, P.Eng., CAHP  
Principal, Shoalts Engineering  
President, Shoalts Bros. Construction Limited



Mark Shoalts is a professional engineer, a member of Professional Engineers Ontario, The Association of Professional Engineers and Geoscientists of New Brunswick, The Ontario Society of Professional Engineers, the Canadian Association of Heritage Professionals, the Heritage Canada Foundation, and the Early American Industries Association. Mark is the current vice president for the Ontario Association of Heritage Professionals, and he is past chair of the Pelham Heritage Advisory Committee and a past member of the Niagara Region's Culture and Heritage Committee, working on Regional policy for the preservation and promotion of heritage resources in Niagara. He has hands-on experience in historical restoration, having personally performed restoration work on many sites such as Butler's Barracks and Fort George in Niagara-on-the-Lake, Balls Falls in Vineland, and Dundurn Castle in Hamilton. Mark teaches a course in heritage restoration at Willowbank School of Restoration Arts in Queenston.

Mark Shoalts is the fourth generation of his family to be involved in building construction and historical restoration. His great-grandfather was a housebuilder, and his grandfather was a carpenter and builder. Mark's father and uncles went into the construction industry in the 1950s and carried out some of the early restoration work on public and private heritage properties in Niagara throughout the 1960s. Mark began working for his father at Shoalts Bros. Construction as a high school student in the early 1970s, continuing through his post-secondary education and working fulltime as a carpenter and project superintendent through the 1980s. From the late 1970s through the 1990s Shoalts Bros. performed more than 30 contracts on Parks Canada properties in Niagara, including both construction and design work. During this period, Mark moved from a hands-on construction role into a design and administration role, performing restoration work on important national historic sites, including Ruthven Park in Cayuga, Dundurn Castle in Hamilton, Willowbank in Queenston, and The Church of Our Lady Immaculate in Guelph. He received a Peter J. Stokes Heritage Commendation from the Town of Niagara-on-the-Lake for the complete exterior restoration of the 1817 Miller House in Niagara-on-the-Lake. While Shoalts Bros. Construction still exists, it is inactive as a construction company and Mark is engaged exclusively in consulting. Mark was the structural engineer for the award-winning 2010-2011 restoration of the Sharon Temple, a national historic site in Sharon, Ontario, and the prime consultant for the restoration and additions to the Dineen Building at 140 Yonge St. in Toronto which garnered awards from the City of Toronto, the Architectural Conservancy of Ontario, and the Canadian Association of Heritage Professionals. He did the exterior assessment of 1 Front St. in Toronto, one of the most important Beaux Arts buildings in the country. Mark was also a consultant for the 2011 exterior restoration of the Fredericton City Hall, and performed the exterior assessment of the Old Arts Building at the University of New Brunswick, both national historic sites.

Mark has presented numerous seminars on structural engineering in the heritage conservation context and has been on panels at the National Trust/Canadian Association of Heritage Professionals national heritage conferences and at the Ontario heritage conferences.

Representative sample project list for Mark Shoalts, P.Eng., CAHP

Butler's Barracks NHS, NOTL ON (multiple buildings)  
Fort George NHS, NOTL ON (multiple buildings)  
Redan Battery, Queenston Heights NHS, Queenston ON  
Butlers Burying Ground, NOTL ON  
Balls Falls, Jordan, ON (multiple buildings)  
Cottonwood Mansion, Selkirk, ON  
Old St. John's Church, Niagara Falls, ON  
Fort Mississauga NHS, NOTL, ON  
Niagara Apothecary Museum NHS, NOTL, ON  
Marshville Heritage Village, Wainfleet, ON (multiple buildings)  
St. Mark's Church and Rectory, NOTL, ON  
Dundurn Castle NHS, Hamilton, ON  
Post Office, Dunnville, ON  
Chedoke House, Hamilton, ON  
Auchmar Estate, Hamilton, ON  
Museum of Steam and Technology NHS, Hamilton, ON  
Whitehern NHS, Hamilton, ON  
Willowbank NHS, Queenston, ON  
Our Lady of the Immaculate Conception NHS, Guelph, ON  
Trinity United Church, Thorold, ON  
Ruthven Park NHS, Cayuga, ON  
Holy Trinity Anglican Church, Welland, ON  
Elgin & Wintergarden Theatres NHS, Toronto, ON  
Dineen Building, Toronto, ON  
Sharon Temple NHS, Sharon, ON  
Fredericton City Hall NHS, Fredericton, NB  
Pure Spirits Building, Distillery District NHS, Toronto, ON  
Holy Trinity Anglican Church, Niagara Falls, ON  
Spadina House Stables, Toronto, ON  
Bethune-Thompson House NHS, Williamstown, ON  
St. George's Church, St. Catharines, ON  
WAHC (Former Customs House) NHS, Hamilton, ON  
Carnegie Building, Grimsby, ON  
Knox Presbyterian Church, Woodstock, ON  
Battlefield Park NHS, Stoney Creek, ON  
Salem Chapel BME NHS, St. Catharines, ON  
Beaverdams Church, Thorold, ON  
Exchange Brewery, NOTL, ON  
McLelland's General Store, NOTL, ON  
Lakeside Park, St. Catharines, ON (multiple buildings)  
Presqu'ile Point Lighthouse, Brighton, ON  
Officers' Quarters NHS, Fredericton, NB  
Sir Howard Douglas Hall NHS, UNB, Fredericton, NB