



KEYSTONE  
PRESERVATION  
GROUP

HISTORIC PRESERVATION  
ARCHITECTURAL CONSERVATION

J. CHRISTOPHER FREY  
SHELBY WEAVER SPLAIN

## SHELBY WEAVER SPLAIN Director of Preservation Services

### Experience

*Keystone Preservation Group:* Director of Preservation Services (January 2008 – present)

*Sellersville Historical and Achievement Authority:* Board Member (January 2008 – present)

*Independent Consultant:* (November – December 2007)

*Noble Preservation Services, Inc.:* Senior Associate (2004 - 2007), Associate (1997 - 2004)

*McCormick, Taylor, and Associates, Inc.:* Historic Resources Specialist (1996 - 1997)

*New Jersey State Historic Preservation Office:* Consultant (1996)

*New Jersey State Historic Preservation Office:* Survey and Planning Project Coordinator (1996)

### Education

*Cornell University:* Master of Arts, Historic Preservation Planning, 1997

*Goucher College:* Bachelor of Arts with Honors in Historic Preservation, 1994

### Publications/Presentations/Panels

*Author:* "Sellersville Through Time: An Introduction to the History and Architecture of Sellersville", 2008

*Pennsylvania Historical and Museum Commission Grants Awards Panel:* PHMC, 2008

*Preservation Pennsylvania Awards Review Panel:* Preservation Pennsylvania, 2007

*Guest Lecturer:* Sellersville Borough Historical and Achievement Authority, 2007

*Presenter:* New Jersey State Historic Preservation Conference, 2005

*Guest Lecturer:* Cornell University Historic Preservation Program, 1997

*Author:* "Beaver Board and Upson Board: The History and Conservation of Early Twentieth-Century Wallboards." *APT Bulletin*, June 1997

*Presenter:* Associate for Preservation Technology Conference, 1996

### Selected Representative Projects

#### **National Register Nominations**

For National Register projects, served as primary author and project manager responsible for the creation and submission of the entire National Register nomination. Typical scope of work included working with project team, property owners, and SHPO staff; developing appropriate methodology and scope; conducting all historic research and fieldwork (photography and survey); constructing appropriate statements of significance and historic contexts; and presenting final reports to clients, the public, and State Review Boards. Nominations were often completed as part of larger Rehabilitation Investment Tax Credit (RITC) project.

*Souderton Downtown Historic District (250 resources): Souderton, PA (2008)*

*St. Stanislaus Polish Orphanage (4 buildings): Newport Township, PA (2007)*

*Dixie Cup Company: Easton, PA (2006-2007)*

*T.A. Wilson & Company (GoggleWorks): Reading, PA (2006)*

*South Bethlehem Downtown Historic District (360 resources): Bethlehem, PA (2005)*

*Allentown National Bank: Allentown, PA (2005)*

*Queen Anne Historic District: Reading, PA (2004)*

*Bethlehem Silk Mill: Bethlehem, PA (2004)*

*Plaza Apartments (Vernon House Apartments): Philadelphia, PA (2004)*

*Bethlehem Steel Merchant Mill #2 Annex (Lehigh Riverport): Bethlehem, PA (2004)*

*Hedge-Carpenter-Thompson Historic District (135 resources): Salem, NJ (2003)*

*Jefferson Elementary School: Pottstown, PA (2003)*

*The Chateau: Baltimore, MD (2002)*

*West Electronics: Burlington, NJ (2002)*

*Forest Park Elementary School/P.S. 218: Baltimore, MD (2002)*

*Riviera Apartment, Baltimore, MD (2000)*

*North Scranton Junior High School: Scranton, PA (1999)*

*Rodale Institute: Emmaus, PA (1998)*

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### **Determination of Eligibility Reports**

Prepared Historic Resource Survey Forms for resources needing Determinations of Eligibility (DOE) from the State Historic Preservation Office (SHPO), often as a prelude to pursuing Rehabilitation Investment Tax Credits. Scope of work typically included consultation with the SHPO, extensive historic research to establish the pertinent history and historic significance of the resource, fieldwork and architectural survey, development of an historical context within which to evaluate the eligibility of the historic resource, and the preparation of mapping and graphics.

*Fairview Park: Delmont, PA (2008)*  
*Steelton School Campus: Steelton, PA (2008)*  
*Lovelace Medical Center: Albuquerque, NM (2007)*  
*C.E. Cole Junior High School: Mublenberg Township, PA (2007)*  
*Hamburg Knitting Mill: Hamburg, PA (2007)*  
*St. Stanislaus Polish Orphanage (4 buildings): Newport Township, PA (2007)*  
*Dixie Cup Company: Easton, PA (2006-2007)*  
*T.A. Wilson & Company (GoggleWorks): Reading, PA (2006)*  
*Creek Road Historic District: Bethlehem, PA (2005)*  
*Binney & Smith: Easton, PA (2005)*  
*Farr's Building: Bethlehem, PA (2005)*  
*Gage Building: Pittsburgh, PA (2004)*  
*Bethlehem Silk Mill: Bethlehem, PA (2004)*  
*Plaza Apartments (Vernon House Apartments): Philadelphia, PA (2004)*  
*Bethlehem Steel Merchant Mill #2 Annex (Lehigh Riverport): Bethlehem, PA (2004)*  
*Jefferson Elementary School: Pottstown, PA (2003)*  
*North Scranton Junior High School: Scranton, PA (1999)*  
*Rodale Institute: Emmaus, PA (1998)*

### **Cultural Resource Surveys**

*African American MPDF Survey Initiative: Pennsylvania, Statewide (2008-2009)*  
Survey director for comprehensive survey project funded by a Preserve American grant under the auspices of the Pennsylvania Historical and Museum Commission and the African American Museum in Philadelphia. Project developed as an open thematic survey to identify and record African American sites within Pennsylvania. Nine case study communities (Coatesville, Stroudsburg, Wilkes-Barre, Williamsport, Mount Union, Bedford, Indiana, Meadville, and Washington) and their outlying regions were studied to develop a better understanding of the African American experience in Pennsylvania and how the legacy of the African American community is reflected in the built environment.

*Expansion of the Doylestown ACT 167 Historic District: Doylestown, PA (2004)*  
Worked with the Borough of Doylestown to expand the boundaries of the local certified HARB district. Scope of work included field survey, evaluation of historic resources, and coordination with local and state authorities.

*New Jersey Architectural Survey Guidelines, Author: Trenton, NJ (1997)*  
Consultant to the New Jersey Historic Preservation Office to develop and publish a set of guidelines to assist surveyors in the preparation and submission of planning and regulatory surveys. Comprehensive document outlined standard survey theory and methodology, and introduced the SHPO's revised documentation forms and standards.

### **Rehabilitation Investment Tax Credit Consulting**

For the selected projects listed below, served as project manager for the rehabilitation investment tax credit (RITC) component of the development. In this capacity, responsibilities typically included design consultation, the preparation of all RITC applications (Parts 1, 2, and 3, and amendments), assistance in the development of project scope, construction supervision, and other preservation consulting as required. All work was coordinated with lead developer and development partners, project architect, general contractor (and sub-contractors as required), municipal governments, state preservation offices, and the National Park Service.

*Smysler-Royer Factory: York, PA (2008)*  
*Thomas Somerville Company: York, PA (2008)*  
*PRR Freight Station: York, PA (2008)*  
*Steelton School Campus: Steelton, PA (2008)*  
*Princeton Club: Philadelphia, PA (2008)*  
*St. Stanislaus Polish Orphanage: Newport Township, PA (2007)*  
*St. Luke's Hospital: Cleveland, OH (2007)*  
*Gage Building: Pittsburgh, PA (2004, 2007)*  
*Dixie Cup Company: Easton, PA (2006-2007)*  
*Hanover Shoe Factory Annex: Hanover, PA (2006-2007)*  
*Northampton Street Properties: Easton, PA (2006-2007)*  
*North Scranton Junior High School: Scranton, PA (1998-2007)*



*T.A. Wilson & Company/GoggleWorks Center for the Arts: Reading, PA (2006)*  
*Rosenbaum Tobacco Warehouse/Lancaster Arts Hotel: Lancaster, PA (2005-2007)*  
*Plaza Apartments/Vernon House Rehabilitation: Philadelphia, PA (2004-2006)*  
*Acme Warehouse: Philadelphia, PA (2005-2007)*  
*Pomeroy's Department Store: Easton, PA (2005)*  
*REDA: Easton, PA (2005)*  
*Salem Historic Homes/Hedge Carpenter Thompson Historic District: Salem, NJ (2000-2005)*  
*Bethlehem Steel Merchant Mill #2 Annex/Lehigh Riverport: Bethlehem, PA (2001-2003)*  
*Blue Anchor Inn: Burlington, NJ (1999-2001)*  
*J.F. Budd Baby Shoe Factory/West Electronics: Burlington, NJ (1999-2001)*  
*P.S. 218/Forest Park Senior Center: Baltimore, MD (2000-2002)*  
*Riviera Apartments: Baltimore, MD (1998-2001)*  
*Wyomissing Club: Reading, PA (1997-2000)*  
*Orr's Department Store: Bethlehem, PA (1998)*  
*Doylestown Hotel: Doylestown, PA (1997-1998)*

### **Historic Preservation Planning, including Section 106 Consulting**

For the selected projects listed below, served as either project manager or as part of larger preservation team to complete all types of preservation planning documents for various types of resources and clients.

#### Preservation Consultation and Architectural Documentation

*Architect of the Capitol of the United States of America (AOC): Washington, D.C. (2008)*

Documented, assessed, and interpreted significant historic features throughout one floor of the Longworth House Office Building as a component of a pilot program to assist in planning future projects for the Architect of the Capitol.

*Light's Fort: Lebanon, PA (2008)*

Worked with local grassroots preservation group to evaluate Light's Fort, an 18<sup>th</sup> century stone building in downtown Lebanon, PA. Provided instruction on preservation methodology, assisted the group in identifying appropriate treatment approaches, and advice on proceeding with a practical stabilization program.

*Clara Barton Apartment: Washington, D.C. (2002-2003)*

Sub-contractor to United States General Services Administration to monitor conditions within the Clara Barton apartment and her "Office of Missing Soldiers" during the construction of adjacent buildings. Project included the baseline documentation of conditions and construction supervision to insure the proper and sensitive treatment of highly significant historic fabric.

*Fire & Safety Improvements, Pennsylvania State Capitol: Harrisburg, PA (1998-2000)*

Consultant to the Pennsylvania Department of General Services to supervise the protection of significant historic fabric and finishes in the House and Senate chambers of the State capitol building

#### Preservation Planning Documents

*Professional Services Contract for PHMC Historic Sites and Museums: Harrisburg, PA (1998-2008)*

Project Administrator for multiple planning projects throughout Pennsylvania as consultant to PHMC's Division of Architecture and Preservation. Scope of work for planning projects included in-depth historic research, building investigation, evaluation, and assessment. In addition to professional planning services, also developed and wrote proposals for lead and sub-contractors, including projects timelines, budgets, and deliverables, and coordinated all documents with JV partner and DAP staff.

Cornwall Furnace Historic Structures Report: Lebanon, PA. Provided foundation research for Historic Structures Report and conducted preliminary building investigations at this 18<sup>th</sup> century iron furnace site in south-central Pennsylvania.

Landis Valley Hotel Historic Structures Report, Lancaster, PA. Provided initial research for Historic Structures Report and conducted building investigations to document this 19<sup>th</sup> century hotel in the rural village of Landis Valley.

Daniel Boone Homestead, Historic Structures Report, Exeter Township, PA, 2005-2007. Completed extensive historic research and graphic documentation of the Daniel Boone Homestead, a stone residential building believed to be the birthplace of Daniel Boone.

Old Economy Village Landscape Study, Ambridge, PA. Responsible for the identification, collection, and assessment of over 100 historic images of the Old Economy Village garden from the turn of the century. Working with a team of archaeologists and landscape architects, compiled a detailed historic record of the garden over time to guide the restoration of this central component of this National Historic Landmark.

Brother's House Complex at the Landis Valley Museum Historic Structures Report: Lancaster, PA. Authored multi-volume HSR on the area known as the Brother's House Complex, a collection of late 19<sup>th</sup> century buildings and late-20<sup>th</sup> century recreations. Responsibilities included extensive historic research, documentation, building investigations,



an evaluation, and assessment of original conditions and changes over time, and recommendations for various cycles of periodic maintenance.

Conrad Weiser Home Historic Structures Report: Womelsdorf, PA. Conducted historic research for this 18<sup>th</sup> century stone building once thought to be the home of Conrad Weiser as part of larger HSR study. Work included a detailed spatial analysis of the building using death inventories, genealogy, and first-person accounts of the property.

Ephrata Cloister 9-Volume Historic Structures Report: Ephrata, PA. Authored comprehensive study of nine of the historic buildings at the Cloister, a National Historic Landmark in south central Pennsylvania. In addition to daily management of the contract, work included in-depth historic research into each of the subject buildings, documentation, building investigations (including dendrochronology), evaluation of existing conditions as they relate to the early, and original, conditions of the building, and recommendations for maintenance and future study. Research uncovered a significant archive of pre-restoration pencil sketches from G. Edwin Brumbaugh, the architect responsible for the restoration and maintenance of the site for over 30 years.

*Seminary Ridge Historic Structures Report: Gettysburg, PA (2005-2006).* Part of team to prepare an HSR for this early 19<sup>th</sup> century educational building that stood witness to the Battle of Gettysburg and served as a hospital for those wounded on the battlefield. Scope of work included historic research and building investigations.

*Long House Historic Structures Report: Hope, NJ (2000-2007).* Authored comprehensive study of the last unrestored Moravian-era property in Hope, NJ. Conducted in-depth historic research and assisted with destructive and non-destructive building investigations that revealed the property was built in four phases over a period of a century. Prepared measured drawings to assist in the evaluation and interpretation of the property.

#### Section 106 Consultation

Provided consultation services to agencies and project teams needing to comply with Section 106 of the National Historic Preservation Act. Typical scope of work included the assessment of affect, documentation, applications, coordination, and mitigation.

*Princeton Club: Philadelphia, PA (2008)*

*St. Stanislaus Polish Orphanage: Newport Township, PA (2007)*

*Trojan Powder Building: Allentown, PA (2004)*

*Conestoga Garage: Lancaster, PA (2002-2004)*

*Harold Furniture Store and Astor Theatre HABS documentation: Reading, PA (1999)*

*Astor Theater: Reading, PA(1998)*

#### **Awards and Honors**

Preservation Pennsylvania

New Jersey Historic Preservation Office

National Council for Preservation Education

#### **Affiliations (Past and Present)**

Cornell University Historic Preservation Planning Alumni, Inc.

National Trust for Historic Preservation

Sellersville Historical and Achievement Authority