



## **Keystone Preservation Group**

Architectural Conservation • Historic Preservation • Scope Consultation • Investment Tax Credit Consulting

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### **SHELBY WEAVER SPLAIN**

#### **Director of Preservation Services**

#### **Experience**

*Keystone Preservation Group, Inc.*

Director of Preservation Services, January 2008 – present.

*Independent Consultant:*

November 2007 – December 2007.

*Noble Preservation Services, Inc.:*

Senior Associate, July 2004 - October 2007; Associate, September 1997 - July 2004.

*McCormick, Taylor, and Associates, Inc.:*

Historic Resources Specialist, October 1996 - August 1997.

*New Jersey State Historic Preservation Office:*

Consultant, August 1996 - September 1996.

*New Jersey State Historic Preservation Office:*

Survey and Planning Project Coordinator, May - August 1996.

*New Jersey State Historic Trust:*

Technical Assistant, May - August 1995.

*Village of Newark Valley, Newark Valley, NY:*

Survey Consultant. September - December 1994.

*Fonthill Museum, Doylestown, PA:*

Project Consultant, December 1993 - February 1994.

*Jewish Museum of Maryland, Baltimore, MD:*

Assistant to the Archivist. September 1991, Summer 1992.

*Goucher College, Julia Rogers Library, Towson, MD:*

Assistant Archivist. September 1991 - December 1993.

#### **Education**

*Cornell University, Graduate Program in Historic Preservation Planning, Ithaca, NY*

Master of Arts in Historic Preservation Planning: August 1997.

*Goucher College, Towson, MD*

Bachelor of Arts with Honors in Historic Preservation: May 1994.

#### **Affiliations/Publications/Presentations/Panels**

*Board Member:* Sellersville Historical and Achievement Authority, January 2008 – present.

*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, April 1997.

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

*Presenter:* Associate for Preservation Technology Conference, September 1996.



## **Selected Representative Projects**

### **National Register Nominations and Survey Projects**

#### *Historic Districts and National Register Survey Work*

- o South Bethlehem Downtown Historic District, Bethlehem, PA, 2005. Conducted field survey and historical and archival research to prepare a National Register nomination for this 280+ historic commercial district in Bethlehem, PA.
- o Expansion of the Doylestown ACT 167 Historic District, Doylestown, PA, 2004. Field surveyed, prepared GIS mapping, and prepared ordinance language for four key neighborhoods in the Borough of Doylestown to be added to the existing local historic district. Coordinated expansion efforts and submission package with the Pennsylvania Historical and Museum Commission and Borough staff.
- o Queen Anne Historic District, Reading, PA, 2004. Conducted field surveys and historical and archival research of this large 2,500+ building turn-of-the-century residential district in the northwest section of Reading, PA for a National Register Nomination.
- o Hedge-Carpenter-Thompson Historic District, Salem, NJ, 2003. Conducted field survey and completed extensive historical and archival research for the National Register Nomination to list this eighteenth and nineteenth century 100+ building residential district in Salem, NJ on the New Jersey and National registers.
- o New Jersey Architectural Survey Guidelines, Trenton, NJ, 1997. Worked with a professional committee to author comprehensive architectural survey guidelines for individuals and agencies filing compliance and planning surveys with the state.
- o Village of Newark Valley, Newark Valley, NY, 1995. Completed New York State Building Structure Inventory forms for selected buildings in a rural upstate New York community and assisted with writing a comprehensive architectural and historical context of Newark Valley.

#### *Individual Resource Nominations and Determinations of Eligibility*

- o St. Stanislaus Polish Orphanage, Newport Township, PA, 2007. Prepared Pennsylvania Resource Survey Card (RSC) for this early 20<sup>th</sup> century Spanish Mission style institutional campus in Luzerne County, PA.
- o Lovelace Medical Center, Albuquerque, NM, 2007. Conducted extensive historical and architectural research on this mid-twentieth century medical complex, founded by William Randolph Lovelace designed by John Gaw Meem, to determine the property's eligibility for the National Register. Worked with regional and national experts to develop appropriate contexts within which to evaluate the historic resource.
- o Dixie Cup Company, Easton, PA, 2006-2007. Working with project team, prepared National Register nomination for the original Dixie Cup factory in Easton, PA.
- o Hamburg Knitting Mill, Hamburg, PA, 2007. Prepared RSC for small former knitting mill in industrial area of Hamburg, PA.
- o T.A. Wilson & Company, Reading, PA, 2006. Researched and prepared a National Register nomination for the T. A. Wilson & Company factory in Reading, PA, an industrial facility started in 1871 that produced glasses, goggles, sunglasses, and other optic wear for a variety of applications throughout most of the 20<sup>th</sup> century.



- o Creek Road Historic District, Bethlehem, PA, 2005: Surveyed and researched small rural historic district near Bethlehem, PA and prepared RSC for a determination of the area's eligibility for listing on the National Register.
- o Binney & Smith, Easton, PA, 2005. Researched and prepared a RSC for the original site of the Crayola crayon company outside of Easton, PA.
- o Allentown National Bank, Allentown, PA, 2005. Researched and prepared a National Register nomination for this 1920s Beaux Arts bank building on Allentown's Center Square.
- o Farr's Building, Bethlehem, PA, 2005. Prepared a RSC for this early 20<sup>th</sup> century Beaux Arts commercial building in downtown Bethlehem, PA.
- o Gage Building, Pittsburgh, PA, 2004. Prepared a RSC for an early 20<sup>th</sup> century industrial property in downtown Pittsburgh, PA.
- o Bethlehem Silk Mill National Register Nomination, Bethlehem, PA, 2004. Conducted extensive historical and archival research for National Register Nomination for this late 19<sup>th</sup> century silk mill.
- o Plaza Apartments, Philadelphia, PA, 2004. Researched and prepared a RSC and National Register nomination for this 1909 Colonial Revival three-building apartment complex in the Strawberry Mansion section of Philadelphia.
- o Bethlehem Steel Merchant Mill #2 Annex/Lehigh Riverport, Bethlehem, PA, 2004. Conducted extensive historical and archival research for National Register Nomination for this mid-twentieth century industrial building associated with the production of steel at Bethlehem Steel's Bethlehem facility.
- o Jefferson Elementary School, Pottstown, PA, 2003. Prepared National Register Nomination for early twentieth century Colonial Revival elementary school in downtown Pottstown, PA.
- o The Chateau, Baltimore, MD, 2002. Prepared National Register Nomination for early twentieth century Beaux Arts apartment building along Druid Park in downtown Baltimore, MD.
- o West Electronics, Burlington, NJ, 2002. Prepared National Register nomination for turn-of-the-twentieth century industrial building in downtown Burlington, NJ.
- o Forest Park Senior Center, Baltimore, MD, 2002. Prepared nomination to list this early 20<sup>th</sup> century school building in the National Register of Historic Places.
- o Riviera Apartments, Baltimore, MD, 2000. Prepared National Register Nomination for 1918 Beaux Arts urban apartment building in downtown Baltimore, MD..
- o North Scranton Junior High, Scranton, PA, 1999. Researched and prepared National Register Nomination for 1922 Late Gothic Revival junior high school in Scranton, PA.
- o Rodale Institute, Emmaus, PA, 1998. Compiled extensive history and documentation of one of the first organic farms of its kind for a National Register nomination.

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

For all selected projects listed below, typically served as project manager for the rehabilitation investment tax credit (RITC) component of the development. In this capacity, responsibilities typically included the preparation of all RITC applications, including 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.

- o St. Stanislaus Polish Orphanage, Newport Township, PA, 2007.
- o St. Luke's Hospital, Cleveland, OH, 2007.
- o Gage Building, Pittsburgh, PA, 2004, 2007.
- o Dixie Cup Company, Easton, PA, 2006-2007.
- o Hanover Shoe Factory Annex, Hanover, PA, 2006-2007.
- o Northampton Street Properties, Easton, PA, 2006-2007.
- o North Scranton Junior High School, Scranton, PA, 1998-2007.
- o T.A. Wilson & Company/Goggleworks Center for the Arts, Reading, PA, 2006.
- o Rosenbaum Tobacco Warehouse/Lancaster Arts Hotel, Lancaster, PA, 2005-2007.
- o Plaza Apartments/Vernon House Rehabilitation, Philadelphia, PA, 2004-2006.
- o Acme Warehouse, Philadelphia, PA, 2005-2007.
- o Pomeroy's Department Store, Easton, PA, 2005.
- o REDA, Easton, PA, 2005.
- o Salem Historic Homes/Hedge Carpenter Thompson Historic District, Salem, NJ, 2000-2005.
- o Bethlehem Steel Merchant Mill #2 Annex/Lehigh Riverport, Bethlehem, PA, 2001-2003.
- o Blue Anchor Inn, Burlington, NJ, 1999-2001.
- o J.F. Budd Baby Shoe Factory/West Electronics, Burlington, NJ, 1999-2001.
- o P.S. 218/Forest Park Senior Center, Baltimore, MD, 2000-2002.
- o Riviera Apartments, Baltimore, MD, 1998-2001.
- o Wyomissing Club, Reading, PA, 1997-2000.
- o Orr's Department Store, Bethlehem, PA, 1998.
- o Doylestown Hotel, Doylestown, PA, 1997-1998.

#### **Historic Preservation Planning and Section 106 Consulting**

- o St. Stanislaus Polish Orphanage, Newport Township, PA, 2007. Preparation of environmental review package to initiate Section 106 review by PHMC.
- o Professional Services Contract for PHMC Historic Sites and Museums, 5-year contract, Harrisburg, PA, 2003-2008. As part of the Perfido Weiskopf Architects/Noble Preservation Services, Inc. Joint Venture, provided preservation services to PHMC's Department of Architecture and Preservation. Responsibilities included historic research and documentation, preservation planning studies, construction administration, and scope of work development. Also prepared all proposals and contract documents and invoices for projects administered through Noble Preservation.  
*Project Administrator*, multiple projects and sites throughout PA.  
*Notable Projects:*
  - Cornwall Furnace Historic Structures Report*, Lebanon, PA, 2006-2007.
  - Landis Valley Hotel Historic Structures Report*, Lancaster, PA, 2007.
  - Daniel Boone Homestead, Historic Structures Report*, Exeter Township, PA, 2005-2007.
  - Old Economy Village Landscape Study*, Ambridge, PA, 2005-2007.
- o Professional Services Contract for PHMC Historic Sites and Museums, 5-year Contract, Harrisburg, PA, 1998-2003. As a sub-consultant to the Perfido Weiskopf Architects/Marianna Thomas Architects Joint Venture completed the following preservation studies:
  - Brother's House Complex at the Landis Valley Museum Historic Structures Report*, Lancaster, PA, 2002-2003.
  - Conrad Weiser Home Historic Structures Report*, Womelsdorf, PA, 2001-2002.
  - Ephrata Cloister Historic Structures Report*, Ephrata, PA, 1999-2001.



- o Consultant to Bethlehem Historical and Architectural Review Board (HARB), Bethlehem, PA, 2006. Provided consultation and review services to the City of Bethlehem when contract HARB consultant had a conflict of interest. Responsibilities typically included survey of properties, evaluation of existing conditions and impacts of proposed work, and submission of written report(s).
- o Seminary Ridge Historic Structures Report, Gettysburg, PA, 2005-2006. Documented the existing conditions of this nineteenth century educational facility and home to the military hospital for the Battle of Gettysburg. Completed historic research, assisted with the interpretation and evaluation of this property, and developed recommendations for the rehabilitation of the property.
- o Trojan Powder Building Section 106 Consultation, Allentown, PA, 2004. Preparation of environmental review package to initiate Section 106 review by PHMC.
- o Clara Barton Apartment, Washington, D.C., 2002-2003. Worked with General Services Administration and Project Architect to supervise protection of the Clara Barton Apartment during construction of an adjacent commercial building in downtown Washington, D.C.
- o Conestoga Garage, Lancaster, PA, 2002-2004. Assisted Red Rose Transit Authority with review and compliance reports under Section 106 and completed mitigation with HABS-quality written and photographic documentation of the Conestoga Garage.
- o Long House Historic Structures Report, Hope, NJ. 2000-2007. Documented the existing conditions of this eighteenth century Moravian building in the village of Hope, N.J. Assisted with the interpretation and evaluation of this complex building that evolved over a century through a series of building campaigns and in the development of recommendations for the rehabilitation of the property. Completed HABS measured drawings to document the building's existing conditions.
- o Harold Furniture Store and Astor Theatre, Reading, PA, 1999. Completed HABS-quality written documentation of two buildings in downtown Reading as Section 106 mitigation.
- o Astor Theater, Reading, PA, 1998. Coordinated HABS photographic documentation of the historic Astor Theater in downtown Reading.
- o Fire & Safety Improvements, Harrisburg, PA, 1998-2000. Assisted with protection documentation and conservation cleaning specifications for various spaces within the Pennsylvania State Capitol. Participated in House of Representatives and Senate construction project as representative of Professional in Charge of Protection.
- o Bellefonte Interchange, Bellefonte, PA, 1997. Prepared an Historic Structures Survey Report to identify eligible historic resources pursuant to Section 106.
- o I-95 Interchange, Newtown, PA, 1997. Prepared an Historic Structures Survey for a PennDOT project to document the historic resources within the Area of Potential Effect.

### **Awards and Honors**

Preservation Pennsylvania Award for the Lancaster Arts Hotel Rehabilitation, 2007.

New Jersey Future Smart Growth: Historic Preservation Award for the Rehabilitation of the Hedge Carpenter Thompson Historic District, 2004.

New Jersey Historic Preservation Award for the Metropolitan Inn Rehabilitation, 2004.

New Jersey Historic Preservation Award for the J.F. Budd Baby Shoe Factory Rehabilitation, 2003.

Recipient: Research grant from the National Council for Preservation Education, National Park Service, the National Center for Preservation Training and Technology for Master's thesis on the history and conservation of early twentieth-century wallboards, 1995