

**EAST GOSHEN TOWNSHIP
HISTORICAL COMMISSION MEETING
THURSDAY, June 21, 2012 – 7:00 P.M.
(note: meeting date has been changed for this month ONLY)**

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE / MOMENT OF SILENCE**
- 3. Presentation by Mark Thompson and Developer on the historic Smith House.**
- 4. A special meeting with our new Township CFO, Jon Altshul, on Financial Reports**
- 5. Bryan Del Monte – Discussion on planting an American Chestnut Tree at the BSS**
- 6. MINUTES – May 10th, 2012**
- 7. ANNOUNCEMENTS**
 - A. Activity Calendar – Additions and Changes**
- 8. TREASURER’S REPORT**
- 7. CHAIRMAN’S REPORT**
- 8. OLD BUSINESS**
 - A. Family Research for Historical Resources– (Ed)**
 - B. Spring Garden/ recipe book (Kathryn)**
 - C. Support program for Parks & Rec. (Chris)**
 - D. ‘Thank you’ for Benches/Water Trough at the BSS (Chris)**
 - E. Methods to ‘slow down traffic’ on 352 during events (Chris)**
 - F. Facebook and other Social Media (Kathryn)**
 - F. Other Old Business (all)**
- 9. NEW BUSINESS**
 - A. Donations by Questers (Ellen)**
 - B. Report on LHD (Ellen and Kathryn)**
 - C. Completion of BSS/Plank House inventory**
 - D. Other New Business (all)**
- 10. SUB-DIVISION / LAND DEVELOPMENT**
- 11. LIAISON REPORTS**
- 12. CORRESPONDENCE**
- 13. PUBLIC COMMENT**
- 14. ADJOURNMENT**

Draft
EAST GOSHEN TOWNSHIP
HISTORICAL COMMISSION MEETING MINUTES
May 10, 2012

The East Goshen Township Historical Commission held a scheduled meeting on Thursday, May 10, 2012 at 7:00 p.m. at the Township Building. In attendance were: Vice Chair Ellen Carmody, Vice Chairman Ben Rohrbeck, Kathryn Yahraes, Monica Close, Judy Schafer, and non-voting member Ed Lendrat. Also in attendance were Dolores Higgins and Jon Altshul, Township CFO.

1. CALL TO ORDER

Ellen called the meeting to order at 7:00 p.m.

2. PLEDGE OF ALLEGIANCE & MOMENT OF SILENCE

Judy led those present in the Pledge of Allegiance and in a moment of silence for our troops.

3. SPECIAL MEETING

Jon Altshul, the new Township CFO, introduced himself and gave a summary of his background. He reviewed the Budget and Expense Reports and asked for comments. Ellen commented that there are some funds from the past that have not been accounted for ie, 501c3 (Plank House), and book sales. Monica will provide a list of these funds for Jon. Also Monica would like a year-to-date report instead of a monthly report. Judy said she was very grateful to the Board of Supervisors for paying for the new signs in the historic area.

4. MINUTES

A. The Vice Chairman noted that the minutes of the April 12, 2012 meeting were approved as corrected.

5. ANNOUNCEMENTS

A. Activity Calendar – The calendar was reviewed and some changes were made.

6. TREASURER'S REPORT

None

7. CHAIRPERSON'S REPORT

None

8. OLD BUSINESS

A. Brochure for the Battle of the Clouds – Dolores reported that it is at Staples and will be ready by June 2. Ellen mentioned that East Whiteland called to say that they have a brochure too. However, East Goshen's is a "call for papers".

B. Signs – Judy received the spacers for the words on the sign. Ben will help her fix the wording on the new signs. Judy sent a "Thank You" note to Mark Miller.

C. Research – Ed mentioned that he was doing research on 1601 Glenmont at the Historical Society in West Chester. Diane told him that someone else was asking for information on the same property and she thought it was an owner. The Commission discussed ways to let residents know that the Historical Commission has lots of information on the historic properties in the township. Some ideas were – the website, the newsletter, and work with Real Estate agents for prospective owners. It was suggested that the Historic Commission sponsor a seminar to teach residents how to get information on a historic

property. For the celebration in 2017, Ed suggested that the Historic Commission have a road tour of the historic buildings in East Goshen. The owners would have to agree to allow their homes to be on the tour.

E. Living History Day – Ellen and Kathryn have a list of locations and are getting permission to distribute the flyers. Ben gave out flyers at Historic Sugartown Day. Judy gave some out at the Malvern Blooms event. Ben reviewed who will be working in the Blacksmith Shop. Other areas were reviewed for staffing, costumes and props. Ben said the tobacco plants should arrive at the end of May. Dolores reviewed the activities in the Plank House tavern. She was able to find a wooden box with a lid. Ellen sent a Thank You letter to the group who donated the leather-working bench. It was decided to have cleaning day on Wednesday May 16 at 3 pm. Start to set up on June 2 will be at 8:30 am.

F. Other Old Business –

1. Porta-Pottie – It will cost \$150 plus delivery and pickup making the total probably \$250. The Commission decided it is not a necessity. They will discuss this again next year.

9. NEW BUSINESS

A. Questors – Adele said the donation must go through the 501c3. Adele is getting the necessary paperwork to give to the 501c3 which will take a while.

B. Social Media – No report.

D. Other New Business –

1. Town Tours & Village Walks – Kathryn reviewed some of the events. She wrote an article for the Newsletter listing the locations. She feels the Commission should select a date for 2013 now. She suggested the last Thursday in July 25th, or 3rd Thursday in August 15th.
2. June Meeting - The Commission decided to cancel their June meeting since it is the same night as the kickoff for the Town Tours & Village Walk.
3. Goshen Meadows – The Commission reviewed the plans for the Smith property that Goshen Meadows is proposing to develop. Monica explained the plans to everyone. Goshen Meadows has agreed to have another Historic Resource Impact Study done. The last one was done in 2005. The Commission selected Thursday June 21 for a workshop to meet with representatives from Goshen Meadows.

10. SUBDIVISION/LAND DEVELOPMENT

None

11. LIAISON REPORTS

None

12. CORRESPONDENCE

None

13. PUBLIC COMMENT

None

1 **14. ADJOURNMENT**

2 There being no further business, Ben moved to adjourn the meeting. Monica seconded the
3 motion. The meeting was adjourned at 9:30 p.m.

4
5 Respectfully submitted

6
7
8 Ruth Kiefer, Recording Secretary
9

FILE COPY

Conditional Use Application and Checklist

RECEIVED
BY: _____
APR 13 2012

East Goshen Township

To: Township Zoning Officer

Name of Applicant: Goshen Meadows Investors, L.P.

Applicant Address: c/o Scott Fagan, P.O. Box 446, Narberth, PA 19072

Telephone Number: 610-667-1700 ex 305 Fax: 610-668-2249

Email Address: asf@mmcrent.com

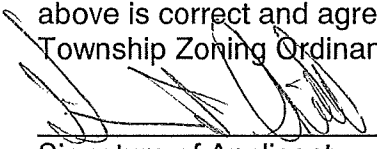
Property Address: West Chester Pike & Mary Fran Drive

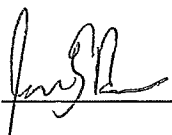
Tax Parcel Number: 53-06-56 Zoning District: C-4 Acreage: 18.7514

Description of proposed use: See Attached

Conditional Use is provided in Zoning Ordinance Section: 240-16(C)(3)

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

 _____ April 11, 2012
Signature of Applicant Date

Attest:  _____

* Review the formal Planning Commission review procedure on page three.

RECEIVED
BY: _____
APR 13 2012

Conditional Use Application and Checklist

Township Administration use only:

This checklist outlines the steps and items needed to insure completeness of the application and to insure the application follows the process and conforms to the timeframe outlined by the state of Pennsylvania and East Goshen Township. This checklist is broken into two parts, the Application process and the Review Process. The application process must be completed in its entirety prior to the applications advancement into the Review Process.

Application Checklist:

| <u>Item</u> | <u>Date Complete</u> |
|---|----------------------|
| 1. Completed Township Application Form: | <u>4-13-12</u> |
| 2. All related materials submitted: | <u>4-13</u> |
| 3. Township application and review fees paid: | <u>4-13</u> |

Application accepted as complete on 4-13-2012 by MARIL GORDON

Official Signature:  Title: Twp. Zoning Officer

Review Process Checklist

| <u>Item</u> | <u>Date</u> |
|---|-----------------------------|
| 1. Start date: | <u>4-13-12</u> |
| 2. Date of first formal Planning Commission Meeting following Submission of complete application: | <u>5-2</u> |
| 3. Sent to Twp. Engineer: | <u>4-26</u> |
| 4. Date presented to Planning Commission: | <u>5-2</u> |
| 5. Abutting Property Letter sent: | <u>4-26</u> |
| 6. Date sent to CB: | <u>"</u> |
| 7. Date sent To MA: | <u>"</u> |
| 8. Date sent to HC: | <u>"</u> |
| 9. Date sent to PRB: | |
| 10. Date sent to TAB: | <u>"</u> |
| 11. Date by which the PC must act: | <u>6-6</u> |
| 12. Date by which Board of Supervisors must act: | <u>6-12</u> |
| 13. Drop Dead Date; (Day 60): | <u>6-12</u> |
| 14. Conditional Use Hearing Date: | <u>6-12</u> <u>6-19-12</u> |
| 15. Dates of hearing advertisement: | <u>6-4-12 & 6-11-12</u> |
| 16. Property Posted: | <u>6-12-2012</u> |

PROJECT NARRATIVE

Applicant: Goshen Meadows Investors, LP

Property: 1325 West Chester Pike, Tax Parcel No. 53-6-56

Zoning: C-4 Planned Highway Commercial District

Requested Approvals:

1. Conditional Use Approval for a Planned Apartment Development pursuant to Section 240-16.C(3) of the Zoning Ordinance;
2. Conditional Use Approval for the adaptive re-use of a historic resource by residential conversion into one or more dwelling units (four units) pursuant to Section 240-38.5.A(2)(c) of the Zoning Ordinance.

The Applicant, Goshen Meadows Investors, LP, is the equitable owner of the property located at 1325 West Chester Pike (S.R. 3) consisting of 5.89-acres of land (the "Property"). The Property is currently improved with a historic dwelling (identified as BLDG 6 on the Plan). The Applicant requests approval from the Board of Supervisors to develop the Property with a sixty-four (64) unit Planned Apartment Development pursuant to Section 240-16.C(3) of the Zoning Ordinance consisting of five new apartment buildings containing 12 units in each and the adaptive re-use of the existing dwelling as four apartment units. The Planned Apartment Development shall be in compliance with the regulations set forth in Section 240-29 of the Zoning Ordinance. Additionally, Goshen Meadows proposes to convert the existing historic structure into four apartments, therefore, conditional use approval pursuant to Sections 240-38.5.A(2)(c) and 240-38.7 is requested.

Below are the zoning ordinance sections applicable to the Plan:

1. Section 240-27.B(3)(a) of the Zoning Ordinance applies to developments which contain 25 or more dwelling units and provides: "All buildings shall have vehicle access upon a minor street, service road, common parking lot or similar area and not directly upon on an arterial highway or collector street." The proposal is for the new apartment buildings to have access off of Mary Fran Drive which is a private street classified as a minor or local street therefore, we believe that this section of the Zoning Ordinance is met.

2. Section 240-27.B(3)(e) of the Zoning Ordinance requires two or more points of vehicular access to and from "public streets" serving developments with 25 or more dwelling units. The proposed apartment community is proposed to be accessed by a boulevard entrance onto Mary Fran Drive and a grass-paver emergency access entrance road onto West Chester Pike. The Township considers Mary Fran's access to Rt. 3 and the emergency access both as points of vehicular access therefore the Plan is in compliance with this provision.

3. Section 240-29.C(6) of the Zoning Ordinance provides that the maximum height of all buildings shall not exceed three stories or 30-feet. The use of the word "or" means that the apartment buildings must meet one of these alternative standards; three stories or 30-feet. The proposed building height is 52 feet maximum with a building height as defined by the zoning ordinance to be 45 feet no more than three stories in compliance with this provision.

4. Goshen Meadows intends to combine its existing apartment development property with the Property into a single parcel in order for compliance with the following sections to be considered on the property as a whole:

- a. ZO Section 240-29.C(5) requiring that all principal buildings shall be at least 50-feet from all street right of way lines and property lines. Because the property line between the existing Goshen Meadows property and the Property will be eliminated when the parcels are merged, the 50-foot setback requirement will not be violated
- b. ZO Section 240-29.C(3) requires 3,000 square feet of lot area per dwelling unit on the lot. A total of 256 units on both properties combined is equal to 3,082 square feet per unit.
- c. ZO Section 240-29.C(8) limits the size of apartments to 2 bedrooms and requires that no more than 40% of the total number of dwelling units contain 2 bedrooms. Mostly 2 bedroom units are proposed with the total number of 2 bedroom units in the existing and proposed development in compliance with the 40% ratio.
- d. ZO Section 240-29.C(4) provides maximum building coverage of 20% and maximum impervious surface coverage of 40% both of which comply when the properties are considered together.

5. Section 240-38.8 of the Zoning Ordinance. No proposed exterior physical changes are proposed to the historic dwelling except for possibly the installation of a new roof and windows to fit with the style of the dwelling. The proposed five new apartment buildings are similar in footprint to the historic dwelling making the feel of the proposed apartment community consistent in character with the dwelling. Based on the fact that no exterior physical changes are proposed to the historic dwelling, the Applicant requests a waiver from the requirement in Section 38.8.A(5) of the Zoning Ordinance to submit a Historic Resource Impact Study.

WAIVER
REQ.

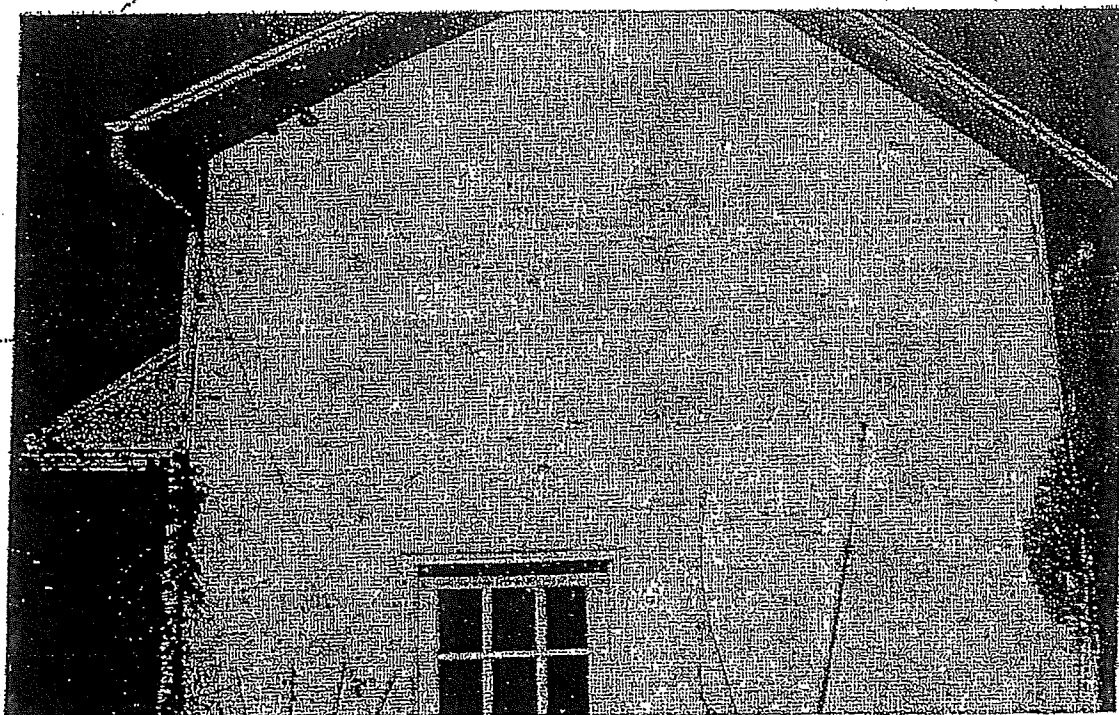




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(610) 431-8455

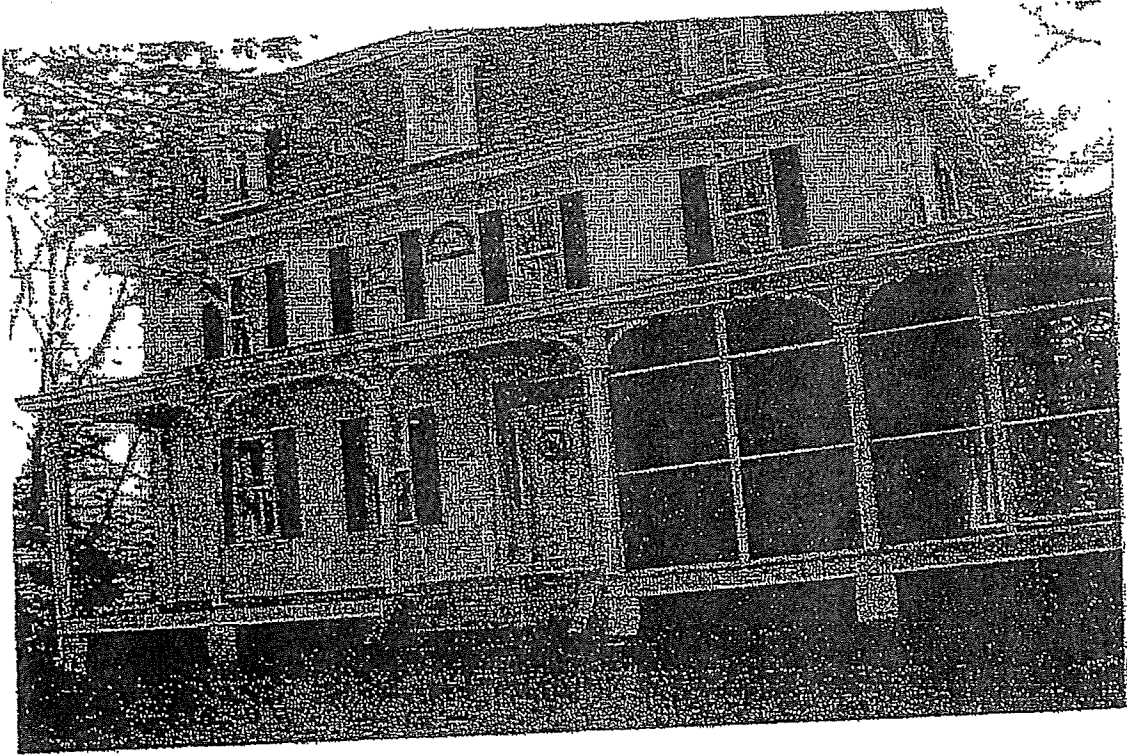
p.14



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(610) 431-8455

p.15



June 13, 2012

Mark A. Gordon
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Goshen Meadows Investors, LP Conditional Use Application
1325 West Chester Pike, Tax Parcel No. 53-6-56

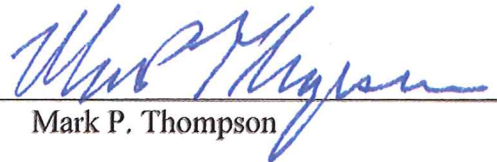
Dear Mark:

I understand the East Goshen Township Board of Supervisors will be opening the hearing on June 19, 2012 for the above referenced conditional use application and continuing it on the record to July 17, 2012, at which time evidence will be presented. This letter will confirm that my client, Goshen Meadows Investors, LP, agrees to these dates and waives the time limitations set forth in the Municipalities Planning Code for commencing a hearing on this application, as may be applicable.

Very truly yours,

LAMB MCERLANE PC

By:


Mark P. Thompson

Cc: A. Scott Fagan
Dennis O'Neill, P.E.
David Polatnick
Kristin Camp, Esquire

LAMB | M c E R L A N E ^{PC}

ATTORNEYS AT LAW

Mark P. Thompson
Voice 610-430-8000
Fax 610-692-6210
mthompson@lambmcerlane.com

June 14, 2012

VIA E-MAIL (mgordon@eastgoshen.org)

Mark A. Gordon
East Goshen Township
1580 Paoli Pike
West Chester, PA 19380

Re: Goshen Meadows Investors, LP Conditional Use Application
1325 West Chester Pike, Tax Parcel No. 53-6-56

Dear Mark:

Enclosed please find a copy of the Historic Resource Impact Study Update for the Township's review and consideration in connection with the above referenced Conditional Use Application for development of the Smith Property. In addition I have enclosed the Resume of Tim Noble who, along with our architect, David Polatnick, prepared the Study.

Very truly yours,

LAMB MCERLANE PC

By: 
Mark P. Thompson

Enclosures

Cc: A. Scott Fagan
Dennis O'Neill, P.E.
David Polatnick

Historic Resource Impact Study Update
Smith Tract
1325 West Chester Pike, East Goshen Township



June 13, 2012

Prepared for

Scott Fagan
Goshen Meadows Investors, L.P.
P.O. Box 446
Narberth, Pa. 19072

Introduction

This study was prepared by Tim Noble of Noble Preservation Services and David Polatnick of PZS Architects as an update to a previous study conducted in March and April 2005 by Wise Preservation Planning. The current study was initiated because the new developer is proposing luxury apartments rather than the previous townhouse development.

Previous Study and Current Conditions

The Wise Preservation Planning Study thoroughly discussed the history, potential significance of the property, general conditions of the site, impact and recommended mitigation of impact on the historic resources. That report remains valid and should be referred to as needed. The main change to existing conditions is that the 1872 William Hoopes House is currently occupied and due to lack of maintenance, significant deterioration caused by water infiltration has accelerated resulting in ongoing loss of historic elements, particularly to the porch.



Figure 1. Detail of rotting porch elements caused by water infiltration. April 2012

Others resources including the barn, carriage house and cold cellar also suffer from lack of maintenance but remain essentially in the same condition as previously surveyed.

Specific Project Impacts and Recommended Mitigation

As discussed in pages 42 – 49 in the Wise Report, the previous plan was felt to affect the integrity of the site by altering the historic landscape and viewsheds even though the Hoopes House was not physically impacted by the proposed development. The previous design proposed a wide paved road bisecting the site and exiting onto West Chest Pike. 24 townhouses (the Wise Study indicates 22 units) in groupings of 4-6 units were to be constructed as indicated below.

The previous consultants primary concerns centered on encroachment of the new construction on the historic resource, loss of landscape features, orientation and design of the new construction and impact of parking spaces adjacent to the house. Based on our observations the previous design would require many more additional parking spaces than shown on the sketch.

Proposed New Design

The new design results in similar impact as the previous one. Buildings 2-5 occupy the site to the east and southeast of the House while Building 1 is now located to the west. Additionally the resource is now surrounded on three sides by parking lots. While the impact of the new buildings, parking and alteration to the landscape is essentially the same as the previous design, building 1, located to the west of the main façade, somewhat further compromises the setting of the resource. It is however located (similar to Building 2) a reasonable distance from the house so that the resource maintains at least a freestanding character. Perhaps the biggest impact of the new design is the proposed parking on 3 sides of the House. It is understood that zoning requires a sufficient number of parking spaces per unit and I assume that the previous scheme would have required many additional parking spaces than indicated on the sketch drawing.

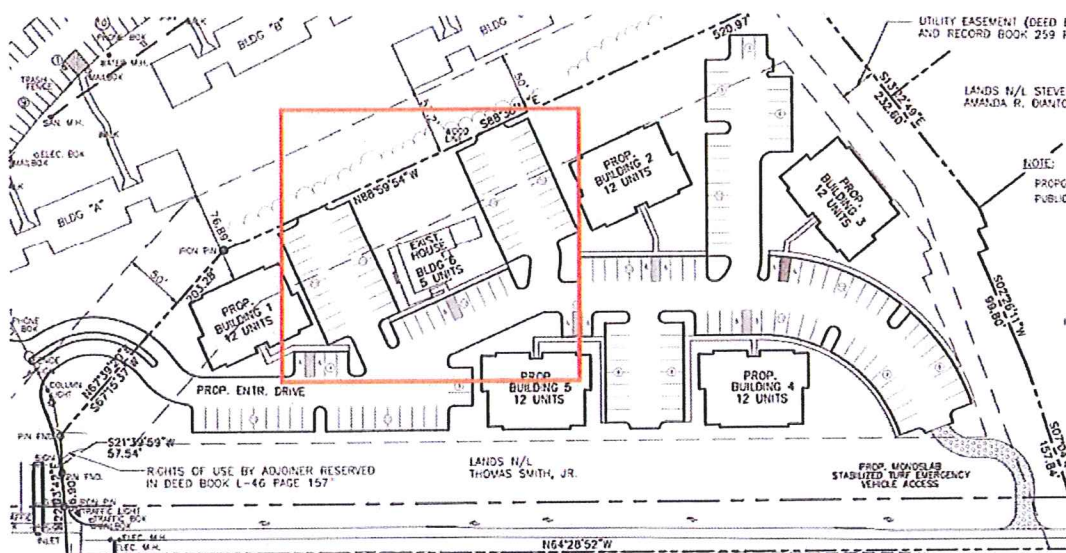


Figure 3. Current proposed design. Area within the red box is the area of greatest impact on historic resource.

Options

We see three options for the preservation of the resource:

| OPTION | POSITIVE/BENEFIT | NEGATIVE CONSIDERATIONS |
|---|--|--|
| 1. Do nothing to the site and allow it to remain in the current condition | In the short term, preserves house and landscape | Without considerable immediate maintenance, original features will deteriorate and the site and buildings will lose integrity and historic character |
| 2. Restore/maintain landscape and buildings | Preserves the entire resource including open space | Would require a wealthy benefactor interested in historic preservation. |
| 3. Construct luxury apartments similar to current proposal | Saves primary historic resource and assures long term survival and regular maintenance | New construction and parking impact landscape and historic house. |

Option 1 would likely result in the loss of significant features of the house ultimately leading to the loss of the property's ability to convey its historic importance. Demolition by neglect is a real concern and without substantial and costly repairs to roofing and flashing and regular maintenance and painting of exterior wood elements, the building may be irretrievably compromised within the next several years.

Option 2 may not be financially viable as there is little incentive to spend sufficient money to protect the resource. The Smith Tract does not warrant museum status and even if it did, many worthy Historic House Museums are no longer economically viable and many existing museums are being decommissioned throughout the country. The option of finding a benefactor to restore the property or a party to restore the site for personal use is also questionable as the purchase price and cost of renovation would be exceptionally high. All new mechanical systems, roofs, extensive interior and exterior renovation and landscape renovation could run into hundreds of thousands of dollars in addition to the purchase price of the property. An appraisal and estimates for needed work would likely find the cost of reusing the property for personal use would be several times higher than the value of the restored property.

Option 3 appears viable, certainly from an economic standpoint, and would at least result in the preservation of the main historic resource. The current development plan proposes to rehabilitate the House and create 4 units within the existing building and possibly a small fitness center in the garage. The history of the property would be documented and displayed in the fitness center. The building is worthy of preservation and many existing original features can still be repaired and conserved allowing for long-term survival. Deferring maintenance will only result in loss of important features, negatively affecting

the integrity of the resource and this option assures that the house will be preserved for the long term.

Suggested Mitigation

If Option 3 is considered, efforts to mitigate the impact of the new construction should include assurances that the house will be preserved, efforts to limit the impact on the building and ways to buffer the house from the new homes through landscaping. In addition to rehabilitation of the exterior, interior features such as window surrounds, baseboard, doors and possibly the balustrades should be incorporated into the new design to the greatest degree possible.

If possible, the most important design change would be to move as much of the parking adjacent to the house to other areas of the site. The main façade and elevation with the wrap around porch are historically the primary facades and the historic (as well as current) vehicular circulation addresses these elevations. Efforts should be made to maintain a lawn in these areas if possible. The 10 parking spaces directly in front of the main façade and some of spaces between building 1 and house could potentially be moved to the opposite side of the house or elsewhere which would maintain sufficient landscape so that the house retains its individual character.

Landscaping should include sufficient vegetation to buffer and soften the impact of the new construction. Finally, additional considerations should include the design of the new construction. While attempting to mimic the design of the 1872 house would be inappropriate and contrary to the Secretary of Interior's *Standards for Historic Preservation*, design elements such as stucco surfaces, shutters, cornices and even mansard roofs would blend with the resource and enable even the casual observer to understand that the historic house was the basis of the design for the contemporary buildings. Complementary design would soften the impact of the new community on the resource.

Noble Preservation

S e r v i c e s , I n c .

Historic Preservation • Architectural Conservation
Building Investigation • History and Research

TIMOTHY M. NOBLE

President

EDUCATION

University of Pennsylvania

Graduate Program in Historic Preservation

Master of Science, Historic Preservation, Emphasis in Materials Conservation, 1983.

Apprenticeship in, Construction, Conservation and Restoration of Stringed Instruments with Master Luthiers Arthur Falardeau and Andrew Boarman

Apprenticeship, 1974-1977.

Conservation and Restoration of Stringed Instruments, Antique Furniture and Decorative Arts

Full time practice in restoration/conservation of antique objects including metals, wood, finishes
and accessories. 1974-1983.

Pennsylvania State University

B.A., GSA, Emphasis in American and European History, 1974.

EXPERIENCE:

Noble Preservation Services, Inc., Zionsville, PA: President. 1992-present.

Owner and Principal in Charge of all operations, specializing in historic preservation,
architectural conservation, building investigation, history and research.

Clio Group, Inc., Philadelphia, PA: 1983-1993; Partner 1985 – 1993, President, 1991-1993.

Consultation in architecture, history, conservation and historic preservation.

Goschenhoppen Historians, Inc., Green Lane, PA: Restoration Committee Chairman, 1992- 2007 Long
term involvement in an organization founded to preserve and restore Germanic architecture in Berks,
Bucks, Lehigh and Montgomery Counties, PA. Current activities include the restoration and
interpretation of the 1736 Henry Antes House (National Historic Landmark).

Stenton, Germantown, PA: Executive Director, 1991-1992.

Directed 1720s National Historic Landmark which was the home of James Logan, William Penn's
agent in the colonies.

Historic Rittenhouse Town, Philadelphia, PA: History Committee Chairman, 1991-1992.

Responsibilities included historical research and interpretation of 18th and 19th century industrial
village.

Knoll International, East Greenville, PA: Consultant in Furniture design and construction, 1981-1983.

10 Log House Road • Zionsville, PA 18092

Tel (215) 679-5110 • Fax (215) 679-3960

RESEARCH AND PROFESSIONAL ACTIVITIES:

- Professional Associate of American Institute For the Conservation of Historic & Artistic Works, 1997 - present
- Member of Association For Preservation Technology, 1995 - present
- Member of National Trust For Historic Preservation
- Historical Society of Pennsylvania
- Moravian Historical Society
- Author and Investigation in the European Antecedents of Building Practice in America
- Professional Architectural Photography
- History and Development of Limes and Mortars in the United States
- Advanced Analytical Analysis of Mortars, Stones, Metals and Decorative Finishes
- History and Development of the Iron Industry
- Materials Identification and Traditional Building Techniques
- Wood Technology and Restoration
- Assisted National Park Service Mid-Atlantic Regional Office in the preparation of *Preservation Tech Note #17 - Windows*, a detailed study on the repair and retrofitting of industrial steel windows. Preservation Assistance Division, National Park Service, Washington, DC, 1989.

PROFESSIONAL AWARDS:

2007 *New Jersey Historic Preservation Award*, Restoration of the exterior of Newark City Hall, Newark NJ. Architect: Farewell Mills Gatsch Architects LLC.

2005 *New Jersey Historic Preservation Award*, Salem Historic Homes

2003 *The Preservation Alliance For Greater Philadelphia*, 2003 Preservation Achievement Grand Jury Award for the Restoration of the Cassatt House. Client: Library Company of Philadelphia. Architect: Becker Winston Architects.

2001 *Preservation Pennsylvania, Inc/ Pennsylvania Historical & Museum Commission*, Historic Preservation Achievement Award for the Restoration of the Henry Antes House. Client: Goschenhoppen Historians Inc.

2000 *The Preservation Alliance For Greater Philadelphia*, 2000 Preservation Achievement Award for the Restoration and Rehabilitation of Irvine Auditorium, University of Pennsylvania. Architect: Venturi Scott Brown and Associates.

2000 *Preservation Pennsylvania, Inc/ Pennsylvania Historical & Museum Commission*, Historic Preservation Achievement Award for the Restoration and Rehabilitation of Irvine Auditorium. Owner: University of Pennsylvania. Architect: Venturi Scott Brown and Associates.

1999 *New Jersey Landmarks Commission Award* for the adaptive reuse of Academy Place rowhouses, Trenton, NJ, 1999. Principal in charge, serving as historic preservation consultant for certified rehabilitation of 11 rowhouses in Trenton. Owner: Pennrose Properties. Architect: Clarke Caton Hintz.

1999 *Preservation Pennsylvania, Inc/ Pennsylvania Historical & Museum Commission* Preservation of Public Art Award (project award) for the restoration of the Commonwealth Statue, Pennsylvania State Capitol, Harrisburg, PA, Principal within Joint Venture charged with defining project scope, managing the conservation and air-crane removal and replacement of R.H. Perry's statue Commonwealth atop the main dome of the Pennsylvania Capitol. Owner: Department of General Services. Professional: Perfido Weiskopf/Graves/Noble Joint Venture (Principal). Contractor: Conservation Technical Associates.

- 1999 Historic Preservation Award for Commercial/Industrial Rehabilitation* (project award) for the rehabilitation of the Lincoln Plaza and Conference Center, Reading, PA, 1999. Principal in charge, serving as historic preservation consultant for certified rehabilitation of one of Reading's most significant architectural landmarks. Owner: Pennrose Properties. Architect: Muhlenberg-Greene, Synergetics.
- 1998 Pennsylvania Historical and Museum Commission Historic Preservation Award* for the rehabilitation of the McFarland Press Building in Harrisburg, PA. Principal in charge of historic preservation design consultation for the rehabilitation of a late 19th century industrial building into low-income housing. Owner: Pennrose Properties. Architect: Stuart LeFever Architects.
- 1994 Award for Excellence in Design by the Art Commission of the City of New York* for the conservation and restoration of the New York City Coat of Arms from McCombs' Dam Bridge. Principal in charge of conservation and materials studies for the Hooper Fountain and McCombs' Dam Bridge. Owner: New York City Department of Transportation. Architects: Modjeski & Masters, Inc. and H2L2 Architects and Planners.
- 1991 Preservation Initiative Award from the Pennsylvania Historical and Museum Commission* for preparation of an eleven volume Historic Structures Report for Old Economy Village. Owner: Pennsylvania Historical and Museum Commission.
- 1991 Historic Preservation Accommodation for Residential Rehabilitation* for the rehabilitation of the Von Louhr Apartments, Philadelphia, PA. Principal in charge of design consultation for rehabilitation of historic property. Owner: Philadelphians Concerned About Housing.
- 1991 Historic Preservation Accommodation for Multi-Family Residential Rehabilitation* of Diamond Street Properties, Philadelphia, PA. Principal in charge of design consultation for historic preservation tax credits on a series of urban rowhouses. Owner: Pennrose Properties.
- 1990 Historic Preservation Accommodation for Institutional Rehabilitation Award* for rehabilitation of the Dunlap School building. Principal in charge of historic preservation design consultation for procurement of certified rehabilitation tax credits. Owner: Pennrose Properties.
- 1989 Historic Preservation Accommodation for Multi-Family Residential Rehabilitation Award* for rehabilitation of Regent/Rennoc Apartments, Philadelphia, PA. Principal in charge of historic preservation design consultation. Owner: Pennrose Properties.

SELECTED LECTURES:

- "Masonry Conservation Testing and Assessment For The Pennsylvania State Capitol", Annual Meeting for the American Institute for the Conservation of Historic & Artistic Works (AIC), Dallas, TX, 2003.
- "Conservation and Restoration of Historic Decorative Finishes at Horace Trumbauer's Irvine Auditorium at the University of Pennsylvania." Presented to the Association for Preservation Technology/Delaware Valley Chapter, 1999.
- "Investigations and Conclusions on the 1707 Claus Rittenhouse Home and Outbuilding, Fairmount Park, Philadelphia, PA." Keynote Speaker, Annual Meeting of Historic Rittenhouse Town, Inc., 1996.
- "18th Century Construction Techniques and Materials Used in the Restoration of the 1736 Henry Antes House, Montgomery County, PA." Boyertown Historical Society, 1996.
- "Moravian Architecture, Constitution and Town Planning: The Moravian Settlement at Hope, NJ." Lecture given for the commemoration of the 225th anniversary of the establishment of Hope, 1994.

"Restoration Planning for the 1736 Henry Antes House, Montgomery County, PA." Lecture presented at the Daniel Boone Homestead, 1992.

"The Iron Industry in Pennsylvania: Process, Utility, and Design." Keynote Speaker for annual meeting of Historic Bethlehem, Inc., 1991.

"The Founders of Bethlehem, Pennsylvania: Henry Antes, Colonial Master Builder." Lecture for the celebration of the 250th anniversary of the founding of Bethlehem, PA. Moravian Historical Society, 1991.

"17th, 18th and 19th Century Domestic Architecture of Historic Rittenhouse Town." Lecture presented in honor of the tri-centennial celebration of Historic Rittenhouse Town, sponsored by the Library Company of Philadelphia, 1990.

"Germanic Architectural Practice in Colonial Pennsylvania." Presented to the German Society of Pennsylvania and Historic Rittenhouse Town, 1989.

"Architecture and Preservation in Reading." Live television lecture, Berks County Public Television, 1987.

"Historical Analyses and Materials Studies of the 1734 Shelter House." Lecture presented to address the National Register listing of an early Germanic log building, Shelter House Society, Emmaus, PA, 1985.

SELECTED REPRESENTATIVE PROJECTS:

Preservation Consultant Services for PHMC Historic Sites and Museums, 5-year Contract, Harrisburg, PA

In a Joint Venture partnership with Perfido Weiskopf Architects of Pittsburgh, Noble Preservation provides PHMC with preservation and conservation consultation services related to the preservation, maintenance, and restoration of Commonwealth historic sites across Pennsylvania. Scope of work includes project administration, construction management, conservation, historic structures reports, materials studies, in addition to other preservation-related activities. 2008 - 2012.

Client: Pennsylvania Historical and Museum Commission (PHMC)

Pennsylvania State Capitol, Harrisburg, PA. Restoration of the Peristyle, Moisture Monitoring and Materials Conservation

Partner within Perfido Weiskopf/ Noble Preservation Joint Venture, the firm serving as Project Professional. In charge of defining scope, building investigations, moisture assessment and monitoring, conservation, preparation of restoration specifications, engineering and construction administration and supervision. 2007 – 2012.

Client: Pennsylvania Department of General Services.

World Food Prize/Des Moines Public Library, Des Moines, Iowa

Materials testing, analysis, specifications for Decorative Finishes and Masonry Conservation for landmark building constructed in 1900. 2007 – 2009.

Architect: RDG Planning & Design, Inc.

Green Hills, National Historic Landmark, National Historic Landmark Home of Noted Author and Humanitarian Pearl S. Buck. Perkise, PA 2002 – 2008

Materials investigations and testing, assistance with Historic Structures Report, Conservation Analysis of Collections and Building as part of Fire Protection Study funded by a Getty Grant. 2002- 2008.

Client: Pearl S. Buck International
Architect: Farewell Mills Gatch

Converse House, 1610, Locust Street, Phila. PA.

Conservation studies and restoration services on significant 1893 elaborate sandstone townhouse built for the president of the Baldwin Locomotive Co. Studies and specifications include masonry conservation, finishes, window restoration and leaded glass conservation. 2007 – 2011.

Client: Curtis Institute of Music
Architect: Venturi Scott Brown and Associates.

Oglebay Hall, University of West Virginia, Morgantown, WV

Working with Perfido Weiskopf Architects and the University of West Virginia on the exterior rehabilitation of this significant campus building. Services included materials testing specifically related to the conservation of terra cotta, stone, and brick, and specifications for masonry cleaning, pointing, and repair. 2005- 2007.

Client: Perfido Weiskopf Architects

Clara Barton Apartment, Founder of the American Red Cross, Washington D.C.

Conservation Treatment Plan, Historic Structures Report, conservation/restoration consultation and supervision on significant 19th century apartment and office discovered in 2000 and preserved as a federal museum. 2002 – 2007.

Client: General Services Administration, District of Columbia
Architect: Farewell Mills Gatch

Single Sisters House at Salem College, National Historic Landmark 1785 Moravian Building, Winston Salem, North Carolina.

Building investigations, materials analysis, assistance with Historic Structures Report, education and public outreach on one of the last unrestored 18th century Moravian structures. 2004 – 2006.

Client: Salem College
Architect: Marianna Thomas Architects

York County Courthouse, York, PA

Working with the County of York on the rehabilitation and restoration of the three domes of the courthouse roof. Services include materials testing, survey of existing conditions, maintenance and specification documents, and construction administration. 2000 – 2003.

Client: County of York, PA

Preservation Consultant Services for PHMC Historic Sites and Museums, 5-year Contract, Harrisburg, PA

In a Joint Venture partnership with Perfido Weiskopf Architects of Pittsburgh, Noble Preservation provides PHMC with preservation and conservation consultation services related to the preservation, maintenance, and restoration of Commonwealth historic sites across Pennsylvania. Scope of work includes project administration, construction management, conservation, historic structures reports, materials studies, in addition to other preservation-related activities. Projects included Historic Structures Reports on 10 buildings at the National Historic Landmark sites the Ephrata Cloister and Cornwall Furnace and HSRs on the Hotel at Landis Valley Museum and the Daniel Boone Homestead. Restoration and material analysis projects were designed and built on dozens of significant historic sites including Washington's Crossing State Park, the NHL Keith House at Graeme Park, Old

Economy Village, Highlands Mansion, Pennsbury Manor, Cornwall Iron Furnace, Ephrata Cloister, and Landis Valley. NPS, Inc. also directed a 5-year study of the 1830s Harmonist Garden at the National Historic Landmark Old Economy Village that involved extensive research, archaeology and landscape design. 2003 – 2008.

Client: Pennsylvania Historical and Museum Commission (PHMC)

Bethlehem Steel Merchant Mill #2 Annex, Bethlehem, PA

Worked closely with the developer, Pennsylvania Historical and Museum Commission, and National Park Service to develop this former Bethlehem Steel mill building into a hub of market-rate housing and retail services in the community of South Bethlehem. 2003 – 2006.

Client: Ashley Development

Hedge-Carpenter-Thompson Historic District, Salem, NJ

Worked closely with the developer, New Jersey Historic Preservation Office, and National Park Service to rehabilitate this abandoned historic neighborhood in Salem County, NJ. Project development included the documentation of 76 historic buildings, a scope of work that met the Secretary of the Interior's Standards, the needs of the developer, and the tenants. 2003 – 2005.

Client: Pennrose Properties

Architect: Kitchen & Associates

Iowa State Capitol, Des Moines, IA

Conservation and restoration consultant for the restoration of the House and Senate chambers of the 1871-1886 Iowa State Capitol. Completed materials testing and analysis on all aspects of decorative ceilings and murals, and provided consultation and supervision during conservation. Current projects include the testing, analysis, design consultation, and assistance with specifications for the restoration of the decorative finishes of the Main Rotunda and Grand Stair. 1989 – 2008.

Client: Department of General Services, State of Iowa

Architect: RDG Bussard Dikis, Inc.

Rayne United Methodist Church, New Orleans, LA

Conservation consultant on problematic interior and exterior materials issues on this 1876 Gothic Revival masonry church in downtown New Orleans. Issues include masonry deterioration, water infiltration, and adhesion problems with decorative finishes on plaster and wood substrates. 2000-2004.

Client: Rayne Memorial Church

Pennsylvania State Capitol, Harrisburg, PA.

Partner within Perfido Weiskopf/Graves/Noble Joint Venture, the firm serving as project Professional. In charge of defining scope, preparation of restoration specifications, administration and supervision for the Department of General Services' \$20 Million exterior restoration of the Main Capitol building. Work completed includes analytical studies, specifications and supervision for conservation and restoration of exterior granite and windows, documentation and Commonwealth Statue conservation including removal and re-installation, and restoration of the main dome and ribs. Served as Consulting Supervisory Conservator for conservation of House and Senate Chambers and other public and private offices, 1996- 2008.

Principal in charge of designing and managing the protection of the House of Representatives' and Senate Chambers. Designed and supervised assembly and disassembly of protective systems during construction of an interior scaffolding erected to provide access during ceiling restoration, 1998.

Client: Department of General Services, Commonwealth of Pennsylvania.
Architect: Perfido Weiskopf/Graves/Noble Joint Venture, 1996-present.

Consultant for John Canning Paint and Conservation Studios, the firm serves as the Consulting Supervisory Conservator for the restoration, repair, and refinishing of the architectural woodwork in the Senate Majority Caucus Room.

Client: John Canning Paint and Conservation Studios

University of Pennsylvania, Philadelphia, Pennsylvania.

Consultants on numerous projects involving research, materials testing and analysis, and preservation consultation. Buildings include Furness Library, College Hall, Franklin Field, Lewis Hall, Bennett Hall, the Palestra, Houston Hall, The Law School, the Dental School, The Music School, Irvine Auditorium, Houston Hall, Logan Hall. Analytical studies, specifications and supervision included work on plaster, masonry, decorative finishes, concrete, woodwork, roofing and metals.

Client: Facilities Department
Architect: various, 1984-2008.

Irvine Auditorium, University of Pennsylvania, Philadelphia, PA

Completed extensive conservation study and specifications for historic decorative finishes on Horace Trumbauer's auditorium at the University of Pennsylvania. Provided testing, analysis and specifications on historic lighting, woodwork, marble, plaster and interior and exterior masonry. Provided construction supervision of conservation and restoration work during construction.

Client: University of Pennsylvania
Architect: Venturi, Scott Brown Associates, 1996-1999.

Ephrata Cloister, Ephrata, PA

Historic Structures Reports. Conducted in-depth historical and physical investigations on nine building at the National Historic Landmark Ephrata Cloister site. Completed analytical evaluations of building materials as a basis for recommendations on the short and long-term restoration of the site.

Client: Pennsylvania Historical and Museum Commission
Architect: Marianna Thomas Architects/Perfido Weiskopf Architects Joint Venture, 1998-present.

Lehigh University, Bethlehem, Pennsylvania.

Research, conservation studies and preservation consultation on the Packer Chapel, University Center, Linderman Library, Taylor Gymnasium and Coppee Hall, the main buildings of the campus. Analytical studies, specifications and supervision included work on plaster, masonry, decorative finishes, concrete, woodwork, roofing and metals.

Client: Lehigh University Facilities Services
Architect: Barry Isett, Associates, PC, 1992-1996.

State Capitol of West Virginia, Charleston, West Virginia.

Provided consultation and completed technical analysis on the gilding failure for the Capitol Dome. Completed coatings analysis for interior finish schemes, prepared specifications and supervised restoration of all work. Work included plaster restoration and conservation and recreation of extensive gilding and faux finish schemes throughout the main Capitol rotunda.

Client: WV Division of Administration, General Services Division
Architect: L.P. Perfido Architects, 1994-1997.

The Barnes Foundation, Marion Station, Pennsylvania.

Provided assessment, materials analysis and specifications on a nationally-significant group of buildings designed by Paul Philippe Cret to house a significant private art collection. Focus included conservation of significant exterior limestone ornamentation designed by Jacques Lipschitz, analytical testing on interior and exterior finishes and evaluation and specifications on tile, masonry, wood flooring, plaster and woodwork. Construction supervision.

Client: The Barnes Foundation

Architect: Venturi, Scott Brown & Associates, Inc., 1993-1996

Macomb's Dam Bridge, New York, New York.

Conservation studies on one of New York's most historic bridges. Consultation included paint analysis on the bridge and mile long viaduct and conservation reports on various sculptures including the granite and limestone Hooper Fountain on the Manhattan side of the span and the bronze New York City Coat of Arms and Plaque surmounting the bridge. The project was awarded the NYC Art Commission's Excellence in Design Award.

Client: New York Department of Transportation

Architect: H2L2 Architects and Planners, 1994.

Conrad Weiser Homestead, Womelsdorf, PA

Historic Structures Report. Conducted in-depth building investigations on the two remaining early buildings on the site, one of which was thought to be the original Conrad Weiser's home. Prepared a typology of 18th century Germanic domestic buildings in eastern and central Pennsylvania to place the Weiser buildings in the context of early Germanic building practices.

Client: Pennsylvania Historical and Museum Commission

Architect: Marianna Thomas Architects/Perfido Weiskopf Architects Joint Venture, 1998-2000.

Historical Society of Pennsylvania, Philadelphia, PA

Principal in charge of comprehensive masonry conservation study as a prelude to exterior marble restoration and supervision of contractors during construction. Completed plaster and finishes analyses for interior and exterior elements.

Client: Historical Society of Pennsylvania.

Architect: Venturi, Scott Brown & Associates, Inc., 1997-98.

Long House Historic Structures Report, Hope, NJ

Historic Structures Report which analyzed and evaluated the construction and development of this Moravian period building through historical research, materials analyses, and physical investigations. Developed appropriate treatment recommendations for the client to use as a basis for decision making.

Client: H.O.P.E., 1998-present.

Historic Rittenhouse Town, Fairmount Park, Philadelphia, Pennsylvania.

Historic Structures Reports on the 1707 Claus Rittenhouse Home and adjacent 18th century stone outbuilding. Historic research and National Landmark Nomination on the 17th, 18th and 19th century Germanic village, site of America's first paper mill and birthplace of colonial scientist David Rittenhouse. The village is one of the most important early industrial and domestic sites in the original colonies, 1991. Historic Structures Report on 18th century so-called Abraham Rittenhouse Home within the National Historic Landmark industrial community, 1989. Research, analytical testing.

Client: Historic Rittenhouse Town, Inc., 1988-2000.

Henry Antes House, Montgomery County, Pennsylvania.

Historic Structures Report documenting the original configuration and the changes to the house and property. Fund raising of over \$250,000, Analytical testing, construction documents, specifications, bid process, contractor selection and construction management.

National Landmark Nomination. Home of a significant leader, master builder and the architect of many of the first buildings in Bethlehem, Pennsylvania. The house is the first building in Pennsylvania to be recognized in the vernacular architecture category as significant to the nation, 1991.

Client: Goschenhoppen Historians, Inc., 1994-2006.

Camden United States Courthouse, Camden, NJ

Completed analysis of historic decorative finishes (elaborate stencil designs executed in paint and aluminum and gold leaf) for Post Office Lobby and Ceremonial Courtroom within Art Deco interior spaces prior to restoration/conservation. Prepared construction documents for plaster and finishes restoration, including re-creation of decorative stenciling. Construction supervision.

Client: Keating Building Corporation

Architect: Marianna Thomas Architects, MGA Partners, 1999.

Diamond Street Ventures Phases 1, 2, 3, Philadelphia Pennsylvania.

Rehabilitation/restoration, Section 106 and Tax Act consultation on a 35 building housing project.

Client: Pennrose Properties Inc.,

Architect: Zimmers Associates, 1989-1996.

30th Street Railroad Bridge, Philadelphia, Pennsylvania

Materials testing, conservation report, assistance with specifications and consultation during construction on this significant Paul Cret designed bridge spanning the Schuylkill River in the heart of Philadelphia.

Client: South East Transportation Authority

Architect: H2L2 Architects and Planners, 1995, 1996.

Palace Theatre, Greensburg, Pennsylvania

Paint and coatings analysis, historical research and restoration consultation on this magnificent 1926 vaudeville-era theater. The building contains exemplary faux finishes and murals that are to be restored and conserved as part of the restoration.

Client: The Westmoreland Trust

Architect L.P. Perfido Associates, 1995-1996.

William Trent House, Trenton, New Jersey

Historical research and report on the history and occupation of this c1720 National Historic Landmark mansion built by one of the colonies most important individuals and occupied by three governors of the state of New Jersey. Preparation of an archaeological planning report involving overlays of landscape and site changes over significant historical periods onto base maps of the site.

Client: City of Trenton, New Jersey

Architect: Susan Maxman Architects, 1995, 1996.

Eastern State Penitentiary, Philadelphia, Pennsylvania.

Conservation Studies for the main hall, typical corridors, prison cells and yards for the Eastern State Penitentiary Task Force, sponsored by a grant from The Getty Foundation, 1994, 1995. Feasibility

Study and Schematic Design for the Rehabilitation of the Administration Building of this National Historic Landmark and, arguably, the most important historic prison in the United States.

Client: City of Philadelphia
Architect: Venturi, Scott Brown and Associates, 1993.

US Custom House, Philadelphia, Pennsylvania.

Historic Structures Report update, historic finishes, metals and stone conservation studies, prepared specifications and provided restoration supervision on this 1930's Art Deco landmark government office building that is home to the Eastern Regional office of the National Park Service.

Client: General Services Administration
Architect: Ueland, Junker & McCauley, 1992-1993.

Abraham Lincoln Hotel, Reading, Pennsylvania.

Tax Act, Section 106 and rehabilitation consultation on one of Reading's most important Art Deco hotels.

Client: Pennrose Properties, Inc.
Architect: Muhlenberg/Greene Architects, 1991-1994.

The Grey Cottage, Nazareth, Pennsylvania.

Research, materials investigations and restoration consultation on the Grey Cottage Log House, the earliest surviving Moravian building in North America. The project resulted in a restoration report, specifications and the recreation of an 18th century-style side-lapped shingle roof.

Client: Moravian Historical Society, 1991, 1992.

Milord La Chamarre Sculpture Conservation Study, Philadelphia, Pennsylvania.

Conservation study prompted by the moving of this important Jean Dubuffet stainless steel work of art from an environmentally controlled interior location to its present 15th and Market Street location.

Client: H2L2 Architects, 1990.

Horsham Meeting House, Horsham, Pennsylvania.

Historic research, materials analysis and restoration consultation on the major restoration of this well preserved early 19th century Quaker Meeting House. Work involved studies and specifications on woodwork, finishes, masonry, historic lighting and roofing.

Client: Horsham Meeting
Architect: Zimmers Associates, 1990.

Fairmount Waterworks, Philadelphia, Pennsylvania.

Design Study for the final phase of restoration of this National Historic Engineering Landmark. The project involved research and design schemes for the recovery and restoration of the mill races and associated promenades, bridges, retaining walls and water features.

Client: City of Philadelphia, Water Department
Architect: Thomas and Newswanger, Architects, 1989.

Founders Hall, Haverford College, Haverford, Pennsylvania.

Restoration studies, materials analysis and consultation on the College's first building constructed in 1833. Studied, specifications and supervision included work on stone, stucco and finishes.

Client: Haverford College
Architect: H2L2 Architects, 1989.

Old Economy Village, Ambridge, Pennsylvania.

Research, materials investigations and analysis of an intact early 19th century National Landmark utopian community. A ten-volume Historic Structures Report and Garden Archaeology study was prepared. Prepared analytical studies on finishes, masonry, plaster and roofing.

Client: PA Historical and Museum Commission
Architect: Thomas and Newswanger Architects, 1987-1990.

Allentown Post Office, Allentown, Pennsylvania.

Analytical studies and specifications for masonry, bronze and aluminum features on this 1931 Art Deco Post Office, one of Allentown's finest Art Deco Buildings.

Client: General Services Administration
Architect: Wallace/Watson Architects, 1987.

Berkeley-Dunn Mills, Martinsburg, West Virginia.

Rehabilitation consultation on a complex of 19th century woolen mills. Tax Act Certification, materials testing and design review.

Client: Chatfield-Taylor Organization
Architect: Rust, Orling and O'Neal, 1987.

Moravian Pottery and Tile Works, Doylestown, Pennsylvania.

Seriated paint analysis and restoration consultation on an important Henry Mercer building.

Client: Bucks County, 1987.

Cumberland County Court House, Cumberland County, New Jersey.

Preservation and Restoration studies and analytical testing on this important public building.

Client: Cumberland County
Architect: Manders/Merighi Associates, 1987.

Hopewell Furnace National Historic Site, Berks County, Pennsylvania.

Historic Structures Report, Materials analysis and restoration consultation on an 18th century National Historic Site interpreting the manufacture of iron.

Client: Mid-Atlantic Regional Office, National Park Service
Architect: Marianna Thomas, 1987.

Cornwall Iron Furnace, Cornwall, Pennsylvania.

Restoration consultation and materials analysis.

Client: PA Department of General Services
Architect: Marianna Thomas, 1986.

Noble Preservation

S e r v i c e s , I n c .

Historic Preservation • Architectural Conservation
Building Investigation • History and Research

FIRM PROFILE

Noble Preservation specializes in the preservation, restoration and rehabilitation of historic properties and the conservation of building materials. We offer a wide range of services to architects, institutions, organizations, contractors and building owners. Our services are not limited to one particular area, but include a breadth of disciplines related to historic preservation: architectural conservation, graphic documentation, historical research, building investigation and investment tax credit consultation.

Our offices and conservation laboratory are in Berks County, Pennsylvania, centrally located between Philadelphia, Harrisburg, New York City and the Baltimore-Washington Metropolitan area.

All staff members are academically trained in architectural history, which forms the basis for our approach to historical research. Our services include assembling National Register Nominations, National Historic Landmark Nominations, building histories, local and regional surveys, as well as research on deeds, wills and inventories.

Noble Preservation offers complete building diagnostics to analyze material problems and design appropriate conservation solutions. Our studies integrate on-site investigations, analysis in our architectural conservation laboratory, and cooperative research with Lehigh University and the University of Pennsylvania. We regularly complete analyses for masonry, paints and coatings, mortar, plaster and stucco, wood and metals.

Our projects synthesize and interpret historical and technical evidence gathered through research, diagnostics and testing to develop useful documents and plans such as Historic Structures Reports, building maintenance plans, Historic Building Preservation Plans, Adaptive Use plans, specifications, analytical reports and conservation studies. Each document is geared toward the goals and budget of each individual client and the needs of each individual property.

We regularly assist clients in securing investment tax credits for historic properties and in completing Section 106 documentation. Our staff is experienced in interpreting the Secretary of the Interior's *Standards for Rehabilitation* and the regulations governing state and federal involvement in historic preservation projects. Some of our services include design consultation for Investment Tax Credit certification applications, pre- and post-construction documentation, Section 106 compliance and negotiation with federal, state and local agencies.

BACKGROUND

We are a professional firm dedicated to the preservation of historic architecture. Our projects range in scale and scope, from the rehabilitation of urban rowhouses to the restoration of major civic monuments, and from standard mortar and paint analyses to comprehensive conservation programs. Staff members possess years of professional experience and academic training in disciplines critical to understanding all aspects of historic preservation and communicating their importance: historical and archival research, construction, materials conservation, graphic documentation and report generation.

Our staff is technically proficient in the analysis and preservation of all types of building materials, including masonry, paints and finishes, wood, metals and architectural ceramics. We offer comprehensive technical services including sampling, laboratory examination, building investigation and analysis, treatment mock-ups, conservation treatment and treatment monitoring. Though practical experience with building systems is an important component of what we do, we also strive to remain on the cutting edge of preservation technology to offer our clients straightforward analyses without unnecessary subcontracting. We own a battery of diagnostic equipment, including probing and non-destructive moisture meters to evaluate potential problems at and beneath the surface, reflected-light and polarized-light microscopes to complete materials analysis, a borescope to visually assess conditions within a structure, a digital chroma meter to provide precise color assessment, portable pH meters to identify acidic and alkaline conditions, and a full conservation laboratory for wet chemical experimentation, testing and accelerated weathering. Our staff is proficient in the analysis of conservation treatments marketed by quality manufacturers, and is able to design custom treatments as required, such as cleaning poultices and replication mortars, plasters and stuccoes. Cooperative agreements with Lehigh University and the University of Pennsylvania enable us to provide clients with advanced technical analyses presented in understandable manners. By combining our research-based investigations with scientific methods and world-class institutions, Noble Preservation provides reliable and state-of-the-art building preservation services.

Members of our staff have been certified to test and perform cleaning with the Quintek Rotec Vortex[®] system. In many applications, this micro-abrasive vortex cleaning process is superior to chemical cleaners, pressure washing and conventional blasting because it attacks dirt on the surface of a material without introducing health and environmental hazards, compromising the surface or subjecting it to large amounts of water. Our Quintek Rotec Vortex[®] technology is available for cleaning test mock-ups and small applications only; select qualified contractors conduct large-scale operations.

We typically work with architects, institutions, museums, governments and private developers to resolve complex issues involving the restoration, conservation, interpretation and certification of properties for government tax credits. In addition to preparing necessary documentation, we will also compose specifications and assist with project administration. All of our documents are produced on in-house computer systems attached to high-resolution scanners and printers. By managing the presentation of all information from beginning to end, our office tailors all work to the specific needs of the client and produces self-contained, straightforward reports.

STAFF

Timothy M. Noble, President

Tim has been involved in restoration in private practice for more than two decades, having completed projects involving conservation, historic research, graphic documentation, design, rehabilitation, financing and management. He holds an M.S. in Historic Preservation from the University of Pennsylvania (1983) and a B.A. from Penn State (1974), and was recently recognized as a Professional Associate in the American Institute of Conservation. Tim founded Noble Preservation in 1992 after serving as owner, principal, and president of Clio Group, Inc. (1983-1992). His professional experience also includes design consultation for Knoll International, the development and restoration of historic properties and the conservation of antique furniture and musical instruments. Tim's work has received citations from the PA Bureau for Historic Preservation, Preservation Pennsylvania, and the Art Commission of New York City.

Noble Preservation is a specialized consulting firm that provides a range of professional services relating to the preservation of historic properties.

As experienced architectural conservators, we offer project-specific technical consultation to architects, institutions and building owners who require long-term solutions to material problems. We feature an in-house architectural conservation laboratory to assist with material analyses and treatment assessments. Our staff possesses years of experience with the conservation of historic masonry, wood, metals and finishes.

Using historical research and our knowledge of historic building technology, we provide clients both insight into the evolution of their properties and guidance for restoring and maintaining them.

We have established a solid track record in investment tax credit consulting which spans nearly two decades, and our rehabilitations have received numerous city, state and federal awards. Noble Preservation provides comprehensive assistance from start to finish, including design consultation, photographic documentation and negotiation with local, state and federal agencies.

Client references for all specializations available upon request.