

# NATHANIEL C. GUEST, ESQ.

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## EDUCATION

**Cornell University**, College of Architecture, Art, and Planning, Ithaca, New York.

Department of City and Regional Planning.

Masters of Historic Preservation Planning

*Cornell Real Estate Journal*, Staff Editor.

Planned and Coordinated visit by internationally-renowned preservation leader Arthur Ziegler.

Graduate Teaching and Research Assistant for Richard Booth, Esq., and Dr. Michael Tomlan.

Co-taught class *Economics and Financing of Neighborhood Conservation and Preservation*.

**Temple University School of Law**, Philadelphia, Pennsylvania.

Juris Doctorate, *cum laude*, Integrated Program in Transactional Law.

*Temple Political and Civil Rights Law Review*, Staff Member; Selected as Articles Editor, 2008-2009.

*Burton Award for Legal Achievement*: Comment *Putting History on a Stone Foundation: Toward Legal Rights for Historic Property* published by Temple in 2009; Selected as Temple's 2009 submission for the Burton Award For Legal Achievement, a national law article competition; Awarded the Burton Award by Supreme Court Justice Ruth Bader Ginsburg, June 14, 2010, at the Library of Congress.

Albert H. Friedman Prize for Legal Writing.

Pennsylvania Bar, Admitted October 2010.

**Cornell University**, College of Arts and Sciences, Ithaca, New York.

Bachelor of Arts in American Material Culture, an Independent Major, *magna cum laude* with Distinction in All Subjects.

Senior Honors Thesis: *Sentimental Journey: The Entropy of Progress Through the Depiction of American Railroads in Art*. Phi Beta Kappa and Phi Kappa Phi National Honor Fraternities.

Dean's List Scholar.

Cornell Tradition Senior Recognition Award, given to the University's top ten Tradition Senior Fellows for outstanding service to campus and community.

Ronay Menschel '64 Cornell Tradition Public Service Internship with Pennsylvania Historical and Museum Commission.

Muriel Klarman Cornell Tradition Fellowship, a scholarship requiring significant paid work and service during academic career.

## PROFESSIONAL EXPERIENCE

**Executive Director, Colebrookdale Railroad Preservation Trust**, Boyertown, Pennsylvania

- Raised over \$20 million in grants and other funding to restore a Civil War-era railroad as a community and economic development project. Coordinated 20,000 volunteer hours in 12 months to complete the restoration of century-old coaches and 8.6 miles of track. Primary responsibility for fundraising and development, marketing, and event planning. Oversee administration and reporting and compliance. Awards include Preserve America Steward designation (2015), George H.W. Bush Foundation Point of Light (2020), National Association of Counties Innovation Award (2020), Second Highest Rated Tourist Railway in North America (USA Today, 2020), Top 10% of Heritage Attractions Worldwide (TripAdvisor 2018, 2019, 2020), Preservation Alliance of Greater Philadelphia's Community Action Award (2017). The Colebrookdale has brought over \$100 million of economic impact to southeastern Pennsylvania and resulted in 15 new businesses opening in Boyertown.

**Board of Directors, President, Secretary, Preservation Pennsylvania**

- Preservation Pennsylvania is the Commonwealth's statewide non-profit advocacy organization protecting Pennsylvania's historic and cultural resources.

**Board of Directors, Schuylkill River Greenway Association/Schuylkill River National and State Heritage Area.**

- The Schuylkill River National Heritage Area works to revitalize and restore the Schuylkill River watershed through natural and cultural resource preservation, education, recreation, community revitalization, and heritage tourism. The Heritage Area is managed by the Greenway Association in cooperation with the National Park Service

**Intern, Legal Department, The National Trust for Historic Preservation, Washington, D.C.**

- Selected as one of four interns for the nation's principal organization for historic preservation.
- Researched and drafted congressional testimony advocating for a programmatic agreement for American railroads to streamline review under the National Historic Preservation Act, 16 U.S.C. §§ 470 *et seq.*, and the National Environmental Policy Act, 42 U.S.C. §§ 4321-4347, for *de minimus* actions impacting National Register-designated rail corridors and resources. Deputy General Counsel offered this testimony offered on Capitol Hill in June 2008.
- Under Department of Transportation Act Section 4(f), 49 U.S.C § 303, consulted with clients about proposed PennDOT projects impacting historic resources. Drafted amicus briefs regarding adverse effects of those projects and assisted with negotiating memoranda of understanding between interested parties.
- Researched and drafted correspondence relating to the Commonwealth of Pennsylvania's violation of the State History Code, 37 Pa. Cons. Stat. Ann. §§ 101-906.
- Using Westlaw, LexisNexis and other sources, compiled data on all cases relating to historic preservation law for 2007-2008; summarized data for inclusion in NTHP's *Preservation Law Reporter* (2008).

**Attorney, Intern and Law Library Clerk, Wade & Goldstein, Attorneys-at-Law, Berwyn, Pennsylvania**

- Counseled clients on appropriate corporate form and filed formational documents for new entity
- Negotiated and drafted lease-purchase agreement between a national railway provider and a non-profit historical society. Prepared a railroad operator agreement between a service provider and a non-profit chamber of commerce; prepared a rail operator sub-contracting document between a service provider and an operator designated under 49 C.F.R 1150.
- Consulted with Surface Transportation Board and Railroad Retirement Board to advise a subcontracting rail operator as to their responsibilities under the Railroad Retirement Act, 45 U.S.C.A. § 231 *et seq.*
- Drafted equipment purchase agreement and hold harmless agreements for railroad company. Prepared lease purchase agreements for real property and estate.
- On behalf of Berks County and in consultation with the Pennsylvania Historical and Museum Commission, researched and composed a historical resource review to submit to the Surface Transportation Board to intervene under the National Historic Preservation Act Section 106, 16 U.S.C. § 470(f), in the abandonment proceedings surrounding the Colebrookdale Railroad.
- As library clerk, developed and implemented organizational system, including procedures for archiving and accessing. Maintained security of confidential documents.

**Clinical Intern, Klehr, Harrison, Harvey, Branzburg, and Ellers, LLP , Philadelphia, Pennsylvania**

- Researched, compiled, and compared the terms and past interpretations of demolition-in-the-public-interest provisions in municipal historic preservation ordinances across the country.
- Evaluated the language and summarized past uses of the demolition-in-the-public-interest provision in the Philadelphia Code, Section 14-2007 *et seq.* as it relates to zoning and land use cases. Reviewed the minutes of the Zoning Board of Appeals and Philadelphia Historical Commission.
- Composed a memorandum to the file forecasting potential future interpretations of Philadelphia's demolition-in-the-public-interest provision and proposing arguments both for and against its application. Also proposed future revisions to the provision to make it more effective (2009).

**President, Founder, Colebrookdale Railroad Preservation Trust, Pottstown, Pennsylvania**

- Founded a non-profit organization to build a community-based constituency that would advocate for, plan for, and fund a tourist railway on the historic Colebrookdale Railroad as a community and economic development project.
- Raised over \$10 million to restore and redevelop the Colebrookdale and coordinated an implementation plan.

Devised marketing plan for the railroad as the “Secret Valley Line.”

- Created a website and documentary film at [www.colebrookdalerrailroad.com](http://www.colebrookdalerrailroad.com)

**President, Founder, Keystone Marker Trust, Pottstown, Pennsylvania**

- Founded organization to work with PennDOT, Commonwealth municipalities, historical societies, and interested citizens to re-institute keystone town marker program around century-old keystone-shaped markers once found at the entrance to all Pennsylvania communities.
- Negotiated and drafted agreement with Pennsylvania Secretary of Transportation to assume responsibility for the roughly 500 markers in Pennsylvania and for all future marker placements.
- Interpreted federal highway safety guidelines to re-design markers to meet current standards.
- Drafted protocols to be included in PennDOT manuals regarding care and placement of markers and composed marker-adoption documents for partners in the field, including hold harmless and indemnification and release forms.
- In concert with Department of Conservation of Natural Resources recommendations, drafted Keystone Marker Principles for Smart Growth to be adopted by marker communities. Developed [www.keystonemarkerttrust.org](http://www.keystonemarkerttrust.org) showcasing historic preservation activities of municipalities adopting markers.
- Developed organizational capacity sufficient to restore and re-install markers across the Commonwealth and to encourage adoption of markers by municipalities, historical societies, and schools as a community development and educational activity. Created budget; researched and applied for \$350,000 grant funding from public and private sources, including Department of Community and Economic Development and Department of Transportation.

**Founder, Pennhurst Memorial and Preservation Alliance, Spring City, Pennsylvania**

- Founded non-profit corporation and initiated a grassroots effort to preserve historic campus and create an international museum/memorial of conscience at former Pennhurst State School and Hospital. PM&PA named grassroots non-profit of the year in 2011 by Preservation Alliance of Greater Philadelphia. *Received a Community Action Award from the Preservation Alliance of Greater Philadelphia.*
- Researched, prepared, and obtained grant funding and coordinated a diverse constituency of advocacy groups, politicians, local business leaders, and preservationists to develop an adaptive design proposal that will provide jobs for the region and resources for persons with disabilities. Currently coordinating an economic feasibility study services grant.
- Coordinated grant application with Pennsylvania Department of Community and Economic Development. Created a website at [www.preservepennhurst.org](http://www.preservepennhurst.org).
- Interpreted Pennsylvania Municipalities Planning Code of 1968, P.L.805, No.247, East Vincent Township zoning and historic preservation ordinances, and Pennsylvania Sunshine Act, 65 Pa.C.S. § 701 *et seq.*, as they relate to the campus; composed a memorandum to township board of supervisors regarding their responsibilities to the property under the ordinances.
- Filed numerous information requests under Pennsylvania Right-to-Know Act, 65 Pa.C.S. § 701 *et seq.*, with state agencies and East Vincent Township.
- Coordinated legal efforts for the National Trust for Historic Preservation regarding the property’s protection under the Pennsylvania History Code, 37 Pa. Cons. Stat. Ann. §§ 101-906.
- Conducted and advised a series of market evaluations for re-use, directing two classes from the Cornell University Program in Real Estate. Studies evaluated potential under current zoning and recommended changes for future zoning.
- Prepared documents, coordinated interest of potential tenants, developers, and investors.
- Negotiated site visits and mediated complex and emotionally-charged issues between Pennhurst’s owner, disability advocates, local residents, and preservationists (2006-present).

**Director, The Cornell Tradition, Cornell University, Ithaca, New York**

- Provided administrative leadership and direction for The Cornell Tradition, a unique non-profit recognizing outstanding undergraduates demonstrating a commitment to work and community service and hailed by *New York Times* as “a landmark in higher education.”
- Solicited major and minor gifts, explaining tax implications.
- Supervised awarding of fellowships and fellows’ compliance to requirements. Oversaw annual contribution by fellows of 160,000 hours of work and 75,000 of service to campus and community.
- Devised marketing plan and served as primary spokesperson to public, other University units, alumni, trustees, and

donors at highest level. Responsible also for graphic design, publications, and electronic communication, including listservs and website.

- Prepare budget/monitor yearly expenditures for multi-million dollar program (2003-2005).

***Associate/Assistant Director, The Cornell Tradition, Cornell University, Ithaca, New York***

- Established active alumni organizations in major US cities as primary alumni development officer.
- Initiated campaign to improve faculty interaction with alumni and fellows. Compiled annual report for The Cornell Tradition and parent organization, Cornell Commitment.
- Working with University donors, president's office, and general counsel, established and coordinated Community Action Fellowship program to provide student employee help at no-cost to community non-profits.
- Advisor to student programming board and leadership training programs. Planned and chaired events, including annual Convocation, with speakers including Amnesty International Director William Schulz and Nobel Peace Prize laureate Jody Williams (1999-2001).

***Steam Locomotive Engineer, Fireman, and Passenger Conductor, Colebrookdale Railroad, Boyertown, Pennsylvania; Strasburg Railroad, Lancaster, Pennsylvania; New Hope & Ivyland Railroad, New Hope, Pennsylvania; Wanamaker, Kempton, & Southern Railroad, Kempton, Pennsylvania.***

- Licensed steam locomotive engineer and passenger train conductor.
- Review and interpret Federal Railroad Administration regulations relating to the inspection, operation, and maintenance of historic rail equipment and encourage crew member compliance with the same (1993-present).

## **VOLUNTEER EXPERIENCE**

***Governance Committee, Friends of the Railroad Museum of Pennsylvania, Strasburg, Pennsylvania***

- Review of Personnel Policy Manual and other contracts for the Friends.
- Advising the Friend's board on legal and governance matters. (2011-present).

***Program Manager, Preservation Initiatives, National Railway Historical Society***

- Developed a 12-point plan to transform the NRHS into the nation's leading railway-oriented cultural resource management organization. Plan includes a national register of significant railroad resources, a census of all existing resources, an at-risk listing, preservation awards, social media outreach plan, etc.
- Encouraged the development and implementation of a planned giving and corporate donation program. (2012-2014).

***Chairman, National Railway Heritage Grants Committee, National Railway Historical Society***

- Established policy and guidelines for the nation's only grant program specifically dedicated to railroad heritage.
- Enhanced marketing for the program and coordinated award selection committee. (2012-2014).

***Historic Preservation and Re-Development Planner***

- ***Historical Analysis and Operator's Proposal, Colebrookdale Railroad, Berks County, Pennsylvania.*** Prepared a historical analysis for the re-use of 1869 railroad line and facilitated Borough of Boyertown and County Commissioners in planning for its reuse in accordance with local zoning and regional plan. Assisted in grant writing process. Built coalition of re-use advocates and drafted proposal to operate the line, including comprehensive list of all potential shippers, response to Berks County Request for Proposals.
- ***Re-development Planner, Gap Freight Station, Gap, Pennsylvania.*** Prepared and presented a re-development plan for the former Station to the Salisbury Township Historical Commission.
- ***Advisor, The Friends of the Stewartstown Railroad, Stewartstown, Pennsylvania.*** Assisted this 501(c)(3) organization dedicated to the preservation of the historic Stewartstown Railroad with strategic planning, including fundraising, to work toward securing the railroad, thereby preventing its bankruptcy and enabling its restoration. (2007-present).
- ***Editor/Producer, Paradise Bound: A Half-Century on the Strasburg Railroad, Strasburg, Pennsylvania*** Created a 30-minute video and photographic retrospective of and for the employees of the Strasburg Railroad. Presented at the Railroad's 176<sup>th</sup> annual meeting, November 2008. Created a photographic calendar to supplement the video.

- ***Nominator, Strasburg Rail Road Historical Marker.*** Composed 200-page application to Pennsylvania Historical and Museum Commission to secure an official state historical marker for the Strasburg Rail Road. Marker obtained on first submission and is first and only successful nomination of a railroad anywhere in the nation made solely on the basis of being a tourist railroad.
- ***Assistant Educator and Docent, Railroad Museum of Pennsylvania, Strasburg, Pennsylvania***  
Taught in museum's hands-on interactive education center. Liaison to schools seeking tours, developing tours for different age groups (May-August 1997) Led tours. (1997).

***Commissioner, Tompkins County Human Rights Commission, Ithaca, New York***

- Investigated and mediated controversies involving race, color, creed, age, gender, sexual orientation, disability, national origin, etc. Assumed chief responsibility for cases involving sexual orientation discrimination and harassment.
- Offered *pro-bono* consultation regarding rights, disputes, alleged violation of anti-discrimination laws protecting employment, housing, credit, public accommodation, etc. (2003-2005).

***Cornell University Assembly, Cornell University, Ithaca, New York***

- ***Employee Assembly:*** Elected by Cornell's employees to promote their continuous involvement in governance of the University. Coordinated annual presidential staff address and instituted new staff recognition programs (2003-2005).
- ***Personnel Policy Committee Chair:*** Compose, refine, review policies affecting university staff and faculty in cooperation with administrators at the highest level. Assist in adjudicating cases of policy violation (2004-2005).
- ***Campus Planning Committee:*** As a member of the Campus Planning Committee, reviewed and made recommendations regarding physical planning for the Ithaca campus, particularly involving transportation and parking. Also considered issues of green building and facility maintenance (2003-2005).

***Teacher, Grand Anse Catholic School, Grenada, West Indies***

- Developed lesson plans and instructed grades 5-12 in English, mathematics, reading, and history. Organized regular service learning trips to Grenadian Animal Rescue Ministry (1998-1999).

***Resident Advisor, The ELMMS Complex, Cornell University Campus Life, Ithaca, New York***