



HERITAGE COMMISSION OF DELAWARE COUNTY

2025



Historic Preservation Directory of Trades, Services, and Products

Welcome letter from Sam Pickard, chair of the Heritage Commission

On behalf of the Heritage Commission, I would like to thank you for your interest in maintaining your historic building. Here in Delaware County, our heritage is very important, and is reflected in our architecture. From the log cabins of New Sweden to the Federal style brick houses of the Revolution to the Victorian streetcar suburbs, our buildings reflect the changing history of our country.

William Penn first landed in Chester in 1682, and the oldest public building, the 1724 Chester Courthouse, is still used today. The 1799 Lazaretto in Tinicum Township is the oldest surviving quarantine hospital in the western hemisphere and the sixth oldest in the world. The Thomas Massey House in Marple Township shows the changing styles over time from 1696 to the mid 19th Century and how it was adapted to meet the changing needs of the Massey family.

Even if you are not the owner or manager of a historic site such as these, your building still contributes to the history of the County and it is important that it is preserved for future generations so we do not lose our heritage. Older buildings act differently than modern buildings, and as such, they require a different set of materials and techniques. The businesses listed in this directory have worked on historic buildings and know how best to maintain and improve your building. Your house has likely had several owners before you, and with good maintenance, will have many more after you. If you take on the responsibility of an older home, you are contributing to the history and heritage of the County and we thank you for your efforts.

The members of the Heritage Commission represent different municipalities and are tasked with the responsibility of overseeing and supporting the rich heritage of Delaware County. We provide information and support to all our municipalities in their efforts to maintain our great historic resources. We meet on the first Tuesday of each month in the County's facilities and our meetings are open to everyone. Please feel free to contact us if you have questions regarding historic preservation in Delaware County. We are here to help and support your mission of historic preservation in the County.

Directory Disclaimer

This Directory is a listing of companies and organizations who are known to have worked on historic buildings. Neither the Delaware County Heritage Commission, Delaware County Planning Department or the County itself make or imply any claims or promotions regarding the qualifications and/or credentials for any of those companies or organizations listed in the Directory, nor are any warranties provided in regards thereof. This Directory is provided for informational purposes only. Anyone wishing to retain the services of and/or purchase products from any of the companies or organizations in this Directory are strongly encouraged to obtain more than one bid or proposal for the services or products desired, and to request and confirm credentials and references before hiring any entity included in this Directory. Your use of this Directory indicates your acceptance of the terms of this Disclaimer.

2025 Heritage Commission Members

Samuel Pickard, Chair	Emma Leuschner
Karen Micka, Vice Chair	Joshua Phillips
Elizabeth McCarrick, Secretary	Twyla Simpkins
Judy Anastasi	Keith Swift
Robin Craren	Kelli Wilson

Delaware County Heritage Commission

610-891-5200
c/o Delaware County Planning Department
2 W. Baltimore Ave, Suite 202, Media, PA 19063
DelawareCountyHeritage@co.delaware.pa.us
delcopa.gov/Heritage

The Heritage Commission’s mission is to oversee the rich heritage of Delaware County and to support those organizations within the County that are promoting and preserving our cultural legacy. Commission members accomplish this mission through outreach within the historic communities of Delaware County, as well as providing a resource base for these organizations and individuals.

	Pg.	Ad	Trades														
			Architectural Conservation	Art Conservation	Basements	Carpentry	Chimneys	Contractor	Doors	Furniture Restoration	Masonry/Stucco	Metalwork	Painting	Plastering	Roofing	Windows	Woodwork
18th Century Restorations	8	9				x		x	x		x		x	x	x	x	
Alvin Holm, AIA	8	9															
Archer & Buchanan Architecture	8	11															
Architectural Window Corporation	10	11													x		
Atkin Olshin Schade Architects	10	11															
Ballinger	10																
Benner & Sons Painting	12	13										x					
BJK Masonry	12	13			x		x			x							
Bryant Phillips Construction Inc	12	15						x									
Building Preservation Services	14	15													x		
Cherokee Construction	14	17						x									
Cottage Industries, Inc.	14	17						x									
Cullen Construction	16	19						x									
Daniel Campbell, AIA Architect	16	19															
Douglas P. Humes, Esq.	18																
Econsult Solutions	18	21															
Felber Ornamental	18											x					
H. Gilroy Damon Assoc., Inc	20																
Hanson Fine Building	20	21							x								
Hard Knox Waterproofing	20	21			x					x							
Heritage Consulting Inc	22	23															
J&M Preservation Studio	22	23															
Jacobs Wyper Architects	24	23															
Jamison Home Services LLC	24	25			x		x			x							
Jane Dorchester, Architectural Historian	24	25															

How to use the Directory:

As many companies offer a variety of trades, services and products, they are listed alphabetically in the list above and on the next page along with the page number of their listing and their ad, if provided. We hope this new format will be more useful for you to find what you are looking for.

	Pg.	Ad	Trades														
			Architectural Conservation	Art Conservation	Basements	Carpentry	Chimneys	Contractor	Doors	Furniture Restoration	Masonry/Stucco	Metalwork	Painting	Plastering	Roofing	Windows	Woodwork
John Milner Architects	26	27															
John Toates Architecture and Design, LLC	26	27															
JRB Historic Restoration LLC	28	29					x								x		
Keast & Hood	28	29															
Knapp Masonry	28	33						x			x						
Kreilick Conservation	28		x	x						X	x						
LimeWorks.us	30	31								x			x				
Mara Restoration	30	33								x							
Mark B. Thompson Associates PC	30	35															
Michael D'Onofrio Historical Restoration	32		x	x	x		x	x		x	x			x			
Monroe Coldren & Son Antiques	32	35	x						x		x						
MR Roofing	34	37												x			
Old House Guy	34	37															
Orion General Contractors	34							x									
Paul's Pointing	36						x			x							
Pennsylvania Art Conservatory	36	39		x													
Period Architecture	36																
Philadelphia Brick & Stone Pointing Inc.	38				X	X				x			x				
Pinemar	38	39						x									
Preservation Works Ltd	38	41								x			x				
R&B Restoration Carpentry	40	41				x											
R. C. Legnini Company, Inc.	40	43			x	x		x	x		x	x	x	x		X	
Reape Jeffers & Associates	40	43															
Rittenhouse Builders	42	45						x									
Rose Valley Restorations	42		x							x						x	
SBK+ Partners LLC	42	45															
Stable Hollow Construction	44	47				x		x	x		x			x		x	
Streamlight Design	44																
Traditional Building	44																
Voith and Mactavish Architects	46	46															
VSBA	46	47															

18th Century Restorations, Inc.

Wesley Sessa

610-469-6649

3380 Coventryville Road, Pottstown, PA 19465

info@18thcent.com

www.18thcent.com

Our specialties include timber frame, stone, brick, and log construction, finish carpentry, masonry preservation, and the related trades necessary to preserve and restore historic structures.

Please see our ad on page 9

Alvin Holm, AIA

215-963-0747

2014 Sansom Street, Philadelphia, PA 19103

alvinholmaia@aol.com

www.alvinholm.com

Alvin Holm A.I.A. Architects is a full-service general practice architectural studio specializing in traditional design in the Classical manner. We are a small office providing architecture, interiors and landscape design for a broad spectrum of clients including residential, commercial and institutional projects. As design consultants, we also collaborate with other architects across the country to share our special expertise in traditional styles and historic restoration.

Please see our ad on page 9

Archer & Buchanan Architecture

Suzanne Amrich

610-692-9112

125 West Miner Street, West Chester, PA 19382

suzanne@archerbuchanan.com

www.archerbuchanan.com

At Archer & Buchanan Architecture, our philosophy begins with a belief that buildings will be inhabited for a century or more and should continue to gain character, beauty and value as the years pass. We work with clients who seek to complete historic preservation efforts requiring the addition to, or the renovation, restoration or adaptive reuse of existing structures. The historic preservation staff of Archer & Buchanan contributes significant expertise gained over twenty years of completing preservation and restoration projects for both private and public clientele—including homeowners, large institutions, public and civic organizations, and not-for profit entities. We provide services in support of historic preservation efforts that include: historic building maintenance manuals; building preservation, rehabilitation,



18th Century Restorations, Inc.

Our skilled craftsmen preserve and restore historic architecture including houses, barns and outbuildings. We welcome small projects, for example interior and exterior woodwork, plaster masonry and pointing, as well as general contracting.

Coventry House 1733-1803 Continuing Restoration

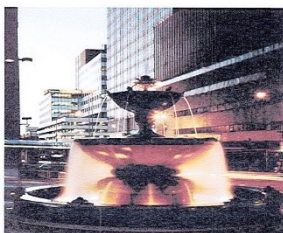
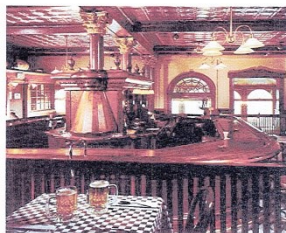


PERIOD RESTORATION PRESERVATION MAINTENANCE CONSULTATION SERVICES

18th Century Restorations, Inc. provides skilled restoration services in the Delaware Valley region to clients who exercise stewardship for historic properties.

The primary business of our company is preservation and restoration, adaptive re-use of and sympathetic additions to structures built in the 18th and early 19th centuries.

3380 Coventryville Road | Pottstown, PA 19465 | 610.469.6649 | 18thcenturyrestoration.com



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www.alvinholm.com (215) 963 0747



restoration and reconstruction; adaptive reuse; historic structures reports; building conditions assessments; historic resource surveys; national register nominations; and historic rehabilitation tax credit assistance.

Please see our ad on page 11

Architectural Window Corporation

Mike Morton

(W) 877-286-1881 (C) 860-836-1630

1901 E Hazzard Street, Philadelphia, PA 19125

mike.m@arch-window.com

www.arch-window.com

Architectural Window Corp. is a full service supplier of historic windows, shutters, exterior doors and storefronts. We are sensitive to the historic fabric of the buildings in these historic cities and offer products that respect that tradition. We offer fenestration surveys of buildings, recommendations and shop drawings of proposed products, submittal and review with both local and national historic commissions, as well as supplying and installation, if required, of all our products.

Please see our ad on page 11

Atkin Olshin Schade Architects (AOS)

Sam Olshin FAIA

215-925-7812

125 S. 9th Street, Suite 900, Philadelphia, PA 19107

Sam.olshin@aosarchitects.com

www.aosarchitects.com

AOS is a nationally recognized award-winning architecture, preservation, and planning firm. AOS provides feasibility studies, master plans, and architectural services for new, renovation and adaptive re-use projects throughout the region and beyond.

Please see our ad on page 11

Ballinger

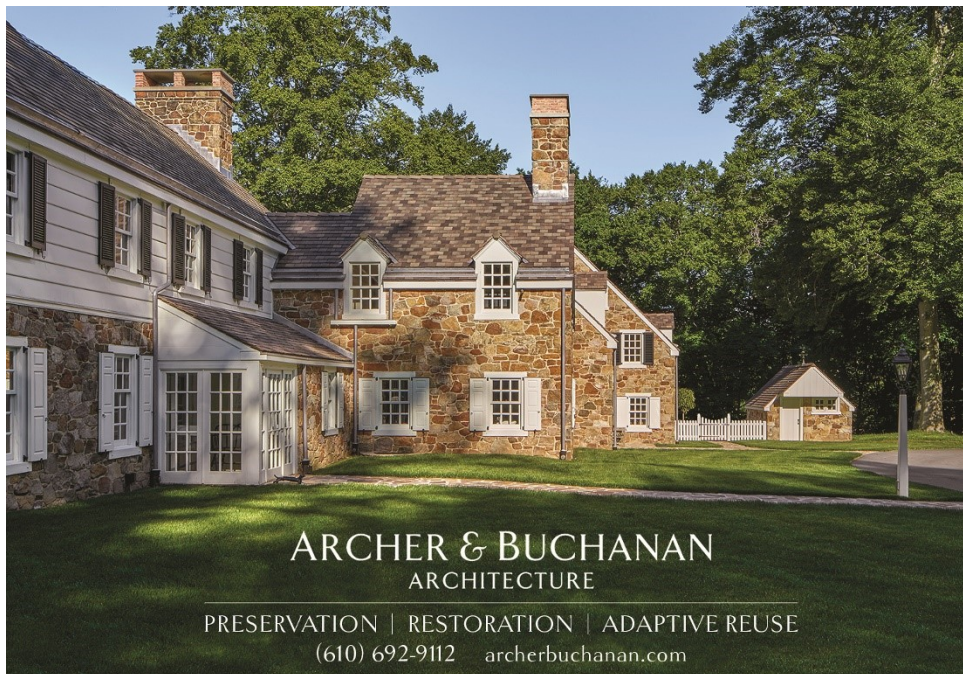
215-446-0900

833 Chestnut Street, Suite 1400, Philadelphia, PA 19107

contact@ballinger.com

www.ballinger.com

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215-925-7812 | www.aosarchitects.com

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610-353-4850

4977 West Chester Pike, Newtown Square, PA 19073

sales@bennerandsons.com

www.bennerandsons.com

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Please see our ad on page 13

BJK Masonry & Restoration

Brendan Kneafsey

610-585-8410

57 W. Hillcrest Ave, Havertown, PA 19083

office@bjkmasonry.com

bjkmasonry.com

BJK Masonry & Restoration is a full-service licensed chimney and masonry contractor in Havertown, PA. We are a family-owned business with over 20 years of experience. At BJK Masonry & Restoration, we believe every project deserves old-world craftsmanship using modern materials that stand the test of time.

We are ready to talk about your upcoming chimney, brick, stone, foundation, retaining wall, patio, flagstone, historical restoration, or miscellaneous masonry project. Call today!

Our Service Area: We provide services to the Main Line Suburbs. This includes Ardmore, Bala Cynwyd, Broomall, Bryn Mawr, Drexel Hill, Gladwyne, Haverford, Havertown, Lansdowne, Merion Station, Narberth, Penn Valley, Upper Darby, Villanova, and Wynnewood.

Please see our ad on page 13

Bryant Phillips Construction Inc.

David Carey

610-687-0419

45 Berkley Road, Suite 203, Devon, PA 19333

Bryantphillipsconstruction@verizon.net

www.bryantphillipsconstruction.com

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restores older residences in Delaware County and surrounding area since the year 2000. We have had the opportunity to have had two projects win a Preservation Alliance for Greater Philadelphia award in the past 12 years. Also, both the local Trumbauer award and the national Palladio award for our work in the renovation local residences. Fully licensed and insured, plus we are an EPA Lead Certified Company. We have a team of trusted trades people that will bring your home back to when it was first built.

Please see our ad on page 15

Building Preservation Services

John Lindtner

302-983-4056

PA #066630

buildingpreservationservices@gmail.com

www.buildingpreservationservices.com

There is a certain charm about older homes. At Building Preservation Services, we understand and appreciate this charm – the attention to detail, the intricacies in their design, and the craftsmanship involved in their construction. For this reason, we provide specialized services focused on restoring your home's old, wooden windows.

Please see our ad on page 15

Cherokee Construction

215-248-1800

820 Paper Mill Road, Wyndmoor, PA 19038

Info@CherokeeConstruction.com

www.CherokeeConstruction.com

Cherokee Construction is a high-end residential and commercial construction company, offering a full range of construction management services. Located in Wyndmoor, just outside Philadelphia, Cherokee Construction services Philadelphia, the Main Line, Eastern Montgomery County, Bucks County, as well as Delaware and Chester Counties.

Please see our ad on page 17

Cottage Industries

Adam Sherman/ Nicholas Walker

610-293-9750

237 W. Lancaster Ave, Suite 200, Devon, PA 19333

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Photo by Tom Crane



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Brad Smith, Director of Operations

610-687-4949

329 E. Conestoga Rd. Wayne, PA 19087

Brad@cullenconstructioninc.com

cullenconstructioninc.com

Cullen is a full-service construction company specializing in historic restoration of residential homes to include outbuilding, barns, springhouses, summer kitchens, etc.. We partner with architectural and design professionals of note in the county collaborating on high end finishes and attention to detail.

Please see our ad on page 19

Daniel Campbell, AIA Architect

610-344-3402

930 Oakbourne Road, West Chester, PA 19382

campbelldt@verizon.net

www.danielcampbellarcht.com

Year established: 2011. Daniel Campbell is a multi-state licensed architect with over 35 years of experience in architecture and historic preservation. Dan manages architectural projects through all phases of the process including surveys, measured drawings, code analysis, condition assessment, restoration design, adaptive re-use design, construction documentation, bidding and contract administration. He provides Historic Preservation Planning reports; conducting architectural conditions-assessments himself, while leading and directing teams of consultants in the structural, and MEP engineering and materials conservation fields, and overseeing the calculation of restoration budgets.

Work is focused primarily on historic buildings and sites in Delaware, Chester and Lancaster Counties, PA; also in Delaware State, New Jersey and Maryland. Restoration projects have included significant National Register and National Historic Landmark buildings, required to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Dan makes submissions and presentations to Historic Architectural Review Boards (HARBs) locally and the Historical and Museum Commission (PHMC). Dan's architecture degree, licensure and experience qualify him as an Historic Architect under the Code of Federal Regulations, 36 CFR Part 61. Dan makes submissions and presentations to Historic Architectural Review Boards (HARBs) and the Historical and Museum Commissions (PHMC) and locally.

Examples of Projects:

Historic Structure Report for the Andalusia Big House, Bensalem, Bucks County, PA; Preservation Plan for Nitre Hall, Haverford Township Historic Society, Delaware County, PA; Restoration of 1860 Maria Hall (after a fire),



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Villa Joseph Marie High School, Holland, Bucks County, PA; Restoration of Castle Valley Mill and Stover-Myers Mill, Bucks County, PA; Conditions Assessment and Restoration documents, for various house museums, churches and meetinghouses. Please see our ad on page 19

Douglas P. Humes, Esq.

610-724-7222

Millridge Manor House, 975 Mill Rd Box E, Bryn Mawr, PA 19010

humeslaw@verizon.net

Law Specialties: Real estate, historic preservation, estate planning, estate administration, corporations, LLC's, partnerships.

Econsult Solutions, Inc.

Peter A. Angelides, Ph.D.

215-717-2777

1435 Walnut Street, 4th Floor Philadelphia, PA 19102

Angelides@econsultsolutions.com

www.econsultsolutions.com

Econsult Solutions understands the true value of protecting the rich historic resources that complete our communities. We provide expansive and comprehensive analyses and evaluations to help support and encourage investment in historic preservation and conservation.

With our extensive background in quantitative and qualitative impact analyses, fiscal and economic impact modeling, asset evaluation, and strategic planning, we provide a full picture of all benefits and impacts that come with rehabilitating and preserving historic structures. We document the quantitative analyses and qualitative impacts that supplement project planning and evaluations.

Our business advisory services for historic preservation include:

- Economic Impact Analyses
- Fiscal Impact Analyses
- Impacts from Federal and State Tax Credit Programs
- Property Value Impacts and Evaluations
- Qualitative Impact Analyses
- Project Feasibility Evaluations

Please see our ad on page 21

Felber Ornamental

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(610) 275-4713

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Daniel T. Campbell, AIA **ARCHITECT**

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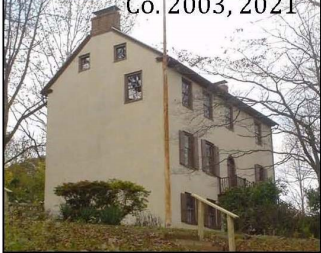
Embreeville Scale
House, Chester Co.
2019



Maria Hall,
Bucks Co. 2015



Nitre Hall, Delaware
Co. 2003, 2021



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Christine McPoyle – Office Manager

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info@hansonfinebuilding.com

www.hansonfinebuilding.com

Hanson Fine Building, Inc. specializes in fine renovations, custom additions, sustainable new construction, and historic preservation for older homes and historic structures in Greater Philadelphia. Please see our ad on page 21

Hard Knox Waterproofing

Ed Knox

1-800-515-1933

Upper Chichester, PA

closeddeal1@icloud.com

www.hardknoxwaterproofing.com

Basement Waterproofing, Mold Remediation, Structural Repair, Crack Repair, Crawlspace Repair, Indoor Stucco for Stonewalls, and Mold Removal for walls, making them look new again. All of these professional services will add value to your home. We are Waterproofing Experts that have been providing and mastering our home improvement service for more than 30 years. Whether you need help with your Basement, Crawlspace, or Mold Remediation, give Hard Knox a call!

Waterproofing isn't the only thing we've mastered. We also take tremendous pride in our ability to provide all types of Structural Repairs, Mold Remediation, and more. Let our skilled team help with basement demolition, debris removal, and improving the aesthetics of your basement, making what was once thought of as your dungeon a livable space. Don't hire inexperienced

20

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Econsult Solutions understands the true value of protecting the rich historic resources that complete our communities.

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Fiscal Impact Analyses
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Qualitative Impact Analyses
Project Feasibility Evaluations



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- Andrew W



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Heritage Consulting Inc.

Donna Ann Harris, Principal

267-251-5444

422 South Camac Street, Philadelphia PA 19147

heritageconsultinginc@gmail.com

www.heritageconsultinginc.com

Donna Ann Harris is the principal of Heritage Consulting Inc. a Philadelphia-based consulting firm, that aids non-profit organizations and government agencies in Delaware County (PA) and elsewhere in the following practice areas: downtown and commercial district revitalization, historic house museum strategic plans and audience development, heritage tourism product development, and non-profit organizational development.

Ms. Harris is the author of the second edition of *New Solutions for House Museums: Ensuring the Local Term Preservation Of America's Historic Houses* published by Rowman and Littlefield/American Association for State and Local History in 2020. This book has been the best seller for AASLH since its first publication in 2007. Our clients have won prestigious awards from the Preservation Alliance for Greater Philadelphia including Delaware County (PA) Public History Project, Camden County (NJ) History Week and Haddon Heights (NJ) Design Guidelines. Please see our ad on page 23

J&M Preservation Studio

Melanie Rodbart, PE

215-769-1133

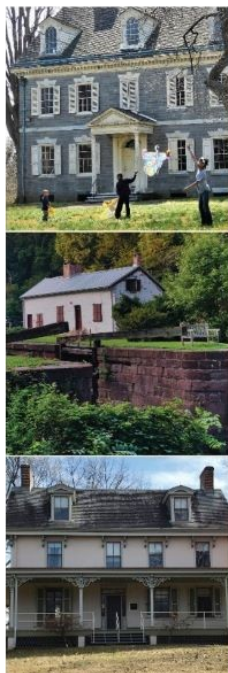
105 Rutgers Ave, #244, Swarthmore, PA 19081

info@jmpreservation.com

www.JMPreservation.com

J&M Preservation Studio is an award-winning certified Women's Business Enterprise (WBE) that offers professional architectural and structural engineering services for historic and existing buildings to a diverse array of clients. J&M was founded in 2013 by Jessica Senker, AIA, and Melanie Rodbart, PE, and has dedicated over thirty-five years to design and historic preservation. J&M has been honored to work on 9 National Historic Landmark sites, and more than 60 historically significant properties. J&M provides the individualized attention and effective communication skills of a small firm, with the resources and knowledge of a large firm. Long-standing relationships with professionals in related disciplines enable J&M to provide a comprehensive team approach when required.

Please see our ad on page 23



SECOND EDITION

New Solutions for House Museums

*Ensuring the
Long-Term
Preservation of
America's
Historic Houses*

DONNA ANN HARRIS

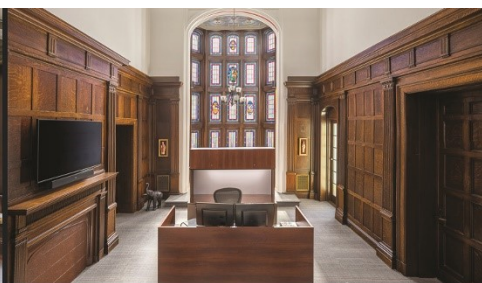


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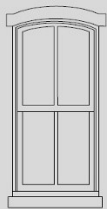
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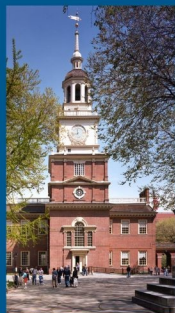
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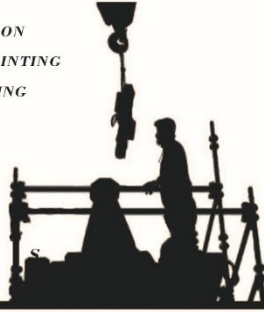
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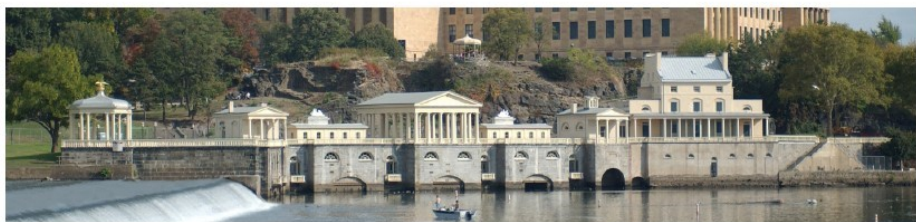
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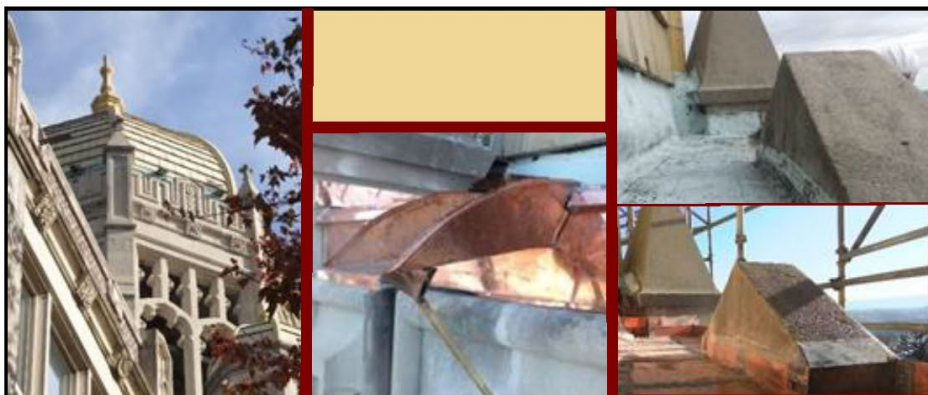
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National Park Service

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Technical Preservation Services: www.nps.gov/orgs/1739/index.htm

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