



# Expression of Interest WV Capitol Campus Monuments Evaluation, Preservation and Maintenance Plan

CEOI GSD 1600000008



The Weiss Building  
63 Wharf Street, Suite 300  
Morgantown, WV 26501  
(304) 296-1010

The Kaley Center  
53 14th Street, Suite 607  
Wheeling, WV 26003  
(304) 233-0048

Visit us at [millsgrouponline.com](http://millsgrouponline.com)

Presented to:  
Department of Administration  
Purchasing Division  
Attn: Linda Harper  
2019 Washington St East  
Charleston, WV 25305-0130

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WV Purchasing Division

June 14, 2016

"Designing on the principles of the past and preserving for the future"



June 14, 2016

Department of Administration, Purchasing Division  
Attn: Linda Harper  
2019 Washington Street East  
Charleston, WV 25305-0130

Dear Ms. Harper,

Mills Group is pleased to submit a proposal for evaluating the condition of the West Virginia Capitol Campus Monuments as well as planning for their preservation and continued maintenance. We are confident our firm is capable of completing all work and submitting a final product that contains drawings, narratives and technical specifications in a timely manner. To aid us in this endeavor we have partnered with Conservation Solutions of Washington, DC.

Mills Group has been interpreting and documenting historic structures and landscapes in West Virginia for over 10 years. Our team has a long-standing working relationship with the WV State Historic Preservation Office as a grant monitor and historic preservation services provider.

Some of our team members who will deliver exceptional service:

Michael Mills, AIA is the Managing Principal of the Mills Group and an expert in historic preservation. He will head the team and ensure that the project is on time and on budget. His experiences include the successful nomination of the Tucker County Bank Building to the National Register of Historic Places, teaching at WVU and completing preservation projects in West Virginia and Washington, D.C. including Decatur House, the West Virginia Veterans Memorial, the Kump House and the Berkeley Springs Train Depot.

Victor Greco, AIA, NCARB is the Mills Group Principal Architect and leader of the Wheeling studio. Victor is a leader in the West Virginia architectural and historic preservation communities of over 30 years standing. His preservation work includes several train depots, Wesley United Methodist Church in Morgantown and the Capitol Theatre in Wheeling. Engaged with his community, Victor is a Rotarian, Commissioner of the West Virginia Archives and History Commission and a Member of the Wheeling Historic Landmarks Commission.

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Phone: 304.233.0048

Sam DiStefano is the Mills Group Historian. He has history degrees from West Virginia Wesleyan College and James Madison University. He has prepared a National Register nomination, worked on the Kump House and performed precedent research in Morgantown and other West Virginia cities for Mills Group. While self-employed he undertook house surveys in Randolph and Upshur Counties. He is currently completing a Certificate in Historic Preservation from Bucks County Community College. Sam is an experienced history teacher ready to oversee student projects.

An exciting opportunity such as this calls for a group effort and we have compiled a strong team to supplement our talents.

### **Project Team**

**Mills Group** specializes in architecture with a team of talented architects and planners. Our firm's frequent and open dialogue with clients and regulatory agencies allows for streamlined project review and accurate results.

**Conservation Solutions, Inc.** is a group of dedicated conservators with an international reputation and decades of experience in the Mountain State and elsewhere.

### **Scope of Work**

We understand the objects for evaluation to include:

1. The Soldiers and Sailors Monument on the SW Lawn
2. Fallen Partner on the Culture Center Plaza
3. The Fallen Firefighter Memorial on the Culture Center Plaza
4. The West Virginia Veterans Memorial on the NW Grounds
5. West Virginia Female Veterans Statue adjacent to the Veterans Memorial
6. The Booker T. Washington Monument north of the East Wing
7. The Spirit of West Virginia at the East Entry to Building Three
8. The Liberty Bell on the North Plaza
9. The Fountain on the North Plaza
10. The Mountaineer Soldier on the NE Lawn
11. The Stonewall Jackson statue on the SE Lawn
12. Abraham Lincoln Walks at Midnight on the South Plaza
13. US Senator Robert C Byrd Statue in the Upper Rotunda
14. The Coal Miner Statue south of the Veterans Memorial

We understand the scope of work to include:

1. Evaluating all fourteen monuments on the Capitol Campus using non-destructive techniques to determine current condition and restoration/maintenance needs.
2. Providing five hard copies and one comprehensive electronic copy of a detailed report documenting all findings in a format to be determined that will include full color photographs, structural analysis (as applicable), historic research, current condition narrative with specific comparisons against applicable consensus standards and the *Secretary of the Interior's Standards for Rehabilitation*.
3. Developing a prioritized list of which monuments to consider for restoration, a logical sequence of restorations and an itemized estimate of restoration costs. Prioritization will at least be based on the current state of each monument in general, structural stability and current state-of-the-art technology to address existing issues of the monuments.
4. If the Owner chooses to proceed to contractual restoration/rehabilitation of any/all monuments we will, as a change order to this contract, design and produce contracting documents sufficient to process through the WV Purchasing Division's current rules and regulations a bid package for such restoration/rehabilitation. The Owner may decide to proceed in a similar manner with the design and production of contracting documents for routine Operation and Maintenance of the fourteen monuments.
5. Producing a comprehensive Operations and Maintenance Manual addressing all fourteen monuments and routine care and maintenance of each. Areas of consideration in the O&M Manual will, at the least, include: specific tasks, specific frequencies (taking care not to hasten deterioration via excessive actions), specific materials, specific consensus standards relied on in each case or the documented best practice with accompanying documentation to demonstrate so.

### **Methodology**

Mills Group takes pride in our historic preservation accomplishments which include local, state and national projects. The Mills Group uses the *Secretary of the Interior's Standards* as a baseline for all of our historic preservation projects. The *Standards* also inform our work as grant monitors for the WV SHPO.

We would begin with an intensive examination of the monuments to understand them in their context and any issues each might have. Historic research about each

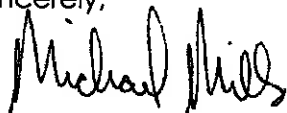
monument – what it stands for and its creators, the movers who lobbied for their creation – will also be completed. With this information in hand our team would compile graphics, photo arrays and a material reference guide for each monument to understand their condition and prioritize their preservation and produce a Maintenance Manual. We will produce five hard copies and one comprehensive electronic copy including full color photographs, structural analysis – as applicable –, utilities evaluation, historic research and current condition narratives comparing consensus standards, best practices and the *Secretary of the Interior's Standard for Rehabilitation*. We would also – at the owner's approval – produce a comprehensive Operation and Maintenance Manual.

Mills Group also uses Kate Turabian's *A Manual for Writers* as our guideline for properly documenting resources and composing our historic contexts.

Our resumes and references are included as is a sample of our work.

We would be honored to assist in the preservation of the state's monuments. Should you have any questions, please feel free to contact me at 304-296-1010 or email me at [mmills@millsgrouponline.com](mailto:mmills@millsgrouponline.com). Thank you for this opportunity.

Sincerely,

A handwritten signature in black ink that reads "Michael Mills". The signature is written in a cursive, slightly slanted style.

Michael J. Mills, AIA  
Principal

# Firm Qualifications

TAB 1



## Firm Description

***“Designing on the principles of the past and preserving for the future.”***

The Mills Group is an established architectural practice focused on quality design and the revitalization of communities. Since 2005, Mills Group implemented the sensitive preservation of numerous historic buildings and guided clients in existing structure renovations. In 2013, Mills Group opened a second office location in Wheeling, WV.

The firm is diligent in understanding each client's spatial needs, the existing conditions, design goals, and budget. Our process is built on the foundation of research, client collaboration and communication, and creative solutions. We structure our restorations based on the Secretary of the Interior's Standards, taking a sensitive approach to restoration.

West Virginia abounds with unexpected architectural treasures. A goal of the practice is to embrace the architectural heritage of the region and to celebrate the best of the past, while promoting economic vitality for the future.

The firm serves a wide range of clients within the private sector as well as public agencies at the local, state, and federal levels. The former includes architectural and engineering firms, professional and not-for-profit organizations, foundations, institutions, corporations, individual property owners, and developers. Public-sector clients include numerous agencies responsible for the administration and stewardship of architectural and cultural resources, as well as a variety of development-oriented agencies.

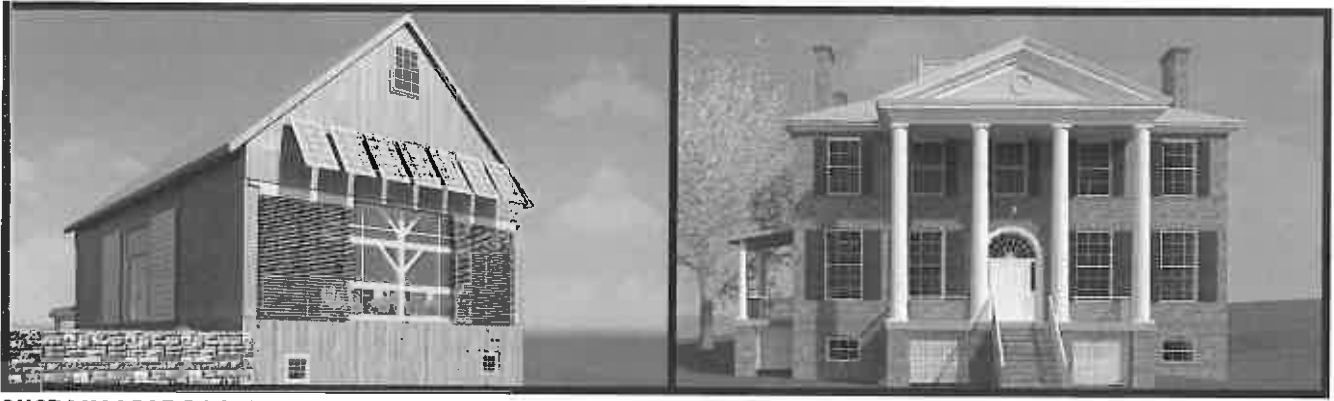
The firm is committed to a quality end product derived from experience, diligence, and collaboration. We are committed to maintaining our dedication to the project from the earliest discussions to the close out of the construction phase of the project.

## Overview of Services

### ARCHITECTURE

The Mills Group focuses on residential, commercial, public and cultural facilities with an emphasis on traditional design principles and vernacular design influences. The firm designs new structures, which reflect the rich architectural character of the past, while specializing in the rehabilitation and adaptive reuse of existing structures, emphasizing their cultural, historical and environmental context.

Our in-house architectural philosophy is “building on the principles of the past while preserving for the future.” Mills Group offers design solutions to address the client's needs and objective while translating their vision into reality.



## **SUSTAINABLE DESIGN**

The Mills Group strongly believes in the principles of "green" architecture and environmentally sensitive design. We research and try to understand each site, developing architectural solutions while minimizing environmental impact. To put our sustainable philosophy into practice, we follow these guiding principles:

- Understand and preach the historic and cultural significance of each project
- Utilize appropriate technologies to maximize building performance while minimizing environmental impact
- Create a symbiotic relationship with buildings and nature
- Use architectural design to strengthen and diversify the local economy
- Specify locally harvested and manufactured construction materials

The Mills Group approaches new design with the responsibility of being a "place-maker."

## **PLANNING**

The Mills Group approaches each planning project with careful consideration of the complex interaction of the functional, economic, and social needs of our clients while creating an engaging environment. We pride ourselves in completing extensive design due diligence to assess the existing constraints and opportunities, the historic context, the solar orientation and transportation and circulation issues.

Our experience with both private developers and public agencies has equipped us with an understanding of the green field and in-fill design challenges from both perspectives. We feel good planning and urban design will significantly enhance the real value of any proposed site development, as well as facilitate compliance with zoning, infrastructure and environmental regulations. We stress urban design concepts that offer a mix of uses, promote a strong sense of community and present an appealing image and are environmentally responsible.

## **PRESERVATION**

Each building the Mills Group works with presents a unique set of needs, therefore, our preservation solutions take a sensitive approach. The key to working with historic buildings is to understand the material, social and economic context during which the building was constructed. We take great care to research the types of materials historically used and develop preservation plans to blend 21st century solutions to age old problems.

The Mills Group provides expertise in other areas of historic preservation including cultural resource management, reconnaissance surveys and interpretive displays. Our professional historians perform primary research to aid in the documentation and evaluation of historic sites which is oftentimes incorporated into a historic structures report or feasibility study. Our historians also conduct large scale historic resource surveys, complete National Register of Historic Places nominations, and provide objective analysis for review and compliance projects.



## **INTERIOR DESIGN and SPACE PLANNING**

A unique feature of our office is our ability to incorporate quality interior design into our projects. After client consultations, our two interior designers create classic and timeless plans to convey our client's desires. Our designers try to incorporate locally sourced and sustainable materials in their designs, where possible. In addition, our designers consider the future needs of the clients, oftentimes providing a design that is able to grow with our client's needs.

## **FACILITY AND MAINTENANCE PLANNING**

Our team has experience in developing facility maintenance plans that prescribe the routine work that is necessary to protect historic buildings and materials. Many times structural deterioration caused by a simple problem exacerbated by an uneducated or insensitive approach. Our plans provide easy to follow recommendations on how to care for historic properties and a calendar detailing when to conduct review of the building systems.

## **MUSEUM AND INTERPRETIVE EXPERIENCES**

Museums are essential elements to educating the public about local cultural affairs although sometimes the approach doesn't meet the appetite of the public. The Mills Group can help organizations determine the physical and operational needs of a facility to create an optimal visitor experience, sustain collections and support a creative work environment. We believe that each experience begins with a collective dialogue between the facility staff, the needs of the collection, the desires of the benefactors and the targeted audience. Our goal is to provide facility design, space planning, content development and graphic services designed to engage the visitor and excite the staff.

## **DIGITAL REALIZATION**

If a picture is worth a thousand words, then the Mills Group's digital imagery is worth much more! Building upon our existing knowledge of architectural development software, the Mills Group established a niche market in creating short videos for accident re-creation, historic site development and marketing videos. Attorneys appreciate having accurate depictions of events, which are especially helpful in reenacting accident recreations. Based upon available information such as police reports, victim statements and metrological events, the Mills Group can vividly reproduce the events which provide a multiple points of view. Our team also uses this technology to showcase the changes to a building over time such as the Blue Sulphur Springs Resort, which was destroyed by fire in the 1860s.



## COMPANY INFORMATION

Conservation Solutions, Inc. is a leading international historic preservation firm focusing on restoration and conservation of significant examples of art, artifacts, and architecture. Our comprehensive range of services includes: surveys and condition assessments, testing, analysis, preparation of specifications and contract documents, quality control, oversight and treatment implementation.

Conservation Solutions has provided services to a wide range of public and private sector clients in North America and abroad. During our first 15 years in business we have successfully completed over 1,000 projects and have served clients as diverse as: NASA, The Metropolitan Museum of Art, National Park Service, General Services Administration, Architect of the Capitol, the Smithsonian Institute, Public Works and Government Services Canada, and many others.

Our Senior Conservators are Fellows or Professional Associates of the American Institute for Conservation (AIC) and offer a combined 100+ years of experience in the field of historic conservation. We operate offices in Clinton, MD and Ottawa, ON, Canada.

For an overview of our portfolio of projects we invite you to visit our website at [www.conservationssolutionsinc.com](http://www.conservationssolutionsinc.com).

### Logo:

CONSERVATION SOLUTIONS inc  
ART ▸ ARCHITECTURE ▸ ARTIFACTS

# Resumes

TAB 2



**MILLS GROUP**  
ARCHITECTURE ■ PLANNING ■ PRESERVATION



## Team Description

### Firm Staffing: Who are we?

Our firm currently has nine technical staff members located in the Morgantown office and an office manager/administrator. Our Wheeling office has four technical associates and an office manager. Although we have two offices, we work very closely together and frequently meet through the use of interactive web conferencing and in-person get-togethers. Each team member has a well-rounded architectural background while also possessing a specific area of excellence. Resumes of the technical staff are included in this proposal.



# Michael J. Mills, AIA

## Principal Architect



Mr. Mills leads all facets of the daily operations of the Mills Group. Mr. Mills has nineteen years of experience in historical preservation, architectural design, and planning. Through his extensive work with historic structures, he has a detailed working knowledge of the Secretary of the Interior's Standards for Historic Preservation Projects. His work includes interior and exterior preservation, window restoration, foundation waterproofing, roof repair, integration of MEP systems in a historic structure and the design of interpretive exhibits for historic structures. The other aspects of his work include historic design guidelines, contextual design of new structures, and the issues related the revitalization of main streets across the country.

### **Education:**

BS, BARCH/1993/  
Rensselaer  
Polytechnic Institute

### **Professional Registrations:**

West Virginia  
Virginia  
Ohio  
Pennsylvania  
Massachusetts

### **Preservation Experience:**

#### **WV Veterans Memorial - Charleston, WV**

Mills Group intensely surveyed the West Virginia Veterans Memorial site and structure April 3, 2013. The general overview involved a visual condition assessment of the structure's components utilizing the standard Uni-format outline to ensure all issues were addressed in a logical order. Additionally, Mills Group composed an Operations and Maintenance Manual to ensure the monument's long-term care.

#### **Metropolitan Theatre - Morgantown, WV**

The Mills Group acted as associate architects on the step-by-step restoration. The project paired architects with multiple organizations to accomplish an array of tasks. The challenge was coordinating disparate entities to deal with technical, preservation, life safety and code issues in an operational performing arts facilities.

#### **Morgantown Museum- Morgantown, WV**

The City of Morgantown hired Mills Group to redesign the lower level interior of the Monongalia Arts Center to serve as the new and expanded City Museum. The space once served as a warehouse for the US postal service and was a blank canvas. The team designed public restrooms and the interior wall layout for displays. The Mills Group interior designer also selected finishes and details to transform the space. The team also composed the graphic design and signage to illustrate the new displays.

#### **Lynnside Manor Historic Structure Evaluation/Rehabilitation Tax Credit Project- Sweet Springs, WV**

Led the architectural team and coordinated the consultant team to restore an antebellum plantation built circa 1845 and later suffered from a devastating fire in 1933. Oversaw development of architectural design and completed a historic rehabilitation tax credit application for the building.

#### **Capitol Theatre- Wheeling, WV**

The Capitol Theatre is a Beaux Art building located in the heart of downtown Wheeling. Constructed in 1922, the building underwent a rehabilitation on its terra cotta facade. Mills Group prepared architectural specifications and bid documents as well as oversaw the procurement process. Our team attended on-site visits with the building owner, potential contractors, structural engineers and terra cotta experts to ensure that the project is completed successfully.

#### **The Development of a Maintenance Manual, Independence Hall- Wheeling, WV.**

Created a Maintenance Manual for the care and preservation of a new mural placed inside the courtroom at the Custom House in Wheeling featuring the creation of the state of West Virginia.

#### **Kump House - Elkins, WV**

The Kump House Trust and City of Elkins hired The Mills Group to execute a historical structures report and conceptual design for the re-use of the 1923 Neo-Classical mansion as a mixed use educational facility. Great emphasis for sustainable practices were considered.



**Willey Mansion - Morgantown, WV**

Mills Group was contracted by the Morgantown Historic Landmarks Commission to survey the home and compile a feasibility study to determine what steps were necessary to adaptively reuse the building. An intense assessment was performed on the building systems, the conditions of the exterior envelope and interior finishes. The report details upgrades and changes that is necessary for the reuse of the building.

**Price House - Kingwood, WV**

This project is working to restore a historic house on the edge of downtown. The house will be brought back to it's original character and possibly be used as business/retail space. The adjoining addition will be added onto again and transformed into student housing. A fire egress stair will connect it to the Beauty College.

**Duffields Station- Jefferson County, WV**

Mills Group created a master plan for Duffields Station, the oldest extant B&O Railroad station in (West)Virginia. The team conducted historic and architectural research to understand the phases of development of the stone and timber building and worked with the client to understand their future needs for the building. The team produced a conceptual design and phased plan to redevelop the historic building and assist the owners in obtaining future funding opportunities.

**Scottish Rite,-Wheeling, WV-** Members of the Scottish Rite asked Mills Group to assist them with the restoration of their historic plaster ceiling. After previously assisting them with a SHPO development grant to replace their leaking rubber roof, Mills Group created plaster restoration specifications and worked with their contractor to ensure that the project met the Secretary of the Interior's Standards and restored the ceiling back to its former glory.

**Berkeley Springs Train Depot- Bath, WV-** The Town of Bath asked Mills Group to design the rehabilitation plans for the historic Berkeley Springs Depot. The depot is an important local architectural landmark that symbolizes the bustling, thriving center of activity that once emanated from the railroad serving the town. The rehabilitation includes the stabilization and restoration of the clay tile roof as well as master planning of the adjoining 2.1 acre site. Mills Group researched historic maps and photographs to produce a three-dimensional understanding of the train depot and how it changed over time as well as a conceptual site layout.

**Wesley United Methodist Church - Morgantown, WV.** Church officials asked the Mills Group to redesign their building to increase its accessibility and create a more comfortable arrival experience. In order to create better circulation between the original church and gymnasium addition, the team designed a new entrance, an interior arrival space and elevator to allow access throughout the building. Mills Group also suggested different uses for existing spaces, using conceptual designs to illustrate better movement and function to the congregation.

**WVSHPO Grant Monitoring 2007-Present - Various locations, WV**

In 2006 the Mills Group began assisting the West Virginia State Historic Preservation Office by facilitating a necessary component of contract administration, closely observing and aiding every aspect of the work. Mills first inspects the site, then helps to lay out the scope of work and craft the requests for proposals as well as reviewing the proposals. During the construction phase, architects provide technical assistance and a final inspection. Since 2006, the Mills Group has provided this service at dozens of historic sites in the state of West Virginia.

**Rogers House - Morgantown, WV**

WVU Campus Christian Ministry contracted Mills Group to document and evaluate their 19th century structure. Our team developed a comprehensive history, determined the periods of construction, photographically documented the structure, assessed building code compliance and offered a treatment and maintenance plan to care for the structure.

**Blue Sulphur Springs - Blue Sulphur Springs, WV**

The Greenbrier County Historical Society chose Mills Group to oversee the long-term restoration of the Blue Springs Pavilion. Mills group has assessed existing conditions, described the written and architectural history of the spa and drafted a plan for its recovery and reuse. The Pavilion is in the stabilization phase.

# Victor R. Greco, AIA

## Principal Architect



### **Education:**

BS, BARCH/1983  
University of  
Kentucky

### **Professional Registrations:**

West Virginia  
Maryland  
Ohio  
Pennsylvania  
NCARB Member

Mr. Greco leads our Wheeling Office and has over thirty years of experience in historical preservation, architectural design and planning. Victor takes a holistic approach to create design solutions that address the complexities of historic restoration projects, as well as programming and master planning for future growth. He is detail-oriented and pragmatic, working hands-on with clients to ensure their needs are served efficiently and comprehensively. Victor has been recognized state wide with numerous awards and news articles on his projects and accomplishments. He is very active with Rotary and serves as Chairman of the 2015-2016 Easter Seals Board. Victor is a Commissioner on the West Virginia Archives and History Commission and a Member of the Wheeling Historic Landmarks Commission.

### **Experience:**

#### **Capitol Theatre- Wheeling, WV**

The Capitol Theatre is a Beaux Art building located in the heart of downtown Wheeling. Constructed in 1922, the building underwent a rehabilitation on its terra cotta façade. Mills Group prepared architectural specifications and bid documents as well as oversaw the procurement process. Our team attended on-site visits with the building owner, potential contractors, structural engineers and terra cotta experts to ensure that the project is completed successfully.

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**(While with SMG Architects Inc. 1987-2013)**

#### **The Stone Center at Market Place - Wheeling, WV**

Restoration of stone and brick facades, decorative metal cornice and large wood windows; all done in strict accordance with the Secretary of Interiors Standards for Rehabilitation. Complete rehabilitation of building infrastructure, including new stair towers, elevators, lighting, environmental systems, sprinklers, fire alarm and handicap accessibility. Restoration included installation of a new central building lobby.



## Victor R. Greco, AIA

### **Historic Beverly Heritage Center - Beverly, WV**

This project included the restoration of four historic buildings in Beverly, WV. Beverly Bank, the Former Randolph County Courthouse, the Hill Building, and the Bushrod-Crawford Building have been restored and an enclosed gallery space has been added to the rear of the buildings, allowing for a central entry point to the Heritage Center and additional space for exhibits.

### **B&O Building Roof/Parapet Restoration - West Virginia Northern Community College, WV**

Victor led the restoration of the roof of this former 1908 railroad station turned Community College. Materials included green glazed clay tile and a copper-coated steel roofing system. Terra cotta parapets, an ornate balustrade and 46 rounded dormers requiring full window replacement were restored.

### **Main Hall Parapet Restoration - West Liberty State College, West Liberty, WV**

The restoration of the exterior perimeter parapets of the Main Hall Building included the removal and repointing of masonry and limestone mortar joints; rebuilding of the masonry parapet and limestone cornice at several corners and replacement of the limestone cornice cap and counter flashing.

### **Elmhurst-The House of Friendship- Wheeling, WV**

A 5-story, 19,600 sq.ft. addition to this premier retirement facility. The building program included administrative offices, multi-purpose and support areas, as well as 8 one-bedroom suites and 4 two-bedroom suites. The addition was designed to marry with the existing structure to create a seamless transition between the old and new, both inside and out.

### **Facade Restoration, 1306 Market Street- Wheeling, WV**

Victor led the restoration of this former 3 story retail store and apartment building. Façade deterioration over the years had been hidden by screening the front of the building. The restoration included removing the screening, repointing, cleaning and sealing the existing brick masonry underneath and restoration all of the architectural wood details and windows.

### **Hughs Hall Façade Restoration - West Liberty State College, West Liberty, WV**

The six-story façade of Hughes Hall underwent complete restoration including cleaning, repointing, repair and waterproofing. Exposed steel lintels at window and door openings were repaired, and the two-story limestone front porch columns and stone header were restored.

### **B&O Railroad Station- Oakland, MD**

Following the design of a master plan and interior alterations, this historic 1884 Baltimore & Ohio Railroad station became a new visitor center for the town of Oakland. The award-winning facility includes a small theater and museum. The meticulous restoration used slate mined from the same quarry that produced the original stone.

Victor is a Commissioner on the West Virginia Archives and History Commission, St. Michael's School Board Member and Past Chairman, Salvation Army; Board Member, and Member of the Wheeling Historic Landmarks Commission.



# Sam DiStefano, MA

## Historian



Sam has more than five years of experience documenting historic properties throughout the east coast. He is well versed with Federal, state and local preservation laws and enjoys developing historic contexts and completing field surveys and research. Sam has experience in creating historic structures reports for buildings throughout West Virginia, developing National Register nominations and historic structure surveys. Sam has a master's degree in history from James Madison University, a BA from West Virginia Wesleyan College and is currently pursuing a certificate in Historic Preservation from Bucks County Community College. Sam has experience in teaching history at the high school and collegiate levels. This capability allows him to easily relate preservation principles to a varied audience.

### **Education:**

MA/2011/History  
James Madison  
University

BA/2008/History  
West Virginia  
Wesleyan College

### **Preservation Experience:**

***National Register of Historic Places Nominations for Tucker County Bank Building, Parsons, WV.***

Completed background research, architectural documentation & nomination form for NRHP listing of the historic property.

***2016 WV SHPO Grant Monitor, Statewide (ongoing).***

Served as assistant grant monitor for 2 projects that received funding from the State Historic Preservation Office. Provided procurement services and technical assistance.

### **Kump House - Elkins, WV**

The Kump House Trust and City of Elkins hired The Mills Group to execute a historical structures report and conceptual design for the re-use of the 1923 Neo-Classical mansion as a mixed use educational facility. The team incorporated sustainable practices in their recommendations.

### **Blue Sulphur Springs - Blue Sulphur Springs, WV**

The Greenbrier County Historical Society chose Mills Group to oversee the long-term restoration of the Blue Springs Pavilion. Mills group has assessed existing conditions, described the written and architectural history of the spa and drafted a plan for its recovery and reuse. The Pavilion is in the stabilization phase.

### **Entler-Weltzheimer House - Shepherdstown, WV**

Mills Group was tasked with developing a masterplan for the adaptive reuse of one of Shepherdstown's oldest houses. Shepherd University will now use it as a preservation technology lab for the historic preservation program.

### **Additional Project Experience:**

***Historic Structures Report. Carr House, Buckhannon, WV.***

Conducted an in-depth architectural study of the Carr House, a Queen Anne residence.

***Historic Structures Report, Elkins, WV.***

Documented and evaluated an early twentieth century airplane bungalow. Provided in-depth material analysis and recommendations for restoration.



**JOSEPH SEMBRAT, JR.**

*Senior Executive Vice President, Senior Conservator  
Fellow, AIC*

**BIOGRAPHY**

Mr. Sembrat is a Fellow of the American Institute for Conservation of Historic and Artistic Works (AIC) and a Professional Member of the Canadian Association of Professional Conservators (CAPC – ACRP) and the Canadian Association of Heritage Professionals (CAHP). His formal studies in heritage preservation started in Philadelphia, PA where he graduated from the University of Pennsylvania with a B.S. in Art History and a minor in Philosophy. He later earned an M.S. in Historic Preservation from the historic preservation program at Columbia University's Graduate School of Architecture, Planning, and Preservation. Joe continues to conduct research and publish papers on topics in the preservation field with special emphasis on technology-sharing among various areas of industrial research and its applicability to conservation treatments.

**September, 1999 to Present**

Co-founder of Conservation Solutions, Inc. (CSI) and its Canadian affiliate Conservation Solutions ULC, which are leading, international, conservation and heritage preservation firms. CSI has been recognized for its focus on high quality work and its commitment to researching and applying the most advanced conservation techniques to each project it undertakes. CSI has decades of experience and success in the analysis, planning, oversight, and implementation of a full range of conservation assessments and treatments throughout the USA, Canada, and the Caribbean.

**PROFESSIONAL EXPERIENCE**

- **Conservation Technical Associates, LLC, Westport, CT** **1994-1998**  
*Senior Conservator*

Responsible for all phases of the conservation of architectural materials, monuments, sculpture, fountains, and industrial artifacts. Duties include design and implementation of conservation treatments, cost estimating, historic documentation and report writing, technical studies and specification writing, project management, and training.

- **Chicago Parks District, Conservation Department** **1993-1994**  
*Independent Contractor, Conservator*

Performed all aspects of monuments conservation, condition assessment, documentation, report writing, and supervision of summer interns.

- **New York City Central Park Conservancy** **1992**  
*Intern*

Assisted the head conservator with all aspects of conservation, condition assessments, and documentation of the Park's monuments.

## EDUCATION

- ▶ **Columbia University**, New York, NY, USA  
Graduate School of Architecture, Planning, and Preservation  
Master of Science, Historic Preservation, May 1993  
Thesis: "The Conservation of Outdoor Bronze Statuary"
- ▶ **University of Pennsylvania**, Philadelphia, PA, USA  
Bachelor of Arts, Art History, 1990
- ▶ **University College London**, London, UK  
Art History Studies, 1990

## PROFESSIONAL AFFILIATIONS

- ▶ **Canadian Association of Professional Conservators (CAPC-ACRP)** – Professional Member
- ▶ **Canadian Association of Heritage Professionals (CAHP)** – Professional Member
- ▶ **Canadian Association for Conservation (CAC/ACCR)** - Member
- ▶ **American Institute for Conservation (AIC)**, Fellow 2007  
Architectural Specialty Group Chair 2001 - 2002  
Architectural Specialty Group Program Chair 2000 – 2001  
Program Committee from 1994 to 1997
- ▶ **Association for Preservation Technology (APT)**, Member
- ▶ **International Council of Museums (ICOM)**, Member  
Program Committee - Metal 2010, ICOM-CC Triennial Working Group Meeting,  
Charleston, SC, USA
- ▶ **National Association of Corrosion Engineers (NACE)**, Member

## PROFESSIONAL DEVELOPMENT

- ▶ **Campbell Center for Historic Preservation Studies**, Mt. Carroll, IL  
Preservation & Reproduction of Architectural Metalwork  
Identification of Historic Building Hardware
- ▶ **McCrone Research Institute**, Chicago, IL  
Applied Polarized Microscopy  
Identification of 20th Century Polymeric Materials
- ▶ **Jahn Certified Installers Training Course**  
Cathedral Stone, Hanover, MD, January 2001
- ▶ **Cintec Training and Certification, 1999**

- **Scaffold Safety Training (USA), 2011**
- **OSHA 30-hour Construction Safety Training (USA), 2012**
- **WHMIS Training (Cert. ██████████), August 2013**
- **Fall Protection Training (Cert. ██████████), August 2013**
- **Laser Training (for Nd:Yag lasers up to 1000 watts), 2013**

#### AWARDS

- **2013-DC Preservation League and American Society of Landscape Architects**  
Project: DC War Memorial Restoration, Washington, DC
- **2013-AIA Institute Honors Award of Architecture**  
Project: New York Public Library Exterior Restoration, New York, NY
- **2012-Historic Building Project Award, ICRI Award of Excellence**  
Project: Historic Cornice Repair at the Hotel Monaco, Washington, DC
- **2012-Chairman's Award, Excellence in Historic Preservation**  
Project: Hill Center at the Old Naval Hospital, Washington, DC
- **2011-Excellence in Historic Preservation Award**  
Project: New York Public Library, New York, NY
- **2011-Lucy Moses Preservation Award**  
Project: New York Public Library, New York, NY
- **2011-Outstanding Achievement in the Field of Restoration/Rehabilitation**  
Project: Coral Gables Museum, Coral Gables, FL
- **2010-Historic Preservation Awards/Outstanding Public Archaeology**  
Project: Allied Textile Printing Mill Investigation, Paterson, NJ
- **2009-Outstanding Restoration of Historic Site Award**  
Project: Flagler Memorial Monument, Miami Beach, FL

#### PRESENTATIONS

- **"Masonry Conservation of the West Block: Up Close,"** Co-Presenter with Caroline Guay, Kelly Caldwell, and David Edgar, Heritage Canada Foundation West Block of Parliament Tour, HCF 2013 40<sup>th</sup> Anniversary National Heritage Conference "Regeneration," Ottawa, ON, Canada, 2013.
- **"Investigating and Conserving Finishes on Modern Metals,"** Co-Presenter with Justine Posluszny Bello, APT Modern Metal Finishes Workshop, APT NYC 2013 Annual Conference "Preserving the Metropolis," New York, NY, USA, 2013.
- **"The Planning, Preparation, and Display of the Atlantis Orbiter,"** Presenter, Big Stuff, Ottawa, ON, Canada, 2013.
- **"The Greatest Show on Earth: The History and Conservation of Jefferson Davis Mckissack's Orange Show,"** Co-presented with Grace Cynkar, Divine Disorder Conference on the Conservation of Outsider Folk Art hosted by NCPTT, February 15-16, 2012, Northwestern University, Natchitoches, Louisiana, USA.

- ▶ **"From Sculpture to Saturn V Rockets—Challenges in Conserving Art, Artifacts and History,"** Invited speaker, The Philadelphia Club Distinguished Speaker Luncheon, 2011.
- ▶ **"Conservation Challenges at Vizcaya Museum and Gardens, Miami, Florida"**, Presenter, APTI Victoria 2011 Annual Conference "Heritage on the Edge," Victoria, BC, Canada, 2011
- ▶ **"Outside the Canon: A Review of Unique Approaches to Stone Conservation"**, Co-Author with Justine Posluszny Bello, Daniel Lane, Mark Rabinowitz, 12th International Congress on the Deterioration and Conservation of Stone, Columbia University, New York, NY, USA, 2012.
- ▶ **"Overcoming Challenges to Decorative Architectural Metal Finishes"**, Co-Author with Justine Posluszny Bello, Patricia Miller, Mark Rabinowitz, APT Denver 2010 Annual Conference "Layers Across Time—Preserving a Diverse Western Heritage," Denver, CO, USA, 2010.
- ▶ **"Surface Preparation and Coating Application Practices for the Conservation of Large-Scale Metal Artifacts"** Presenter and Co-Author with Justine Posluszny Bello, Patricia Miller, Mark Rabinowitz, ICOM-CC 2010 International Conference on Historic Metal Conservation, Charleston, SC, USA, 2010.
- ▶ **"The Stabilization, Conservation Treatment and Exhibition Mounting of Two Saturn V Command Modules"** Presenter and Co-Author with Patty Miller and Mark Rabinowitz Second Symposium on Corrosion & Preservation of Historic Artifacts, Smithsonian Institution Museum Support Center Theater, Suitland, MD, USA, 2007.
- ▶ **"Applying Museum Conservation Standards to Large-Scale Aerospace Artifact Projects"** Speaker, 2007 Mutual Concerns of Air and Space Museums Seminar, Smithsonian National Air and Space Museum, San Diego, CA, USA, 2007.
- ▶ **"A Paradigm Shift in Industrial Artifact Conservation – The Conservation of the Saturn V Rocket Located at the Johnson Space Center in Houston, TX"** Invited Speaker, Symposium on Corrosion & Preservation of Historic Artifacts, Suitland, MD, USA, 2006.
- ▶ **"Preserving the Space Age: The Conservation of Saturn V Rockets"** Speaker, Association for Preservation Technology International/2006 (APT), Atlanta, GA, USA, 2006.
- ▶ **"Houston, We Have a Solution: The Assessment, Documentation, and Treatment of the Saturn V Rocket Located at the Johnson Space Center in Houston, TX, Part III"** Speaker, American Institute for Conservation (AIC) Annual Meeting/2005, Minneapolis, MN, USA, 2005.
- ▶ **"Houston, We Have a Solution: The Assessment, Documentation, and Treatment of the Saturn V Rocket Located at the Johnson Space Center, Part II"** Invited Speaker, National Association of Corrosion Engineers, NACE Corrosion/2005, Houston, TX, USA, 2005.
- ▶ **"The Use of Water Jetting in Conservation of Historical Structures"** Speaker, Paint and Coatings Expo (PACE)/2005, Las Vegas, NV, USA, 2005.
- ▶ **"The Use And Effectiveness of Dispersed Hydrated Lime In Conservation of Monuments And Historic Structures,"** Co-Author, International Lime Symposium, Orlando, FL, USA, 2005.

- **"Use of Waterjetting In Conservation of Historic Structures,"** The Society for Protective Coatings and Painting & Decorating Contractors of America (SSPC) Presentation for PACE Expo, Las Vegas, NV, USA, 2005.
- **"Houston, We Have a Solution: The Assessment, Documentation, and Treatment of the Saturn V Rocket Located at the Johnson Space Center, Part I"** Speaker, APTI Conference, Galveston, TX, USA, 2004.
- **Big Objects – Big Problems: Solutions for Dealing with the Conservation of Large-Scale Artifacts"** Speaker, National Park Service, San Francisco, CA, USA, 2004.
- **"Raising the Titanic: The Conservation of a 17 Ton Section of the Hull Recovered from the RMS Titanic Wreck-site and an Evaluation of the Treatment Three Years Later"** Speaker, APTI Conference, Portland, ME, USA, 2003.
- **"Raising the Titanic: You Think Your Stuff Is Bad?"** Speaker, Museum Collections Management Group, State of California, Department of Parks and Recreation, Sacramento, CA, USA, 2003.
- **"Conserving Metals in Outdoor Environments"** Lab Museum Collections Management Group, State of California, Department of Parks and Recreation, Pt. Lobos, CA, USA, 2003.
- **"The Conservation of Katherineberg: Conservation vs. Disasters,"** Co-Authored and presented by Martin E. Weaver, The Association for Preservation Technology International, Annual Meeting, Toronto, Canada, 2002.
- **"Outdoor Monuments: Strategies for Planning, Performing, and Managing Conservation Projects,"** Speaker, Restoration & Renovation Conference, Boston, MA, USA, 2002.
- **"The Barnard Statuary Group: An Evaluation of Nearly Eighty Years of Failed Preservation Efforts"** Association for Preservation Technology International Annual Meeting, Monterey, CA, USA, 2001.
- **"Advancements in Outdoor Monuments Conservation: An Evaluation of Technology, Techniques, and Materials,"** Program Chair and Moderator, American Institute for Conservation Annual Meeting, Dallas, TX, USA, 2001.
- **"The Conservation of the "Big Piece" from the RMS Titanic Shipwreck,"** Invited Speaker, Washington Conservation Guild Meeting, Washington, DC, USA, 2000.
- **"The Use of an Ultrasonic Cleaner for the Desalinization and Cleaning of an Over Life-Sized Terra Cotta Mural,"** Speaker, American Institute for Conservation Annual Meeting, Philadelphia, PA, USA, 2000.
- **"An Alternative Approach to Coatings Application for Large Scale Outdoor Bronze Monuments"** Speaker, ICOM-CC 12<sup>th</sup> Triennial Meeting, Lyon, France, 1999.
- **Patina and Coating Options for Outdoor Bronze Monuments"** Invited Speaker, Columbia University, New York, NY, USA, 1999.

- **"The Conservation and Display of the 'Big Piece' from the RMS Titanic"**  
Invited Speaker, National Association of Corrosion Engineers Meeting, Meriden, CT, USA, 1998.
- **"Monumental Sculpture through a Conservator's Eyes, Part II"** Invited Speaker, The Sculpture Center, Cleveland, OH, USA, 1998.
- **"Dealing With a Disaster: The Use of Ultrasonic Cleaners for the Removal of Scale Deposits,"**  
Speaker, AIC Annual Meeting, Arlington, VA, USA, 1998.
- **"Coating Application Advancements in the Field of Outdoor Monuments Conservation,"**  
Speaker, Metal 1998, ICOM International Conference of Metals Conservation, Draguignan/Figanières, France, 1998.
- **"A Comparative Perspective of Two Outdoor Bronze Monument Conservation Treatments: George Washington at Valley Forge, Brooklyn, New York and the Soldiers and Sailors Monument, Middletown, Connecticut,"** Invited Speaker, National Association of Corrosion Engineers Meeting, North Haven, CT, USA, 1997.

#### PUBLICATIONS

- **"Conservation of the RMS Titanic Big Piece: A Case Study and Critical Evaluation,"** Co-Author with Patricia Miller and Justine Posluszny Bello, Bulletin of The Association for Preservation Technology International: Special Issue On Iron And Steel, Vol. XLIII/No.4, 2012, pp. 41-50.
- **"Outside the Canon: A Review of Unique Approaches to Stone Conservation"**, Co-Author with Justine Posluszny Bello, Daniel Lane, Mark Rabinowitz, 12th International Congress on the Deterioration and Conservation of Stone, Columbia University, New York, NY, 2012
- **"Investigating and Restoring Decorative Finishes on Architectural Metals,"** Co-author. Journal of Architectural Conservation, Volume 18/Number 3, 2012, pp. 27-51.
- **"Surface Preparation and Coating Application Practices for the Conservation of Large-Scale Metal Artifacts,"** Co-author. ICOM Metals 2010, 2011 Postprints, pp. 323
- **"Enzymatic Decolorization of Bacterial Pigments from Culturally Significant Marble."** Nick Konkol, Chris McNamara, Joe Sembrat, Mark Rabinowitz, and Ralph Mitchell. Journal of Cultural Heritage, 2009.
- **"Metalwork: Overcoming Challenges to Decorative Architectural Metal Finishes"** Co-Author. Traditional Building, Vol. 22/No. 6, 2009, pp. 70-71.
- **"Conservation of Historic Metals by Waterjetting Techniques,"** Co-author. Journal of Architectural Conservation, Volume 11/Number 3, 2005, pp. 121-146.
- **"The Use And Effectiveness of Dispersed Hydrated Lime In Conservation of Monuments And Historic Structures."** Patty Miller, Joe Sembrat, Mark Rabinowitz. Post-Prints 2005 International Lime Symposium, Orlando, FL, 2005

- ▶ **Planning, Performing, and Managing the Conservation of Outdoor Monuments,"** Traditional Building, Volume 15/Number 5, 2002, pp163-166.
- ▶ **"Conserving Calhoun's Monument,"** Traditional Building, Volume 14/Number 5, 2001, pp. 186-188.
- ▶ **"Conserving a Terra Cotta Cornice,"** Traditional Building, Volume 14/Number 3, 2001, pp. 79-80.
- ▶ **"In-Situ Copper Plating of Cast Iron,"** Traditional Building, Volume 13/Number 2, 2000, pp. 36-38.
- ▶ **"The Use of a Thermally Applied Wax Coating on a Large-Scale Outdoor Bronze Monument,"** ICOM-CC 12<sup>th</sup> Triennial Meeting Preprints, Lyon, France, 1999
- ▶ **"Reliable Methods for the Measurement and Inspection of Protective Barrier Coatings for Outdoor Monuments,"** ICOM Metals, 1998 Postprints



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## **Mark Rabinowitz**

**Executive Vice President, Senior Conservator**

**Fellow of the American Institute for Conservation**

**Fellow of the American Academy in Rome '011**

### **2003 to Present**

Mark is an owner and part of the management team for the firm. He has decades of experience in the preparation of condition assessments, testing and analysis, contract documents including specifications and drawings, and implementation of conservation treatments of major historic and artistic works in the US, Canada and the Caribbean. First trained as a sculptor, he has worked on preservation of monuments, sculptures, historic structures, fountains, industrial artifacts, historic sites and collections. Major recent significant projects include the decommissioning of the *Atlantis* Space Shuttle, the assessment of the Egyptian Obelisk in New York City, treatments of bronze and marble at the US Capitol US, Dept of Commerce and US Supreme Court buildings, treatments of iron and aluminum at the US Dept. of Justice building, treatment of stone of the West Block of the Canadian Houses of Parliament., assessments and treatments of the Grant, Lincoln, and WWI Memorials on the National Mall, conservation of monuments in Arlington and other National Cemeteries around the country, restoration of major elements of Louis Comfort Tiffany's Laurelton Hall, conservation of works for the Brooklyn, Metropolitan Museums in NYC the Smithsonian Institute and National Gallery of Art in Washington, DC, Crystal Bridges Museum, Morse Museum, the Biltmore Estate, Rockefeller's *Kykuit*, Doris Duke's *Rough Point*, Vizcaya Museum & Gardens and hundreds of other Federal, State and Local sites throughout North America.

### **PROFESSIONAL EXPERIENCE**

- **Conservation and Sculpture Co.**, Brooklyn, NY **1989 - 2003**  
*Private Practice/Chief Conservator*
- **New York City Parks Department**, New York, NY **1997 - 2003**  
*Chief Consulting Conservator*
- **Central Park Conservancy**, New York, NY **1991 - 1997**  
*Deputy Chief of Operations for Preservation*
- **Sculptor**, New York, NY **1975-1991**

### **EDUCATION**

- **Rhode Island School of Design**, Providence, RI  
Bachelor of Fine Arts, Sculpture, 1975

### **PUBLICATIONS**

- **"Restoration of 2 Cast Stone Fountains in Palm Beach Florida"** Mark Rabinowitz, Patricia Miller, Joseph Sembrat, Proceedings of the 13<sup>th</sup> International Conference on the Deterioration and Conservation of Stone, Paisley, Scotland, 2016.
- **"The Space Age in Architecture"** Joseph Sembrat, Mark Rabinowitz, Caroline Guay, Tom McDowell, NCPTT published 2015
- **"Restoration of the Aluminum Night Doors at the Robert F. Kennedy Department of Justice"**

CSI

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[conservationsolutionsinc.com](http://conservationsolutionsinc.com)

**Building, Washington, DC** Justine Bello, Mark Rabinowitz, Joseph Sembrat.

Proceeds of *Aluminum: History, Technology and Conservation* Washington, DC – April 7-9, 2014, Published by Smithsonian Institute, 2015

- **"Zinc Statuary in America, History and Conservation"** Mark Rabinowitz, Carol Grissom, proceedings of the ICOMOS, SIIF International Conference on Metals in the Outdoors, Paris, France, Dec. 2014.
- **"Conservation of Marble Statuary at the New York Public Library"** Mark Rabinowitz, John Carr. Proceedings of the 12<sup>th</sup> International Conference on Stone Deterioration, Columbia University, New York, 2012
- **"Outside the Canon, A Review of Unique Approaches to Stone Conservation"** Justine Bello, Daniel Lane, Mark Rabinowitz, Joseph Sembrat. Proceedings of the 12<sup>th</sup> International Conference on Stone Deterioration, Columbia University, New York, 2012
- **"Investigating and Restoring Decorative Finishes on Architectural Metals"** Joseph Sembrat, Mark Rabinowitz, Justine Bello, et. al. *Journal of Architectural Conservation*, Donhead St Mary, England, 2012
- **"Removal of Microbiological Fouling on Adair Marble at the National Law Enforcement Officers Memorial"**  
Mark Rabinowitz, Roy Cullimore, S. Caitlin vonHedemann, George Wheeler. *Pierre de Jardins*: proceedings of the ICOMOS, SIIF International Conference on Conservation of Stones in Gardens, Paris, France, 2011.
- **"Surface Preparation and Coating Application Practices for the Conservation of Large-Scale Metal Artifacts."** Joseph Sembrat, Mark Rabinowitz, Patricia Miller, and Justine Bello. *Metal 2010*: proceedings of the International Conference on Metals Conservation, Charleston, SC. 11-15, October 2010.
- **"Overcoming Challenges to Decorative Metal Finishes,"** Joseph Sembrat, Mark Rabinowitz, Patricia Miller and Justine Bello, *Traditional Building*, Vol. 22 No. 6, December 2009, pp 70-71.
- **"Enzymatic Decolorization of Bacterial Pigments from Culturally Significant Marble."** Nick Konkol, Chris McNamara, Joe Sembrat, Mark Rabinowitz, and Ralph Mitchell. *Journal of Cultural Heritage*, 2009.
- **"Let Us Raise a Standard to Which The Wise and The Honest Can Repair....":** The Preservation of Washington Square Arch, Robin Gerstad, Mark Rabinowitz. *Bulletin of the Association for Preservation Technology*, 2005.
- **"The Use And Effectiveness of Dispersed Hydrated Lime In Conservation of Monuments And Historic Structures."** Patty Miller, Joe Sembrat, Mark Rabinowitz. *Post-Prints 2005 International Lime Symposium*, Orlando, FL, 2005
- **"Surface Repairs to Architectural Terra Cotta."** Mark Rabinowitz *Traditional Building*, 2004.
- **"The Conservation of the Alabama Confederate Memorial."** Mark Rabinowitz, Camille Bowman. *Traditional Building*, 2004.
- **"Conservation of the Brooklyn Memorial Arch."** Mark Rabinowitz, *Traditional Building*, 2000.
- **"John Crawford Sculpture"** Mark Rabinowitz, Queens Art Center, 1999.
- **"Restoration of the Bethesda Terrace Tile Ceiling,"** Mark Rabinowitz, Peter Champe. *Bulletin of the Association for Preservation Technology*, 1999.
- **"Central Park Conservancy Monuments Conservation Program."** Mark Rabinowitz, Cultural Resources Management, U.S. Department of the Interior, NPS, 1995.

## PRESENTATIONS

- **"Jewel Box: Creation and Preservation of the Dalle de Vere Walls of the Bacardi Complex Building, Miami Florida"** Mark Rabinowitz, *Stained Glass Symposium*, Washington National

Cathedral, Washington DC, June 19-20, 2015.

- **"The Space Age in Construction"** J. Bello, C. Guay, T McDowell, M. Rabinowitz, J. Sembrat. Mid-Century Modern Structures Symposium, NCPTT, Saint Louis, MO. April 2015.
- **"The Re-Gilding of the Sherman Monument...Try, Try Again"** Michael Kramer, Mark Rabinowitz, APTNE Annual Conference, New York, NY, 2015.
- **"Zinc Statuary in America, History and Conservation"** Mark Rabinowitz, Carol Grissom, ICOMOS, SIIF International Conference on Metals in the Outdoors, Paris, France, 2014.
- **"Conservation of Marble Statuary at the New York Public Library"** Mark Rabinowitz, John Carr. Proceedings of the 12<sup>th</sup> International Conference on Stone Deterioration, Columbia University, New York, 2012
- **"Outside the Canon, A Review of Unique Approaches to Stone Conservation"** Justine Bello, Daniel Lane, Mark Rabinowitz, Joseph Sembrat. Proceedings of the 12<sup>th</sup> International Conference on Stone Deterioration, Columbia University, New York, 2012
- **"Hurricane Damage and Conservation Challenges at Vizcaya Museum and Gardens"** Joseph Sembrat, Mark Rabinowitz and Justine Posluszny Bello. Association for Preservation Technology Annual Conference, Victoria, British Columbia, October 2011
- **"Conservation within Historic Landscapes."** On the Ground: Putting Preservation into Practice, hosted by the American Public Garden association and Vizcaya Museum & Gardens, Miami, FL, 2011.
- **Removal of Microbiological Fouling on Adair Marble at the National Law Enforcement Officers Memorial"**  
Jardin des Pierres: ICOMOS, SIIF International Conference on Conservation of Stones in Gardens, Paris, France, 2011.
- **"Stone Treatment at the New York Public Library."**, ICOMOS, New York, 2009
- **"Conservation of Louis Comfort Tiffany's Daffodil Terrace from Laurelton Hall,"** with John Griswold.  
American Institute for Conservation Annual Meeting, Denver, CO, 2008
- **"When the Museum Building is the Collection: Issues of Conservation, Maintenance and Collections Care for Museums Where the Structure and Associated Features (Interiors, Gardens, Outdoor Sculpture) Are Major Components of the Collection,"** Program Chair. Building Museum Symposium 2007, Mid-Atlantic Association of Museums, Washington, DC , 2007.
- **"The Stabilization, Conservation Treatment and Exhibition Mounting of Two Saturn V Command Modules,"** with Joe Sembrat and Patty Miller. Second Symposium on Corrosion & Preservation of Historic Artifacts, Smithsonian Institution Museum Support Center Theatre, Silver Spring, MD, 2007.
- **"A Paradigm Shift in Industrial Artifact Conservation—The Conservation of the Saturn V Rocket Located at the Johnson Space Center in Houston, TX,"** with Joe Sembrat and Patty Miller Symposium on Corrosion & Preservation of Historic Artifacts, Suitland, Maryland, 2006
- **"Gilding the Sherman Memorial"** Gilding at the Smithsonian, Washington, D.C., 2006
- **"The Restoration of Hurricane Damage at Vizcaya"** Vizcaya Museum and Gardens, Miami, FL, 2006
- **"The Use of Internal Armatures in Zinc Sculpture Restoration"** American Institute for Conservation Annual Meeting, Objects Specialty Group, Providence, RI, 2006
- **"Introduction to Masonry Conservation"** Florida Trust for Historic Preservation 2006 Conference, St. Augustine, FL, 2006
- **"The Use And Effectiveness of Dispersed Hydrated Lime In Conservation of Monuments And Historic Structures,"** with Patty Miller, International Lime Symposium, Orlando, FL, 2005
- **Diagnosing and Prescribing Treatments for Historic Masonry,"** with Patty Miller, The Florida

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- Trust for Historic Preservation: Ximenez-Fatio House Museum, St. Augustine, FL, 2005
- **"Let us Raise a Standard to Which the Wise and The Honest Can Repair... : The Preservation of Washington Square Arch,"** with Robin Gerstad. ATP Conference, Galveston, TX, 2004
  - **"Specifying Appropriate Restoration of Historic Lighting."** Illuminating Engineering Society, New York, NY, 2003
  - **"Sculpture, Creating, Caring and Collecting."** Brookgreen Gardens, SC, 2002
  - **"Conservation of Washington Square Arch."** Program Chair. Expert Advisory Committee, City Parks Foundation/New York University, 2001
  - **"The Re-gilding of the Sherman Memorial."** American Institute for Conservation, Annual Meeting, Architecture Specialty Group, Dallas, TX, 2001
  - **"Options in Training Sculpture Maintenance Personnel."** Program Chair. Heritage Preservation/SOSI, Washington, DC, 1996
  - **"Central Park Masonry Arch Restoration Program."** American Institute for Conservation, Objects Specialty Group, Norfolk, VA, 1995
  - **"Bronze Casting and Conservation."** Cleveland Museum of Art, Cleveland, OH, 1994
  - **"The Conservation of Outdoor Bronzes."** National Park Service, Maintenance of Outdoor Sculpture, Chicago, IL, 1992
  - **"Losing Games: Conservation Issues of Outdoor Statuary as Playground Equipment,"** with Providencia Velazquez. American Institute for Conservation, Objects Specialty Group, Buffalo, NY, 1992

## AWARDS

- **New York Landmarks Conservancy, 2015 Lucy Moses Preservation Award,** Egyptian Obelisk and High Bridge, New York, NY
- **DC Preservation League, 2014, Cardozo School Restoration**
- **New York Landmarks Conservancy, 2014 Lucy Moses Preservation Award,** I Miller Building Sculptures, & Building E Sailors Snug Harbor, New York, NY
- **DC Preservation League, 2013, National Academy of Sciences Restoration**
- **President's Award, American Society of Landscape Architects, 2013, DC War Memorial**
- **AIA Honors Award, 2013, New York Public Library**
- **DC Preservation League, 2012, DC War Memorial**
- **Florida Trust for Historic Preservation, 2011 Outstanding Achievement in the Field of Restoration/Rehabilitation** Coral Gables Museum, Coral Gables, FL
- **New York Preservation League, 2011 Award for Excellence,** New York Public Library, New York, NY
- **New York Landmarks Conservancy, 2011 Lucy Moses Preservation Award,** New York Public Library, New York, NY
- **Winner of the American Academy in Rome Mark Hampton Prize In Historic Preservation & Conservation 2010-2011**
- **City of Paterson Historic Preservation Commission Historic Preservation Awards, "Outstanding Public Archaeology" 2010,** Allied Textile Printing Mill investigation, Paterson, NJ,
- **Dade Heritage Trust, 2009 Outstanding Restoration of Historic Site** Flagler Memorial, Miami Beach, FL
- **New York Construction, 2004 Best of 2004 Award** Restoration Award of Merit —Washington Square Arch, New York, NY
- **Greenwich Village Historical Society, 2004 14<sup>th</sup> Annual Village Awards** for the Restoration of the Washington Square Arch, New York, NY
- **New York Landmarks Conservancy, 2004 Lucy Moses Preservation Award,** Washington

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Square Arch, New York, NY

- **New York Landmarks Conservancy, 2003 Lucy Moses Preservation Award**, Conservation of sculpture in New York, NY
- **New York Art Commission, 2002, Award for Excellence** for Conservation of Sculptures in New York City, NY
- **Heritage Preservation/SOSI, 2002 Best Conservation Treatment**, for Oak Bluff Soldiers' Memorial, MA
- **Heritage Preservation/SOSI, 2000 Best Conservation Treatment**, for Brooklyn Memorial Arch, NY
- **New York City Dept. of Parks, 2000 Best Monument Restoration**, for Brooklyn Memorial Arch, NY
- **New York Landmarks Conservancy, 1995 Lucy Moses Preservation Award**, for Restoration of Winterdale Arch, Central Park, NY, NY
- **New York Art Commission, 1993 Award for Excellence**, for conservation of sculptures in Central Park, NY, NY, 1993
- **Antica Libera Corporazione Dell'Arte Della Pietra, 1984, Maestro D'Arte Della Pietra, (Master of the Ancient Arts of Stone)**, Sant'Ambrogio di Valpolicella, Italy,

## SELECT SCULPTURE EXHIBITIONS

- **Trabia Gallery, New York, 1989**  
Solo Exhibition
- **Bridgewater Gallery, New York, 1985**  
Solo Exhibition
- **Project Park, Dante Park at Lincoln Center, New York, 1990-1992**  
Temporary Exhibitions
- **The City of Greenwich, CT**  
Permanent Collection

## PROFESSIONAL AFFILIATIONS

- **American Academy In Rome**, Fellow 2011
- **American Institute for Conservation (AIC)**, Professional Associate 1995; Fellow 2004

## SERVICE

- **Advisory Committee for Robert Chaler Ceiling Restoration**, Vizcaya Museum & Garden 2014
- **American Academy in Rome**, Jury Chair, Historic Preservation & Conservation award 2013
- **Association for Preservation Technology**, Member of the Board of Directors, 2008-2009
- **New York City Art Commission** Conservation Advisory Group, 1993-1997
- **SOSI, Heritage Preservation Inc.** Outdoor Sculpture Maintenance Advisory Group, 1995-1996

## TEACHING

- **Central Park Conservancy, New York City Parks Foundation Monuments Conservation Training Programs.**  
Developed and initiated internship programs that trained conservation- and historic preservation graduate students through the study and treatment of outdoor monuments and historic structures. Started in 1992-1997, both programs are still in operation today.
- **Tulane University Historic Preservation Dept.** Guest Lecturer, Prof. Laura Blokker 2015, 2016

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- **New York University Conservation Center**, Guest Lecturer, Outdoor Sculpture Conservation, Prof. Judith Wolfe, 2014
- **University of Texas, San Antonio**, Guest Lecturer, Historic Preservation Theory, Prof. Bill Dupont, 2013
- **Columbia University Historic Preservation Dept.** "Understanding Carrara Marble Cracking in American Monuments circa 1910", New York, NY, 2011
- **New York University Conservation Center**, New York, NY, Guest lecturer on stone carving techniques, Prof. Shelly Sass, 1995-2001
- **Fashion Institute of Technology** Restoration Department, New York City, NY, Lectures on monuments conservation, 1998-2002
- **Long Island University** Brooklyn Campus, NY, Adjunct Associate Professor, Sculpture, 1994-95
- **Lacoste School of the Arts in France**, Provence, France, Professor of Sculpture, summer and fall semester, 1990
- **Penland School of Crafts**, Penland, NC, Instructor in Sculpture, summer, 1979

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## **JUSTINE POSLUSZNY BELLO**

**Senior Conservator, Vice President of Operations**  
**Professional Associate AIC**

### **May 2007 to Present**

Directs and performs all aspects of conservation projects including condition assessments, conservation treatments, materials testing and analysis, construction management, and conducting historic research of highly significant historic and artistic works including monuments, sculptures, historic structures, fountains, industrial artifacts and objects.

### **PROFESSIONAL EXPERIENCE**

- ▶ **Building Conservation Associates**, New York, NY **2006 - 2007**  
*Intern*  
Assisted with condition assessment, on-site sampling and historical research towards the conservation and restoration of historic structures.
  
- ▶ **Historic Kenmore**, Fredericksburg, VA **2004 - 2005**  
*Restoration Technician*  
Performed treatment of significant 18th-century decorative plaster ceilings including cleaning, stabilization, documentation and reinstallation of cast elements.
  
- ▶ **George Washington's Ferry Farm**, Fredericksburg, VA **2003 - 2004**  
*Archaeology Lab Technician*  
Identified, catalogued, washed, bagged, sorted and labeled artifacts from the summer 2003 digging season in an electronic database

### **EDUCATION**

- ▶ **Columbia University**, New York, NY  
Graduate School of Architecture, Planning, and Preservation  
Master of Science, Historic Preservation, 2007  
Thesis: "Modern Appropriations of a Historic Material: How Decorative Plaster Did and Did Not Change, 1870-1930."
  
- ▶ **University of Mary Washington**, Fredericksburg, VA  
Bachelor of Arts, Historic Preservation, 2005
  
- ▶ **Joint Summer Field School with Robert Gordon University**, Cromarty/Aberdeen, Scotland  
Performed a condition survey and documentation of an at-risk 18th-century chapel and developed an emergency preservation plan for the town of Cromarty, May-June 2003

### **PROFESSIONAL DEVELOPMENT & TRAINING**

- ▶ **Laser User Training**  
Forestville, MD, April 4, 2014
  
- ▶ **Forbes Advanced XRF Workshop**  
Smithsonian Institution, Washington, DC, September 10-11, 2013



8905 Ballard Lane  
Clinton, MD 20735

(866) 895 2079 Office  
(866) 843 1774 Fax

[conservationsolutionsinc.com](http://conservationsolutionsinc.com)

- ▶ **ESI International/The George Washington University**  
Project Leadership, Management and Communications, Arlington, VA, January 2011
- ▶ **Getty Conservation Institute: Poulfice Desalination of Porous Building Materials Workshop**  
New Orleans, LA, May 2010
- ▶ **OSHA 24-Hour HAZWOPER Training** (online), May 2010
- ▶ **Association for Preservation Technology: Nondestructive Evaluation Methods for Historic Structures**  
National Park Service Historic Preservation Training Center, Frederick, MD, May 2009
- ▶ **OSHA 30-Hour Training for the Construction Industry** (online), September 2008
- ▶ **Jahn Certified Installers Training Course**  
Cathedral Stone, Hanover, MD, November 2008

#### AWARDS

- ▶ **2013 Potomac and Maryland Chapter Presidents Award Winner – Potomac Chapter, American Society of Landscape Architects**  
Awarded for the *District of Columbia War Memorial* project
- ▶ **2013 State Historic Preservation Officer's Award for Excellence in Historic Preservation**  
Awarded to the *National Academy of Sciences Restoration*, Washington, DC (2010-2012) by the District of Columbia and DC Preservation League;
- **2012 District of Columbia Awards for Excellence in Historic Preservation- Design & Construction**  
Awarded to the *District of Columbia War Memorial Restoration* (Washington, DC; 2009-2011) by the District of Columbia and the DC Preservation League
- ▶ **Florida Trust for Historic Preservation**  
Outstanding Achievement in the Field of Restoration/Rehabilitation  
Coral Gables Museum, Coral Gables, FL, April 2011
- ▶ **City of Paterson Historic Preservation Commission**  
Historic Preservation Awards, "Outstanding Public Archaeology", with Farewell Mills Gatsch Architects, Allied Textile Printing Mill investigation, Paterson, NJ, November 2010
- ▶ **Dade Heritage Trust**  
Outstanding Restoration of Historic Site Award  
Flagler Memorial, Miami FL, April 2009
- ▶ **University of Mary Washington—Department of Historic Preservation**  
Grace Wadsworth Award—*Professional Promise in the Field of Historic Preservation*, May 2005
- ▶ **University of Mary Washington—Department of Historic Preservation**  
Annie Fleming Smith Scholarship—*Promotion of Architectural Restoration*, May 2004



## PRESENTATIONS

- ▶ **"Restoration of the Aluminum Night Doors at the Robert F. Kennedy Department of Justice Building, Washington, DC"**  
*Aluminum: History, Technology and Conservation*  
Washington, DC – April 7-9, 2014
- ▶ **"Investigating and Conserving Finishes on Modern Metals"**  
*Workshop – Conservation of Metal Finishes in Modern Architecture (1940-1970)*  
*Annual Meeting of the Association for Preservation Technology*  
New York, NY – October 11-15, 2013
- ▶ **"Investigating and Conserving Finishes on Modern Metals"**  
*Kansas Preservation Conference, Invited speaker*  
Salina, KS – September 19-20, 2013
- ▶ **"South Florida Fountain Conservation"**  
National Center for Preservation Technology and Training – Fountain Fundamentals  
Kansas City, MO – July 10-11, 2013.
- ▶ **"Beyond the Canon: A Review of Unique Approaches to Stone Conservation"**  
12th International Congress on the Deterioration and Conservation of Stone  
New York, NY, 22-26 October 2012.
- ▶ **"Conserving the 32nd Indiana Regiment Monument"**  
National Cemetery Administration Civil War Sesquicentennial Series  
Department of Veterans Affairs, Washington, DC — December 2011
- ▶ **"Hurricane Damage and Conservation Challenges at Vizcaya Museum and Gardens"**  
Co-authored with Joseph Sembrat and Mark Rabinowitz  
Association for Preservation Technology Annual Conference, Victoria, British Columbia,  
October 2011
- ▶ **"Conservation of the Sutri Fountain at Vizcaya Museum and Gardens"**  
American Institute for Conservation Annual Meeting, Philadelphia, PA, June 2011
- ▶ **"Challenges in Preserving Art and Architectural Metal Finishes"**  
Association for Preservation Technology Annual Conference, Denver, CO, October 2010
- ▶ **"Monumental Night Doors at the US Department of Justice—Decorative Metals in the Federal Triangle"**  
Washington Conservation Guild (WCG), Washington, DC, January 2009
- ▶ **"The Titanic Then and Now: a Legendary Collection Revisited"**  
Co-authored with Patricia Miller, Joseph Sembrat & Paul Mardikian  
Third Symposium on Corrosion & Preservation of Historic Artifacts, Smithsonian Institution  
Museum Support Center, Suitland, MD, October 2008

## PUBLICATIONS

- ▶ Justine Posluszny Bello, Daniel Lane, Mark Rabinowitz, Joseph Sembrat, "Beyond the Canon: A Review of Unique Approaches to Stone Conservation" in the proceedings of the 12th International Congress on the Deterioration and Conservation of Stone, New York, NY, 22-26 October 2012.
- ▶ Joseph Sembrat, Patricia Miller, Justine Posluszny Bello, "Conservation of the RMS Titanic "Big Piece": A Case Study and Critical Evaluation," *Bulletin of the Association for Preservation Technology* 43:4 (41-50).
- ▶ Joseph Sembrat, Mark Rabinowitz, Justine Bello, "Investigating and Restoring Decorative Finishes on Architectural Metals," *Journal of Architectural Conservation* 18, 3 (November 2012): 27-51.
- ▶ Justine Posluszny Bello, Patricia Miller, Mark Rabinowitz, Joseph Sembrat, "Surface Preparation and Coating Application Practices for the Conservation of Large-Scale Metal Artifacts", *Proceedings of the International Conference on Metals Conservation, Charleston, South Carolina, October 2010*.
- ▶ Joseph Sembrat, Mark Rabinowitz, Patricia Miller and Justine Bello, "Overcoming Challenges to Decorative Metal Finishes" *Traditional Building*, Vol. 22 No. 6, December 2009, pp 70-71.

## PROFESSIONAL AFFILIATIONS

- ▶ **American Institute for Conservation of Historic & Artistic Works (AIC)**, Professional Associate (2010)
- ▶ **Association for Preservation Technology (APT)**, Member (2010)
- ▶ **Washington Conservation Guild (WCG)**, Member (2008); Board of Directors (2011)
- ▶ **Preservation Alumni (PA)**, Columbia University, Member (2007)

# Experience

TAB 3

 **MILLS GROUP**  
ARCHITECTURE ■ PLANNING ■ PRESERVATION



## EXPERIENCE

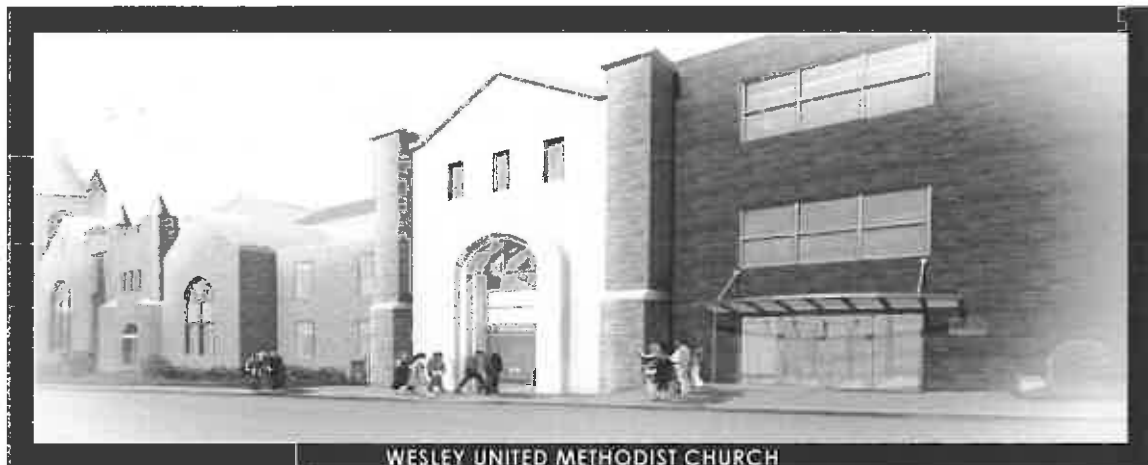
The Mills Group has a wealth of experience within the architecture, preservation and planning divisions.

**Architecture:** Since the summer of 2007, the Preston County Commission chose the Mills Group as their architecture of choice. Our work together included the design of the County Commission's public meeting room and secure storage facility. Our team developed construction documents for a 7,000 sq. ft. Call Center/Office of Emergency Management and master plans for a 220 acre County Farm and Sherriff's facility.



More recently, the Mills Group designed a new 109 room Homewood Suites hotel in the Charles Pointe Development in Bridgeport. This design caters to the long-term traveler with each suite containing a small kitchen, a generous bath and ample space to create a living room arrangement. This project cost approximately \$8 million to complete.

Our team provided design services for the Wesley United Methodist Church to create a functional and aesthetically pleasing entry into their community facility. This accessible design accommodates members and guests by following the ADA guidelines.



**Preservation:** Since 2006, the State Historic Preservation Office (SHPO) annually awarded the Mills Group a contract to provide technical assistance and grant monitoring for a range of projects ranging in construction value from \$5,000 to \$350,000. The scope of work often range from masonry and window restoration, to roof and exterior millwork rehabilitation. Our clients range from the homeowner with no construction background to facility maintenance directors with numerous years of experience.



Michael Mills, our firm's founder manages this contract because of his desire to interact with clients across the state and educate both historic property owners and contractors on proper preservation techniques.

We recently developed a rehabilitation plan for the Berkeley Springs Train Depot. This project included conducting historic research and material analysis of the clay tile roof in order to specify the correct shape of the tile. Additionally, the project included a Section 106 compliance narrative illustrating the project's adherence to the Secretary of the Interior's Standards for Rehabilitation.

Vic Greco, principal architect, designed the award winning historic rehabilitation of the B&O Railroad Station in Oakland, Maryland. This building became the town's new visitor's center and includes a small theatre and museum. In order to replicate the original design, the team utilized slate mined from the same quarry as the original roof tiles.



Our historic resources staff recently completed a county wide reconnaissance survey of Grant County, identifying over 700 historic buildings. These resources were each documented with high resolution photography, described on a Historic Property Inventory form and pin pointed on a topographic GIS map. This project's future goal is to give the State Historic Preservation Office an "at a glance" understanding of the county's historic resources and allows them to provide quick feedback for potential project impact.

**Planning:** The Mills Group believes that sound planning practices are the best way to ensure long term success of a project. In 2013, the Greek Life Center at West Virginia University hired Mills Group to complete a master plan of the Greek Village. This plan, rendered digitally in 3-D, provided a graphic illustration of the possibilities of the project area utilizing the undulating topography to create an interesting and diverse design.



West Virginia University hired the Mills Group to develop a master plan for a housing development catering to visiting professors. This project, in addition to site design, aimed to preserve the pastoral feeling of the agricultural area. Our planners conducted solar and wind studies to determine the best placement for the homes.





**MILLS  
GROUP**

ARCHITECTURE • PLANNING • PRESERVATION

# West Virginia Veterans Memorial Restoration

Location: Charleston, West Virginia  
Client: WV State Purchasing Division  
Services: Conditions Assessment  
Report, Full Restoration, Maintenance  
Plan  
Construction Value: \$1.5 Million

The Weiss Building  
63 Wharf Street, Suite 300  
Morgantown, WV 26501  
(304) 296-1010

The Kaley Center  
53 14th Street, Suite 607  
Wheeling, WV 26003  
(304) 233-0048

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The West Virginia Veterans Memorial site and structure was intensely surveyed by The Mills Group team on April 3, 2013. The general overview involved a visual condition assessment of the structure's components utilizing the standard Uni-format outline to ensure that all issues were addressed in a logical order. This report is not meant to be a specification to execute the work but simple provides a description of the item or issue, a narrative for the condition, and a recommendation for the approach to execute. The West Virginia Veterans Memorial is not a historic structure, having been completed nineteen years ago, but it was built with traditional materials with the intent that it would be an enduring structure for future generations to enjoy. It is our feeling that the activities of preservation and restoration coupled with sensitive modernization is the correct approach in order to achieve long term sustainability of this important structure.

The overall goal of this project is to determine a plan to ensure that the West Virginia Veterans Memorial site and structure is restored to ensure the original design intent of the artist, modernize components that have failed, and ensure long term sustainability.

*"Designing on the principles of the past and preserving for the future"*



# MILLS GROUP

ARCHITECTURE • PLANNING • PRESERVATION

## Oglebay and Wheeling Parks Reconnaissance Survey

Location: Wheeling, West Virginia  
Client: Wheeling Parks Commission  
Services: Reconnaissance Architectural  
History Survey

Owner's Representative:  
Eriks Janelsins  
President and CEO  
The Oglebay Foundation  
Wheeling, WV 26003-1967  
304-243-4160

The Weiss Building  
63 Wharf Street, Suite 300  
Morgantown, WV 26501  
(304) 296-1010

The Kaley Center  
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(304) 233-0048

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The Wheeling Parks Commission and the Wheeling Historic Landmarks Commission hired the Mills Group to conduct a reconnaissance survey of Oglebay Park to identify historic resources 50 years and older.

The Mills Group identified resources that met the minimum age criteria, individually photographing each building, documenting the resource on a Historic Property Inventory Form, pin pointing the location of each structure using GIS software, gathering UTM coordinates and recommending National Register eligibility.

In addition, the Mills Group provided a brief history of the parks and developed a cohesive narrative of the parks growth and development.

This reconnaissance survey aims to assist the SHPO in identifying and creating a comprehensive database of historic resources throughout the state.

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# MILLS GROUP

ARCHITECTURE • PLANNING • PRESERVATION

## Independence Hall

Location: Wheeling, WV  
Client: WV Division of Culture and  
History  
Services: Historic Data Collection,  
Interior Finish Maintenance Manual &  
Installation Documentation  
Construction Value: \$300,000

The Weiss Building  
63 Wharf Street, Suite 300  
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Serving as the location for the Restored Government of Virginia between 1861 and 1863, the Wheeling Custom House soon became known as Independence Hall.

Now a museum dedicated to interpreting West Virginia's rise to statehood, the three-story building was designed in 1855 by Ammi B. Young, supervising architect for the US Treasury Department. Over the years, the building suffered from incompatible alterations as it was utilized as a bank, liquor store and night club. In 1964, the state of West Virginia purchased the building to serve as a museum.

Teamed with John Canning Studios, the Mills Group provided historic data collection to augment the physical conditions analysis of the interior courtroom which was the site of many fiery orations regarding statehood. John Canning Studios installed new decorative panels in the historic courtroom while the Mills Group documented the process. After the installation was complete, the Mills Group prepared a maintenance manual for the site to ensure that the new interior finishes remained intact for future generations to enjoy.

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# MILLS GROUP

ARCHITECTURE ■ PLANNING ■ PRESERVATION

## Capitol Theatre Exterior Restoration

Location: Wheeling, WV

Client: Wheeling National Heritage Area  
Corporation

Phone: 304-232-3087

Services: Client Advisor

The Weiss Building  
63 Wharf Street, Suite 300  
Morgantown, WV 26501  
(304) 296-1010

The Kaley Center  
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(304) 233-0048

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The Wheeling National Heritage Area Corporation (WNHAC) asked the Mills Group to serve as their architectural representative in the restoration of the Capitol Theatre.

This grand beaux art theatre's terra cotta facade was in need of careful repair, cleaning and repointing. The owners asked the Mills Group to provide assistance in preparing the specifications and bid documents necessary to attract quality contractors. The Mills Group oversaw the procurement process and aided the owner in selecting a qualified contractor. The Mills Group also provided construction administration services during the restoration.

The Theatre is once again a grand showplace for top notch performances

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# MILLS GROUP

ARCHITECTURE • PLANNING • PRESERVATION

## Berkeley Springs Depot

Location: Bath WV

Client: Town of Bath

Services: Historic Data Collection,

Stabilization and Restoration Plan,

Compliance Assessment

Construction Value: \$400,000 (approx.)



The Town of Bath asked the Mills Group to design the stabilization and rehabilitation plans for the historic Berkeley Springs Depot. The depot is an important local architectural landmark that symbolizes the bustling center of activity that once emanated from the railroad serving the town.

The rehabilitation includes the stabilization and restoration of the clay tile roof as well as master planning of the adjoining 2.1 acre site. The Mills Group researched historic maps and photographs to produce a three-dimensional understanding of the train depot and how it changed over time as well as a conceptual site layout.

Mills Group also conducted a compliance analysis to ensure that the proposed plans met the Secretary of the Interior's Standards and Determination of Effect Report.

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# MILLS GROUP

ARCHITECTURE • PLANNING • PRESERVATION

## Kump House

Location: Elkins, West Virginia

Client: City of Elkins and the Kump House Trust

Services: Historic Structure Report and Adaptive Reuse Plan

Construction Value: N/A

The Weiss Building  
63 Wharf Street, Suite 300  
Morgantown, WV 26501  
(304) 296-1010

The Kaley Center  
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The City of Elkins and the Kump House Trust contracted the Mills Group to prepare a modified Historic Structures Report and Adaptive Reuse Plan for the Kump House in Elkins, West Virginia.

The purpose of the study was to assess the building condition, review functional and programmatic requirements, present concept plans and to establish a preliminary cost budget for the scope of work within recommendations with consideration for priorities and funding sources.

The Mills Group wanted to create a facility would inspire, facilitate and promote innovation in education and cultural stewardship, while focusing on preservation and environmental sustainability.

Our team began the project by conducting background research and data collection. The Mills Group then analyzed the physical evolution and condition of the property, designed a schematic development plan and lastly presented a schematic design that provided a plan to move forward with the project.

The plan developed by the Mills Group now serves as the map for the successful rehabilitation of this grand mansion.

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# CONSERVATION SOLUTIONS

ART ▶ ARCHITECTURE ▶ ARTIFACTS

## GILDED COPPER DOME ASSESSMENT – WEST VIRGINIA CAPITOL Charleston, WV



### **Client/Owner**

Swanke Hayden Connell Architects/  
West Virginia Department of  
General Services

### **Location**

Charleston, WV

### **Project Dates**

2001-2002

### **Materials**

Lead Coated Copper Sheet  
Gold Leaf  
Size

### **Services Provided**

Surveys-Condition Assessment  
Testing-Analysis  
Research-Documentation

A Capitol Building Commission, created by the Legislature in 1921, authorized construction of the present capitol. Architect Cass Gilbert designed the buff limestone structure that was to have a final cost of just under \$10 million. After the three stages of construction were completed, Governor William G. Conley dedicated the capitol on June 20, 1932.

Conservation Solutions, Inc. (CSI) was contracted to perform the following tasks on the gilded lead-coated copper Capitol dome: 1) determine the original finishes and techniques used in its creation; 2) determine the techniques and materials that were used in the most recent gilding campaign; 3) examine the present condition of the copper substrate to determine the extent of wear and any damage that may have occurred due to manmade or natural occurrences; 4) determine the stability of the attached decorative elements and the means that were used to support them and connect them to the dome; 5) understand the local climate and the environment of Charleston; 6) evaluate the logistics of the site to assist SHC in the generation of performance specifications; 7) determine a temporary, short-term, means of improving the aesthetic appearance of the dome; and 8) perform mock-up samples of cleaning techniques that are candidates for the future restoration of the dome.

Additionally, CSI generated a testing report that evaluated the effectiveness of two different coating systems to be used on the dome. The testing evaluated the coatings': 1) adhesion to the copper substrate; 2) abrasion resistance; 3) chemical resistance; 4) flexibility in relation to the coefficient of expansion of copper; 5) heat and UV resistance; 6) impact resistance; 7) moisture resistance; and 8) their compatibility with different sizing and gold leafing materials. Each of the proposed coating materials were tested initially and then again after accelerated weathering exposure.

# CONSERVATION SOLUTIONS

ART ▸ ARCHITECTURE ▸ ARTIFACTS

## STATUARY COLLECTION CONSERVATION – CENTRAL PARK New York, NY



**Client/Owner**  
New York City Department of Parks

**Location**  
New York, NY

**Project Dates**  
1997-2001

**Materials**  
Bronze  
Granite  
Marble  
Limestone

**Services Provided**  
Surveys-Condition Assessment  
Conservation Treatment  
Education-Training

New York City Parks collectively house one of the world's finest collections of outdoor sculptures and monuments (Central Park's collection is managed separately by a dedicated not-for-profit organization). The broadly dispersed collection represents a major challenge for curatorial and conservation management. Beginning in Central Park and then expanding to the city at large, senior conservator Mark Rabinowitz, established innovative means to survey, assess, treat and maintain the entire collection. Over more than ten years, each work was brought to maintenance standards through careful conservation treatments as well as kept in excellent condition through comprehensive on-going annual assessment and maintenance.

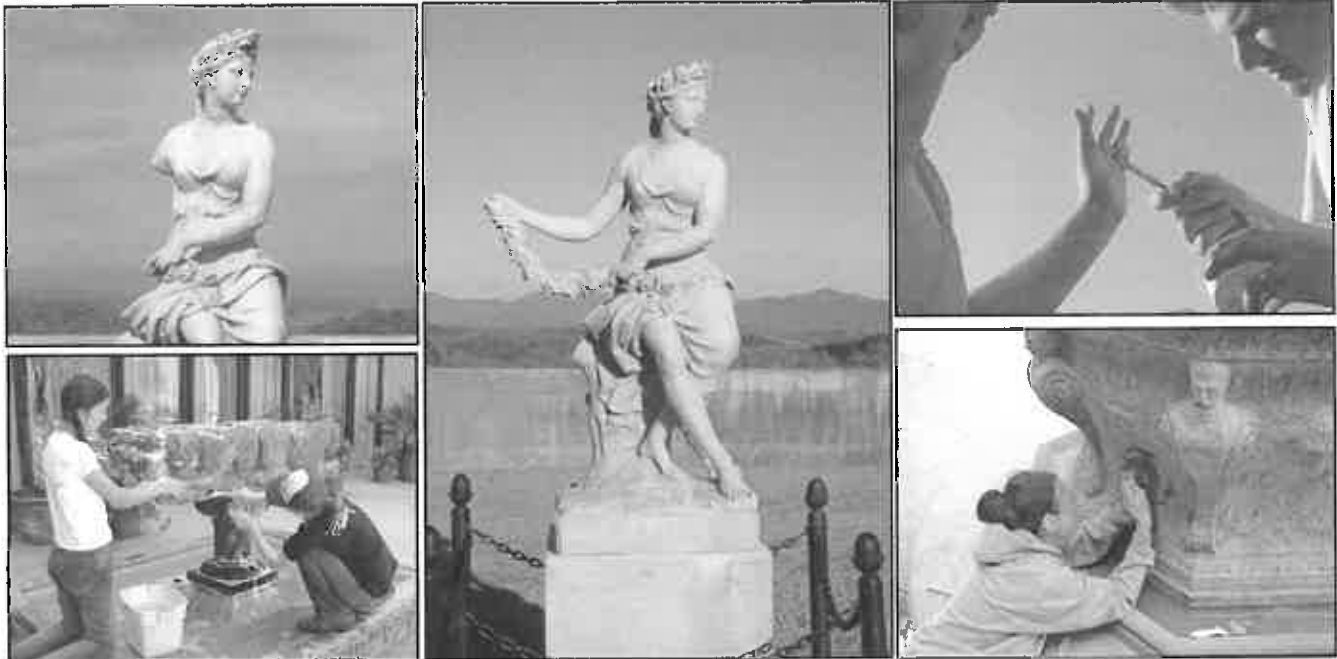
As Director of Historic Preservation for Central Park and the Chief Consulting Conservator for the entire Parks Department, Rabinowitz was also involved in the review of new monument and public art installations. He collaborated with architects and sculptors on the design and fabrication of the Duke Ellington Memorial and the Jose de San Martin statues, as well as numerous temporary installations. He is co-author of "Today for Tomorrow: Designing Outdoor Sculpture".

More than 60 student interns from graduate programs in North America, South America and Europe were trained in conservation procedures through these programs. Contributions from major corporate and foundation supporters have maintained these long term efforts. The program's achievements have been recognized by awards from the New York City Art Commission, New York Preservation League, and Heritage Preservation/Save Outdoor Sculpture for both the programs as a whole and for individual treatments.

# CONSERVATION SOLUTIONS

ART ▶ ARCHITECTURE ▶ ARTIFACTS

## OUTDOOR SCULPTURE COLLECTION CONSERVATION – BILTMORE ESTATE Asheville, NC



**Client/Owner**  
Biltmore Estate

**Location**  
Asheville, NC

**Project Dates**  
2003-2007

**Materials**  
Terra Cotta  
Marble  
Bronze  
Lead

**Services Provided**  
Surveys-Condition Assessment  
Contract Drawings-Specifications  
Conservation Treatment  
Education-Training

The Biltmore Estate, the last project for both Richard Morris Hunt and Frederick Law Olmsted, combined the talents of these giants of the 19th century architecture and landscape design to produce what must be the grandest of America's great houses. Still a private home, the French Renaissance style house has 250 rooms and houses more than 70,000 original objects. Significant European sculptures, including 17th century terra cottas and Venetian well heads and fountains from the 16th and 10th centuries enliven the formal gardens and terraces around the house.

Starting in 2003, Conservation Solutions, Inc. (CSI) initiated and has implemented a comprehensive treatment plan for the Estate's outdoor sculpture collection. Following a survey of the collection and development of a long term treatment plan based on the Estate's plans, conservators have treated nearly all of the collection. Priorities were established for work based on determination of groups of artifacts that were most in need as well as those that should be logically treated during each annual mobilization. Upon acceptance of the plan, CSI has implemented the work through annual mobilizations.

In addition to the testing and assessment associated with the initial survey, work has included cleaning, replacement of missing elements, repair, repatination, coating application, and training of in-house staff.



# CONSERVATION SOLUTIONS

ART > ARCHITECTURE > ARTIFACTS

## PUBLIC ART COLLECTION ASSESSMENT – CITY OF ASHEVILLE Asheville, NC



**Client/Owner**  
City of Asheville, North Carolina

**Location**  
Asheville, NC

**Project Dates**  
2008

**Materials**  
Wood  
Stone  
Metals  
Painted Surfaces  
Mosaics

**Services Provided**  
Surveys-Condition Assessment  
Consulting

Traditional center for the arts and crafts movement in western North Carolina, the City of Asheville has made a serious effort to enrich its public spaces with commissioned works of art that tell of the city's history and culture. Although the city has several traditional monuments to military and political leaders, much of the more recently installed works are light-hearted and idiosyncratic. They include a series of stops on an urban trail that winds through downtown with markers illustrating many aspects unique to this lovely mountain site. Set into pavements or building facades, with arrows directing the visitor and a guidebook, the works of art provide a lively decorative addition to the cityscapes.

Although mostly of recent construction, some deterioration of the collection had been noted. Acts of vandalism also led to damage and loss of elements. As part of their commitment to preservation, the city commissioned Conservation Solutions, Inc. (CSI) to survey the entire collection, catalog its component elements and materials, and provide guidance for preserving it.

All works were inspected, documented, and a catalog of the existing conditions was developed. Areas of loss or deterioration were documented. The mountings and sites were studied and recommendations were made for improvements to reduce the potential for theft or further vandalism. The severity of conditions was ranked and prioritized. Recommendations for treatment and budgetary costs were included with the report.



# CONSERVATION SOLUTIONS

ART ▸ ARCHITECTURE ▸ ARTIFACTS

## COLUMBIA UNIVERSITY'S OUTDOOR ART COLLECTION, COLUMBIA UNIVERSITY, NEW YORK, NY



**Client/Owner**  
Columbia University  
Office of Arts Management

**Location**  
New York, New York

**Project Dates**  
2009

**Materials**  
Bronze  
Marble

**Services Provided**  
Condition Assessment-Documentation  
Conservation Treatment

Columbia University's Morningside Heights campus is recognized as one of the great urban public spaces in America. In addition to its buildings, the beautiful McKim, Mead and White campus has been the proud home to numbers of significant sculptural works. As a result of the inevitable corrosion factors that come with placement in an urban setting, especially one in the Northeast prone to unfavorable weather conditions, many of these pieces have suffered varying degrees of deterioration, some faring better owing to their construction or to earlier conservation treatments.

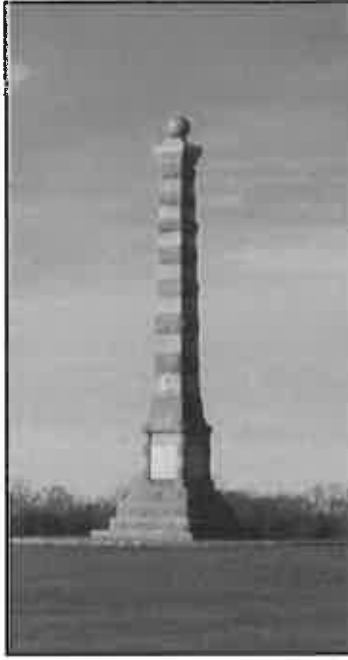
Conservation Solutions, Inc. (CSI) was contracted to do a complete condition survey and treatment report for a group of twenty individual pieces on the Columbia campus. The sculptures ranged in age from constructions dating back as far as 1884 (the bronze and granite figure, *Le Marteleur*) and as recently as 1998 (the bronze sculpture, *Life Force*). They were constructed of a wide range of materials, including bronze, limestone, marble, granite, steel and concrete.

As well as the condition reports, each piece was given a priority ranking based on the investigation's finding. Several of the works have been treated by CSI conservators during the University's on-going commitment to its collection's care.

# CONSERVATION SOLUTIONS

ART > ARCHITECTURE > ARTIFACTS

## 27 STATE MONUMENTS ASSESSMENT Various Locations, MN



**Client/Owner**  
Minnesota Historical Society/  
State of Minnesota

**Location**  
Various Locations, MN

**Project Dates**  
2004-2005

**Materials**  
Granite  
Marble  
Limestone  
Concrete  
Zinc  
Bronze  
Iron

**Services Provided**  
Surveys-Condition Assessment  
Consulting

Across the state of Minnesota, there are a number of monuments dedicated to people, places and events significant to its history. Among these monuments, pictured above, are the Colonel William Colvill Monument [left], the Fort Ridgely State Monument [center], and the Count Beltrami Monument [right]. The Colvill Monument commemorates the leader of the First Minnesota Volunteers, who were instrumental in the Civil War Battle of Gettysburg. The monument marks the grave site of both he and his wife. The Fort Ridgely was dedicated in 1896 and marks the anniversary of the 1862 US-Dakota conflict, and commemorates the soldiers who died during that conflict. The Count Beltrami Monument was dedicated to the Italian explorer, Giacomo Beltrami, who established Lake Julia, at the time thought to be the source of the Mississippi River.

In 2004, Conservation Solutions, Inc. (CSI) was contracted by the Minnesota Historical Society to perform a condition survey of twenty-seven different monuments installed throughout the state of Minnesota. The goal was to document the materials, installation details and conditions of the zinc, bronze, iron and stone monuments and prepare treatment recommendations for each. Each was surveyed, measured, photographed and mapped (several were in obscure locations in abandoned cemeteries). Conditions and their likely causes were noted and recommendations made for treatment. A list was developed with priorities and cost estimates for the recommended work.

# CONSERVATION SOLUTIONS

ART › ARCHITECTURE › ARTIFACTS

## MIAMI BEACH PUBLIC ART COLLECTION ASSESSMENT Miami Beach, FL



**Client/Owner**  
Douglas Wood Associates/  
City of Miami Beach

**Location**  
Miami Beach, FL

**Project Dates**  
2008-2009

**Materials**  
Cast Stone  
Concrete  
Terrazzo  
Metals  
Glass  
Painted Surfaces

**Services Provided**  
Surveys-Condition Assessment  
Research-Documentation  
Consulting

The developers of the City of Miami Beach incorporated fountains and monuments into the streetscapes of the city that they built on the barrier island off South Florida. Constructed entirely of concrete, the Mediterranean Revival and Art Deco features continue to enliven the vibrant seaside community. The collection includes several sculptures as well as fountains, towers, and memorials installed throughout the city. Dating from the early to mid-20<sup>th</sup> century, these elements suffered from wear, insufficient past repairs, and exposure to the elements (including extreme events of hurricanes and automobile accidents).

Conservation Solutions, Inc. (CSI) was contracted to assess the condition of each and prepare treatment recommendations for the collection. Working with Douglas Wood Assoc. Engineers, each monument was documented and assessed. Conditions requiring treatment were noted and prioritized. Recommendations for treatment and budgetary cost estimates were prepared.

# References

TAB 4



## References

**Margaret Hambrick**, President, Greenbrier Historical Society

PO Box 44

Alderson, WV 24910

Morgantown, WV 26505

Ph: 304-445-7242

Email: mchwv44@gmail.com

Project: Blue Sulphur Spring Pavilion Historic Structure Assessment

**Eriks Janelsins**, President and CEO The Oglebay Foundation

Oglebay Resort

465 Lodge Dr

Wheeling, WV 26003

Ph: 304-243-4160

Email: ejanelsins@oglebay-resort.com

Project: Oglebay Survey

**Charlie Baker**, Director of Planning, Hampshire County

Hampshire County Planning Commission

90 North High St, PO Box 883

Romney, WV 26757

Ph: 304-822-7018

Email: charlie@hampshirewv.com

Project: Six National Register Nominations

**Shannon Tinnell**, Historic Preservation Review Commission

City of Morgantown Historic Landmarks Commission

300 Spruce St

Morgantown, WV 26505

Ph: 304-685-7747

Email: shannontinnell@earthlink.net

Project: Woodburn Area Historic Survey

**DESIGNATED CONTACT:** Vendor appoints the individual identified in this Section as the Contract Administrator and the initial point of contact for matters relating to this Contract.

Michael Mills, Managing Principal  
(Name, Title)  
Michael Mills, Managing Principal  
(Printed Name and Title)  
63 Wharf Street, Suite 300 Margantown WV 26501  
(Address)  
304-296-1010 304-413-0120  
(Phone Number) / (Fax Number)  
mills@willsgrouponline.com  
(email address)

**CERTIFICATION AND SIGNATURE:** By signing below, or submitting documentation through wvOASIS, I certify that I have reviewed this Solicitation in its entirety; that I understand the requirements, terms and conditions, and other information contained herein; that this bid, offer or proposal constitutes an offer to the State that cannot be unilaterally withdrawn; that the product or service proposed meets the mandatory requirements contained in the Solicitation for that product or service, unless otherwise stated herein; that the Vendor accepts the terms and conditions contained in the Solicitation, unless otherwise stated herein; that I am submitting this bid, offer or proposal for review and consideration; that I am authorized by the vendor to execute and submit this bid, offer, or proposal, or any documents related thereto on vendor's behalf; that I am authorized to bind the vendor in a contractual relationship; and that to the best of my knowledge, the vendor has properly registered with any State agency that may require registration.

Mills Group  
(Company)  
Michael Mills, Managing Principal  
(Authorized Signature) (Representative Name, Title)  
Michael Mills, Managing Principal  
(Printed Name and Title of Authorized Representative)  
6-10-2016  
(Date)  
304-296-1010 304-413-0120  
(Phone Number) (Fax Number)

**ADDENDUM ACKNOWLEDGEMENT FORM**  
**SOLICITATION NO.: GSD1600000008**

**Instructions:** Please acknowledge receipt of all addenda issued with this solicitation by completing this addendum acknowledgment form. Check the box next to each addendum received and sign below. Failure to acknowledge addenda may result in bid disqualification.

**Acknowledgment:** I hereby acknowledge receipt of the following addenda and have made the necessary revisions to my proposal, plans and/or specification, etc.

**Addendum Numbers Received:**

(Check the box next to each addendum received)

- |                                                    |                                          |
|----------------------------------------------------|------------------------------------------|
| <input checked="" type="checkbox"/> Addendum No. 1 | <input type="checkbox"/> Addendum No. 6  |
| <input type="checkbox"/> Addendum No. 2            | <input type="checkbox"/> Addendum No. 7  |
| <input type="checkbox"/> Addendum No. 3            | <input type="checkbox"/> Addendum No. 8  |
| <input type="checkbox"/> Addendum No. 4            | <input type="checkbox"/> Addendum No. 9  |
| <input type="checkbox"/> Addendum No. 5            | <input type="checkbox"/> Addendum No. 10 |

I understand that failure to confirm the receipt of addenda may be cause for rejection of this bid. I further understand that any verbal representation made or assumed to be made during any oral discussion held between Vendor's representatives and any state personnel is not binding. Only the information issued in writing and added to the specifications by an official addendum is binding.

Mills Group  
Company

Michael Mills  
Authorized Signature

6-10-2016  
Date

**NOTE:** This addendum acknowledgement should be submitted with the bid to expedite document processing.  
Revised 6/8/2012

STATE OF WEST VIRGINIA  
Purchasing Division

# PURCHASING AFFIDAVIT

**MANDATE:** Under W. Va. Code §5A-3-10a, no contract or renewal of any contract may be awarded by the state or any of its political subdivisions to any vendor or prospective vendor when the vendor or prospective vendor or a related party to the vendor or prospective vendor is a debtor and: (1) the debt owed is an amount greater than one thousand dollars in the aggregate; or (2) the debtor is in employer default.

**EXCEPTION:** The prohibition listed above does not apply where a vendor has contested any tax administered pursuant to chapter eleven of the W. Va. Code, workers' compensation premium, permit fee or environmental fee or assessment and the matter has not become final or where the vendor has entered into a payment plan or agreement and the vendor is not in default of any of the provisions of such plan or agreement.

**DEFINITIONS:**

"Debt" means any assessment, premium, penalty, fine, tax or other amount of money owed to the state or any of its political subdivisions because of a judgment, fine, permit violation, license assessment, defaulted workers' compensation premium, penalty or other assessment presently delinquent or due and required to be paid to the state or any of its political subdivisions, including any interest or additional penalties accrued thereon.

"Employer default" means having an outstanding balance or liability to the old fund or to the uninsured employers' fund or being in policy default, as defined in W. Va. Code § 23-2c-2, failure to maintain mandatory workers' compensation coverage, or failure to fully meet its obligations as a workers' compensation self-insured employer. An employer is not in employer default if it has entered into a repayment agreement with the Insurance Commissioner and remains in compliance with the obligations under the repayment agreement.

"Related party" means a party, whether an individual, corporation, partnership, association, limited liability company or any other form or business association or other entity whatsoever, related to any vendor by blood, marriage, ownership or contract through which the party has a relationship of ownership or other interest with the vendor so that the party will actually or by effect receive or control a portion of the benefit, profit or other consideration from performance of a vendor contract with the party receiving an amount that meets or exceeds five percent of the total contract amount.

**AFFIRMATION:** By signing this form, the vendor's authorized signer affirms and acknowledges under penalty of law for false swearing (W. Va. Code §61-5-3) that neither vendor nor any related party owe a debt as defined above and that neither vendor nor any related party are in employer default as defined above, unless the debt or employer default is permitted under the exception above.

**WITNESS THE FOLLOWING SIGNATURE:**

Vendor's Name: Mills Group, LLC  
Authorized Signature: [Signature] Date: 6-10-2016

State of West Virginia

County of Morgania to-wit:

Taken, subscribed, and sworn to before me this 10<sup>th</sup> day of June, 2016.

My Commission expires January 11, 2020.



NOTARY PUBLIC [Signature]

Purchasing Affidavit (Revised 08/01/2015)