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Mr. Guest focuses his practice on real estate transactions; real estate development finance and process; real estate marketing and management; historic preservation law and advocacy; railroad law; land use law as well as general corporate and non-profit law.

As a legal intern at the National Trust for Historic Preservation, he co-wrote Congressional testimony advocating for a programmatic agreement to streamline National Historic Preservation Act Section 106/110 and National Environmental Policy Act review for de minimus actions impacting National Register-designated rail corridors and resources. In 2008, he founded the Pennhurst Memorial & Preservation Alliance to facilitate re-use of the former Pennhurst State School, an International Site of Conscience where forced institutionalization of disabled persons was first declared unconstitutional. In 2010, he founded the Keystone Marker Trust, a non-profit organization restoring and replacing Pennsylvania's iconic, century-old gateway markers.

Prior to starting his career in the law, Mr. Guest served as the Director of The Cornell Tradition, a multi-million dollar fellowship program recognizing volunteer service, as a Tompkins County (NY) Human Rights Commissioner, and as an elected representative on the Cornell Employee Assembly.

Mr. Guest is a 2010 cum laude graduate of Temple University's Beasley School of Law, a 2011 graduate of Cornell University's Master of Arts in Historic Preservation Planning, and a 1998 Phi Beta Kappa magna cum laude graduate of Cornell University.

Affiliations: Board Member, Preservation Pennsylvania; Board Member, Schuylkill River National and State Heritage Area; Governance Committee, Friends of the Railroad Museum of Pennsylvania; President, Keystone Marker Trust; Board Member, Pennhurst Memorial and Preservation Alliance.

Honors and awards: 2010 Burton Award for Legal Achievement, Temple University Friedman Prize for Legal Writing, Preservation Alliance for Greater Philadelphia's Community Action Award, 2011.

Volunteerism and Interests: Various historic preservation projects, including an effort to save the Herr's Mill Bridge, Lancaster County's oldest covered bridge, and the Colebrookdale Railroad in Berks County. Mr. Guest is restoring a 1914 railroad parlor car and a scale architectural model of New York's Pennsylvania Station. He works part time as a steam locomotive engineer and conductor on the Strasburg Rail Road in Lancaster County.