

Pottstown **STREETSCAPE GUIDELINES**



February 2026



N Evans St

Pottstown STREETScape GUIDELINES

Prepared by:



Issue Date: 2/26/2026

SC#: 25032.10

Funded by:



This project was made possible through a grant from the Pennsylvania Department of Community & Economic Development (DCED) – Local Share Account (LSA) program.

Prepared For:

Pottstown Area Economic Development

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High St

← N York St

INTRODUCTION

1

1.1 PAED

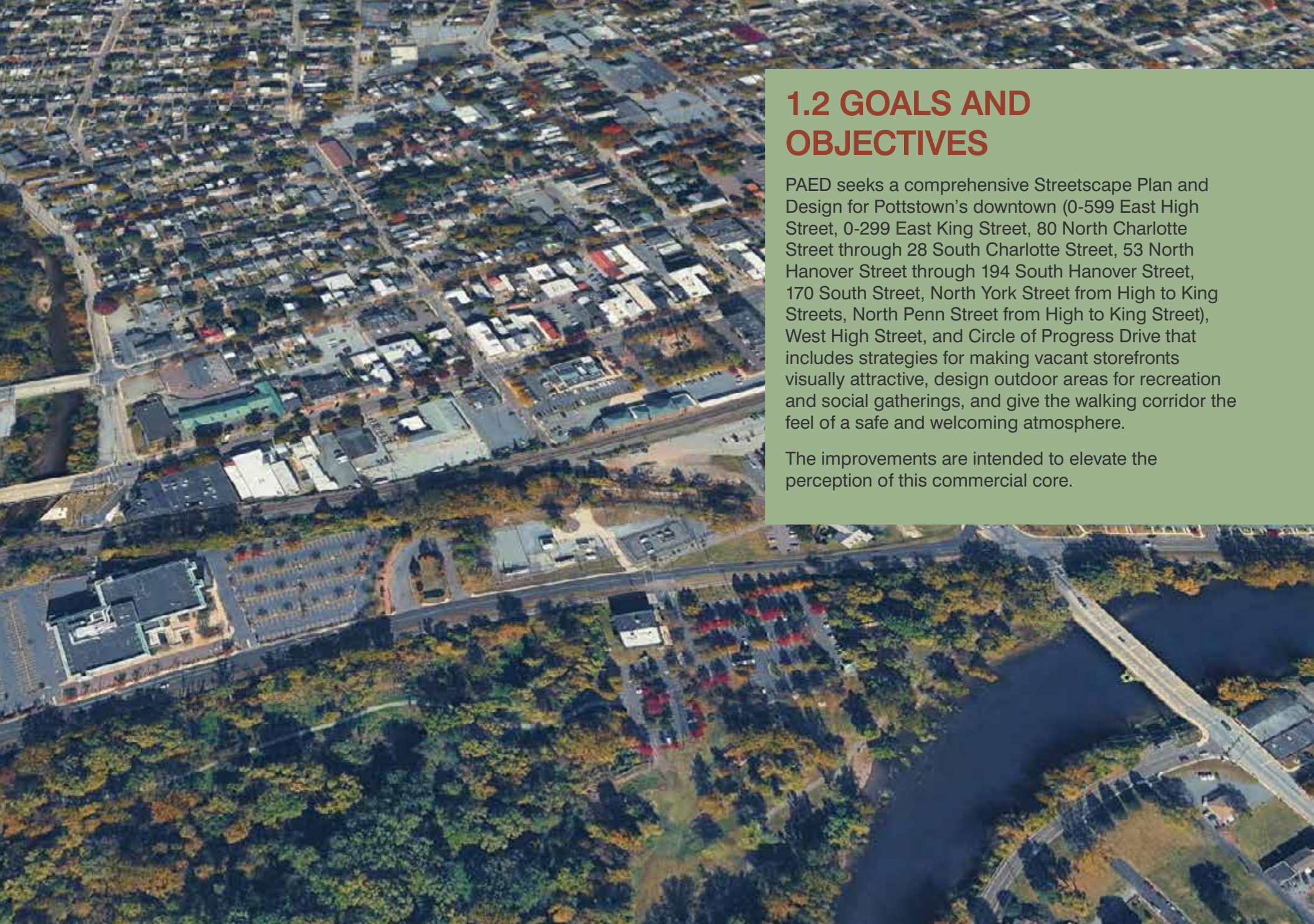
Pottstown Area Economic Development (PAED) is a 501(c)(3) non-profit corporation formed in 1965, as Pottstown Area Industrial Development, Inc. (PAID) to promote commercial and industrial development in Pottstown, Pennsylvania. The corporation is governed by a Board of Directors with an Executive Director. In 2020, based on recommendations from a 2019 Urban Land Institute report, the Borough of Pottstown, Pottstown School District, and Montgomery County Redevelopment Authority formed a partnership to reorganize PAID (now PAED) to coordinate efforts and establish economic development priorities for Pottstown.



1.2 GOALS AND OBJECTIVES

PAED seeks a comprehensive Streetscape Plan and Design for Pottstown's downtown (0-599 East High Street, 0-299 East King Street, 80 North Charlotte Street through 28 South Charlotte Street, 53 North Hanover Street through 194 South Hanover Street, 170 South Street, North York Street from High to King Streets, North Penn Street from High to King Street), West High Street, and Circle of Progress Drive that includes strategies for making vacant storefronts visually attractive, design outdoor areas for recreation and social gatherings, and give the walking corridor the feel of a safe and welcoming atmosphere.

The improvements are intended to elevate the perception of this commercial core.



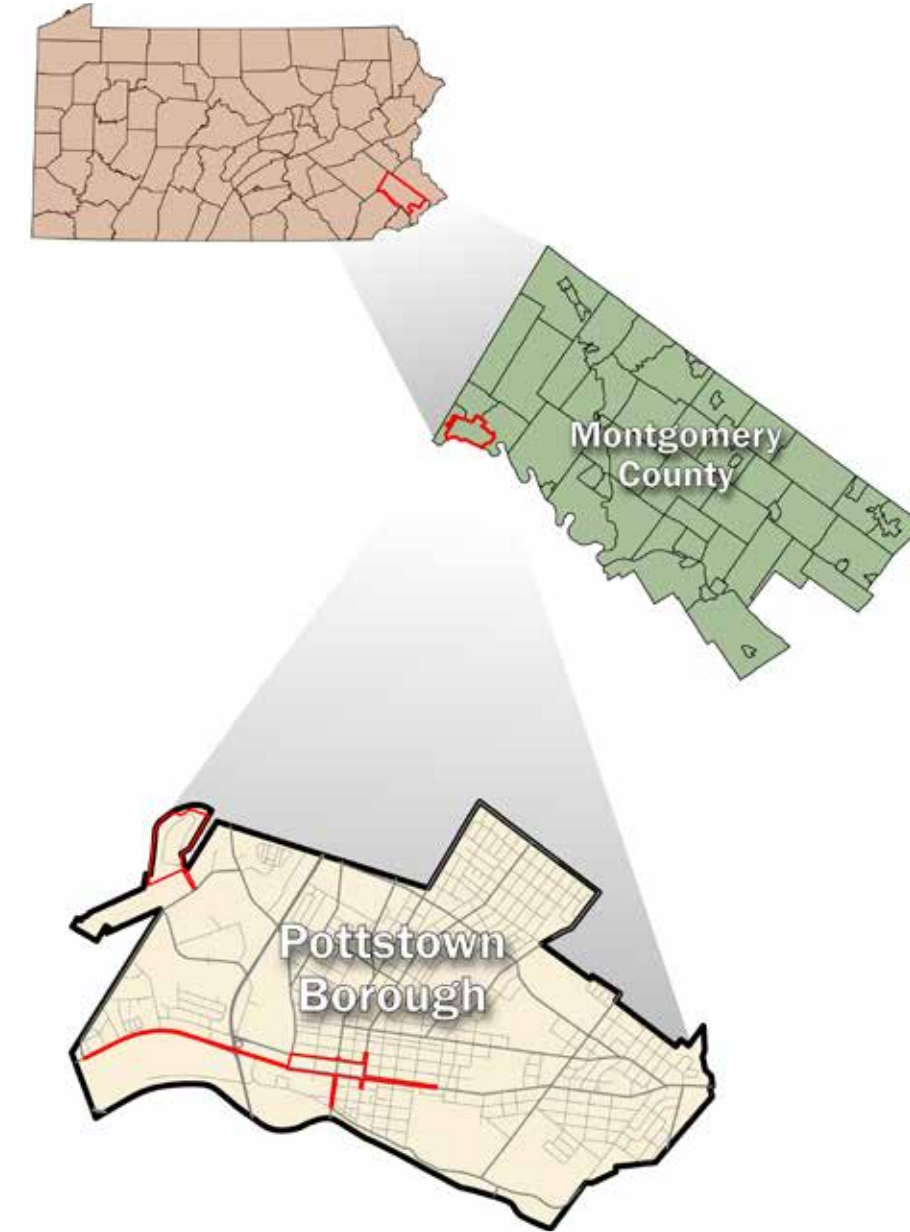
1.3 STREETScape COMPONENTS

The plan for downtown Pottstown, West High Street, as well as the Circle of Progress includes the following elements:

- Recommend aesthetic improvements that reflect Pottstown's character and historic charm
- Devising methods for making Vacant Storefronts visually attractive
- Outdoor Street Furniture & Gathering Spaces
- Lighting
- Trash Receptacles
- Bike Racks
- Planters and Landscaping
- Public Art
- Uniform Branded Signage
- Traffic Calming Methods



1.4 LOCATION CONTEXT



1.5 SCOPE OF WORK

Site Reconnaissance. Conduct multiple site visits over course of the work to understand, document, and photograph existing conditions for both streetscape and building facades. PAED staff to alert team to any special conditions or areas of concern or opportunity. Verify street rights-of-way widths with the Borough. Confirm general location and scale of underground utilities and/or vault information in the project areas.

Ordinance Review. Review Borough zoning and SALDO ordinances to understand property owner requirements for façade renovations. Interview the Borough Codes / Permits officer to understand recurring or chronic issues downtown. This understanding is important to make realistic recommendations or conversely suggested revisions to ordinances that facilitate easier or enhanced restoration improvements.

Photographic Inventory. Create a photographic inventory of the project area for use during the work. This will facilitate in-office review and help project team determine key area for photo simulations (photosims) of proposed improvements and overall streetscape recommendations.

Base Mapping. Create base maps for the project area for the preparation of the overall streetscape master plan.

Existing Conditions Summary. Develop a summary report of existing streetscape conditions in the project areas. This summary will highlight both the challenges and opportunities for improvements in the project areas. The initial summary will be revised as necessary for inclusion in the final master plan and guidelines report.



Draft Streetscape Plan and Design Guidelines.

Engage in an iterative process with team members, in collaboration with PAED staff, to develop recommendations.

The streetscape master plan will generally locate proposed improvements and building façade improvement recommendations.

The streetscape plan will respond to the existing conditions analysis which identified challenges and opportunities to create a dynamic street environment. Provide recommendations – in order of importance – for the following streetscape elements:

- Street trees
- Wayfinding signage
- Temporary signage / banners
- Spaces for people / Outdoor cafes
- Street furniture
- Planters / flowerboxes /hanging baskets.
- Lighting
- Street art
- Bump-outs / crosswalks / other traffic calming devices.
- Pavements

Landscape plantings, signage, and sidewalks for the Circle of Progress area.

Show a variety of typical street conditions in the before and after conditions so that these graphic examples relate to the entirety of the project area.

Final Streetscape Plan and Design Guidelines.

The final Streetscape Plan will include proposed priorities and estimated costs for each improvement. Possible funding sources appropriate to each project type will also be included.



SITE INVENTORY



2.1 SITE RECONNAISSANCE AND DATA COLLECTION

The project team visited the site twice with PAED leadership in 2025, on July 28th and August 5th, to walk the project site and document existing condition and concerns. Individual project team members again visited the site several times for further data collection. Photographs from these visits are utilized throughout the report and additional photos are included in the appendix. Notes and sketches from these many visits informed analysis of the project site and development of the recommendations and design guidelines found in chapters 3 & 4.



2.2 DEMOGRAPHICS

As of 2023, the most recent Census data available, Pottstown had a population of **23,392**. Given the Borough's size of 5.5 square miles, the population density is 4,253 people per square mile, more than twice the average of Montgomery County's 1,799.

With a median age of 36, Pottstown has a slightly younger population than Montgomery County's average of 41.5. Additional demographic data can be found in the following graphs and charts from censusreporter.org

Age

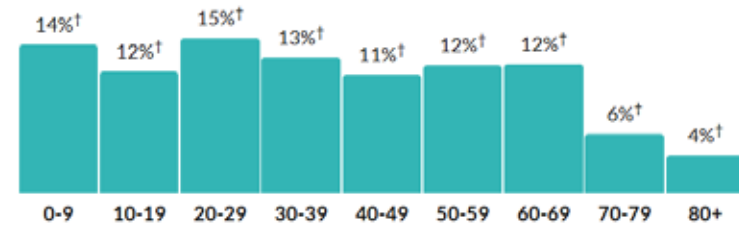
36.1

Median age

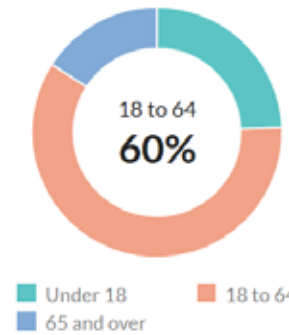
about 90 percent of the figure in Montgomery County: 41.1

about 90 percent of the figure in Pennsylvania: 40.9

Population by age range



Population by age category



Population by age category (Table B01001)

Column	Pottstown		Montgomery County		Pennsylvania	
Under 18	24.4%†	±3.5%	5,712	±827.4	21.5%	±0%
18 to 64	59.7%	±4%	13,967	±942.1	60.3%	±0%
65 and over	15.9%†	±1.9%	3,713	±447	18.4%	±0%

Educational attainment

88.8%

High school grad or higher

a little less than the rate in Montgomery County: 94.9%

a little less than the rate in Pennsylvania: 91.9%

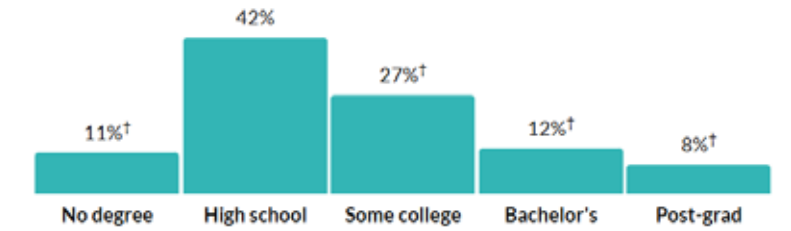
20.3%

Bachelor's degree or higher

about two-fifths of the rate in Montgomery County: 52.3%

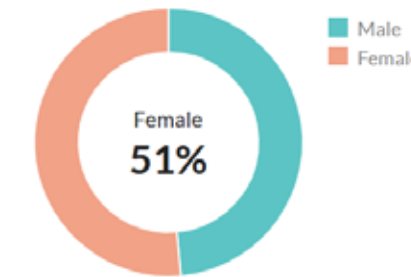
about three-fifths of the rate in Pennsylvania: 34.5%

Population by highest level of education

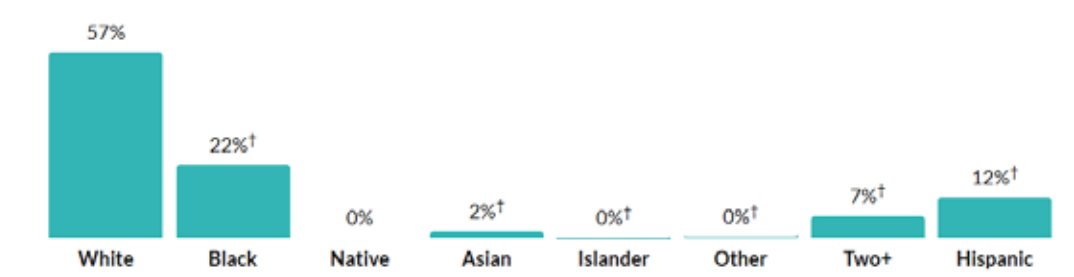


* Universe: Population 25 years and over

Sex



Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Households

9,638

Number of households

Montgomery County: 333,514

Pennsylvania: 5,235,339

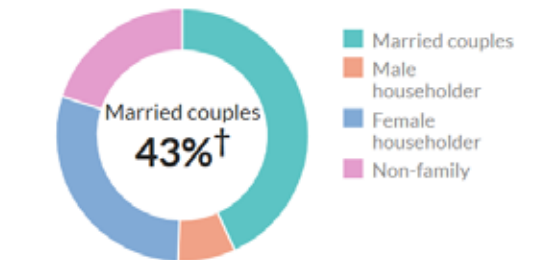
2.4

Persons per household

a little less than the figure in Montgomery County: 2.5

about the same as the figure in Pennsylvania: 2.4

Population by household type

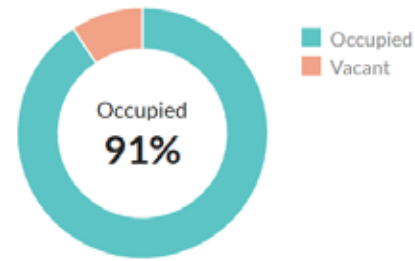


Units & Occupancy

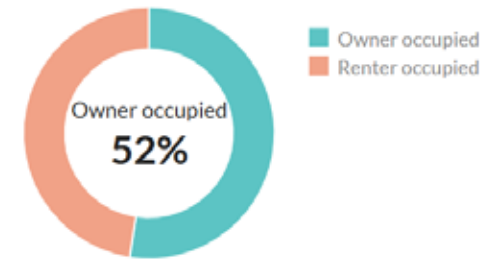
10,627
Number of housing units

Montgomery County: 348,696
Pennsylvania: 5,779,663

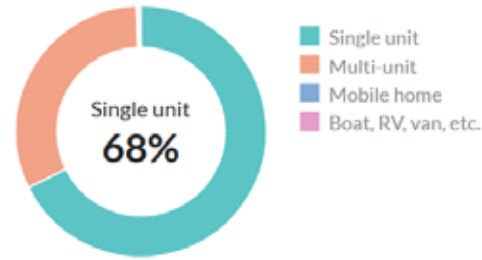
Occupied vs. Vacant



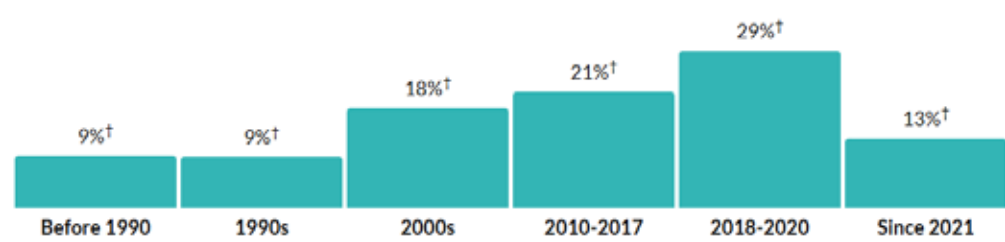
Ownership of occupied units



Types of structure



Year moved in, by percentage of population



Value

\$172,300
Median value of owner-occupied housing units

about two-fifths of the amount in Montgomery County: \$409,900
about three-quarters of the amount in Pennsylvania: \$240,500

Value of owner-occupied housing units



Income

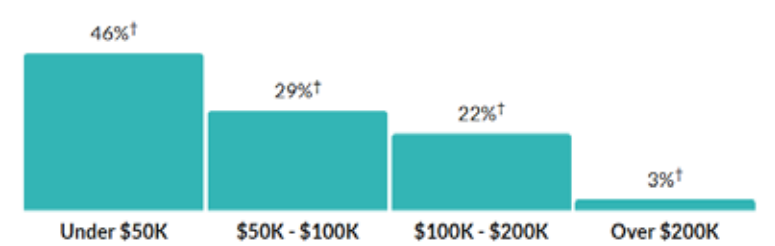
\$30,176
Per capita income

about half the amount in Montgomery County: \$60,507
about two-thirds of the amount in Pennsylvania: \$43,104

\$56,174
Median household income

about half the amount in Montgomery County: \$111,521
about three-quarters of the amount in Pennsylvania: \$76,081

Household income

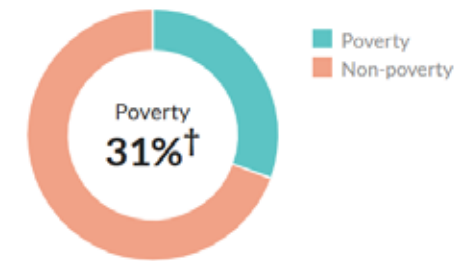


Poverty

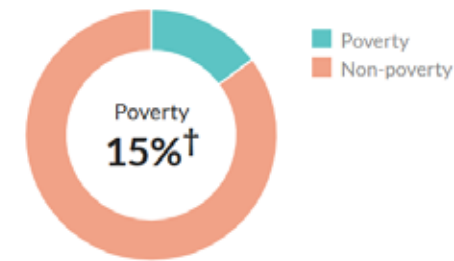
19.8%
Persons below poverty line

more than double the rate in Montgomery County: 6.5%
more than 1.5 times the rate in Pennsylvania: 11.8%

Children (Under 18)



Seniors (65 and over)

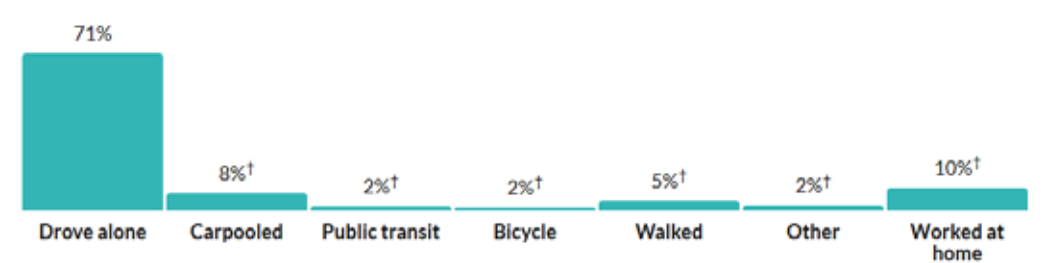


Transportation to work

26.4 minutes
Mean travel time to work

a little less than the figure in Montgomery County: 27.9
about the same as the figure in Pennsylvania: 26.6

Means of transportation to work



* Universe: Workers 16 years and over

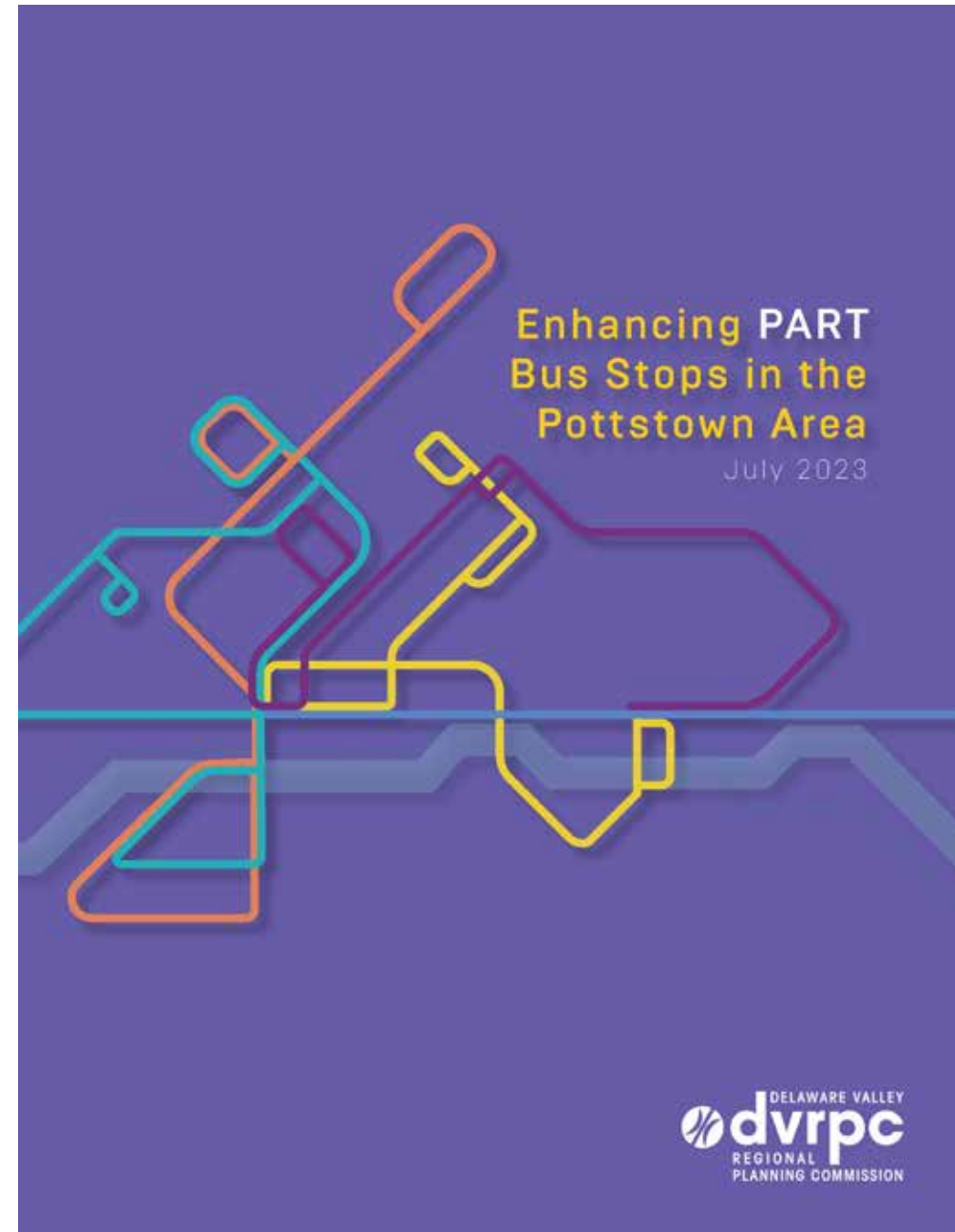
2.3 RELEVANT PLANNING STUDIES

Pottstown Image and Identity Development Survey

The survey revealed that a majority of respondents appreciate the community's affordable businesses, historic architecture, and safety. Key areas for improvement include enhancing the business mix and increasing evening vibrancy. Overall, the survey indicates a strong community sentiment towards local amenities and a desire for further development.

Enhancing PART Bus Stops in the Pottstown Area

This report provides recommendations to improve visibility, accessibility, and rider experience across the Pottstown Area Rapid Transit (PART) system. It emphasizes ADA-compliant bus stop upgrades, updated signage, additional shelters, and better coordination with other transit services. The study aims to increase ridership and create a more cohesive and user-friendly transit system.

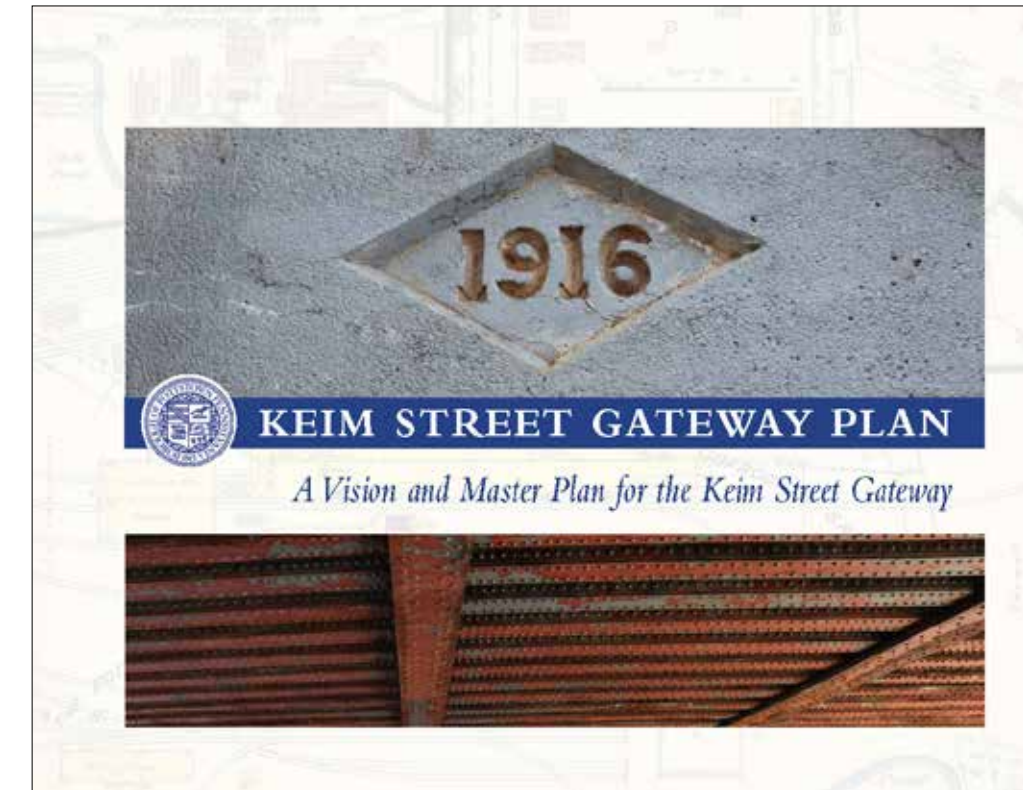


Keim Street Gateway Plan

This plan outlines a vision for revitalizing Pottstown's southeast industrial area through infrastructure improvements, zoning changes, and phased development. The plan aims to enhance economic development, improve connectivity to the Schuylkill River Trail, and promote greening and beautification while maintaining the area's industrial heritage. It includes short-term and long-term phases focusing on streetscaping, mixed-use development, and brownfield remediation to attract businesses, residents, and visitors.

MCCC Pottstown Trail Plans

This plan for a pedestrian trail between the Pottstown train station and the Montgomery County Community College Pottstown campus includes educational sculptures along the route representing scale elements of the solar system.



2.4 PUBLIC AND STAKEHOLDER INPUT

The project team met with members of the Pottstown business community and members of the public to solicit their concerns, ideas, and goals for the downtown Pottstown streetscape. These meetings are summarized below. Additionally, the project team met virtually with the client multiple times throughout the project to receive feedback and jointly prepare for the public and stakeholder meetings.

Public and Business Owner Meetings

Business Improvement District (BID) Board Meeting #1 | July 21, 2025

Members of the Pottstown BID board learned about the scope and mission of the streetscape improvement project and shared their concerns as business owners and leaders in the business community related to Pottstown's streetscape. Topics shared included perceptions of safety on High Street, traffic flow and back-in parking, storefront facades, and how to appeal to

Business Owners Meeting #1 | August 19, 2025

PAED invited business owners to learn about the streetscape improvement project and to offer their thoughts and concerns about the project site. The project team met once with business owners from the downtown core and separately with business owners from the Circle of Progress. Topics discussed at both meetings included perceived most degraded blocks, the most challenging ordinances for business

owners, how streetscape improvements can draw new customers and businesses, and the goal that improvement recommendations should support local businesses and residents first and include affordable improvement options for business owners without much capital. Minimal improvements were requested for the Circle of Progress site, as business owners there are generally satisfied with the condition of the business park.

Public Meeting #1 | September 18, 2025

The public was introduced to the goals and scope of the streetscape improvement project and shared facts, goals, and concepts related to the project site from their perspective. The discussion touched on pedestrian and vehicular safety, special events that shut down High Street, streetscape elements the public likes and dislikes, ongoing streetscape improvements the public would like to see continued, and how downtown Pottstown could be made more supportive of local micro and startup businesses.

Business Owners Meeting #2 | October 21, 2025

Draft concepts for streetscape improvements, including photo simulations (photosims) of some proposed improvements, were shared with business owners for discussion and feedback. In general, the concepts were supported by those in attendance with minor concerns about specific details in some concepts. The project team agreed to revisit these details as the plan progresses towards the Draft Report stage.

Public Meeting #2 | December 10, 2025

A draft of the Streetscape Improvement Plan was reviewed with the public, who shared their reactions and recommendations for edits to the proposed improvements.

Key Agency Interviews (KAIs)

In addition to the in-person meetings discussed above, online Key Agency Interviews (KAIs) were conducted by the project team with the following organizations:

Steel River Playhouse | September 9, 2025

Challenges the theater faces were discussed, including parking concerns, the impact of street closures for large events, marquee signage issues, minor streetscape improvement requests, and potential collaborations with nearby restaurants and bars.

Pottstown Borough | November 3, 2025

The project team met with Borough Manager Justin Keller to discuss newly adopted Borough signage and mural ordinances.

PennDOT | November 14, 2025

The project team met with PennDOT District 6 staff to discuss back-in parking, crash data related to the project site, and to share draft Streetscape Improvement elements for feedback. It was discovered during this call that the District had already submitted grant applications for streetscape improvements within the project site in alignment with proposed improvements already included in the plan, focused on improved pedestrian crossings. PennDOT shared a list of the improvements they were pursuing so that the project team could coordinate those with their designs and to be sure they are considered in this final report.

2.5 EXISTING CONDITION MAPS

On-Road Bike Routes

A network on on-road bike lanes, sharrow routes, and off-road multi-use trails allows cyclists to make their way into and through Pottstown. These existing routes are mostly limited to High St (east and west) and the Schuylkill River Trail along the Schuylkill River. There are currently no marked bike routes connecting the Circle of Progress to downtown Pottstown or W High St.

Downtown

Downtown Pottstown is a historic retail, dining, and entertainment district with traditional small-town charm from classic architecture, wide sidewalks, and street trees. The majority of the businesses downtown are located along E High St, with some located along intersecting streets and King St, which is parallel to (and just north of) E High St.

Crosswalks downtown consist of two white lines defining each crossing. In many places, these white lines are faded from constant vehicular traffic wearing the paint away. While gaps exist in the street tree canopy, young new trees are actively being planted to replace missing trees.

West High Street

West High St is a vehicle-centric industrial roadway of mostly automotive-focused businesses. Along the south side of the street, a set of Norfolk Southern railroad tracks running parallel to the roadway limits development. Along the north side of the street, wide entryways into business parking lots create challenging conditions for pedestrians travelling along this corridor. There are no ADA-compliant sidewalks along this roadway, except in front of the small residential community

between Berks and Prince Streets, however pedestrians can and do use the expanse of paving on the building side of the curb to walk on. Bike lanes have been added along the shoulders of the roadway in recent years.

Circle of Progress

Circle of Progress, officially named the Pottstown Airport Industrial Park, is a business park northwest of downtown Pottstown and adjacent to a small airport. The character of the park is suburban, with a wide unmarked roadway loop, large mown lawns, and mature trees separating the medium-sized office and light industrial buildings. It is comprised of approximately 70 acres and 20 buildings.

The business owners' association is generally content with the current condition and operations of the park.

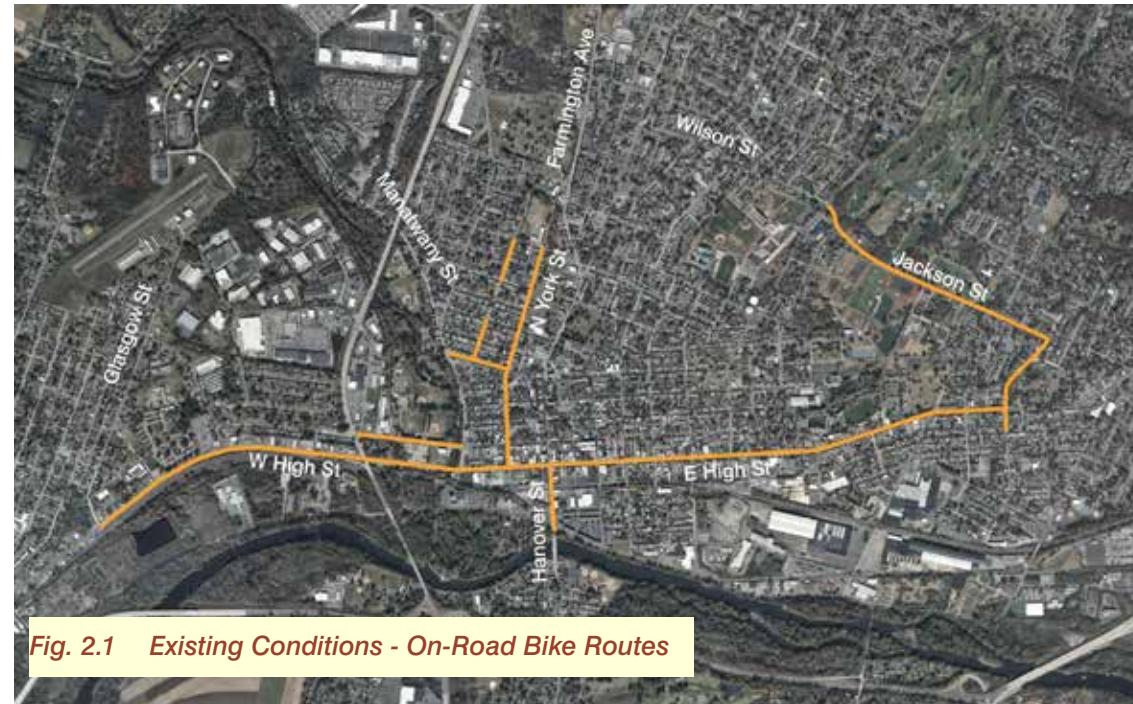


Fig. 2.1 Existing Conditions - On-Road Bike Routes



Fig. 2.2 Existing Conditions - Circle of Progress



1. The Circle of Progress entry drive (left) and driveway entrance of a building which receives moderate to high volumes of pedestrian visitors. Note the lack of walkways.
2. Tabernacle Harvest Church (left) and various other businesses are tenants within the industrial park.
3. Sly Fox Brewing Company features an outdoor dining area.

EXISTING CONDITIONS

-  Railroad
-  Major Road Access
-  Parking Areas Without Curb Cuts
-  Unmanaged Vegetative Buffer

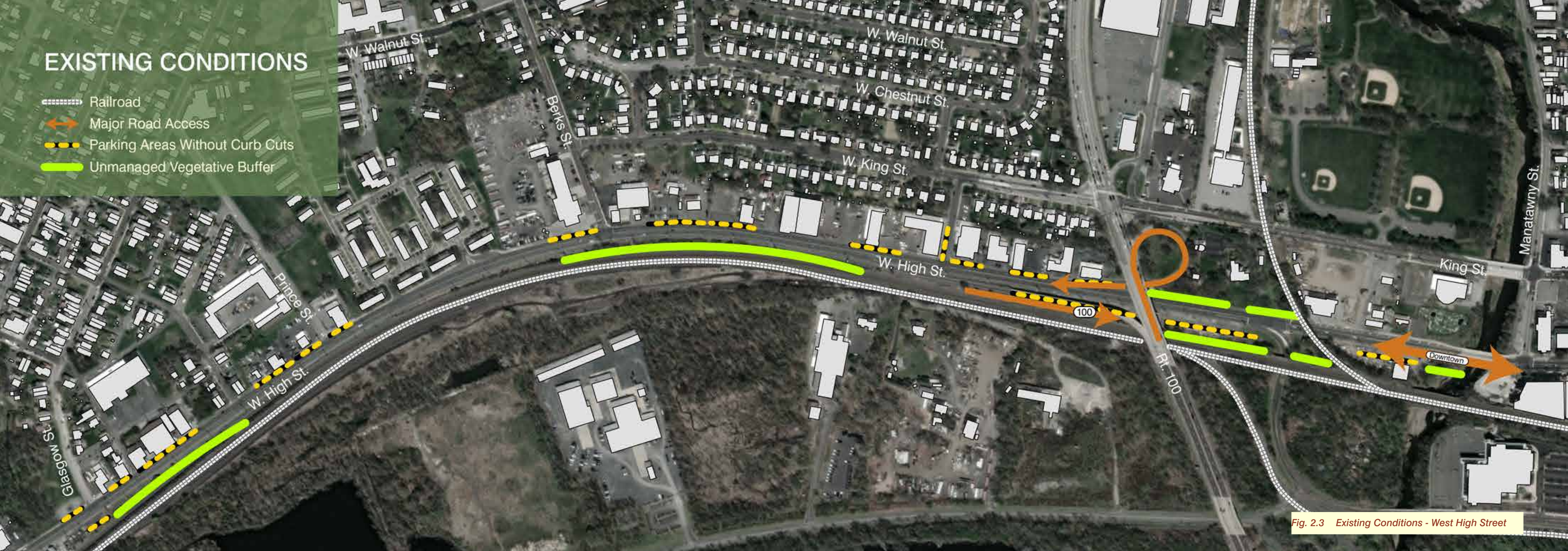


Fig. 2.3 Existing Conditions - West High Street



EXISTING CONDITIONS

- Major Road Access
- Existing Green Space
- Public Parking Lots
- Existing Murals
- Very Healthy Building
- Healthy Building
- Distressed (Opportunity) Building
- Street Tree Gap

Fig. 2.4 Existing Conditions - Downtown

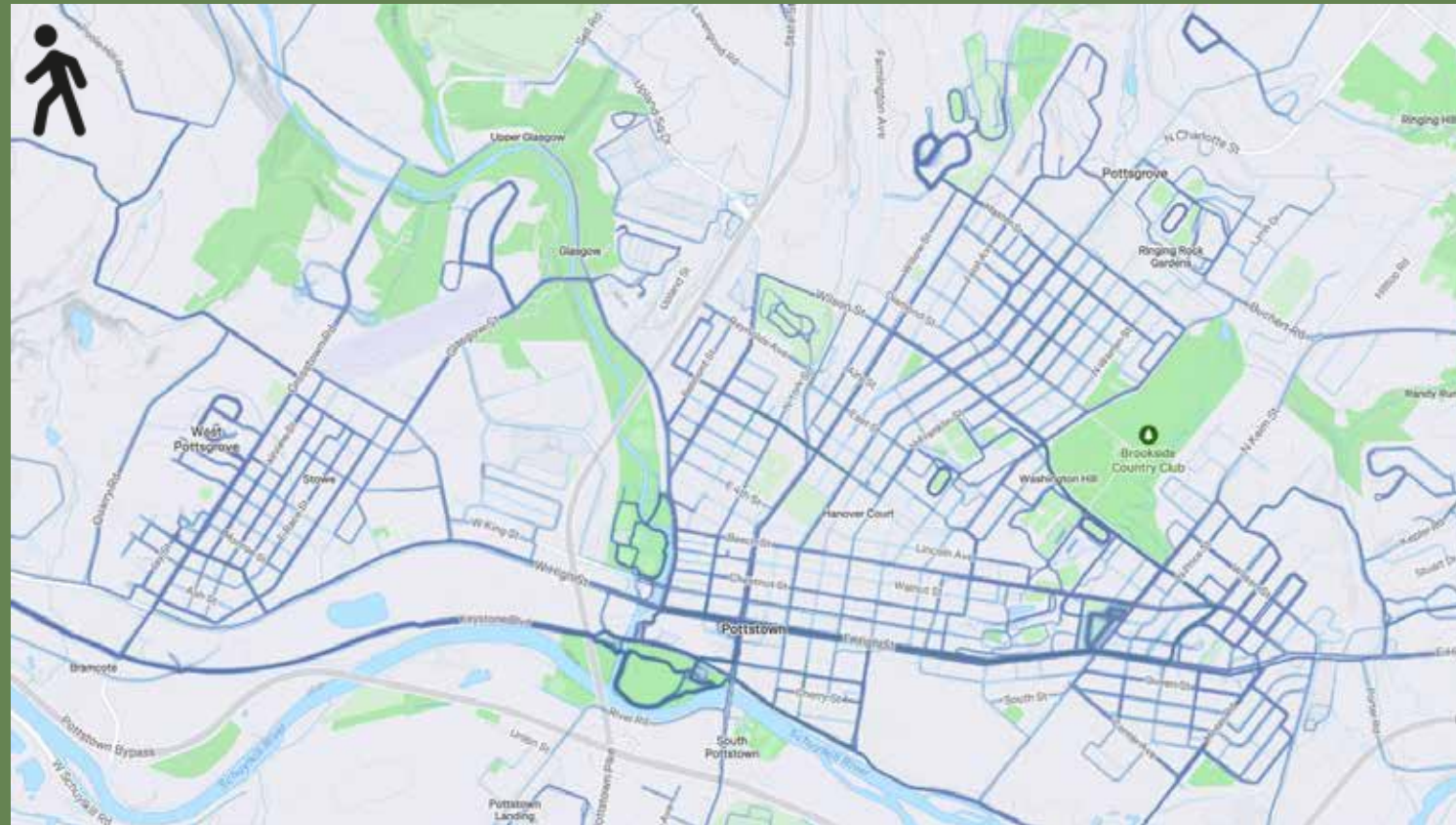


STRAVA Heat Maps

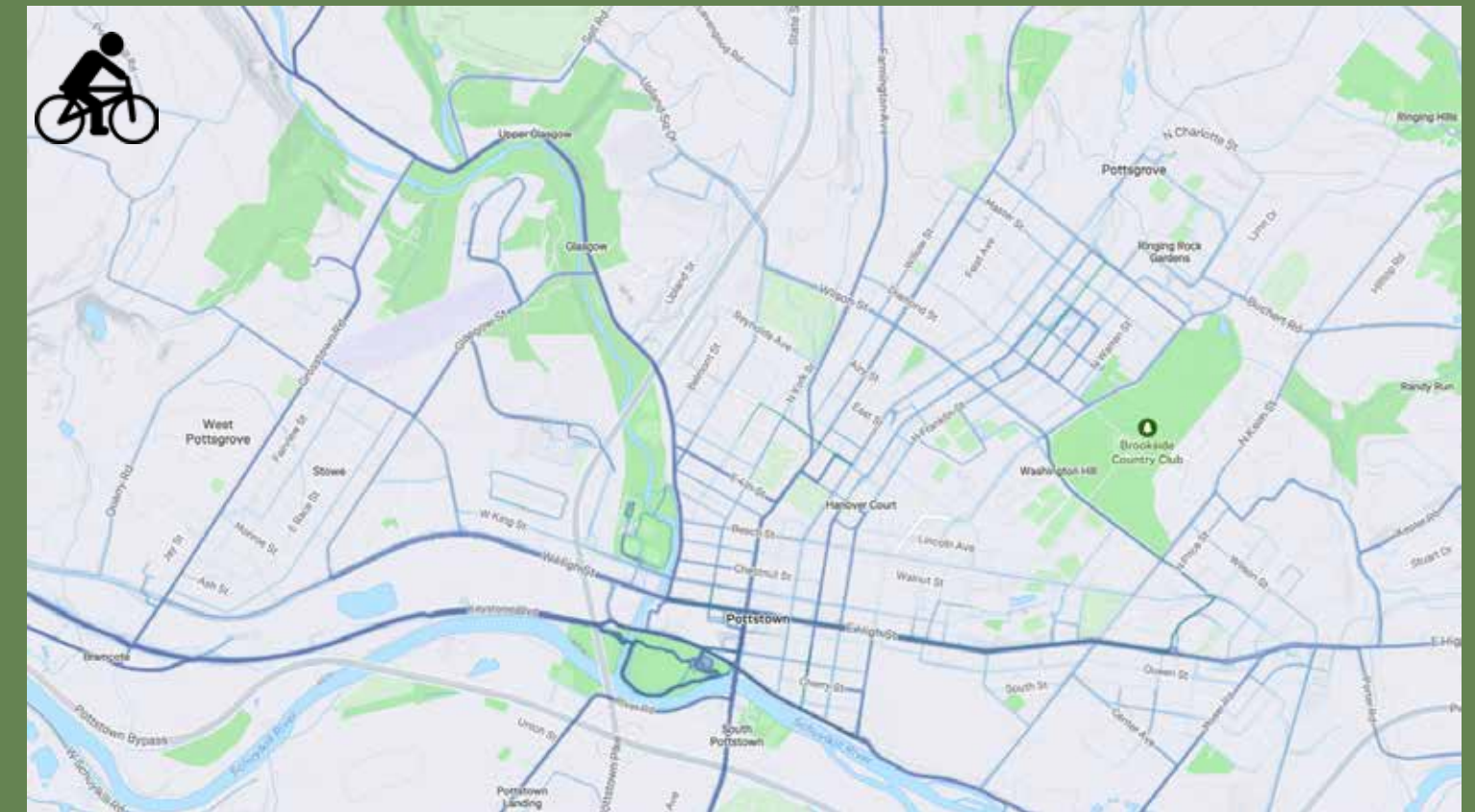
STRAVA is a popular application which utilizes GPS tracking to record routes by walkers, runners, and cyclists. STRAVA heatmapping was used to locate popular routes within and around Pottstown.

This mapping delineates the most highly used routes within the municipality, with darker, thicker lines indicating more usage. STRAVA data provides insight into the most well-traveled and potentially safest routes for future pedestrian and bicycle improvements.

High Street, both East and West, is heavily utilized by runners and cyclists, as evidenced by these heat maps. Other heavily-used routes include Manatawny Street and Hanover Street.



STRAVA Heat Map: Walking / running routes and use

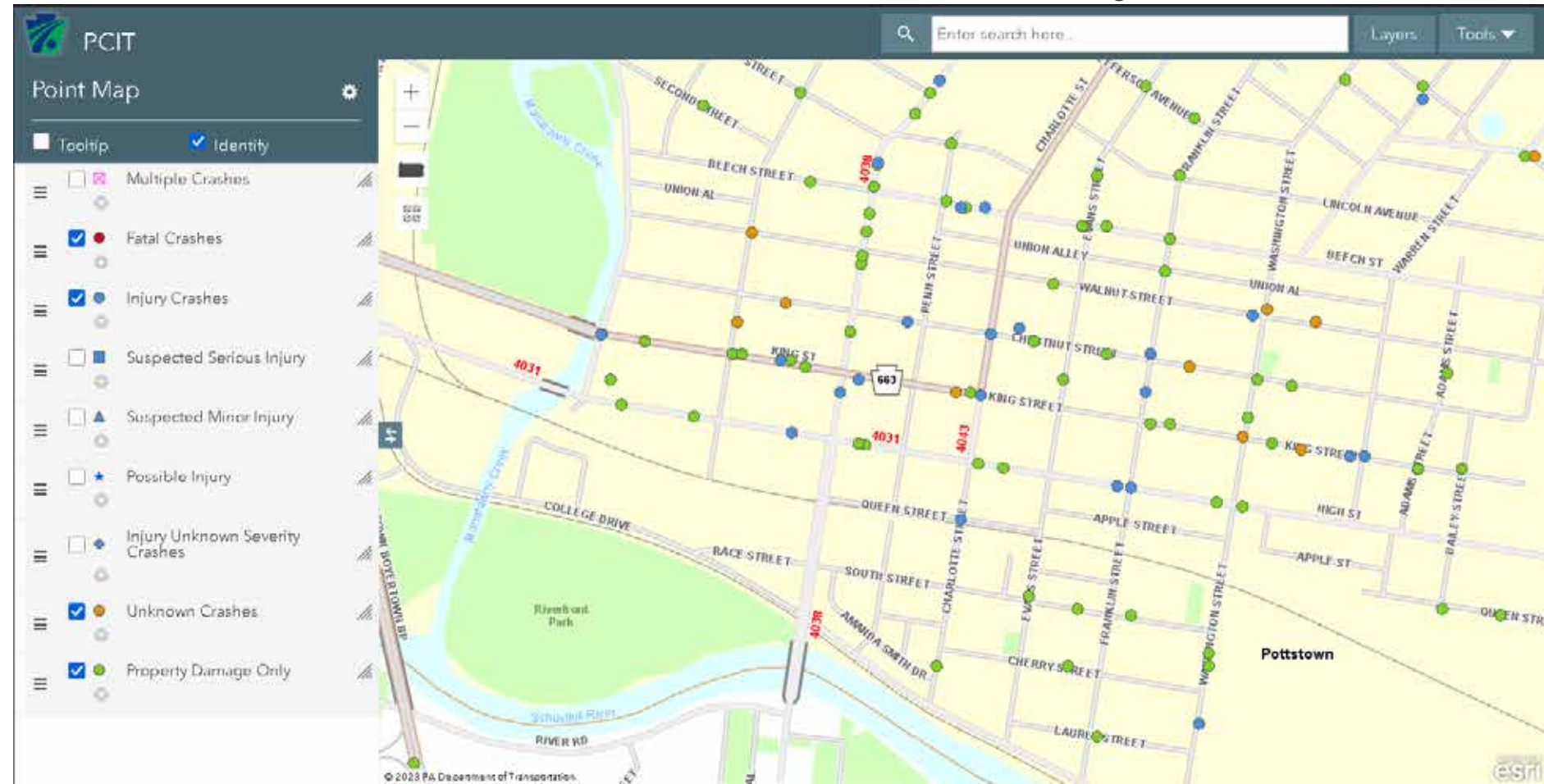


STRAVA Heat Map: Cyclist routes and use

PennDOT Crash Data

PennDOT provides a publicly-accessible database of crash data. Looking at the past five (5) years of this data (2021-2025) shows that the back-in parking on E High St is successful in its goal of reducing collision incidents. In fact, the data show that crashes on E High St are half of those on nearby King St, which utilizes parallel parking (11 vs 20 crashes).

None of the crashes on E High St resulted in any major injuries and none involved any pedestrians or bicyclists. Based on this data, PennDOT is unlikely to approve changes to parking on E High St from the current back-in parking design to parallel parking. Concepts in this plan reflect maintaining the existing parking and bike lane designs on E High St. Further studies would be needed to convince PennDOT to make changes.



Existing parking conditions on E High St (left) and King St (above).



ANALYSIS AND RECOMMENDATIONS

3

3.1 TYPICAL FAÇADE ENHANCEMENTS AND RECOMMENDATIONS

Design Guidelines for Vacant Storefronts:

Create a singular, consistent design approach to the entire storefront

- Think holistically
- Do not clutter windows with small signs or fliers

Limited text (follow signage ordinances)

- Provide necessary text to promote the sale/rental of the space or a new business
- Do not make the scale or amount of text overwhelming
- Do not make the text the most prominent part of the window cling

Allow some visibility if the space behind is finished and clean

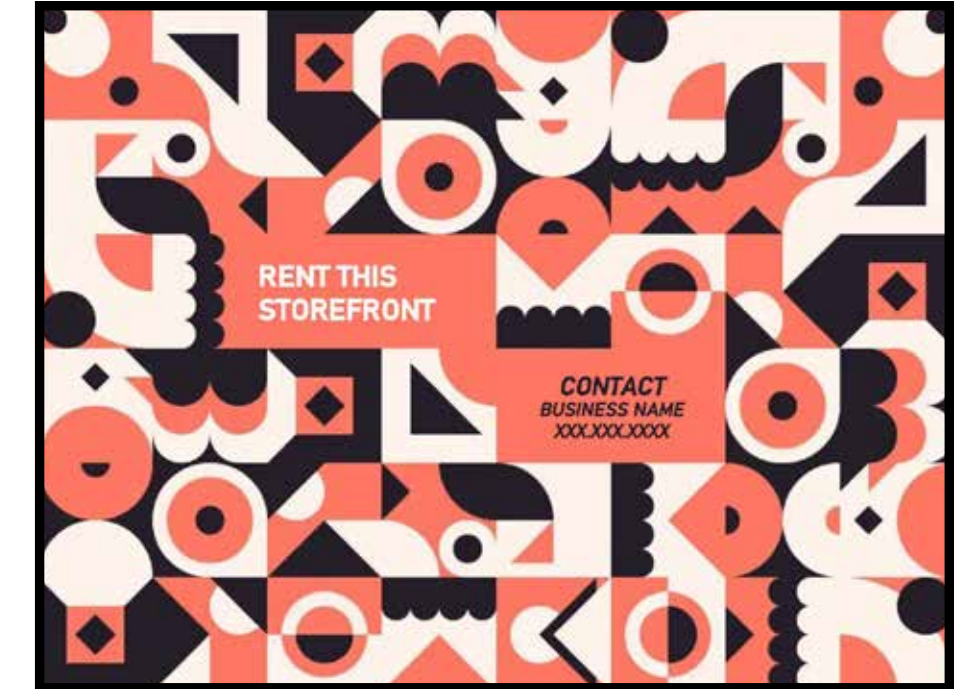
- Keep a small amount of lighting on in the interior so the space is lit at night. Bonus is that lighting promotes the safety and security of vacant buildings

Make sure exterior maintenance items are addressed

- Windows and doors are not broken, landscape is trimmed/weeded, exterior lights are working, painting is upkept, etc.

Window Clings:

- Removable vinyl window clings
- Cover the entire storefront window if the interior is unfinished, actively under construction, or messy
- Design Ideas:
 - Repeating graphic patterns (like wrapping paper designs) with integrated areas for relevant text
 - Engage local artists' to provide art/graphics for larger windows (vacant storefronts can act like a temporary mural)
 - See more examples in this article: <https://collectibledry.com/art-design/kcaw-x-high-street-windows-brings-art-to-the-street-during-lockdown/>



Ideas for vacant window decals (above): Repeating patterns/graphics, local artist “mural”. Include information like, “For Rent/Sale” or advertise, “A new business is coming soon!” Limit text to allowable window signage sizing. Cover the entire window. **Photomontage example (below).**



Window Displays:

- Small window clings on door to provide necessary info about the space
- Engage a local artist to use the window as a temporary/pop-up gallery space that is viewed by pedestrians
- Curated display featuring something unique about Pottstown, the area, or the building
- Curated rotating holiday or seasonal displays
 - Example: a vacant storefront in West Chester had a display with dolls doing different things. The owner changed it and moved them around every so often, and it became a way for locals to engage with the empty space: “What are the dolls going to be doing today?”
 - See another example here: <https://www.durangoherald.com/articles/empty-storefronts-to-become-temporary-art-exhibits/>



Seasonal Display



Local artist gallery display



3.2 OVERALL STREETScape

Downtown

Overall, downtown Pottstown retains much of its historic charm and its streetscape is clearly well loved, well used, and well maintained. Relatively minor improvements to both the public right-of-way and to private buildings within the downtown district would polish the district, improve wayfinding, provide destinations for pedestrians, and help to draw new businesses and customers. Detailed recommendations for each property and block are presented in the next section of this report (3.2) General improvement recommendations for Downtown are on the following pages.

DOWNTOWN PROPOSED IMPROVEMENTS





Gateways

Entrances into the downtown business district are important thresholds that deserve extra attention; they provide the first impression of downtown Pottstown and set expectations for the charm that visitors expect to find there. Gateways are also an opportunity for Borough branding wayfinding for new visitors.

In general, gateways are an area where extra investment is warranted in the continuity of street tree coverage, building façade conditions, placemaking and wayfinding signage, and lighting.



West High Street. The existing rail bridge over West High Street provides an excellent opportunity to welcome people into the downtown area of Pottstown. Adding signage and lighting to the existing structure will transform this existing threshold into a welcoming gateway.

Downtown. New gateways along the routes most used by visitors and residents will clearly mark arrival into Pottstown's Downtown district. These routes include:

- North: From Rt 663 at Charlotte and King Sts
- East: Near the intersection of East High and North Warren Sts
- South: From Rt 422 at the intersection of South Hanover St and College Ave
- West: From Rt 100 at East High and Manatawny Sts

GATEWAYS

- Matchline
- P** Public Parking Lots
- P** Private Parking Lots
- ★ Proposed Gateway
- ↔ Major Road Access

Branding and Wayfinding

Existing signage in the downtown district consists of fabric banners with white text on a light blue background, which are challenging to view against a light blue sky with white clouds. We recommend adding additional placemaking signage to the existing “I Pick Pottstown!” branding signage. This new placemaking signage should be simpler with only “Pottstown!” text as large as possible against a dark background.

Text should read from bottom to top, which is easier to view and also implies Pottstown is “rising” as one read upwards, rather than implying that Pottstown is “going down” when reading downwards. Consider signs made of enameled metal, which will last longer and be easier to read than fabric banners which wiggle in the wind and fade. Lettering could be white enamel on the dark background or simply cut out of the background, allowing the negative space to act as the lettering.

Additionally, new wayfinding signage highlighting major destinations downtown would help first-time visitors find

their way around and support local businesses and organizations. We recommend building on the existing “I Pick Pottstown!” graphics to create a cohesive wayfinding and branding system.

Exact locations, quantities, colors, and sizes of signs, in addition to which destinations are featured on the wayfinding signs, should be developed as part of a comprehensive municipal signage design project.

Initial examples of these concepts are shared here.

Pedestrian Crosswalks

Existing crosswalks in the Borough are made of parallel painted white lines. While functional, this style of crosswalk fades quickly due to the minimal amount of paint used and constant traffic flow. A more visible upgrade to these crosswalk would be “piano key” style crosswalks, which use more paint, are more visible, and last longer than the two thin parallel lines.

But neither of these crosswalks add character to this historic district. Brick is a classic choice for charming crosswalks, but maintenance of unit paver crosswalks is expensive and challenging, as the bricks can shift and sink over time. A more affordable and long-lasting alternative is a brick pattern stamped into a thermoplastic sheet. This option provides the look of brick and with much longer life than painted crosswalks, but with lower maintenance costs than real brick. We recommend all crosswalks in the downtown district be replaced with pressed thermoplastic in a brick color and pattern.

Thermoplastic roadway graphics are made by placing a sheet of thick plastic, often with embedded traction grit, on the macadam and heating it until it softens enough to bond with the underlying macadam. At this

point, dimensional patterns can be stamped in the soft plastic, creating the look of individual paving units and further locking the material into place. This process works best on fresh macadam (less than one year old).

Dining Parklets

An opportunity exists to utilize parking spaces and/or the un-parkable pavement at the ends of parking rows along High St as semi-permanent outdoor dining

spaces. Adding low, wooden platforms to raise these spaces to the level of the sidewalk while surrounding them with planters to separate tables from traffic would provide protected outdoor spaces to expand seating capacity for downtown restaurants.

These parklets could be installed seasonally or left out year-round as additional space pedestrians could use to sit and relax.



Wayfinding signage



Branding: Pottstown banners

Below: Hanover & High Sts. current condition

Right: Hanover & High Sts. proposed “Parklet” improvements



Unused space at the end of parking rows can be transformed into outdoor dining spaces.



Green Spaces

Green Median

High St is “the widest main street in Pennsylvania”. While this allows for grand vistas and large street-based events, it also creates challenges for pedestrians navigating downtown Pottstown. One possible solution to these challenges is to replace the central lane with a green median of trees and lawn. This green median would not only provide mid-road refuge for pedestrians crossing High St, it would also create a greener atmosphere with more shade downtown making for a more pleasant pedestrian experience.

In addition, if designed as such, the green median could also serve as a stormwater infiltration system, allowing stormwater to recharge groundwater rather than overloading stormwater sewer systems during rain events. As a municipality with MS4 (Municipal Separate Stormwater Sewer

GREEN SPACE

- Matchline
- Public Parking Lots
- Private Parking Lots
- Existing Green Space
- Schuylkill River Trail
- New Street Trees
- Enhanced Green Space
- Proposed Green Screen
- Green Median Bioswale

System) requirements, this green median could help the Borough meet the infiltration requirements of this unfunded state mandate.

Installing a green median may require concessions, including potentially reducing the length of turning lanes in consultation with PennDOT, less space for street-based events, and may create challenges for delivery truck unloading. We think these issues could be addressed through thoughtful design of the median and creative event planning. We recommend that the Borough prioritize making its downtown the most attractive possible destination for pedestrians 365 days a year to support local businesses year-round rather than to design its downtown to perfectly support all potential large events and deliveries which occur only occasionally. Further studies would be needed prior to any decision-making.

Green Parking Lot Screening

Where open parking lots are visible from the street, current ordinances require that new or renovated lots include a low wall and ideally green screening through the use of shrubs and trees. For existing lots in the downtown core that don't already have these screening elements, we recommend lot owners, whether private or municipal, install them to improve the character of downtown Pottstown's streetscape.

In most cases, the low wall and planting bed can be installed in place of the existing parking spaces immediately adjacent to the sidewalk. This will require removing existing macadam, creating a new planting bed, and adding a new flush concrete curb to stabilize the cut edge of the macadam. While this will decrease available parking, it does not decrease it by much per lot, and downtown Pottstown has excessive parking capacity for its size.

Street Trees

Gaps in street tree canopy reduces available shade for pedestrians during hot weather and detracts from downtown streetscape aesthetics. In addition, street trees have been shown to reduce traffic speeds as well as clean the air and reduce peak stormwater flow into sewers, an important consideration for municipalities with MS4 requirements, such as Pottstown.

We recommend filling in gaps throughout the downtown business district with new trees from the list of approved Pottstown street trees.

Planters

Consider replacing planters as they break with ones of a style that works with both modern and historic elements, such as the options shown on the next page, which mimic the industrial kettles used for molten steel (a nod to Pottstown's history) but with clean, modern lines:

- We recommend a medium/dark brown to reddish-brown color for any of these planters, which looks like rusted Corten steel, adding to the modern, industrial aesthetic.
- To provide better aesthetics and to reduce the costs of annual flowers, add medium-height woody plants to center of all medium and large planters, such as:

- Dwarf Red Twig Dogwood | *Cornus sericea* spp.
- Shrubby St. Johns Wort | *Hypericum prolificum*
- Seashore Mallow | *Kosteletzkya virginica*
- Gold Cone Juniper | *Juniperus communis* 'Gold Cone'



Dwarf Red Twig Dogwood



Shrubby St. John's Wort



Seashore Mallow



Gold Cone Juniper

Benches

A thriving downtown needs places for visitors to rest, chat, and snack between shopping, dining, and attending events. They are also indispensable for parents with young children. Benches with middle armrests provide accessible seating for those who need to use their arms to help stand up. We recommend one of the following historically-sensitive 6'-long benches, along with the optional middle armrest, for placement along E High St and in select other locations downtown.

Individual benches should be placed at least every half block to provide resting places for those with mobility issues. Clusters of 2-4 benches should be placed in green spaces where there is shade available during hot summer months, such as the Clock Tower and the memorial plaza at High and Evans streets.



- 1: <https://www.victorstanley.com/product/CR-10>
- 2: <https://www.victorstanley.com/product/CS-10>
- 3: <https://www.victorstanley.com/product/C-10>



<https://taylormadeplanters.co.uk/product/wave-cve>



<https://www.landscapeforms.com/products/paseos>

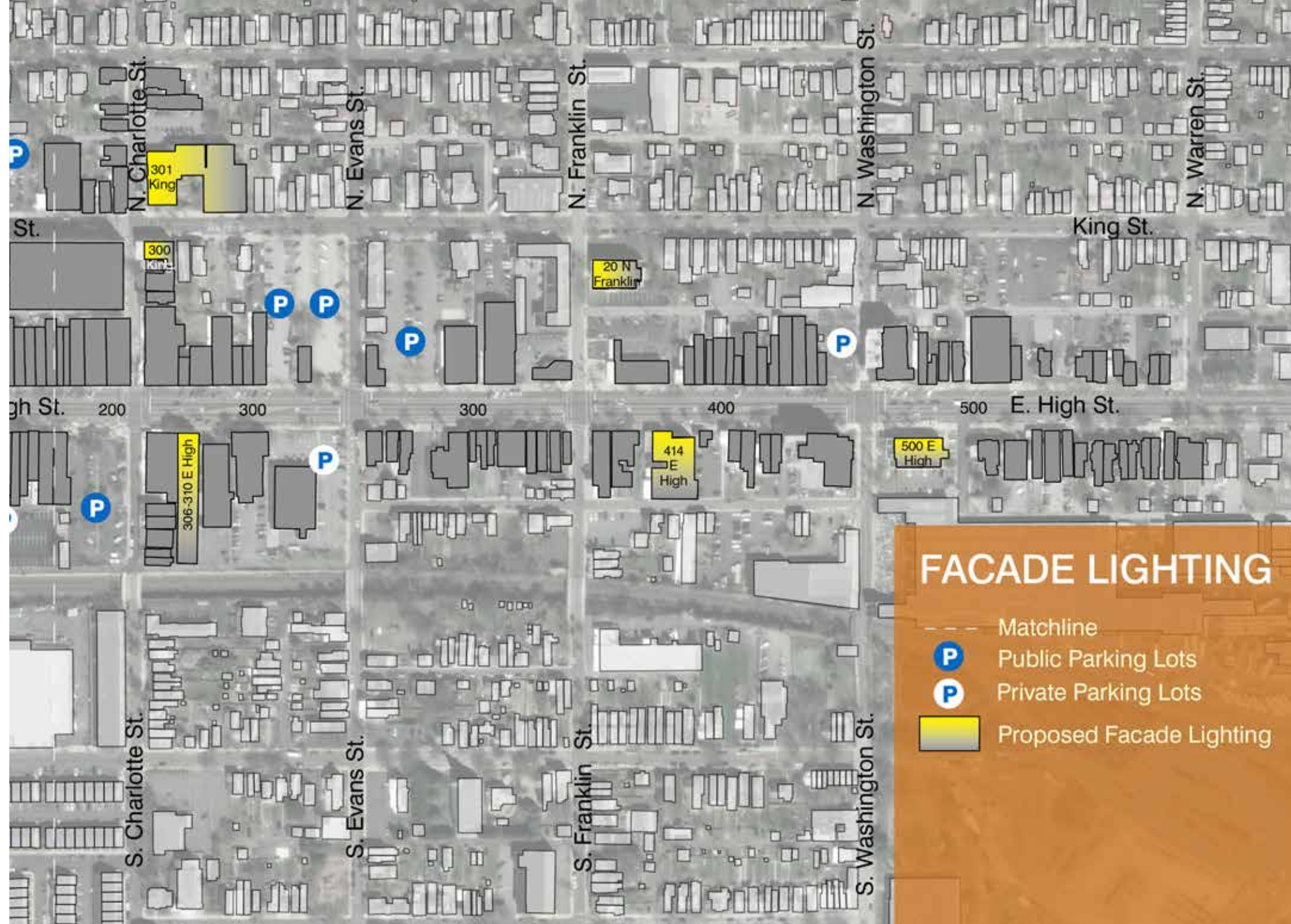


<https://www.puremodern.com/products/p/purepots-mia-tapered-round-fiberglass-planter-4321tr>







Lighting

Multiple types of lighting can be used to enhance a streetscape. Maintaining uniform street light fixtures distinguishes the designated Downtown from quieter residential areas and increases a sense of safety among pedestrians at night.



FACADE LIGHTING

-  Matchline
-  Public Parking Lots
-  Private Parking Lots
-  Proposed Facade Lighting





Examples of lighting types:
 (Top) Pedestrian light pole
 (Middle) Edison string lights
 (Bottom) Building facade lighting



Edison String Lights

The existing Edison String Light initiative is successful and should be expanded throughout the downtown to include the 400 and 500 blocks of E High St, as building owners permit.

Pedestrian Light Poles

Existing pedestrian light poles should likewise be extended through the 500 block of E High St to cover all of the downtown shopping/dining district.

Building Façade Lighting

Within the Downtown, there is an excellent opportunity to showcase some of the existing architectural gems through the use of façade lighting. This lighting will leave nighttime visitors with a positive impression of the best architecture that Pottstown has to offer as well as making visitors feel safer through increased lighting.



Buildings recommended for the addition of facade lighting (clockwise from top left): Blue Elephant restaurant, Cosmic Arts, First United Methodist Church, the Public Library.



MURALS & PUBLIC ART

- Matchline
- P Public Parking Lots
- P Private Parking Lots
- Existing Murals
- - - Proposed Murals
- ★ Proposed Public Art

Murals and Public Art

Murals

Within the Downtown area of Pottstown, there is a small collection of historic advertising murals. These existing murals contribute to the character of the streetscape and acknowledge the town's varied history. Maintaining these is a priority for a successful streetscape.

Additionally, planning for new murals within the Downtown is also essential for a lively streetscape. The establishment of a Mural and Public Arts Program will help guide and regulate artists to reflect Pottstown's overall goals and mission through art.

Meanwhile, several blank facades in the downtown district currently detract from the streetscape. These facades could be improved by painting them with murals or simply repainting them a more thoughtful color than stark white, with which many of them are currently painted.

Stark white shows dirt easier than multicolored murals or richer, historically sensitive colors, such as those found in the Recommended Color Palette in this report. Where a mural is economically infeasible, we recommend the identified blank walls be painted one of the recommended colors.

- **Program Goals** | The goals of the Mural and Public Arts program should align with the goals of the Borough of Pottstown. Aim toward embracing the history of Pottstown and create a sense of place, support and create a sense of pride for Pottstown’s local artists and residents, create a destination Downtown that attracts and delights residents and visitors.
- **Establish A Committee** | A volunteer committee comprised of Pottstown community members with an arts background, local historians, business owners, educators, etc. This committee will be responsible for content approval, artist selection, identifying potential locations, and enforcement of guidelines.
- **Guidelines** | A set of guidelines regulating physical requirements of mural walls, artists, and business owners

- **Application Process** | Building owners interested in adding a mural or public art to their building should be required to complete an application that includes the name and bio of their selected artist and confirms the artist’s demonstrated ability to visualize and execute projects of similar scope. The application should also include a sketch of the proposed art.

Recommended Paint Palette

In many cases, simply applying a fresh coat of paint is all it takes to improve a building façade. Using colors that are sympathetic with the materials that the building and surrounding buildings are made of will produce the most coherent effect. Where there are decorative mouldings, applying paint of different colors - or shades (dark/light) of the same color - on different elements of those mouldings will highlight the beauty of those decorative elements.

If you are struggling to choose a color for your building’s façade, we recommend you default to one (or a few) of the colors in the following Recommended Color Palette, which are drawn from colors found on the historic buildings in the downtown district and are designed to work together harmoniously. These paint colors can also be used to paint walls identified as recommended mural walls – either as a base/background color for a new mural or by itself to improve the appearance of the wall as a less expensive option to commissioning a custom mural.

Recommended Color Palette



Dark Bark
 HEX: 5a453e
 RGB: 90, 69, 62
 CMYK: 0, 23.33, 31.11, 64.71
 RAL: 050 30 10
 PANTONE: 5a453e



Warm Brick Red
 HEX: 99402c
 RGB: 153, 64, 44
 CMYK: 0, 58.17, 71.24, 40
 RAL: 040 40 50
 PANTONE: 99402c



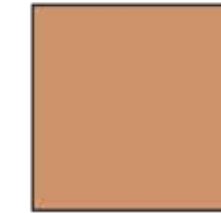
Deep Marigold
 HEX: d07620
 RGB: 208, 118, 32
 CMYK: 0, 43.27, 84.62, 18.43
 RAL: 060 60 60
 PANTONE: d07620



Sage Green
 HEX: 658352
 RGB: 101, 131, 82
 CMYK: 22.9, 0, 37.4, 48.63
 RAL: 130 50 30
 PANTONE: 67823a



Light Bark
 HEX: 9b8681
 RGB: 155, 134, 129
 CMYK: 0, 13.55, 16.77, 39.22
 RAL: 040 60 10
 PANTONE: 9b8681



Faded Brick Red
 HEX: cd946b
 RGB: 205, 148, 107
 CMYK: 0, 27.8, 47.8, 19.61
 RAL: 060 70 30
 PANTONE: cd946b



Pale Marigold
 HEX: cda860
 RGB: 205, 168, 96
 CMYK: 0, 18.05, 53.17, 19.61
 RAL: 085 70 40
 PANTONE: cda860

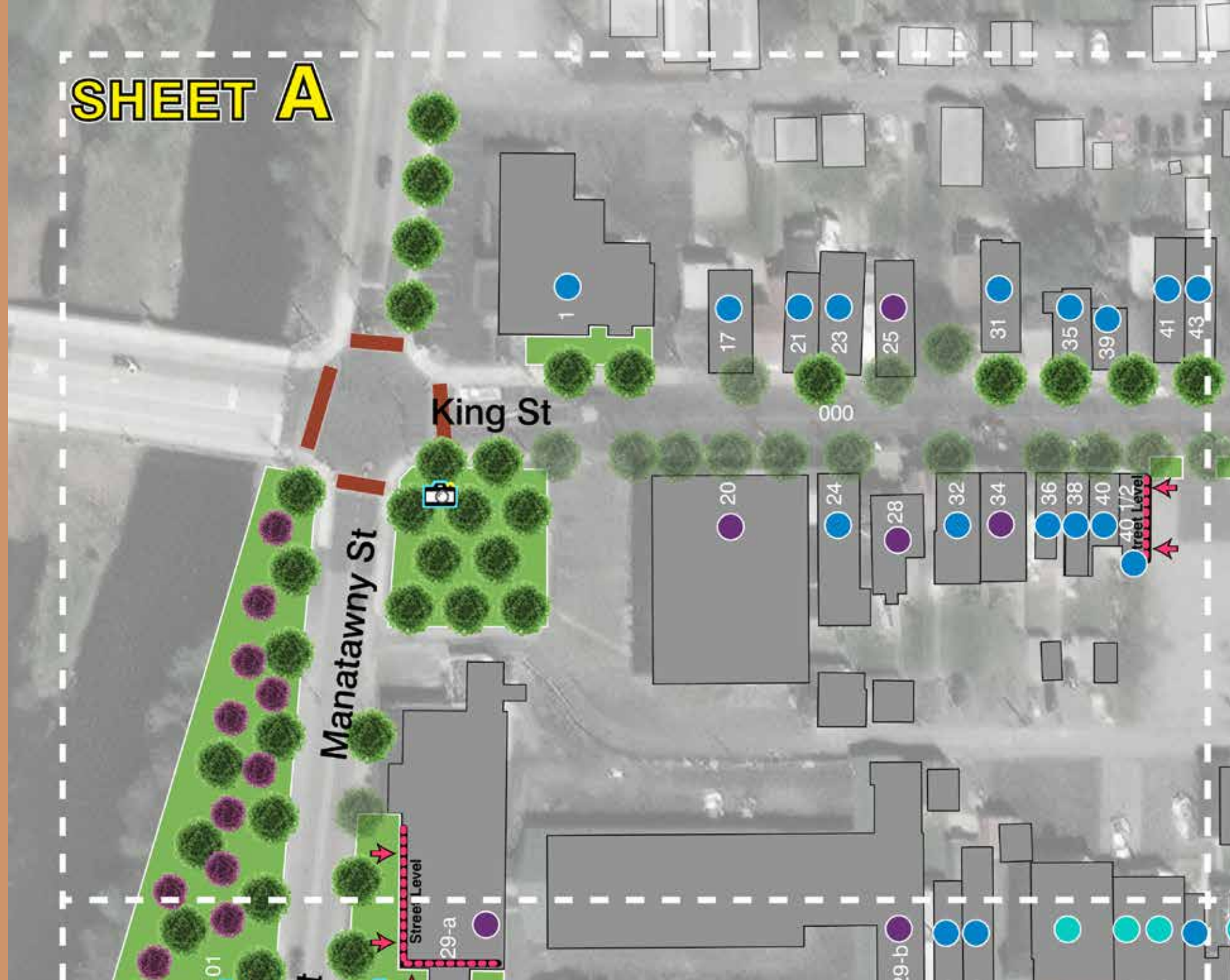


Vergedgris Green
 HEX: 9cb38e
 RGB: 156, 179, 142
 CMYK: 12.85, 0, 20.67, 29.8
 RAL: 130 70 20
 PANTONE: 9cb38e

DOWNTOWN PROPOSED IMPROVEMENTS KEY PLAN



SHEET A



Sheet A

Architectural Commentary: North Side of King St.

1 King St: Healthy

- Architecturally neutral -nicely maintained
- Restaurant (Ice House)

17 King St: Healthy

- Residential

21 King St: Healthy

- Residential
- Consider removing awnings

23 King St: Healthy

- Residential
- Consider removing awning

25 King St: Distressed

- Residential
- Maintenance and paint needed
- Consider removing non-historic siding and restoring facade

31 King St: Healthy

- Residential

35 King St: Healthy

- Residential
- Maintenance and paint needed
- Consider removing siding

39 King St: Healthy

- Residential
- Maintenance and paint needed

41/43 King St: Healthy

- Residential
- Maintenance needed; missing a central downspout



	Green Space		Very Healthy Building		Proposed Mural Location
	Pop-Up Space		Healthy Building		Existing Mural Location
	Crosswalk Enhancement		Distressed (Opportunity) Building		Facade Lighting
	Proposed Street Trees		Public Parking Lot		Public Art
	Existing Street Trees		Private Parking Lot		
			Photo Render Location		

Architectural Commentary: South Side of King St.

20 King St: Distressed

- Architecturally Detracts
- Commercial (vacant)
- Consider a redevelopment project – could be linked to the hotel site behind

24 King St: Healthy

- Residential

28 King St: Distressed

- Architecturally detracts
- Chaotic additions and no clear front door; boarded up windows

32 King St: Healthy

- Residential

34 King St: Distressed

- Residential
- Great gingerbread details but needs significant maintenance/paint
- Consider stripping paint and restoring brick or using mineral based paint that won't flake

36-40 King St: Healthy

- Residential



133 King Street is a great example of a building with an artistic and inviting storefront, achieved through details such as paint selection, mosaic steps, plantings, window display, and light fixtures.

Streetscape Commentary

Pedestrian Crosswalks

- Existing crosswalk paint is faded, decreasing visibility for approaching vehicles and not adding to character of downtown
- Propose pressed thermoplastic brick crosswalk for improved durability, visibility, and character

Sidewalks

- Sidewalks in this section are narrow due to tree pits and staircases. Repair broken and uneven sidewalks to improve pedestrian access. Remove tree roots where necessary.

Street Trees

- Recommend filling in gaps with new street trees from list of suggested trees. Remove or repair non-compliant tree pits to improve accessibility for pedestrians.

02 King St

- Empty lot with degraded macadam
- Remove macadam and plant bosque grove of trees with lawn



Below: King St. bridge (King & Manatawny Sts.) current condition

Right: King St. bridge proposed improvements



Pottstown-branded banners at this "Gateway" into Downtown provide a sense of arrival and identity of place. Tree plantings and lawn replace an empty, asphalt lot at 02 King St, providing a welcoming entry and ecological benefits.

40 King St

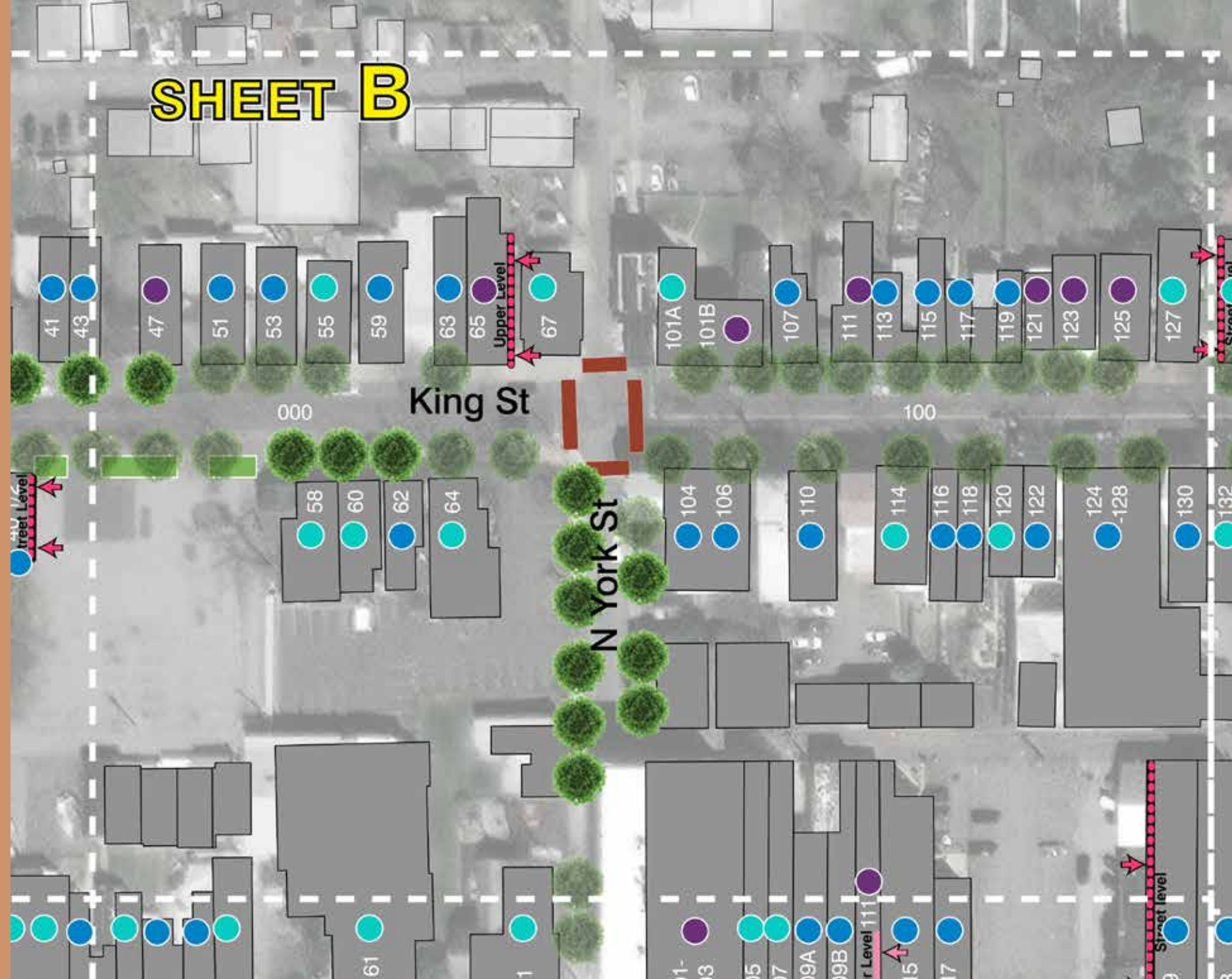
- Street-level blank façade without windows facing westbound traffic is ideal location for mural
- A low screening wall at the edge of the parking lot serves to define the division between sidewalk and parking lot.



Below: 40 King St. current condition
Right: 40 King St. proposed improvements



A mural and low wall provide a more enjoyable street-level experience.



Sheet B

Architectural Commentary: North Side of King St.

47 King St: Borderline Distressed | Vacant?

- Residential
- Maintenance and stucco refresh; replace missing window

51 King St: Healthy

- Residential
- Maintenance and paint needed
- Nice historic details

53 King St: Healthy

- Residential
- Maintenance and paint needed; replace basement windows
- Nice historic details

55 King St: Very Healthy

- Residential (Bungalow)
- Maintenance and paint needed

59 King St: Healthy

- Residential
- Maintenance and paint needed; repair masonry cracks
- Nice historic details/turret

63 King St: Healthy

- Residential with commercial storefront windows?

65 King St: Distressed (Danger sign)

- Residential with commercial storefront windows?
- Maintenance and paint needed; repair masonry cracks
- Nice historic details/turret

67 King St: Very Healthy

- Residential (Bungalow)

101 King St: Healthy

- Unit A-Very Healthy; architecturally contributing
- Unit B-Borderline Distressed; Architecturally neutral; closed-up door locations



	Green Space		Very Healthy Building		Proposed Mural Location
	Pop-Up Space		Healthy Building		Existing Mural Location
	Crosswalk Enhancement		Distressed (Opportunity) Building		Facade Lighting
	Proposed Street Trees		Public Parking Lot		Public Art
	Existing Street Trees		Private Parking Lot		
			Photo Render Location		

107 King St: Healthy

- Residential
- Masonry maintenance and paint

111 King St: Distressed

Residential

- Major masonry maintenance and paint

113-115 King St: Healthy

- Residential
- Masonry maintenance and paint

117-117 1/2 King St: Healthy

- Residential
- Consider removing plastic siding and restoring historic façade

119 King St: Healthy

- Residential
- Consider removing plastic siding and restoring historic façade

121-123 King St: Distressed

- Residential
- Masonry / maintenance issues

125 King St: Distressed

- Residential
- Masonry/maintenance issues

127 King St: Very Healthy

- Residential
- Beautiful historic facade

Architectural Commentary: South Side of King St.

58 King St: Very Healthy

- Residential

60 King St: Very Healthy

- Residential

62 King St: Healthy

- Residential

64 King St: Very Healthy

- Architecturally contributing
- Commercial (Salon)
- Nice landscaping
- Remove large fabric canopy

104 King St: Healthy

- Residential
- Masonry maintenance and paint

106 King St: Healthy

- Residential
- Masonry maintenance and paint

110 King St: Healthy

- Residential
- Masonry maintenance and paint
- Nice historic details / arched entry

114 King St: Very Healthy

- Residential

116-118 King St: Healthy

- Residential
- Masonry maintenance and paint
- Cool/unique historic details/design

120 King St: Very Healthy

- Residential

122 King St: Healthy

- Residential

124-128 King St: Healthy

- Residential – Apartments
- Ground floor is not very inviting; add lighting; remove fabric awning; open windows/provide displays in storefronts

130 King St: Healthy

- Commercial ground floor (iCreate Café)
- Outdoor seating is great; declutter excessive signage and fliers
- Repair shutters and paint

Streetscape Commentary

Sidewalks

- Sidewalks in this section are narrow due to tree pits and staircases. Repair broken and uneven sidewalks to improve pedestrian access. Remove tree roots where necessary.

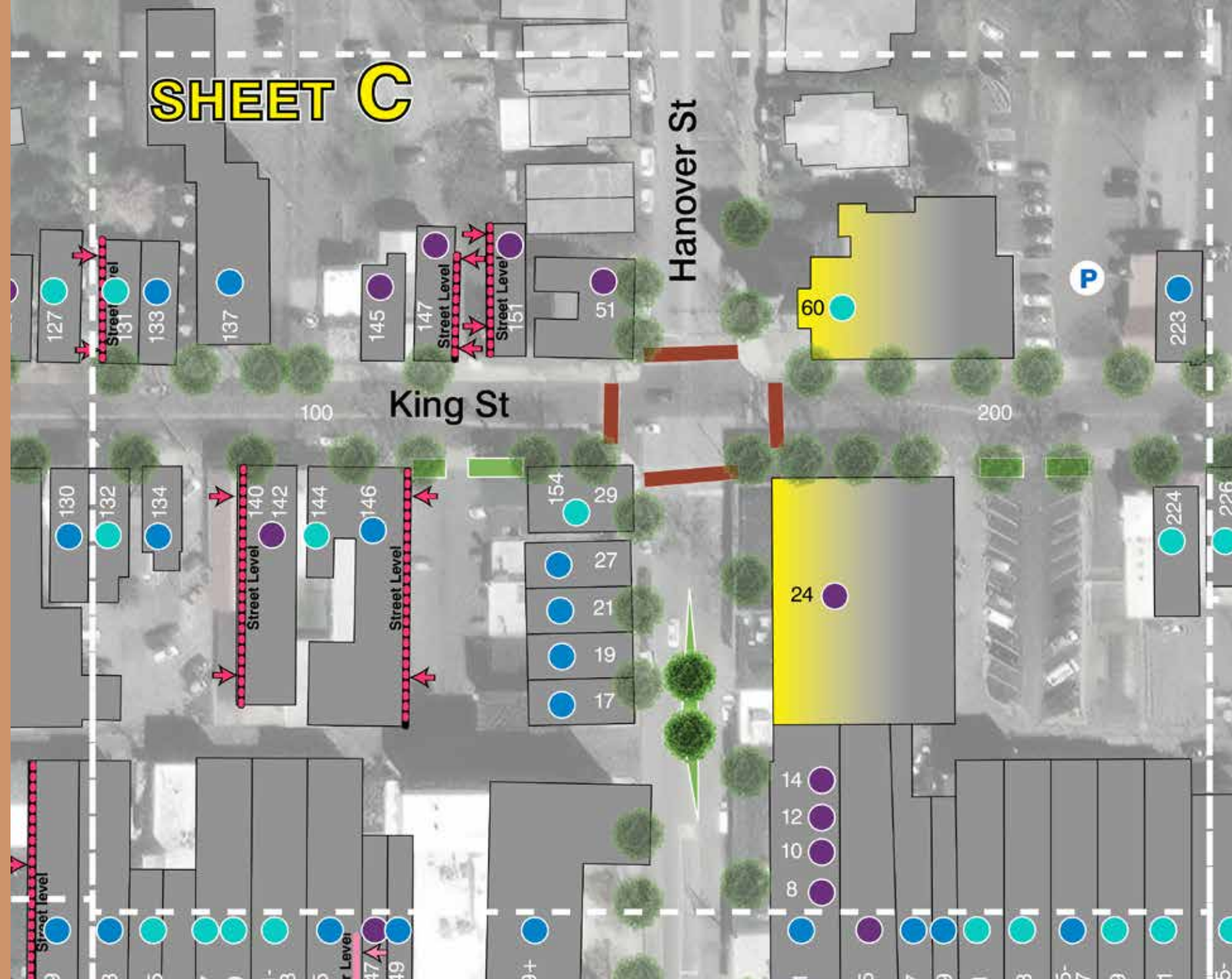
Street Trees

- Recommend filling in gaps with new street trees from list of suggested trees. Remove or repair non-compliant tree pits to improve accessibility for pedestrians.

65 King St

- Upper-level blank façade without windows facing westbound traffic is ideal location for mural





Sheet C

Architectural Commentary: North Side of King St.

131 King St: Very Healthy

- Residential
- Good example of historic color palette

133 King St: Healthy

- Retail
- Fun and unique façade that still highlights the historic character of the building
- Pent roof is not original to the house and could be removed eventually

137 King St: Healthy

- The Salvation Army building
- Unique style and use for the street but architecturally contributes

145 King St: Distressed

- Residential
- Masonry maintenance and paint (remove latex paint and restore brick or paint with mineral coating)
- Has a nice commercial storefront window with transom
- Nice historic details trim, cornice, railings)

147 King St: Distressed

- Residential
- Significant maintenance of stucco, shutter repairs, paint needed












151 King St: Distressed

- Commercial / non-conforming building
- Architecturally detracts but it set back off the street and hidden by shrubs

223 King St: Healthy

- Residential
- Nice historic details / arched entry / projecting corner bay
- Needs some masonry maintenance



	Green Space		Very Healthy Building		Proposed Mural Location
	Pop-Up Space		Healthy Building		Existing Mural Location
	Crosswalk Enhancement		Distressed (Opportunity) Building		Facade Lighting
	Proposed Street Trees		Public Parking Lot		Public Art
	Existing Street Trees		Private Parking Lot		
			Photo Render Location		

Architectural Commentary: South Side of King St.

132 King St: Very Healthy

- Residential
- Nice historic details / arched entry

134 King St: Healthy

- Residential
- Maintenance and paint

140-142 King St: Distressed

- 140 Residential arched entrance
- 142 commercial office entrance
- Masonry maintenance and paint
- Improve storefront window display/remove window treatments
- Add signage and lighting

144 King St: Very Healthy

- Consists of a residential brick house connected to a portion of a 1-story commercial building
- Commercial ground floor (plumber)

146 King St: Healthy | Vacant

- Architecturally detracts – faux mansard roof dominates the facade
- Commercial (vacant)

224 King St: Very Healthy

- Law Office
- Beautiful and well-maintained historic residence building
- Consider activating front patio with planting/furniture



Architectural Commentary: N. Hanover St.

51 Hanover St: Distressed | Vacant

- Commercial corner storefront at ground floor
- Looks like it has been vacant for a long time; remove old dirt window displays
- Refresh stucco and repaint wood/trim
- Nice historic turret, bay windows, cornice, portals

29 Hanover St: Very Healthy

- Architecturally contributing
- Commercial ground floor (Floral shop)
- Needs better signage: window cling or blade sign (there is already a bracket)

27 Hanover St: Healthy

- Architecturally contributing
- Commercial ground floor (retail)
- Grey paint and fabric awnings have hidden most of the building's original detailing

21 Hanover St: Healthy

- Architecturally contributing
- Commercial ground floor (Dance studio)
- Grey paint and fabric awnings have hidden most of the building's original detailing

19 Hanover St: Healthy | Vacant

- Architecturally contributing – Historic 2-tone brick designs
- Commercial ground floor (HR Block / vacant)
- Consider removing pent roof and wood siding and restoring storefront

17 Hanover St: Healthy | Vacant

- Architecturally contributing – beautiful historic details
- Commercial ground floor (vacant)

60 Hanover St: Very Healthy

- Architecturally contributing
- Trinity Reformed Church
- Consider lighting facade

24 Hanover St: Distressed

- Architecturally contributing
- The Mercury - beautiful Neoclassical brick building with giant columns
- Boarded windows; first floor windows look like mid-century replacements that are smaller than the original openings; consider restoring larger openings to match historic facade

14-8 Hanover St: Borderline Distressed | Vacant

- Architecturally contributing
- Matching commercial storefronts at ground floor
- Only #12 has a tenant; provide vacant window displays and better lighting

Streetscape Commentary

Pedestrian Crosswalks

- Existing crosswalk paint is faded, decreasing visibility for approaching vehicles and not adding to character of downtown
- Propose pressed thermoplastic brick crosswalk for improved durability, visibility, and character

Sidewalks

- Sidewalks in this section are narrow due to tree pits and staircases. Repair broken and uneven sidewalks to improve pedestrian access. Remove tree roots where necessary.



Street Trees

- Recommend filling in gaps with new street trees from list of suggested trees. Remove or repair non-compliant tree pits to improve accessibility for pedestrians.

131 King St

- Street-level blank façade without windows facing eastbound traffic is ideal location for mural

140 King St

- Street-level blank façade without windows facing eastbound traffic is ideal location for mural

146 King St

- Street-level blank façade without windows facing westbound traffic is ideal location for mural

149 King St

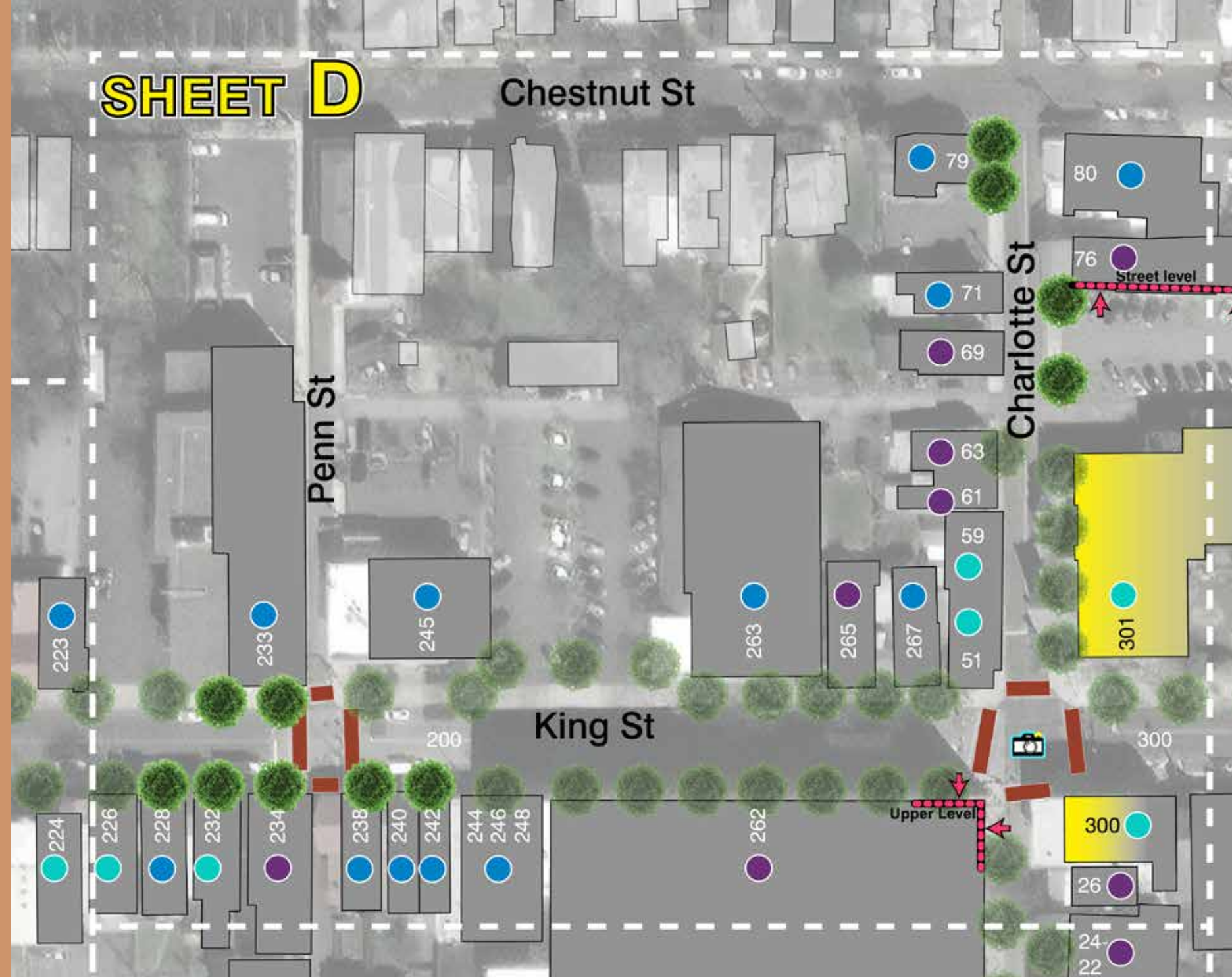
- Street-level blank façade without windows facing westbound traffic is ideal location for mural

151 King St

- Street-level blank façade without windows facing eastbound traffic is ideal location for mural



51 North Charlotte Street is an example of a very healthy facade.



Sheet D

Architectural Commentary: North Side of King St.

233 King St: Healthy | Vacant?

- Architecturally contributing - Historic Bell Telephone Building
- Commercial (vacant?)

245 King St: Healthy | Vacant?

- Architecturally contributing - Historic City Hall
- Use is unclear (vacant?)
- Repair front doors

263 King St: Healthy

- Architecturally contributing – Historic Armory
- Commercial – multi-tenant (athletic clubs, etc.)
- Improve signage at main storefront entrance
- Consider lighting facade

265 King St: Distressed

- Remove fabric awning; replace missing shutter
- Masonry repairs needed

267 King St: Healthy

- Commercial ground floor (Dre's Clothing)
- Painting maintenance

301 King St: Very Healthy

- Architecturally contributing - First Baptist Church
- Consider lighting facade

Architectural Commentary: South Side of King St.

226 King St: Very Healthy

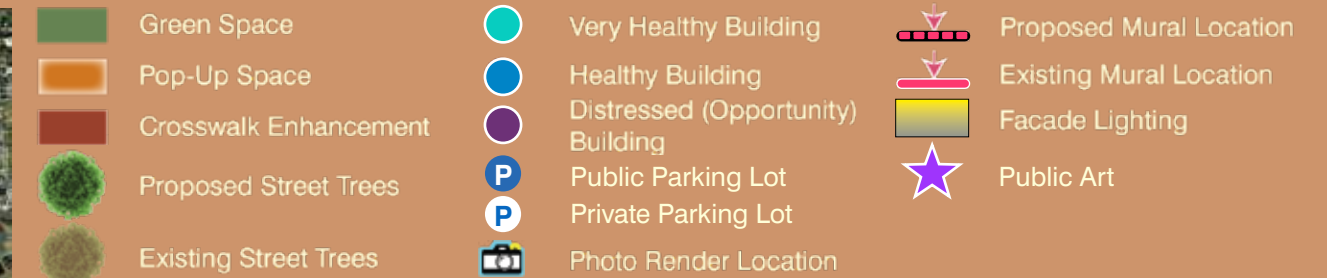
- Commercial at ground floor

228 King St: Healthy

- Residential
- Needs paint; use historic color scheme

232 King St: Very Healthy

- Restaurant (Stave & Stable)
- Good example of exterior plantings and seasonal décor to welcome people off the street; consider removing fabric canopy



234 King St: Distressed

- Residential / Commercial at ground floor

238 King St: Healthy

- Residential

240 King St: Healthy

- Residential

242 King St: Healthy

- Residential with storefront window
- Consider removing non-historic stone veneer and pent roof

244-248 King St: Healthy | Vacant

- Commercial / architecturally neutral
- 244 (vacant); provide window displays

262 King St Commons: Distressed (ground floor) | Vacant 

- Many vacant storefronts; create window displays to activate street
- Consider pop-up shops until more storefronts are permanently filled
- Consider outdoor seating areas that could be used by residents/tenants

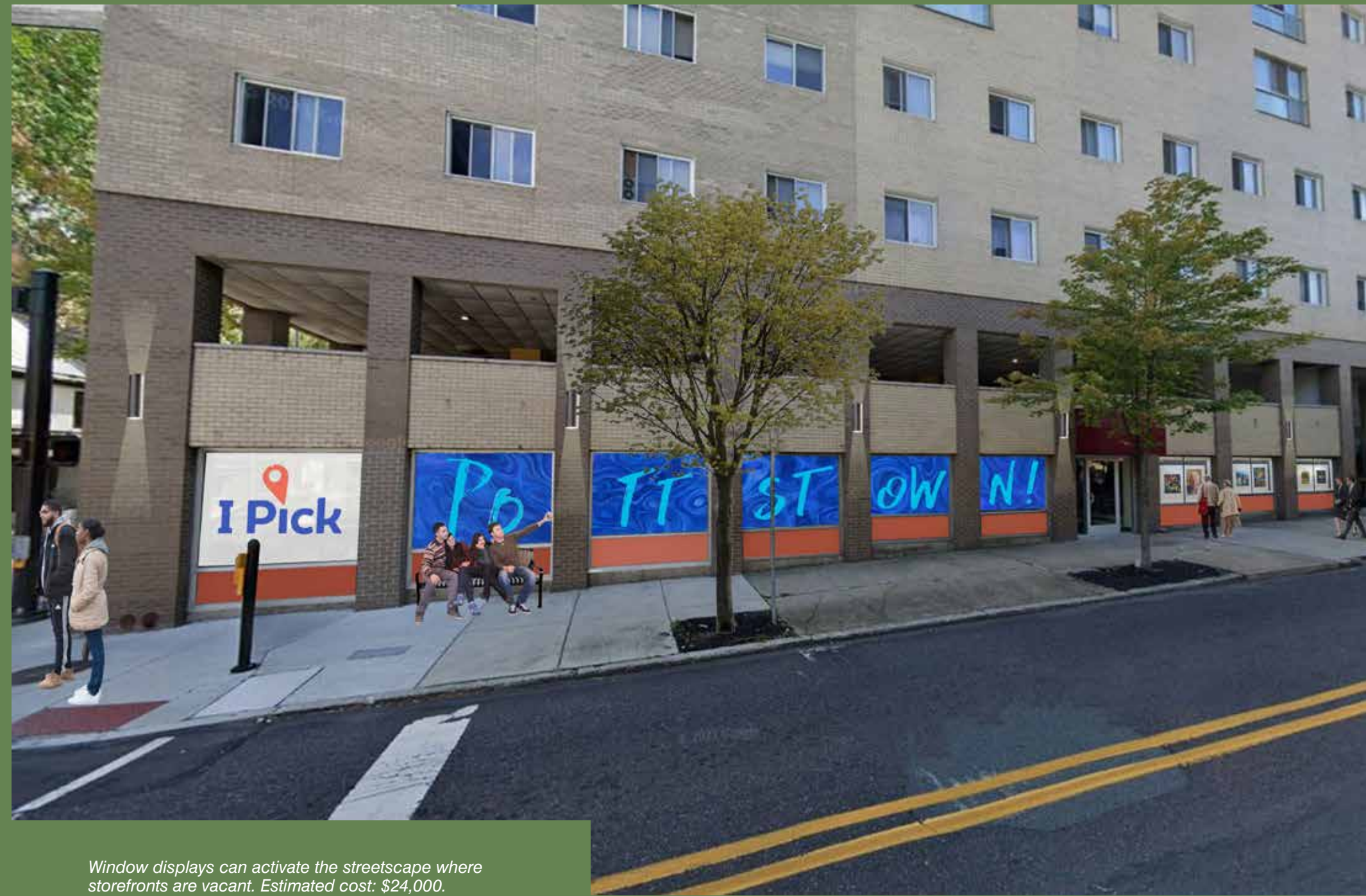
300 King St: Very Healthy

- Architecturally contributing
- Commercial (YWCA)



Below: King St. Commons current condition

Right: King St. Commons proposed improvements



Window displays can activate the streetscape where storefronts are vacant. Estimated cost: \$24,000.

Architectural Commentary: N. Charlotte St.

N Charlotte St (Rear of 269 High): Healthy | Vacant

- Architecturally contributing – current building renovation/restoration ongoing
- 2 storefront entrances; provide vacant window display

N Charlotte St (Kings St Commons): Distressed | Vacant

- Entire row of storefront is vacant -> oppressive
- Provide vacant window displays

N Charlotte St (Rear of 305 High): Distressed | Vacant

- Architecturally detracting – large expanse of wall with little fenestration
- Vacant former commercial use

26 N Charlotte St: Distressed | Vacant

- Architecturally detracting due to poor condition / potential to be contributing
- Commercial use at ground floor (vacant)
- Perform maintenance and repairs to exterior envelope; paint

51 N Charlotte St: Very Healthy

- Commercial use at ground floor (record shop)

57 N Charlotte St: Healthy | Vacant

- Commercial use at ground floor (vacant)

59 N Charlotte St: Very Healthy

- Commercial use at ground floor (Coffee shop)
- Nice example of window cling graphic as tenant signage

61 N Charlotte St: Distressed | Vacant

- Architecturally contributing
- Commercial use at ground floor (vacant)
- Nice wood detailing around storefront could be highlighted with a new color palette

63 N Charlotte St: Distressed

- Residential
- Architecturally neutral
- Original detailing and materials have been covered (by plastic siding) or removed
- Maintenance and repairs; consider removing siding and restoring façade.
- Restore the mansard roof with shingles

69 N Charlotte St: Distressed

- Residential
- Architecturally contributing
- Perform maintenance and repairs to exterior envelope; paint; repair/rebuild steps

71 N Charlotte St: Healthy

- Residential
- Architecturally contributing – Former location of Pottstown Preservation Society
- Lots of historic detailing remains; needs maintenance/paint

79 N Charlotte St: Healthy

- Architecturally neutral / potential to be contributing
- Commercial first floor (pet groomer)
- Consider removing non-historic pent roof and siding
- Improve signage and lighting

76 N Charlotte St: Distressed

- Architecturally neutral / potential to be contributing
- Commercial at ground floor
- Building was tagged as unsafe – assume major repairs are required
- Consider removing stone veneer, pent roof, and addition.

80 N Charlotte St: Healthy

- Architecturally neutral
- Commercial (office) at ground floor
- Remove residential awnings at upper floors
- General maintenance and paint



Streetscape Commentary

Pedestrian Crosswalks

- Existing crosswalk paint is faded, decreasing visibility for approaching vehicles and not adding to character of downtown
- Propose pressed thermoplastic brick crosswalk for improved durability, visibility, and character

Sidewalks

- Sidewalks in this section are narrow due to tree pits and staircases. Repair broken and uneven sidewalks to improve pedestrian access. Remove tree roots where necessary.

Street Trees

- Recommend filling in gaps with new street trees from list of suggested trees. Repair or modify non-compliant tree pits to improve accessibility for pedestrians.

262 King St

- Large garage vents facing King St sidewalk detract from streetscape
- Recommend relocating planters currently in front of the Clock Tower on High Street here to screen the vents, planted with dwarf evergreens. New planters of a more modern style could then be placed at the high-visibility Clock Tower site.
- Provide 1-2 benches along this long, blank façade for residents.
- As the major gateway into downtown from the North, a statement installation is warranted here.
- Recommend large, dimensional cutout letters, lit from behind, attached to the Charlotte St corner of this building, spelling out “Pottstown.”



Below: Charlotte & King Sts. current condition

Right: Charlotte & King Sts. proposed “gateway” improvements



Pottstown-branded banners and backlit lettering on the building at this “Gateway” into Downtown provide a sense of arrival and identity of place.



Sheet E

Architectural Commentary: North Side of High St.

29-a E High St: Distressed

- Architecturally detracts
- Non-contributing use.
- Remove canopies and low-quality additions.
- Paint or install gateway mural

29-b E High St: Distressed

- Architecturally neutral
- Multi-unit residential – hotel
- Consider long-term new use and renovation

33-35 E High St: Healthy

- Architecturally neutral
- Residential at ground floor

41 E High St: Very Healthy

- Architecturally contributes
- Office at ground floor

43 E High St: Very Healthy

- Architecturally contributes
- Office at ground floor

45 E High St: Very Healthy

- Architecturally contributes
- Office or residential at ground floor

47 E High St: Healthy

- Architecturally neutral
- Residential at ground floor

Architectural Commentary: South Side of High St.

16 E High St: Very Healthy

- Architecturally contributes
- Educational use

18 E High St: Healthy

- Architecturally neutral
- Commercial at ground floor



- Green Space
- Pop-Up Space
- Crosswalk Enhancement
- Proposed Street Trees
- Existing Street Trees

- Very Healthy Building
- Healthy Building
- Distressed (Opportunity) Building
- Public Parking Lot
- Private Parking Lot
- Photo Render Location

- Proposed Mural Location
- Existing Mural Location
- Facade Lighting
- Public Art

22 E High St: Distressed 

- Architecturally detracts
- Commercial at ground floor

26 E High St: Healthy

- Architecturally neutral
- Residential at ground floor

30 E High St: Healthy

- Architecturally neutral
- Residential at ground floor
- Improve doors/transom and add shutters

32-34 E High St: Healthy

- Architecturally neutral
- Commercial at ground floor
- Improve window merchandising/display

38 E High St: Very Healthy

- Architecturally contributes
- Commercial at ground floor

40 E High St: Healthy

- Architecturally neutral
- Residential at ground floor
- Improve appearance of doors and side panels at entry



Below: 22 High St. current condition
 Right: 22 High St. proposed improvements



A new commercial storefront provides an inviting gathering space.
 Estimated cost: \$37,000.

Streetscape Commentary

Pedestrian Crosswalks

- Existing crosswalk paint is faded, decreasing visibility for approaching vehicles and not adding to character of downtown
- Propose pressed thermoplastic brick crosswalk for improved durability, visibility, and character

Green Median

- Wide roadway leads to speeding cars and less than ideal pedestrian experience
- Replace middle lane with bioswale green median and shade trees to reduce vehicular traffic speeds, help Borough meet MS4 stormwater infiltration mandate, provide pedestrian refuge, and improve aesthetics

Street Trees

- Gaps in street tree canopy on north side of High St reduce available shade for pedestrians during hot weather and detracts from downtown streetscape aesthetics
- Recommend filling in gaps with new street trees from list of suggested trees



Below: High St. current condition

Right: High St. proposed improvements



The middle traffic lane is replaced with a green median, including a bioswale and street trees, helping the Borough to meet stormwater management requirements and providing a higher quality pedestrian and bicyclist experience.

01 W High St

- Vacant lot with broken macadam
- Greening site into mini park would create welcoming gateway at western edge of downtown, improve MS4 stormwater infiltration, and provide trailhead from downtown to Schuylkill River Trail



Below: 01 W High St. (High & Manatawny Sts.) current condition

Right: 01 W High St. (High & Manatawny Sts.) proposed "Manatawny Creek Park" improvements



This currently vacant lot has the potential to become a great pocket park.

29-a E High St 

- Boarded up one-story building at key gateway site
- Full-building mural could transform into a billboard for the nearby Schuylkill River Trail

29-b E High St

- Blank, windowless façade facing street at eastern edge of building ideal location for mural or other wall-based artwork

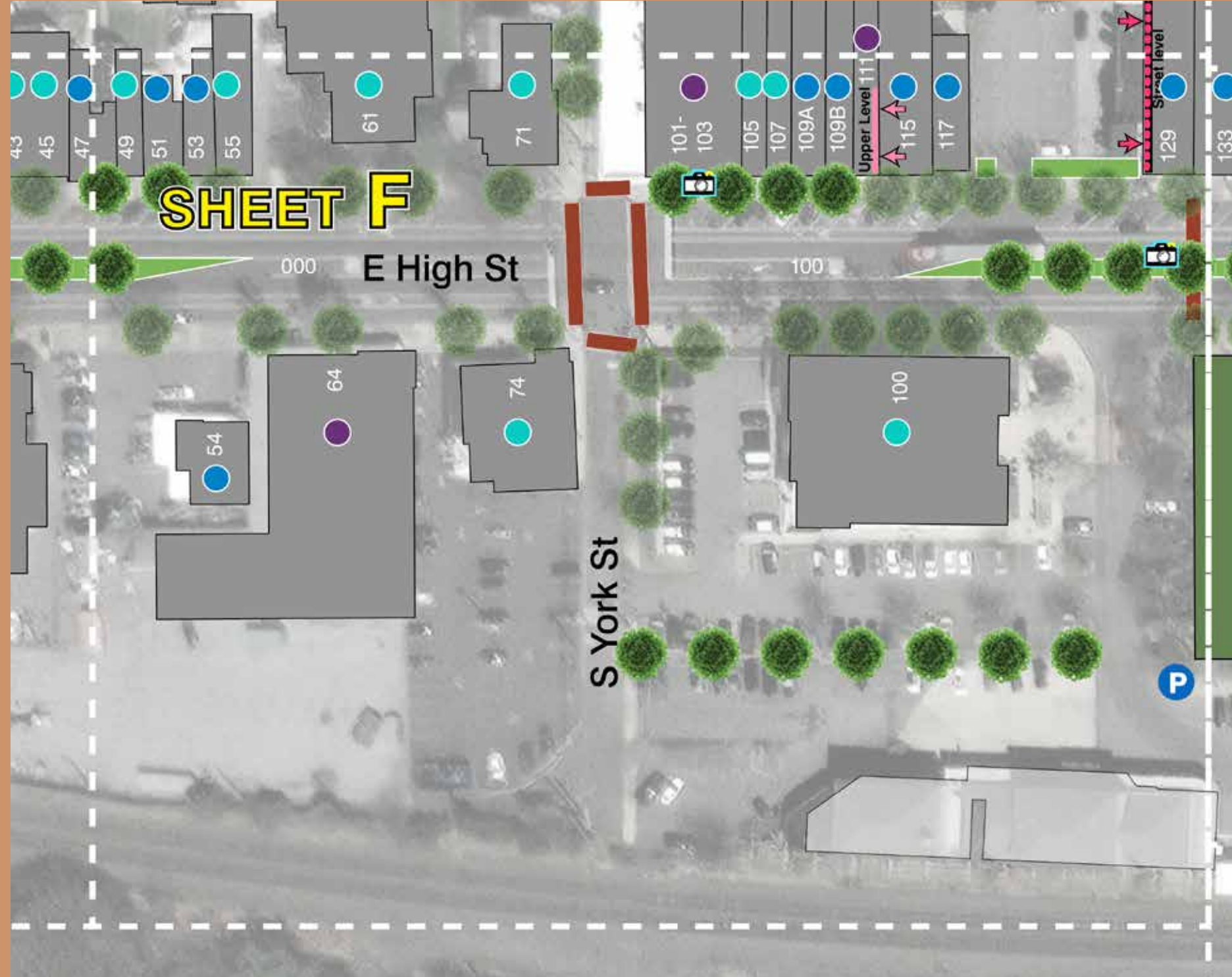


Below: 29-a E High St (High & Manatawny Sts.) current condition

Right: 29-a E High St (High & Manatawny Sts.) proposed improvements



A mural on the facade of this building at High St and Manatawny St can greet those coming through this "Gateway" into Downtown and serve as a billboard for the nearby Schuylkill River Trail.



Sheet F

Architectural Commentary: North Side of High St.

49 E High St: Very Healthy

- Architecturally contributes
- Office at ground floor

51 E High St: Healthy

- Architecturally neutral
- Residential at ground floor

53 E High St: Healthy

- Architecturally neutral
- Residential at ground floor

55 E High St: Very healthy

- Architecturally neutral
- Use contributes
- Food grocery at ground floor
- Restore transom, rerun downspout



61 E High St: Very Healthy

- Architecturally contributes
- Social Club at ground floor

71 E High St: Very Healthy

- Architecturally contributes
- Office at ground floor



	Green Space		Very Healthy Building		Proposed Mural Location
	Pop-Up Space		Healthy Building		Existing Mural Location
	Crosswalk Enhancement		Distressed (Opportunity) Building		Facade Lighting
	Proposed Street Trees		Public Parking Lot		Public Art
	Existing Street Trees		Private Parking Lot		
			Photo Render Location		

101-103 E High St: Distressed | Vacant 

- Architecturally contributes
- Commercial at ground floor (vacant and boarded up)
- Storefront should be restored and oversized sign removed

105 E High St: Very Healthy

- Architecturally contributes
- Use contributes (retail)

107 E High St: Very Healthy

- Architecturally contributes
- Use contributes (restaurant)
- Sign is oversized

109 E High St: Healthy

- Architecturally contributes
- Commercial at ground floor

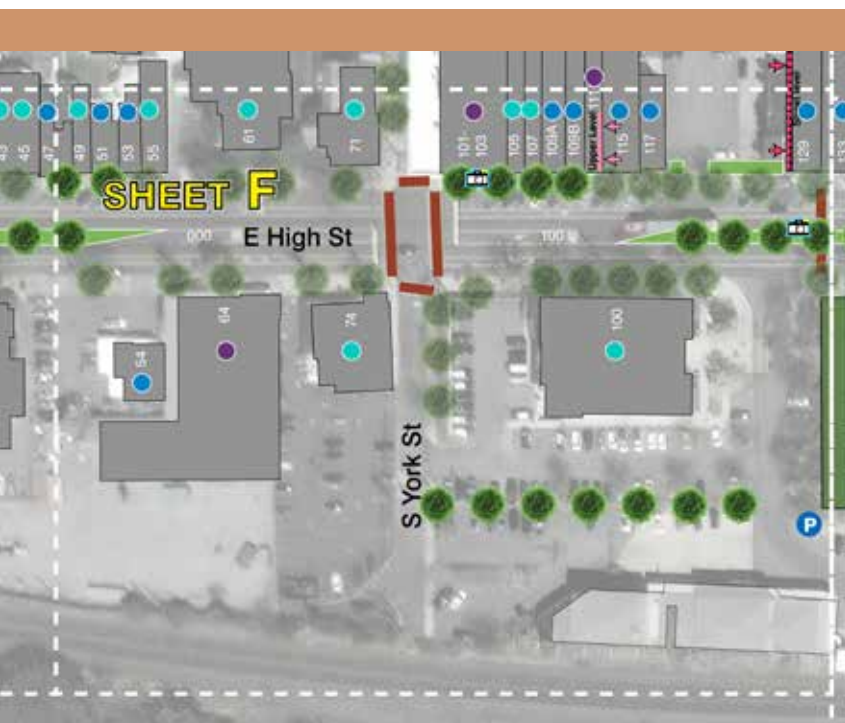
111 E High St: Distressed | Vacant

- Architecturally contributes
- Commercial at ground floor (vacant)
- Restore storefront and remove siding/restore original architectural features

115 E High St: Healthy | Vacant

- Architecturally neutral – well maintained
- Commercial at ground floor (vacant restaurant)

By restoring this currently vacant storefront, this building can become an inviting space for a business such as a cafe. Estimated cost: \$48,000.



Below: 101 High St. current condition

Right: 101 High St. proposed improvements



117 E High St: Healthy | Vacant

- Architectural contributes (Shaner Building)
- First floor use unknown/vacant
- Minor repairs and façade restoration needed

129 E High St: Healthy

- Architecturally neutral – non-historic siding/stone veneer
- Commercial at ground floor
- View into first floor barber shop is obscured with window treatments

Architectural Commentary: South Side of High St.

54 E High St: Healthy

- Architecturally neutral
- Auto repair – non typical use

64 E High St: Distressed

- Architecturally detracts
- Commercial at ground floor
- Remove canopies, add windows, add window or sign in gable, paint side walls

74 E High St: Very Healthy

- Architecturally contributes
- Use contributes
- Diner – non typical use

100 E High St: Very Healthy

- Borough Hall
- Architecturally neutral
- Use contributes



232 King Street is an example of a very healthy facade.

Streetscape Commentary

Pedestrian Crosswalks

- Existing crosswalk paint is faded, decreasing visibility for approaching vehicles and not adding to character of downtown
- Propose pressed thermoplastic brick crosswalk for improved durability, visibility, and character
- Propose mid-block crosswalk to support municipal staff and visitors to Smith Family Plaza crossing street to grab lunch at local restaurants

Street Trees

- Large gap in street tree canopy on north side of High St reduces available shade for pedestrians during hot weather and detracts from downtown streetscape aesthetics
- Recommend filling in gaps with new street trees from list of suggested trees



Below: 100 block of High St. current condition

Right: 100 block of High St. proposed improvements



A mid-block crosswalk on the 100 block of High St will provide municipal staff and visitors to Smith Family Plaza a safe crossing to grab lunch at local restaurants across the street.

100 E High St

- Blank brick façade of Borough offices facing High Street is unwelcoming to pedestrians
- Propose benches along façade to create welcoming atmosphere for this public building

121 E High St

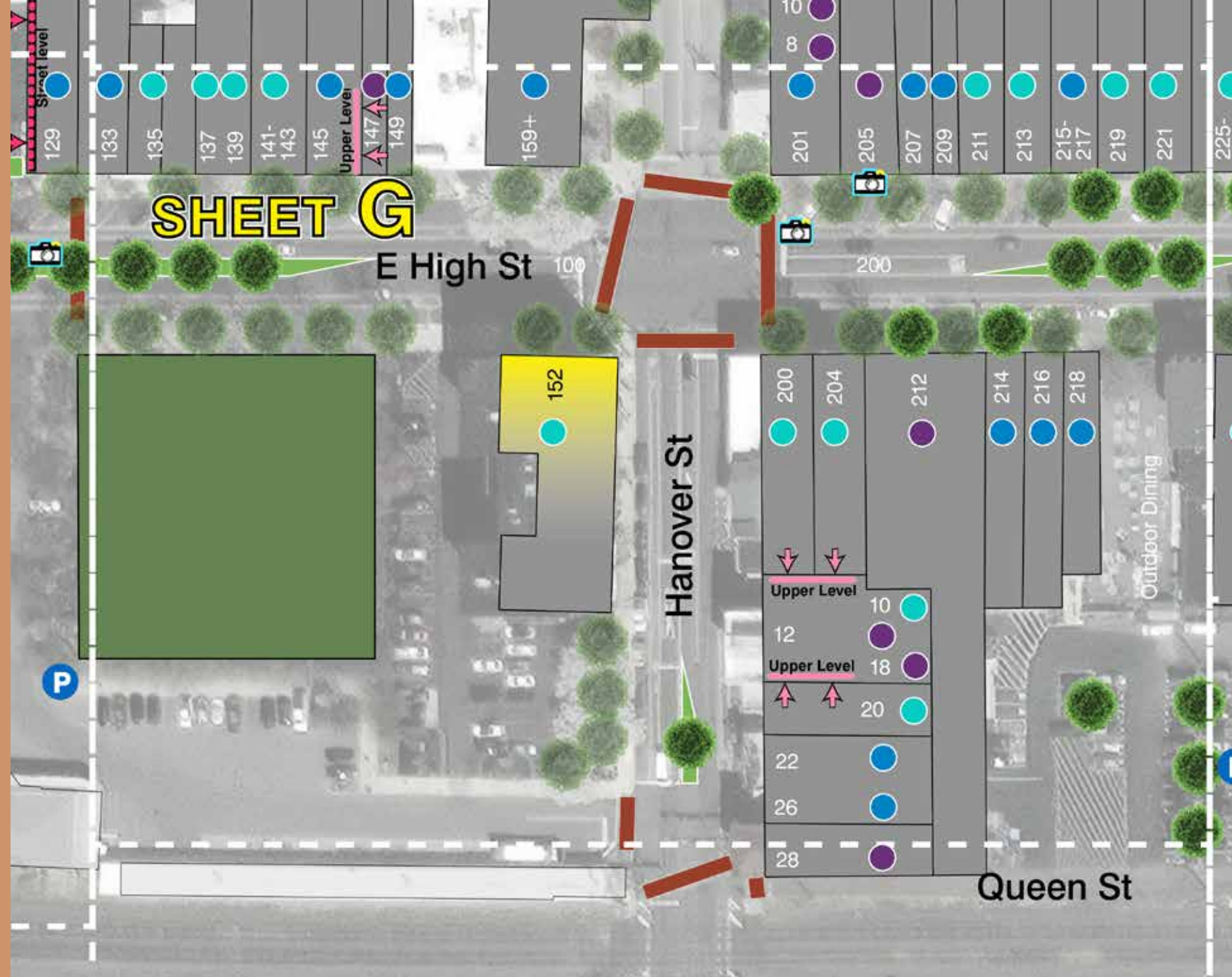
- Remove front two parking spaces and replace with planting beds, low wall, and shrubs
- Street-level blank façade without windows facing eastbound traffic is ideal location for mural

125 E High St

- Remove front parking space and adjacent aisle and replace with planting beds, low wall, and shrubs



152 E High Street, home to the popular Blue Elephant restaurant, is an example of a very healthy facade.



Sheet G

Architectural Commentary: North Side of High St.

133 E High St: Healthy | Vacant

- Well maintained with original architectural cornice but applied siding
- Commercial at ground floor (Vacant)

135 E High St: Very Healthy

- Architectural Contributes (Historic Pottstown Automotive Club)
- Use contributes (Music/recording studio)
- Mid-century stainless steel and glass block storefront façade

137 E High St: Very Healthy

- Architecturally contributes
- Use contributes (Sandwich shop)

139 E High St: Very Healthy

- Architecturally contributes
- Use contributes (Salon Spa)

141 E High St: Very Healthy

- Architectural neutral – well maintained
- Use contributes (Massage Therapy)

145 E High St: Healthy | Vacant

- Architecturally contributes (historic neon Weitzenkorn's sign and mural)
- Commercial at ground floor (vacant)
- Keep upper siding to support sign – maintain as needed

147 E High St: Distressed | Vacant

- Architectural neutral
- Commercial at ground floor (vacant)
- Weitzenkorn's sign covers 2nd floor original window locations
- Keep upper siding to support sign – maintain as needed
- Recommend removing siding and restoring wall/windows behind

149 E High St: Healthy

- Architectural neutral – well maintained
- Use contributes (restaurant)
- Original architectural features were likely covered or removed at upper floors
- Recommend removing siding and restoring wall/windows behind



159+ E High St: Healthy - borderline Distressed | Vacant

- Architecturally neutral mid-rise building
- Multiple vacancies
- Recommend removing siding and restoring wall/windows behind

201 E High St: Healthy

- Architecturally contributes
- Restaurant at ground floor (Argento's)
- Improve appearance / lighting at entry recess and window display

205 E High St: Distressed | Vacant 

- Architecturally detracts / non-historic appearance
- Commercial at ground floor (vacant)
- Create new storefront that ties in with surrounding context

207 E High St: Healthy

- Architecturally neutral
- Commercial at ground floor (Rare JDM parts)
- Create sign band and light. Remove opaque graphics from glass

209 E High St: Healthy (borderline Distressed)

- Architecturally contributes / neutral storefront
- Commercial at ground floor (Head Spa & Wellness)
- Door for upstairs too prominent.
- Coordinate sign with transom.
- Make storefront a single visual entity.
- 211 High: Very Healthy
- Architecturally contributes
- Commercial at ground floor (Stixx Cigar Lounge)
- Beautiful facade

213 E High St: Very Healthy | Vacant

- Architecturally contributes
- Commercial at ground floor (vacant)
- Good looking building



With some new storefront windows, this facade could become an elegant restaurant. Estimated cost: \$40,000.



Below: 205 High St. current condition

Right: 205 High St. proposed improvements



215 / 217 E High St: Healthy

- Architecturally neutral
- Commercial at ground floor (Coles Tobacco / Gypsy Dreaming)
- Facades at storefront OK.
- Blank false façade should be addressed (consider spandrel glass or painting)

219 E High St: Very Healthy

- Architecturally contributes
- Commercial at ground floor (Delilah and Dean Market)
- Nice storefront and upper façade
- Repair/replace 2nd floor porch railing

221 E High St: Very Healthy

- Architecturally contributes
- Commercial at ground floor (Diesel mechanics)
- Remove window coverings

Architectural Commentary: South Side of High St.

152 E High St: Very Healthy

- Architecturally contributes
- Use contributes (restaurant)

200 E High St: Very Healthy

- Architecturally contributes
- Retail at ground floor (running shop)
- Remove signs from windows. Light sign.
- Non-historic façade, but no changes suggested

204 E High St: Very Healthy

- Architecturally contributes
- Retail at ground floor
- Improve sign on glass.

212 E High St: Distressed

- Architecturally detracts
- Commercial/business at ground floor (Video Ray)
- West half of façade:
 - Remove precast panels at upper floors
 - Create attractive storefront at street level
 - Move glass & doors to front or light recess
- East half of façade:
 - Upper floors OK
 - Add attractive signage and light

214 E High St: Healthy

- Architecturally neutral
- Retail at ground floor (retail – comics)
- Clean paving for 214 thru 218
- Have consistent size/location signs for 214 thru 218
- Light new sign and remove signs from windows.

216 E High St: Healthy

- Architecturally neutral
- Retail at ground floor (Retail -gaming)
- Clean paving for 214 thru 218
- Have consistent size/location signs for 214 thru 218
- Light new sign and remove signs from windows.

218 E High St: Healthy

- Architecturally contributes
- Retail at ground floor (Retail/Tattoo)

Architectural Commentary: Hanover St. South of High St.

152 E High St (Hanover St. façade): Healthy

- Architecturally contributes (except toward south end of bldg.)
- Use contributes (restaurant)
- Two storefronts are mismatched and need more interest
- Consider replacing doors and adding pent roofs / awnings
- Need signage and traditional lighting

10 S. Hanover St: Very Healthy

- Architecturally contributes
- Restaurant at ground floor (Argento's)
- Improve appearance / lighting at entry recess and window display

12 S. Hanover St: Distressed | Vacant

- Architecturally detracts / non-historic appearance
- Commercial at ground floor (vacant)
- Improve transom, restore bay window, fix downspout
- improve signage and window display



18 S. Hanover St: Distressed

- Architecturally detracts
- Replace/upgrade auto repair doors at ground floor
- Paint storefront elements, add signage at transom w/ lighting
- Remove window graphics from glass
- Consider a different use such as mercantile/restaurant

20 S. Hanover St: Very Healthy

- Architecturally contributes
- Commercial at ground floor (Barber shop)
- Well maintained
- Consider moving sign graphic to large picture window (not door)

22 S. Hanover St: Healthy

- Architecturally neutral
- Restaurant use contributes to neighborhood
- Handsome façade - Better if not painted
- Window graphics and sign out of scale
- Remove window A/C unit and light entrance well

26 S. Hanover St: Healthy | Vacant

- Architecturally contributes
- Commercial at ground floor (vacant)
- Good looking building – needs repair at cupola

28 S. Hanover St: Distressed | Vacant

- Architecturally detracts due to poor condition of temp. enclosure
- Potential to be landmark property (Historic Firehouse)
- Potential to be gateway building
- Good historic preservation grant and tax credit candidate
- Consider lighting front and side facades
- Facades appear basically sound structurally
- Currently Vacant
- Remove enclosure at front & infill openings with painted plywood



This classical former train station on South Hanover St will be renovated to become the main public transit hub for Downtown Pottstown.

Streetscape Commentary

Pedestrian Crosswalks

- Existing crosswalk paint is faded, decreasing visibility for approaching vehicles and not adding to character of downtown
- Propose pressed thermoplastic brick crosswalk for improved durability, visibility, and character

Green Median

- Wide roadway leads to speeding cars and less than ideal pedestrian experience
- Replace middle lane with bioswale green median and shade trees to reduce vehicular traffic speeds, help Borough meet MS4 stormwater infiltration mandate, provide pedestrian refuge, and improve aesthetics

Street Trees

- Large gap in street tree canopy on north side of High St reduces available shade for pedestrians during hot weather and detracts from downtown streetscape aesthetics
- Recommend filling in gaps with new street trees from list of suggested trees



Sheet H

Architectural Commentary: North Side of High St.

225 / 227 E High St: Very Healthy

- Splitting Edge / JJ Ratigan's Brewing
- Architecturally contributes
- Destination event and Restaurant at ground floor
- Improve transom material and signage
- Beautiful building overall

229 E High St: Healthy

- Architecturally neutral
- Retail at ground floor (Army Navy)
- Security grills detract from street
- Sign is iconic - improve materials

233 E High St: Healthy

- Architecturally contributes
- Commercial at ground floor (Retail-Twice as Nice)
- Improve residence door, light sign

235 E High St: Very Healthy

- Architecturally contributes
- Restaurant at ground floor (El Volcan)

237 E High St: Healthy

- Architecturally neutral
- Commercial at ground floor (Coin exchange)
- Fix transoms. Remove signs/clutter from windows. Light sign and repaint.

239 E High St: Distressed | Vacant

- Architecturally neutral
- Commercial at ground floor (vacant)
- Fix transoms. Remove siding at upper façade.

241 E High St: Very Healthy

- Architecturally contributes
- Retail at ground floor (Bridal)

245 E High St: Very Healthy

- Architecturally unique (modern metal screen walls)
- Theatre at ground floor – intermittent use (Steel River Playhouse)
- Improve display in windows



247 E High St: Healthy

- Architecturally neutral/contributes
- Commercial at ground floor (Get Twisted)
- Stone veneer above windows not consistent with rest of street

249 E High St: Healthy

- Architecturally neutral/contributes
- Commercial at ground floor (Social Innovations Lab)
- Stone veneer above windows not consistent with rest of street
- Nearing reno completion – multi subtenants

251 E High St: Very Healthy

- Architecturally contributes
- Restaurant at ground floor (Contessa Pasta Bar)

253 E High St: Very Healthy

- Architecturally contributes
- Commercial at ground floor (Barrister’s Bagels)
- Well done, recent renovation

255 E High St: Healthy | Vacant

- Architecturally contributes
- Commercial at ground floor (vacant)
- Good example of art display in vacant windows; remove awning

257 E High St: Healthy

- Architecturally neutral
- Commercial at ground floor (Get Twisted hair studio)
- Façade above storefront not consistent with rest of street. Restore original architectural detailing if possible.
- Improve window display

259 E High St: Very Healthy

- Architecturally contributes
- Restaurant at ground floor (café)
- Fix transoms. Remove signs from windows. Light sign.

261 E High St: Healthy

- Architecturally neutral
- Commercial at ground floor (Dollar Beauty)
- Improve transparency at storefront -esp. at transom.
- Design sign to fit sign band and light. Add shutters at upper floor.

263 E High St: Healthy | Vacant

- Architecturally neutral
- Commercial at ground floor (vacant)
- Find use to fit the storefront – or revise the storefront to better fit character of neighboring buildings.
- Pent roof not ideal, but could remain as an acceptable “one-of” façade.

269 E High St: Healthy

- Under Construction – Expected to be Very Healthy
- Architecturally contributes
- Commercial at ground floor

305 E High St: Healthy

- Architecturally neutral
- Commercial at ground floor (Artillery Brewing)



251 E High Street is an example of a recently renovated and very healthy facade.

Architectural Commentary: South Side of High St.

228 E High St: Very Healthy

- The Alley on High Street
- Architecturally contributes
- Restaurant at ground floor + large outdoor space
- Add sign and light.

230 E High St: Very Healthy

- Iron Gate Biergarten
- Architecturally contributes
- Light sign/gateway.

232 E High St: Healthy

- Architecturally neutral
- Retail at ground floor (Pawn Shop)
- Improve sign at transom & light.
- Remove signs and clutter from windows.
- Neon is unique feature on street.

236 E High St: Very Healthy

- Architecturally contributes (oldest building in Pottstown + mural)
- Commercial at ground floor (Laserworx Engraving)

238-244 E High St: Very Healthy

- New York Store Complex
- Architecturally contributes
- Commercial at ground floor
- Improve windows display and signs
- Improve appearance at Penn Street
- Fix transoms. Remove signs from windows. Light sign.

246-248 E High St: Distressed | Vacant

- Architecturally neutral
- Commercial at ground floor (vacant)
- Materials are not consistent with & detract from the street.
- Metal siding should be replaced. Consider exposing windows at second floor

250 E High St: Very Healthy

- Architecturally contributes
- Restaurant at ground floor (Sandwich shop)

252 E High St: Healthy

- Architecturally Contributes
- Restaurant at ground floor (Hot dog shop)
- Sign band is retro and passable as a one-off. Improve & light sign band materials. Paint shutters. Improve display in windows

254 E High St: Very Healthy

- Architecturally contributes
- Commercial at ground floor (Once Upon a Time Consignment)
- Consider using 19th c. color scheme and lighting sign.

256 E High St: Healthy

- Architecturally detracts
- Commercial at ground floor (Boost Mobile)
- Improve storefront window displays and signage. Remove/replace siding at upper floor. Consider exposing upper floor windows, if possible.

258 E High St: Healthy

- Architecturally neutral
- Commercial at ground floor (Bank)
- Improve appearance/windows in porch/recess.
- If back-lit, change sign lighting to traditional external sign lights.

270 E High St – Clock Tower

- Repaint and add lighting.
- Light piers and underside of roof.
- Add street furnishing and landscaping.
- Improve donor plaque design as appropriate.
- Consider reinstalling the clock.
- Consider adding a lattice material under glass roof or removing the glass.

300 E High St: Very Healthy

- Architecturally unique (mid-century / mural)
- Retail (High Street Terminal – multi-tenant incubator)

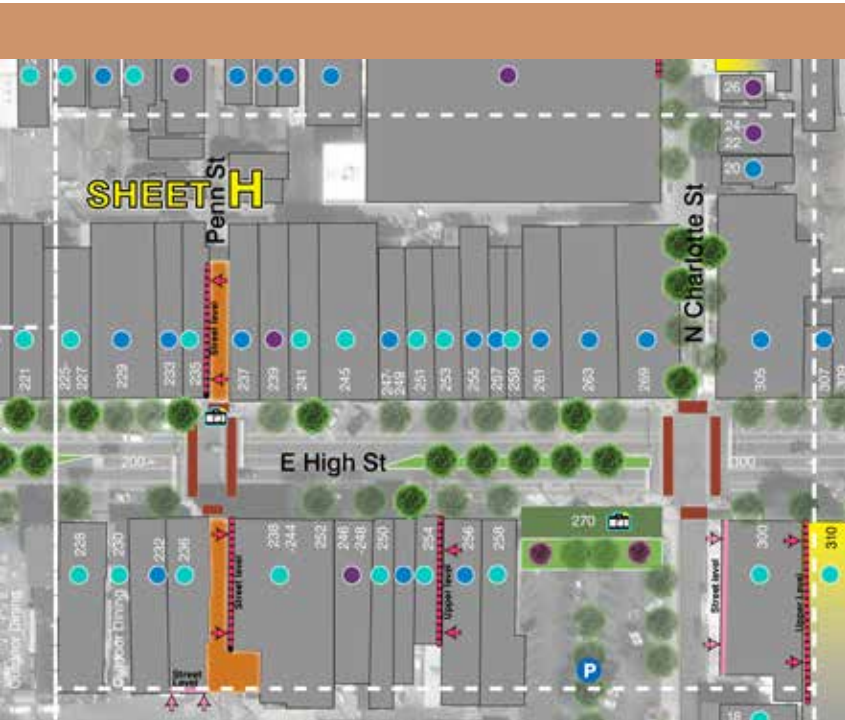
Architectural Commentary: N. Charlotte St.

20 N Charlotte St: Healthy

- Architecturally contributing – residential scale
- Residential use at ground floor
- Minor maintenance and paint

22-24 N Charlotte St: Distressed | Vacant

- Architecturally detracting at ground floor
- Commercial use at ground floor (vacant)
- Remove non-historic pent roof and stucco storefront



Streetscape Commentary

Penn Street Alleyway

- Alleyway is narrow and connects High St with private and public parking lots behind south side buildings
- Opportunity to temporarily close alleyway to vehicular traffic for smaller street festivals, when all of High St is not needed

Pedestrian Crosswalks

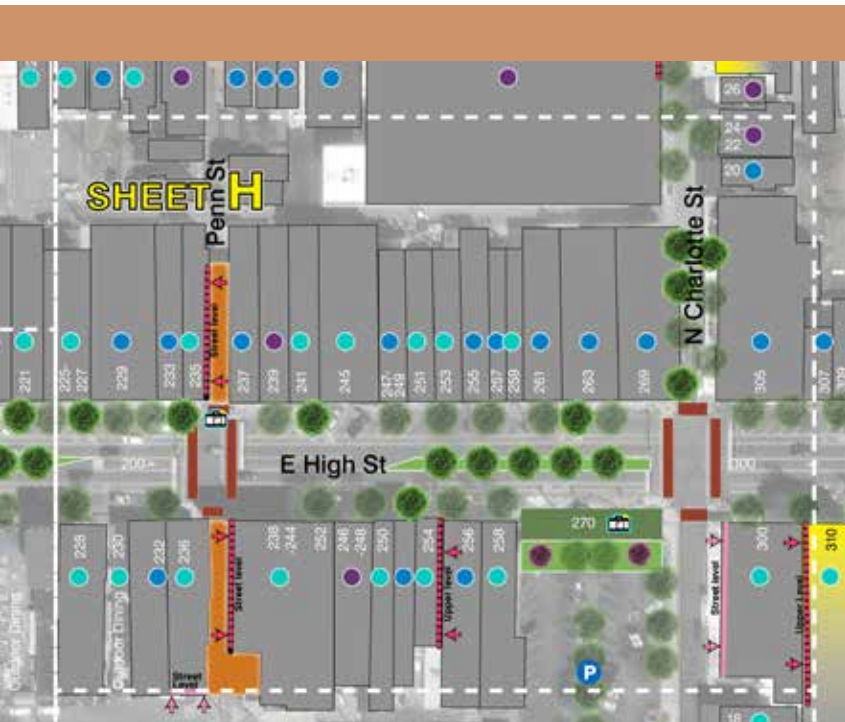
- Existing crosswalk paint is faded, decreasing visibility for approaching vehicles and not adding to character of downtown
- Propose pressed thermoplastic brick crosswalk for improved durability, visibility, and character

Green Median

- Wide roadway leads to speeding cars and less than ideal pedestrian experience
- Replace middle lane with bioswale green median and shade trees to reduce vehicular traffic speeds, help Borough meet MS4 stormwater infiltration mandate, provide pedestrian refuge, and improve aesthetics

Street Trees

- Gaps in street tree canopy on both sides of High St reduces available shade for pedestrians during hot weather and detracts from downtown streetscape aesthetics
- Recommend filling in gaps with new street trees from list of suggested trees



Below: Penn St. & High St. current condition

Right: Penn St. & High St. proposed improvements



Penn St alleyway is an ideal location for smaller-scale street festivals. There is an opportunity here for artistic crosswalks.

235 E High St

- Street-level blank façade without windows facing westbound traffic is ideal location for mural

238-244 E High St

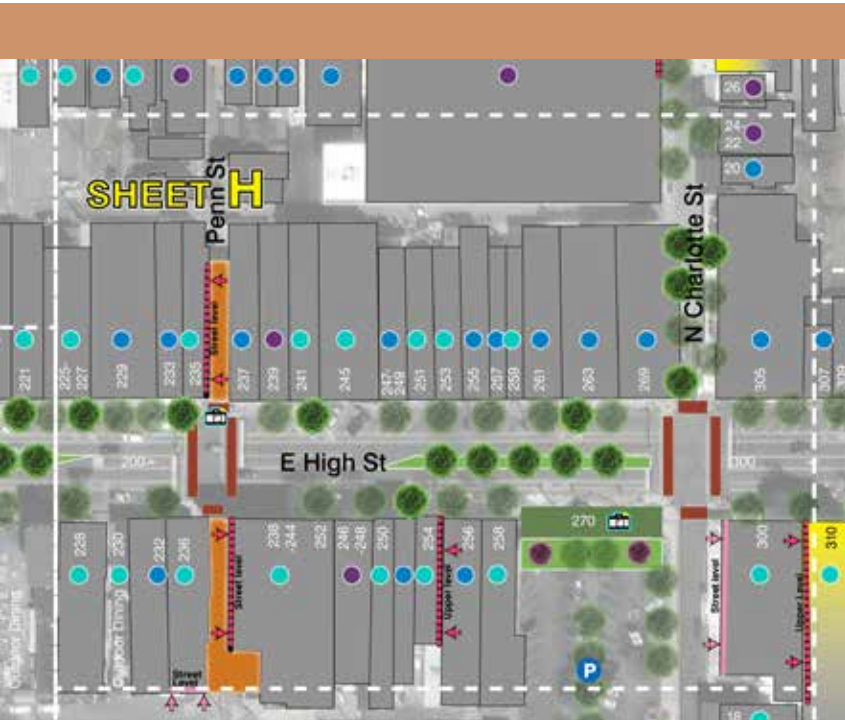
- Street-level blank façade without windows facing eastbound traffic is ideal location for mural

254 E High St

- Upper-level blank façade without windows facing westbound traffic is ideal location for mural

270 E High St - Clock Tower

- Existing clocktower has dated smoked glass roof and uncoordinated color scheme
- Lack of green space and seating at this public plaza
- Propose replacing glass roof panels with wood trellis, painting steel support beams copper verdigris green, further whitewashing brick columns, and planting tall, native flowering vines to cover trellis
- Add seating and chess tables under clocktower structure. Move existing planters to 262 King St, in front of parking garage vents. Place new, more modern planters along street in front of clock tower, plant with dwarf woody plants in addition to annuals to provide varied height and year-round interest.
- Propose removing four parking spaces from public lot behind clocktower, moving parking lot turning area to south of existing tree island, and creating new green lawn with shrubs and seating extending from the rear of the clocktower to (and including) the existing tree island

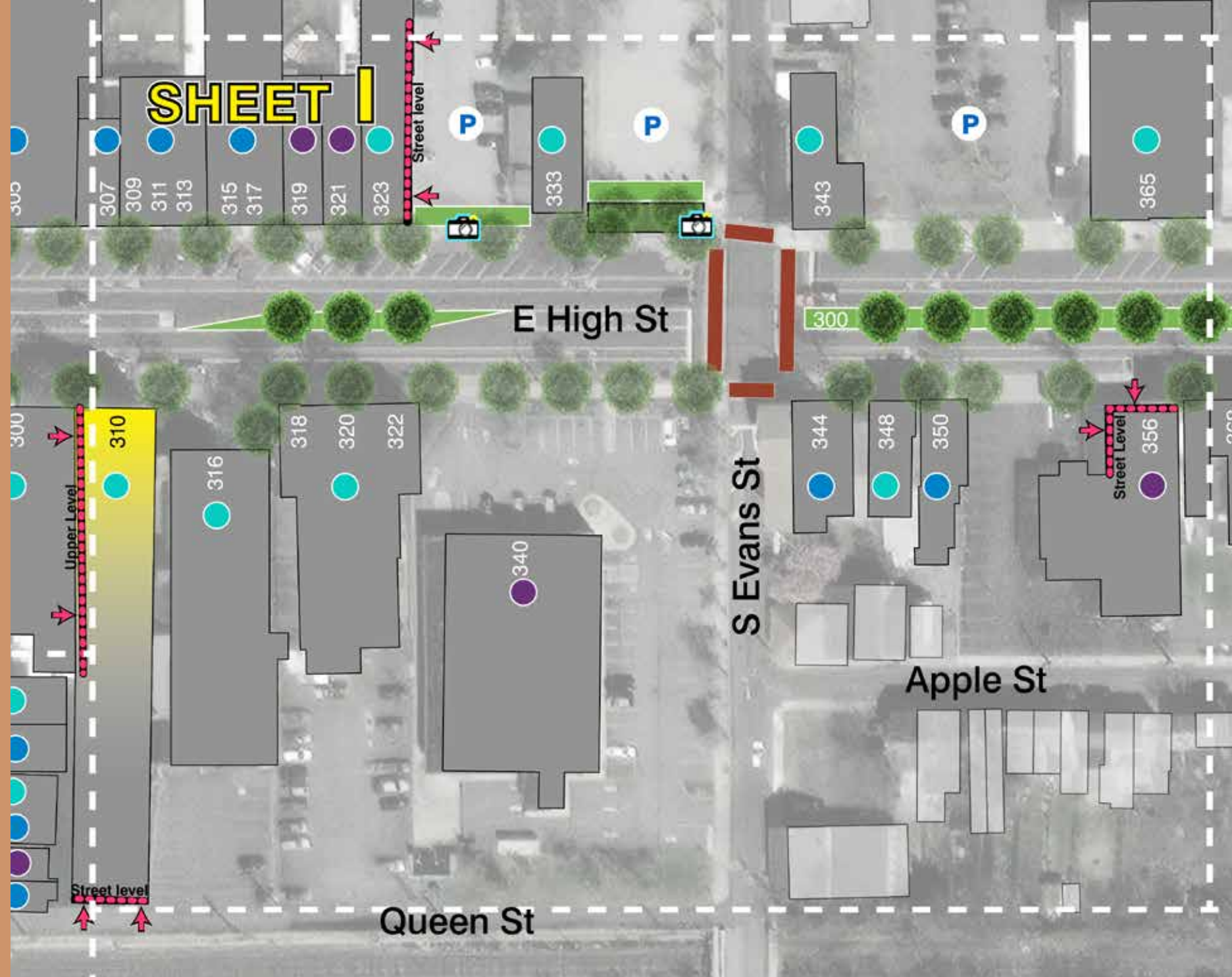


Below: Clocktower current condition

Right: Clocktower proposed improvements



By removing only four parking spaces from the lot behind the clock tower, a lush, green plaza can become a new destination for both informal and organized gatherings.



Sheet I

Architectural Commentary: North Side of High St.

307 E High St: Healthy | Vacant

- Architecturally contributes
- Commercial at ground floor (vacant)
- Beautiful storefront – should be preserved

309-313 E High St: Healthy

- Architecturally contributes (O. of I.A. 1902 Building)
- Commercial at ground floor (3 storefronts)
- 309-CBD: Remove window treatments and fliers
- 311-PS Beauty: Add signage
- 313-vacant

315-317 E High St: Healthy

- Architecturally neutral
- Commercial at ground floor
- 315: Tenant coming soon
- 317: Deli market: provide signage; remove window clutter

319 E High St: Distressed | Vacant

- Architecturally neutral
- Commercial at ground floor (vacant)
- Not much character; needs some repairs/paint

321 E High St: Distressed | Vacant

- Architecturally neutral
- Commercial at ground floor (vacant)
- Not much character; needs some repairs/paint;
- remove fabric awning and window coverings

323 E High St: Very Healthy

- Architecturally neutral – well maintained
- Commercial at ground floor (Performance Specialties)
- Possible mural location

333 E High St: Very Healthy

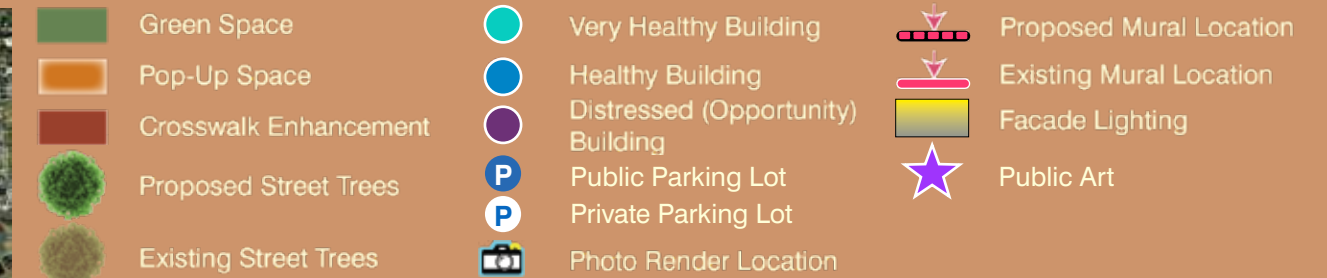
- Architecturally contributes
- Commercial use (Daycare)

343 E High St: Very Healthy

- Architecturally contributes
- Commercial use (Spa)

365 E High St: Very Healthy

- Architecturally neutral
- Commercial use (Auto Zone)



Architectural Commentary: South Side of High St.

310 E High St: Very Healthy

- Architecturally contributes
- Cosmic Arts Studio – multi-tenant/event space
- Beautiful and highly ornamental building – consider lighting the façade

316 E High St: Very Healthy

- Architecturally contributes
- Christ Episcopal Church

318-322 E High St: Very Healthy

- Architecturally contributes (Loyal Order of the Moose Building)
- 318-Ground floor (pet groomer); could use improved signage
- 322-Ground floor (Pando’s Pastry)

340 E High St: Borderline Distressed | Vacant

- Architecturally neutral
- Commercial use (vacant Rite-Aid)
- Large building and site may make finding a user difficult
- Utilize the parking lot for events

344 E High St: Healthy

- Architecturally contributes
- Residential

348 E High St: Very Healthy

- Architecturally neutral – well maintained
- Commercial at ground floor (dental office)

350 E High St: Very Healthy

- Architecturally contributes (ornate brownstone building)
- Commercial at ground floor (Jenny’s Grocery)

356 E High St: Distressed

- Architecturally detracts
- Commercial use contributes (Fromm Electric)
- Provide a mural/paint blank façade; general repairs/ paint
- Add some landscaping



309 E High Street is an example of a very healthy facade.



Streetscape Commentary

Green Median

- Wide roadway leads to speeding cars and less than ideal pedestrian experience
- Replace middle lane with bioswale green median and shade trees to reduce vehicular traffic speeds, help Borough meet MS4 stormwater infiltration mandate, provide pedestrian refuge, and improve aesthetics

310 E High St

- Rear street-level blank façade without windows facing Queen St and train tracks is ideal location for mural as welcoming gateway for traffic travelling north from south Charlotte St

327 E High St

- Street-level blank façade without windows facing westbound traffic is ideal location for mural
- Cut out and replace front two parking spaces with planting bed, low wall, and shrubs to screen parking lot from High St

329 E High St

- Screen municipal parking lot with low wall, shrubs, trees, and seating



Below: 329 E High St. current condition

Right: 329 E High St. proposed improvements



A low wall and plantings can provide a screen for this parking lot while creating a new seating area for visitors to the High St Downtown corridor.

339 E High St

- Existing memorial in front of parking lot well designed and maintained, but provides no seating and does not fully screen parking lot behind
- Add benches
- Recommend removing front two parking spaces (immediately behind memorial) and converting into green space with shrubs, small flowering trees to better screen parking lot

340 E High St

- Cut out and replace three parking spaces at corner of High and Evans with planting bed, shrubs, and low, ornamental trees to fill visual gap in street tree canopy.

364 E High St

- Street-level blank corner façade without windows facing both eastbound traffic and north side of E High St is ideal location for mural

365 E High St

- Cut out and replace 2' strip of concrete in front of blank façade with planting bed. Add tall, narrow evergreen trees to screen blank façade.

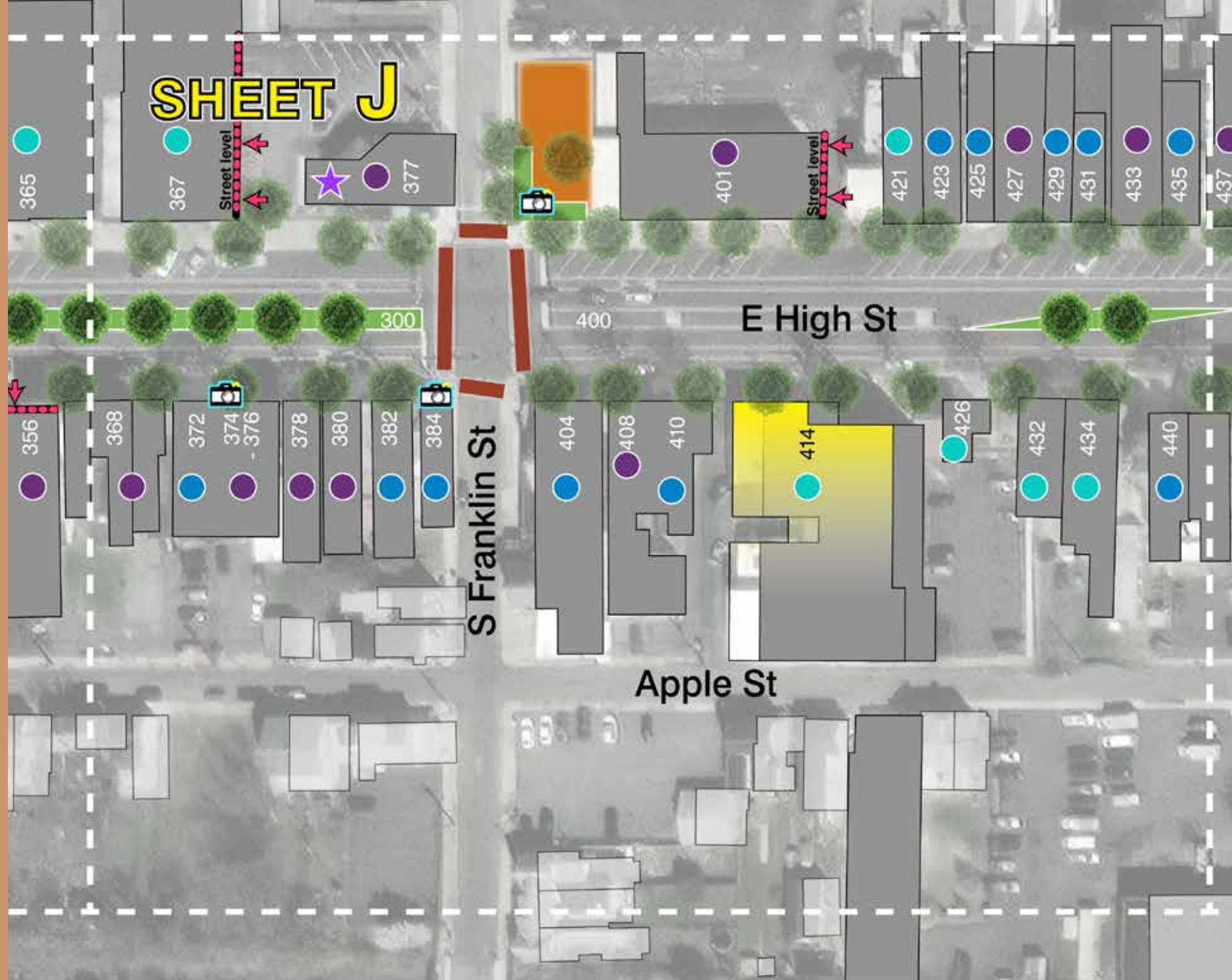


Below: High & Evans Sts. current condition

Right: High & Evans Sts. proposed “parklet” improvements



This existing memorial plaza can be enhanced with new benches and additional green space to screen the parking lot beyond.



Sheet J

Architectural Commentary: North Side of High St.

367 E High St: Very Healthy

- Architecturally neutral
- Commercial use (Redner's)

377 E High St: Distressed | Vacant

- Architecturally unique
- Commercial use (vacant bank)
- Unique building and large site may make finding a user difficult
- Utilize the "lighthouse" for lighting / art

401 E High St: Distressed | Vacant

- Architecturally neutral
- Commercial (vacant bank)
- Large building and site may make finding a user difficult
- Consider creating a public plaza and using the parking lot for events

421 E High St: Very Healthy

- Architecturally contributing
- Residential

423 E High St: Healthy

- Architecturally neutral / potential to be contributing
- Commercial ground floor (laundromat)
- Provide signage and lighting
- Suggest removing stone veneer and restoring storefront level

425 E High St: Healthy

- Architecturally neutral / potential to be contributing
- Restaurant at ground floor (Hing San Chinese)
- Improve signage and lighting; suggest removing hanging sign and replacing with wall sign located in storefront; improve window displays

427 E High St: Distressed | Vacant

- Architecturally neutral / potential to be contributing
- Commercial ground floor (vacant)
- Maintenance and repairs needed – reconstruct storefront



- Green Space
- Pop-Up Space
- Crosswalk Enhancement
- Proposed Street Trees
- Existing Street Trees

- Very Healthy Building
- Healthy Building
- Distressed (Opportunity) Building
- Public Parking Lot
- Private Parking Lot
- Photo Render Location

- Proposed Mural Location
- Existing Mural Location
- Facade Lighting
- Public Art

429 E High St: Healthy

- Architecturally contributing
- Commercial ground floor (Bianca's Hair Salon)
- Improve window displays; 2nd floor is nicely maintained and retains historic details

431 E High St: Healthy

- Architecturally neutral / potential to be contributing
- Commercial ground floor (Smoke Shop)
- Consider removing siding and restoring storefront
- Improve window display

433 E High St: Distressed | Vacant

- Architecturally Detracts
- Commercial at ground floor (vacant)
- High level of disrepair; inappropriate stone veneer covers entire façade
- No windows at upper floors
- Possible structural issues / sagging roof
- Consider restoring the façade; all that remains is the cornice
- Historic mid-century sign = opportunity for restoration

435 E High St: Healthy [AG1.1]

- Architecturally Detracts
- Commercial at ground floor (retail)
- Inappropriate stone veneer covers entire façade
- Consider restoring the façade
- Improve window display (remove clutter) and add business signage



A delightful historic advertisement doubles as a kitschy modern mural.

Architectural Commentary: South Side of High St.

368 E High St: Distressed

- Architecturally contributes, but in rough shape
- Residential at ground floor is OK at this building
- Building suffers from poor maintenance; needs repair
- Consider restoring first floor windows doors
- Restore 1st floor windows. Remove awning. Upgrade doors

372 E High St: Healthy | Vacant 

- Architecturally neutral but vacant
- Commercial (barber shop) and residential at ground floor
- Paint; add lighting; remove window treatments
- Consider converting first floor back to commercial; in the meantime, create a window display

374-376 E High St: Distressed 

- Architecturally contributes
- Residential at ground floor
- Consider converting first floor back to commercial and restoring storefronts
- Paint; lighting; signage

378 E High St: Distressed 

- Architecturally contributing
- Residential at ground floor
- Consider converting first floor back to commercial and restoring storefront
- Paint; lighting; signage – general maintenance needed

380 E High St: Distressed

- Architecturally contributing (upper floors)
- Residential at ground floor
- The ground floor façade is a mess design wise and maintenance wise. Consider converting first floor back to commercial and restoring storefronts (some remnants of the original appear to remain)
- There is evidence of structural cracking on the façade



Below: 372-378 E High St. current condition

Right: 372-378 E High St. proposed improvements



The historic rhythm can be restored to this section of High St by painting these three buildings differently.
 372 E High estimated cost: \$5,000.
 374-376 E High estimated cost: \$21,000.
 378 E High estimated cost: \$26,000.

382 E High St: Healthy | Vacant

- Architecturally contributing
- Commercial at ground floor (vacant)

384 E High St: Healthy 

- Architecturally contributing
- Commercial at ground floor (Restaurant-Food from the Soul)
- New paint; entrance door/canopy; outdoor seating
- Remove window treatments

404 E High St: Healthy

- Architecturally neutral
- Commercial at ground floor (Medical office)
- Remove framing for awning

408 E High St: Distressed | Vacant

- Architecturally neutral
- Commercial at ground floor (vacant)
- Maintenance issues should be addressed; remove vines
- Improve lighting in deep storefront entrance

410 E High St: Healthy

- Architecturally contributes
- Residential
- Address general maintenance issues; paint trim/siding

414 E High St: Very Healthy

- Architecturally contributes
- Mission First Church
- Beautiful building; Consider lighting façade and removing the fabric awning

426 E High St: Very Healthy

- Architecturally contributes (historic residence)
- Part of Mission First Church

432 E High St: Very Healthy

- Architecturally contributes
- Residence

434 E High St: Very Healthy

- Architecturally contributes
- Commercial at ground floor (butcher shop)



Opening sightlines into retail establishments creates an inviting atmosphere to draw in customers. Estimated cost: \$12,000.



Below: 384 E High St. current condition
Right: 384 E High St. proposed improvements



Streetscape Commentary

Green Median

- Wide roadway leads to speeding cars and less than ideal pedestrian experience
- Replace middle lane with bioswale green median and shade trees to reduce vehicular traffic speeds, help Borough meet MS4 stormwater infiltration mandate, provide pedestrian refuge, and improve aesthetics

Pedestrian Crosswalks

- Existing crosswalk paint is faded, decreasing visibility for approaching vehicles and not adding to character of downtown

- Propose pressed thermoplastic brick crosswalk for improved durability, visibility, and character

367 E High St

- Upper-level blank façade without windows facing westbound traffic is ideal location for mural

377 E High St

- Place, on a temporary or long-term basis, a lit sculpture, perhaps made of neon lighting, in the top of the glassed-in tower to enliven this long stretch of currently vacant buildings during dark evening hours.



Below: 377 E High St. current condition

Right: 377 E High St. proposed improvements



The art piece used in this photosimulation is *Comet: Grace*, 2012 by Tristin Lowe, Neon, glass, transformers, aluminum, steel. 24 x 74 inches. Courtesy of the artist and Fleisher Ollman, Philadelphia.

415 E High St 

- Existing plaza at corner of E High and N Franklin St part of vacant bank building
- Plaza is ideal location for pop-up dining experiences with food trucks parking behind plaza and added seating and string lights. Room for 2-4 food trucks on existing macadam behind plaza. Recommend removing corner of existing low wall to provide additional ingress/egress and cutting out sidewalk in front of wall to install planting beds with low shrubs.
- Building ideal for redevelopment into restaurant with outdoor dining plaza.
- Upper-level blank façade without windows facing westbound traffic is ideal location for mural

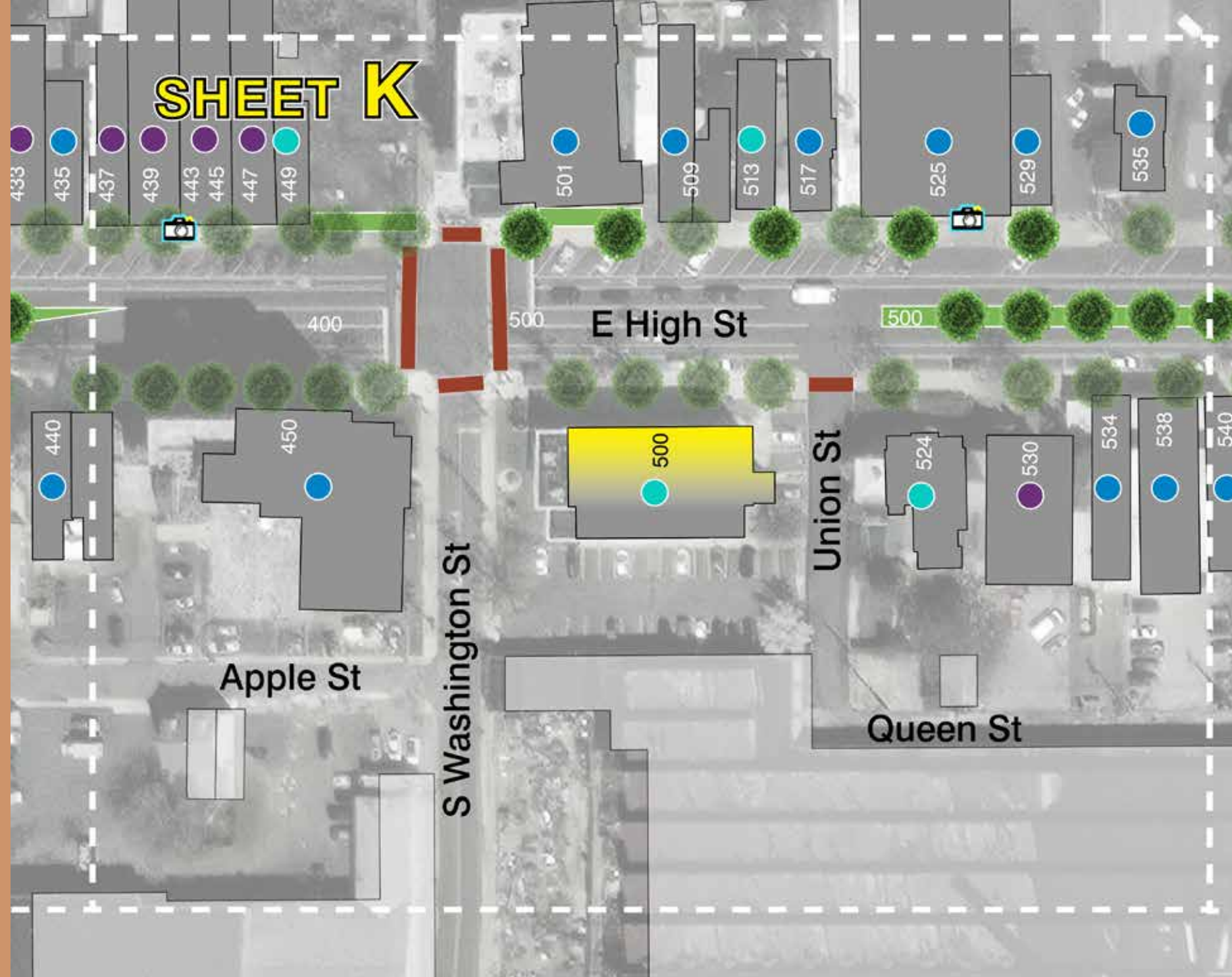


Below: 415 E High St. current condition

Right: 415 E High St. proposed improvements



This vacant plaza, adjacent to a currently vacant building, can be activated with simple measures such as string lights, tables and chairs, and programming with vendors such as food trucks.



Sheet K

Architectural Commentary: North Side of High St.

437 E High St: Distressed | Vacant

- Architecturally Detracts / potential to be contributing
- Commercial at ground floor (appears vacant)
- Inappropriate stone veneer covers entire façade
- Consider restoring the façade; beautiful historic cornice and large project bay window are remaining features

439 E High St: Distressed | Vacant

- Architecturally Detracts / potential to be contributing
- Commercial at ground floor (vacant)
- Inappropriate stone veneer covers entire façade
- Consider restoring the façade; beautiful historic cornice

441-445 E High St: Distressed

- Architecturally contributing (if maintenance is addressed)
- Place of Worship (Mosque)
- Maintenance issues should be addressed; repaint
- Remove window treatments OR (if privacy is important to the use) replace them with an opaque window display that is more inviting
- Improve sign and lighting

447 E High St: Distressed

- Architecturally Detracts / potential to be contributing
- Commercial at ground floor (Deli)
- Historic façade has been significantly altered/covered
- Improve signage, lighting, and window display
- Address maintenance issues
- Consider restoring the façade; remove pent roof and stone veneer

449 E High St: Very Healthy

- Architecturally contributing
- Commercial ground floor (Fiesta Taqueria)
- Improve window displays
- Longterm: Consider removing AC that is above the storefront door

501 E High St: Healthy

- Architecturally neutral
- Residential high-rise
- Improve visibility into first floor public spaces
- Consider adding exterior patio/seating for residents



	Green Space		Very Healthy Building		Proposed Mural Location
	Pop-Up Space		Healthy Building		Existing Mural Location
	Crosswalk Enhancement		Distressed (Opportunity) Building		Facade Lighting
	Proposed Street Trees		Public Parking Lot		Public Art
	Existing Street Trees		Private Parking Lot		
			Photo Render Location		

509 E High St: Healthy

- Architecturally neutral
- Mixed-use at ground floor (office/residential)
- Improve storefront/general maintenance at ground floor unit 2

513 E High St: Very Healthy

- Architecturally contributing
- Residential (single-family)

517 E High St: Healthy

- Architecturally contributing
- Residential

525 E High St: Healthy 

- Architecturally neutral
- Commercial (auto shop)
- Does not match surrounding context, but it has some nice brick detailing
- Consider adding lighting, paint, outdoor furniture/plants

529 E High St: Healthy

- Architecturally contributing
- Residential

535 E High St: Healthy

- Architecturally contributing
- Commercial at ground floor



Below: 525 E High St. current condition

Right: 525 E High St. proposed improvements



With minimal effort, this facade could be elevated using lighting, paint, and planters. Estimated cost: \$7,000.

Architectural Commentary: South Side of High St.

500 E High St: Very Healthy

- Pottstown Public Library
- Architecturally contributing (Historic Post Office)
- Consider lighting the façade

524 E High St: Very Healthy

- Architecturally contributing
- Residential
- Large and nicely maintained historic home



530 E High St: Distressed | Vacant

- Detracting / potential to be contributing
- Residential (vacant)
- State of disrepair and overgrown landscaping

534 E High St: Healthy

- Architecturally neutral / potential to be contributing
- Residential (previously commercial at ground floor?)
- This façade's location close to the street is not in keeping with the more residential block with homes set further back.
- Existing 2-story addition was constructed in front of a historic home; consider removing addition and restoring the façade and scale of the original home OR consider making the existing façade coordinate better with its surrounding context.

538 E High St: Healthy

- Architecturally neutral / potential to be contributing
- Residential
- This façade design is much better than the one at 534, but its location close to the street is not in keeping with the more residential block with homes set further back.
- Existing 2-story addition was constructed in front of a historic home; consider removing addition and restoring the façade and scale of the original home.

Streetscape Commentary

Pedestrian Crosswalks

- Existing crosswalk paint is faded, decreasing visibility for approaching vehicles and not adding to character of downtown
- Propose pressed thermoplastic brick crosswalk for improved durability, visibility, and character

Green Median

- Wide roadway leads to speeding cars and less than ideal pedestrian experience
- Replace middle lane with bioswale green median and shade trees to reduce vehicular traffic speeds, help Borough meet MS4 stormwater infiltration mandate, provide pedestrian refuge, and improve aesthetics

Street Trees

- Gaps in street tree canopy on both sides of High St reduces available shade for pedestrians during hot weather and detracts from downtown streetscape aesthetics
- Recommend filling in gaps with new street trees from list of suggested trees

453 E High St

- Replace missing shrubs in front of low wall screening parking lot.

450 E High St

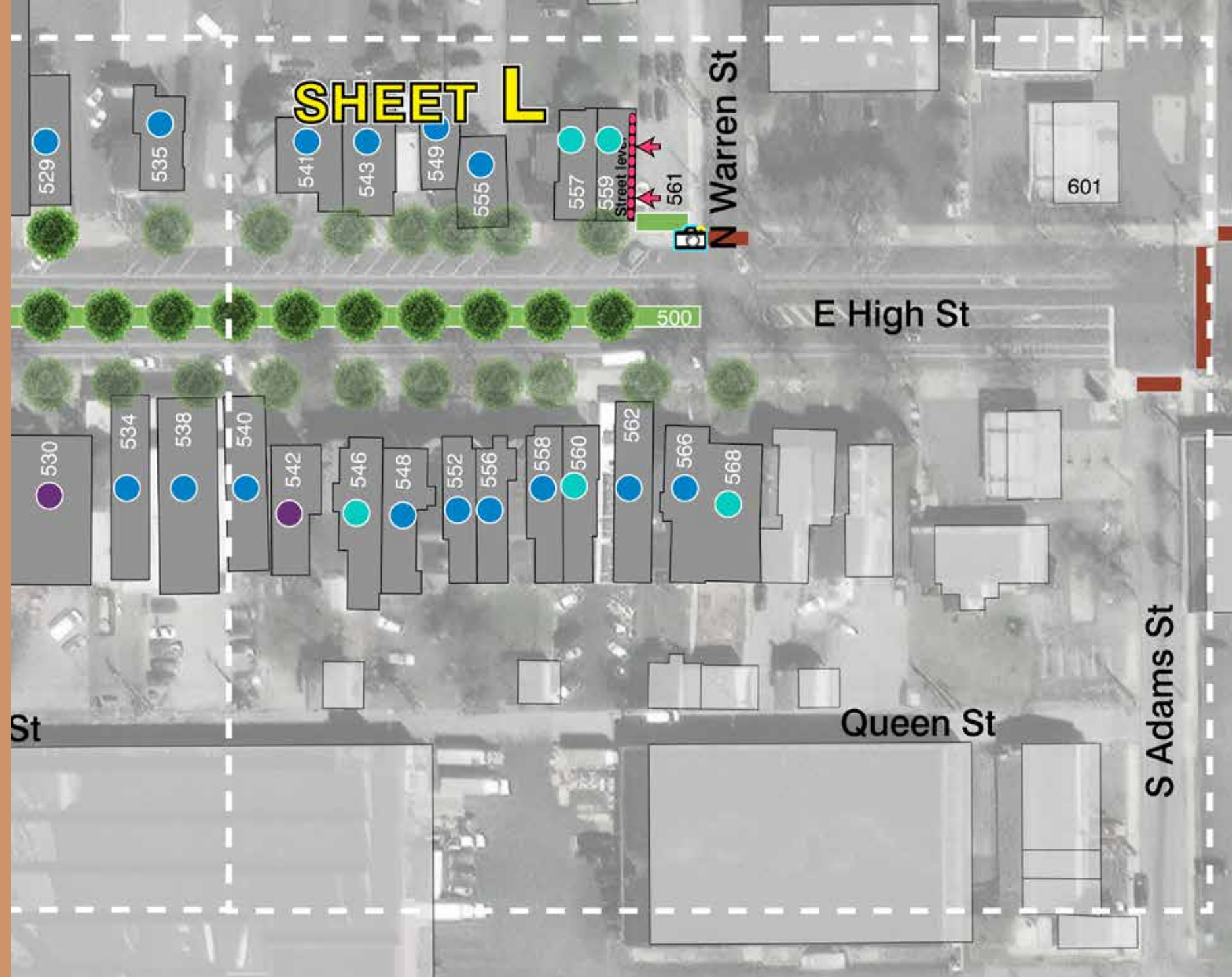
- Add 2-3 shade trees to existing planter integrated into building to soften this rigid architecture

501 E High St

- Add tree pits and shade trees on building side of sidewalk, along with benches for residents



300 King Street is an example of a very healthy facade.



Sheet L

Architectural Commentary: North Side of High St.

541 E High St: Healthy

- Architecturally contributing
- Residential

543 E High St: Healthy

- Architecturally neutral
- Commercial (office)
- The building does not suit the surrounding context in style, scale, or distance from the street

549 E High St: Healthy | Vacant?

- Architecturally contributing
- Residential (vacant?)
- Great example of appropriate historic paint colors

555 E High St: Healthy

- Architecturally neutral
- Commercial at ground floor
- Residential style building

557 E High St: Very Healthy

- Architecturally contributing
- Commercial at ground floor (salon)
- Good example of a window display

559 E High St: Very Healthy

- Architecturally contributing
- Commercial at ground floor
- Remove window treatments / provide window display



	Green Space		Very Healthy Building		Proposed Mural Location
	Pop-Up Space		Healthy Building		Existing Mural Location
	Crosswalk Enhancement		Distressed (Opportunity) Building		Facade Lighting
	Proposed Street Trees		Public Parking Lot		Public Art
	Existing Street Trees		Private Parking Lot		
			Photo Render Location		

Architectural Commentary: South Side of High St.

540 E High St: Healthy

- Architecturally neutral / potential to be contributing
- Residential
- This façade design is much better than the one at 534, but its location close to the street is not in keeping with the more residential block with homes set further back.
- Existing 2-story addition was constructed in front of a historic home; consider removing addition and restoring the façade and scale of the original home.

542 E High St: Distressed | Vacant

- Detracting / potential to be contributing
- Residential (vacant)
- State of extreme disrepair
- Properly mothball the building (cover all openings that are missing windows or doors; masonry repairs; paint wood trim and door to protect from deterioration)

546 E High St: Very Healthy

- Architecturally contributing
- Residential

548 E High St: Healthy

- Architecturally contributing
- Residential
- Gray paint scheme is not well suited to the historic home

552-556 E High St: Healthy

- Architecturally contributing
- Residential
- Consider coordinating the paint color scheme for the shared front porch

558 E High St: Healthy

- Architecturally contributing
- Residential
- Address some maintenance/paint

560 E High St: Very Healthy

- Architecturally contributing
- Commercial at ground floor (vet)

562 E High St: Healthy

- Architecturally neutral
- Commercial (dentist)
- The building does not suite the surrounding context in style, scale, or distance from the street

566 E High St: Healthy

- Architecturally contributing
- Residential
- Front porch enclosure/addition does not suit the context and detracts from the historic homes; consider removing

568 E High St: Very Healthy

- Pottstown Historic Society
- Remove window covering / provide window display



Streetscape Commentary

Green Median

- Wide roadway leads to speeding cars and less than ideal pedestrian experience
- Replace middle lane with bioswale green median and shade trees to reduce vehicular traffic speeds, help Borough meet MS4 stormwater infiltration mandate, provide pedestrian refuge, and improve aesthetics

561 E High St

- Street-level blank façade without windows facing westbound traffic is ideal location for mural, particularly one welcoming people to downtown business core.
- Screen private parking lot by replacing one square width of sidewalk with low fence and shrubs.

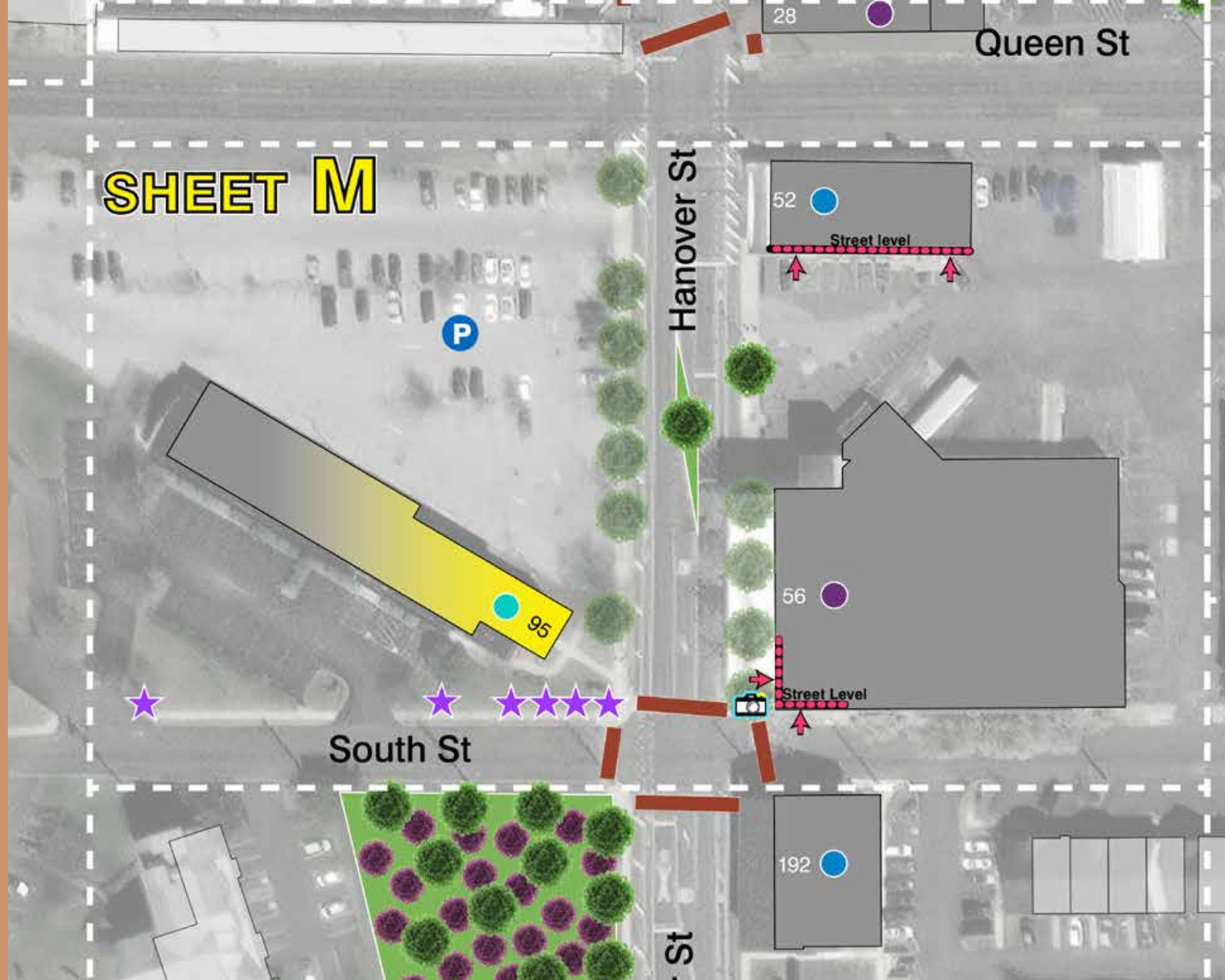


Below: 561 E High St. current condition

Right: 561 E High St. proposed improvements



Pottstown-branded banners and a mural on this building transform this into a "Gateway" for Downtown, providing a sense of arrival and identity of place.



Sheet M

Streetscape Commentary

Green Median

- Wide roadway leads to speeding cars and less than ideal pedestrian experience
- Replace middle lane with bioswale green median and shade trees to reduce vehicular traffic speeds, help Borough meet MS4 stormwater infiltration mandate, provide pedestrian refuge, and improve aesthetics

Street Trees

- Gaps in street tree canopy on both sides of High St reduces available shade for pedestrians during hot weather and detracts from downtown streetscape aesthetics
- Recommend filling in gaps with new street trees from list of suggested trees

Pedestrian Crosswalks

- Existing crosswalk paint is faded, decreasing visibility for approaching vehicles and not adding to character of downtown
- Propose pressed thermoplastic brick crosswalk for improved durability, visibility, and character



	Green Space		Very Healthy Building		Proposed Mural Location
	Pop-Up Space		Healthy Building		Existing Mural Location
	Crosswalk Enhancement		Distressed (Opportunity) Building		Facade Lighting
	Proposed Street Trees		Public Parking Lot		Public Art
	Existing Street Trees		Private Parking Lot		Photo Render Location

352 S Hanover St

- Street-level blank façade without windows facing northbound traffic is ideal location for mural

257 S Hanover St

- 4-story blank façade without windows facing northbound traffic and west side of Hanover St is ideal location for mural, particularly one welcoming people to downtown business core.



Below: 257 S Hanover St. current condition

Right: 257 S Hanover St. proposed improvements



Pottstown-branded banners and a mural on this building transform this unremarkable “Gateway” into a vibrant, memorable experience.



Sheet N

Streetscape Commentary












Pedestrian Crosswalks

- Existing crosswalk paint is faded, decreasing visibility for approaching vehicles and not adding to character of downtown
- Propose pressed thermoplastic brick crosswalk for improved durability, visibility, and character
- Extra wide intersection is a vast sea of black macadam, which is unwelcoming and unsightly
- Recommend covering entire intersection with thermoplastic coating – either stamped with brick pattern or giant colorful graphic which welcomes visitors arriving from Rt 422 to downtown Pottstown.

Street Trees

- Gaps in street tree canopy on both sides of Hanover St reduces available shade for pedestrians during hot weather and detracts from downtown streetscape aesthetics
- Recommend filling in gaps with new street trees from list of suggested trees



	Green Space		Very Healthy Building		Proposed Mural Location
	Pop-Up Space		Healthy Building		Existing Mural Location
	Crosswalk Enhancement		Distressed (Opportunity) Building		Facade Lighting
	Proposed Street Trees		Public Parking Lot		Public Art
	Existing Street Trees		Private Parking Lot		
			Photo Render Location		

105-195 S Hanover St

- Vacant lot at this key gateway into downtown causes initial impression of downtown Pottstown to be of underdeveloped, low-density town
- Recommend filling this ½ acre lot with a mix of 100,000+ flowering bulbs (5 bulbs per square foot) that bloom at different throughout year as well as with a few dozen mixed native flowering trees to both enhance stormwater management and improve aesthetics of this key entry point.

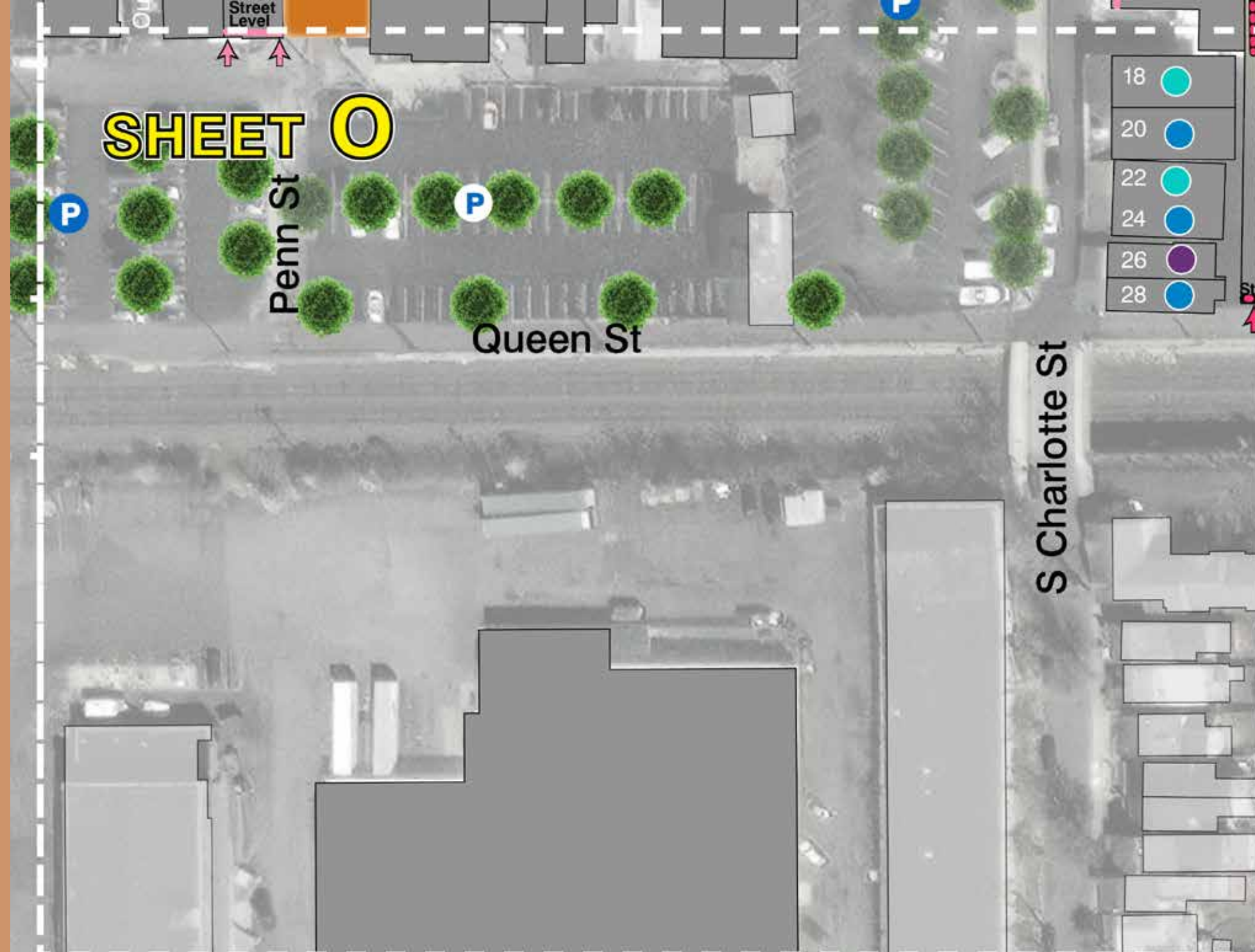


Below: Hanover St. & College Dr. current condition

Right: Hanover St. & College Dr. proposed improvements



This intersection can become a “foyer” for downtown with improvements to crosswalks and brick-style paving, as well as Pottstown-branded banners. Colorful plantings on the vacant corner lot at 105-195 S Hanover St. further enhance this major “Gateway” from Route 422.



Sheet O

Architectural Commentary: S. Charlotte St.

28 S Charlotte St: Healthy | Vacant

- Architecturally contributing – residential scale
- Commercial ground floor (Vacant)
- Remove projecting sign/awning; provide vacant window display

26 S Charlotte St: Distressed | Vacant

- Architecturally contributing – residential scale
- Commercial ground floor (Vacant)
- Masonry repairs and painting needed
- Remove old signage; provide vacant window display

24 S Charlotte St: Healthy

- Architecturally contributing – residential scale
- Commercial ground floor (office)
- Masonry repairs and painting needed

22 S Charlotte St: Very Healthy

- Architecturally contributing – residential scale
- Commercial ground floor (Clock repair)
- Remove fabric awning

20 S Charlotte St: Healthy

- Architecturally contributing – residential scale
- Commercial ground floor (Henry's Café)
- Masonry repairs and painting needed
- Remove window treatments
- Consider exterior café seating

18 S Charlotte St: Very Healthy | Vacant

- Architecturally contributing – residential scale
- Commercial ground floor (vacant)
- Good example of historic color scheme

Streetscape Commentary

Parking Lots

- Lots lack shade and are sea of black macadam
- Recommend cutting tree pits into macadam where corners of four parking spaces meet so as not to lose parking spaces while adding shade, improving stormwater management, and improving aesthetics.
- Along edges of parking lots, where four parking spaces do not meet, recommend replacing a limited number of parking spaces with tree pits (6 shown – 3 on public lots, 3 on private lot).



- Green Space
- Pop-Up Space
- Crosswalk Enhancement
- Proposed Street Trees
- Existing Street Trees

- Very Healthy Building
- Healthy Building
- Distressed (Opportunity) Building
- Public Parking Lot
- Private Parking Lot
- Photo Render Location

- Proposed Mural Location
- Existing Mural Location
- Facade Lighting
- Public Art

WEST HIGH STREET PROPOSED IMPROVEMENTS



West High Street

West High Street, with its car-centric businesses along the north side of the street and industrial railroad use occupying the entire southern side of the street, is not particularly friendly to pedestrians, though its existing

bike lanes do support cyclists. With a mostly unshaded roadway, limited sidewalks, and long stretches of curbless driveway entrances, pedestrians and cyclists likely find travelling this corridor uncomfortable. Regardless, the street is well travelled by runners and cyclists, as evidenced by STRAVA heat maps (Chapter 2).

Bicycle Trail

While bicycle lanes currently exist on both E and W High St (and sections of York and Jackson), they dead-end, leaving cyclists stranded. An on-road bicycle trail of sharrows connecting existing bicycle lanes would allow and encourage people to safely connect from one part of Pottstown to another via bicycle. A proposed layout, shown below, would connect existing bicycle lanes (solid lines) with two new loops (dashed lines).

Sharrows are road markings which alert drivers to the presence of cyclists without taking away existing travel or parking lanes used by vehicles. They are appropriate for streets with speed limits of 35 MPH and under.

Street Trees

In order to provide a safer and more comfortable experience for pedestrians and cyclists, we recommend adding street trees along the entire length of the roadway on both sides where possible (while not blocking driveway access).

Driveway Signage

Mark driveway “in” and “out” locations with signs so that drivers, pedestrians, and cyclists know where to go and where to pay special attention to crossing traffic.



Below: W. High St. as it appeared before already-completed bike lane additions

Right: W. High St. showing existing bike and vehicular travel lanes with proposed pedestrian and greening improvements



Pedestrians' and bicyclists' experience, as well as overall aesthetic appeal, can be improved by adding street trees to this long stretch of road.

Additional Improvements

Railroad Overpass

- Near 77 W High
- Create welcoming gateway by installing backlit light-colored cutout metal lettering to bridge, lit from behind for nighttime visibility.
- Add pressed thermoplastic brick crosswalk as a “welcome mat” to downtown.

Rt 100 Overpass

- Near 225 W High
- Request PennDOT to repaint the overpass and entrance/exit ramps, which have significant peeling paint and rust



Below: “Gateway West” current condition

Right: “Gateway West” proposed “Gateway” improvements



401 W High

- Screen industrial parking lot by adding black vertical (not diagonal) privacy slats to existing chain link fence along both W High St and property line facing adjacent housing development

440-498 W High

- Add 6’ black estate fencing along north side of sidewalk to provide a sense of protection from roadway for residents

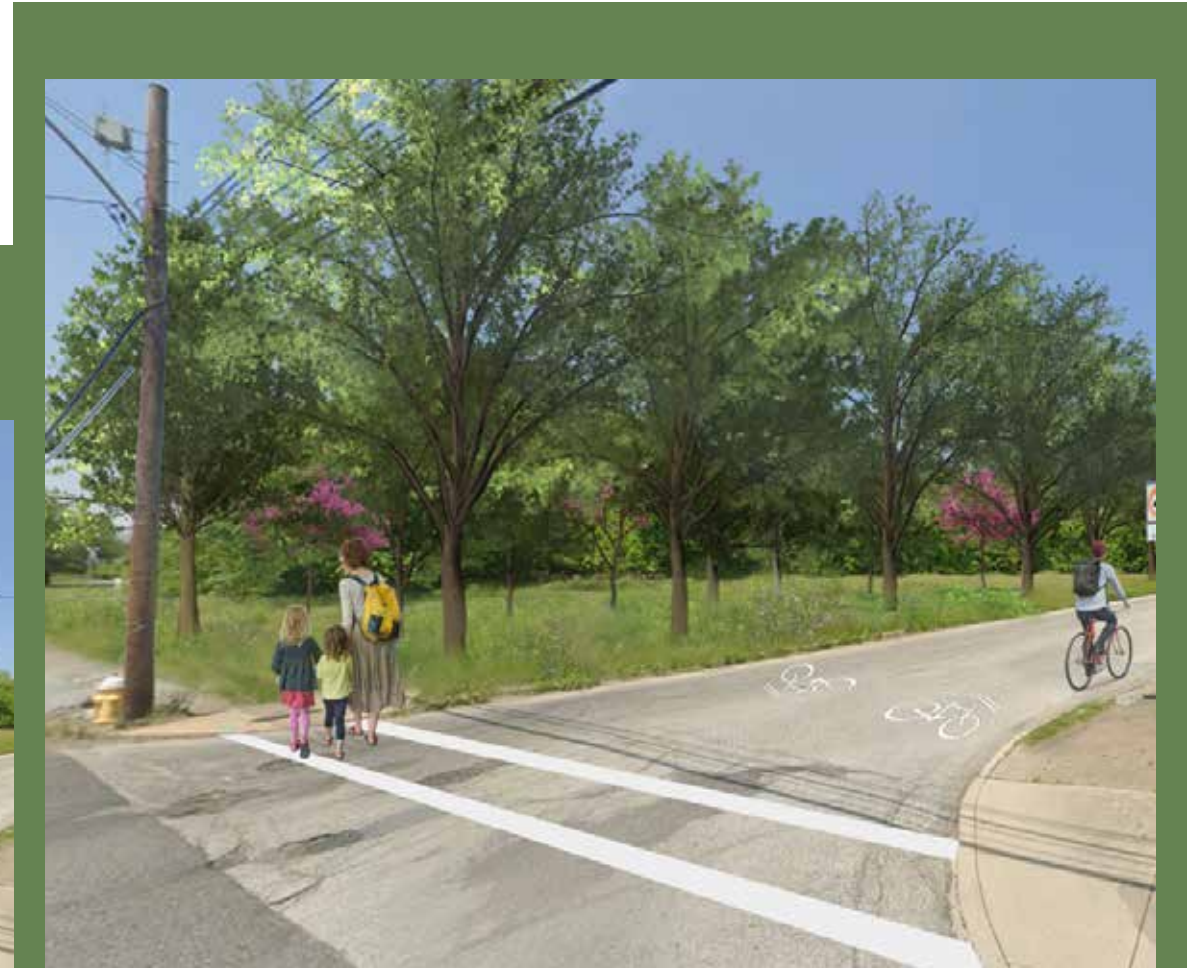
Below: “Gateway West” current condition

Right: “Gateway West” proposed “Gateway” improvements



619-659 W High

- Plant trees on this empty lot. Could serve as a nursery for street trees to place throughout Pottstown as needed.
- This may be a temporary use if the property comes up for development.



Circle of Progress

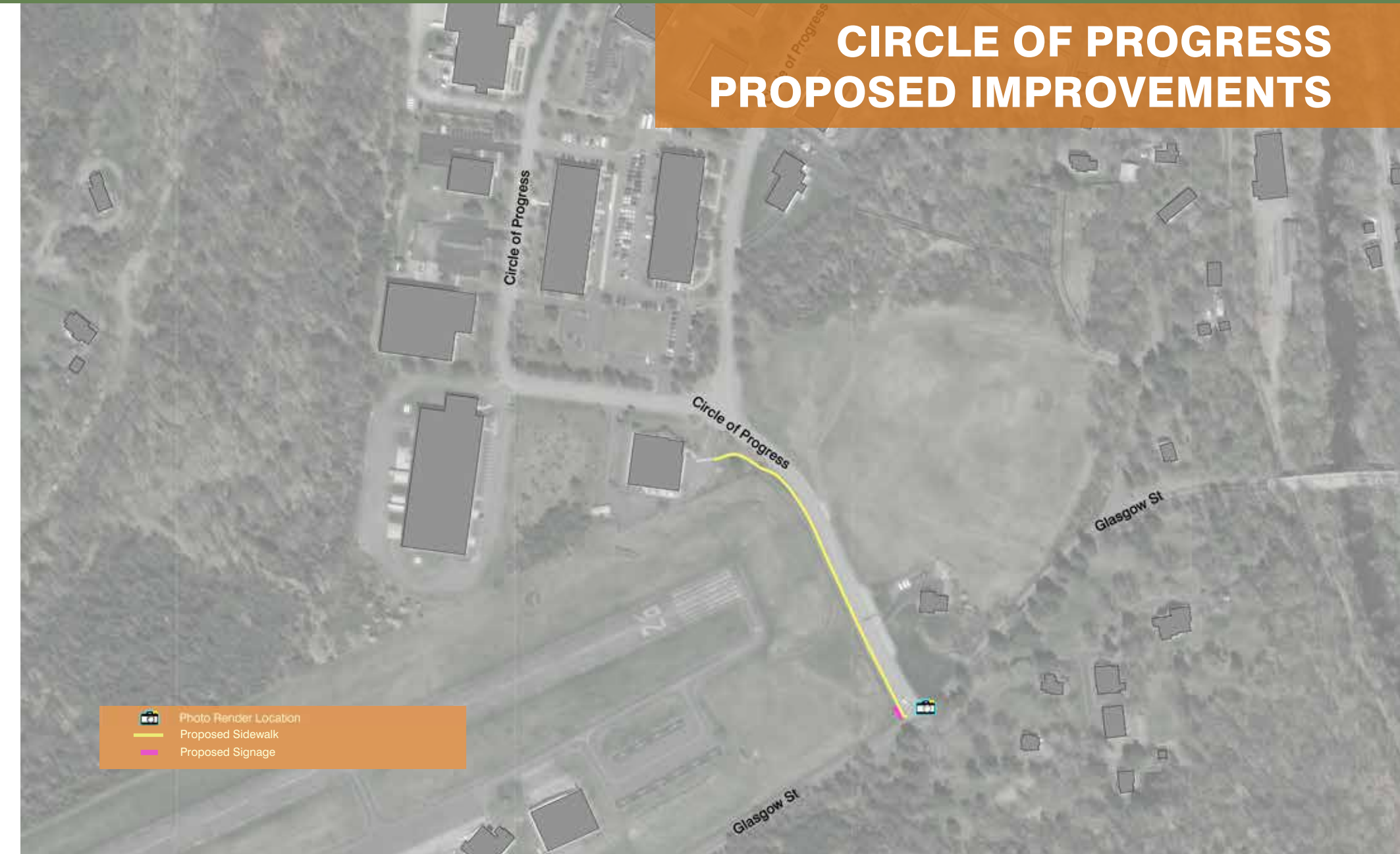
The businesses that are part of the Circle of Progress business park are generally satisfied with the existing condition of this business park. However, the entrance to the Circle of Progress deserves an upgrade to distinguish this area more clearly. The current sign is hidden behind overgrown landscaping, making it difficult to see. Simple updates to the sign and surrounding landscaping will define a gateway for this suburban business park. Only a few requests were made by the businesses, all of which we recommend for implementation:

Create a new entrance sign labeling the business park as the “Circle of Progress Business Park” instead of the existing “Pottstown Airport Business Campus” sign. The new sign could be taller for easier viewing from passing vehicles, while conforming to any height

restrictions required by the adjacent airport.

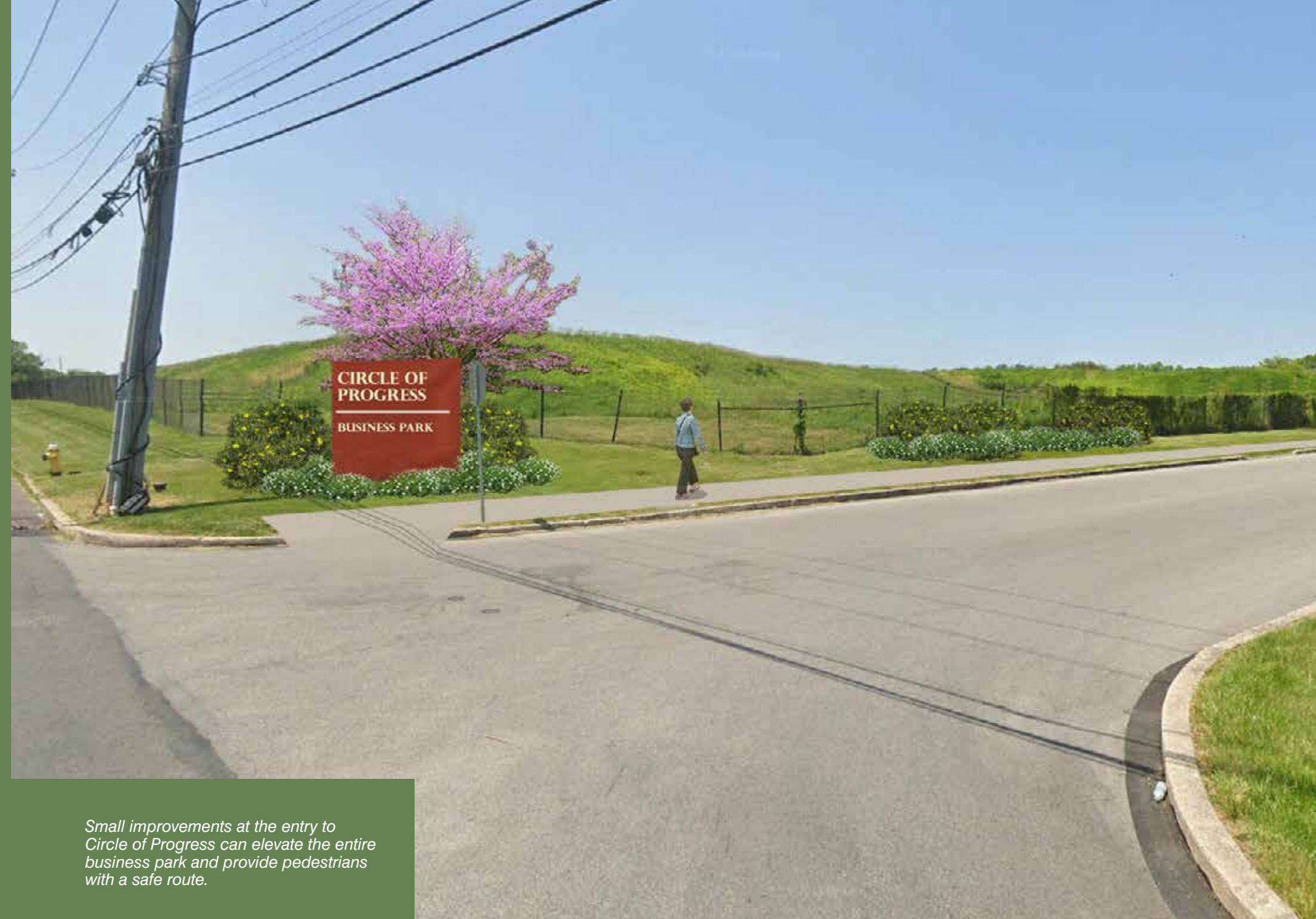
Redesign the plantings around/near the entryway sign so that the new sign will not be blocked by growing vegetation in the coming years, as is the issue with the current plantings/sign. These also must comply with any height restrictions related to the adjacent airport.

Add a sidewalk along the western side of the entry drive, terminating at the first building, to help prevent conflicts between pedestrians entering the business park and vehicular traffic turning into and exiting the park, including tractor trailers which visit many of the businesses. Once inside the business park, the business owners feel that the existing wide roadways, low volume of traffic, and low speeds provide adequate safety for the few pedestrians who walk within the business park.



Below: Circle of Progress entrance drive current condition

Right: Circle of Progress entrance drive proposed improvements



Small improvements at the entry to Circle of Progress can elevate the entire business park and provide pedestrians with a safe route.

3.3 REDEVELOPMENT OPPORTUNITIES

For buildings that are nearing the end of their useful life, redevelopment of those properties may make more sense than restoring them. In some cases, those buildings may have no historic features which could be restored, such as modern warehouses.

In these cases, new buildings thoughtfully designed could reinforce the fabric of Pottstown's streetscape by respectfully following the guidelines laid out in this report.

A few examples are shared here to get the conversation started, though the exact buildings to be replaced and the design of those replacements should not be taken from these images. What's shown are simply generic concepts to start the conversation.

Below: 400 block of E High St. current condition

Right: 400 block of E High St. redevelopment concept



This concept imagines what East High St could become with thoughtful development of mixed-use properties.



IMPLEMENTATION

4

4.1 ESTIMATED IMPROVEMENT COSTS SUMMARY

Estimated costs for Downtown streetscape improvements in the project area were established based on unit costs from construction projects of similar scope and scale. Since most streetscape projects are likely to receive public funds (local, county, state or federal) they reflect prevailing wage rates that are required for publicly bid construction projects. Examples of these improvements include tree planting, green median islands, pedestrian crosswalks, curb ramps, street furniture, signage, and similar enhancements. These costs are detailed with unit costs and quantities and include a 10% construction contingency, contingencies for contractor mobilization and erosion and sediment control and a 15% allowance for final design, obtaining required permits, public bidding, and construction supervision. One High Street, these costs are divided on a block-by-block basis. Other downtown costs are segregated by street. These cost estimates do not include allowances for survey, subsurface investigations, utility relocation, or vault work since it is now known if this work will be needed, as it is beyond the scope of this study.

Cost Summary	
Area 1 - Downtown	\$ 3,365,618
Total Proposed Site Improvements	\$ 2,549,698
Mobilization (3%), E&S (2%), Stormwater Allowances (2%)	\$ 178,490
Construction Contingency (10%)	\$ 254,970
Design & Engineering (15%)	\$ 382,460
Area 2 - West High Street	\$ 426,886
Total Proposed Site Improvements	\$ 323,386
Mobilization (3%), E&S (2%), Stormwater Allowances (2%)	\$ 22,650
Construction Contingency (10%)	\$ 32,340
Design & Engineering (15%)	\$ 48,510
Area 3 - Circle of Progress	\$ 100,200
Total Proposed Site Improvements	\$ 75,900
Mobilization (3%), E&S (2%), Stormwater Allowances (2%)	\$ 5,320
Construction Contingency (10%)	\$ 7,590
Design & Engineering (15%)	\$ 11,390
Total Estimated Cost	\$ 3,892,800

Building façade lighting costs were developed separately in collaboration with a lighting designer. These cost estimates were based on design experience and are order of magnitude costs. These costs do not include electric service or installation costs. Some buildings recommended to be lit may qualify for limited public façade improvement funding but is it also possible that the building owner would bear these costs.

Similarly, building façade enhancement costs are order of magnitude estimates, based on the project architect’s experience with similar projects. Some of these costs are relatively low while other suggested improvements are more extensive and more expensive. There may be some public funding available for building façade enhancements, however, it is likely that most of these costs will be paid by the building owner. There are 9 building façade photo-simulations as a part of this plan and they represent a wide range of building styles and levels of improvement. It is envisioned that these photo-simulations can serve as examples for owners of similar structures. Cost estimates are shown with each illustration and listed by address in the detailed cost estimate in the appendix.

There are no cost estimates for murals that have been suggested on the blank walls of 22 buildings in the downtown, since their costs can vary widely, based on their extent, detail, and other factors of the artwork. Murals are also subject to maintenance cost commitments, as per Borough ordinance.

Please refer to the appendix for detailed cost estimates.

4.2 IMPLEMENTATION PRIORITIES AND FUNDING SOURCES

There are several projects that can be pursued as a result of the Pottstown Streetscape Guidelines Plan.

Downtown Parklets

Design of fourteen (14) downtown parklets (greening, seating, parking screening) would enhance the character and attractiveness of the Downtown. Six (6) of these spaces are borough-owned and could be publicly funded as parklet improvements. These proposed parklets are located at:

- 119-129 East High Street
- High Street and Charlotte Street (clock tower) **
- High and Washington Street (existing monument) (county housing authority owned)
- 339 East High Street **
- 541 East High Street
- 415 East High Street
- 01 Block King Street
- 42-56 King Street **
- 218-220 King Street **
- SE corner of King and Manatawny
- Manatawny Gateway Park (High and Manatawny)
- 140 Chestnut Street
- 105 South Hanover **
- Hanover and College Drive **

***Borough-owned*

For the six borough-owned parklets, a PA DCNR grant could be matched with a PA DCED GTRP grant that would generate up to \$500,00.00 for the design and construction of these enhanced green spaces in the Downtown. As property owner, the Borough of Pottstown would need to be the applicant.

Property owners could pursue the greening of other spaces. Another option may be for the Borough to obtain an easement on these small spaces, which may allow the Borough to apply for public funds for their improvement. Additionally, as the Pottstown Downtown Business Improvement District (BID) grows in both size and revenue, these might be BID initiatives.

West High Street Tree Planting

The major West High Street recommended improvement is the planting of 135 new street trees to soften and enhance the light-industrial character of the existing roadway. The planting of these trees is the most cost-effective way to enhance this section of the project area.

As long as these trees are planting within the public right of way, A Community and Watershed Forestry Grant administered by PA DCNR matched with a MONTCO 2040 Implementation Grant could help fund the planting of these proposed trees along the street. In 2022-2024, the Pottstown School District, with the assistance of *Save our Land, Save our Towns Inc.* undertook an analogous initiative and successfully applied for funds through PA DCNR and planted 450 trees on its school campuses.

Signage / Banners / Gateway Signage

As a distinct project the design and installation of street banners / signage / gateway signage can be pursued. Some state-funded transportation-oriented funding programs will fund signage programs aimed at enhancing the local economy and promoting local businesses.

High Street Green Median

The largest single project recommended in the Pottstown Streetscape Guidelines Plan is the creation of a green median on High Street. If pursued, this concept needs to be subject to a feasibility study that would be best spearheaded by either PennDOT District 6-0 in partnership with the Borough and community. The feasibility study could be funded either by PennDOT or PA DCED through the Multimodal Transportation Program.

Individual Property Owner Efforts

Individual property owners can positively affect the downtown business environment by helping to create improvements to the visual environment through façade enhancements and by positively contributing to the character of the streetscape. Streetscape improvements can be as simple as adding window boxes and planters, painting murals on blank walls, or placing street furnishings/ planters at their place of business. Improvements should be stylistically compatible with surrounding buildings and streetscape. Additionally, if PAED or the Borough pursues façade improvement grant funding, interested property owners should let PAED know that they are interested in participating in these programs.



The High Street Terminal features a vibrant mural that enlivens the streetscape.

Summary of Relevant Grant Application Sources

PA Department of Community and Economic Development (DCED)

Multimodal Transportation Fund (MTF)

The Multimodal Transportation Fund provides grants to encourage economic development and ensure that a safe and reliable system of transportation is available to the residents of the Commonwealth. Funds may be used for the development, rehabilitation, and enhancement of transportation assets to existing communities, streetscape, lighting, sidewalk enhancement, pedestrian safety, connectivity of transportation assets and transit-oriented development. Grants are available for projects with a total cost of \$100,000 or more and grants shall not exceed \$3,000,000 for any project. A 30% local match of the total project costs is required. Grants applications are generally due on July 31st.

For more information please visit <http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/multimodal-transportation-fund>

Greenways, Trails and Recreation Program (GTRP)

The Greenways, Trails, and Recreation Program (GTRP) provides funding for: public park and recreation area projects, greenway and trail projects, and river or creek conservation projects. The program requires a 15% local cash match of the total project cost and DCED share must not exceed \$250,000. Applications are typically due in late May.

More information can be found at: <https://dced.pa.gov/programs/greenways-trails-and-recreation-program-gtrp/>

The Keystone Communities Program (KCP)

The Keystone Communities Program (KCP) for facade grants is, administered by the [PA Department of Community & Economic Development](#) (DCED), with funding cycles usually in the summer/fall; applications for a recent round were due in October 2025, with the next opportunity expected in 2027 for work in 2028, so check the DCED Keystone Communities webpage for current cycles.

The program provides grants for exterior building improvements (facades, signs) in designated downtown/neighborhood areas to boost local economies. Municipalities can apply to manage a local facade grant program, offering funds to property owners. Applications open biennially (every two years); the window for a 2025 application closed in October 2025, with the next opening in 2027. Applications are submitted through the state's eGrants system via the MyPDESuite portal.

Visit the official PA DCED Keystone Communities Program page for the latest guidelines and application dates.

Local Share Account (LSA) - Statewide

The PA Race Horse Development and Gaming Act (Act 2004-71), as amended, provides for the distribution of gaming revenues through the Commonwealth Financing Authority (CFA) to support projects in the public interest and that improve the quality of life of citizens in the community within the Commonwealth of Pennsylvania. Eligible projects must be owned and maintained by an eligible applicant or a nonprofit organization. Grant amounts will vary based on the specific project requirements.

More information can be found at: <https://dced.pa.gov/programs/local-share-account-lsa-statewide/>

Downtown Revitalization Grants and Assistance

Pennsylvania offers downtown revitalization grants through the state's **Main Street Matters (MSM)** program (for planning, business, and physical improvements) and the **Elm Street Program** (for neighborhood reinvestment), managed by the Department of Community & Economic Development (DCED). The **Pennsylvania Downtown Center (PDC)** partners with DCED, offering support and connecting communities to these funds and resources, like the new Harrisburg revitalization grant. Other opportunities include federal programs and local initiatives, such as Pittsburgh's Placemaking Grant for creative public projects.

- **Main Street Matters (MSM):** Flexible funding for planning, facades, business improvements, development, accessible housing, and implementation, available to local governments, nonprofits, and development groups.
- **Elm Street Program:** Supports residential reinvestment and neighborhood revitalization, with planning grants available to help communities develop strategies for physical improvements.

Other Grant & Support Resources

- **Pennsylvania Downtown Center (PDC):** Provides technical assistance, training, and connects communities to DCED funding for Main Street & Elm Street programs.
- **Main Street America (MSA) Grants:** Opportunities like the «At Your Side» grant for brick-and-mortar businesses in designated Main Street districts.

Application Process

1. Check the DCED Website: Look for “Main Street Matters” and other economic development programs.
2. Contact the Pennsylvania Downtown Center (PDC): They are a key resource for designated Main Street/Elm Street communities and general revitalization support.
3. Monitor Local Updates: Cities like Harrisburg actively seek and use grants for specific downtown plans, so local news is important.

PennDOT

Multimodal Fund

PennDOT's multimodal program seeks to improve freight and passenger mobility options, maximize benefits of capital investment in all modes of transportation, promote safety on all modes of transportation, use transportation improvements to spur economic development, and improve the effectiveness and efficiency of the transportation network. Projects eligible for funding include:

- projects related to streetscape, sidewalk enhancement, pedestrian safety.
- transit oriented development projects.
- projects related to connectivity improvements
- projects that coordinate local land use with transportation assets to enhance existing communities

The PennDOT Multimodal fund is separate from the Multimodal Transportation Fund administered by the Pennsylvania DCED. A local match of at least 30% of the non-federal project costs is required. Grant applications are typically due July 31.

More information on the program can be found at: <http://www.pennndot.gov/ProjectAndPrograms/MultimodalProgram/Pages/default.aspx>

Transportation Alternatives Set Aside Program (TASA)

The Transportation Alternatives Set Aside Program (TASA) was started in 2012 by Congress as part of the Moving Ahead for Progress in the 21st Century Act (MAP-21). The program funds a range of alternative transportation projects that include pedestrian and bicycle facilities, public transportation, safe routes to school, historic transportation structures, environmental mitigation, and trail projects. All funding money is administered by PennDOT and strictly used for the construction of projects, but not the planning or design.

TASA Projects must have a construction cost of at least \$100,000, but generally no more than \$1,000,000.

There was just a grant round in 2025, so the next round is anticipated in 2027. The program in PennDOT District 6-0 is administered through DVRPC.

Additional information is available online at: <https://www.pa.gov/services/pennndot/apply-for-transportation-alternatives-set-aside-funding>

PA Department of Conservation and Natural Resources (DCNR) - Community and Watershed Forestry Grants

A revamped program through the PA Department of Conservation and Natural Resources (DCNR) is the Community and Watershed Forestry grants which focus on planting trees in towns and cities and along waterways. Community and Watershed Forestry projects fund riparian buffers, lawn-to-meadow conversions, and community trees. Funding can help with outreach, design, planting, and post-planting maintenance.

One application can support multiple installations and practices, including:

- Riparian forest buffers
- Lawn conversion to forest or meadow
- Community tree planting, including Urban and Community Forestry

Applicants can include:

- County and municipal governments
- Non-profit organizations
- Educational institutions

Typical amounts of grant award:

- The minimum grant award is \$50,000.
- Match is 20 percent of total project cost.

The application period opens on the third Tuesday in January and closes the first Wednesday in April.

<https://www.pa.gov/services/dcnr/apply-for-dcnr-community-and-watershed-forestry-grants>

MONTCO 2040 Grant

Montgomery County 2040 Implementation grants are a good potential source for construction projects in the Downtown. Grant amounts can be for up to \$250,000.00. The primary areas of focus in 2026 are:

- Transportation and Mobility Improvements
- Support Downtowns and Community Destinations
- Adaptation and Resiliency

The first two categories fit within the improvements recommended by the Pottstown Streetscape Guidelines. A match of at least 20% of the total project costs is required. Applications are typically due in early March. In 2026, they are due on March 2.

[Implementation-Grant-Program_GuideBook_2026_REV02](#)



Welcome
To
POTTSTOWN
Incorporated 1815

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Probable Cost of Development

Pottstown Streetscape Guidelines		Area 1 - Downtown	
Total Proposed Site Improvements		\$	2,549,698
Mobilization (3%)		\$	76,500
Erosion and Sedimentation Control (2%) & Stormwater Allowance (2%)		\$	101,990
Construction Contingency (10%)		\$	254,970
Design & Engineering (15%)		\$	382,460
Total Estimated Project Costs		\$	3,365,618
Item Description	Estimated Quantity	Unit Price	Total Item Amount
E. High Street Improvements			\$ 1,099,608
000 Block E High Street			\$ 180,312
1	Bioswale Median		\$ 93,578
1a	Sawcut Asphalt	885 LF \$ 2.50	\$ 2,213
1b	Demo Asphalt (5100 SF/9)	566 SY \$ 10.00	\$ 5,660
1c	Excavation (18" Depth) (5100 SF X 1.5'/27)	283 CY \$ 20.00	\$ 5,660
1d	6" Curb	885 LF \$ 50.00	\$ 44,250
1e	Planting Soil (18" Depth) (5100 SF X 1.5'/27)	283 CY \$ 65.00	\$ 18,395
1f	Low-mow Lawn	5,100 SF \$ 2.00	\$ 10,200
1g	Trees	9 EA \$ 800.00	\$ 7,200
2	Green Parking Lot "Screen" - Motel (29 E High)		\$ 2,025
2a	Shrubs	45 EA \$ 45.00	\$ 2,025
3	Murals (custom cost)	2 EA \$ -	\$ -
4	Street Trees (remove walkway, excavate, soil, tree)	8 EA \$ 3,500.00	\$ 28,000
5	Stamped Crosswalk (1405 SF/9)	156 SY \$ 64.55	\$ 10,069
6	Benches	6 EA \$ 2,360.00	\$ 14,160
7	Waste Receptacles (4 per block)	4 EA \$ 3,120.00	\$ 12,480
8	Gateway Signage	4 EA \$ 5,000.00	\$ 20,000
100 Block E High Street			\$ 164,270
1	Bioswale Median		\$ 63,004
	Sawcut Asphalt	660 LF \$ 2.50	\$ 1,650
	Demo Asphalt (28020 SF/9)	311 SY \$ 10.00	\$ 3,110

Item Description	Estimated Quantity	Unit Price	Total Item Amount
Excavation (18" Depth) (2802 SF X 1.5'/27)	156 CY	\$ 25.00	\$ 3,900
6" Curb	660 LF	\$ 50.00	\$ 33,000
Planting Soil (18" Depth) (2802 SF X 1.5'/27)	156 CY	\$ 65.00	\$ 10,140
Low-mow Lawn	2,802 SF	\$ 2.00	\$ 5,604
Trees	7 EA	\$ 800.00	\$ 5,600
2	Green Parking Lot "Screen" (119-127 E High)		\$ 21,668
	Sawcut Asphalt	183 LF \$ 2.50	\$ 458
	Demo Asphalt (760 SF/9)	84 SY \$ 10.00	\$ 840
	Excavation (18" Depth) (760 SF X 1.5'/27)	43 CY \$ 25.00	\$ 1,075
	Planting Soil (18" Depth) (760 SF X 1.5'/27)	43 CY \$ 65.00	\$ 2,795
	Plantings (perennials, grasses)	380 SF \$ 25.00	\$ 9,500
	Low Brick Wall (18" Tall)	70 LF \$ 100.00	\$ 7,000
3	Murals (custom cost)	1 EA \$ -	\$ -
4	Street Trees (remove walkway, excavate, soil, tree)	11 EA \$ 3,500.00	\$ 38,500
5	Stamped Crosswalk (2021 SF/9)	224 SY \$ 64.55	\$ 14,458
6	Benches	6 EA \$ 2,360.00	\$ 14,160
7	Waste Receptacles	4 EA \$ 3,120.00	\$ 12,480
200 Block E High Street			\$ 237,505
1	Bioswale Median		\$ 73,642
1a	Sawcut Asphalt	783 LF \$ 2.50	\$ 1,958
1b	Demo Asphalt (3222 SF/9)	358 SY \$ 10.00	\$ 3,580
1c	Excavation (18" Depth) (3222 SF X 1.5'/27)	179 CY \$ 25.00	\$ 4,475
1d	6" Curb	783 LF \$ 50.00	\$ 39,150
1e	Planting Soil (18" Depth) (3222 SF X 1.5'/27)	179 CY \$ 65.00	\$ 11,635
1f	Low-mow Lawn	3,222 SF \$ 2.00	\$ 6,444
1g	Trees	8 EA \$ 800.00	\$ 6,400
2	Murals (custom cost)	3 EA \$ -	\$ -
3	Street Trees (remove walkway, excavate, soil, tree)	10 EA \$ 3,500.00	\$ 35,000
4	Stamped Crosswalk (1446 SF/9)	160 SY \$ 64.55	\$ 10,327
5	Benches	6 EA \$ 2,360.00	\$ 14,160
6	Waste Receptacles	4 EA \$ 3,120.00	\$ 12,480

Item Description	Estimated Quantity	Unit Price	Total Item Amount
7 Clocktower Park			\$ 91,896
7a Structure Renovations (remove glass, paint, add trellis)	1 LS	\$ 20,000.00	\$ 20,000
7b Sawcut Asphalt	276 LF	\$ 2.50	\$ 690
7c Demo Asphalt (2793 SF/9)	310 SY	\$ 10.00	\$ 3,100
7d Excavation (18" Depth) (2793 SF X 1.5'/27)	156 CY	\$ 25.00	\$ 3,900
7e Planting Soil (18" Depth) (2793 SF X 1.5'/27)	156 CY	\$ 65.00	\$ 10,140
7f Low-mow Lawn	2,793 SF	\$ 2.00	\$ 5,586
7g Ornamental Trees	2 EA	\$ 800.00	\$ 1,600
7h Planters (large, with plants and soil)	7 EA	\$ 4,000.00	\$ 28,000
7i Benches	8 EA	\$ 2,360.00	\$ 18,880
300 Block E High Street			\$ 228,382
1 Bioswale Median			\$ 124,350
1a Sawcut Asphalt	1,203 LF	\$ 2.50	\$ 3,008
1b Demo Asphalt (6261 SF/9)	695 SY	\$ 10.00	\$ 6,950
1c Excavation (18" Depth) (6261 SF X 1.5'/27)	348 CY	\$ 25.00	\$ 8,700
1d 6" Curb	1,203 LF	\$ 50.00	\$ 60,150
1e Planting Soil (18" Depth) (6261 SF X 1.5'/27)	348 CY	\$ 65.00	\$ 22,620
1f Low-mow Lawn	6,261 SF	\$ 2.00	\$ 12,522
1g Trees	13 EA	\$ 800.00	\$ 10,400
2 Green Parking Lot "Screen" (325-331 E High)			\$ 19,725
2a Sawcut Asphalt	148 LF	\$ 2.50	\$ 370
2b Demo Asphalt (693 SF/9)	77 SY	\$ 10.00	\$ 770
2c Excavation (18" Depth) (693 SF X 1.5'/27)	39 CY	\$ 25.00	\$ 975
2d Planting Soil (18" Depth) (693 SF X 1.5'/27)	39 CY	\$ 65.00	\$ 2,535
2e Plantings (perennials, grasses)	347 SF	\$ 25.00	\$ 8,675
2f Low Brick Wall (18" Tall)	64 LF	\$ 100.00	\$ 6,400
3 Murals (custom cost)	4 EA	\$ -	\$ -
4 Street Trees (remove walkway, excavate, soil, tree)	0 EA	\$ 3,500.00	\$ -
5 Stamped Crosswalk (3222 SF/9)	358 SY	\$ 64.55	\$ 23,107
6 Benches	6 EA	\$ 2,360.00	\$ 14,160
7 Waste Receptacles	4 EA	\$ 3,120.00	\$ 12,480

Item Description	Estimated Quantity	Unit Price	Total Item Amount
8 Monument Parklet (335 E High)			\$ 34,560
8a Sawcut Asphalt	148 LF	\$ 2.50	\$ 370
8b Demo Asphalt (694 SF/9)	77 SY	\$ 10.00	\$ 770
8c Excavation (18" Depth) (694 SF X 1.5'/27)	39 CY	\$ 25.00	\$ 975
8d Planting Soil (18" Depth) (694 SF X 1.5'/27)	39 CY	\$ 65.00	\$ 2,535
8e Plantings (perennials, grasses)	694 SF	\$ 25.00	\$ 17,350
8f Benches	4 EA	\$ 2,360.00	\$ 9,440
8g Waste Receptacles	1 EA	\$ 3,120.00	\$ 3,120
400 Block E High Street			\$ 102,598
1 Bioswale Median			\$ 24,685
1a Sawcut Asphalt	310 LF	\$ 2.50	\$ 775
1b Demo Asphalt (1014 SF/9)	115 SY	\$ 10.00	\$ 1,150
1c Excavation (18" Depth) (1014 SF X 1.5'/27)	56 CY	\$ 25.00	\$ 1,400
1d 6" Curb	310 LF	\$ 50.00	\$ 15,500
1e Planting Soil (18" Depth) (1014 SF X 1.5'/27)	56 CY	\$ 65.00	\$ 3,640
1f Low-mow Lawn	310 SF	\$ 2.00	\$ 620
1g Trees	2 EA	\$ 800.00	\$ 1,600
2 Green Parking Lot "Screen" (541 E High)			\$ 17,835
2a Sawcut Asphalt	138 LF	\$ 2.50	\$ 345
2b Demo Asphalt (621 SF/9)	69 SY	\$ 10.00	\$ 690
2c Excavation (18" Depth) (621 SF X 1.5'/27)	35 CY	\$ 25.00	\$ 875
2d Planting Soil (18" Depth) (621 SF X 1.5'/27)	35 CY	\$ 65.00	\$ 2,275
2e Plantings (perennials, grasses)	310 SF	\$ 25.00	\$ 7,750
2f Low Brick Wall (18" Tall)	59 LF	\$ 100.00	\$ 5,900
3 Murals (custom cost)	1 EA	\$ -	\$ -
4 Street Trees (remove walkway, excavate, soil, tree)	0 EA	\$ 3,500.00	\$ -
5 Stamped Crosswalk (1527 SF/9)	169 SY	\$ 64.55	\$ 10,908
6 Benches	6 EA	\$ 2,360.00	\$ 14,160
7 Waste Receptacles	4 EA	\$ 3,120.00	\$ 12,480
8 Bank Park (415 E High)			\$ 22,530
8a Cut + Demo Corner of 3'-Tall Brick Wall	8 LF	\$ 100.00	\$ 800

Item Description		Estimated Quantity	Unit Price	Total Item Amount
8b	Sawcut Concrete Planting Beds	112 LF	\$ 5.00	\$ 560
8c	Demo Concrete (137 SF/9)	16 SY	\$ 10.00	\$ 160
8d	Excavation (18" Depth) (137 SF X 1.5'/27)	8 CY	\$ 25.00	\$ 200
8e	Planting Soil (18" Depth) (137 SF X 1.5'/27)	8 CY	\$ 65.00	\$ 520
8f	Shrubs	10 EA	\$ 45.00	\$ 450
8g	Benches	2 EA	\$ 2,360.00	\$ 4,720
8h	Café Tables	5 EA	\$ 800.00	\$ 4,000
8i	Café Chairs	20 EA	\$ 400.00	\$ 8,000
8j	Waste Receptacles	1 EA	\$ 3,120.00	\$ 3,120
500 Block E High Street				\$ 186,542
1	Bioswale Median			\$ 97,578
1a	Sawcut Asphalt	904 LF	\$ 2.50	\$ 2,260
1b	Demo Asphalt (5094 SF/9)	566 SY	\$ 10.00	\$ 5,660
1c	Excavation (18" Depth) (5094 SF X 1.5'/27)	283 CY	\$ 25.00	\$ 7,075
1d	6" Curb	904 LF	\$ 50.00	\$ 45,200
1e	Planting Soil (18" Depth) (5094 SF X 1.5'/27)	283 CY	\$ 65.00	\$ 18,395
1f	Low-mow Lawn	5,094 SF	\$ 2.00	\$ 10,188
1g	Trees	11 EA	\$ 800.00	\$ 8,800
2	Murals (custom cost)	1 EA	\$ -	\$ -
3	Street Trees (remove walkway, excavate, soil, tree)	5 EA	\$ 3,500.00	\$ 17,500
4	Stamped Crosswalk (2013 SF/9)	223 SY	\$ 64.55	\$ 14,394
5	Benches	6 EA	\$ 2,360.00	\$ 14,160
6	Waste Receptacles	4 EA	\$ 3,120.00	\$ 12,480
7	Gateway Signage	2 EA	\$ 5,000.00	\$ 10,000
8	Senior Housing Parklet (501 E High)			\$ 20,430
8a	Excavation (18" Depth) (524 SF X 1.5'/27)	29 CY	\$ 25.00	\$ 725
8b	Planting Soil (18" Depth) (524 SF X 1.5'/27)	29 CY	\$ 65.00	\$ 1,885
8c	Plantings (perennials, grasses)	524 SF	\$ 25.00	\$ 13,100
8d	Benches	2 EA	\$ 2,360.00	\$ 4,720
King Street Improvements				\$ 240,829
1	Murals (custom cost)	8 EA	\$ -	\$ -

Item Description		Estimated Quantity	Unit Price	Total Item Amount
2	Street Trees (remove walkway, excavate, soil, tree)	20 EA	\$ 3,500.00	\$ 70,000
3	Stamped Crosswalk (5556 SF/9)	617 SY	\$ 7.17	\$ 4,425
4	Gateway Signage	4 EA	\$ 5,000.00	\$ 20,000
5	Relocate Clocktower Existing Planters to 262 King	5 EA	\$ 200.00	\$ 1,000
6	Green Parking Lot "Screen" - Ice House (01 King)			\$ 29,018
6a	Sawcut Asphalt	191 LF	\$ 2.50	\$ 478
6b	Demo Asphalt (1160 SF/9)	129 SY	\$ 10.00	\$ 1,290
6c	Excavation (18" Depth) (1160 SF X 1.5'/27)	65 CY	\$ 25.00	\$ 1,625
6d	Planting Soil (18" Depth) (1160 SF X 1.5'/27)	65 CY	\$ 65.00	\$ 4,225
6e	Plantings (perennials, grasses)	580 SF	\$ 25.00	\$ 14,500
6f	Low Brick Wall (18" Tall)	69 LF	\$ 100.00	\$ 6,900
7	Green Parking Lot "Screen" (42-56 King)			\$ 20,523
7a	Sawcut Asphalt	704 LF	\$ 2.50	\$ 1,760
7b	Demo Asphalt (1025 SF/9)	114 SY	\$ 10.00	\$ 1,140
7c	Excavation (18" Depth) (1025 SF X 1.5'/27)	57 CY	\$ 25.00	\$ 1,425
7d	Planting Soil (18" Depth) (1025 SF X 1.5'/27)	57 CY	\$ 65.00	\$ 3,705
7e	Plantings (perennials, grasses)	513 SF	\$ 7.40	\$ 3,793
7f	Low Brick Wall (18" Tall)	87 LF	\$ 100.00	\$ 8,700
8	Green Parking Lot "Screen" (148-152 King)			\$ 9,845
8a	Sawcut Asphalt	136 LF	\$ 2.50	\$ 340
8b	Demo Asphalt (469 SF/9)	53 SY	\$ 10.00	\$ 530
8c	Excavation (18" Depth) (469 SF X 1.5'/27)	26 CY	\$ 25.00	\$ 650
8d	Planting Soil (18" Depth) (469 SF X 1.5'/27)	26 CY	\$ 65.00	\$ 1,690
8e	Plantings (perennials, grasses)	235 SF	\$ 7.40	\$ 1,735
8f	Low Brick Wall (18" Tall)	49 LF	\$ 100.00	\$ 4,900
9	Green Parking Lot "Screen" (218-220 King)			\$ 9,039
9a	Sawcut Asphalt	134 LF	\$ 2.50	\$ 335
9b	Demo Asphalt (474 SF/9)	53 SY	\$ 10.00	\$ 530
9c	Excavation (18" Depth) (474 SF X 1.5'/27)	18 CY	\$ 25.00	\$ 450
9d	Planting Soil (18" Depth) (474 SF X 1.5'/27)	18 CY	\$ 65.00	\$ 1,170
9e	Plantings (perennials, grasses)	237 SF	\$ 7.40	\$ 1,754

Item Description		Estimated Quantity	Unit Price	Total Item Amount
9f	Low Brick Wall (18" Tall)	48 LF	\$ 100.00	\$ 4,800
10	King Street Gateway Park (SE Corner King + Manatawny St)			\$ 76,980
10a	Sawcut Asphalt	339 LF	\$ 2.50	\$ 848
10l	Demo Asphalt (7331 SF/9)	815 SY	\$ 10.00	\$ 8,150
10a	Excavation (18" Depth) (7331 SF X 1.5'/27)	408 CY	\$ 25.00	\$ 10,200
10a	Planting Soil (18" Depth) (7331 SF X 1.5'/27)	408 CY	\$ 65.00	\$ 26,520
10a	Low-mow Lawn	7,331 SF	\$ 2.00	\$ 14,662
10j	Shade Trees	8 EA	\$ 800.00	\$ 6,400
10i	Benches	3 EA	\$ 2,360.00	\$ 7,080
10l	Waste Receptacles	1 EA	\$ 3,120.00	\$ 3,120
Chestnut Street Improvements				\$ 15,713
1	Green Parking Lot "Screen" (140 Chestnut)			\$ 15,713
1a	Sawcut Asphalt	210 LF	\$ 2.50	\$ 525
1b	Demo Asphalt (765 SF/9)	85 SY	\$ 10.00	\$ 850
1c	Excavation (18" Depth) (765 SF X 1.5'/27)	43 CY	\$ 25.00	\$ 1,063
1d	Planting Soil (18" Depth) (765 SF X 1.5'/27)	43 CY	\$ 65.00	\$ 2,795
1e	Plantings (perennials, grasses)	383 SF	\$ 7.40	\$ 2,831
1f	Low Brick Wall (18" Tall)	77 LF	\$ 100.00	\$ 7,650
Manatawny Street Improvements				\$ 218,850
1	Murals (custom cost)	1 EA	\$ -	\$ -
2	Street Trees (remove walkway, excavate, soil, tree)	7 EA	\$ 3,500.00	\$ 24,500
3	Manatawny Creek Park (1 Manatwany)			\$ 194,350
3a	Sawcut Asphalt	728 LF	\$ 2.50	\$ 1,820
3b	Demo Asphalt (18601 SF/9)	2,066 SY	\$ 10.00	\$ 20,660
3c	Excavation (18" Depth) (18601 SF X 1.5'/27)	1,034 CY	\$ 25.00	\$ 25,850
3d	Planting Soil (18" Depth) (18601 SF X 1.5'/27)	1,034 CY	\$ 65.00	\$ 67,210
3e	Low-mow Lawn	18,601 SF	\$ 2.00	\$ 37,202
3f	Shade Trees	12 EA	\$ 800.00	\$ 9,600
3g	Ornamental Trees	11 EA	\$ 800.00	\$ 8,800
3h	Asphalt Walkway (5' Wide)	320 LF	\$ 25.90	\$ 8,288

Item Description		Estimated Quantity	Unit Price	Total Item Amount
3i	Benches	5 EA	\$ 2,360.00	\$ 11,800
3j	Waste Receptacles	1 EA	\$ 3,120.00	\$ 3,120
Hanover Street Improvements				\$ 863,698
1	Bioswale Median			\$ 48,846
1a	Sawcut Asphalt	628 LF	\$ 2.50	\$ 1,570
1b	Demo Asphalt (1861 SF/9)	206 SY	\$ 10.00	\$ 2,060
1c	Excavation (18" Depth) (1861 SF X 1.5'/27)	104 CY	\$ 25.00	\$ 2,600
1d	6" Curb	628 LF	\$ 50.00	\$ 31,400
1e	Planting Soil (18" Depth) (1861 SF X 1.5'/27)	104 CY	\$ 65.00	\$ 6,760
1f	Low-mow Lawn	628 SF	\$ 2.00	\$ 1,256
1g	Trees	4 EA	\$ 800.00	\$ 3,200
2	Murals (custom cost)	2 EA	\$ -	\$ -
3	Street Trees (remove walkway, excavate, soil, tree)	6 EA	\$ 3,500.00	\$ 21,000
4	Stamped Crosswalk (3279 SF/9)	364 SY	\$ 64.55	\$ 23,495
5	Decorative Intersection (7367 SF X 1.5'/9)	819 SY	\$ 64.55	\$ 52,863
6	Gateway Signage	4 EA	\$ 5,000.00	\$ 20,000
7	College Drive Gateway Park			\$ 697,495
7a	Plantings (flowering bulbs, low-mow lawn)	25,359 SF	\$ 25.00	\$ 633,975
7b	Shade Trees	15 EA	\$ 800.00	\$ 12,000
7c	Ornamental Trees	33 EA	\$ 800.00	\$ 26,400
7d	Benches	8 EA	\$ 2,360.00	\$ 18,880
7e	Waste Receptacles	2 EA	\$ 3,120.00	\$ 6,240
Charlotte Street Improvements				\$ 48,000
1	Murals (custom cost)	1 EA	\$ -	\$ -
2	Street Trees (remove walkway, excavate, soil, tree)	8 EA	\$ 3,500.00	\$ 28,000
3	Gateway Signage	4 EA	\$ 5,000.00	\$ 20,000
Queen Street Improvements				\$ 63,000
1	Murals (custom cost)	1 EA	\$ -	\$ -
2	Trees (in parking lots)	18 EA	\$ 3,500.00	\$ 63,000

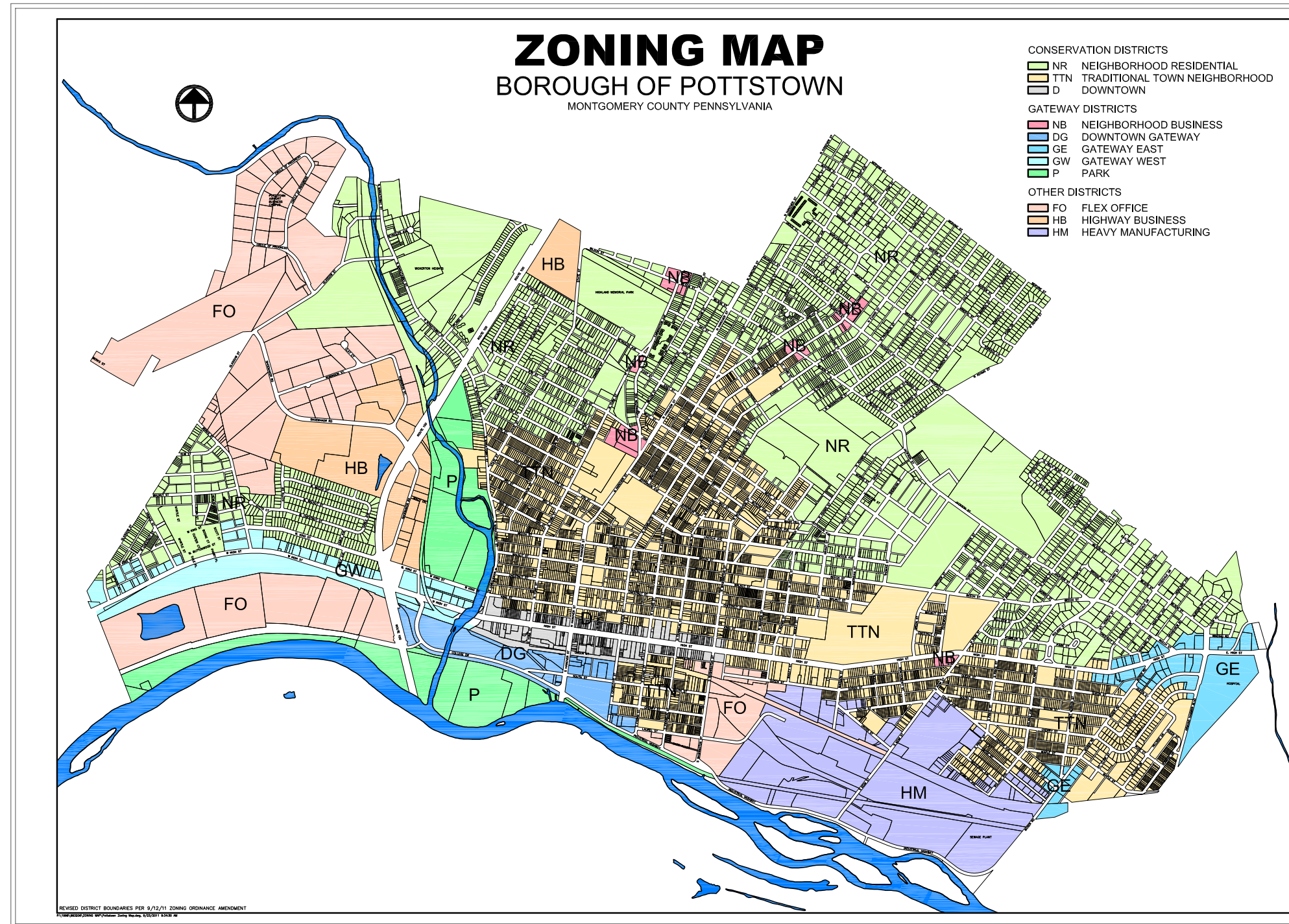
Pottstown Streetscape Guidelines		Area 2 - West High Street		
Total Proposed Site Improvements		\$	323,386	
Mobilization (3%)		\$	9,710	
Erosion and Sedimentation Control (2%) & Stormwater Allowance (2%)		\$	12,940	
Construction Contingency (10%)		\$	32,340	
Design & Engineering (15%)		\$	48,510	
Total Estimated Project Costs		\$	426,886	
Item Description	Estimated Quantity	Unit Price	Total Item Amount	
W. High Street Improvements			\$ 323,386	
1	Fencing at Residential Area (6' Tall)	460 LF	\$ 50.00	\$ 23,000
2	Sharrows (Every 300' both lanes) (14166 LF X2)/300	95 EA	\$ 350.00	\$ 33,250
3	Pedestrian Crosswalk Striping	550 LF	\$ 1.00	\$ 550
4	Stamped Crosswalk (at RR bridge) (546 SF/9)	61 SY	\$ 64.55	\$ 3,938
5	Gateway Signage and Lighting (Bridge)	1 LS	\$ 10,000.00	\$ 10,000
6	Street Trees	135 EA		
6a	North Side (with tree pits)	27 EA	\$ 3,500.00	\$ 94,500
6b	South Side	108 EA	\$ 800.00	\$ 86,400
7	Glasgow Street Parklet			\$ 71,748
7a	Sawcut Asphalt	120 LF	\$ 2.50	\$ 300
7b	Demo Asphalt (5904 SF/9)	656 SY	\$ 10.00	\$ 6,560
7c	Planting Soil (18" Depth) (5904 SF X 1.5'/27)	328 CY	\$ 65.00	\$ 21,320
7d	Low-mow Lawn	5,904 SF	\$ 2.00	\$ 11,808
7e	Trees	24 EA	\$ 800.00	\$ 19,200
7f	Benches	4 EA	\$ 2,360.00	\$ 9,440
7g	Waste Receptacles	1 EA	\$ 3,120.00	\$ 3,120

Pottstown Streetscape Guidelines		Area 3 - Circle of Progress		
Total Proposed Site Improvements		\$	75,900	
Mobilization (3%)		\$	2,280	
Erosion and Sedimentation Control (2%) & Stormwater Allowance (2%)		\$	3,040	
Construction Contingency (10%)		\$	7,590	
Design & Engineering (15%)		\$	11,390	
Total Estimated Project Costs		\$	100,200	
Item Description	Estimated Quantity	Unit Price	Total Item Amount	
W. High Street Improvements			\$ 75,900	
1	Sidewalk (790 SF X 5')	3,950 SF	\$ 13.50	\$ 53,325
2	Parking Lot Crosswalk	1 EA	\$ 2,200.00	\$ 2,200
3	Curb Cut	1 EA	\$ 4,000.00	\$ 4,000
4	Remove Existing Gateway Signage	1 LS	\$ 500.00	\$ 500
5	New Gateway Signage	1 LS	\$ 10,000.00	\$ 10,000
6	Gateway Planting	200 SF	\$ 25.00	\$ 5,000
7	Ornamental Trees	1 EA	\$ 800.00	\$ 800

Item Description	Estimated Quantity	Unit Price	Total Item Amount
Façade Improvements			
1 22 E High - former Kiss Cycles			\$ 37,000
1a Replace roll-up door with storefront window	1 LS	\$ 15,000.00	\$ 15,000
1b Replace front door	1 LS	\$ 3,000.00	\$ 3,000
1c Pre-fab metal canopy & entrance accent	1 LS	\$ 6,000.00	\$ 6,000
1d Lighting & Signage	1 LS	\$ 5,000.00	\$ 5,000
1e Paint entire façade	1 LS	\$ 6,000.00	\$ 6,000
1f Furniture / potted plants	1 LS	\$ 2,000.00	\$ 2,000
2 101-103 E High - former Bearing & Drive Solutions			\$ 48,000
2a Restore transom windows (remove sign)	1 LS	\$ 5,000.00	\$ 5,000
2b New storefront windows and doors	1 LS	\$ 30,000.00	\$ 30,000
2c Signage	1 LS	\$ 4,000.00	\$ 4,000
2d Furniture / potted plants	1 LS	\$ 4,000.00	\$ 4,000
2e Paint at first floor	1 LS	\$ 5,000.00	\$ 5,000
3 207 E High - former PNC Bank			\$ 40,000
3a Remove existing storefront, doors, windows, front wa	1 LS	\$ 15,000.00	\$ 15,000
3b New storefront wall, windows, doors, posts	1 LS	\$ 20,000.00	\$ 20,000
3c Lighting & Signage	1 LS	\$ 5,000.00	\$ 5,000
4 372 E High - Amazin Handz Barbershop + residential			\$ 5,000
4a Paint	1 LS	\$ 3,000.00	\$ 3,000
4b Vinyl window cover (for vacant storefront)	1 LS	\$ 2,000.00	\$ 2,000
5 374-376 E High - residential			\$ 21,000
5a Repairs & Paint	1 LS	\$ 3,000.00	\$ 3,000
5b Benches	1 LS	\$ 15,000.00	\$ 15,000
5c Lighting & Signage	1 LS	\$ 3,000.00	\$ 3,000
6 378 E High - residential			\$ 26,000
6a Repairs & Paint	1 LS	\$ 10,000.00	\$ 10,000
6b Replace storefront window and doors	1 LS	\$ 12,000.00	\$ 12,000
6c Lighting & Window Decals	1 LS	\$ 4,000.00	\$ 4,000
7 384 E High - Food From The Soul			\$ 12,000
7a Paint (first floor and window/wood trim)	1 LS	\$ 5,000.00	\$ 5,000

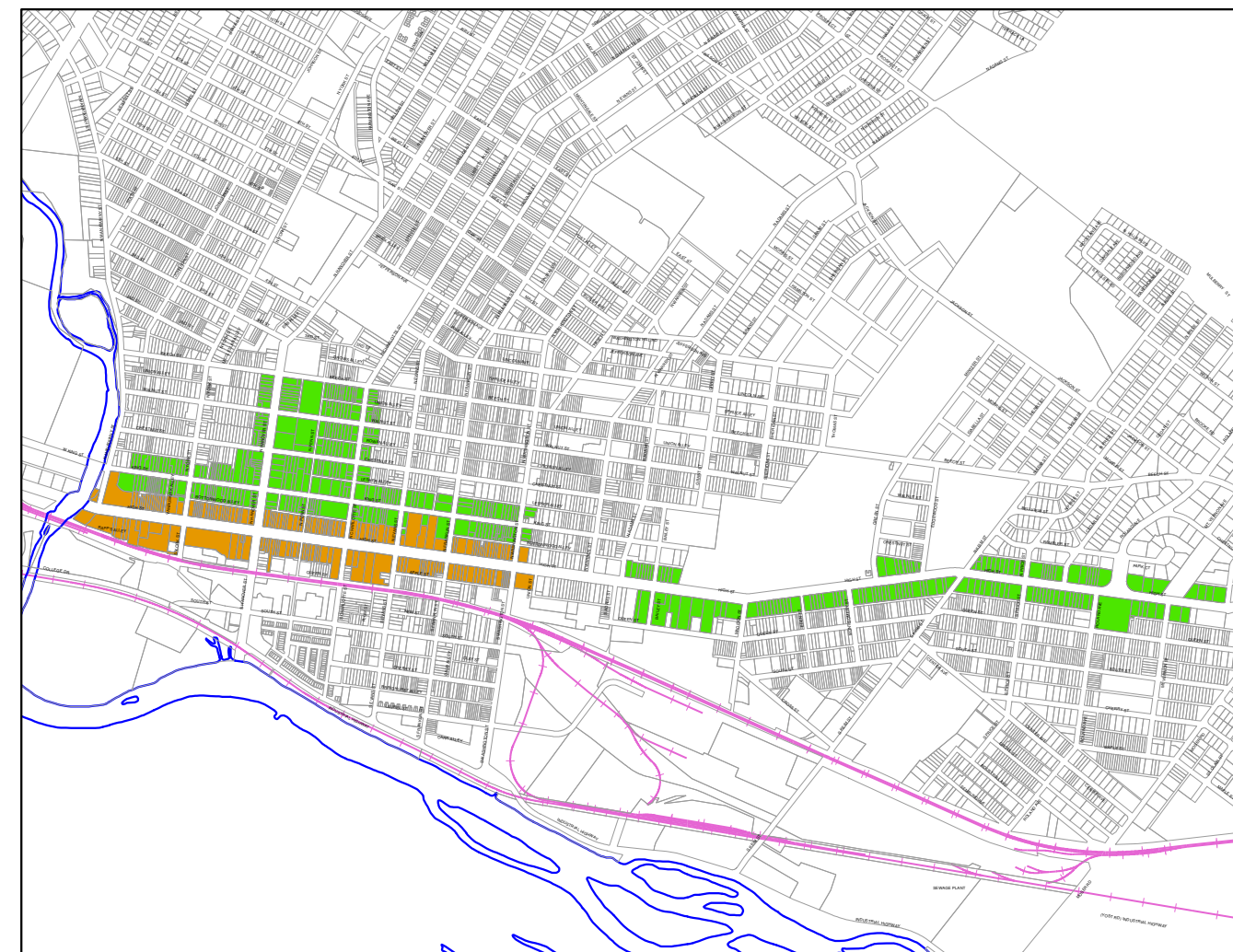
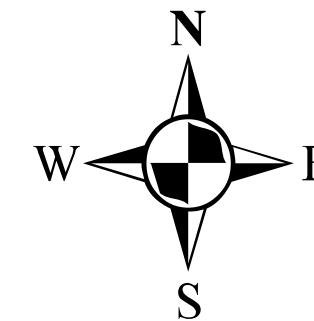
Item Description	Estimated Quantity	Unit Price	Total Item Amount
7b Replace storefront door	1 LS	\$ 2,000.00	\$ 2,000
7c Replace pent roof with canopy	1 LS	\$ 2,000.00	\$ 2,000
7d Furniture / potted plants	1 LS	\$ 2,000.00	\$ 2,000
7e Clean steps and railings	1 LS	\$ 1,000.00	\$ 1,000
8 525 E High - Hollywood Garage			\$ 7,000
8a Paint white stucco (to match) and trim	1 LS	\$ 2,000.00	\$ 2,000
8b Wall sconces	1 LS	\$ 3,000.00	\$ 3,000
8c Furniture / potted plants	1 LS	\$ 2,000.00	\$ 2,000
9 262 King - King Street Commons			\$ 24,000
9a Full sized window cling (per ~6x10 window)	6 EA	\$ 3,000.00	\$ 18,000
9b Gallery display window (lighting, mounting wall/peg b	1 LS	\$ 5,000.00	\$ 5,000
9c Art - lump sum to curate/insure	1 LS	\$ 1,000.00	\$ 1,000
Façade Lighting (materials only, no labor) - Estimates by: Fromm Electric, 356 E High St, Pottstown, PA			
1 16 Manatawny - MCCC North Hall	1 LS	\$ 1,750.00	\$ 1,750
2 152 E High - Blue Elephant + Regional Comm. Fndn.	1 LS	\$ 2,800.00	\$ 2,800
3 306-310 E High - Cosmic Art Studios	1 LS	\$ 2,500.00	\$ 2,500
4 414 E High - First United Methodist Church	1 LS	\$ 2,250.00	\$ 2,250
5 500 E High - Public Library	1 LS	\$ 3,400.00	\$ 3,400
6 101 S Hanover - Children's Discovery Center	1 LS	\$ 4,300.00	\$ 4,300
7 30 N Hanover - The Mercury	1 LS	\$ 2,000.00	\$ 2,000
8 60 N Hanover - Trinity Reformed Church	1 LS	\$ 2,750.00	\$ 2,750
9 300 King - YWCA	1 LS	\$ 1,350.00	\$ 1,350
10 301 King - First Baptist Church (YWCA)	1 LS	\$ 1,300.00	\$ 1,300
11 20 N Franklin - Stichter Lodge #254	1 LS	\$ 650.00	\$ 650
12 300 Cherry - historic warehouse (residential)	1 LS	\$ 3,850.00	\$ 3,850

Borough of Pottstown Zoning Map

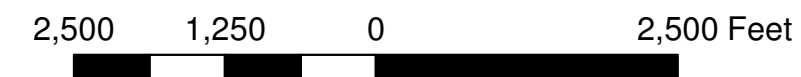


Borough of Pottstown Historic District Map

HISTORIC DISTRICT MAP BOROUGH OF POTTSTOWN MONTGOMERY COUNTY PENNSYLVANIA



- Legend**
- H.A.R.B.
 - DOWNTOWN DISTRICT
 - Rail Road



House Bill No. 1664

PRINTER'S NO. 2026

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL No. 1664 Session of 2025

INTRODUCED BY CIRESI, GIRAL, SANCHEZ, PROKOPIAK, HADDOCK, GUENST, PIELLI, SAPPEY, JAMES, NEILSON, HILL-EVANS, PROBST, SCHLOSSBERG, BURGOS, MERSKI, FREEMAN, GALLAGHER, HOWARD, OTTEN, KENYATTA, CERRATO, GREEN, DAVIDSON AND BOROWSKI, JUNE 25, 2025

REFERRED TO COMMITTEE ON LOCAL GOVERNMENT, JUNE 25, 2025

AN ACT

Providing for the redevelopment of historic and older buildings; and establishing the Historic and Older Building Redevelopment Assistance Grant Program and the Historic and Older Building Redevelopment Fund.

The General Assembly of the Commonwealth of Pennsylvania hereby enacts as follows:

Section 1. Short title.

This act shall be known and may be cited as the Historic and Older Building Redevelopment Assistance Grant Program Act.

Section 2. Definitions.

The following words and phrases when used in this act shall have the meanings given to them in this section unless the context clearly indicates otherwise:

"Applicant." A property owner or developer that submits an application under section 3(d).

"Application." An application submitted under section 3(d).

"Department." The Department of Community and Economic

Development of the Commonwealth.

"Developer." A person that promotes or constructs redevelopment projects and is engaged in the development of real estate.

"Fund." The Historic and Older Building Redevelopment Fund established under section 4(a).

"Grant." A grant awarded under this act.

"Historic and older building." A building located in this Commonwealth that is at least 50 years old.

"Historic character." All of the visual aspects and physical features that comprise the appearance of a historic and older building such as the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

"Program." The Historic and Older Building Redevelopment Assistance Grant Program established under section 3(a).

"Project." The redevelopment, rehabilitation or enhancement of a historic and older building for which a developer or a property owner seeks a grant under this act.

"Property owner." An owner of record evidenced by a publicly recorded deed and an equitable owner that can demonstrate an ownership interest in a property as provided by law, including:

- (1) an inherited interest in a property;
- (2) a party to an agreement of sale or long-term leasehold agreement;
- (3) an equitable owner of record prior to a fraudulent conveyance of the property; and
- (4) a trust beneficiary or a person holding a partial

ownership interest in the property such as tenancy by the entirety, joint tenancy, tenancy in common and life estate.

"Redevelopment plan." A plan that provides for the improvement of a historic and older building and meets the requirements under section 3(e).

Section 3. Historic and Older Building Redevelopment Assistance Grant Program.

(a) Establishment.--The Historic and Older Building Redevelopment Assistance Grant Program is established within the department.

(b) Administration.--The program shall be administered by the department.

(c) Purpose.--The purpose of the program shall be to issue grants for the redevelopment, rehabilitation or enhancement of historic and older buildings across this Commonwealth.

(d) Application.--An applicant must submit a written grant application to the department in a manner prescribed by the department. The application must include the following information:

(1) A detailed description of the project and how the grant would be used, including any private or public sector participation.

(2) A copy of the redevelopment plan required under subsection (e).

(3) A statement of the ability to produce income once the project is complete and an explanation of how the project will contribute significantly to economic and community redevelopment or the revitalization of adjacent communities.

(4) If applicable, an explanation of how the project

will provide for historic preservation or commercial or recreational opportunities for the public.

(5) If the project includes the purchase of property, an identification of the intended use of the property and a timeline for redevelopment of the property.

(6) The total cost of the project.

(7) A detailed description of the practices the applicant will perform to improve or maintain the property and the historic character of the property.

(8) A statement of favorable consideration or endorsement of the project from a local nonprofit economic or community development organization.

(9) Evidence of a firm commitment from the developer or property owner to use the project upon completion.

(10) If applicable, how the redevelopment will increase accessibility for people with disabilities.

(11) Other information that the department may require.

(e) Redevelopment plan.--An applicant that applies for a grant shall prepare a redevelopment plan. The redevelopment plan, at a minimum, shall:

(1) Establish the project use as commercial, industrial, transportation or multifamily residential.

(2) Involve at least one of the following primary activities:

(i) Mechanical improvements.

(ii) Electrical improvements.

(iii) Plumbing system improvements.

(iv) Fire protection system improvements.

(v) Building egress or accessibility improvements.

(vi) Structural improvements.

(3) Clearly designate the property and areas included within the redevelopment plan for the property.

(4) Identify the economic impact on the improved area, the surrounding neighborhood and the municipality in which the property is located.

(5) Identify any Federal or State law applicable to historic building preservation or restoration and discuss plans for compliance.

(6) Provide any additional information as required by the department for redevelopment plans.

(f) Publication and notice.--The department shall transmit notice of the program's availability to the Legislative Reference Bureau for publication in the next available issue of the Pennsylvania Bulletin after the effective date of this subsection.

(g) Department action.--

(1) The department shall review an application and, within 90 days of receipt of an application, approve or disapprove the application.

(2) In reviewing grant applications, the department shall consider the following:

(i) Whether the project proposed to be funded is authorized under this act.

(ii) Whether the application complies with this act.

(iii) Consistency of the project with the redevelopment plan required under subsection (e) for the area in which the property is located.

(iv) Additional historic preservation, commercial or

recreational opportunities for the public provided by the project.

(v) Significant contribution by the project to the municipality's economic and community redevelopment or the revitalization of adjacent communities.

(vi) The viability of the redevelopment plan required under subsection (e).

(vii) The level of public and private commitment and other resources available for the project.

(viii) Other criteria that the department considers relevant.

(h) Award of grants.--

(1) The department may issue a grant award to an approved applicant for a project that contributes to the redevelopment or revitalization of historic and older buildings throughout this Commonwealth that meet any of the following purposes:

(i) Provide for activities on the property consistent with the project's redevelopment plan.

(ii) Provide for the demolition of buildings, structures or other facilities on the property that are not historic and older buildings or do not contribute to the property's historic character and are inconsistent with the project's redevelopment plan.

(iii) Provide for the acquisition of property or the assembly of property consistent with the project's redevelopment plan.

(iv) Provide public infrastructure and public facility improvements to the property consistent with the

project's redevelopment plan.

(v) Provide for the improvement or maintenance of the historical nature and traditional style of properties within the municipality consistent with the project's redevelopment plan.

(2) The department shall award a grant of no less than \$50,000 and no more than \$500,000 or an amount equal to 30% of the total project cost, whichever is less, to each eligible applicant, subject to the availability of funding.

(3) A project must be completed no later than two years after the date of the grant. The department may grant an extension for an additional period up to six months.

Section 4. Historic and Older Building Redevelopment Fund.

(a) Establishment.--The Historic and Older Building Redevelopment Fund is established in the State Treasury. Money in the fund is appropriated to the department on a continuing basis for the purpose of awarding grants in accordance with this act.

(b) Alternative funding.--The department may accept alternative funding, including Federal funds, grants and donations from any source to assist with the goals of this act. All money received by the department under this subsection shall be deposited into the fund.

(c) Administrative expenses.--The department may use no more than 3% of money in the fund for administrative costs associated with the program.

(d) Transfer to General Fund.--Any money in the fund that is unexpended, unencumbered or uncommitted two years after the effective date of this section shall be transferred to the

General Fund.

Section 5. Recapture.

The department may recapture all or a portion of a grant award, as determined by the department, if the project is not timely completed as provided in section 3(h)(3).

Section 6. Reports.

The department shall submit a report to the General Assembly on expenditures from the fund and the progress of economic development and rehabilitation of historic and older buildings throughout this Commonwealth following the expiration of the grant making authority under this act. The report shall include the following information:

- (1) The number of projects.
- (2) The types of projects.
- (3) The number and amount of grants.
- (4) The economic impact of the program.
- (5) Recommendations for the continuation or expansion of the program.
- (6) Any other information required by the department.

Section 7. Guidelines.

The department shall develop guidelines necessary to implement this act.

Section 8. Expiration of grant authority.

The department may not award grants beginning two years after the effective date of this section.

Section 9. Effective date.

This act shall take effect in 180 days.

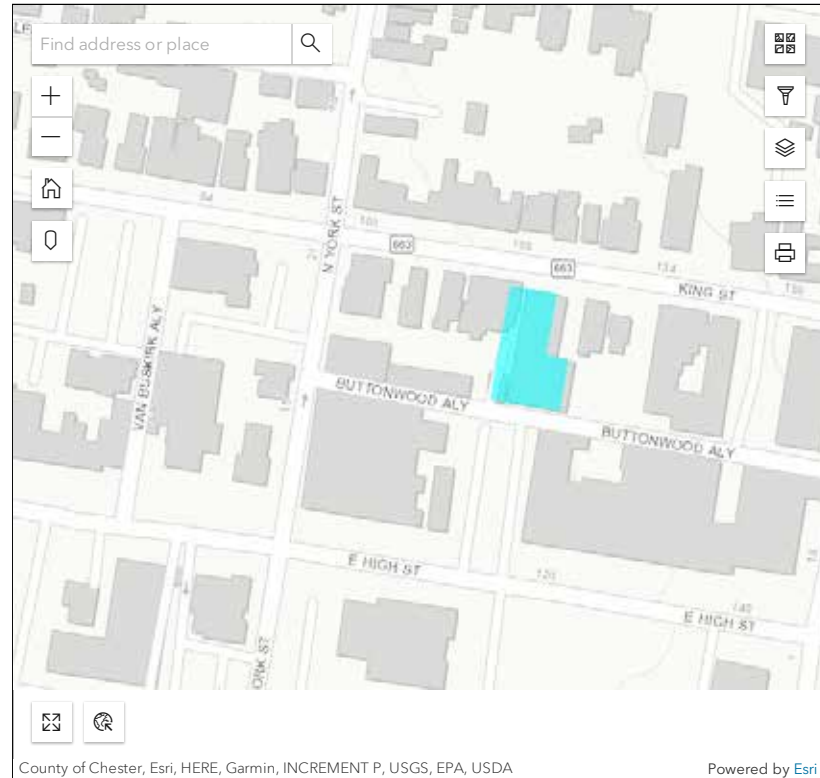
PA State Historic Preservation Office (SHPO) Resources

RESOURCE

124-128 King St.

1984RE02728: Listed Above Ground - Building

No photo available.
Photographs may be available in the [Attachments grid](#).



Resource Overview			
Resource Number 1984RE02728	Resource Classification Building	Resource Restriction No	Master Eligibility Listed
Individual Eligibility Undetermined	Owner Category Private	Survey Date No Data	Multiple Property Documentation Form

Resource Information		
Resource Names		
Name	Type	Primary
124-128 King St.	Historic	Yes

Names: 1

Traditional Cultural Property
No

Summary of Significance
No Data

Location Description
No Data

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	05/13/2024	John Gardosik

Resource Locations

Address	City	Zip Code
124-128 King St.	Pottstown	

Address: 1

Municipalities

Municipality	County
Pottstown Borough	Montgomery

Municipalities: 1

Tax Parcel Numbers

Tax Parcel Number	Tax Parcel Year
No records have been added.	

Tax Parcel Numbers: 0

Year Built No Data

Wall Materials No Data

Architectural Styles No Data

Historic Functions

- Commerce/Trade

Attachments

View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Description
No records have been added.						

Download Selected Attachment(s)

Attachments: 0

Guests and users with Basic subscriptions have limited access to attachments. More attachments may be available to Pro and Business subscribers.

RESOURCE 269 East High Street

2024RE00899: Listed Above Ground - Building



Resource Overview			
Resource Number	Resource Classification	Resource Restriction	Master Eligibility
2024RE00899	Building	No	Listed
Individual Eligibility	Owner Category	Survey Date	Multiple Property
Undetermined	Private	No Data	Documentation Form

Resource Information		
Resource Names		
Name	Type	Primary
269 East High Street	Current	Yes
Lastick Furniture	Historic	No
Block Bros. Furniture	Historic	No

Traditional Cultural Property	No		
Summary of Significance	No Data		
Location Description	At the northwest corner of N. Charlotte Street and East High Street		
Date Created	Created By	Date Last Edited	Last Edited By
05/13/2024	John Gardosik	05/13/2024	John Gardosik

M. M. Marks Clothing	Historic	No
Pottstown Y.M.C.A	Historic	No
Names: 5		
Resource Locations		
Address	City	Zip Code
269 East High Street	Pottstown	19464
Address: 1		
Municipalities		
Municipality	County	
Pottstown Borough	Montgomery	
Municipalities: 1		
Tax Parcel Numbers		
Tax Parcel Number	Tax Parcel Year	
No records have been added.		
Tax Parcel Numbers: 0		

Year Built 1 <ul style="list-style-type: none"> 1883 - Circa - Newspaper article detailing construction and location 	Wall Materials 2 <ul style="list-style-type: none"> Brick Stone - Sandstone/Brownstone 	Architectural Styles 1 <ul style="list-style-type: none"> Italianate 	Historic Functions 1 <ul style="list-style-type: none"> Commerce/Trade - Business - Drugstore, Furniture store, clothing store, YMCA, IOOF Hall
---	--	---	--

Attachments						
View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Descript
<input type="checkbox"/>						

RESOURCE

438 High St.

1984RE02756: Listed
Above Ground - Building

No photo available.
Photographs may be available in the [Attachments grid](#).



Resource Overview			
Resource Number 1984RE02756	Resource Classification Building	Resource Restriction No	Master Eligibility Listed
Individual Eligibility Undetermined	Owner Category Private	Survey Date No Data	Multiple Property Documentation Form

Resource Information		
Resource Names		
Name	Type	Primary
438 High St.	Historic	Yes
Names: 1		

Traditional Cultural Property
No

Summary of Significance
No Data

Location Description
No Data

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	05/13/2024	John Gardosik

Resource Locations

Address	City	Zip Code
438 High St.	Pottstown	

Municipalities

Municipality	County
Pottstown Borough	Montgomery

Tax Parcel Numbers

Tax Parcel Number	Tax Parcel Year
No records have been added.	

Year Built ⁰
No Data

Wall Materials ⁰
No Data

Architectural Styles ⁰
No Data

Historic Functions ¹
• Commerce/Trade

Attachments

View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Description
No records have been added.						

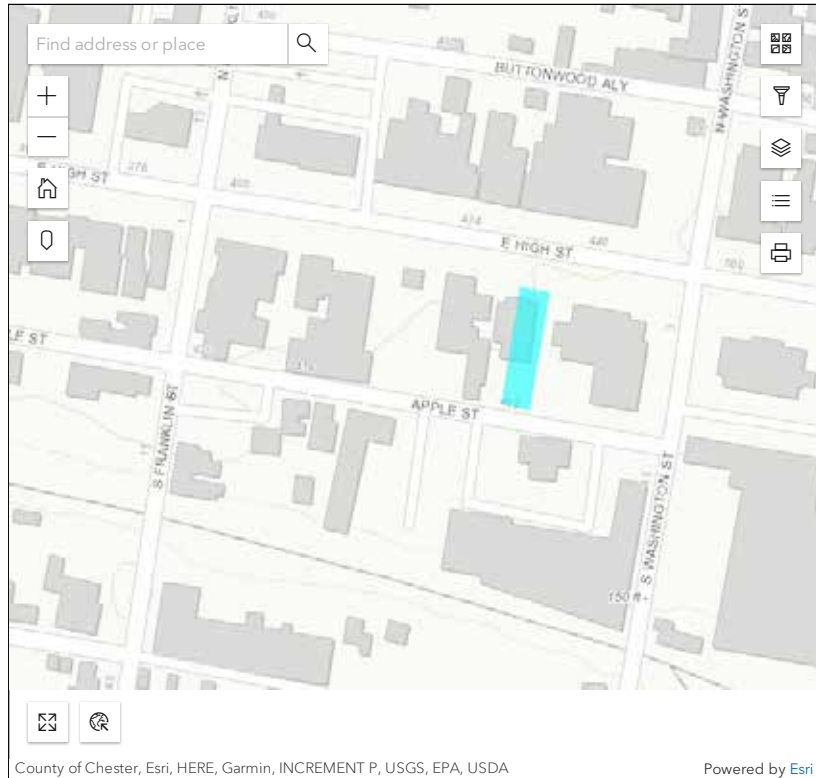
Download Selected Attachment(s)

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RESOURCE 440 High St.

1984RE02729: Listed Above Ground - Building

No photo available.
Photographs may be available in the [Attachments grid](#).



Resource Overview			
Resource Number	Resource	Resource Restriction	Master Eligibility
1984RE02729	Classification Building	No	Listed
Individual Eligibility	Owner Category	Survey Date	Multiple Property
Undetermined	Private	No Data	Documentation Form

Resource Information		
Resource Names		
Name	Type	Primary
440 High St.	Historic	Yes

Names: 1

Traditional Cultural Property
No

Summary of Significance
No Data

Location Description
No Data

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	05/13/2024	John Gardosik

Resource Locations

Address	City	Zip Code
440 High St.	Pottstown	

Municipalities

Municipality	County
Pottstown Borough	Montgomery

Tax Parcel Numbers

Tax Parcel Number	Tax Parcel Year
No records have been added.	

Year Built ^o
No Data

Wall Materials ^o
No Data

Architectural Styles ^o
No Data

Historic Functions ¹
• Domestic

Attachments

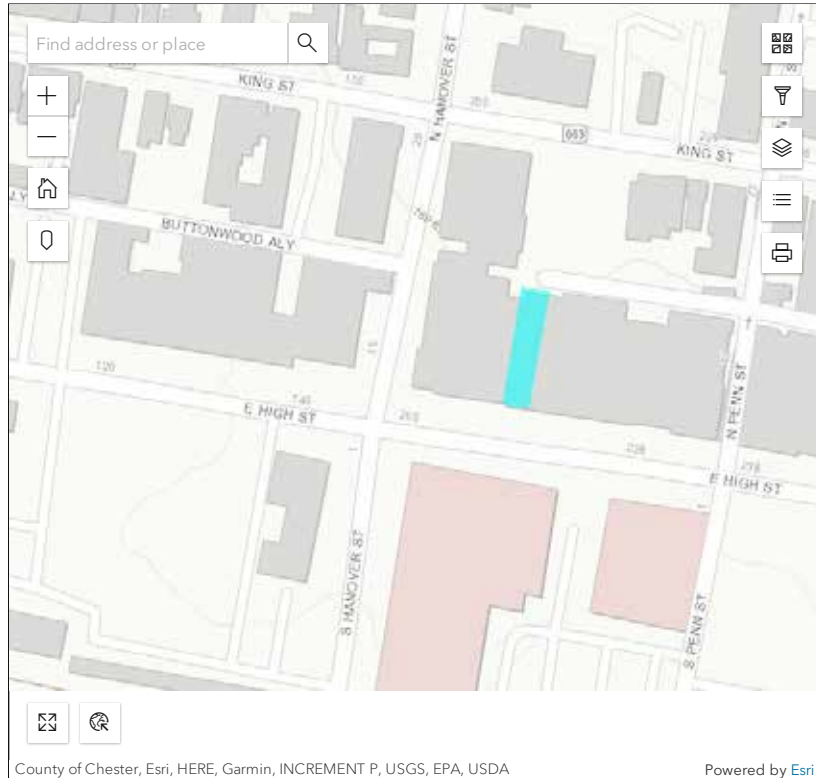
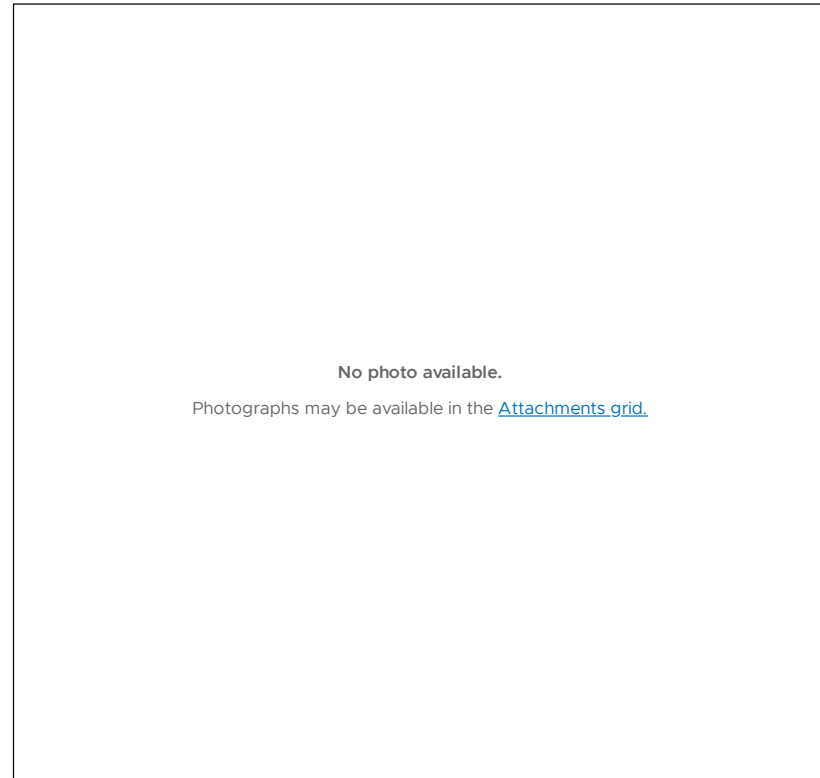
View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Description
No records have been added.						

Download Selected Attachment(s)

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RESOURCE Bernhart Building

1984RE02730: Listed Above Ground - Building



Resource Overview			
Resource Number 1984RE02730	Resource Classification Building	Resource Restriction No	Master Eligibility Listed
Individual Eligibility Undetermined	Owner Category Private	Survey Date No Data	Multiple Property Documentation Form

Resource Information		
Resource Names		
Name	Type	Primary
Bernhart Building	Historic	Yes
Names: 1		

Traditional Cultural Property No			
Summary of Significance No Data			
Location Description No Data			
Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	05/13/2024	John Gardosik

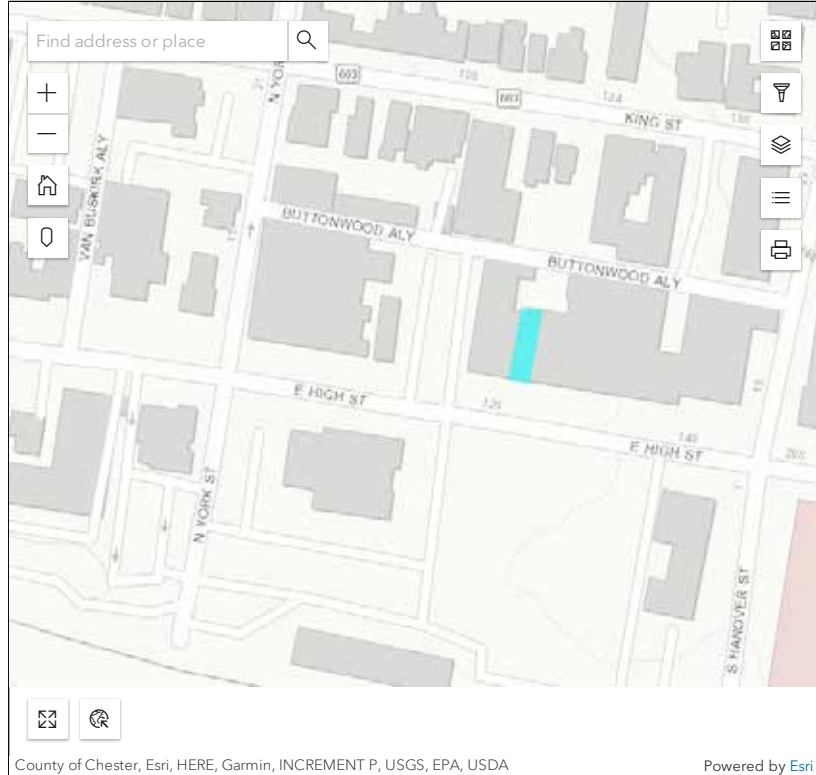
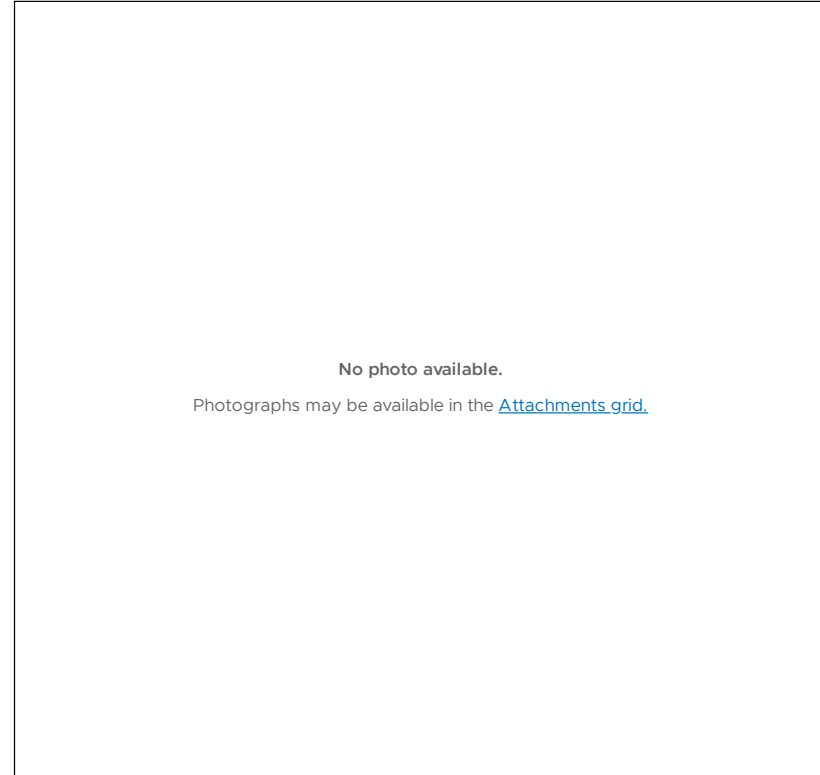
Resource Locations		
Address	City	Zip Code
213 High St.	Pottstown	
Address: 1		
Municipalities		
Municipality	County	
Pottstown Borough	Montgomery	
Municipalities: 1		
Tax Parcel Numbers		
Tax Parcel Number	Tax Parcel Year	
No records have been added.		
Tax Parcel Numbers: 0		

Year Built No Data	Wall Materials No Data	Architectural Styles No Data	Historic Functions 1 • Other
-----------------------	---------------------------	---------------------------------	------------------------------------

Attachments						
View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Description
No records have been added.						
Attachments: 0						
Download Selected Attachment(s)						
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RESOURCE Fenstermacher Building

1984RE02682: Listed Above Ground - Building



Resource Overview			
Resource Number 1984RE02682	Resource Classification Building	Resource Restriction No	Master Eligibility Listed
Individual Eligibility Undetermined	Owner Category Private	Survey Date No Data	Multiple Property Documentation Form

Resource Information		
Resource Names		
Name	Type	Primary
Fenstermacher Building	Historic	Yes
Names: 1		

Traditional Cultural Property No			
Summary of Significance No Data			
Location Description No Data			
Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	05/13/2024	John Gardosik

Resource Locations		
Address	City	Zip Code
137 High St.	Pottstown	
Address: 1		
Municipalities		
Municipality	County	
Pottstown Borough	Montgomery	
Municipalities: 1		
Tax Parcel Numbers		
Tax Parcel Number	Tax Parcel Year	
No records have been added.		
Tax Parcel Numbers: 0		

Year Built No Data	Wall Materials No Data	Architectural Styles No Data	Historic Functions 1 • Commerce/Trade
-----------------------	---------------------------	---------------------------------	---

Attachments						
View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Description
No records have been added.						
Attachments: 0						
Download Selected Attachment(s)						
<p><i>Guests and users with Basic subscriptions have limited access to attachments. More attachments may be available to Pro and Business subscribers.</i></p>						

RESOURCE Hoffman's Store

1985RE00197: Listed Above Ground - Building



Resource Overview

Resource Number 1985RE00197	Resource Classification Building	Resource Restriction No	Master Eligibility Listed
Individual Eligibility Eligible	Owner Category Unknown	Survey Date No Data	Multiple Property Documentation Form

Resource Information

Resource Names

Name	Type	Primary
Hoffman's Store	Historic	Yes

Names: 1

Traditional Cultural Property
No

Summary of Significance
No Data

Location Description
No Data

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	05/13/2024	John Gardosik

Resource Locations

Address	City	Zip Code
236 High St.		

Address: 1

Municipalities

Municipality	County
Pottstown Borough	Montgomery

Municipalities: 1

Tax Parcel Numbers

Tax Parcel Number	Tax Parcel Year
No records have been added.	

Tax Parcel Numbers: 0

Year Built ¹

- 1890 - Exact

Wall Materials ¹

- Brick

Architectural Styles ¹

- Late Gothic Revival

Historic Functions ²

- Domestic - Single Dwelling
- Commerce/Trade - Department Store

Attachments

View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Description
No records have been added.						

Download Selected Attachment(s)

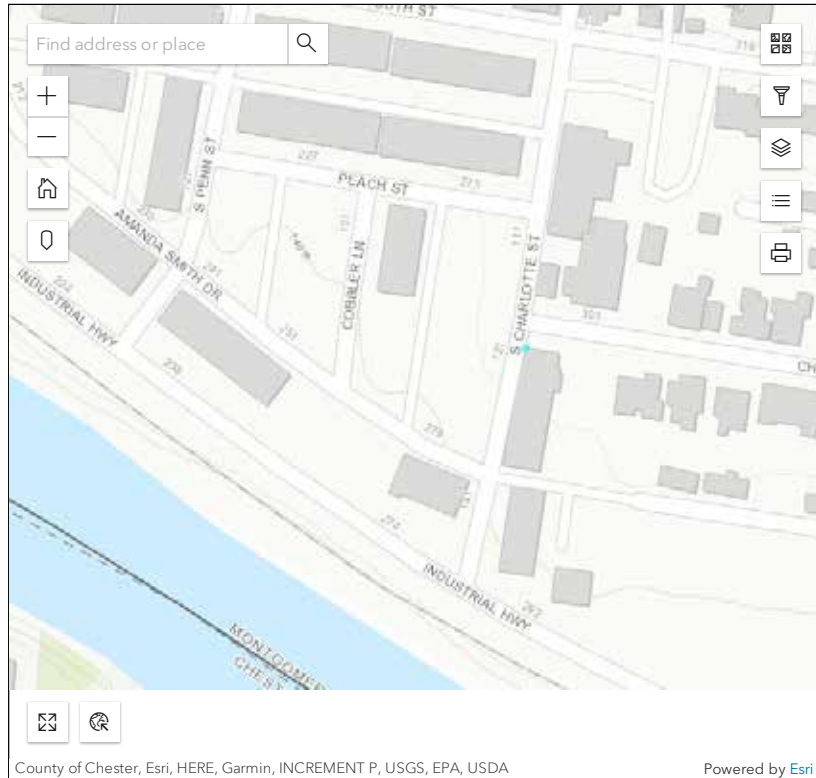
Attachments: 0

RESOURCE

Meyerhoff, Son and Company

2002RE00127: Listed Above Ground - Building

No photo available.
Photographs may be available in the [Attachments grid](#).



Resource Overview			
Resource Number 2002RE00127	Resource Classification Building	Resource Restriction No	Master Eligibility Listed
Individual Eligibility Listed	Owner Category Unknown	Survey Date No Data	Multiple Property Documentation Form

Resource Information		
Resource Names		
Name	Type	Primary
Meyerhoff, Son and Company	Historic	Yes
Mrs. Smith's Frozen Foods Se...	Current	No
Pottstown Shirt Company	Current	No

Traditional Cultural Property
No

Summary of Significance
No Data

Location Description
Cherry & Charlotte Sts.

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	03/05/2020	Adam Seitz

Resource Locations

Address	City	Zip Code
300 Cherry St.	Pottstown	19464

Municipalities

Municipality	County
Pottstown Borough	Montgomery

Tax Parcel Numbers

Tax Parcel Number	Tax Parcel Year
160015856013	

Year Built 1
• 1900 - Exact

Wall Materials 1
• Brick

Architectural Styles 0
No Data

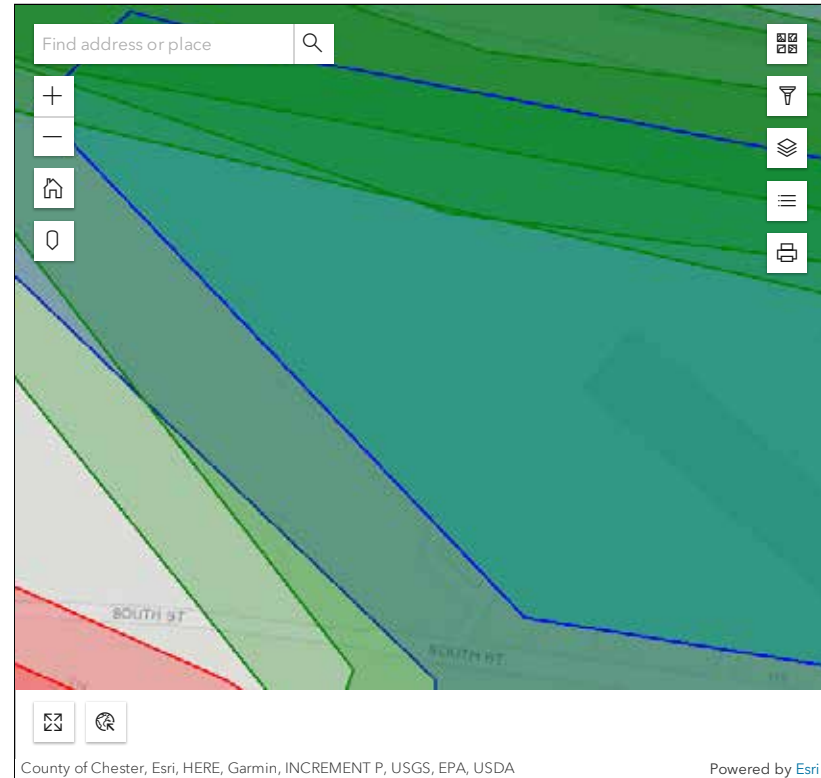
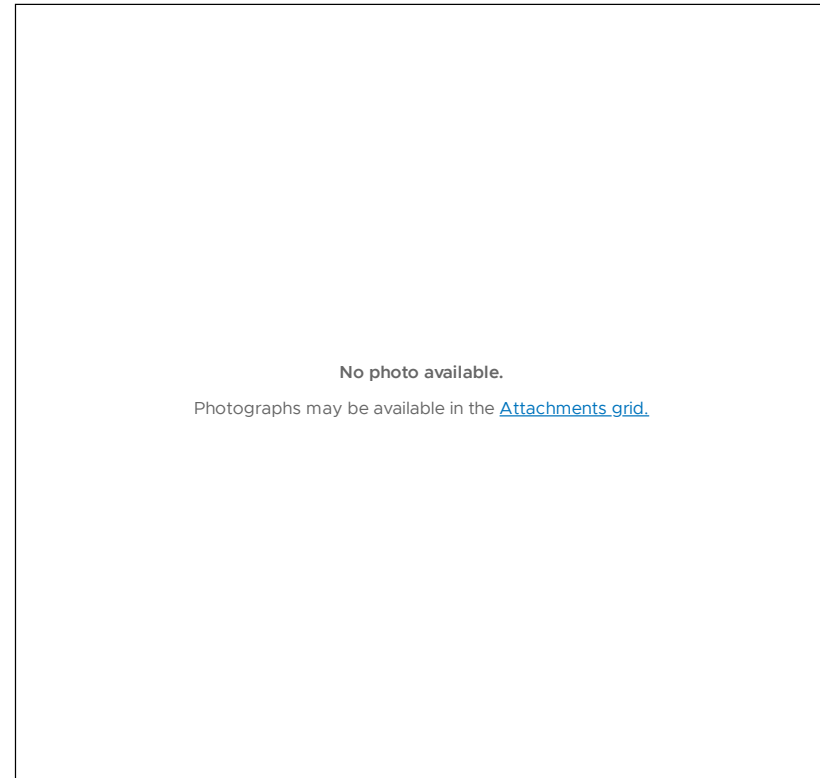
Historic Functions 1
• Industry/Processing/Extract - Manufacturing Facility - Shirt Factory

Attachments							
View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Description	
<input type="checkbox"/>	Map or Plans	No	H079281_79187_A.pdf	02/18/2020		Image sc	
<input type="checkbox"/>	Form	No	H079281_79187_D.pdf	03/05/2020		Image sc	
<input type="checkbox"/>	NR Nomination Form	No	H079281_79187_H.pdf	03/05/2020		Image sc	

RESOURCE

Philadelphia & Reading Railroad: Freight Station

1984RE02670: Listed Above Ground - Building



Resource Overview			
Resource Number	Resource	Resource Restriction	Master Eligibility
1984RE02670	Classification Building	No	Listed
Individual Eligibility	Owner Category	Survey Date	Multiple Property
Listed	Private	No Data	Documentation Form

Resource Information		
Resource Names		
Name	Type	Primary
Philadelphia & Reading Railr...	Historic	Yes
Pottstown Freight Station Bui...	Current	No

Traditional Cultural Property	No		
Summary of Significance	No Data		
Location Description	No Data		
Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	05/13/2024	John Gardosik

Names: 2		
Resource Locations		
Address	City	Zip Code
95 S Hanover St.	Pottstown	19464
Address: 1		
Municipalities		
Municipality	County	
Pottstown Borough	Montgomery	
Municipalities: 1		
Tax Parcel Numbers		
Tax Parcel Number	Tax Parcel Year	
No records have been added.		
Tax Parcel Numbers: 0		

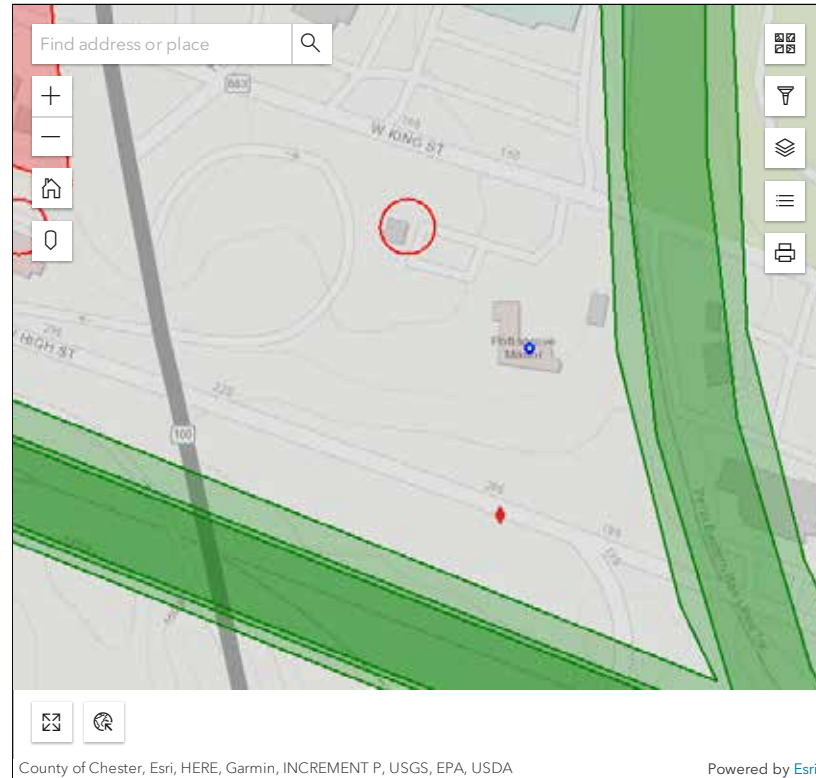
Year Built ²	Wall Materials ⁰	Architectural Styles ⁰	Historic Functions ¹
<ul style="list-style-type: none"> 1927 - Exact 1928 - Exact 	No Data	No Data	<ul style="list-style-type: none"> Transportation - Rail-Related

Attachments						
View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Description
No records have been added.						
Attachments: 0						

RESOURCE

Pottsgrove Mansion

1973RE00065: Listed
Above Ground - Building



Resource Overview

Resource Number 1973RE00065	Resource Classification Building	Resource Restriction No	Master Eligibility Listed
Individual Eligibility Listed	Owner Category Unknown	Survey Date No Data	Multiple Property Documentation Form

Resource Information

Resource Names

Name	Type	Primary
Potts, John, House	Current	No
Pottsgrove Mansion	Historic	Yes

Traditional Cultural Property
No

Summary of Significance
No Data

Location Description
Benjamin Franklin Hwy; West of Pottstown

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	No Data	Legacy User

Resource Locations

Address	City	Zip Code
High St.		

Municipalities

Municipality	County
Pottstown Borough	Montgomery

Tax Parcel Numbers

Tax Parcel Number	Tax Parcel Year
No records have been added.	

Year Built 2

- 1752 - Exact
- 1754 - Exact

Wall Materials 1

- Stone - Unspecified

Architectural Styles 1

- Georgian

Historic Functions 1

- Domestic - Single Dwelling

Attachments

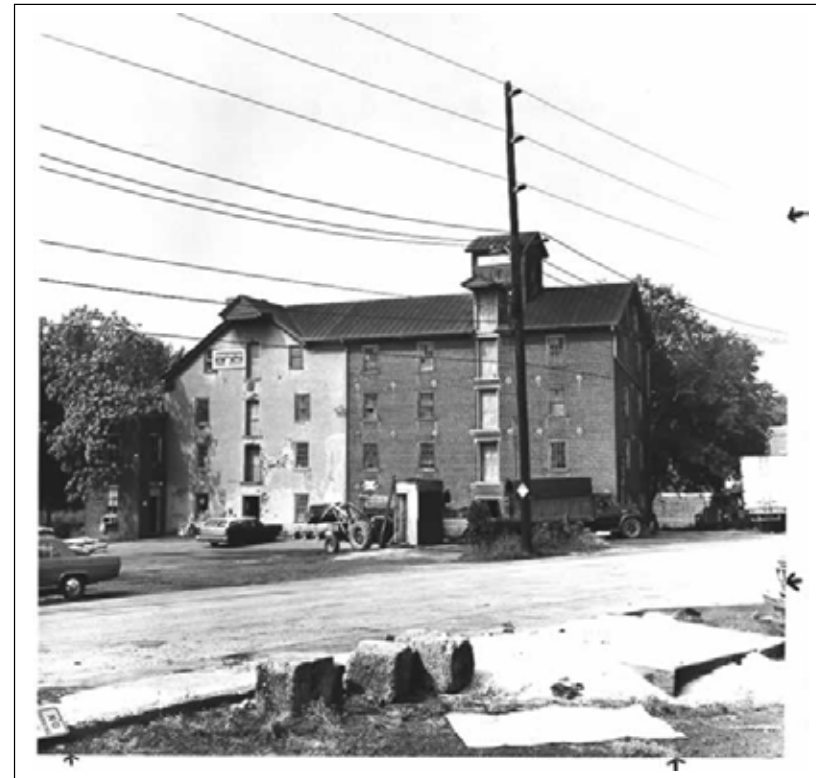
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<input type="checkbox"/>	NR Nomination Form	No	H000565_01H.pdf	01/01/1970		

Download Selected Attachment(s)

RESOURCE

Pottstown Roller Mill

1974RE00105: Listed Above Ground - Building



Resource Overview

Resource Number 1974RE00105	Resource Classification Building	Resource Restriction No	Master Eligibility Listed
Individual Eligibility Listed	Owner Category Unknown	Survey Date No Data	Multiple Property Documentation Form

Resource Information

Resource Names

Name	Type	Primary
Pottstown Roller Mill	Historic	Yes

Names: 1

Traditional Cultural Property
No

Summary of Significance
No Data

Location Description
No Data

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	04/19/2019	Hannah Harvey

Resource Locations

Address	City	Zip Code
No records have been added.		

Address: 0

Municipalities

Municipality	County
Pottstown Borough	Montgomery

Municipalities: 1

Tax Parcel Numbers

Tax Parcel Number	Tax Parcel Year
No records have been added.	

Tax Parcel Numbers: 0

<p>Year Built ¹</p> <ul style="list-style-type: none"> 1725 - Exact 	<p>Wall Materials ²</p> <ul style="list-style-type: none"> Brick Stone - Unspecified 	<p>Architectural Styles ⁰</p> <p>No Data</p>	<p>Historic Functions ²</p> <ul style="list-style-type: none"> Agriculture/Subsistence - Processing - Gristmill Industry/Processing/Extract - Manufacturing Facility
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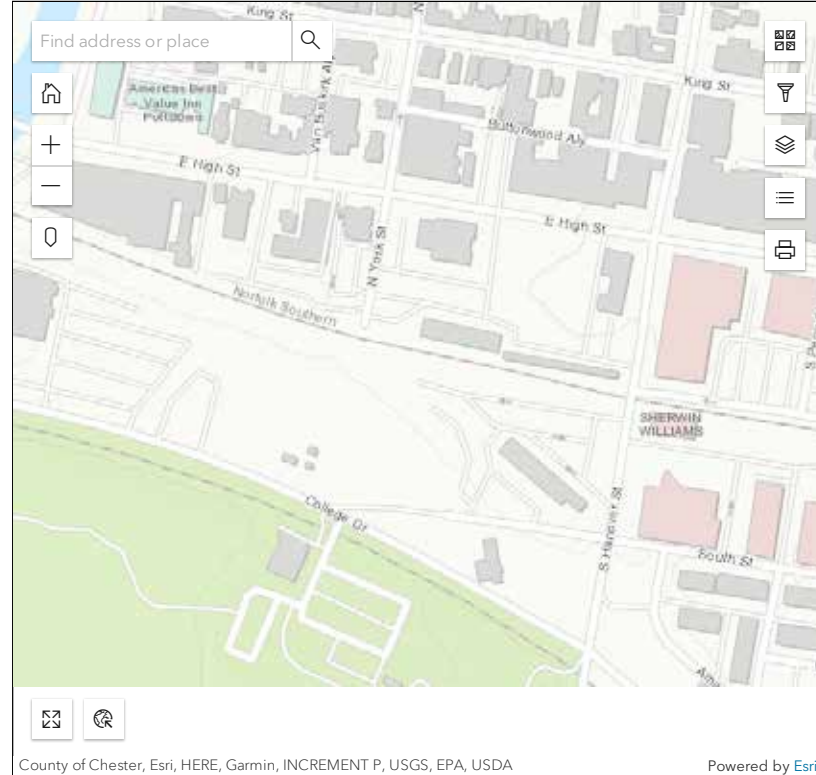
Attachments

View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Description
<input type="checkbox"/>	NR Nomination Form	No	H000566_01H.pdf	01/01/1970		

RESOURCE

Reading Railroad Pottstown Station

1983RE00867: Listed
Above Ground - Building



Resource Overview

Resource Number 1983RE00867	Resource Classification Building	Resource Restriction No	Master Eligibility Listed
Individual Eligibility Listed	Owner Category Private	Survey Date No Data	Multiple Property Documentation Form

Resource Information

Resource Names

Name	Type	Primary
Reading Railroad Pottstown ...	Historic	Yes
Reading Railroad: Station (P...	Current	No

Traditional Cultural Property	No
Summary of Significance	No Data
Location Description	Between Hanover & York Sts.
Date Created	No Data
Created By	Legacy User
Date Last Edited	12/12/2017
Last Edited By	Cheryl Nagle

Names: 2		
Address	City	Zip Code
High St.		
Address: 1		
Municipalities		
Municipality	County	
Pottstown Borough	Montgomery	
Municipalities: 1		
Tax Parcel Numbers		
Tax Parcel Number	Tax Parcel Year	
No records have been added.		
Tax Parcel Numbers: 0		

Year Built 1	Wall Materials 1	Architectural Styles 1	Historic Functions 1
• 1928 - Exact	• Stone - Unspecified	• Classical Revival	• Transportation - Rail-Related - Station

Attachments

View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Description
<input type="checkbox"/>	NR Nomination Form	No	H064347_01H.pdf	01/01/1970		

Download Selected Attachment(s)

Attachments: 1

RESOURCE Security Trust Company Building

1984RE02671: Listed Above Ground - Building

No photo available.
Photographs may be available in the [Attachments grid](#).



Resource Overview			
Resource Number 1984RE02671	Resource Classification Building	Resource Restriction No	Master Eligibility Listed
Individual Eligibility Undetermined	Owner Category Private	Survey Date No Data	Multiple Property Documentation Form

Resource Information		
Resource Names		
Name	Type	Primary
Security Trust Company Bui...	Historic	Yes
Names: 1		

Traditional Cultural Property
No

Summary of Significance
No Data

Location Description
No Data

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	05/13/2024	John Gardosik

Resource Locations

Address	City	Zip Code
152 High St.	Pottstown	19464

Municipalities

Municipality	County
Pottstown Borough	Montgomery

Tax Parcel Numbers

Tax Parcel Number	Tax Parcel Year
No records have been added.	

Year Built 1
• 1888 - Exact

Wall Materials 0
No Data

Architectural Styles 0
No Data

Historic Functions 0
No Data

Attachments

View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Description
No records have been added.						

Download Selected Attachment(s)

Attachments: 0

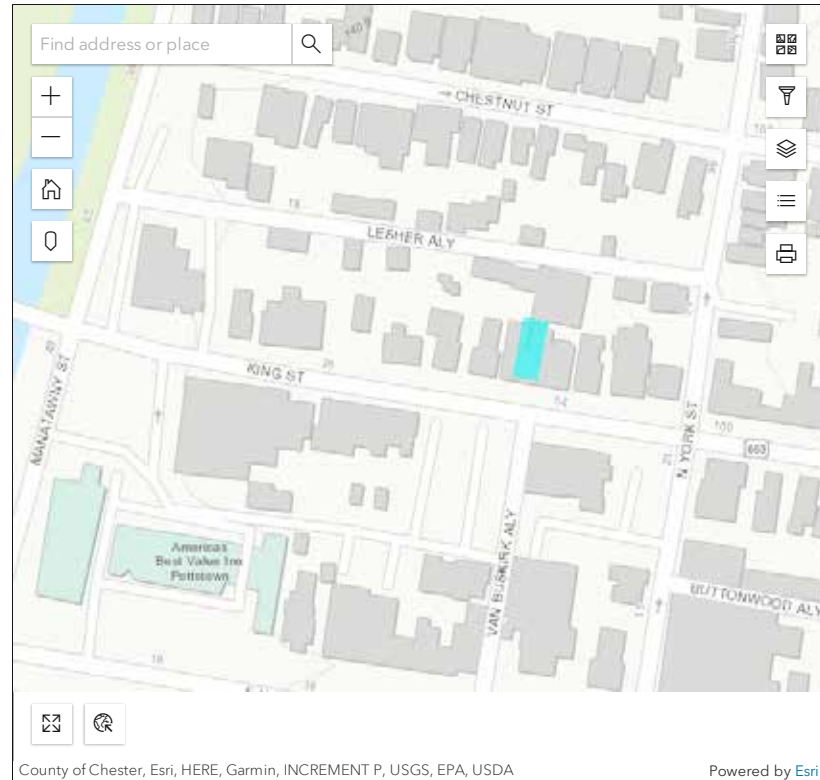
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RESOURCE

Weitzenkorn House

1984RE00878: Listed
Above Ground - Building

No photo available.
Photographs may be available in the [Attachments grid](#).



Resource Overview			
Resource Number 1984RE00878	Resource Classification Building	Resource Restriction No	Master Eligibility Listed
Individual Eligibility Not Eligible	Owner Category Unknown	Survey Date No Data	Multiple Property Documentation Form

Resource Information		
Resource Names		
Name	Type	Primary
Weitzenkorn House	Historic	Yes

Names: 1

Traditional Cultural Property
No

Summary of Significance
No Data

Location Description
No Data

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	05/13/2024	John Gardosik

Resource Locations

Address	City	Zip Code
53 King St.		

Address: 1

Municipalities

Municipality	County
Pottstown Borough	Montgomery

Municipalities: 1

Tax Parcel Numbers

Tax Parcel Number	Tax Parcel Year
No records have been added.	

Tax Parcel Numbers: 0

Year Built	Wall Materials	Architectural Styles	Historic Functions
• 1883 - Exact	• Brick	• Second Empire	• Domestic - Single Dwelling

Attachments

View	Attachment Type	Restricted	Attachment Name	Date Submitted	Submission Number	Description
No records have been added.						

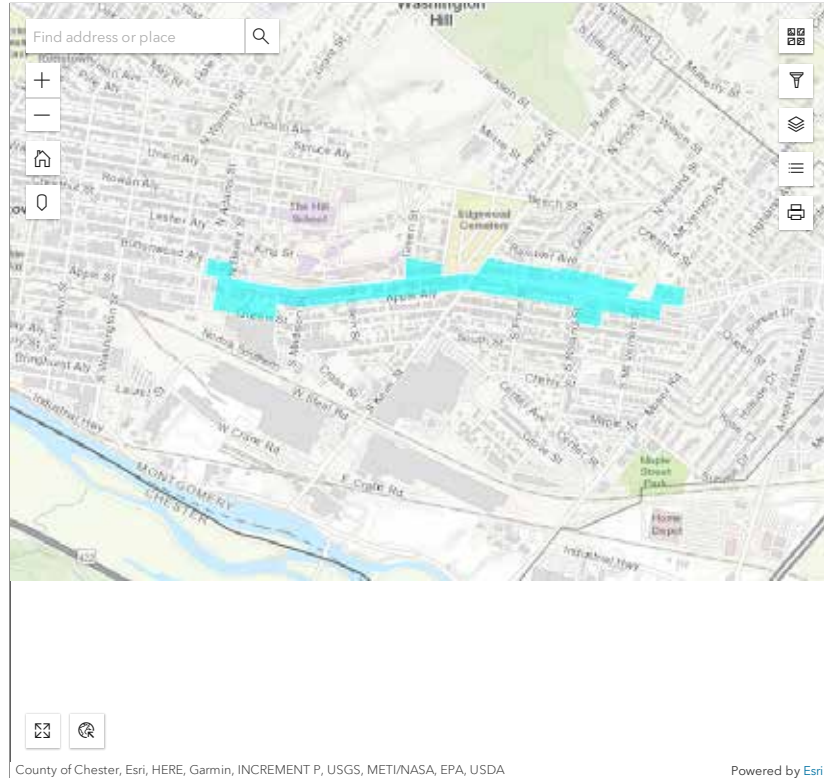
Attachments: 0

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RESOURCE High Street Historic District

1990RE00298: Listed District



Resource Overview

Master Eligibility	Individual Eligibility	Owner Category	Survey Date
Listed	Listed	Private	No Data
Approximate Number of Resources	Acreage	Multiple Property Documentation Form	Traditional Cultural Property
No Data	40.08	No	No

Periods of Significance 1

Resource Information

Resource Names

Name	Type	Primary
High Street Historic District	Historic	Yes
Hill Historic District	Current	No

Names: 2

Municipalities

• 1860-1928

Summary of Significance
No Data

Location Description
No Data

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	01/24/2023	Sara-Ladd Manley

Municipality: Pottstown Borough
County: Montgomery

Municipalities: 1

Attachments

View	Attachment Type	Attachment Name	Date Submitted	Description
<input type="checkbox"/>	NR Nomination Form	H096230_01H.pdf	01/01/1970	
<input type="checkbox"/>	Inventory Form	H096230_01I.pdf	01/01/1970	
<input type="checkbox"/>	Inventory Form	H096230_01J.pdf	01/01/1970	Processed from document submitted on 01/01/1970

Download Selected Attachment(s) Attachments: 3

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RESOURCE

Old Pottstown Historic District Boundary Increase

1987RE00282: Listed District



OLD POTTSOWN HISTORIC DISTRICT, POTTSOWN, MONTGOMERY CO., PA 3



County of Chester, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA
Powered by Esri

Resource Overview

Master Eligibility	Individual Eligibility	Owner Category	Survey Date
Listed	Listed	Unknown	No Data
Approximate Number of Resources	Acreage	Multiple Property Documentation Form	Traditional Cultural Property
67	10.75	No	No

Periods of Significance

Resource Information

Resource Names

Name	Type	Primary
Old Pottstown Historic Distri...	Historic	Yes

Names: 1

Municipalities

No Data

Summary of Significance
No Data

Location Description
No Data

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	04/25/2024	Elizabeth Shultz

Municipality: Pottstown Borough
County: Montgomery
Municipalities: 1

Attachments

View	Attachment Type	Attachment Name	Date Submitted	Description
<input type="checkbox"/>	NR Nomination Form	H077112_01H.pdf	01/01/1970	

Download Selected Attachment(s) Attachments: 1

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RESOURCE Old Pottstown Historic District

1984RE02595: Listed District



Resource Overview

Master Eligibility	Individual Eligibility	Owner Category	Survey Date
Listed	Listed	Unknown	No Data
Approximate Number of Resources	Acreage	Multiple Property Documentation Form	Traditional Cultural Property
No Data	193.96	No	No

Periods of Significance 2

Resource Information

Resource Names

Name	Type	Primary
Old Pottstown Historic District	Historic	Yes

Names: 1

Municipalities

- 1700-1799
- 1800-1899

Summary of Significance
No Data

Location Description
No Data

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	05/13/2024	John Gardosik

Municipality	County
Pottstown Borough	Montgomery
Municipalities: 1	

Attachments

View	Attachment Type	Attachment Name	Date Submitted	Description
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	<input type="checkbox"/>	Inventory Form	H064416_01I.pdf	01/01/1970
	<input type="checkbox"/>	Inventory Form	H064416_64322_I.pdf	03/26/2019 Image scanned from document submitted on paper.
	<input type="checkbox"/>	Correspondence	H064416_64322_7.pdf	03/26/2019 Image scanned from document submitted on paper.

Download Selected Attachment(s) Attachments: 4

Guests and users with Basic subscriptions have limited access to attachments. More attachments may be available to Pro and Business subscribers.



Resource Overview

Master Eligibility Eligible	Individual Eligibility Eligible	Owner Category Private	Survey Date No Data
Approximate Number of Resources 5,252	Acreage 1,367.5	Multiple Property Documentation Form No	Traditional Cultural Property No

Periods of Significance

Resource Information

Resource Names

Name	Type	Primary
Pottstown Conserva... Dist...	Historic	Yes

Names: 1

Municipalities

No Data

Summary of Significance
No Data

Location Description
No Data

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	04/25/2024	Elizabeth Shultz

Municipality: Pottstown Borough
County: Montgomery

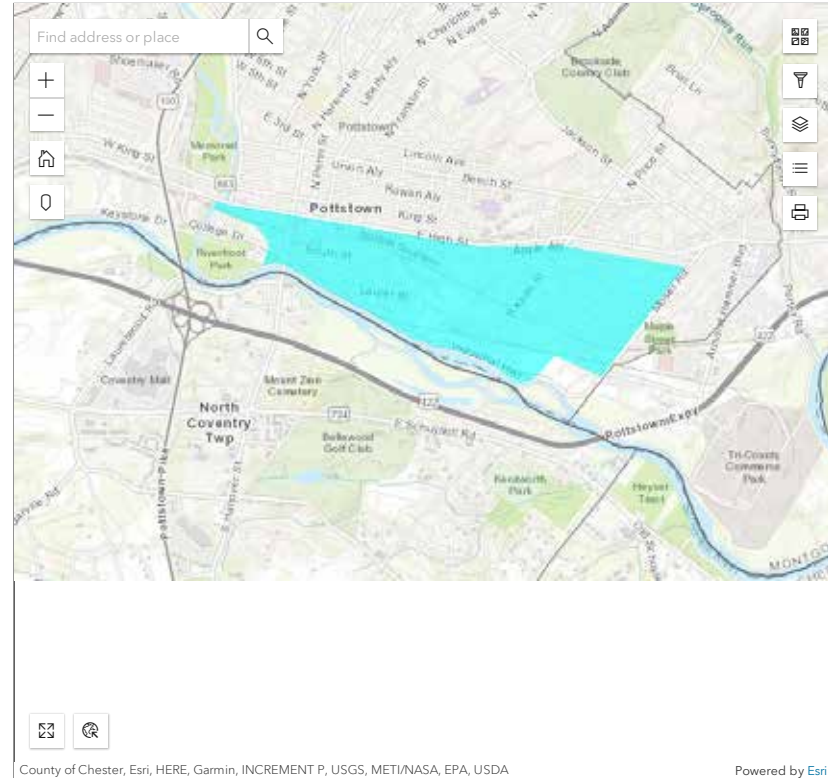
Municipalities: 1

Attachments

View	Attachment Type	Attachment Name	Date Submitted	Description
No records have been added.				

Attachments: 0

Guests and users with Basic subscriptions have limited access to attachments. More attachments may be available to Pro and Business subscribers.



Resource Overview

Master Eligibility	Individual Eligibility	Owner Category	Survey Date
Eligible	Eligible	Private	No Data
Approximate Number of Resources	Acreage	Multiple Property Documentation Form	Traditional Cultural Property
No Data	459.19	No	No

Periods of Significance

Resource Information

Resource Names

Name	Type	Primary
Pottstown Industrial Historic ...	Historic	Yes

Names: 1

Municipalities

No Data

Summary of Significance
No Data

Location Description
No Data

Date Created	Created By	Date Last Edited	Last Edited By
No Data	Legacy User	04/25/2024	Elizabeth Shultz

Municipality: Pottstown Borough
County: Montgomery
Municipalities: 1

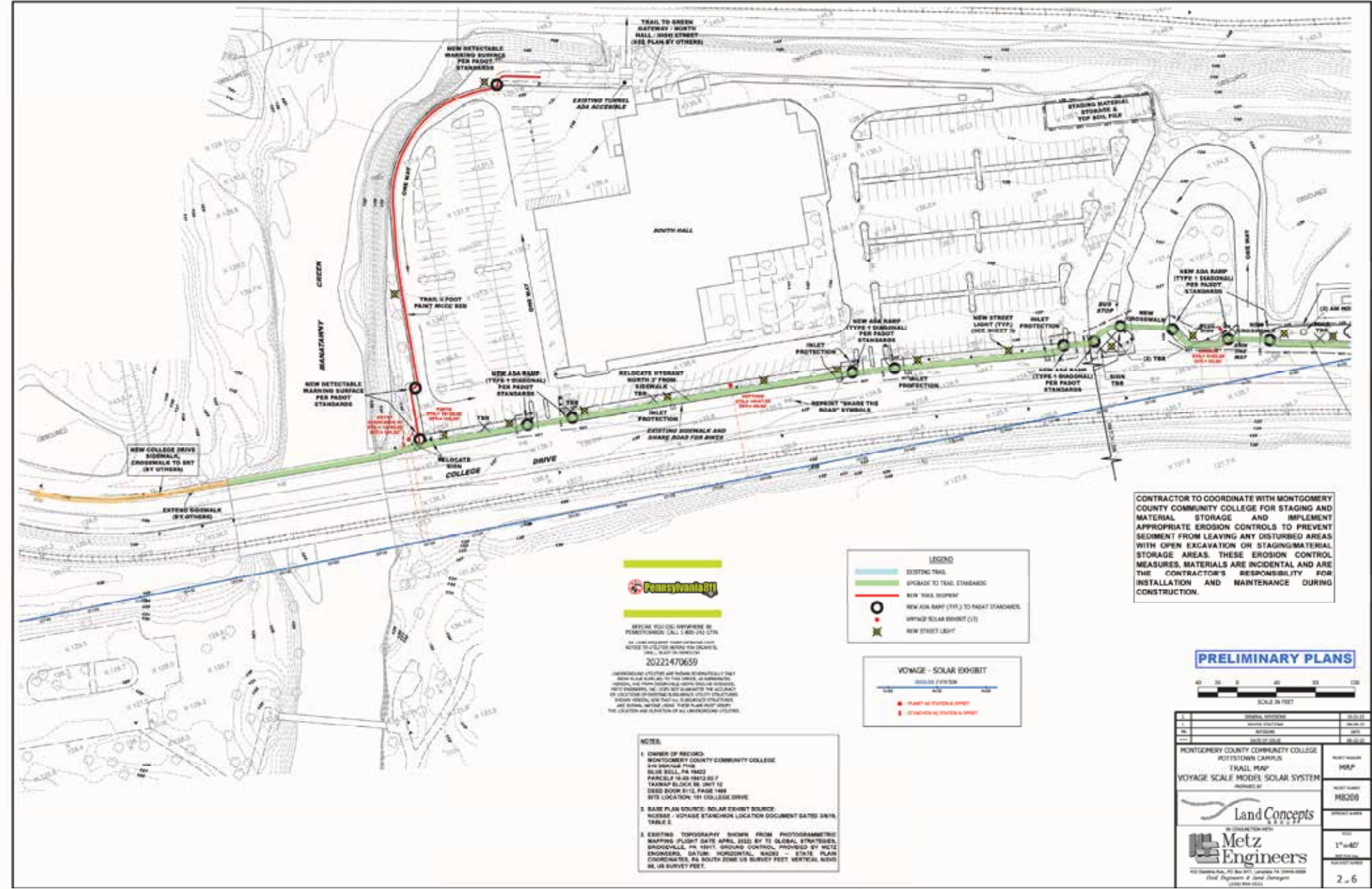
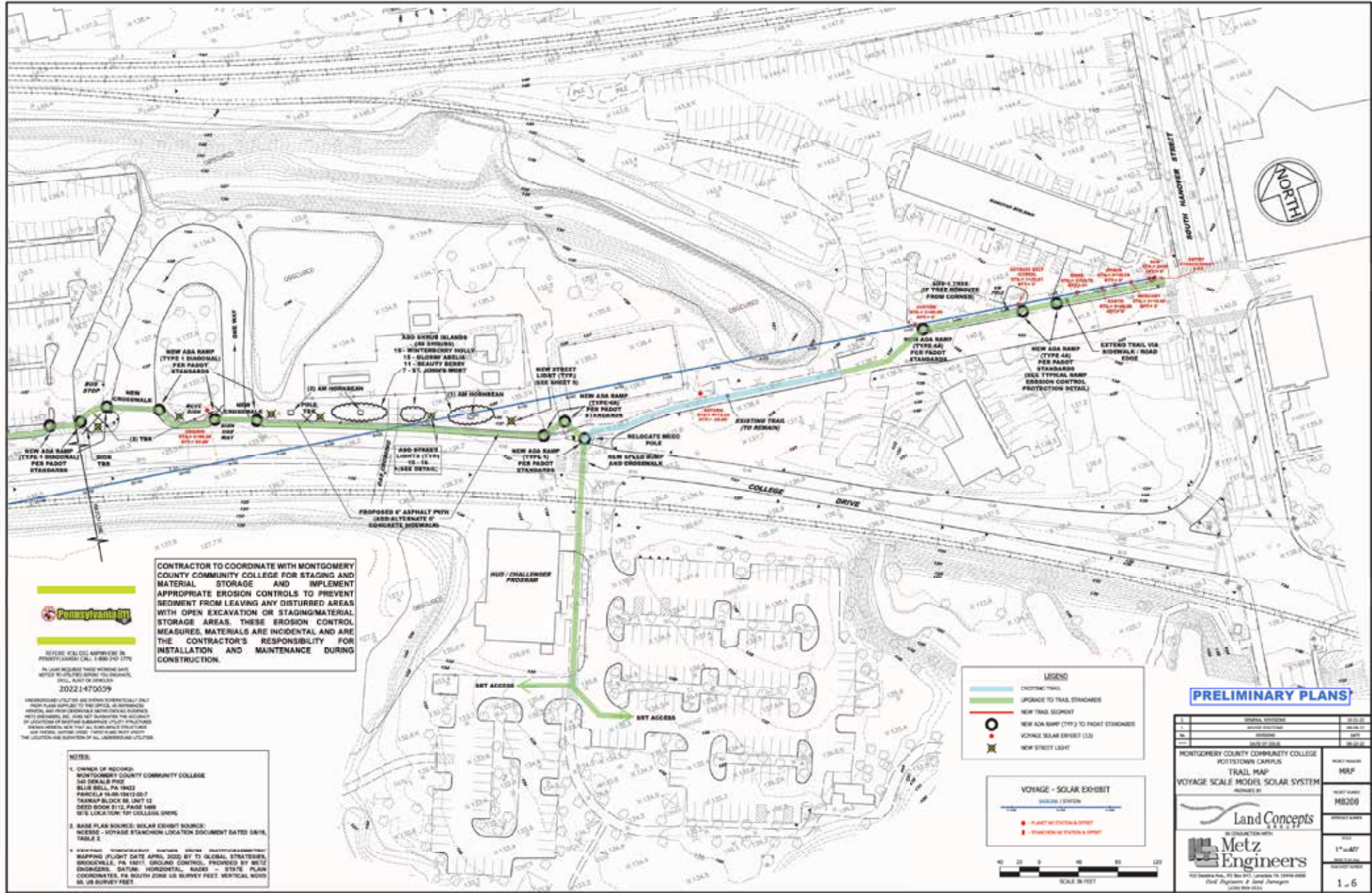
Attachments

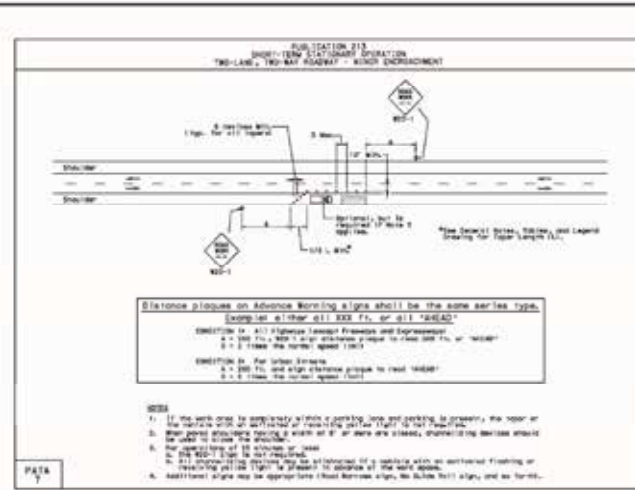
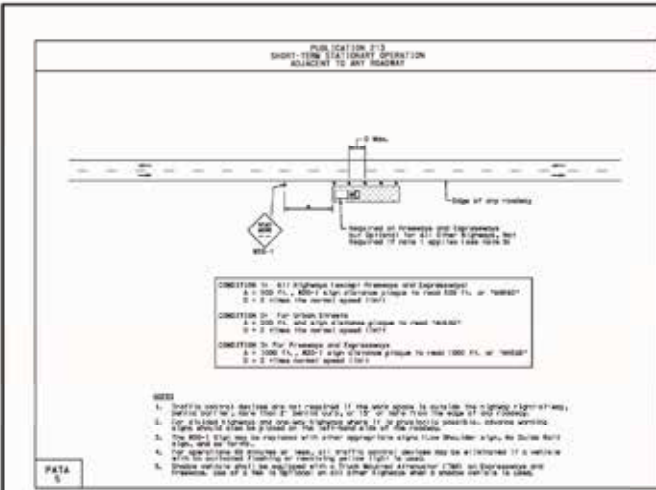
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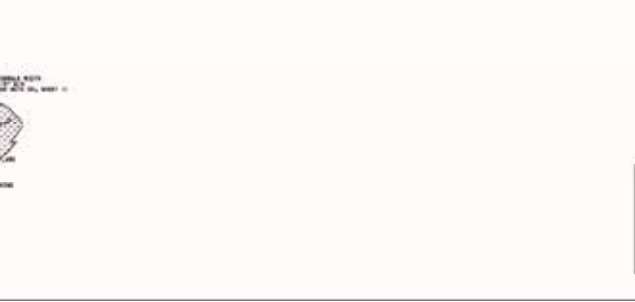
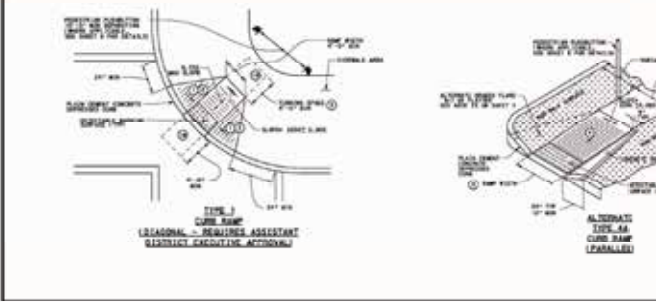
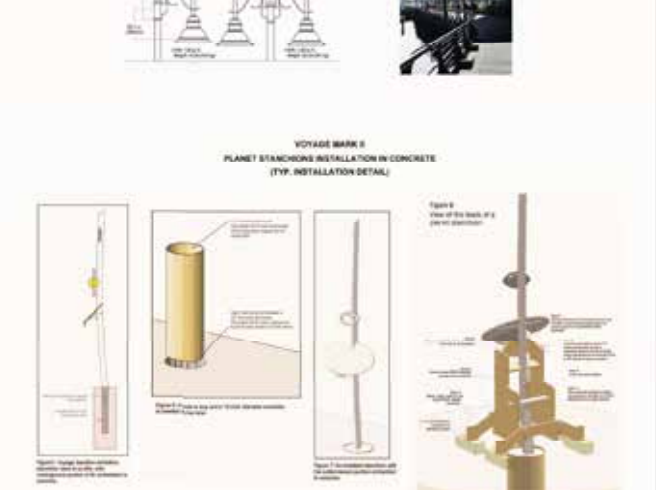
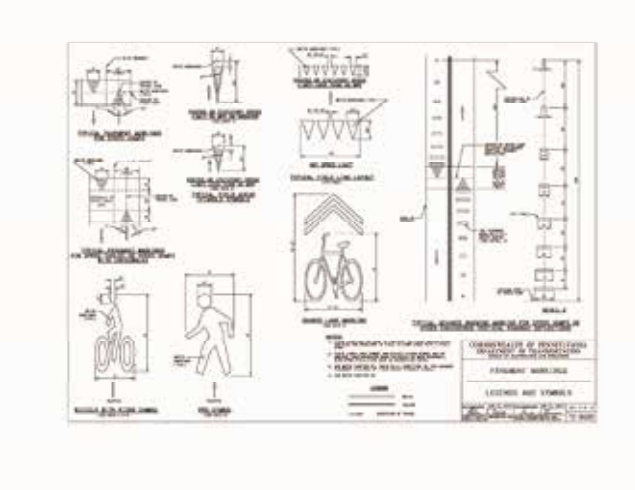
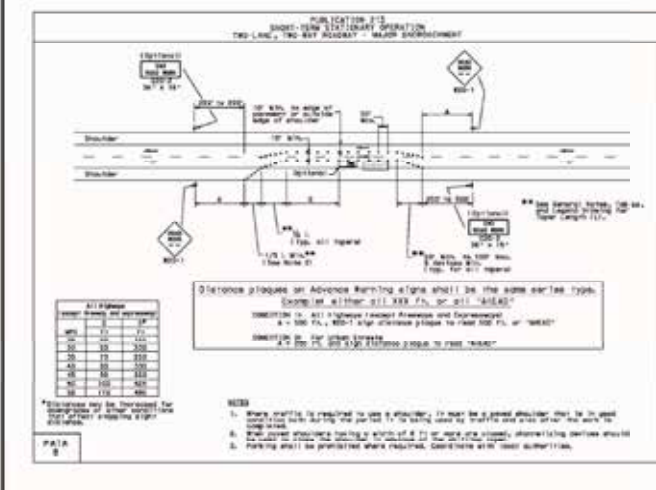
Montgomery County Community College “Solar System” Trail Plans





LUMEC
to Specify

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	NOTES
1	Street Lighting Pole	1	EA	
2	Street Lighting Fixture	1	EA	
3	Street Lighting Pole	1	EA	
4	Street Lighting Fixture	1	EA	
5	Street Lighting Pole	1	EA	
6	Street Lighting Fixture	1	EA	
7	Street Lighting Pole	1	EA	
8	Street Lighting Fixture	1	EA	
9	Street Lighting Pole	1	EA	
10	Street Lighting Fixture	1	EA	



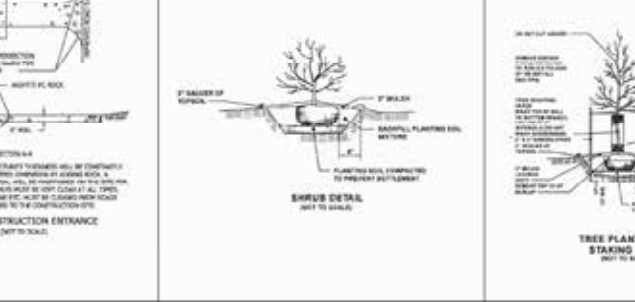
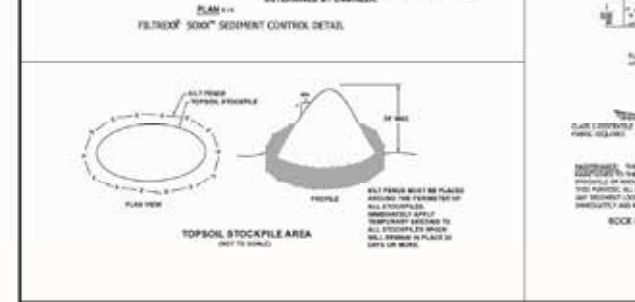
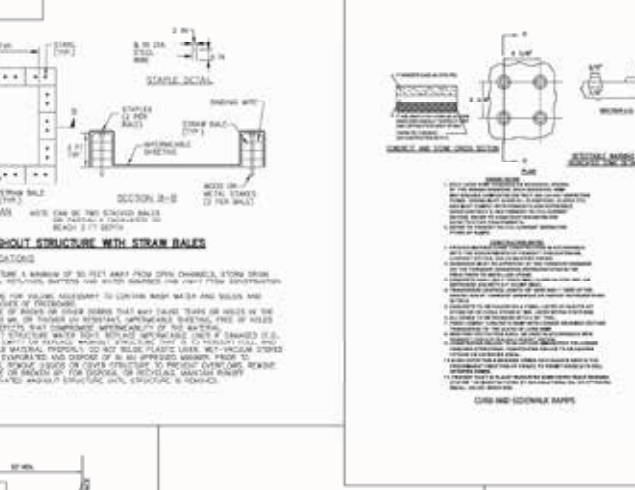
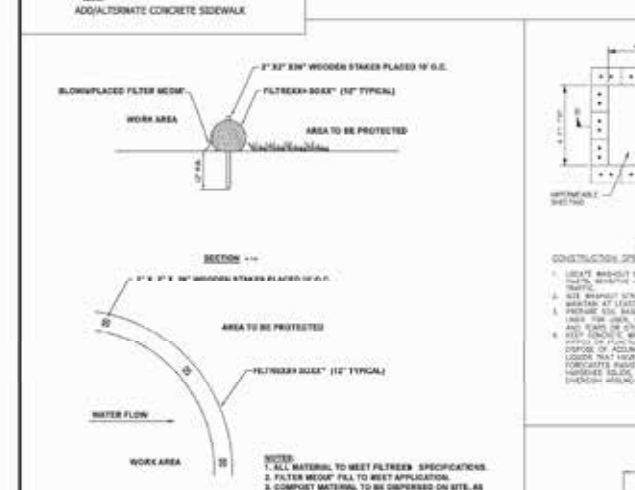
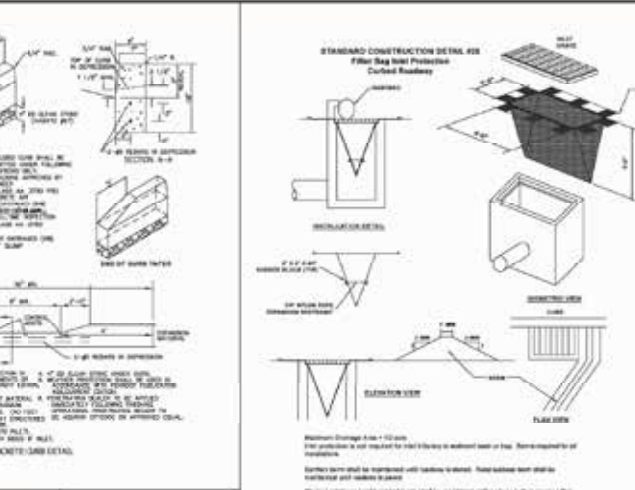
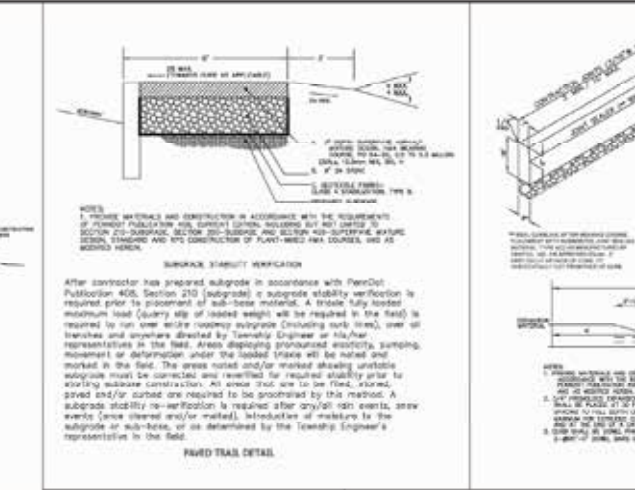
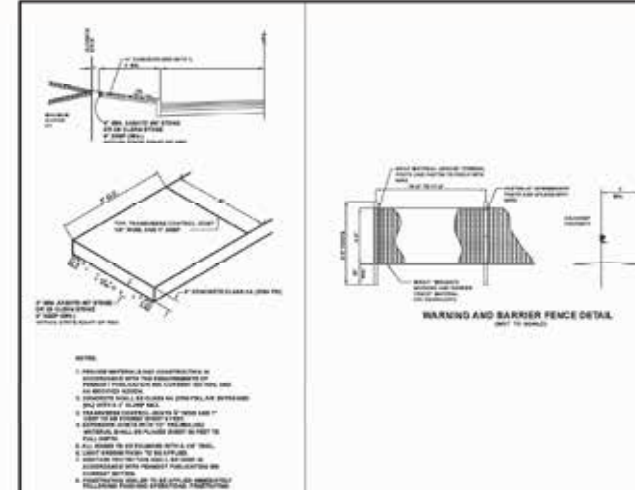
PRELIMINARY PLANS

CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS AND SELECTION OF APPROPRIATE ADA ACCESSIBLE RAMP AT EACH CALLED FOR LOCATION, AND ENSURE COMPLIANCE.

DATE	DESCRIPTION	BY	CHKD BY
01/15/20	ISSUED FOR PERMIT	JL	MS
01/20/20	REVISED	JL	MS
01/25/20	REVISED	JL	MS
02/01/20	REVISED	JL	MS
02/05/20	REVISED	JL	MS
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MONTEGOMERY COUNTY COMMUNITY COLLEGE
ROTTSTOWN CAMPUS
CLUB RAMP, LIGHTING & TRAFFIC CONTROL DETAILS
TRAIL MAP
VOYAGE SCALE MODEL SOLAR SYSTEM
PROJECT NO. MB200

Land Concepts
Metz Engineers



PRELIMINARY PLANS

DATE	DESCRIPTION	BY	CHKD BY
01/15/20	ISSUED FOR PERMIT	JL	MS
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MONTEGOMERY COUNTY COMMUNITY COLLEGE
ROTTSTOWN CAMPUS
TRAIL MAP
VOYAGE SCALE MODEL SOLAR SYSTEM
PROJECT NO. MB200

Land Concepts
Metz Engineers

Pottstown Business Improvement District Map

POTTSTOWN BUSINESS IMPROVEMENT DISTRICT Downtown



Borough of Pottstown Paid Parking Locations



Borough of Pottstown Tree List

BOROUGH OF POTTSTOWN		
TREE LIST		
	GROUP A	Small Trees – Mature Height 25-35 ft.
Common Name		Scientific Name
Maple, Hedge		Acer campestre
Amur Maple		Acer ginnala
Maple, Paperbark		Acer griseum
Maple, Tatarian		Acer tataricum
Serviceberry		Amelanchier x gradifolia 'Robin Hill' 'Autumn' 'Brilliance' or Cumulus'
Red Bud, American		Cercis Canadensis
Dogwood, Flowering		Cornus florida
Dogwood, Kousa		Cornus kousa
Hawthorn, Cockspur		Crataegus crus-galli
Hawthorn, Cockspur (Thornless)		Crataegus crus-galli var. 'Inermis'
Hawthorn, English		Crataegus laevigata, "Superba"- Crimson Cloud Hawthorn (tree form)
Hawthorn, Washington		Crataegus phaenopyrum 'Sentry'
Hawthorn, Winter King Green		Crataegus viridis 'Winter King'
Amur Maackia		Maackia amurensis
Magnolia, Star		Magnolia stellata
Crabapple, Flowering		Malus species and hybrids, Adams, Centurion, Harvest Gold, Madonna, Prairifire Professor Sprenger, Red Barron, Red Jewel, Sentenel, Snow Drift, Spring Snow, Sugar Tyme, Zumi, Redbud
American Hornbeam		Ostrya virginiana
Cherry, Oriental		Prunus serrulata, Mt Fuji Cherry
Cherry, Choke		Prunus virginiana
Lilac, Japanese Tree		Syringa reticulata 'Ivory Silk' or 'Summer Snow', Regent
	GROUP B	Medium Trees – Mature Height 35-50 ft
Trident Maple (tree form)		Acer buergeranum
Hedge maple (tree form)		Acer campestre
Queen Elizabeth hedge maple		Acer campestre 'Evelyn'
Paperbark Maple		Acer griseum
Apple Serviceberry		Amelanchier laevis 'Cumulus' or "Majestic"
Serviceberry (many cultivars)		Amelanchier x grandiflora
European Hornbeam (tree form)		Carpinus betulus "Fastigiata"

American Hornbeam		Carpinus caroliniana
Eastern Redbud		Cercis canadensis
Kousa Dogwood		Cornus kousa
Golden Rain Tree		Koelreuteria paniculata
Galaxy Magnolia (tree form)		Magnolia 'Galaxy'
Amur Corktree		Phellodendron amurense
Columnar' – Sargent cherry		Prunus sargentii
Japanese flowering cherry		Prunus serrulata 'Amanogawa', 'Kwanzan'
Shubert Chokecherry		Prunus virginiana 'Shubert'
Mountain Ash		Sorbus species
Japanese Tree lilac		Syringa reticulata 'Summer Snow', 'Ivory Silk'
	GROUP C	Large Trees – Mature Height 50 ft or more
Red Maple		Acer rubrum) variety "Red Sunset" or "October Glory"
Sweet Birch		Betula lenta
Bitternut Hickory		Carya cordiformis
American Yellowwood		Cladrastis lutea
American Beech		Fagus grandifolia
White Ash		Fraxinus americana 'Rosehill' or 'Autumn Purple', Autumn Purple, Champaign County, Rose
Green Ash		Fraxinus pennsylvanica 'Summit' 'Patmore' "Marshall's Seedless" or 'Urbanite'
Ginkgo (Princeton Sentry)		Ginkgo biloba, Autumn Gold, Lakeview, Princeton Sentry
Honey Locust		Gleditsia tricanthos inermis 'Skyline', 'Shademaster'
Kentucky Coffee Tree		Gymnocladus dioica
European Larch		Larix decidua
American Sweetgum		Liquidambar styraciflua
Tulip Poplar		Liriodendron tulipifera
Cucumber Magnolia		Magnolia acuminata
Dawn Redwood		Metasequoia glyptostroboides
Black Gum		Nyssa sylvatica
London Plane		Platanus x acerifolia, Bloodgood
Northern Red Oak		Quercus borealis rubra
Scarlet Oak		Quercus coccinea
Bur Oak		Quercus macrocarpa
Shumard's Red Oak		Quercus shumardii
Linden, Little Leaf		Tilia cordata 'Greenspire', Chancellor, Corinthian, Farview, Glenleven, Greenspire
Chinese Elm		Ulmus parviflora
Zelkova		Zelkova serrata 'Green Vase', Halka, Village Green