

**United States Department of the Interior
National Park Service
National Register of Historic Places
Registration Form**

**USE THIS COPY
FOR DUPLICATING**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Old Pottstown Historic District Boundary Increase
other names/site number N/A

2. Location

street & number High Street between Hanover Street and Franklin St. N/A not for publication
city, town Borough of Pottstown N/A vicinity
state Pennsylvania code PA county Montgomery code 091 zip code 19464

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<u>42</u>	<u>25</u> buildings
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>42</u>	<u>25</u> Total

Name of related multiple property listing: N/A
Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official _____ Date _____
State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
Commerce/Trade, Specialty/Department Store

Social, Meeting Hall

Domestic-Multiple Dwelling

Current Functions (enter categories from instructions)
Commerce/Trade, Specialty Store, Business

Social, Meeting Hall, Civic

Domestic-Multiple Dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Italianate

Classical Revival

Queen Anne

Materials (enter categories from instructions)

foundation Brick/Stone

walls Brick

Stone

roof Metal/Slate

other N/A

Describe present and historic physical appearance.

The Old Pottstown Historic District extends for about one mile in an east-west direction, from Adams Street to Manatawny, and for a little more than one-half mile in a north-south direction from Beech Street to the railroad. One block north of the railroad is 100-foot-wide High Street. The central business activities of Pottstown extend along both sides of this main thoroughfare. The main north-south street, 80-foot-wide Hanover Street, also has some commercial activity near its intersection with High Street. Further north along Hanover Street are the fine homes of former prominent citizens and a number of churches. The District retains the gridiron pattern of streets and alley, architecture, scale, and ambience of community life in Pottstown as it existed from about 1860 to the mid-1930's. The architecture includes the homes of factory workers, residences of prominent and wealthy persons, department stores, small shops, financial institutions, hotels, civic and fraternal organizations, religious and educational institutions, small factories and warehouses, and a railroad station. The pattern of development is compact with 2-1/2-story twin (semi-detached) homes and narrow-lot, single-family homes predominating the domestic architecture and three-story commercial buildings standing shoulder-to-shoulder along the street line of High Street. Most of the architecture is of the Late Victorian styles. Domestic architecture is predominately of Queen Anne, Eastlake, Italianate, Queen Anne Revival, Second Empire, or Victorian Gothic style. The predominant styles for commercial buildings are Italianate or Modern Movement styles. Most churches are of Gothic Revival style. With the exception of some minor additions, changes to store fronts and cladding of walls, the architecture has retained most of its original construction.

A more complete description of the Old Pottstown Historic District may be found in the 1985 National Register of Historic Places Registration Form.

The Boundary Increase to the Old Pottstown Historic District is intended to complement and augment the existing district by yielding a more complete picture of Pottstown's downtown area. The Boundary Increase extends the existing district between Hanover and Franklin Street south of High Street to include a significant portion of the downtown area between High Street and the main railroad line. This area mostly consists of commercial development. Churches, social halls, and domestic architecture are also included. High Street and South Hanover Street are the predominant commercial blocks in the Boundary Increase. Charlotte Street and North Evans Street contain a mixture of small shops and residential uses. South Franklin Street and South Evans Street are primarily residential. Buildings range between

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one story to 3-1/2 stories in height. The most common height is 2-1/2 stories. With few exceptions, the buildings stand shoulder-to-shoulder along the street line. The most predominant styles for commercial buildings are Italianate, Mission, or Modern Movement styles. Neo-Classical Revival styles are the favorites for social halls. Late Federal, Queen Anne Revival, and Italianate styles are commonly used for the domestic architecture. The architecture of the Boundary Increase is not preserved as well as the rest of the District. Nevertheless, the scale of noncontributing buildings, streetscape, and recent efforts toward restoration, as well as the preserved architecture, help to present a more cohesive historic environment of Old Pottstown.

All buildings are of masonry construction. Most walls are of brick with brick or stone lintels and sills and with a dentiled cornice of brick or with a bracketed wooden cornice. A number of structures are built of hard brick with narrow "butter" joints. Some brick has been stuccoed or clad in enameled steel panels or aluminum.

The church at 312 High Street is constructed of rusticated brownstone; the social halls at 306-310 and 320-322 High Street and the storefront at 200 High Street are of dressed limestone. A few homes have facades of rusticated brownstone. The former fire house at 28 South Hanover Street has a facade of green Serpentine stone.

A number of buildings feature second-floor bay windows. Paneled wood is used for box bay windows and angular bay windows. Sheet metal is used for large bay windows with curved corners and curved hoods.

The remaining earlier architecture is typically represented by a two-story brick Late Federal style, with a gable roof and simple wood trim. Vestiges of this architecture are located at 374 High Street, 17 to 23 South Evans Street, and 18 to 28 Charlotte Street. Some of the Late Federal-style homes on Charlotte Street have been altered to include excellent examples of storefronts that date from about 1910.

The predominant style in the Boundary Increase is Italianate. The tall, narrow facades of commercial buildings on High Street are capped by bracketed cornices and a flat roof. Several good examples include 236, 250, 252, 254, 380, and 382 High Street. An Italianate-style building at 228 High Street has been altered by the addition of a fourth floor mansard roof with five dormer windows with curved, peaked roofs. Italianate-style buildings are also found on South Franklin Street and at 28 South Hanover Street.

A 2-1/2-story home with a storefront at 384 High Street has a steep, gabled roof representative of the Gothic style. The Victorian Gothic-style brownstone church at 312 High Street has an asymmetric facade. A large, pointed arch window in the end of the nave is balanced by a square bell tower at the corner surmounted by an octagonal steeple.

Several buildings exhibit influences from the Queen Anne style. The row home at 378 High Street is such an example. It has a two-story bay window, pedimented gable, and art glass windows.

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The social hall (now the Senior Citizens Center) at 306-310 High Street and the Order of the Moose Lodge at 320-322 High Street are examples of the Neo-Classical Revival style. The simplified classical design and details are executed in dressed limestone.

The Mission style is represented by a three-story building at 200 and 204 High Street. It is one of the two buildings of this style to be found in Pottstown.

The unique or outstanding buildings in the Boundary Increase include:

18 Charlotte Street

Dating from about 1860, this building was part of a livery stable. The second floor spanned the first-floor entrance and was the residence of the livery owner. The first floor has been partially filled in by a storefront, but the original lintel-beam and brownstone wheel guards to each side of the entrance tunnel can still be seen. The rear stable has been replaced by a concrete block storage building.

200-204 High Street

An eclectic application of the Neo-Classical Revival and Mission styles to a commercial structure can be seen at this corner location. This 1920's building was built for commercial use with retail stores on the first floor and offices on the second and third floors. The first-floor store windows are framed by columns and lintel beams of smooth limestone. At the base of the windows and between columns is dark green marble. Some of the large display windows have their original bronze frames. The upper floors are of yellowish buff brick. The windows are accented by limestone frames. The windows on the second floor are large picture windows flanked by double-hung windows similar to the "Chicago" window. The paired, double-hung windows on the third floor are shaded by a 5-foot-wide pent eave. The pent eave is roofed with dark-green glazed Spanish tile. A brick parapet extends above the pent eave.

228 High Street

Originally built as the "Hotel Montgomery," c. 1870, this brick building has undergone a number of changes reflective of the changing styles in Pottstown. The 36-foot-wide building has five windows on each upper floor. The windows on the second and third floors have the proportions of a Late Federal-style building. During the 1880's, the three-story building was given an Italianate look by adding "eyebrows" to the upper-story windows, a heavy, overhanging wooden cornice to the modestly pitched roof, and a first floor storefront of plate glass. About 1900, the attic was converted to a fourth floor by means of a mansard roof. The slate mansard roof is punctured by five dormer windows that correspond to the windows below. Each dormer is capped by a steeply pitched, concaved, curved hip roof, with its peak further accentuated by an ornamental metal spike. The building is well preserved and yields an unusual yet strong composition of mixed styles.

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236 High Street

Constructed about 1890, this narrow, three-story, red brick commercial building follows the basic form of the Italianate style with a cut stone foundation, high stories, and a heavy horizontal wooden cornice supported by bands of corbeled brick and brick brackets. Detailing and appointments, however, are expressive of the Queen Anne style. The second-floor bay window and third-floor triple window have colored glass, and the dentiled detail on the cornice is of the Queen Anne style. In 1924, the original storefront and the sidewalk canopy were removed and replaced by a storefront with a deeply recessed entrance and large plate glass display windows. Above each plate glass window is a Gothic-like trifoil-shaped transom of clear glass surrounded by colorful and imaginative leaded glass reminiscent of the Art Nouveau style. The building and its eclectic details have been restored.

306-310 High Street

Once a lodge hall for the Order of the Eagles, this 1920's 60-foot-wide, three-story building has a facade of dressed limestone. The symmetrical design features a flat facade with a central, two-story recessed area that contains a colonnade of four columns and a second-floor, wrought iron balcony spanning between the columns. To each side of the colonnade are pedimented entrances with decorative bronze canopies. On the third floor above the colonnade, the flush, smooth wall is punctured by a row of double-hung windows. There is a decorative band at the roof level. Above the band is a pediment with a simplified cornice. This building is perhaps Pottstown's best example of the Neo-Classical Revival style.

364, 366, and 368 High Street

These three multifamily dwellings, dating from 1885, are designed with a composite facade that expresses one large building. The 60-foot-wide, three-story, symmetrical facade is of brick with brownstone trim and quoins. The central building has its own entrance protected by a large bay window at the second floor. The bay window spans most of the width of the central building and is made of sheet metal with curved windows at the corners. Two windows on the third floor are surmounted by a half-story pediment of patterned brick. An arched window is centered in the pediment. The side buildings have a large window and entrance stoop at the first floor. The second and third floors each have two windows. A decorative brick cornice expresses their flat roofs.

20 South Hanover Street

This narrow, two-story brick building was built around 1875 in the Italianate style. There is a walk-down basement shop, first-floor original storefront, and a second-floor residence. The basement barber shop is accessed by an areaway which is protected by a railing at the sidewalk level. It is the only remaining basement shop in Pottstown.

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28 South Hanover Street

The Goodwill Steam Engine Fire Company was once housed in this tall, two-story building. This 1875 Italianate-style building is built of brick with arched-stone lintels and sills framing the windows. The wooden cornice is bracketed and dentiled. The Hanover Street facade is of green Serpentine stone and has arched openings for the fire engines. The arched openings have been filled in with office windows, and the stone has been temporarily covered with wood siding for protection.

The existing National Register Historic District contains 1,137 contributing buildings and 43 noncontributing buildings. The Boundary Increase has 42 (63%) contributing buildings and 25 (37%) noncontributing buildings, or a total of 67 buildings. If amended, the district would have 1,179 contributing buildings (94.3%) and 68 noncontributing buildings (5.7%).

Of the 25 noncontributing buildings in the Boundary Increase, 19 are not old enough to be considered historic. Six buildings have been substantially altered so as to be noncontributing to the district. Of the 19 recent vintage buildings, ten are of one story and tend to disrupt the scale and spatial quality of High Street. Nine new buildings can be considered to be in scale and to respect the spatial quality of the street, even though some are constructed of modern materials. The six substantially altered buildings have been clad with metal or stuccoed facades that have obliterated fenestration patterns, details, and historic sense of scale but still add to the spatial and rhythmic sense of the streetscape. Five of these buildings are known to still retain much of the original facades beneath the cladding and could be restored.

Of the 42 contributing buildings, only about ten can be said to be in original condition. The noncommercial structures exhibit the most integrity. All but a few storefronts have been altered, but the upper floors of commercial structures are generally well preserved.

Despite the relatively high proportion of noncontributing buildings within the Boundary Increase, the area contains some of Pottstown's best examples of specific styles, architectural functions, and unique features that are important to the local history of architecture. The Boundary Increase also greatly enhances the spatial qualities of the downtown area, the continuity and rhythm of High Street, and the sense of place for Pottstown. The addition of the Boundary Increase to the Old Pottstown Historic District would extend and express a more complete and cohesive historic environment.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G N/A

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

c. 1860 - c. 1935

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

With the exception of some large industrial complexes located between the railroad and the river, the Old Pottstown Historic District includes the general area and street pattern of the original settlement, as laid out by ironmaster John Potts in 1761. The District encompasses the most significant architecture and history of development for the Borough of Pottstown. Through its preserved architecture, the District offers a picture of Pottstown during its period of booming development and of its transition to urban maturity. The District presents a historic view of a cosmopolitan community with a vibrant industrial, commercial, residential, civic, and social structure. The focus is on a period of development that extended from a time after the Civil War to the Great Depression.

The Boundary Increase is an integral part of the Old Pottstown area. In particular, the Boundary Increase is an important adjunct of the downtown commercial and social structure. The architectural styles, scale, textures and materials, and streetscape of the Boundary Increase are similar to that of the registered district. The Boundary Increase is also significant because the area contains some representative historic architectural uses and best examples of styles not found in the registered district. The boundary of the Old Pottstown Historic District would be increased from its original configuration to complete the historic fabric of the downtown area, to include a number of architecturally significant buildings, and to add to the architectural perspective of the commercial, social, and residential development in Pottstown.

Within the Boundary Increase, much of the original, first-generation development has disappeared. Prior to the Civil War, the south side of High Street was developed with small shops and homes. Shops selling dry goods, boots and shoes, dresses, hardware, tobacco, tinware, stoves, and bakery goods stood with tailor and barber shops. The upper floors of buildings were used for dressmaking, bookbinding, photographer studios, club rooms, and dwellings. At the rear of the properties were livery stables, bakeries, saddleries, warehouses, and coal yards. Hanover, Charlotte, Evans, and Franklin Streets were undeveloped.

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The historic and architectural development of the Boundary Increase after 1860 parallels that of the registered district. After the Civil War, the undeveloped areas of the Boundary Increase were filled in with modest Late Federal-style and Italianate-style dwellings, livery stables, and small shops. South Hanover Street was anchored by the Italianate-style, 1875 Goodwill Steam Engine Fire Company located at Queen Street. The earliest remaining architecture in the Boundary Increase is found along Evans, Charlotte, Franklin, and Hanover Streets. A Late Federal-style dwelling and storefront exists at 374 High Street. Other early buildings may include 228 High Street (the Hotel Montgomery), 250 and 252 High Street (Baily and Baldwin jewelry and tinware shops), and 254 High Street (Thomas Taylor dry goods store). However, the facades of these commercial buildings have been updated with Italianate-style fronts.

In 1870, the Christ Episcopal Church at 312 High Street replaced its modest structure with a larger brownstone Victorian Gothic-style edifice.

Between 1875 and 1915, most of the original buildings along High Street were demolished and replaced with taller commercial structures that were developed side-by-side to form a continuous row of shops. The majority of new buildings were built in the Italianate style. Around the turn of the century, some shops took on the appearances of the Queen Anne style by adding large dormer gables and bay windows. Sidewalk canopies were fashionable during these years, but most were removed by the 1920's.

During the 1920's, the Neo-Classical Revival style was introduced in Pottstown. The social halls at 306-310 and 320-322 High Street added statements of this style.

The last important vestige of first-generation architecture on High Street in the Boundary Increase was lost around 1925 when the home of General St. Clair, located at the southeast corner of High and Hanover Streets, was razed to accommodate the new three-story commercial St. Clair Building. This filled in the frontage of both streets and brought to a close Pottstown's transition from a mill town village to an urban center. The remaining architecture is an expression of Pottstown's maturation and highlights the Borough's most significant period of architectural and economic achievement.

Building types found in the Boundary Increase, such as the Goodwill Steam Engine Fire Company at 28 South Hanover Street, the livery at 18 Charlotte Street, and the walk-down basement shop at 20 South Hanover Street; and, architectural styles, such as the Neo-Classical Revival-style lodge building at 306-310 High Street and the Mission-style commercial building at 200-204 High Street, are examples unique within Pottstown and would add to the overall picture of Old Pottstown.

Since the establishment of the Old Pottstown Historic District in 1985, more information and a greater understanding of the history of the Boundary Increase have been generated.

Several buildings, such as 236 High Street and 28 South Hanover Street, have been preserved and restored. Other old facades have been discovered under modern cladding and have the potential for future restoration.

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In addition, the general appearance of the Boundary Increase has been improved by the removal of several burned-out and deteriorated structures and the installation of period lighting and street furniture along High Street.

9. Major Bibliographical References

- Insurance Maps of Pottstown, Pennsylvania, Sanborn Map Co., NY, NY, 1909 and 1980
- Plan of the Borough of Pottstown, 1828 (from deeds)
- Map of Pottstown, 1874 and 1876 (showing buildings)
- Map of Pottstown, T. M. Fowler and Bailey, 1874 (bird's eye view)
- Map of Pottstown, Thaddeus M. Fowler, 1893 (bird's eye view)
- Tax Maps of Montgomery County, 1989
- A History of Pottstown, Pennsylvania, Paul Chancellor, edt., Historical Society of Pottstown, 1953
- Underwriters Association, Tariff of Rates, Review Publishing and Printing Co., Philadelphia, 1895
- Trolleys of Montgomery County, Pennsylvania, H. Foesig and H. E. Cox, H. E. Cox, Pub., Forty Fort, PA, 1968
- The Credit Experience Guide, The Merchants and Mercantile Agency, Pittsburgh, PA 19101

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property 13.9

UTM References - For Boundary Increase

A	1, 8	4, 4, 4, 6, 4, 2	4, 4, 5, 5, 0, 8, 7
	Zone	Easting	Northing
C	1, 8	4, 4, 5, 1, 4, 2	4, 4, 5, 4, 9, 7, 3

B	1, 8	4, 4, 5, 1, 8, 1	4, 4, 5, 5, 0, 7, 0
	Zone	Easting	Northing
D	1, 8	4, 4, 4, 6, 2, 6	4, 4, 5, 4, 9, 7, 0

NOTE: The UTM references for the District are unchanged from the 1985 Registration Form.

See continuation sheet

Verbal Boundary Description

Beginning at a point at the intersection of the western curb line of Hanover Street and the northern curb line of Queen Street and proceeding northerly along the western curb line of Hanover Street, approximately 385 feet to the northern curb line of High Street; thence, easterly along the northern curb line of High Street, approximately

See continuation sheet

Boundary Justification

The western, northern, and eastern boundaries of the Boundary Increase are defined by the existing National Register Old Pottstown Historic District. The southern boundary of the Amendment Area is defined by a changing pattern of land use and the lack of historical architectural resources.

See continuation sheet

11. Form Prepared By

name/title Robert E. Bartmann
 organization Robert E. Bartmann, AICP date February 1991
 street & number 1324 Pike Street telephone (215) 376-5684
 city or town Reading state PA zip code 19604

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Verbal Boundary Description

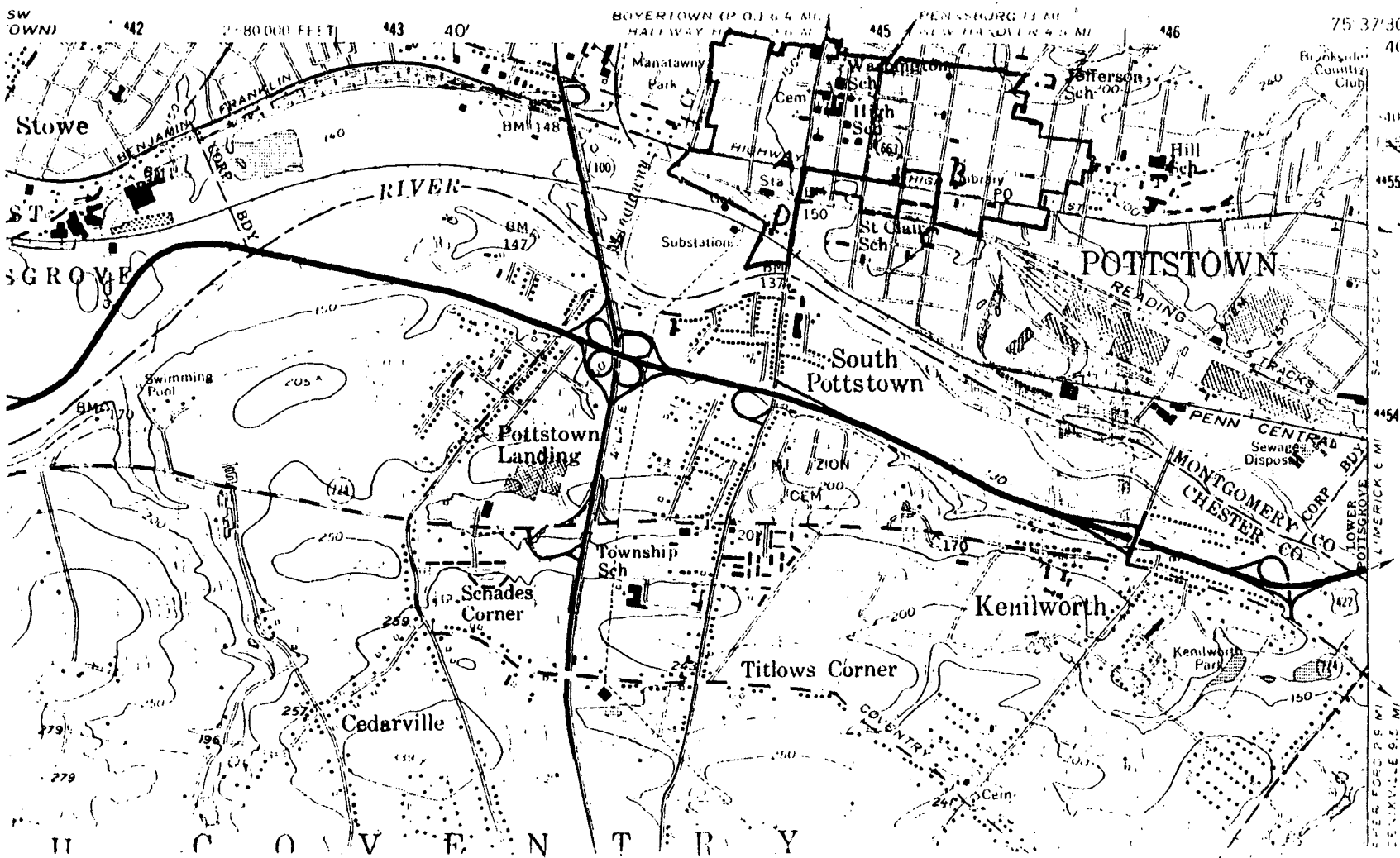
1,307 feet, to the western curb line of Evans Street; thence, northerly along the western curb line, approximately 156 feet; thence, easterly along a line parallel to High Street, approximately 507 feet, to the eastern curb line of Franklin Street; thence, southerly along the eastern curb line of Franklin Street, approximately 383 feet, to the northern curb line of Apple Street.

Thence, westerly along the northern curb line of Apple Street, approximately 478 feet to the western curb line of Evans Street; thence, southerly along the western curb line of Evans Street, approximately 146 feet, to the northern curb line of Queen Street; thence, westerly along the northern curb line of Queen Street, approximately 472 feet to the eastern curb line of Charlotte Street; thence, northerly along the eastern curb line of Charlotte Street, approximately 137 feet; thence, westerly along a line parallel to High Street, approximately 660 feet, to the eastern property line of 212 High Street (Lot No. 19 of Block 18); thence, southerly along the eastern property line of 212 High Street (Lot No. 19), approximately 150 feet, to the northern curb line of Queen Street; thence, westerly along the northern curb line of Queen Street, approximately 205 feet, to the western curb line of Hanover Street and the point of beginning.

Boundary Justification

The southern boundary between Hanover Street and Charlotte Street is defined by Queen Street and the railroad tracks and open parking areas at the rear of the High Street properties. Between Charlotte and Evans Streets, Queen Street and a deep cut for the railroad define the boundaries. South of the railroad, development patterns change to industry and a residential area from a different period. From Evans Street to Franklin Street, the southern boundary is defined by Apple Street. The area south of Apple Street is a mixture of heavy commercial and industrial uses, parking areas, and a few dwellings that have lost their architectural integrity.

POTTSTOWN QUADRANGLE
 PENNSYLVANIA
 7.5 MINUTE SERIES (TOPOGRAPHIC)



5864 1 SE
 (SASSAMANSVILLE)

Old Pottstown Historic District
 Local Boundary - Zone 18
 --- Boundary ---
 --- Existing District ---
 A E 44662 N 445507 C E 45142 N 4454 473
 B E 44 5181 N 4455070 D E 445154970