

# POTTSTOWN CITIZENS FOR Enlightened LEADERSHIP

## Roller Mill renovation almost done

Two handsome new mixed-use buildings form a gateway to Pottstown from the South Hanover Street bridge along the east side of Hanover Street.

Now the historic Pottstown Roller Mill, just west of Hanover Street, is set to open in the next few weeks after a complete renovation by the Zimrick Group, a partnership of Ken Zimmerman and Greg Emrick.

In 1974, the Roller Mill was the second Pottstown building to be placed on the National Register of Historic Places, a few months after Pottsgrove Manor was designated.

Built in 1725, the original grist mill building had a mill race with water diverted from the Manatawny Creek. For more than 200 years, until the 1940s, the mill used water power supplied by the mill race to grind grain into flour.

In modern times, the Roller Mill, the oldest continuously operated business in Pottstown, sold fertilizers and chemicals from the building.

In 1972, the building was flooded out by Hurricane Agnes and sold to the Montgomery County Redevelopment Authority.

The business moved west to a new site along the Industrial Highway where it now sells mulch, fertilizer, animal feed, coal and wood pellets, and lawn and garden supplies.

Meanwhile, Pottstown architect Dick Frantz and the late Oliver Christman successfully applied to place the mill building on the National Register, mostly to try to keep it from being demolished.

After languishing vacant for nearly a decade, the Redevelopment Authority sold the building to a group of Pottstown investors who converted it into first floor commercial and 12 luxury apartments on the upper floors.

Because of its National Register status, the investors were the first in Pottstown to enjoy a 25 percent federal tax credit for the cost of restoring the building.

The contractor was Twin County Construction, operated by Pottstown's Dinnocenti family, who later acquired the building. Earlier this year, the Zimrick Group bought the property for \$490,000 from the estate of Gregory Dinnocenti. The building had been vacant for more than a year.

The Zimrick Group, which has renovated and owns numerous properties in Pottstown and has a reputation for outstanding work, has essentially gutted the building and put in new heat pumps, windows, new hardwood floors, kitchens with new appliances and granite countertops, and a new elevator.

The layout of seven one-bedroom apartments and five lofts over ground floor commercial space is being maintained. Leases have already been signed for seven apartments and the commercial space.

Zimrick now owns more than 50 rental units in the borough. "Pottstown is unquestionably on the way up," Zimmerman says.



Commentary by  
Thomas Hylton



**RESTORATION PROJECT UNDERWAY** — The 1725 Pottstown Roller Mill building, located along College Drive just west of South Hanover Street, is being completely renovated with two commercial spaces on the first floor and 12 apartments on the upper floors. The project should be finished prior to the end of the year.