

# THE Souderton Story

A Publication for the Residents of Souderton Borough

## Pool Renovations Considered for 2010 Season

Imagine reading beside a beautifully renovated pool, dangling your legs in clear, cool water, and watching your kids go down the water slide and play in the shallow section of the pool on a relaxing summer afternoon in Souderton. This vision could become a reality for the Souderton Pool if a renovation is possible and funding can be secured.

### Conceptual Plan is in the Works

Borough Council recently commissioned a feasibility study for the renovation of the existing pool facility. Wade Associates of Harrisburg, Pa., performed the study and developed a conceptual plan that upgrades the pools' filtration equipment and electrical system, uses

the latest, safest methods for water disinfection, and may include heating the pools for an extended swimming season.

The conceptual plan for the upper pool calls for a complete renovation, with bulkheads that separate the pool into different sections. A zero-entry area will have a gradual slope that makes the pool handicapped accessible and creates a fun place for young children to play and swim. Other sections



Souderton Pool, 2007

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## Souderton Nominated for National Historic District



The row homes on Noble Street—and more than 500 other buildings—contribute to the historic nature of the proposed district.

Souderton-Telford Main Streets recently submitted its nomination to have much of downtown Souderton designated a National Historic District. With privately donated funding, Main Streets hired Keystone Preservation Group

of Doylestown, Pa., to identify and document the buildings in the proposed historic district and define its boundaries for the nomination.

“Nominating a historic district is really exciting because it makes buildings ripe for redevelopment more appealing to developers,” said Pam Coleman, Main Streets manager.

The proposed district, which is subject to change, is an irregularly shaped portion of East and West Broad Streets between Fifth and Mifflin Streets, Main Street between Summit and Broad Streets, and the surrounding areas.

*(See the preliminary map of the proposed district on page 3.)*

### The Benefits of a Historic District

The benefits of a national historic district in Souderton are great for home and business owners, as well as the borough. Even though the nomination process has just begun, property owners with commercial and income-producing

buildings in the proposed historic district are already eligible for a 20 percent federal tax credit on renovations. The district will also encourage building owners to rehabilitate existing properties and possibly increase the tax base. Residential properties receive no direct tax benefit, but according to Ms. Coleman, homes located in a national historic district can see increased property values.

“A historic district only has benefits—we don’t see any downsides,” Ms. Coleman said. “It can increase property

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# Plans Unveiled for Broad Theater Renovation

As planning efforts for Souderton's Streetscape Plan continue down Broad Street, the owner of the Broad Theater unveiled plans for its complete renovation in early 2009. Tying in with Souderton's ongoing downtown revitalization and Main Streets' vision of an arts and entertainment district, the renovation will transform the vacant theater into a viable business by the end of this year.

## New Space for Events and Performances

Broad Entertainment LLC, a partnership of three local residents and business owners, presented its conceptual plan for the Broad Theater renovation to the Souderton Planning Commission in January. The renovation will include stadium seating for 479 patrons, a stage for live performances, and a movie screen. Modern amenities and major system upgrades will give the theater a fresh new look and livelihood.

The Broad Theater expects live shows to include musical acts, comedy routines, and cooking expositions. The versatile space is also expected to house contests and cocktail parties. The auditorium will be wired for corporate networking events, presentations, and seminars.



The Broad Theater is expected to be transformed into a viable business by the end of 2009, with a café and a fine dining restaurant in the building next door.

## A Café and Fine Dining

The phrase "dinner and a movie" will take on new meaning with a first-floor café and a fine dining restaurant on the second floor of the building next door. Patrons can enjoy dinner before a show, or just eat at the café or restaurant.

Broad Entertainment envisions creating a family-friendly atmosphere in the theater, which was built in 1922 as a Vaudeville theater. The building has an eclectic structural history, with updates in the 1930s, when it was converted into a movie house with the addition of a projection booth, screen, and organ, and in the 1950s, when Art Deco styling influenced the addition of new front doors and recessed box office.

## Main Streets to Assist with Special Loan

Souderton-Telford Main Streets will provide a loan of \$500,000 for the project. The loan will be funded by a \$500,000 Main Streets grant to be used for local historic rehabilitation projects. As the loan is paid back, it will become a revolving loan fund for other local projects. The nature and size of the Broad Theater renovation helped Main Streets qualify for the full \$500,000 grant amount.

Next, Broad Entertainment will submit more detailed plans to the Planning Commission and Borough Council. If approved, construction will begin later this year. ❖

# Pool Renovations Considered for 2010 Season

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of the pool will vary in depth and incorporate water features and slides; one of the sections will be very shallow to replace the baby pool. The upper pool is expected to have more shallow areas than the current pool does, and the deepest area will become a diving well with a new diving board.

The lower lap pool will remain virtually the same, but will receive a new filtration system and new coping.

## Pool Members and Borough will Benefit

"Improving filtration and the method of disinfection will make operating the pool much easier for the borough," said Mike Coll, borough manager.

"Pool members will enjoy more amenities than ever before, and if the pools are heated, they can benefit from a longer swimming season by at least two or three weeks."

The borough's next step is to start discussions with neighboring municipalities and develop a community partnership to help support the project and raise funds. Once funds are secured, the project is expected to move into the design phase later this year with the creation of construction drawings. If all goes smoothly, construction can start in 2010.

"There is still quite a lot of planning work to complete this year before the

borough can make a determination on the pool renovation," Mr. Coll said. "We're in the process of applying for grants and looking at financing options, and if we're successful, we can begin accepting proposals and lining up engineers and architects to move forward with the design later this year."

The pool will most likely close for the renovation during the 2010 swimming season, with the goal of a grand reopening on Memorial Day weekend in 2011. ❖



# Souderton Nominated for National Historic District

(continued from page 1)

values and be a draw for future homebuyers looking to own property in a historic district. It will impose no restrictions on renovations, upgrades, or sales.”

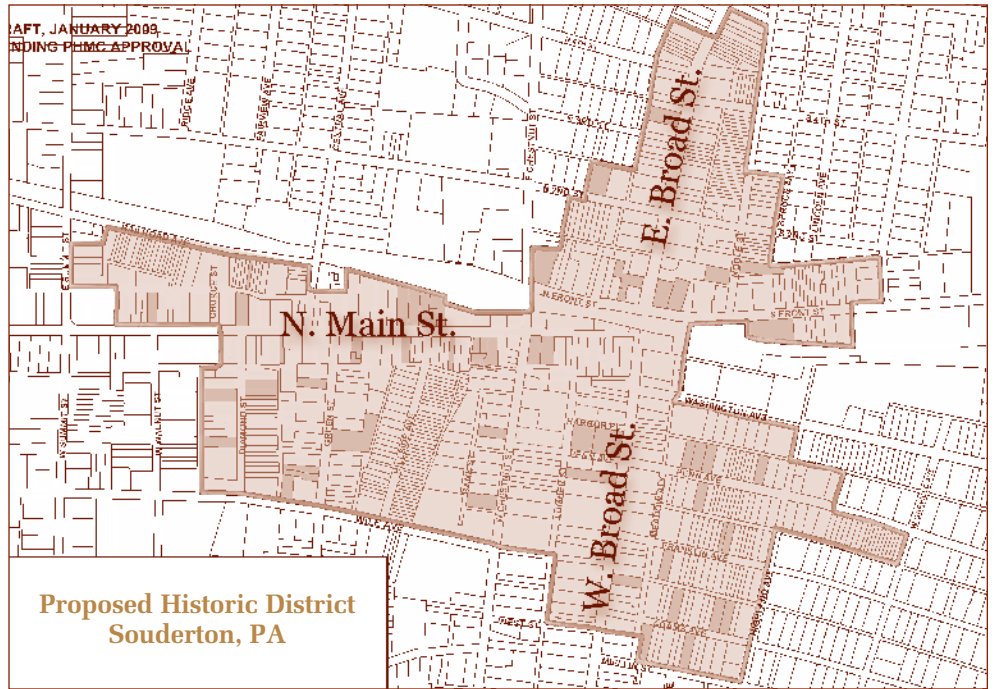
## More than 600 Buildings Surveyed

The proposed district is a concentration of 600 residential, commercial, religious, and industrial buildings, with a whopping 91 percent of them contributing to the historic nature of the district. The contributing buildings were built between 1835 and 1950, and many of them are residential.

“We have great examples of residential historic buildings in Souderton,” Ms. Coleman said. “People have taken good care of their homes, maintaining their character and historic integrity.”

## District Approved in Summer

The next step in the nomination process is for Main Streets to refine the nomination and partner with the Pennsylvania Historical and Museum Commission to ensure that it meets federal requirements. Main Streets officials will hold public meetings in spring and summer to discuss the impact of a historic district on residents, commercial property owners, and the borough. The district is expected to be approved and finalized by the end of the summer. ❖



The proposed district is a concentration of 600 buildings, many of them residential, built between 1835 and 1950.

## Public Meetings

Visit the Souderton-Telford Main Streets Web site at [www.stmainst.org](http://www.stmainst.org) for upcoming public meeting dates and times. Main Streets is planning a workshop in the spring to explain how commercial building owners can use the federal tax credits associated with the historic district.

## Sign up for eNews

To receive timely news from the borough, sign up for eNews on [www.soudertonborough.org](http://www.soudertonborough.org).

After you read our newsletter, find out more by visiting:

Borough: [www.soudertonborough.org](http://www.soudertonborough.org)  
 Main Streets: [www.stmainst.org](http://www.stmainst.org)  
 Fire Co.: [www.soudertonfireco.org](http://www.soudertonfireco.org)  
 Grand Prix: [www.spartacycling.com](http://www.spartacycling.com)

## Concert Sundaes in the Park Start June 7

Satisfy your sweet tooth and enjoy live music with family and friends at Concert Sundaes in the Park. Starting June 7, join us on Sunday evenings for ice cream and live music at Souderton Community Park starting at 7 p.m. Concerts are free; local community organizations will sell refreshments.

- June 7..... Community Day
- June 14..... Philadelphia Boys Choir
- June 21..... Lost Ramblers (bluegrass)
- June 28..... Tom Baust and Friends (vocals, piano, show tunes)
- July 5..... Allentown Band (patriotic, marches)
- July 12..... King's Brass (uplifting gospel with brass)
- July 19..... Kingon Klezmer (Klez funk fusion)
- July 26..... Almost Fab (Beatles tribute)
- August 2..... The Brian Pastor Big Band (jazz, swing)
- August 9..... Red Hill Band (concert band)

## SOUDERTON BOROUGH

31 West Summit Street  
 Souderton PA 18964  
 215-723-4371  
[www.soudertonborough.org](http://www.soudertonborough.org)  
 John Reynolds, Mayor

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# Community Events

## Soap Box Derby

**Date:** Saturday, June 6

**Rain Date:** Sunday, June 7

**Trial Run:** Thursday, May 28

Cheer on your favorite racers as they speed down Main Street on June 6 at the annual All-American Soap Box Derby. In preparation for this event, trial runs will be held on Second Street on May 28.

## Cool Off at the Community Pool

**Pool Opens:** Saturday, June 6

Purchase your pool membership between April 20 and May 31 and receive a discounted rate on a full summer of swimming and aquatic activities. The YMCA also offers swimming lessons and exercise classes at the pool. Application forms and membership information is available at the municipal building and online at [www.soudertonborough.org](http://www.soudertonborough.org).

## Moyer & Son 5K Run

**Date:** Wednesday, July 8

**Health Fair:** 3 to 6 p.m.

**1K Kid Fun Run:** 6:30 pm.

**2K Fitness Run:** 7 p.m.

**5K Race:** 7 p.m.

Even if you aren't up for the run, join in the fun of this annual event, sponsored by Moyer & Son. The health fair and all three runs are held at Souderton Community Park. For more information, contact Bob Williamson at 215-799-2000, ext. 2490.

## Univest Grand Prix

**Saturday, September 12**



## Ladies Auxiliary Events

### Spring Breakfast

**Sunday, March 15 – 7 a.m. to 1 p.m.**

Enjoy an all-you-can-eat breakfast at this annual fundraiser for the Souderton Fire Department.

### Cash Bingo

**Sunday, April 19 – 1 p.m.**

**Saturday, July 18 – 6 p.m.**

Try your hand at this classic game of luck at the Souderton Fire Station, \$15. Doors open one hour early.

The most exciting place to see this international professional bike race is near the start and finish line on Main Street in Souderton. Test your cycling prowess or cheer on your friends and neighbors brave enough to challenge themselves in the amateur race and children's race, scheduled for the same day. Visit [www.spartacycling.com](http://www.spartacycling.com) for more information.

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*Inside*

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