



Staff photo by Kathleen Lange

The Foundry Building in Phoenixville at Main and Mill streets is shown. David Magrogan, owner of Kildare's Pub, and Richard Kardon, owner of The Point in Bryn Mawr, are looking to purchase the building, one of the last remaining remnants of the Phoenix Iron Co.

# W.C. hot spots seek expansion

Iron Hill Brewery, Kildare's negotiate additional branches in Phoenixville

By **GRETCHEN METZ**  
Staff Writer

Two restaurants with roots on West Chester's Gay Street are looking to branch out to Phoenixville.

Iron Hill Brewery & Restaurant is in negotiations to acquire 100 Bridge St. in Phoenixville. If successful, this would be

the brewery's sixth location.

The owners of Kildare's Pub, which have three pubs in the Delaware Valley, and the owner of The Point in Bryn Mawr are in negotiations to buy the Foundry Building, one of the last remaining remnants of the Phoenix Iron Co.

The 1.29-square-mile Phoenixville Borough, with a population of nearly 15,000, is in the midst of a long-running effort toward revitalization.

Mark Edelson, one of Iron Hill's owners, confirmed the restaurant is interested in Phoenixville.

"I can't comment while we're in negoti-

ations," Edleson said, but added the Phoenixville property is one of "three or four" properties Iron Hill is looking at.

The company wants to open a new restaurant next year and is "actively looking" at locations, Edleson said.

Property owner Manny DeMutis declined to comment.

Kildare's owner David Magrogan said there are issues to resolve in the purchases and did not want to comment too broadly until there was a signed agreement of sale.

However, Magrogan did add the concept

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## Expansion

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for the Foundry Building is "incredible and unique." It will not be another Kildare's, which has pubs in King of Prussia, Manayunk and West Chester.

"It will be some of what makes Kildare's great and some of what makes The Point great," Magrogan said.

Richard Kardon, owner of The Point, declined to comment.

The Point, located at 800 W. Lancaster Ave. in Bryn Mawr, is a live entertainment venue.

The industrial property, built in 1882, has undergone lengthy renovations funded with public and private money. The building is owned by the Phoenixville Area Economic Development Corp., which headed up the renovations.

Barbara Cohen, the economic development corporation's project director, declined to comment.

Last year, the Sly Fox Brewhouse & Eatery tried to open a restaurant in the Foundry Building. Borough council approved its plans in April 2003.

In August 2003, the brewery announced that, by mutual agreement, it had withdrawn from negotiations with the economic development corporation and said it would build a new brewery at another location outside of the bor-

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ough.

The Sly Fox is located on Route 113 in Kimberton.

While neither of the new deals are in the bag, Phoenixville Mayor Leo J. Scoda is hopeful.

"But I do believe that when both are fully approved and ready to go, they will certainly be a big asset to the downtown community and downtown businesses," Scoda said. "I would be great if they do get off the ground."

Scoda's sentiments are shared by Phoenixville Main Street Manager Barry Cassidy.

"These projects are some of the many we have been working on like streetscapes, a new parking garage and neighborhood improvements," Cassidy said about the former steel town. "We're moving forward with vigor."

Most positive of all is Phoenixville Borough Council President James C. Lolli.

"This is fantastic. I think its great," Lolli said.

Two new restaurants will be a big addition to downtown, Lolli said.