

# Historic portions

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Four years after the historic Samuel N. Mumma Tobacco Warehouse on Elizabeth Street in Landisville was converted into 24 apartments, Phase II of the project is near completion.

The second phase of Landisville Apartments – a \$1.84 million addition built at the southern end of the original warehouse – also will have 24 units, five of which are still available. The apartments are open to people age 62 and older and those with physical handicaps age 18 and older.

Mumma Apartments Associates Inc. is the general partner, and E.R. Specialties is the general contractor. Residents are scheduled to start moving in next month, said Jody Buchter of GN Management Inc., which is managing Landisville Apartments.

Mike Lepore, of Mumma Apartments Associates, said the new building “is designed to be compatible with, but distinguishable from,” the 1914 warehouse, which is on the National Register of Historic Places.

“We don’t want to detract from the historical significance” of the original structure, he said.

Funding for the project came from the Lancaster County Redevelopment Authority; the Federal Home Loan Bank of Pittsburgh; WNC & Associates Inc., Costa Mesa, Calif., and Community Basics Inc., Lancaster Lepore said.

As in Phase I, all the apartments in Phase II are one-bedroom. They’re slightly larger than those 3 in the first phase (less than 800 square feet, with a kitchen, living/dining room area and full bath in addition to a bedroom), and “each one is a little bit different,” Buchter said.

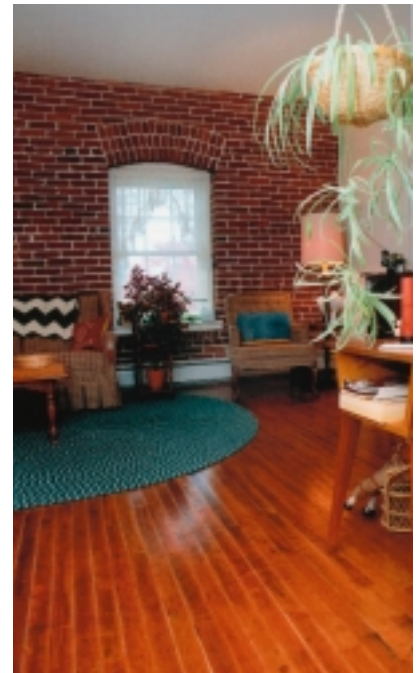
Five of the units are handicapped accessible, and two others are handicapped adaptable, Lepore said.

Three of the accessible apartments come with a roll-in shower and a kitchen with easy-to-reach appliances and cabinets; two have a roll-in shower and accessible appliances.

## Landisville Apartments



Todd B. Spidle/Sunday News



Kitchens come with a self-cleaning electric range, garbage disposal and frost-free refrigerator.

The adaptable units include bathtubs “that could be outfitted with handrails,” Lepore said.

Every unit has a self-cleaning electric range; frost-free refrigerator; garbage disposal; windows that provide plenty of natural light; carpeting; vinyl flooring in the bathroom and kitchen; air conditioning; smoke detectors; fire extinguishers; telephone jacks in the kitchen and bedroom; and cable TV jacks in the living room and bedroom.

The complex also has a central laundry facility; furnished community room; ample parking; on-site professional manager; and on-site maintenance with 24-hour emergency service.

Community Basics will provide social service programs to the residents, Lepore said.

One pet is allowed per unit; the weight limit for dogs is 30 pounds, Buchter said. A pet deposit of \$150 is required.

The monthly rent is \$335 apartment, a

single person can earn a maximum of \$15,080 and two people a maximum of \$17,240 (40 percent of Lancaster County median income).

The limits for a \$425 unit are \$18,850 a person and \$21,550 a couple (50 percent of median income) for a \$441 apartment, they’re \$22,620 a person and \$25,860 a couple (60 percent of median income).

The five units that aren’t yet leased rent for either \$425 or \$441, Buchter said.

Those who are moving in are “mostly from Lancaster County,” she said. “But we do have a resident from Pittsburgh, someone from Delaware, and another person from Florida.”

To get an application, call 898-8474 or stop by the apartment office 10a.m.-1p.m. Tuesday, Thursday or Friday. The application fee is \$25.