

New Holland Apartments

A Community Basics project

By Paula Wolf
 Sunday News Staff Writer
 pwolf@lnpnews.com

The original manufacturing site of New Holland North America—a 105-year-old farm equipment company that does billions of dollars in business around the world—is being reborn as affordable housing.

The block-long, 3.25-acre complex at 146 E. Franklin St., New Holland, will soon house 55 apartments for working families, renting for \$416 to \$720 a month. The 74,000-square-foot project includes seven connected buildings, some of which are almost a century old.

Known as New Holland Apartments, the renovated site—which will open for occupancy in the new year—was recently named to the National Register of Historic Places.

■ New Holland Apartment Associates is the developer. The Design Group, Lancaster, is the architect.

The managing general partner is Community Basics Inc., a nonprofit development corporation affiliated with the Lancaster City Housing Authority. This is the first project Community Basics has done in its brief history, said Executive Director Ken Smith.

The other partner is Mumma Apartments Associates, Lancaster.

When the \$6.3-million building conversion is finished, the City Housing Authority will

take over, said Bob Schellhamer, Housing Authority executive director.

The Lancaster County Re-development Authority is providing financing for the tax-credit project, as is Fulton Bank, Schellhamer said. “They’re doing the first mortgage, and they’re the equity investor.”

He said the property itself was donated to the developers by New Holland North America. “That was a critical component,” Schellhamer said.

E.G. Stoltzfus Jr. Inc., Lancaster, is the construction manager of New Holland Apartments. Stoltzfus’ Dave Albright is the job superintendent and the “resident historian.”

The structures date from 1903 to 1952. “As New Holland Machine Co. grew, buildings were added and modified,” Albright said.

A survey form for the Pennsylvania Historical and Museum Commission calls the site “a brick, two-story, irregularly shaped evolutionary industrial complex.”

It was first used for manufacturing and later phased into offices during the 1940s, ’50s and ’60s, Albright said. “The site’s been vacant since 1991.”

New Holland North America has long since moved to other headquarters in New Holland.



Sunday News/Jeff Ruppenthal

Founded in 1895, New Holland Machine Co. was bought by Sperry Corp. in 1947. In the late 1980s, Ford purchased the firm and merged it with Ford Tractor Operations. About a decade ago, Fiat became the major investor.

New Holland North America is a division of New Holland N.V., headquartered in Amsterdam, the Netherlands, which is part of Italy’s Fiat Group. New Holland N.V. is one of the world’s largest makers of hay balers, combines and farm tractors, doing \$6 billion a year in business.

■ There will be 30 two-bedroom, one-bath apartments and 25 three-bedroom, two-bath

apartments. The two-bedroom units average 840 square feet, and the three-bedrooms average 1,062 square feet.

Half should be ready for occupancy in January and the rest in April, Albright said. A fire last February in one construction sector caused some serious damage, but that area is being rebuilt, he said.

The structure is largely brick, and some of the exterior will be exposed brick. Other exterior walls will have vertical industrial siding,

Continued on next page

New Holland Apartments, *Continued from previous page*

which harkens back to the site's original use, Schellhamer said.

Inside, many of the windows are large with deep sills. Demolition and rebuilding was required to convert the interior into apartments, Albright said.

Standard are central air conditioning, wall-to-wall carpeting, range, refrigerator and garbage disposal, said Perry Clay, a Housing Authority employee who will be living at New Holland Apartments as on-site manager.

"And all utilities are covered," he said, "including heat, electric, water, sewer and trash. You only have to pay for your cable and phone."

New Holland Apartments

will have a tot lot, two small courtyards, off-street parking and a community room. The community room is expected to include 18 computers donated by George C. Delp, the former Sperry New Holland president, Clay said.

Several agencies have agreed to provide services to apartment residents, including United Disabilities Services, Tabor Community Services, Friendship Community, Intermediate Unit 13 and LETA (Lancaster Employment and Training Agency), he said.

Six of the apartments are handicapped-accessible, and eight more are handicapped-adaptable, Albright said. The accessible units have large bathrooms (for easy wheelchair

maneuvering) with grab bars, ranges with front controls, and sinks that are open underneath.

The two-bedroom apartments rent for \$416, \$520 and \$576 monthly, and the three-bedroom units rent for \$480, \$600 and \$720.

To qualify for the \$416 and \$480 units, a family of two must have an income of no more than \$15,360; a family of three, an income of \$17,280; and a family of four, an income of \$19,200.

For the \$520 and \$600 units, the limits are \$20,475 for a family of two; \$21,600 for a family of three; and \$24,000 for a family of four.

For the \$576 and \$720 apartments, the ceilings are \$23,040 for a family of two;

\$25,920 for a family of three; and \$28,800 for a family of four.

Clay said about 75 percent of the interest so far is coming from the greater New Holland area. "There's a big need for this here," he said.

The location is ideal, Clay said, because residents can walk downtown, and large employers are nearby, including Tyson Foods.

Another positive aspect is the way borough residents have treated the conversion project. Rather than voicing opposition, "they've been very supportive," Schellhamer said. "It's been very reassuring."

For more information on rentals, call 351-0855.



Some of the units at New Holland Apartments are enhanced with deep window sills, above left. The block-long complex, 146 E. Franklin St., New Holland, above, will soon house 55 apartments. The buildings with exterior siding, left, reflect the era in which they were built; the middle section is that which burned and is being rebuilt. The portion of the development below will feature a wraparound porch.