

SUNDAY NEWS

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REAL ESTATE★★

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Sunday News/Jeff Ruppenthal

Some first-floor apartments in this newly renovated warehouse are handicapped accessible.

Landisville tobacco warehouse morphs into homes for seniors with limited incomes

By Paula Wolf
Sunday News Staff Writer

Bette Dzielski was renting an apartment on Cottage Avenue in the city when one of her two daughters told her about Landisville Apartments. The old tobacco and lumber warehouse had just been converted into unites for people 55 and older with limited incomes.

Mrs. Dzielski, a widow and great-grandmother, said she wasn't thrilled at first about moving. But she agreed that it would be better for her to be nearer her daughters, who live in Mountville and East Hempfield Township.

After her application for Landisville Apartments was approved, Mrs. Dzielski moved

into her one-bedroom, fourth-floor apartment Nov. 2.

"I like it very much. I'm happy here," she said, holding a jar of homemade relish given to her by one of her new neighbors.

At the end of this week, 16 of the 24 units at Landisville Apartments will be occupied.

The 1914 brick structure on Elizabeth Street, known on the National Register of Historic Places as the Samuel N. Mumma Tobacco Warehouse, was rehabilitated with minor exterior changes – such as the addition of some modern windows – to accommodate its new use as a four-story apartment building.

■ Mike Lepore, Robert N. Lepore and Deborah Moyers of Mumma Apartments Associates

Inc. are the developers.

E.G. Stoltzfus Jr. Inc. was the general contractor for the project.

Fulton Bank, the Lancaster County Redevelopment Authority, and the Affordable Housing Program of the Federal Home Loan Bank in Pittsburgh provided financing.

The project qualified for federal low-income rental housing tax credits through the Pennsylvania Housing Finance Agency, as well as federal historical tax credits.

After it was built, the warehouse was used for storing and packaging tobacco, said Mike Lepore. Since 1986 and until recently, J.C. Snavely & Sons Inc. lumber company used it for storage, he said.

The building is considered historically significant because of its role in Lancaster County's tobacco industry, Lepore said. In the warehouse's heyday, Lancaster County processed three-fourths of the tobacco grown in Pennsylvania, he added.

"It's typical of the tobacco warehouses of that time, with its heavy timber and utilitarian design. The open floor plan has wooden beams and columns."

Edwin Miller, a consultant to Mumma Apartments Associates, said East Hempfield Township adopted a new zoning ordinance that allowed the building to be converted into apartments while preserving its historical integrity.

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Landisville tobacco warehouse *Continued from previous page*

He said the building is an extension of the historic tobacco warehouse district at the corner of West Lemon and North Prince Streets in the city.

“We kept it to its original structure as much as possible,” Miller said. “They allowed us to put 14 additional windows in.”

But these new, flat windows are distinct from the original, curved ones, he said, so people can tell what’s old and what’s not.

A stair tower and elevator were also put in. “We modified the outside elevation by 10 percent,” Miller said.

There are six one-bedroom apartments on each floor. Most are from 650 to 740 square feet.

They include a garbage disposal, a refrigerator and a stove. All apartments except those on the first floor have exposed brick walls. Some units come with original hardwood floors; others come with carpeting.

Four apartments are equipped for handicapped access. The counters are lower, the doorways are wider, and controls on the stove are easier to reach, said Mary Drozdowski, who manages the apartments.

The handicapped units, which are on the first and second floors, also have roll-in showers instead of bath tubs, she said.

The rent for Landisville Apartments is \$321, \$407 or \$428 a month, depending on a

resident’s income. Heat, water, sewer and trash removal are included.

There’s 24-hour, on-call maintenance, Drozdowski said, as well as a furnished community room and a first-floor laundry.

Five of the apartments rent for \$321. To qualify, a single individual must have a maximum yearly income of \$12,950. A household of two must have a maximum income of \$14,800.

Nine units rent for \$407. To qualify, one person must make no more than \$16,150 a year. Two people must make no more than \$18,500.

Ten apartments rent for \$428. The maximum income for a single person is \$19,380; for two people it’s \$22,200.

A second, new building housing 26 apartments – Landisville Apartments Phase II – eventually will be constructed next to the warehouse, bringing the total number of units to 50, Miller said.

■ Arlene Snavelly, who formerly lived in Mount Joy, was one of the first residents of Landisville Apartments, moving in Oct. 29.

A part-time employee of Friendship Community, Snavelly is enjoying her new home.

“It was kind of a lonely place where I lived before (in a second-floor apartment above a store),” she said. “I like being with others and making new friendships.”



Many of the apartments have brick walls and hardwood floors.