

## New lease on life for warehouse

### Work begins at Landisville Apartments site

**Melanie Erwin**  
Intelligencer Journal Staff

He could fill a warehouse with the projects he's put together.

And Edwin Miller of Pro Development Corp. has been doing just that – filling abandoned warehouses – for 12 years.

His latest project is a former lumber warehouse in Landisville that will become 24 apartments for senior citizens and handicapped residents. The site is the former J.C. Snavely and Sons warehouse on Elizabeth Street and Emily Avenue.

Snavely is supplying lumber for the conversion, which began this week and should be completed in about 10 months. The project, called Landisville Apartments, is expected to cost about \$3.5 million.

Miller became involved in the venture in 1995, but the effort was sidetracked because East Hempfield Township had no zoning regulations to allow the industrial-zoned building to be converted for residential use.

After months of planning and reviews, the township amended its zoning ordinance last month to permit the conversion.

The developer also faced the challenge of keeping the historic character of the building intact – a requirement for federal funds – while updating its interior to meet current building codes.

The apartments will be subsidized by low-income and historic tax credits.

"This building would be empty if it wouldn't be for the tax credits," said Paul Lewandowski, commercial manager of Elam Stoltzfus Jr. Inc., the general contractor. "The IRS tax credits make the dollars work."

To meet requirements for light and ventilation, more windows had to be added to the warehouse building. But to qualify for historic tax credits, the contractor had to restrict the number of additional windows.

Most of the original wooden floors will be retained, Lewandowski said, and exposed brick will remain in the living rooms.

The bedroom walls will be stuccoed and insulated. Bedrooms will be carpeted, and kitchens and baths will have vinyl flooring.

"Its a mixture of old and new," Lewandowski said.

Rents will vary from \$311 to \$420 per month, including heat. Other utilities will be extra. Residents must be 55 or older and earn less than \$18,000 a year to qualify. In addition, four handicapped-accessible apartments will be available, without age restrictions.

Pro Development has been involved in several similar conversions, including the King Theater Apartments and Rosenwald Court in Lancaster and the former Nissly Swiss Chocolate Factory in Mount Joy.

Anyone interested in more information about the complex can call 898-2292.



Intelligencer Journal photo by Dan Marschka

Township and project officials help unload lumber for a warehouse conversion in Landisville. They are, in front from left, Noel Dorwart, Linda Newport, Carolyn French, Carl Farrington and Randy Patterson; in rear from left, Michael Lepore, Brent Stoltzfus and Edwin Miller.