

# URBAN RENOVATION



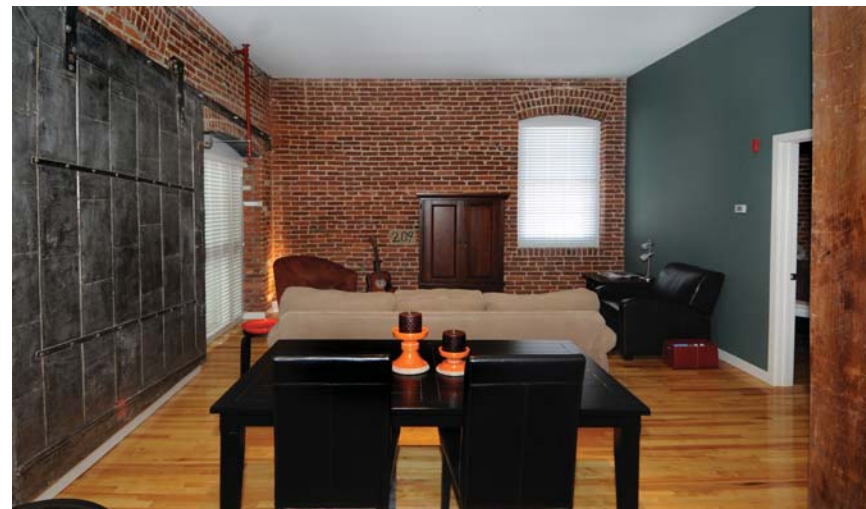
transforming historic space into a great place  
*to live!*



the 400 block of North Prince Street, was nurtured back to health. Its strong skeleton was overshadowed by a deteriorating spirit. The life it breathes now gives Lancaster residents a place to call home, businesses a place to flourish, and everyone a place to come together for food and fun.

Out of the barren bones of a warehouse that was once home to Swisher Tobacco in the early 1900's comes new life and a renewed purpose. This third phase of the Prince Street Centre encompasses twenty-four luxury apartments and 19,000 square feet of commercial office, restaurant and entertainment space. Listed on the National Register of Historic Places on August 18th, 1989, the former tobacco warehouse was previously owned by the Bloch Brothers Tobacco Company. From the beginning, keeping the character of the historic building was important to the owner/developer, Ed Drogaris, president and CEO of the Drogaris Companies. As a leading creative land development and reuse firm based in Lancaster, the Drogaris Companies specialize in the redevelopment of historic buildings.

Joe Duff, owner of Duff Builders, was approached by Ed Drogaris about working in collaboration with the York-based general



Lancaster's revitalization has been a newsworthy topic in recent years. Many of us have seen obvious changes take shape in the form of a baseball stadium or a new convention center, especially as we drive through the construction zones or attend events. But, there are many transformations which are not on such a grand scale: the fresh faces of little shops and cafes, renewed efforts to revitalize neighborhoods, and the repurposing of underutilized warehouses and buildings.

This story is about how one such warehouse, which sat in a dilapidated state for years on

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## PROJECT DESCRIPTION

Residential buildout of 24, one- and two-bedroom apartments within the second and third floor of an historic tobacco warehouse in downtown Lancaster. In this open space conversion, many of the building's original features and architectural elements were preserved and now showcased.

## TRADE PARTNERS

**BUDGET BLINDS** (see ad p. 30) - Durable faux wood vertical blinds professionally installed in exterior windows and windows overlooking atrium

**DEBBIE CLARK'S CLEANING** (see ad p. 30) - Professional and thorough cleaning of residential spaces

**HERITAGE DESIGN INTERIORS INC.** (see ad p. 33) - Interior decorating and staging services for selected photographs

**LAPP ELECTRIC** (see ad p. 28) - Full electrical services including exposed wiring and conduit in ceiling of third floor

**LEZZER LUMBER** (see ad p. 32) - Diverse selection of quality building materials including handrails and door locksets

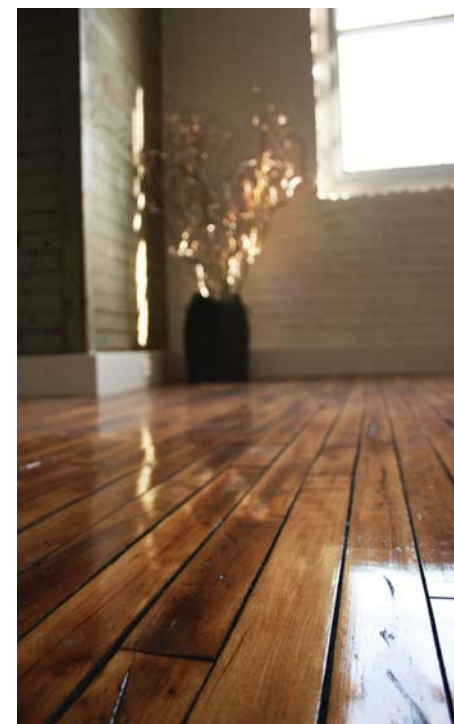
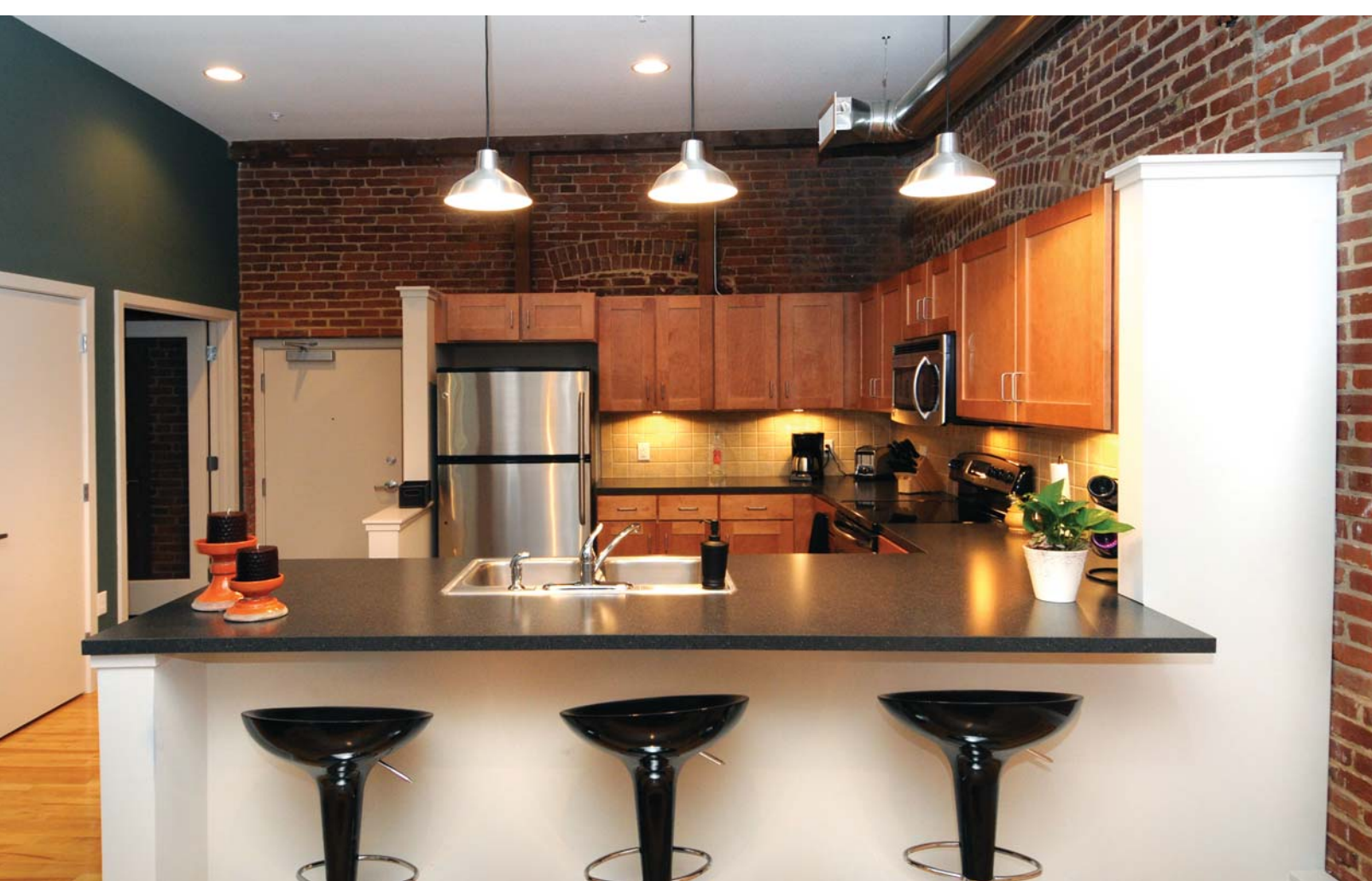
**RESSLER & MATEER, INC.** (see ad p. 32) - Comprehensive residential plumbing package for each apartment

**SWARTZ KITCHENS & BATHS** (see ad p. 31) - Supplier of shaker-style, maple cabinetry for kitchens and bathrooms, including all countertops

**T&B PAINTING** (see ad p. 28) - Quality painting services for residential areas including sprinkler piping in apartments

**ZOOK INTERIORS** (see ad p. 29) - Light gauge steel wall framing and suspension grid for second floor ceiling and all drywall services

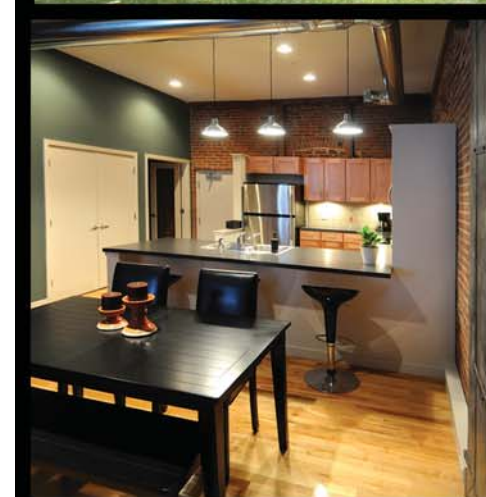




contractor, Wagman Construction, Inc. on the project. While Wagman managed the entire project and handled the site, shell, and core work on the project, Duff Builders provided all the residential renovations to the twenty-four apartments on the second and third floors. "We really had a good working relationship with Wagman," Joe says, "and the team approach was effective in so many areas, including problem solving."

In years past, Duff and Drogaris have worked together on various projects, cultivating a friendly and professional relationship. Ed notes that he was confident with having Duff Builders handle all the many nuances and complicated details that such a project entails. He had faith in Duff Builders' ability to use standard materials in a non-standard way to provide the perfect blend of contemporary flair with the historic ambiance.

The chance to be a part of Lancaster's revitalization was exciting for Duff. "In all of the varying types of projects we've done, be it remodeling, additions or new homes, this opportunity created a new level of challenges for our company. And I love a challenge!" Joe remarked that working on a historical building is something he has always wanted to do. "I hope Duff Builders' involvement with



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transforming this old warehouse is only the beginning of our contribution to help revitalize Lancaster.”

With such varied architectural elements in the building, every apartment is a little different. Those on the third floor enjoy the exposed joists of the high ceilings. The mix of the old wood ceilings with the modern exposed ductwork

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Window Blinds:  
BUDGET BLINDS

know, close proximity to markets, shopping, restaurants and nightlife is just one of the advantages of living in a downtown location. Being some of the first tenants to move into the building, John and Wendy express their enthusiasm of living in a downtown location. "I haven't owned a car in four years," Wendy proudly admits. Like many Lancaster residents, they enjoy

and painted pipes provides an interesting balance. You may find solid wood beams from floor to ceiling in some units, only to discover that the neighboring apartment has industrial steel I-beams. Many apartments have a gor-

geous maple hardwood covering the floors, while others were lucky enough to have the existing wood floors from the warehouse refinished to an appealing rustic gleam.

the stroll to and from Central Market, participating in First Fridays and strolling to nearby eating establishments.

While some just plain love city living, you can't escape the aesthetic appeal the building offers to tenants. Beth agrees that her decision to move into Prince Street Centre was influenced by the character of the old building, including "the irregular floor, brick walls, huge 12x12 columns and high ceilings." She goes on to say, "What really pulled me in was the combination of old and new. The color selections, French glass doors to the study, ceramic tile, and stainless steel

Everywhere you turn, the history of the building is prevalent. Most apartments have exposed brick walls, complete with old warehouse numbering on the walls, leaving many to wonder about their purpose. Some residences have the original kalamein doors that were used in the tobacco warehouse almost a century ago. These features lend character, charm and a bit of history to the apartments.

When this building originally came to being, there wasn't such a heavy reliance on vehicle travel. A great deal of travel was done on foot, so location was key. As residents of the newly remodeled Prince Street Centre have come to



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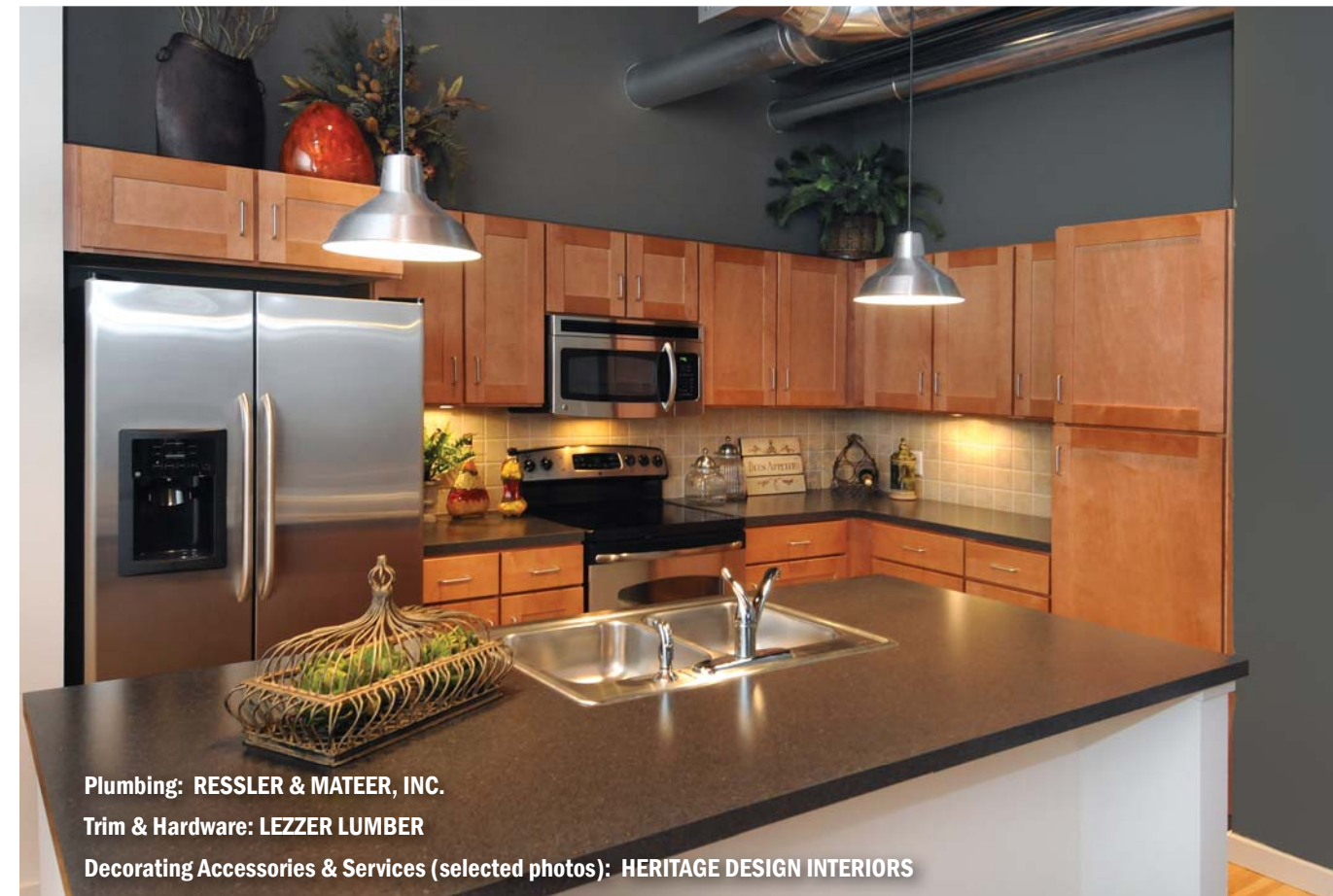
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"I am very pleased with the quality."

Residents and visitors alike have found inspiration and history infused throughout the renovated Swisher Tobacco warehouse. To be a small part in the renewal of Lancaster brings a source

appliances really add to the overall aesthetics of the apartment. I knew I would love living here. It is truly inspiring to me." Beth also admits

she has an "appreciation for good versus bad work," having been raised as a carpenter's daughter.



Plumbing: **RESSLER & MATEER, INC.**

Trim & Hardware: **LEZZER LUMBER**

Decorating Accessories & Services (selected photos): **HERITAGE DESIGN INTERIORS**

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of pride to Duff. "I'm excited to see what more can be discovered in Lancaster as the revitalization efforts continue."

Utilizing old buildings and materials in new ways and refreshing the façade of our neighborhoods will have Lancaster residents appreciating its history and rejoicing in its charm for years to come.

R&A

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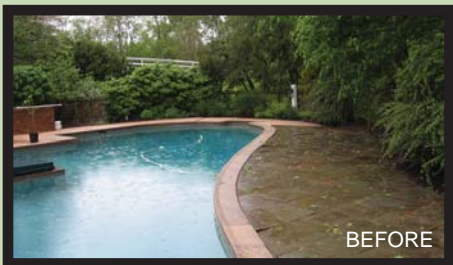
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