



CREATING MEANINGFUL PLACES



PLACES2040 PLANNING PROJECT AWARDS

THE LITITZ SHIRT FACTORY





TONO



APPLICANT INFORMATION SHEET

Project Name: The Lititz Shirt Factory

Award Category: Creating Great Places

Project Participants: TONO Group
TONO Architects, LLC, Designer
PROTO Construction Management LLC, Construction Manager
Jim Hoffer, Owner, Lititz Shirt Factory
Collusion Tapworks, Tenant

Web Links: [Lititz Shirt Factory Facebook Page](#)
[TONO Group Project Introduction](#)

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PROJECT DESCRIPTION

Answering a calling to create community experiences in his hometown of Lititz, PA, retired investigative reporter Jim Hoffer purchased a century-old brick warehouse with plans to redevelop it into The Lititz Shirt Factory, where members of the community can gather to enjoy live entertainment, craft beer, and local art. He enlisted the help of TONO Group to design, construct, and develop the highly anticipated project.

PROJECT NARRATIVE

Lititz Shirt Factory owner Jim Hoffer left Lititz 30 years ago to pursue a career in TV journalism, maintaining ties with his hometown in the years since. Now, as his reporting career is winding down, he's aiming to give back to the Lititz community.

Hoffer purchased an historic brick warehouse located at 5 Juniper Lane in Lititz, PA. The three-story brick and timber building was originally constructed in the early 1900s, serving as a tobacco warehouse, consignment shop, antique store, furniture outlet, and—as the name suggests—a shirt factory, during its hundred-year history.

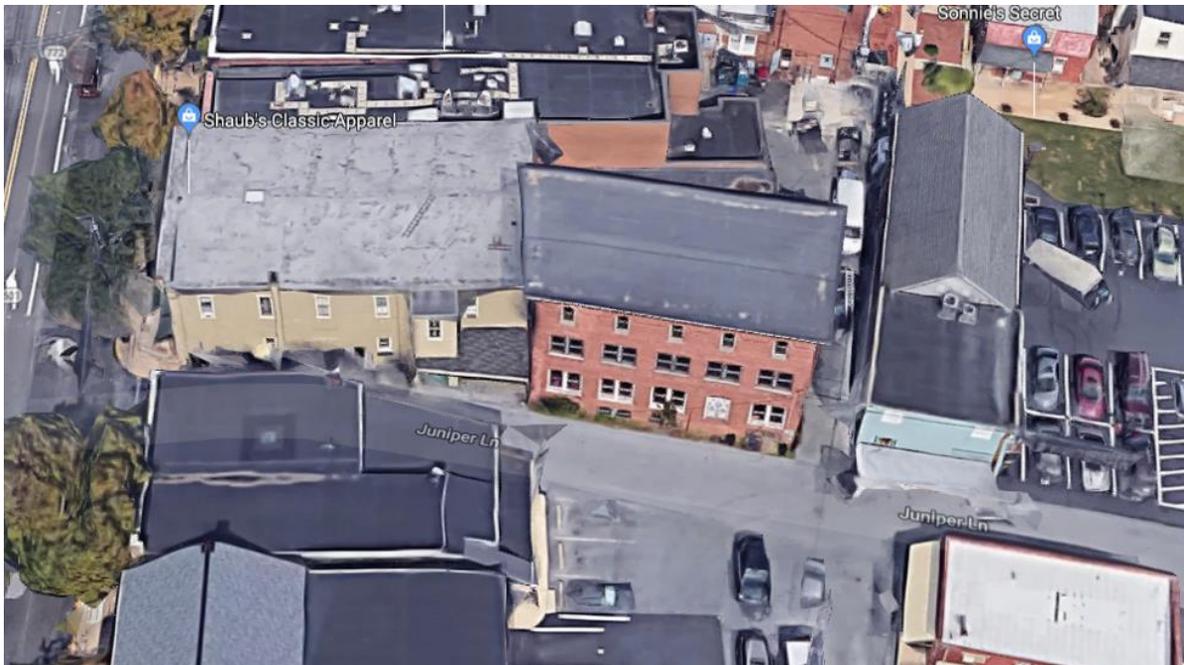
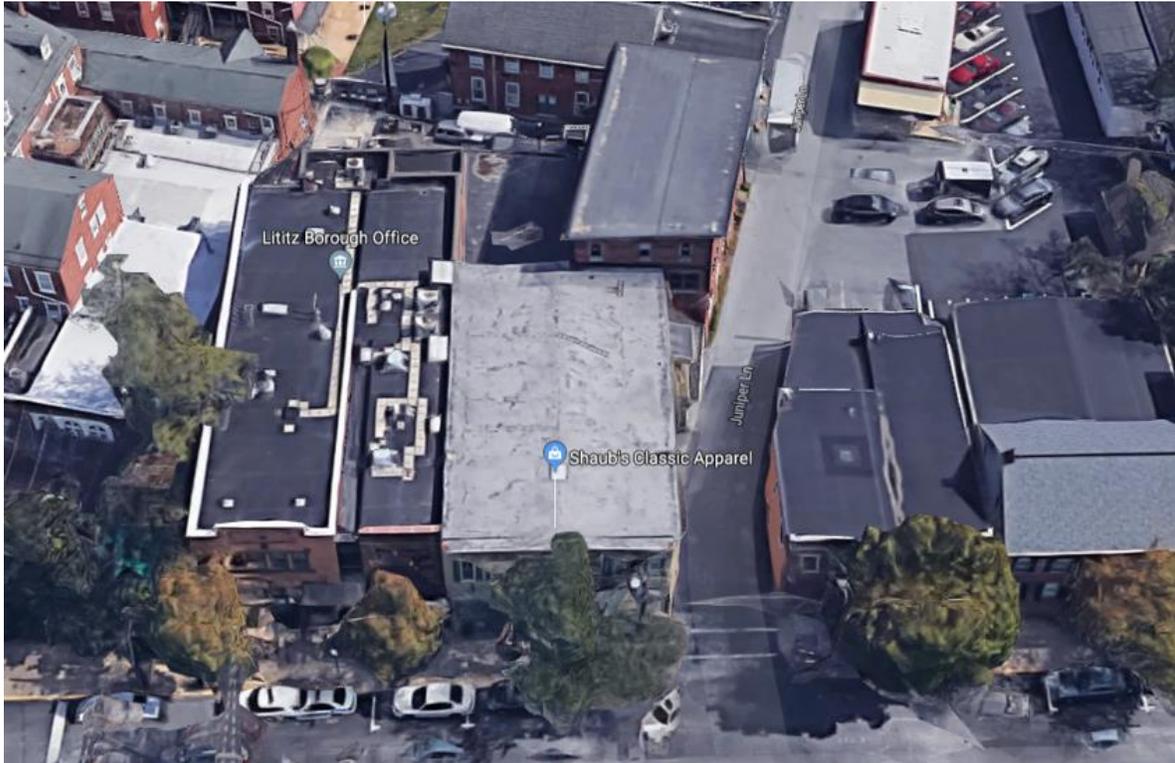
Re-designed as a gathering place for Lititz locals and visitors, it will house a taproom for York-based brewery Collusion Tapworks along with multi-purpose event space for live entertainment, art installations, and other social gatherings and creative pursuits.

The construction process has proven complex. Due to the building's age, the existing timber-frame structure was compromised and required steel beam reinforcements. Additional upgrades included new bar areas on the first and second floors, an exposed metal and reclaimed wood main stair, a stage on the second floor, and a third-floor balcony, which opens the space to accommodate future events. The development project also required that TONO Group work with the Lititz Borough to convert Juniper Lane into a one-way street, allowing for a new sidewalk leading from South Broad Street to the Shirt Factory's main entrance. By encouraging more foot traffic, a previously dimly lit alleyway will be transformed into a new community destination.

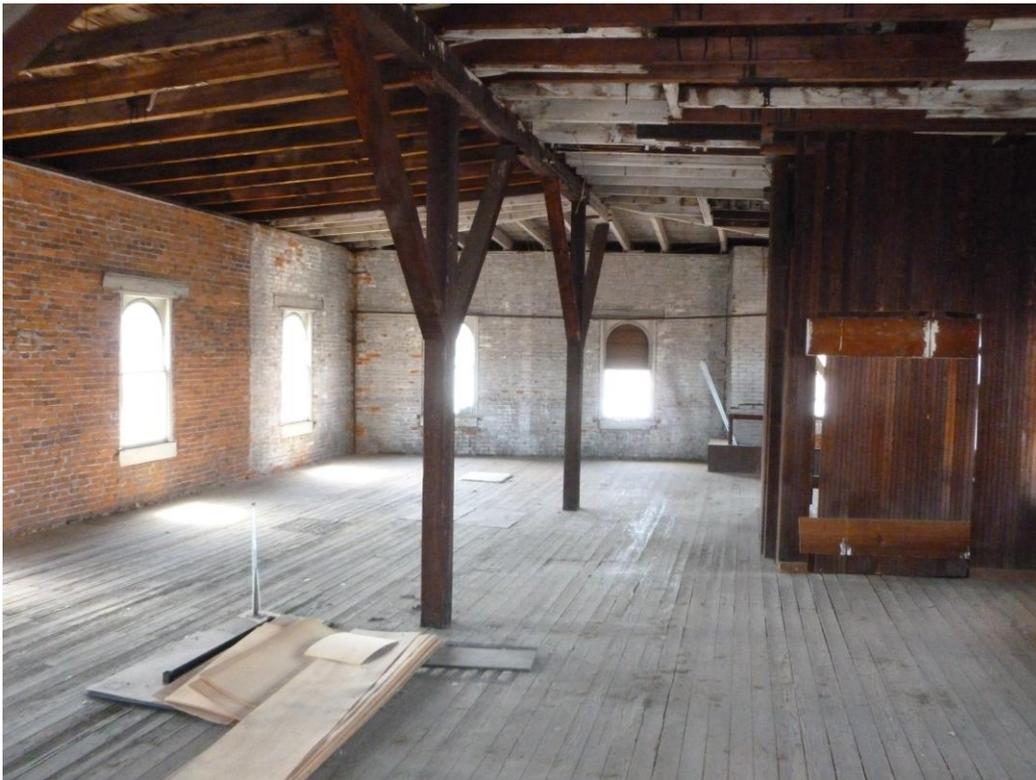
Construction is nearing completion, with an official opening scheduled for late summer/early fall 2020.

EXISTING SITE









CONCEPTUAL RENDERINGS

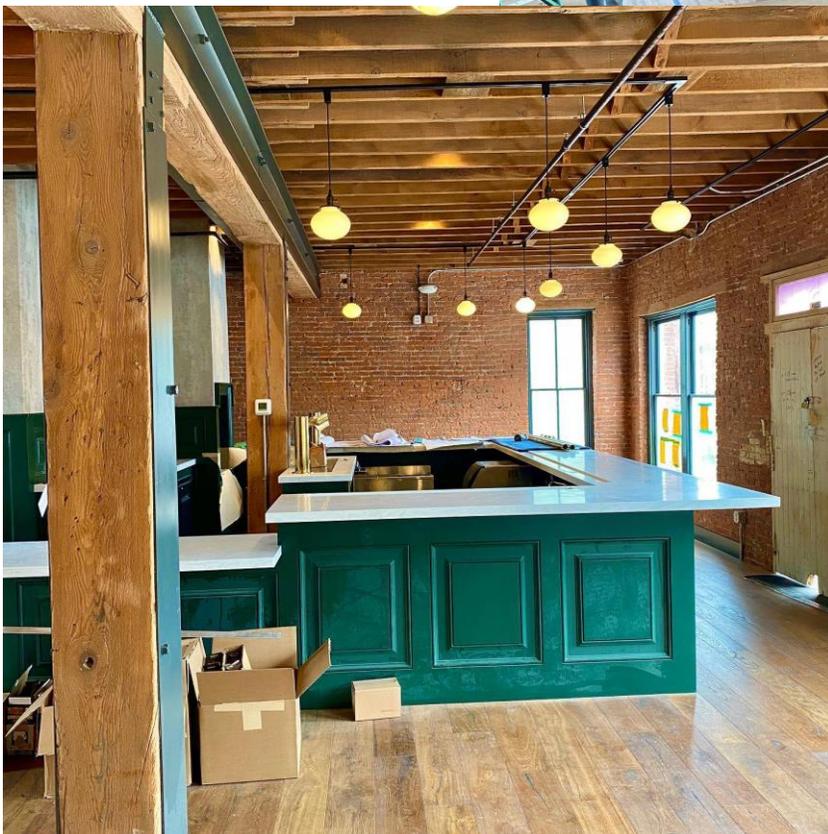
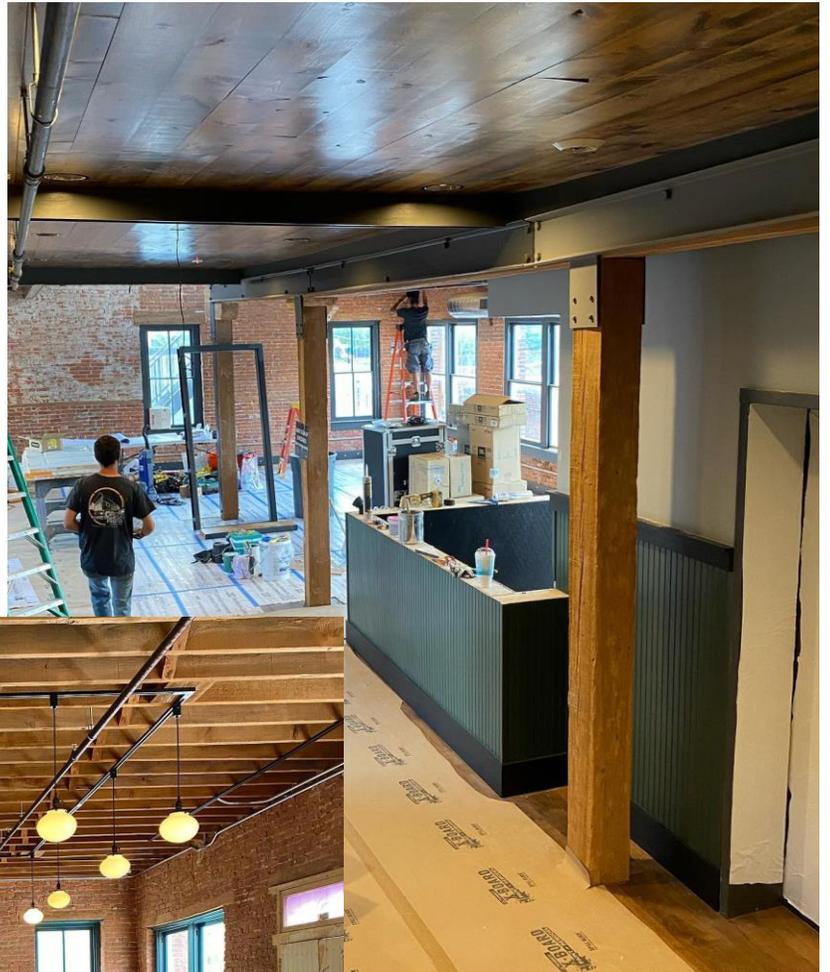




CONSTRUCTION PROGRESS











NEWS MENTIONS

The Lititz Community continues to celebrate the development of the Lititz Shirt Factory. The following are a sampling of news articles written in anticipation of project completion.

[Central Penn Business Journal](#)

Lititz Shirt Factory taking shape

By: Michael Yoder

October 14, 2019 8:57 am

Jim Hoffer may have made his name as an investigative reporter in New York City, but it was his hometown calling him back for a career change with the creation of the Lititz Shirt Factory, an entertainment and beer venue poised to open.

[Lancaster County Magazine](#)

The Food Scene in Lititz is Rocking ‘n’ Rolling

By Sue Long | Photography by Jordan Bush

Ever since it was named “America’s Coolest Small Town” in 2013, Lititz has become a fixture on “Best” lists that extoll any number of small-town virtues. Now, thanks to an explosion of new eateries and food/beverage purveyors, Lititz is positioning itself to conquer food-related surveys.

[Breweries in PA](#)

Collusion Tap Works Opening New Tap Room In Lititz



[York Daily Record](#)

Collusion Tap Works set to open second location in Lititz

Neil Strebig York Daily Record

Published 2:30 p.m. ET Feb. 5, 2020 | Updated 3:42 p.m. ET Feb. 5, 2020

[LNP](#)

York-based Collusion Tap Works to open location in Lititz