

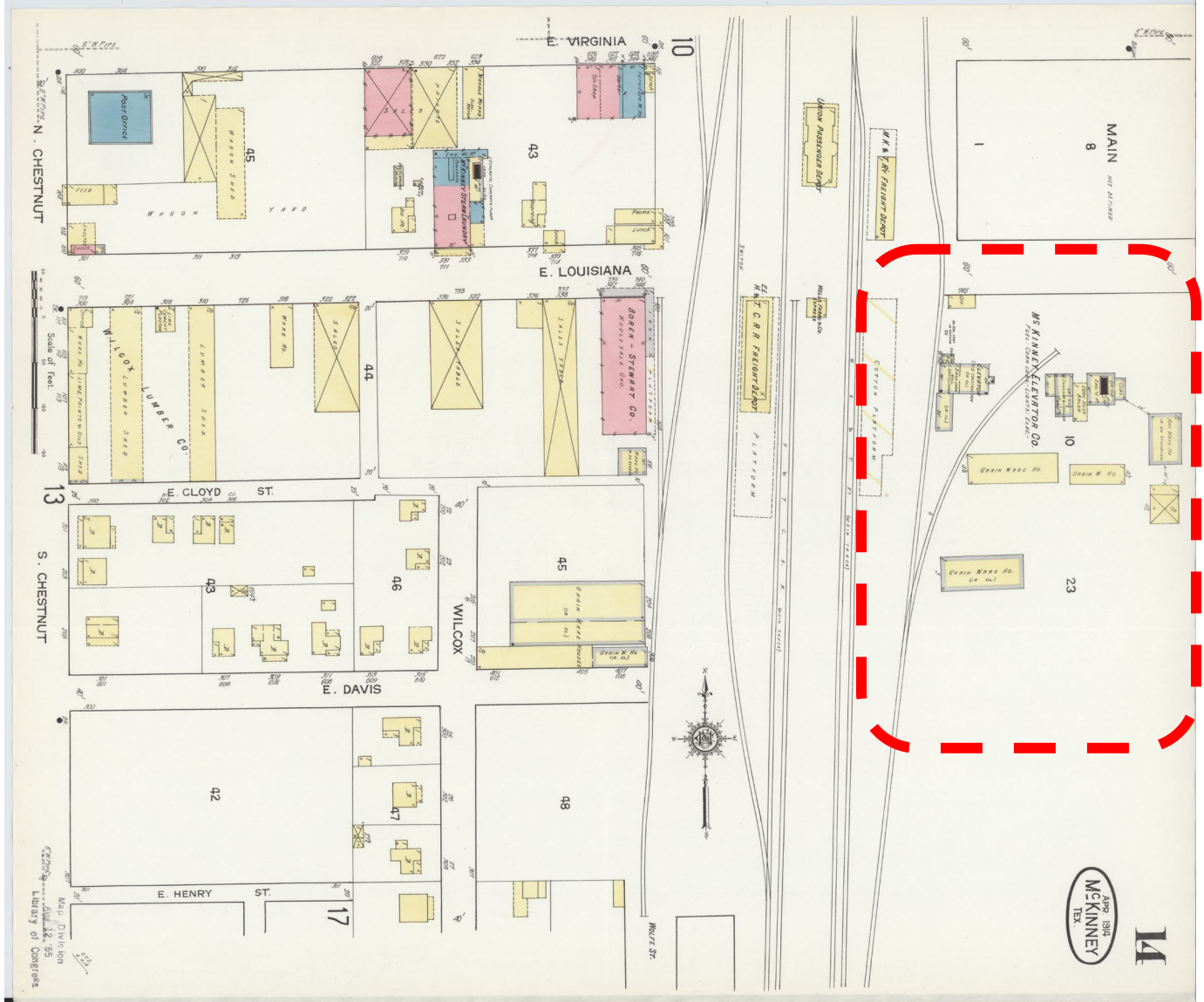
## Additional Information for Design Exception 1 – Exterior Façade Material

Please see the following explanation to allow a design exception for corrugated galvanized metal panels for 100% of the Brewery Building for your consideration. The Tupps Brewery is taking painstaking strides to keep the historic context of this one-of-a-kind site. The site is an example of the industrial agricultural roots this city and county was established on. The desire is to keep the look and feel authentic to the original site. This makes this location and project extremely unique and requires extra consideration than other location in McKinney, and even the MTC area. Tupps has dedicated extra cost to carefully remove and salvage the existing corrugated metal panels and roofing off of the existing tap room, completely reinforcing, insulating, waterproofing, and reinstall over the entire building to keep as much of the buildings as-is. The site had several structures originally, and they all were simple, matching corrugated metal siding. The history of this site is agrarian and industrial, and it applied to the *whole site* and complex of buildings, not just a building or two that remain. In order to fully accomplish maintaining the look and feel of the original site, it is extremely important the new brewery building matches the simple corrugated exterior, without having to dress-up the elevations. Dressing up the exterior of the brewery building would become very inauthentic to the site and would stick out like a sore thumb. This would completely be seen as a fail for the vision of this project.

In addition, the brewery building will face internally and will be screened with walls, fencing, and landscape from the adjacent residential. Any enhanced elevations would mostly be visible to the occupants of Tupps and not surrounding residential areas. Please refer to the images below showing the complex in 1914 and the vernacular of the site that the new brewery building will need to respect and authentically meld with.

I understand that galvanized corrugated metal panels are not typically thought of as an “architectural panel”. But, in this case, the simplicity of the panels is the architectural element that stiches all these buildings to the history of the site. I appreciate your extra consideration to allow this important design exception for this special project.

1914 Sanborn Fire Map Showing Site with Cluster of Buildings



**Photos of Historic Site Context – Tap Room Building**



**Photo of Original Grain Elevator (Destroyed by Fire)**





**Photo of Barrel Aging and Tap Room Buildings**



**Photo of Existing Shed**





**Photo of Feed Store on Original Site**



**Photo of Tap Room**





**Photo of Barrel Aging Building**



**Photo of Stage (existing loading dock)**





**Photo of Barrel Aging and Stage Building**



**Photo of Barrel Aging Building**





**Photo of Site Context – Barrel Aging and Tap**

