



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, January 07, 2021 at 4:00 PM

VIDEOCONFERENCE MEETING

This meeting will be held via videoconference and the public is encouraged and welcome to participate. Public comment may be given during the videoconference by joining the meeting using the information below. Public comment for this meeting may also be submitted to the City Secretary at acunningham@cityofdrippingsprings.com no later than 4:00 PM on the day the meeting will be held.

The Historic Preservation Commission respectfully requests that all microphones and webcams be disabled unless you are a member of the Commission. City staff, consultants and presenters, please enable your microphone and webcam when presenting to the Commission.

Agenda

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

<https://us02web.zoom.us/j/86840723754?pwd=d2diNmN3L1JUUDBoIHRckNrZkN1dz09>

Meeting ID: 868 4072 3754

Passcode: 044591

Dial Toll Free:

877 853 5257 US Toll-free

888 475 4499 US Toll-free

Find your local number: <https://us02web.zoom.us/j/86840723754>

Join by Skype for Business: <https://us02web.zoom.us/skype/86840723754>

CALL TO ORDER AND ROLL CALL

Commission Members

Bruce Lewis, Chair

Emilie Kopp, Vice Chair

Ashley Bobel

Dean Erickson

Minnie Glosson-Needham

Jean Reimers

Tim Brown

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer
Senior Planner Amanda Padilla
Planning Assistant Alicia Lundy-Morse
Mayor Pro Tem Taline Manassian
Architectural Consultant Keenan Smith

PRESENTATION OF CITIZENS

Each member of the public who desires to address the Historic Preservation Commission regarding any item for an open meeting may do so immediately before or during the Commission's consideration of that item. Citizens wishing to discuss matters not contained within the current agenda may do so, but only during Presentation of Citizens. The Commission may limit the total amount of time the public may speak on a given item. Members of the public requiring the assistance of a translator will be given twice the amount of time as a member of the public who does not require the assistance of a translator to address the Commission. The Commission may not prohibit public criticism of the governmental body, including criticism of any act, omission, policy, procedure, program, or service. This does not apply to public criticism that is otherwise prohibited by law. It is the request of the Commission that members of the public wishing to speak on item(s) on the agenda with a noticed Public Hearing hold their comments until the item(s) are presented for consideration. Speakers are encouraged to sign in. (Section 1. Subchapter A, Chapter 551, Government Code, Section 551.007)

MINUTES

- 1. Discuss and consider approval of the December 3, 2020 Historic Preservation Commission regular meeting minutes.**

BUSINESS

- 2. Discuss and consider approval of COA2020-0009: Application for a Certificate of Appropriateness for a mobile food vendor to reside at 211 Mercer Street commonly known as Acopon Brewing. Applicant: John McIntosh**

COMMITTEE REPORTS

- 3. Parking Lot Improvements Committee**
Commissioners Dean Erickson and Tim Brown
- 4. Landscape Improvements Committee**
Commissioners Minnie Glosson-Needham and Jean Reimers
- 5. Brochure / Printing & Website Committee**
Commissioner Emilie Kopp
- 6. Historic District Signage & Banner Committee**
Commissioners Ashley Bobel and Emilie Kopp

EXECUTIVE SESSION

The Historic Preservation Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by

Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Historic Preservation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

February 4, 2021 at 4:00 p.m.

March 4, 2021 at 4:00 p.m.

April 1, 2021 at 4:00 p.m.

City Council Meetings

January 12, 2021 at 6:00 p.m.

January 19, 2021 at 6:00 p.m.

February 9, 2021 at 6:00 p.m.

ADJOURN

TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION & POSTING OF MEETING

All agenda items listed above are eligible for discussion and action unless otherwise specifically noted. This notice of meeting is posted in accordance with Chapter 551, Government Code, Vernon's Texas Codes. Annotated. In addition, the Commission may consider a vote to excuse the absence of any Commissioner for absence from this meeting.

Due to the Texas Governor Order, Hays County Order, City of Dripping Springs Disaster Declaration, and Center for Disease Control guidelines related to COVID-19, a quorum of this body could not be gathered in one place, and this meeting will be conducted through videoconferencing. Texas Government Code Sections 551.045; 551.125; and 551.127.

*I certify that this notice of meeting was posted at the City of Dripping Springs City Hall and website, www.cityofdrippingsprings.com, on **January 1, 2021 at 2:40 p.m.***

City Secretary

This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.



HISTORIC PRESERVATION COMMISSION REGULAR MEETING

City of Dripping Springs

Council Chambers, 511 Mercer St, Dripping Springs, TX

Thursday, December 03, 2020 at 4:00 PM

MINUTES

MEETING SPECIFIC VIDEOCONFERENCE INFORMATION

Join Zoom Meeting

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Join by Skype for Business: <https://us02web.zoom.us/skype/89239849268>

CALL TO ORDER AND ROLL CALL

Commission Members present:

Bruce Lewis, Chair

Emilie Kopp, Vice Chair

Tim Brown

Dean Erickson

Minnie Glosson-Needham

Commission Members absent was:

Jean Reimers

Staff, Consultants & Appointed/Elected Officials

City Administrator Michelle Fischer

Senior Planner Amanda Padilla

Planning Assistant Alicia Lundy-Morse

Architectural Consultant Keenan Smith

Mayor Pro Tem Taline Manassian

With a quorum of the Commission present, Chairman Lewis called the meeting to order at 4:07pm

PRESENTATION OF CITIZENS

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Pam Owens spoke about her appreciation for the banners and brochures made by the Commission.

MINUTES

1. Discuss and consider approval of the October 1, 2020 Historic Preservation Commission regular meeting minutes.

A motion was made by Commissioner Erickson to approve the October 1, 2020 Historic Preservation regular meeting minutes. Commissioner Brown seconded the motion which carried unanimously 5 to 0

BUSINESS

2. Discuss and consider approval of COA2020-0009: Application for a Certificate of Appropriateness for a mobile food vendor to reside at 211 Mercer Street commonly known as Acopon Brewing.

a) Presentation

Applicant John McIntosh was available for questions

b) Staff Report

Keenan Smith presented the staff report on file. Staff recommends approval contingent upon the approval of a CUP.

c) Public Hearing

Victoria Chips spoke in opposition to the CUP, and believes a permanent structure is an eyesore on Mercer Street.

d) Conditional Use Permit

A motion was made by Commissioner Brown to table COA2020-0009. Commissioner Erickson seconded the motioned which carried unanimously 5-0

COMMITTEE REPORTS

There were no Committee updates at this time.

3. **Parking Lot Improvements Committee**
Commissioners Dean Erickson and Tim Brown
4. **Landscape Improvements Committee**
Commissioners Minnie Glosson-Needham and Jean Reimers
5. **Brochure / Printing & Website Committee**
Commissioner Emilie Kopp
6. **Historic District Signage & Banner Committee**
Commissioners Ashley Bobel and Emilie Kopp

EXECUTIVE SESSION

The Historic Preservation Commission for the City of Dripping Springs has the right to adjourn into executive session at any time during the course of this meeting to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Historic Preservation Commission for the City of Dripping Springs may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.

The Commission did not meet in Executive Session.

UPCOMING MEETINGS

Historic Preservation Commission Meetings

January 7, 2021 at 4:00 p.m.
February 4, 2021 at 4:00 p.m.
March 4, 2021 at 4:00 p.m.

City Council Meetings

December 8, 2020 at 6:00 p.m.
December 15, 2020 at 6:00 p.m.
January 12, 2021 at 6:00 p.m.

ADJOURN

A motion was made by Commissioner Erikson to adjourn the meeting. Vice Chair Kopp seconded the motion which carried unanimously 5-0

This regular meeting adjourned at 5:20 p.m.



HISTORIC PRESERVATION MANUAL CERTIFICATE OF APPROPRIATENESS REVIEW

Date: **November 25, 2019**

Project: **“Acopon Brewing / Mobile Food Vendor”
211 Mercer Street, Dripping Springs, TX 78620**

Applicant: **JCMC3 Holdings LLC; John McIntosh (512) 626-0086**

Historic District: **Mercer Street Historic District**

Base Zoning: **CS-HO**

Proposed Use: **N/A no change in proposed use.**

Submittals: ☒ Current Photograph ☒ Concept Plan ☐ Exterior Elevations **N/A**
☐ Color & Materials Samples **N/A**
☐ Sign Permit Application (if applicable) **N/A**
☐ Building Permit Application
☐ Alternative Design Standards (if applicable) **N/A**

The following review has been conducted for the City of Dripping Springs to determine compliance and consistency with the City of Dripping Springs CODE OF ORDINANCES, Title 2 BUILDING AND DEVELOPMENT REGULATIONS, Chapter 24, BUILDING REGULATIONS, Article 24.07: HISTORIC PRESERVATION, Section 24.07.014: “CRITERIA FOR ISSUANCE OF CERTIFICATE OF APPROPRIATENESS.”

Project Type & Description:

“Mobile Food Vendor” A proposed permanent Mobile Food Vendor trailer at **211 Mercer St.** (ca. 1996) **“Non-Contributing” Resource** and a **Low Preservation Priority**, cited as Resource Inventory ID #25 in the **Mercer St. National Register Historic District (NRHD)**.

Review Summary, General Findings: **“Approval Recommended”**

General Compliance Determination- ☒ **Compliant** ☐ Non-Compliant ☐ Incomplete

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512-858-4725

Staff Recommendations / Conditions of Approval:

- 1. Permits:** Obtain any necessary Permits from the City of Dripping Springs.

CERTIFICATE OF APPROPRIATENESS- Staff Review Summary:

Historic Resource Background /Survey Information:

(ID#25) 211 Mercer Street. “Senior Citizens Thrift Store” (Acopon Brewing). Non-Contributing.

“This front-gabled limestone building was constructed in 1996 as a thrift store by a local senior citizen’s organization. It sits on the site of the former Breed’s meat market. That original building was also used variously as a drugstore, café, radio and TV business, clothing store, cleaners, and office space. It was demolished to make way for the thrift store. Dudley’s Wine Bar and Tap Room opened here in 2012. The current building does not date to the period of significance and therefore does not contribute to the historic district.” (US Dept. of the Interior / Mercer Street NRHP Registration #13000504- 5/31/15)

“Acopon Brewing / Mobile Food Vendor”

This proposal is for a permanent Mobile Food Vendor operation. It requires a Conditional Use Permit, preconditioned by a supporting Certificate of Appropriateness. The Applicant seeks to make permanent the existing Mobile Food Vendor trailer already located on the property (see photos in COA Application).

Since the proposal is not for a building, nor does it impact or affect an existing Historic Resource (the property is Non-Contributing) typical building-specific design standards of the Mercer Historic District are not applicable. However, the general development standards, including the guiding vision & character statements, broad design principles & guidelines do apply. These, along with the “overall compatibility” determination vs. the Historic District (see detailed review below), become governing factors in this case.

Staff Review / Findings: “Approval with Conditions”

- 211 Mercer (Acopon) = “Non Contributing” Historic Resource... therefore "no impact or harm"
- Proposed MFV Trailer fits in well... tucked in & screened by landscape and fencing
- Proposed MFV is a “Complementary Extension” for the Brick & Mortar (Acopon brewery)
- “Retrovertable” improvement ... (removal allows reversion to un-altered pre-existing conditions)

* * *

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“Mercer Street Design and Development Standards:”

The proposal is found to be consistent with the applicable design and development standards (Comparative Summary Below), and “Approval with Conditions” is recommended.

Character/Vision: Consistent: “Preserve Historic Resources- Rehabilitation & Adaptive Re-Use; Promote Revitalization.”

Design Principles: Consistent: “Promote Walkable Scale & Sidewalk Activity Zones; New Construction shall be compatible with surroundings.”

Preferred Uses: Consistent: “Pedestrian Oriented; Full Mix of Uses allowed.”

Site Planning & Building Placement: N/A- (Existing) Building Placement not affected.

Parking Arrangement: N/A- (Existing) Parking Arrangement* not affected.

*Note CUP required parking.

Building Footprint / Massing / Scale: N/A- (Existing) Building Footprint not affected.

Street Frontage / Articulation: N/A- No change to (Existing) Building @ Street Frontage

Porches: N/A- No change to existing Porches.

Roofs: N/A- No change to existing Roofs.

Materials: N/A- No change to existing Materials.

Color Palette: N/A- No change to existing Building Colors.

Tree Preservation: N/A- No proposed impact to existing trees.

Landscape Features: N/A- no existing landscape features affected.

* * *

CRITERIA FOR CERTIFICATE OF APPROPRIATENESS
(SECTION 24.07.014)

(a) STANDARDS & DESIGN GUIDELINES OBSERVED:

Project is guided by applicable Historic Preservation Standards and Design Guidelines.

See detailed summary above. ☒ Compliant ☐ Non-Compliant ☐ Not Applicable

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- (b) **MINIMAL ALTERATION:**
Reasonable efforts made to adapt property requiring minimal alteration of building, structure, object site & environment. *Separate MFV does not alter the existing building.*
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (c) **ORIGINAL QUALITIES PRESERVED:**
Distinguishing original qualities or characteristics not destroyed. Removal or alteration of historic material or distinguishing architectural features avoided.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (d) **PERIOD APPROPRIATENESS:**
Buildings, structures, objects, sites recognized as products of their own time. Alterations without historic basis or creating an earlier appearance discouraged.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (e) **CUMULATIVE & ACQUIRED SIGNIFICANCE:**
Cumulative changes with acquired and contributing significance are recognized and respected.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (f) **DISTINCTIVE STYLISTIC FEATURES & CRAFTSMANSHIP:**
Distinctive stylistic and characteristic features and examples of skilled craftsmanship are retained where possible.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (g) **DETERIORATED ARCHITECTURAL FEATURES:**
Deteriorated architectural features repaired rather than replaced. Necessary replacements reflect replaced materials. Repair or replacement based on historical evidence not conjecture or material availability.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (h) **NON-DAMAGING SURFACE CLEANING METHODS:**
Surface Cleaning Methods prescribed are as gentle as possible. No sandblasting or other damaging cleaning methods.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (i) **ARCHEOLOGICAL RESOURCES PRESERVED:**
Reasonable efforts made to protect and preserve archeological resources affected by, or adjacent to project.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable

- (j) **CONTEMPORARY DESIGN- CONTEXT SENSITIVE & COMPATIBLE:**
Contemporary alterations & additions do not destroy significant historical, architectural, or cultural material and are compatible with the size, scale, color, material and character of the property, neighborhood or environment.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (k) **RETROVERSION- ESSENTIAL FORM & INTEGRITY UNIMPAIRED:**
Future removal of new additions & alterations will leave the essential form & integrity of building, structure, object or site unimpaired. *MFV trailer, if removed, would result in the restoration of un-altered existing conditions.*
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable
- (l) **PAINT COLORS- HISTORICAL BASIS:**
Paint colors based on duplications or sustained by historical, physical or pictorial evidence, not conjecture.
- ☐ Compliant ☐ Non-Compliant ☒ Not Applicable
- (m) **HISTORIC DISTRICT CONTEXT- OVERALL COMPATIBILITY:**
Construction plans are compatible with surrounding buildings and environment vis. height, gross volume and proportion. *MFV does not negatively impact Historic District.*
- ☒ Compliant ☐ Non-Compliant ☐ Not Applicable

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (SECTION 24.07.015)

- (g) **EXPEDITED PROCESS FOR SMALL PROJECTS: ELIGIBILITY = “Eligible”**
Expedited process for small projects (*cumulative costs < \$10,000*); must be “No” to all:
- | | | |
|--|------------------------------|--|
| Building Footprint Expansion/Reduction? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Façade Alterations facing Public Street or ROW? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Color Scheme Modifications? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Substantive/Harmful Revisions to Historic District? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

* * *

Please contact (512) 659-5062 if you have any questions regarding this review.



By: **Keenan E. Smith, AIA**

City of Dripping Springs
P.O. Box 384
Dripping Springs, Texas 78620
512-858-4725



CITY OF DRIPPING SPRINGS

PHYSICAL: 511 Mercer Street • MAILING: PO Box 384

Dripping Springs, TX 78620

• 512.858.4725 • www.cityofdrippingsprings.com

CERTIFICATE OF APPROPRIATENESS APPLICATION

District Located or Landmark: ☒ Mercer Street ☐ Old Fitzhugh Road ☐ Hays Street

☐ Individual Landmark (Not in an Historic District)

CONTACT INFORMATION

APPLICANT NAME: John McIntosh JCMC3 Holdings LLC
 STREET ADDRESS: 510 CREEK RD DRIPPING SPRINGS TX 78620
 PHONE: 512-626-0086 EMAIL: john@acuponbrewing.com

PROPERTY OWNER NAME (if different than Applicant): _____
 STREET ADDRESS: _____
 PHONE: _____ EMAIL: _____

PROJECT INFORMATION

Address of Property (Structure/Site Location): 211 MERCER

Zoning Classification of Property: _____

Description of Proposed Use of Property/ Proposed Work: PROPERTY WILL CONTINUE TO OPERATE AS A BREW PUB, BUT WILL ALSO HOST AN MOBILE FOOD VENDOR

Description of How Proposed Work will be in Character with Architectural and/or Historical Aspect of Structure/Site and the Applicable Zoning Requirements: PROPERTY IS NOT A CONTRIBUTING STRUCTURE IN THE DISTRICT. THE MOBILE VENDOR WILL BE PARKED IN DRIVEWAY ON SIDE OF PROPERTY. IT IS PARTLY SCREENED BY EXISTING ROSE BUSHES.

Estimated Cost of Proposed Work: N/A

Intended Start Date of Work: N/A Intended Completion Date of Work: N/A

CERTIFICATE OF APPROPRIATENESS SUBMITTAL CHECKLIST

CHECKLIST		
Staff	Applicant	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Current photograph of the property and adjacent properties (view from street/right-of-way)
<input type="checkbox"/>	<input type="checkbox"/>	Concept Site Plan: A drawing of the overall conceptual layout of a proposed development, superimposed upon a topographic map or aerial photo which generally shows the anticipated plan of development
<input type="checkbox"/>	<input type="checkbox"/>	Elevation drawings/sketches of the proposed changes to the structure/site
<input type="checkbox"/>	<input type="checkbox"/>	Samples of materials to be used
<input type="checkbox"/>	<input type="checkbox"/>	Color chips of the colors which will be used on the structure (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Sign Permit Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Building Permit Application (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Application for alternative exterior design standards and approach (if applicable)
<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Design Information (as applicable)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Billing Contact Form
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Proof of Ownership-Tax Certificate or Deed



 SIGNATURE OF APPLICANT

Date



 SIGNATURE OF PROPERTY OWNER AUTHORIZING THE WORK

Date

11-17-20

*****TO BE FILLED OUT BY CITY STAFF*****

Date Received: _____ Received By: _____

Project Eligible for Expedited Process: ☐ Yes ☐ NoAction Taken by Historic Preservation Officer: ☐ Approved ☐ Denied☐ Approved with the following Modifications: __________

SIGNATURE OF HISTORIC PRESERVATION OFFICER

DATE

Date Considered by Historic Preservation Commission (if required): _____

☐ Approved ☐ Denied☐ Approved with the following Modifications: __________
_____Historic Preservation Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by Planning & Zoning Commission (if required): _____

☐ Approved ☐ Denied☐ Approved with the following Modifications: __________
_____Planning & Zoning Commission Decision Appealed by Applicant: ☐ Yes ☐ No

Date Appeal Considered by City Council (if required): _____

☐ Approved ☐ Denied☐ Approved with the following Modifications: __________
_____***Submit this application to City Hall at 511 Mercer St. /P.O. Box 384, Dripping Springs, TX 78620. Call City Hall at (512)858-4725 if you have questions regarding this application.***

Received on/by: _____

Project Number: _____

Only filled out by staff


Date, initials

**BILLING CONTACT FORM**Project Name: ACOPON BREWING / JCMC3 HOLDINGS FOOD TRUCKProject Address: 211 MERCERProject Applicant Name: JOHN MCINTOSH**Billing Contact Information**Name: JOHN MCINTOSHMailing Address: 100 COMMONS RD Ste 7-213DRIPPING SPRINGS TX 78620Email: john@acoponbrewing.com Phone Number: 512-626-0086

Type of Project/Application (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Alternative Standard | <input type="checkbox"/> Special Exception |
| <input checked="" type="checkbox"/> Certificate of Appropriateness | <input type="checkbox"/> Street Closure Permit |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Waiver |
| <input type="checkbox"/> Exterior Design | <input type="checkbox"/> Wastewater Service |
| <input type="checkbox"/> Landscape Plan | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Lighting Plan | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Site Development Permit | <input type="checkbox"/> Other _____ |

Applicants are required to pay all associated costs associated with a project's application for a permit, plan, certificate, special exception, waiver, variance, alternative standard, or agreement, regardless of City approval. Associated costs may include, but are not limited to, public notices and outside professional services provided to the City by engineers, attorneys, surveyors, inspectors, landscape consultants, lighting consultants, architects, historic preservation consultants, and others, as required. Associated costs will be billed at cost plus 20% to cover the City's additional administrative costs. Please see the online Master Fee Schedule for more details. By signing below, I am acknowledging that the above listed party is financially accountable for the payment and responsibility of these fees.



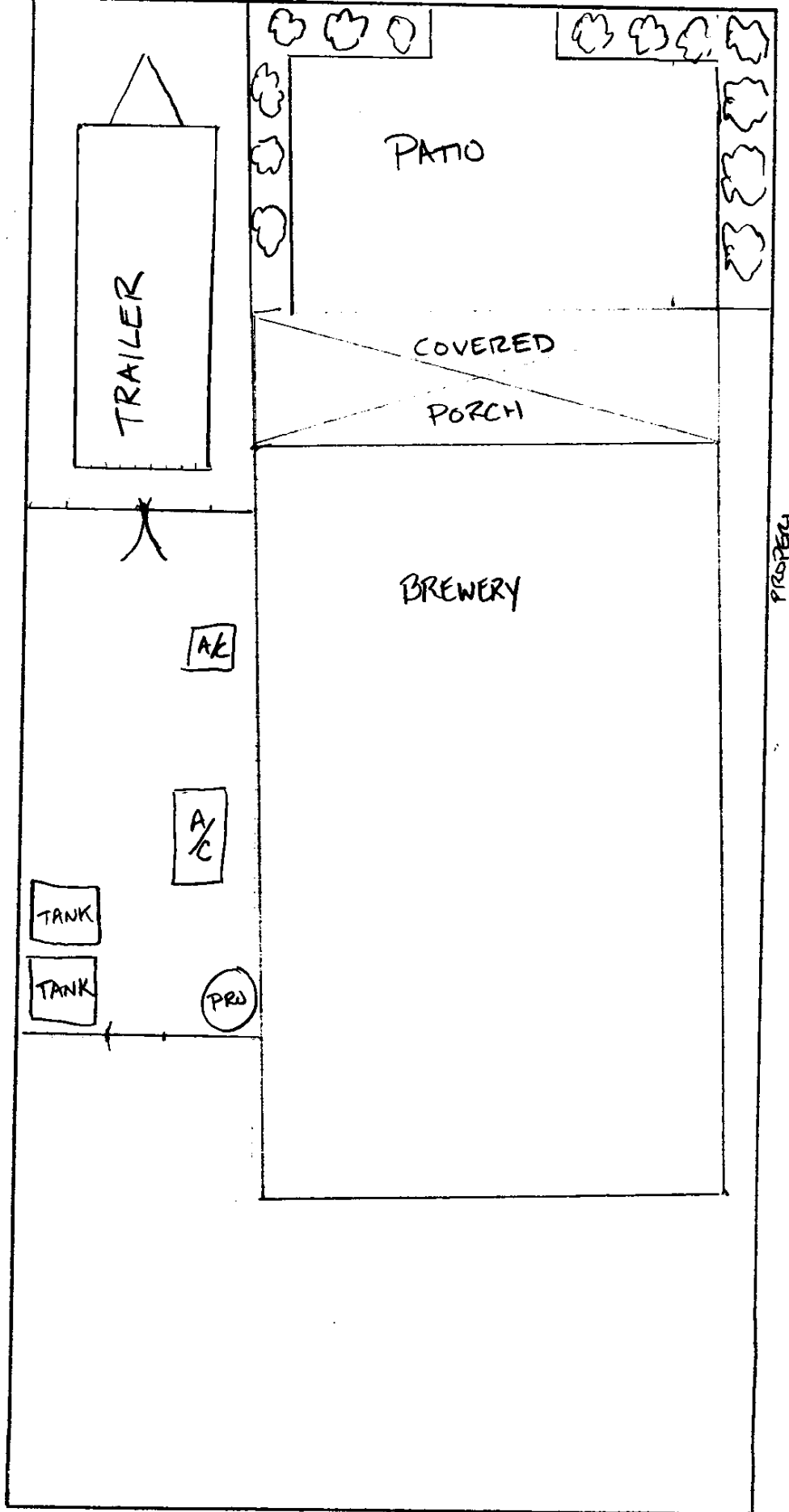
 Signature of Applicant

11-17-20

 Date

DRIPPING SPRINGS
RENTAL

↑
NORTH



STARTS ON MERCER

211 MERCER SITE





