



Legislation Details (With Text)

File #: AHPC 15-2 **Version:** 1

Type: Appeal-HPC **Status:** Archived

In control: City Council

Final action: 8/19/2015

Title: Public hearing to consider the appeal of Exeter Group LLC, on behalf of owner IAF University 2400 LLC, to a Heritage Preservation Commission decision denying a five-story rooftop addition and partial rehabilitation/alteration to the General Motors Truck Company Building at 2390-2400 University Avenue/735 Raymond Avenue, a contributing historic resource within the University Raymond Commercial Heritage Preservation District. (Public hearing closed on August 5.)

Sponsors: Russ Stark

Indexes: Appeal, Heritage Preservation Commission, Historic Preservation

Code sections: Sec. 73.03. - Heritage Preservation Commission established., Sec. 73.04. - Powers and duties of the commission., Sec. 73.05. - Designation of heritage preservation sites., Sec. 73.06. - Review of permits., Sec. 74.06.1. - Heritage Preservation District established, boundaries designated and legal descriptions of preservation district properties., Sec. 74.06.2. - Record of legal descriptions., Sec. 74.06.3. - Design review guidelines, purpose and intent., Sec. 74.06.5. - Demolition.

Attachments: 1. Appeal Letter 7-8-15, 2. HPC Order and Decision, 3. AHPC 15-2 Testimony, 4. HPC Staff Report with HPC Adopted Findings, 5. HPC Presentation 6-25-15, 6. Owner Written Testimony 6-25-15, 7. HPC Application Materials, 8. District Map with TOD Potential, 9. Raymond Station Area Plan, 10. Park Service Preservation Brief #14, 11. SHPO letter to HPC 7-16-15, 12. PreApplication Review Minutes 5-14-15, 13. Parial detailed minutes from 6-25 HPC Hearing, 14. Letters of Support 8-4-15, 15. MacRostie Historic Advisors letter re Exeter appeal

Date	Ver.	Action By	Action	Result
8/19/2015	1	City Council	Granted with Conditions	Pass
8/5/2015	1	City Council	Laid Over	Pass

Public hearing to consider the appeal of Exeter Group LLC, on behalf of owner IAF University 2400 LLC, to a Heritage Preservation Commission decision denying a five-story rooftop addition and partial rehabilitation/alteration to the General Motors Truck Company Building at 2390-2400 University Avenue/735 Raymond Avenue, a contributing historic resource within the University Raymond Commercial Heritage Preservation District. (Public hearing closed on August 5.)

HPC File Number: 15-036

Appellant: Exeter Group LLC, on behalf of owner IAF University Avenue 2400 LLC

Location: **2390-2400 University Avenue/735 Raymond Avenue, University Raymond Commercial Heritage Preservation District**

Applicant: Exeter Group LLC, Thomas Nelson

Owner: IAF 2400 University LLC

Purpose: Appeal a Heritage Preservation Commission decision denying an application to construct a five-story rooftop addition and partially rehabilitate/alter the historic building.

HPC Decision: Denial on a vote of 5-1-1

Staff Recommendation: Denial

Testimony in support: 1

Testimony in opposition: 1

Does this issue fall within the 60 day rule? Yes

If yes, when does the 60 days expire? August 4, 2015

Has an extension been granted? Yes

If so, to what date? October 4, 2015