

Development Activities Meeting Report (Version: 02/20/2026)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 1320 W. North Ave	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Manchester Chateau Partnership Alliance Council District 6 Residents
Parcel Number(s): 7-B-362	
Building & Development Application (BDA) Number: BDA-2025-09054	
Meeting Location: via Zoom	
Date: February 18, 2026	
Meeting Start Time: 6:00pm	
Applicant: Andrew L., General Contractor	Approx. Number of Attendees: 9
Boards and/or Commissions Request(s): Historic Review Commission approval for exterior renovations.	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

<p>The applicant presented an overview of recent and proposed window work on the property. They explained that several rear windows were missing or broken, creating security concerns and exposure. To address this before winter, they replaced the rear windows. According to the applicant, the replacements match the same pattern and color as the originals. Not all rear windows were replaced—only those that were damaged or missing.</p> <p>They intend to replace the front windows as well. No work has been completed yet and they are seeking proper approvals before proceeding. The intention is to replace the front windows using the same pattern, color, and specifications as the rear. The windows were purchased from Home Depot and meet city code requirements.</p>

Discussion

Topic / Issue	Recap
Window Size & Material Concerns	<ul style="list-style-type: none"> Concern Raised: Concerns were raised that the rear windows appear to be undersized—approximately six inches shorter than the existing frames—and that some wood frames on the upper floors are exposed. There is apprehension that vinyl “Home Depot” windows may not comply with historic preservation guidelines, particularly for the front façade, where windows must be the correct size and historically appropriate in appearance. It was suggested that original wood frames can often be restored rather than replaced, and there is additional concern that aluminum-wrapped frames on the front elevation may need to be removed and properly restored. While rear windows are considered less critical, the façade windows are of high importance due to the building’s historic value. Reference was also made to

Topic / Issue	Recap
	<p>Historic Review Commission standards and prior approvals of higher-quality alternatives, such as Pella or Andersen products.</p> <ul style="list-style-type: none"> • <i>Who Raised it:</i> Multiple adjacent residential property owners. • <i>Applicant Response:</i> The applicant clarified the plan is to remove the aluminum wraps, restore the original wood trim, and add wood crown molding to achieve a more historically appropriate appearance. The sizing of the rear windows was explained as a result of severely rotted rear framing, which required structural reinforcement with new lumber; brake molding will be added to properly finish and conceal these areas. The application confirms that the façade windows will be installed at the correct size, and there is a stated commitment to follow neighborhood guidance and ensure the home is restored appropriately. • <i>Outcome:</i> No revisions proposed at the meeting; issue may come up during the Historic Review Commission public hearing.
Exterior Maintenance	<ul style="list-style-type: none"> • <i>Concern raised:</i> It was noted that the downspouts have been missing for approximately 20 to 30 years and that the box gutters are currently leaking. There is concern that if these water management issues remain unresolved, they could jeopardize or damage the interior renovations. • <i>Who raised it:</i> Adjacent residential property owner. • <i>Applicant response:</i> Agreed. The roof repair permit has already been approved, and the roof will be repaired. The work was delayed due to winter safety concerns, with plans to complete it when weather conditions permit. • <i>Outcome/follow-up needed:</i> None.
General Support	<ul style="list-style-type: none"> • <i>Comments:</i> The property has not received exterior maintenance in approximately 35 years, but the overgrown yard and accumulated debris have since been cleared. The interior was previously in hoarder condition, further underscoring the scope of the rehabilitation effort. The home is architecturally significant, dating to around 1890 and reflecting the Second Empire style, which heightens the importance of the restoration. There is strong appreciation for undertaking such a challenging project, along with an emphasis on preserving the home's historic value. • <i>Who raised it:</i> Multiple adjacent residential property owners. • <i>Applicant response:</i> The difficulty of the project was acknowledged, along with a clear commitment to fully restoring the home and becoming an active part of the neighborhood. There is a stated intention to ensure neighbors are pleased with the outcome and to bring new life back to the property. • <i>Outcome/follow-up needed:</i> None.

Link to Video Recording (if available): [Manchester DAM 2-18-26 Video.mp4](#)

Planner completing report: SJE