

## Development Activities Meeting Report (Version: 06/24/2020)

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

Logistics	Stakeholders
<b>Project Name/Address:</b> 1304 Manhattan Avenue	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>  Manchester Chateau Partnership Alliance Council District 6 Residents
<b>Parcel Number(s):</b>	
<b>ZDR Application Number:</b> BDA-2024-07874	
<b>Meeting Location:</b> via Zoom	
<b>Date:</b> July 16, 2025	
<b>Meeting Start Time:</b> 6:00 pm	
<b>Applicant:</b> David Roth, the downtown design company	<b>Approx. Number of Attendees:</b> 20
<b>Boards and/or Commissions Request(s):</b> Zoning Board of Adjustment approval for change of use of former church to 12-unit multi-unit residential building 1. Variance for multi-unit residential, 2, Variance to reduce setback to 3' proposed for parking area and 1' proposed for dumpster, 3. and Special Exceptions from 15' residential compatibility Parking Area setback requirement and the 30' residential compatibility dumpster setback requirement. Historic Review Commission approval for exterior modifications.	

### 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.*

This project has been in the works on and off for about 10 years. In 2015, the owner had been granted by the ZBA 2 variances for 12 residential units and also the parking. We are pursuing those variances as this project is relaunching. This proposal is an evolution of what was presented at that time. The owner has been trying to figure out his best use for the building and has looked at other potential uses besides apartments. Following ZBA, the next step is the HRC. We have been working toward the balance of adaptive reuse and preservation, specifically regarding the stained glass windows. The goal is a market rate building and the goal is to also sort of maintain the integrity as much as possible by this selective incorporation of it.

This project includes renovating this building, adding a small addition to the back of it that would have the vertical circulation for one elevator and a stair. Proposing a total of 12 units in the building and enough spaces for some guest parking and also a little enclosed garden space.

Applicant provided renderings from both Manhattan and Pennsylvania Avenues, highlighting the windows that would be preserved with their stained glass. The site plan showing building, parking, garden was shown. Provided floor plans.

### Input and Responses

Questions and Comments from Attendees	Responses from Applicants
If residents want to reclaim the removed windows, they should get the first option.	I think that they do have value and I have not spoken to any detail how Construction Junction would do it, but I think you're absolutely right. And this is the reason why we're here today is to offer some good ideas about how we can give the stakeholders a real stake in this.
A point of clarification is we're trying to preserve the stained glass first and foremost as part of this project, correct?	In the spirit of trying to reach a compromise on it, I've been playing with what percentage of the glass we're actually able to selectively incorporate and do it in a way that's meaningful and it looks purposeful and also sort of serves the goal of the adaptive reuse.
There's guidance for stained glass from the Historic Preservation Guidelines.	
The the stained glass windows will face Manhattan St., the others on Pennsylvania Avenue will be that vision glass, correct?	Yes, we think that that's really best compromise for the rest of the building.
HRC Staff offered for the applicant come to the Historic Review Commission for a briefing before hearing and action for recommendations.	I would appreciate that.
This is great. And the challenges include trying to utilize some of the windows that you take out inside, like hanging in a hallway or hanging somewhere else or hanging in inside some of the apartments, right? I love preservation of all the windows on Manhattan, but I'd like to see some preservation on each side, on the Manhattan side and the Pennsylvania side, because when you move up Pennsylvania you see a lot of those beautiful historic houses, specifically right across the street.	I've heard this from others I've spoken with and I'm trying really hard to wrap my head around how that would work, but it just is a matter of reality. Applicant showed how this would apply in individual units. It's a tough choice on how to do this respectfully and practically.
What is going to happen on the parapet of the elevator addition?	It's likely going to be a decorative thing.
Have you talked about the commitment to trees and the landscaping? I'm all about the trees because Manchester is a hot zone and we need more.	There's 3 trees where the proposed parking lot will be so we are proposing a garden. The city's going to require a certain number of trees too.
Regarding the Juliet balconies, what will the doors will be made of?	They would just be like a sliding door, sliding glass patio type door,

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Who owns the property?	Henry Wang since about 2014.
These are all market rate, no affordable units?	Yes.
How are you guys going to address the cupola atop the building? It isn't something that's visible when you're next to the building, but when you're further away from it, it is there. Is the plan to keep it, to restore it.	I have not looked at it yet. That's an element that would be a candidate for preservation because it does not necessarily affect anything other than the appearance of the building, versus the windows which really affect the function of the building.

**Planner completing report:** SJ Everett