

## 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                                                                                                                                                                              |
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| <b>Project Name/Address:</b> Manchester Historic District Design Guidelines                                                         | <b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b><br>Manchester Chateau Partnership Alliance<br>Council District 6<br>Residents |
| <b>Parcel Number(s):</b> N/A                                                                                                        |                                                                                                                                                                                           |
| <b>Building &amp; Development Application (BDA) Number:</b> N/A                                                                     |                                                                                                                                                                                           |
| <b>Meeting Location:</b> via Zoom                                                                                                   |                                                                                                                                                                                           |
| <b>Date:</b> October 7, 2026                                                                                                        |                                                                                                                                                                                           |
| <b>Meeting Start Time:</b> 6:00pm                                                                                                   |                                                                                                                                                                                           |
| <b>Applicant:</b> Katherine Reed, Dept of City Planning                                                                             | <b>Approx. Number of Attendees:</b> 6                                                                                                                                                     |
| <b>Boards and/or Commissions Request(s):</b> Historic Review Commission approval of Manchester Historic District Design Guidelines. |                                                                                                                                                                                           |

### 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.*

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| DCP presented the final draft of the Manchester Historic District Design Guidelines update, which will go to the Historic Review Commission (HRC) for a briefing on November 4 and a public hearing and adoption vote on December 2.                                                                                                                                                                                                                                                                                                                                             |
| Staff highlighted the major updates to the guidelines, including more flexibility for modern replacement materials, a new hierarchy of facades that determines review requirements, clearer guidance for accessibility improvements and modern systems, expanded allowances for solar panels with design review, updated window replacement standards, and more detailed guidance for new construction and infill development. The revised guidelines are intended to make the review process clearer and more practical while preserving the neighborhood's historic character. |

### Discussion

| Topic / Issue                                  | Recap                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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| Hierarchy of Facades and Administrative Review | <ul style="list-style-type: none"><li>• <b>Concern Raised:</b> Clarification about the distinction between public rights-of-way and alleys and how the hierarchy of facades would affect review requirements. Specifically, can a property owner construct an addition at the rear of a house without going before HRC if the addition was not visible from the street.</li><li>• <b>Who Raised it:</b> Neighborhood resident.</li><li>• <b>Applicant Response:</b> Alleys are considered public rights-of-way. Therefore, a facade or addition visible from an alley may still be subject to review. However, if proposed work is completely invisible from any publicly owned right-of-way, it would not require HRC review and could be reviewed administratively by staff. It was also noted that this approach has already</li></ul> |

| Topic / Issue                                                         | Recap                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                       | <p>been implemented in other historic districts, including Schenley Farms and Roslyn Place, and has been accepted as part of the Mexican War Streets expansion process.</p> <ul style="list-style-type: none"> <li>• <i>Outcome:</i> No follow-up identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Specificity of Guidelines for New Construction and Infill Development | <ul style="list-style-type: none"> <li>• <i>Concern Raised:</i> Will the updated guidelines provide sufficiently specific direction to ensure new construction fits within the existing neighborhood character? Explained that the neighborhood has historically emphasized the importance of new construction fitting within the fabric of the community, but that this can vary significantly from block to block. She noted that introducing something different is not always appropriate, particularly on blocks with a consistent architectural character.</li> <li>• <i>Who Raised it:</i> Neighborhood resident.</li> <li>• <i>Applicant Response:</i> The applicant acknowledged that infill development was one of the major concerns considered during the guideline update. Chapter 4 addresses additions and new construction, and the guidelines include more detailed direction than what was presented on the slides. Specifically, the guidelines state that new buildings should take cues from nearby buildings regarding building type, orientation, and setbacks. The guidelines recognize that Manchester's blocks are different and that proposed construction should be evaluated in the context of the immediately surrounding area.</li> <li>• <i>Outcome:</i> No follow-up identified.</li> </ul> |
| Solar Panel Installation on Front-Facing Roofs                        | <ul style="list-style-type: none"> <li>• <i>Concern Raised:</i> Will the updated guidelines allow solar panels on the front-facing roofs of buildings? The concern was whether the increased flexibility for solar panel installation would result in approval of panels in highly visible locations that could affect the historic character of the district.</li> <li>• <i>Who Raised it:</i> Neighborhood residents.</li> <li>• <i>Applicant Response:</i> The applicant explained that the hierarchy of facades would ensure that primary facades receive a higher level of review through HRC. HRC would evaluate proposed solar installations based on several criteria, including: existing roof material, visibility from the public right-of-way, panel profile and placement, and whether the installation is compatible with the historic building. Additionally, solar panel installations would still be subject to review, including opportunities for public input through the DAM and HRC processes.</li> <li>• <i>Outcome:</i> No follow-up identified.</li> </ul>                                                                                                                                                                                                                                          |
| Access to and Distribution of the Updated Guidelines                  | <ul style="list-style-type: none"> <li>• <i>Concern Raised:</i> Asked how the updated guidelines can be shared with neighborhood residents and the format (print or downloadable).</li> <li>• <i>Who Raised it:</i> Neighborhood residents.</li> <li>• <i>Applicant Response:</i> The draft guidelines are available on the City's Engage page and the link was shared in the meeting chat. The final, approved guidelines will appear on the City's Historic Preservation website as downloadable documents that are searchable.</li> <li>• <i>Outcome:</i> No follow-up identified.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

**Link to Video Recording (if available):**

**Planner completing report:** SJE