



Agenda Report

Agenda of: December 17, 2025

Department: Community Development Department

Subject: Noncontributing Properties Within Historic Districts (50+ Years Old)

Background

Within historic districts, some properties are currently classified as noncontributing due to alterations, age at the time of designation, or lack of historic integrity. Over time, some of these properties have reached or exceeded 50 years of age, raising questions about how they should be evaluated moving forward.

The Commission has requested guidance on how to approach noncontributing properties that are now over 50 years old, including how architectural styles, construction periods, and historic context may affect future consideration.

Discussion

Staff proposes providing an educational overview to assist the Commission, including:

- General criteria used to evaluate contributing versus noncontributing status.
- Common architectural styles and features associated with relevant time periods.
- How integrity, context, and design guidelines factor into evaluation.
- How this topic may relate to a future update of the City's design guidelines.

Staff can prepare a brief PowerPoint presentation to support this discussion and provide consistent reference material for the Commission.

Recommendation

No action is requested at this time. Staff recommends:

- Discussion by the Commission.
- Direction on whether staff should prepare the proposed educational presentation for a future meeting.