



# City of Independence

Historic Preservation Commission  
Monday, February 23, 2026 @ 6:00 PM  
Civic Center - Council Chambers

(see agenda footer for meeting attendance information)

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
  - 3.1. Regular Meeting 12/15/2025
4. **Visitors/Public Comment**
5. **Staff Reports/Presentations - Other**
6. **Unfinished Business**
7. **New Business**
  - 7.1. Election of Chair and Vice Chair
  - 7.2. CA|2026-01, Addition of Front Porch and Expansion to Rear of Home at 363 C Street
8. **Other Discussion/Information Items**
9. **Adjournment**

## **Meeting Attendance Information:**

The Historic Preservation Commission will hold this meeting in-person in City Hall Council Chambers, via video conference (Zoom) or by phone.

- To attend in person, the City Hall address is 555 S. Main St.
- For Zoom login  
visit: <https://us06web.zoom.us/j/86245535215?pwd=RWfbxtMaGVbGgFfbpR1EiFxzizqvht.1>
- To participate in the meeting **by phone**, dial **US: +1-253-215-8782** and enter **Webinar ID: 862 4553 5215** and **Passcode: 508664**

Written comments are also welcome and may be delivered to City Hall or emailed to [PlanningComments@ci.independence.or.us](mailto:PlanningComments@ci.independence.or.us) no later than 4:00 pm the day of the meeting.

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired, or for other accommodations for persons with disabilities, should be made at least 72 hours in advance of the meeting to Myra Russell, City Recorder, 503-838-1212/TTY: 800-735-2900.



# City of Independence Minutes

**Historic Preservation Commission Meeting  
Monday, December 15, 2025**

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1. **Call to Order.** Chair Flores called the meeting to order at 5:30 pm
2. **Roll Call.**  

Present:	Commissioner Miranda Garrison Commissioner Rebecca Berry Commissioner/Chair Jennifer Flores Commissioner/Co Chair Liz Boisvert Commissioner Catherine Underwood-Bush
Absent:	Commissioner Willis Homann
City Staff Present:	Fred Evander, City Planner Myra Russell, City Recorder Marilyn Morton, Council Liaison
3. **Minutes.**
  - 3.1. **Regular Meeting 10/20/2025.**  
Commissioner Boisvert noted a typo in the minutes pertaining to a date. City Recorder Russell will correct.  
**Action:**  
Commissioner Garrison moved to approve the minutes with corrections;  
Commissioner Underwood-Bush seconded. Discussion: None  
Roll call vote. Motion 5-0-0  

<b>Ayes:</b>	Miranda Garrison, Rebecca Berry, Jennifer Flores, Liz Boisvert, Catherine Underwood-Bush
<b>Nays:</b>	None
<b>Abstentions:</b>	None
4. **Visitors/Public Comment.** None.
5. **Staff Reports/Presentations - Other.**
  - 5.1. **Continued Training about the Independence Historic District.**  
The meeting focused on a presentation about the evolution of storefronts over time, highlighting how they have changed in response to technological advancements and functional needs. Planner Evander explained that early storefronts resembled residential windows due to limited glass manufacturing capabilities, but the introduction of cast iron and improved glass production led to more elaborate designs. The Commission discussed historical photos of the

downtown area noting the changes over time. They examined details like cast iron pillars and awnings, and speculated about the removal of some architectural features. The discussion also touched on the significance of large signs in the historical photos, suggesting they were advertising for customers coming from the river. The group noted that while lot patterns and street layouts remain largely unchanged, building features like awnings and windows change more frequently. Evander showed examples of how downtown buildings, particularly bars, often had designs that discouraged public viewing of activities inside, with signs and windows oriented more towards car traffic than pedestrians. They also discussed historical building modifications, including the use of false ceilings to reduce heating costs and the installation of drop ceilings to hide damage, emphasizing that these changes were made for practical reasons even if they might seem questionable in retrospect. The commissioners acknowledged improvements in downtown aesthetics over the years, attributing them to efforts like the Historic Preservation District and early downtown plans. The discussion concluded with a reflection on the importance of creating a walkable downtown that embraces history while adapting to changing consumer habits, suggesting a return to a more people-focused urban environment. The commissioners emphasized the value of maintaining architectural heritage, connecting to the past, and fostering community engagement. They noted that while there have been improvements, more work is needed to enhance the downtown area. The conversation also touched on the contrast between historic buildings and modern, technology-driven developments, highlighting the appreciation for craftsmanship and uniqueness in historic districts.

6. **Unfinished Business.** None.

7. **New Business.** None.

8. **Other Discussion/Information Items.**

- Video: How Buildings Learn-Stewart Brand. Shearing Layers. The Commissioners watched about 8 minutes of this video. It highlighted the value of historical photos and videos in documenting and understanding architectural evolution, using examples like the Boston Athenaeum and the Liberty Department Store to illustrate how buildings change at different rates.
- Chair Flores announced that it was Commissioner Berry's last HPC meeting and thanked her for her time serving on the Commission. Commissioner Berry turned in her resignation for December 31, 2025.

9. **Adjournment.** Chair Flores adjourned the meeting at 6:33 pm.

Minutes submitted by:  
Myra Russell, City Recorder



# INDEPENDENCE

*Oregon's Story Begins Here*

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (FILE NO. CA | 2026-01) STAFF REPORT

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<b>MEETING DATE:</b>	February 23, 2026
<b>FILE NUMBER:</b>	CA   2026-01
<b>APPLICANT:</b>	Kate Schwarzler
<b>REQUEST:</b>	<b>ADDITION OF FRONT PORCH AND EXPANSION TO REAR OF HOME</b>
<b>ADDRESS:</b>	363 C Street
<b>YEAR BUILT:</b>	1892 (with later modifications)
<b>HISTORIC TYPE:</b>	Historic Non-Contributing (1989 Survey) Eligible Contributing (2012 Resurvey)
<b>ZONING:</b>	Single-Family Residential (RS)
<b>CRITERIA:</b>	Independence Development Code (IDC) Subchapter 59 - Historic Preservation
<b>CONTENTS:</b>	I. Background II. Description of Existing Building III. Description of Project IV. Recommendation V. Attachment: Staff Findings – Independence Development Code
<b>ATTACHMENTS:</b>	A. Application for Certificate of Appropriateness (2 pages) B. Application Information (1 page) C. Project Plans (2 pages) D. Building Elevations (2 pages) E. Existing Building Photos (1 page) F. Narrative (1 page)

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### I. BACKGROUND

Kate Schwarzler (Applicant) has requested the approval of an Application to Certify Historic Appropriateness to conduct several alterations to the home at 363 C Street.

These alterations include:

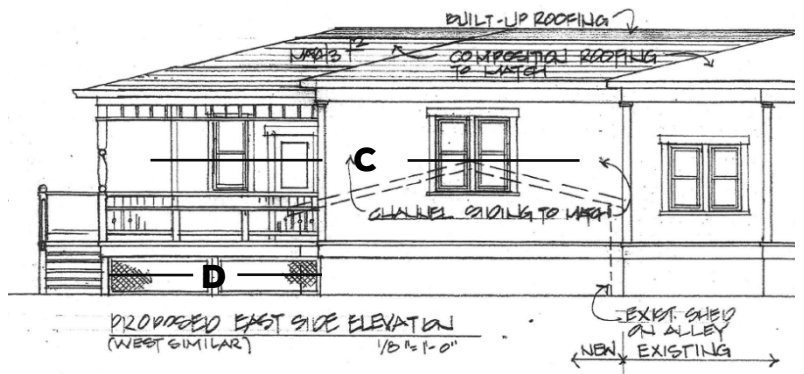
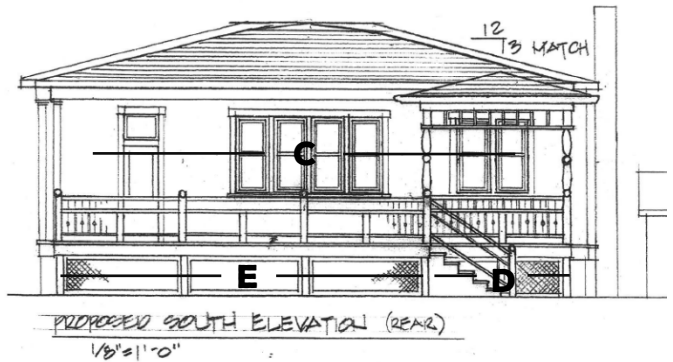
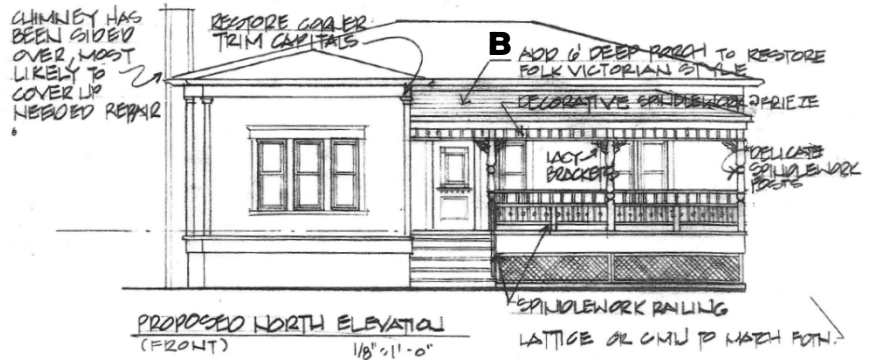
- The removal of the existing enclosed entryway (which is not original to the home) (see **A**)
- The addition of a new porch to approximate the porch that was initially on the structure (see **B**)
- The removal of a previous addition on the back of the home
- The expansion of the building at the back of the home. The expansion would include new siding, windows, and trim that are meant to complement the existing building (see **C**).
- The addition of a new deck on the back of the structure. At this point, the applicant is uncertain whether the deck would include the covered and uncovered portions shown in the submitted plans for the project (see **D** and **E**), or whether the deck would just include the covered portion (see **D**).

Per Independence Development Code Subchapter 59, the alterations require review by the Historic Preservation Commission.

## II. DESCRIPTION OF EXISTING BUILDING

The single-family home at 363 C Street was constructed around 1892 and is considered an Eligible Contributing structure in the Independence Historic District. The 1989 National Register of Historic Places designation document states the following about the building:

*This one-story residence is L shaped in plan. It has a hip roof covered with composition shingles. Shiplap siding covers the exterior. A concrete block foundation supports the building. The windows are one over one double hung sash in pairs and triplets. The*



*chimney has been encased with wood siding and a brick patio added. The building faces north on "C" Street and is in excellent condition.*

*The building was originally occupied by E.F. and Addie Whitaker, the owner of a furniture store in downtown Independence. The Walkers, Guy and Kate, resided in the building from 1924-25 until 1940. Walker was a hop worker. Carrie Quarsdors was an occupant in the 1940's.*



**FIGURE 2: FRONT PHOTO OF BUILDING**

The "Architectural Survey Data for Independence Historic District Resurvey 2012," completed by the Oregon State Historic Preservation Office, had the following comments about the structure: "Comments: Cinder block foundation; boxed in chimney w/ re-used siding; EC semi-attached garage, EC rear detached garage."

### **III. DESCRIPTION OF PROJECT**

Plans that depict the project are attached as Attachment D.

### **IV. RECOMMENDATION**

Given the proposal, staff concludes that the **proposal presented in CA | 2026-01 satisfies** the Independence Development Code with the following conditions:

- Condition 1:** The applicant shall receive an approved Independence Building Permit prior to construction.
- Condition 2:** The applicant shall ensure that the siding proposed for the addition matches the existing siding.
- Condition 3:** The applicant shall ensure that the new windows proposed for the addition are approved by the Independence Historic Preservation Commission prior to installation.
- Condition 4:** The applicant shall ensure that the window trim on the proposed addition includes trim at least as wide as the existing trim on the building, with a wide projecting header at the top, and a projecting sill at the base.
- Condition 5:** The applicant shall ensure that the frieze board along the roofline of the addition is at least as wide as the existing frieze board on the home.

## V. STAFF FINDINGS - INDEPENDENCE DEVELOPMENT CODE

Standards for the review of the application are provided in Subchapter 59 of the Independence Development Code (IDC).

### *Subchapter 59- Historic Preservation*

#### 59.90 Alteration or Addition to Structures

- A. Application Contents. In addition to complying with IDC 11.005, every application for an exterior alteration or addition approval shall include information such as a site plan, building elevations, and photos of the existing structure which clearly show the intended alteration and resulting change to the appearance of the structure.

**Staff Response:** The application is subject to IDC 59.90 (Alteration or Addition to Structures).

...

- B. IDC Subchapter 11, Type II Alterations and Additions:

1. Applicability. This section applies to:

- a. Alterations to a Contributing Resource.
- b. Alterations to historic features of a Noncontributing Resource.
- c. Additions to individually Listed Resources.
- d. Additions to Resources within a historic District.

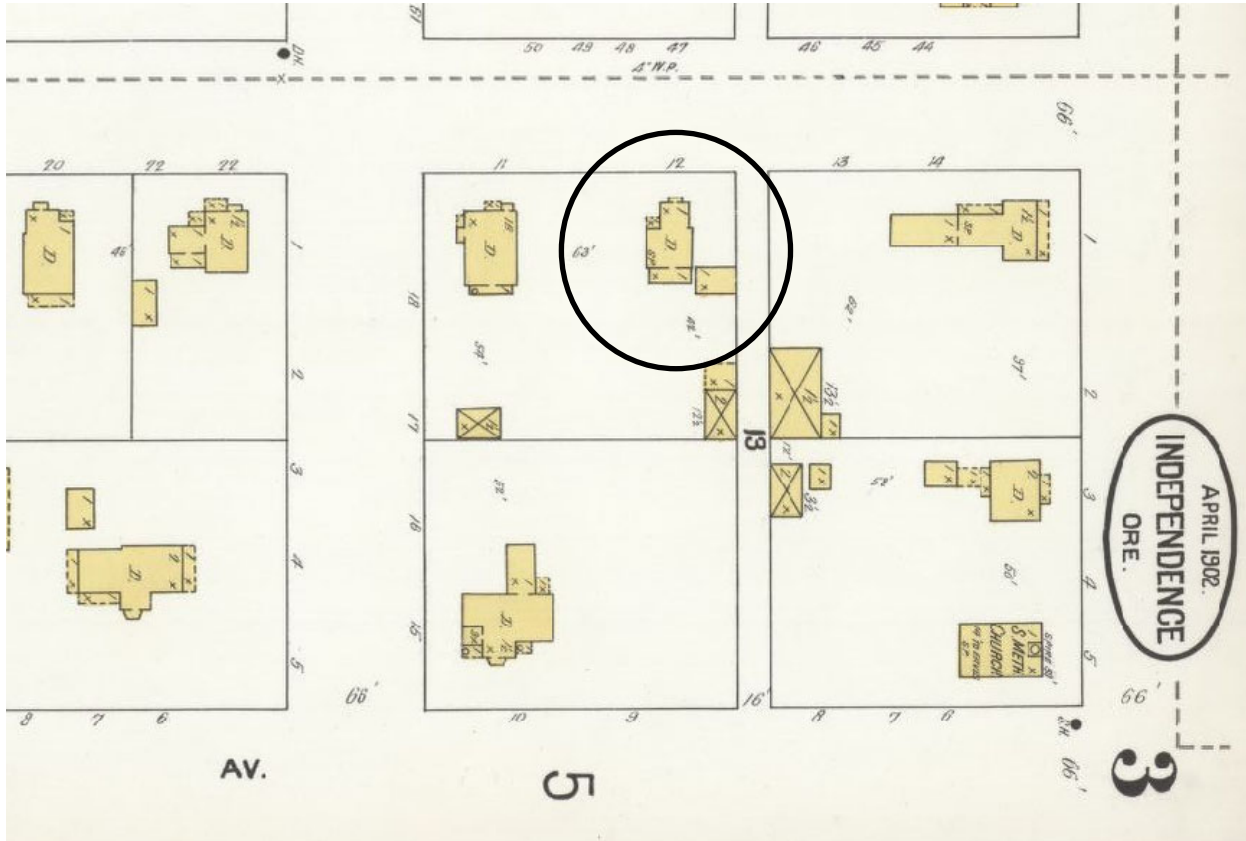
**Staff Response:** The application is an alteration to a contributing resource. The application is required to meet the requirements of this section as a result.

2. Criteria. To approve an application subject to this section, the Historic Preservation Commission must find that one of the following criteria has been met:

- a. The proposed alteration or addition will cause the Resource to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure, or
- b. The proposed alteration or addition is compatible with the historic characteristics of the area and with the existing structure in Massing, size, Scale, materials and architectural features. New additions that are visible from the front of a building shall meet the applicable standards for new construction listed in IDC 59.80.

**Staff Response:** The proposal meets both of these standards. The proposed addition of the porch on the front of the building meets Criterion A, and the proposed expansion on the rear of the structure meets Criterion B.

As shown in Figure 3, the home at 363 C Street originally had a front porch that extended across the front, recessed portion of the structure. The proposed application seeks, in part, to recreate this feature and to establish a new front porch.



**FIGURE 3: 1902 SANBORN FIRE INSURANCE MAP**

While the exact detailing of the original porch is not known (as no photos can be found), it is likely that the porch had spun posts and spindlework and not square posts given the period of construction for the building. To help approximate this history, the applicant seeks to utilize spindlework as the detailing for the feature. This design will help the resource showcase the historical character of the building – and effectively meet Criterion A.<sup>1</sup>

Additionally, the proposed addition at the rear of the building will be compatible with the remainder of the structure and the surrounding neighborhood. While the applicant is not certain whether to incorporate the uncovered deck in the project, the project will be compatible with the existing structure with or without the deck. The project will tie into and match the existing roof pitch of the building and will incorporate siding that matches the existing siding material and reveal. Additionally, the project will incorporate a slight setback for the new addition that will help distinguish the new addition from the old.

Given these considerations, these criteria are met.

3. **Guidelines for Decision.** The Secretary of the Interior’s Standards of Rehabilitation, set forth below, shall be applied to rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

<sup>1</sup> The 1989 inventory of the Independence Historic District amazingly considered the building a non-contributing structure. The existence of the small, enclosed entryway, and the lack of the earlier porch across the building likely contributed to the classification.

- a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

**Staff Response:** The applicant seeks to continue the use of the structure as a single-family home. This standard is achieved.

- b. The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

**Staff Response:** The building was considered a Historic Non-Contributing structure in the Independence Historic District (in the 1989 designation document) and an Eligible Contributing structure (in the 2012 designation).

The project proposes the following changes:

- Removing the small, enclosed porch on the front of the structure.
- Adding a new porch in the area.
- Removing a previous addition on the back of the building.
- Adding onto the back of the home.

Of these items, only the addition at the back of the building would significantly alter or remove historic materials from the building. Three historic windows and historic siding would need to be removed to expand the structure to the back. These materials, however, are not visible from C Street and their removal is necessary to expand the building in the area. Additionally, according to the applicant, Valley Woodworks evaluated the three windows that are proposed for removal, as part of the previous City grant project, and did not consider the windows to be salvageable due to the severe deterioration of the features (associated with the orientation of the windows to prevailing wind and weather patterns and years of deferred maintenance).

Given these considerations, this standard is met.

- c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

**Staff Response:** The proposed project would not create a false sense of historical development. The project would recreate a porch that previously existed on the home and add an addition on the back that is distinct from the original building. While an individual could argue that the use of spindlework on the front porch would contribute to a false sense of historic development, the proposed work would be truer to the home style and original construction period than any other type of rail. Given these considerations, this standard is achieved.

- d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**Staff Response:** No change to the home appears to have acquired historic significance. This standard does not apply as a result.

- e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**Staff Response:** The building at 363 "C" Street has several distinctive features, including hipped roof, headers on the cornerboard trim pieces, and projecting headers and sills around the windows. These historic elements will each be preserved as part of the project, especially on the front of the building.

To accommodate the rear addition, the applicant will need to remove or cover the siding and the three windows that are present on the back of the building, along with their surrounding trim pieces. These features are only visible from the alley and do not incorporate unique finishes, construction techniques, or examples of craftsmanship that are not found elsewhere on the building.

- f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

**Staff Response:** This standard does not apply. The proposal seeks to add a new porch on the front of the building and to add onto the back of the existing structure – not to replace existing features.

- g. Chemical or physical treatments, such as sandblasting, that cause damage to historic material shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

**Staff Response:** Chemical or physical treatments, such as sandblasting, are not proposed as part of the application. This guideline does not apply.

- h. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

**Staff Response:** No archeological resources are anticipated to be affected by the project. This guideline does not apply.

- i. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

**Staff Response:** The proposed alteration does not affect the historic materials that characterize the property.

The new front porch will connect to the existing fascia board along the roofline and cover a similar amount of siding as the current small, enclosed entry.

The expansion to the rear of the building will impact the historic siding and the windows on the back of the building but the addition is generally proposed in a manner that is respectful of the existing structure. Historic details at the back of the building are not visible from the street and are not vital to the historic character of the building. Further, the proposed addition is compatible with the massing, size, and scale of

the building, while being distinct from the historic portion of the building. To help emphasize the original volume as the most prominent portion of the home, the proposal seeks tie into the existing roofline and include a slight setback for the addition. These approaches show great respect for the history of the home history and seek to expand the structure in a way that compliments the existing building.

Lastly, while it appears that the applicant desires to make all the detailing on the addition at the back of the home match the existing structure, the exact matching of features is not required and is in fact discouraged under historic standards (to ensure that individuals clearly see the historical development of the building). While staff believes that it is fine either to duplicate the historic features or to proceed with a simpler modern presentation of the features, the following conditions are offered to ensure that the remaining architectural features are compatible with the building:

- Condition 1: The applicant shall receive an approved Independence Building Permit prior to construction.**
- Condition 2: The applicant shall ensure that the siding proposed for the addition matches the existing siding.**
- Condition 3: The applicant shall ensure that the new windows proposed for the addition are approved by the Independence Historic Preservation Commission prior to installation.**
- Condition 4: The applicant shall ensure that the window trim on the proposed addition includes trim at least as wide as the existing trim on the building, with a wide projecting header at the top, and a projecting sill at the base.**
- Condition 5: The applicant shall ensure that the frieze board along the roofline of the addition is at least as wide as the existing frieze board on the home.**

Given these conditions, this standard will be met.

- j. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**Staff Response:** The proposed front porch and addition at the rear of the building are proposed in a manner that ensures the protection of the essential form and integrity of 363 "C" Street if the features are ever removed in the future. The addition at the rear of the building ties into the existing roofline and structure in a manner that emphasizes the historic building volume, and, if an individual desired, the features could be removed to help restore the building to its original shape. The porch could also easily be removed in the future if desired. Given the thoughtful design of the proposal, this standard is achieved.



APPLICATION TO CERTIFY  
**HISTORIC APPROPRIATENESS**  
 City of Independence  
 555 S. Main St./ P.O. Box 7  
 Independence, OR 97351  
 Phone 503-838-1212 / Fax 503-606-3282

OFFICE USE ONLY	
Permit #:	Property Type:
Fee: \$165	HPC Required: Yes   No
Date Received:	Received By:
Meeting Date:	Approved By:

**GENERAL INFORMATION**

Project Address: 363 C Street

Project Description: Project will remove a previous addition located on the south side (back) of house and will replace it with a new, and larger, single story addition. The work on the back side of the house is not expected to be visible from the street. The front "entry" will be removed and a porch will be added across the front of the west side, likely returning it more closely to it's original layout and look.

The proposal seeks the following action:  Alteration of Existing Structure  Demolition  
 New Construction  Other

**PROPERTY OWNER**

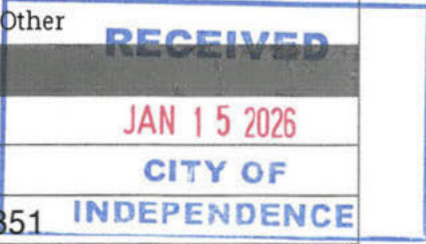
Name: Kate Schwarzler

Mailing Address: [REDACTED]

City: Independence State: Oregon Zip: 97351

Phone: Cell: [REDACTED] Email: [REDACTED]

Property Owner Signature: [REDACTED] Date: 1/15/2026



**APPLICANT**

Name: Kate Schwarzler

Business Name (if Applicable):

Mailing Address: [REDACTED]

City: Independence State: Oregon Zip: 97351

Phone: Cell: [REDACTED] Email: [REDACTED]

Applicant's Interest in Property: Owner

**PROJECT DETAILS**

- Complete application
- Information sufficient to show the details of the project - Required submittals for the various project types are listed on the back of this sheet.
- Written consent from the property owners where the use will be located, if not the applicant.
- Payment for review - \$165

**SIGNATURE**

*By signing this form, I certify that the above statements and the statements in the attachments and exhibits transmitted herewith are true. I also acknowledge that any permit subsequently issued on this application may be revoked if it is found that any such statements are false.*

Applicant's Signature: [REDACTED] Date: 1/15/2026

Print Name: Kate Schwarzler

## REQUIRED SUBMITTALS

### NEW STRUCTURE

If you seek to construct a new structure, please submit:

- Site Plans
- Building Elevations
- Building Plans
- Depictions of neighboring buildings including photos and estimates of the existing building setbacks and heights

### ALTERATION TO STRUCTURE

If you seek to alter a historic structure, please submit:

- Photos that show existing conditions
- Plans to show proposed changes
- Existing and proposed materials
- A narrative that explains the project. The narrative should answer the following questions:
  - Why is the application proposed?
  - What historic materials will be impacted?
  - How has mitigation sequencing (avoidance, minimization and mitigation) been considered? Please explain your investigation of each step of the mitigation sequencing process listed below:

### MITIGATION SEQUENCING -

#### A KEY FRAMEWORK TO LIMIT THE IMPACT TO HISTORIC FEATURES/MATERIALS

**Priority One - Avoidance of Impact** - Please explain the alternatives that you considered to **avoid** impacts to historic features/materials, and why the total avoidance of the impact is not possible. For example, if windows are proposed to be replaced for energy efficiency, please explain the alternative means that you considered to promote energy efficiency in the structure, and why those measures alone are not appropriate to promote efficiency.

**Priority Two - Minimization of Impact** - If an impact cannot be avoided, please explain how you propose to **minimize** the impact to historic features/materials. For example, if a window replacement is necessary for bedroom egress, please explain how the impact will be limited to that window.

**Priority Three - Mitigation of Impact** - If an impact is necessary (following the consideration of the avoidance and minimization of a potential impact), please explain how you plan to **mitigate** the impact, including a description of the existing materials that will be impacted, and a depiction of the materials that will be used.

### DEMOLITION OR RELOCATION OF STRUCTURE

If you seek to demolish a structure, please submit evidence to demonstrate that at least one of the following criteria is met:

- Criteria A. No prudent or feasible alternative to the demolition or relocation of the building exists.** Appropriate evidence may include financial estimates for construction costs, structural analyses, etc.
- Criteria B. The building or structure is deteriorated beyond repair and cannot be rehabilitated to provide a reasonable economic return compared to other structures in the general area.** Appropriate evidence may include structural analyses, development/remodel pro formas, market analyses of comparable real estate, etc.
- Criteria C. There is a demonstrated public need for the proposed new use or development that outweighs any public benefit that might be gained by preserving the subject building.** Appropriate evidence may include structural analyses, financial analyses for the proposed development, etc.

## APPLICATION TO CERTIFY HISTORIC APPROPRIATENESS

Project address: 363 C Street

Applicant: Kate Schwarzler

## BACKGROUND INFORMATION

Information from City of Independence Historic District map.

Classification: Historic Non-Contributing

Year Built: 1892

Style: Vernacular

This one-story residence is L shaped in plan. It has a hip roof covered with composition shingles. Shiplap siding covers the exterior. A concrete block foundation supports the building. The windows are one over one double hung sash in pairs and triplets. The chimney has been encased with wood siding and a brick patio added. The building faces north on "C" Street and is in excellent condition.

The building was originally occupied by E.F. and Addie Whitaker, the owner of a furniture store downtown. The walkers, Guy and Kate, resided in the building from 1924-25 until 1940. Walker was a hop worker. Carrie Quarsdors was an occupant in the 1940's.

### CURRENT CLASSIFICATION:

EC= Eligible Contributing

NHD= Listed in Historic District

Comments: Cinder block foundation; boxed in chimney w/ re-used siding; EC semi-attached garage, EC rear detached garage.

## PHOTOS

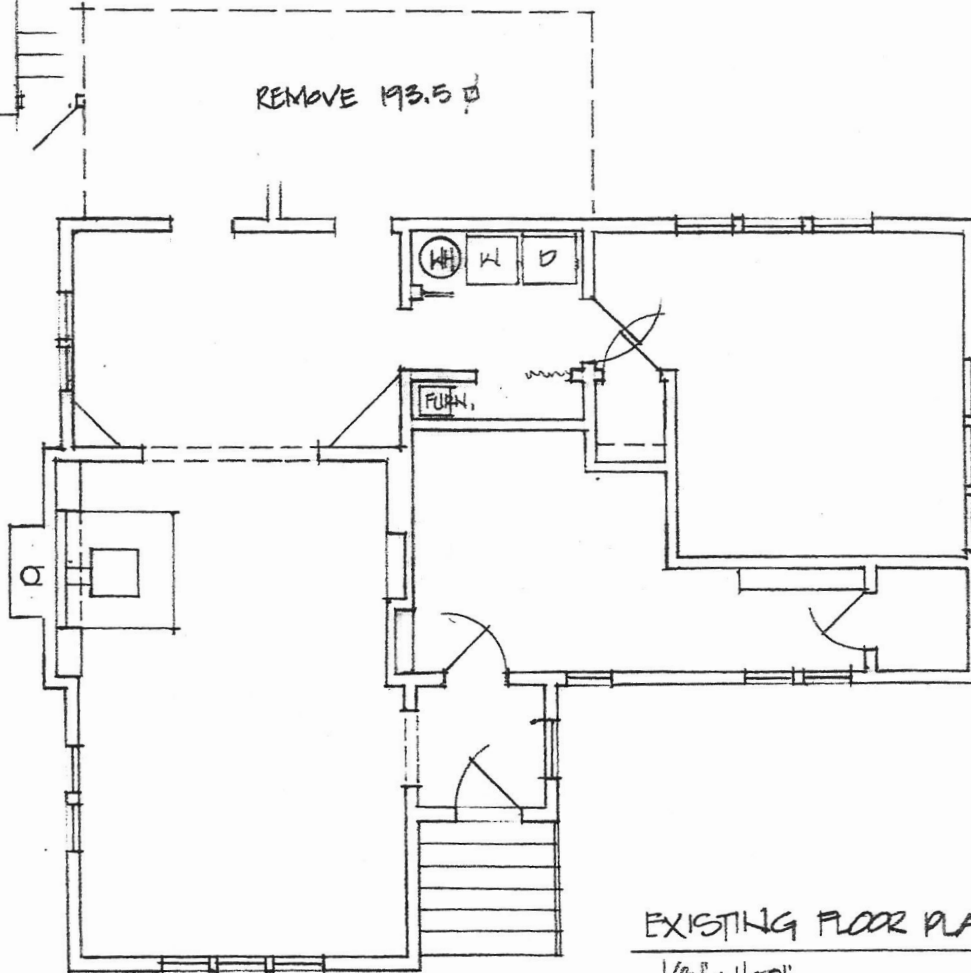


Facing South / Back

5'-9" TO TOP R.

9'-7"  
6'-5" TO TOP R.

REMOVE 193.5 Ⓟ



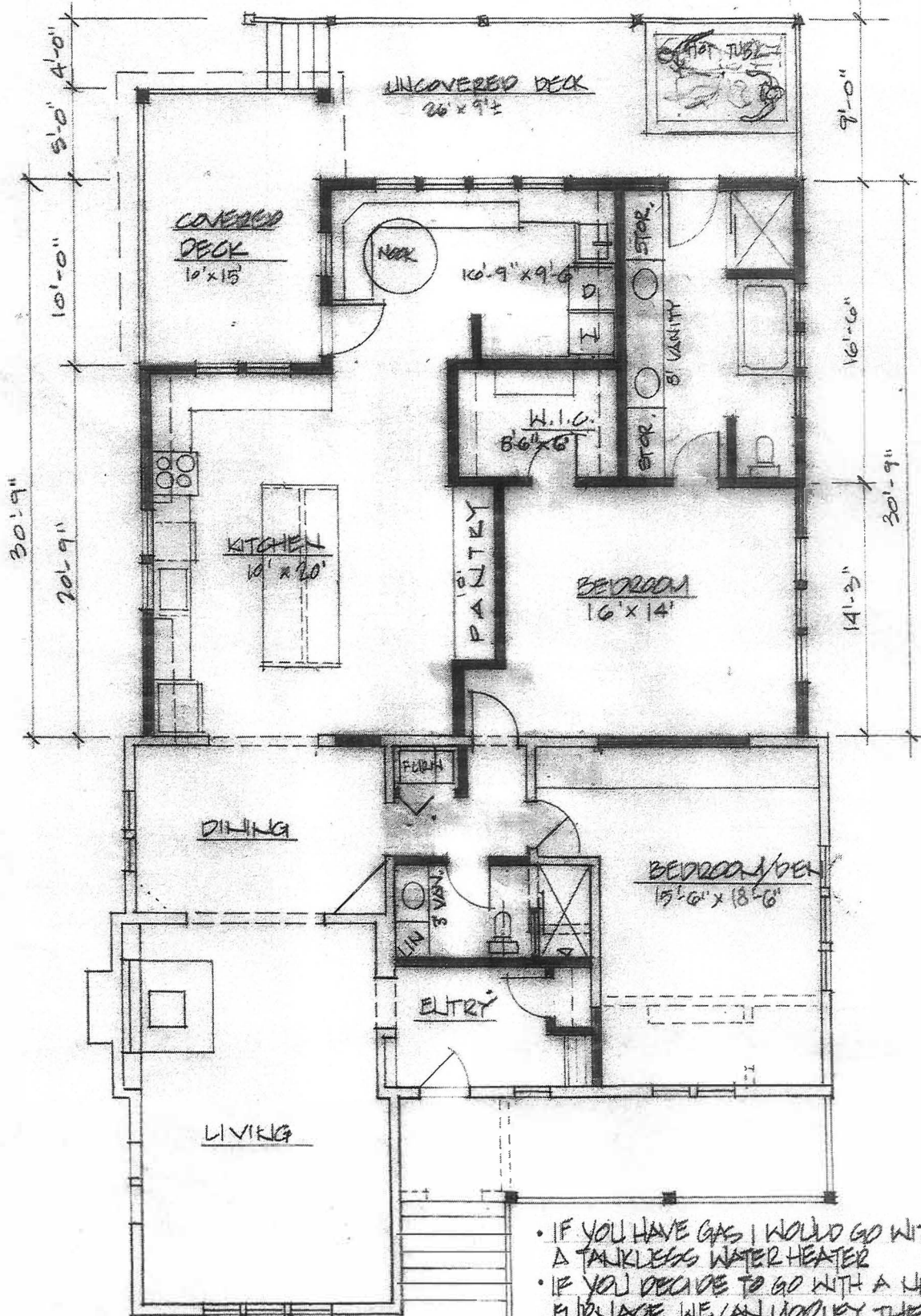
EXISTING FLOOR PLAN

1/8" = 1'-0"

REMOVE 193.5 #  
ADD 1,022 #

SCHWARZLER  
303 C ST.  
INDEPENDENCE, OR 97351  
2/1/24 3/22/24  
3/5/24

157 375



- IF YOU HAVE GAS I WOULD GO WITH A TANKLESS WATER HEATER
- IF YOU DECIDE TO GO WITH A NEW FURNACE WE CAN MOVE THE STORAGE AREA NEXT TO THE EXIST. FURNACE LOCATION - SEE ADJ.

SEVERAL OF THE CORNER TRIMS ARE MORE DECORATIVE

CURVED ROOF & ENCLOSED STEP IS NOT ORIGINAL



EXISTING NORTH ELEVATION

CHIMNEY HAS BEEN SIDED OVER, MOST LIKELY TO COVER UP NEEDED REPAIR

RESTORE CORNER TRIM CAPITALS

ADD 6' DEEP PORCH TO RESTORE FOLK VICTORIAN STYLE

DECORATIVE SPINDLEWORK PORCH

LACT BRACKETS

DELICATE SPINDLEWORK POSTS



PROPOSED NORTH ELEVATION (FRONT)

1/8" = 1'-0"

SPINDLEWORK RAILING

LATTICE OR CMU TO MATCH FOTH.

SCHWABLER RESIDENCE

3263 G ST.

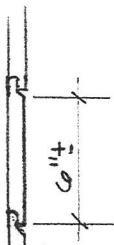
INDEPENDENCE, OR 97351

5/8/24

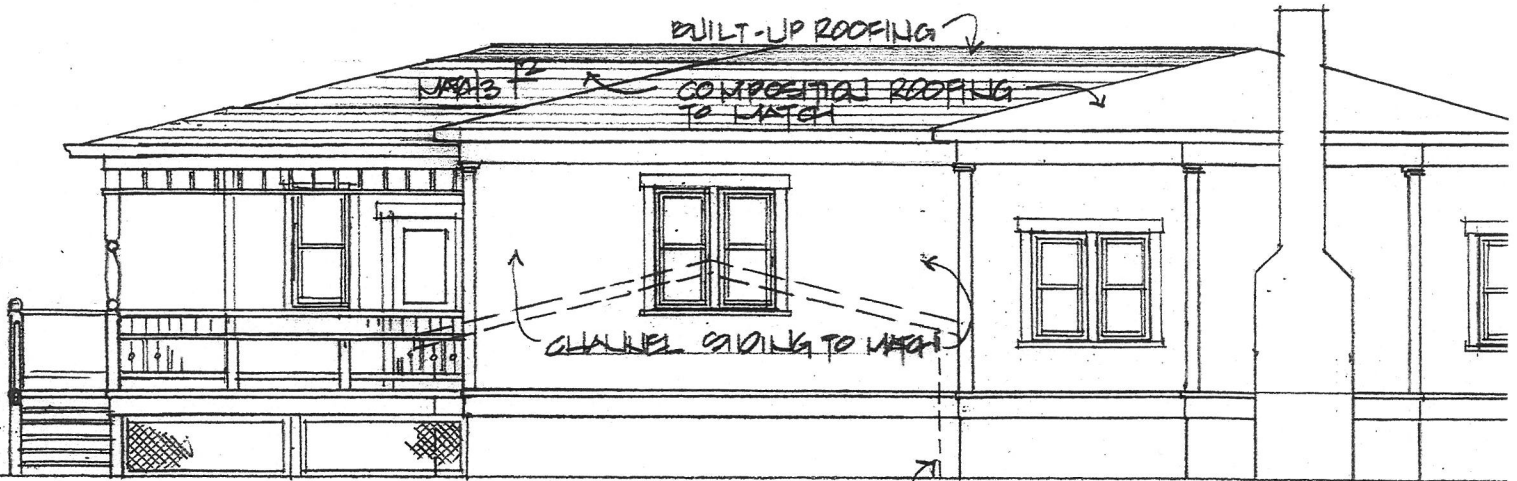


PROPOSED SOUTH ELEVATION (REAR)

1/8" = 1'-0"



MATCH CEDAR SIDING PROFILE



PROPOSED EAST SIDE ELEVATION (WEST SIMILAR)

1/8" = 1'-0"

SCHWABLER RESIDENCE  
 309 G ST.  
 INDEPENDENCE, OR 97351  
 5/8/24



Facing North / Front / From C Street



Facing North / Front / From C Street

## NARRATIVE

*Why is the application proposed?*

The existing back room being proposed for removal is approximately 10'x20'. It is suspected that it was an old porch that was enclosed to construct a bathroom and kitchen. It is unclear when this addition was added to the house, but it has an aluminum window in the kitchen and is not original to the house. The foundation is not well constructed and has already been repaired once and is starting to sink again along the south side. In addition, the roof has significant water damage with multiple leaks over the years.

A new addition would be built off the back of the house, allowing a proper foundation to be built and updating the look to match the historic features from the original part of the house.

The existing "entry" on the front of the house (approximately 8'x8') would be removed. This is also not original to the house, and removing appears to make it more closely aligned with what it likely looked like. The architect, Jane Honbeck, found indications from old maps that the house had a porch on it at one time. A porch would be added back to the front of the house on the west side of the entry. The goal is to have the front of the house, which faces C Street, more closely represent what the house historically looked like.

*What historic materials will be impacted?*

On the south side, a row of three old windows would be removed. One of the windows has cracked glazing, and all three have dry rot in the frame. Siding on the addition would be sourced to match (as closely as possible) existing siding. A similar style of windows would be used.

Along the front, it would be expected that repairs would need to be made to the existing siding and some sections would likely need to be replaced with materials that match existing.

*How has mitigation sequencing (avoidance, minimization and mitigation) been considered?*

Design and construction impacts will be minimized, especially to the street facing (north side). Avoidance along the south (back) side of the house is not possible because the current back addition is starting to deteriorate badly and is not original to the house.

Impact along the front of the house will be minimized, and will be improved by bringing the house more closely in line with historic features. No windows are proposed to be removed on the north side, so the impacts will largely be limited to siding.