



# City of Independence Minutes

Historic Preservation Commission Meeting  
Monday, February 23, 2026

---

1. **Call to Order.** Chair Flores called the meeting to order at 6:00 pm.

2. **Roll Call.**

Present: Commissioner Miranda Garrison  
Commissioner/Chair Jennifer Flores  
Commissioner/Co Chair Liz Boisvert  
Commissioner Anne Devane  
Commissioner Catherine Underwood-Bush

Absent: Commissioner Willis Homann, Absent  
Commissioner Kevin Kryger, Excused

City Staff Present: Myra Russell, City Recorder  
Fred Evander, City Planner

3. **Minutes.**

3.1. **Regular Meeting 12/15/2025.**

**Action:**

Commissioner Garrison moved to approve minutes as submitted; Commissioner Devane seconded. Discussion: Commissioner Boisvert arrived during this motion and was present for the vote.

Roll call vote. Motion 5-0-0

**Ayes:** Miranda Garrison, Jennifer Flores, Liz Boisvert, Anne Devane, Catherine Underwood-Bush

**Nays:** None

**Abstentions:** None

4. **Visitors/Public Comment.** None.

5. **Staff Reports/Presentations - Other.** None.

6. **Unfinished Business.** None.

7. **New Business.**

7.1. **Election of Chair and Vice Chair.**

**Action:**

Commissioner Devane moved to elect Jennifer Flores as chair and Liz Boisvert as vice chair; Commissioner Garrison seconded. Discussion: The

commissioners confirmed that no one else wanted the positions and both agreed to serve in these roles.

Roll call vote. Motion 5-0-0

**Ayes:** Miranda Garrison, Jennifer Flores, Liz Boisvert, Anne Devane, Catherine Underwood-Bush

**Nays:** None

**Abstentions:** None

7.2. **CA|2026-01, Addition of Front Porch and Expansion to Rear of Home at 363 C Street.**

Chair Flores read the hearing script regarding how the meeting would be conducted. State Law Required Statements read.

- Declaration of Conflicts of Interest, Ex-Parte Contact, Bias: Commissioner Boisvert worked with the applicant on the purchase of property but has no financial gain from this decision and can be impartial and follow the code.
- Public Hearing opened at February 23, 2026 6:06 pm by Chair Flores.
- Staff Report as submitted in the agenda packet was reviewed by Planner Evander. He explained the current condition of the home and walked the commission through the changes that the owner proposes. Evander went through the guidelines that can be taken into account in order to judge the appropriateness of the work proposed. Staff recommends approval with conditions.
- Discussion: Commissioner Devane asked about two pictures and the timeline difference. Chair Flores asked about the "approximation" definition and the confusion that term created.
- Further questions from Commissioners.
- Objections or testimony received: Kate Schwarzler, applicant, explained working with the architect and figuring out the appropriateness of the porch design based on other homes of the same age in her neighborhood.
- Public Testimony: None.
- Discussion: Staff Response to testimony—None
- Hearing closed at 6:36 PM.

**Action:**

Commissioner Devane moved to approve the application to certify appropriateness with conditions listed and approval by Planner Evander of the siding; Commissioner Garrison seconded. Discussion: None.

Roll call vote. Motion 5-0-0

**Ayes:** Miranda Garrison, Jennifer Flores, Liz Boisvert, Anne Devane, Catherine Underwood-Bush

**Nays:** None

**Abstentions:** None

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

- Commissioner Devane proposed moving the HPC meetings to a different day of the week. Discussion. Thursdays are open except the 3rd Thursday. The Parks

Board meets that day. The new meeting date will be changed on the city calendar and Recorder Russell will let the Communications Director know.

**Action:**

Commissioner Devane moved to move to the 4th Thursday at 5:30 starting in March; Commissioner Garrison seconded. Discussion: None

Roll call vote. Motion 5-0-0

**Ayes:** Miranda Garrison, Jennifer Flores, Liz Boisvert, Anne Devane, Catherine Underwood-Bush

**Nays:** None

**Abstentions:** None

HPC new meeting time will be the 4th Thursday of each month at 5:30 PM.

- Chair Flores let the group know that she will be out due to surgery in April and may be able to attend remotely during her recovery.

9. **Adjournment.** Chair Flores adjourned the meeting at 6:43 pm.