



City of Independence

Agenda

**Historic Preservation Commission Meeting
Monday, April 21, 2025 @ 5:30 PM
Civic Center - Council Chambers**

(See page 2 of agenda for meeting attendance information)

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1. CALL TO ORDER	
2. ROLL CALL	
3. MINUTES	
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6. UNFINISHED BUSINESS	
7. NEW BUSINESS	
7.1. New Board Member Welcome	
7.2. Election of Chair and Vice Chair	
7.3. Brief Orientation for the Historic Preservation Commission	
7.4. Public Hearing - CA 2025-01, Change to Siding on Structure at 451 S 2nd Street Staff Report Attachment A Attachment B	5 - 19
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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. Meetings are also live-streamed on the City's YouTube channel at: <https://www.youtube.com/c/CityofIndependenceOR>.

- The public may attend the meeting by coming to City Hall at 555 S. Main St.,
- **For Zoom login** visit:
<https://us06web.zoom.us/j/87690853382?pwd=BIOO7k7WR020iS68L5MKwQyHmgQEBQ.1>
- **To participate in the meeting by phone, dial 1-253-215-8782 and enter Webinar ID: 876 9085 3382 and Passcode: 218089.**

Written comments are also welcome and may be delivered to City Hall or emailed to PlanningComments@ci.independence.or.us, no later than 3:00 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

Historic Preservation Commission
Monday, December 16, 2024

Minutes

1. **CALL TO ORDER**

2. **ROLL CALL**

Commissioners Present:

Chair Jennifer Flores, Rebecca Berry, Liz Boisvert (via zoom), Miranda Garrison, Anne Devane

Commissioners Absent: Jeff Myers (exc.)

City Staff / Others Present: Fred Evander, Planning Manager; Karin Johnson, City Recorder; Myra Russell, Accountant II

3. **MINUTES.** The minutes of the November 20, 2024 meeting were submitted in the agenda packet.

ACTION:

Commissioner Devane moved to approve the minutes as submitted; Commissioner Garrison seconded. Motion passed 5-0-0:

Ayes: Berry, Boisvert, Flores, Garrison, Devane

Nays: None

Abstentions: None

4. **VISITORS / PUBLIC COMMENTS.** None

5. **STAFF REPORTS / PRESENTATIONS – OTHER.** None

6. **UNFINISHED BUSINESS.** None

7. **NEW BUSINESS**

7.1 Discussion: Draft Window Handout. Senior Planner Evander passed out better forms for components of windows and window worksheet. (Att. # 1 & 2)
Chair Flores likes new forms and thanked Evander for working on them.

7.2 Discussion: Historic Preservation Standards. Senior Planner Evander discussed link to Secretary of Interior's Standards for the Treatment of Historic Properties. Highlighted the concepts of protect, repair and replace. Discussed matching original documented features, not conjectural. Chair Flores commented that this is a good place to start for details on historic preservation. Commissioner Berry asked about additions, Evander said should incorporate but feel but not the same as original. Shared resources and encouraged commission to use these resources.

8. **OTHER DISCUSSION / INFORMATION ITEMS**

8.1 Video: Natural vs Man made materials. Commissioners watched video and discussed use of wood vs. manmade materials

8.2 Chair Flores thanked City Recorder Johnson for her service and acknowledged her upcoming retirement. This is her last public meeting. Also welcomed new City Recorder Russell.

9. **ADJOURNMENT.** Flores declared meeting adjourned at 6:21 pm

Minutes submitted by:
Myra Russell, City Recorder



INDEPENDENCE

Oregon's Story Begins Here

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (FILE NO. CA | 2025-01) STAFF REPORT

MEETING DATE:	April 21, 2025
FILE NUMBER:	CA 2025-01
APPLICANT:	Kevin Kryger
REQUEST:	ALTERATION OF SIDING ON HISTORIC SINGLE-FAMILY HOME
ADDRESS:	451 S. 2 nd Street
YEAR BUILT:	~1895 (with later additions)
HISTORIC TYPE:	Secondary Contributing (1989 Survey) Eligible Contributing (2012 Resurvey)
ZONING:	Mixed Use Pedestrian Friendly Commercial (MUPC) Downtown Overlay Zone
CRITERIA:	Independence Development Code (IDC) Subchapter 59 - Historic Preservation
CONTENTS:	I. Background II. Description of Existing Building III. Description of Project IV. Recommendation V. Attachment: Staff Findings – Independence Development Code
ATTACHMENTS:	A. Application for Certificate of Appropriateness (2 pages) B. Applicant Scope of Work (5 pages)

I. BACKGROUND

Kevin Kryger (Applicant) has requested the approval of an Application for Certificate of Appropriateness to modify the siding on the front of his home at 451 S. 2nd Street. Since the siding extends under the structure’s window trim, sills, roof trim and cornerboards, the project would additionally impact the historic detailing on the property.

The proposed alteration requires review by the Independence Historic Preservation Commission per Independence Development Code Subchapter 59.

II. DESCRIPTION OF EXISTING BUILDING

The single-family home at 451 S. 2nd Street was constructed around 1895 and is considered a Secondary Contributing structure in the Independence Historic District. The 1989 National Register of Historic Places designation document states the following about the building:

This residence has a steep gable roof with wood shingles. There is a wide frieze at the roofline. Shiplap siding sheaths the exterior. The windows are one over one double hung wood sash with fixed multi-pane on the first story. Fluted pilaster flank the front entrance. Shutters have been added and there is a shed addition to the north. There is a new stepped fireplace on the south elevation. The building faces west on South Second Street and is in good condition.

The building was originally located on the corner of Second and "D" Streets before it was moved to its present location. Dean Girard resided in the building from about 1927 to the 1960s. Girard was part owner of the Club Tavern.



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: Vinyl windows; period additions to east and north; altered porch c. 1930."

III. DESCRIPTION OF PROJECT

The proposed project would replace the existing siding on the front of the home with a similar matching siding. This like-for-like replacement is typically exempt from review by the City of Independence Historic Preservation Commission. However, in this instance, the removal of the siding will impact other portions of the structure, including the window trim, the windowsills, the cornerboards and the thick trim frieze along roof line.

To best understand the significance of the changes associated with the siding alteration, it is important to analyze the historic significance of these features.

Siding – The existing shiplap siding on the building is quite old (possibly original) and is similar to many historic structures in the Independence Historic District. Like the other structures, the siding has been installed directly to the windows with the trim added on top. This installation method gives the façade a sense of depth and creates shadow lines that are more complex than similar contemporary siding projects (see Figures 2 and 3).

Current building practices extend the siding to the window trim and then install the window trim flush with the siding (see Figure 4). This more contemporary approach tends to put the windows and the trim at the same plane on a wall and fails to create a sense of depth on a structure.

Window Trim – While it is not known whether the existing trim is original, it is likely that the trim has undergone some changes over time. The window on the northern elevation (likely the most historically intact window (see Figure 3)), features:

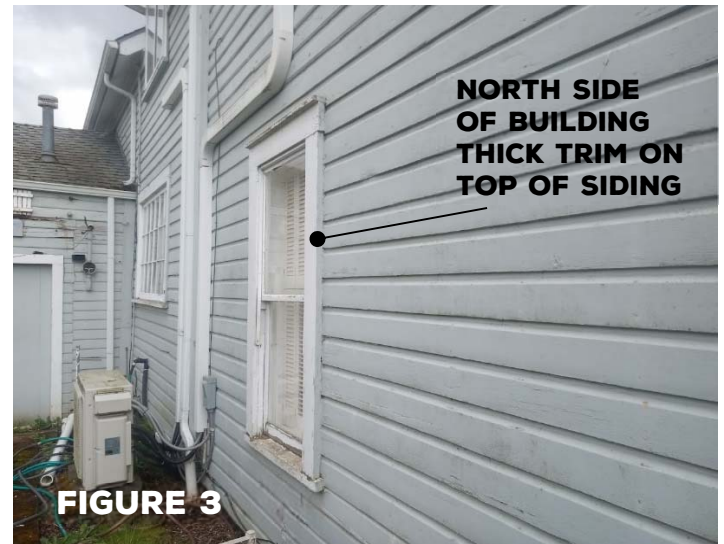
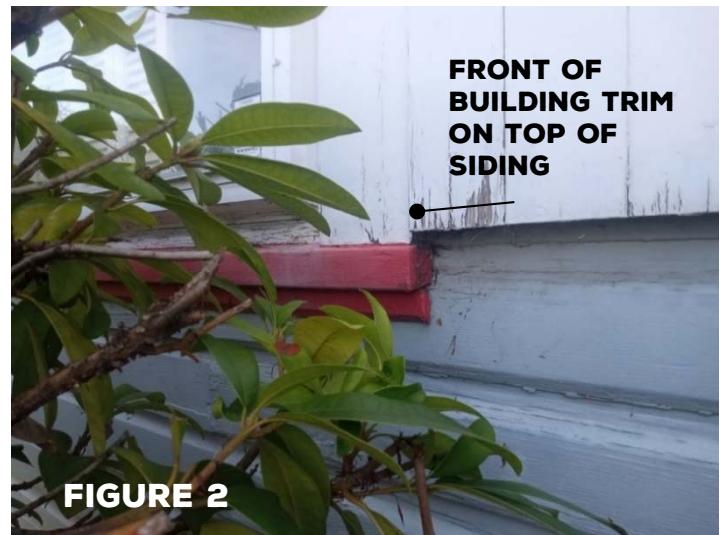
- A thick trim.
- A sloped sill.
- A projecting piece at the top of the window header.

In contrast to the windows on the front elevation, no trim piece is present underneath the windowsill.

The front windows (see Figures 1 and 2) have an additional trim piece at the bottom of the windows, but no projecting trim piece on top of the header. Additionally, the bottom of the upper window on the front façade has been rounded.

Given this variety in trim arrangements, staff generally believes that the trim has changed over time, with the most recent arrangement being present on the front upstairs windows, and the oldest arrangement being present on the window on the north elevation. The arrangements of the trim on the downstairs windows on the front façade were potentially added when the windows were installed.¹

Roof Trim Frieze and Cornerboards – Finally, the frieze at the top of the structure and the trim on the cornerboards of the structure have likely been on the structure for a significant amount of time.



¹ The windows on the structure, while listed as vinyl on the 2012 Historic District Survey, are in fact wooden historic windows that are covered with storm windows (at least on the first floor). These windows are likely not original to the structure. However, at this point, the windows have gained a historic significance of their own.

IV. RECOMMENDATION

Based on the scope of the proposal and the attached findings, staff concludes that the proposed change to the building siding requested under CA | 2025-01 meets the Independence Development Code with the following conditions.

- Condition 1:** The applicant shall document the dimensions and characteristics of the window trim and sill features (including the depth and angle of the sill) and match all replacement work to that character.
- Condition 2:** The applicant shall remove the trim frieze along the roofline and the cornerboards and install the features over the siding when the project is complete. Where reuse of the features is not possible due to deterioration, replacement work shall match the materials and dimensions of the features.
- Condition 3:** Replacement siding shall match the material and reveal used on the front of the building

Based on this recommendation, the Historic Preservation Commission may choose to either:

- Approve of the addition as presented or modified.
- Request additional information and continue the Public Hearing on a date certain.
- Deny the application and identify the findings that serve as the basis for the decision.

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 and is required to meet the standards 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 proposed change is compatible with the historic characteristics of the building so long as the conditions listed below are met.

The following guidelines are intended to guide the Historic Preservation Commission's review of the application.

1. 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.
 - 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 Secondary Contributing structure within the Independence Historic District as part of the 1989 designation document and remained an Eligible Contributing structure within the Independence Historic District as of 2012. Many of the character-defining features continue to be present including the siding, the frieze board at the roof line, the trim details around the windows, and the depth that is created by the interplay between the elements. To ensure that these materials and characteristics are protected, the following condition is offered:

Condition 1: The applicant shall document the dimensions and characteristics of the window trim and sill features (including the depth and angle of the sill) and match all replacement work to that character.

To achieve this, the applicant may use a 1.5- to 2-inch-deep piece of trim around the windows with the siding installed up to the trim to match the existing reveal.

Condition 2: The applicant shall remove the trim frieze along the roofline and the cornerboards and install the features over the siding when the project is complete. Where reuse of the features is not possible due to deterioration, replacement work shall match the materials and dimensions of the features.

Condition 3: Replacement siding shall match the material and reveal used on the front of the building.

The applicant seeks to make the changes because the front of the home (the west side) is exposed to the prevailing weather patterns and the existing siding has experienced significant damage and rotting over time.

- 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 siding changes would not create a false sense of historical development. The siding would mirror the siding currently on the building and maintain the look and feel of the structure so long as the dimensionality around the windows, the roofline frieze and the cornerboards were maintained (as required in Conditions 1 and 2).

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

Staff Response: The existing building has likely changed quite drastically over time. The building has been moved from its original location (according to the 1989 designation document), undergone an addition, experienced a change in the porch, and likely had the windows altered on the front. Over time, each of these changes has acquired its own historic significance.

The project, however, would not impact any of these underlying historic features. The project solely seeks to change the siding on the front of the structure and, as such, this standard does not apply.

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

Staff Response: By altering the siding on the front of the home, the detailing around the windows, the frieze at the roofline, and the cornerboard trim may be impacted. To ensure that these features are retained, staff suggests that Conditions 1 and 2 be applied to the application. Those conditions are intended to ensure that, while the trim and sill detailing will be new (or newly placed), the detailing will reflect the distinctive features, finishes and construction techniques that characterize the property.

- 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: The proposal seeks to replace the historic siding on the home at 451 S. 2nd Street. This replacement will match the old siding in design, texture materials and other visual qualities.

The siding replacement will also likely impact window trim and sills, as well as the frieze at the roof line, and the cornerboards on the structure. Conditions 1 and 2 are intended to ensure that any replacement features are substantiated by documentary, physical or pictorial evidence.

- 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 this 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 proposal. 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: No new addition or construction would occur. This standard does not apply

- 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: No new addition is proposed. This standard does not apply.

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:

- Criterion 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.
- Criterion 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.
- Criterion 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.** Please talk with the City Planner about what evidence might satisfy this criterion.

Second Street: Taylor House

Scope of Work for Historic Home Cedar Siding Replacement and Painting

Project Overview

The purpose of this project is to replace the existing cedar siding on the façade of historic home with new, like-for-like cedar siding, and to paint the entire exterior of the house. The following document details the scope of work, including preparation, materials, installation, and painting processes.

Project Scope

1. Site Preparation

- Inspect and document the current condition of the existing cedar siding.
 - Completed on 3/12/2025
 - Fred Evander and Jeff Kennedy met with property owner to understand the SOW.
 - The façade siding on the face of the house appears to “original siding in design”, not in age. There are no records to indicate date of siding replacement from the original siding on the house.
- Remove any obstacles around the home to allow safe and efficient work access.
- Set up necessary scaffolding and safety measures around the work area.
- Ensure protection of landscaping and exterior features.

2. Removal of Existing Cedar Siding

- Carefully remove the existing cedar siding to avoid damaging the underlying structure. Removal of existing siding will be completed by property owners.
- Lead Paint tests will be performed by Property owners
- The existing windows and storm windows will remain in place and will not be removed. *Figure 1-Façade of House*
- The trim elements around the window frames will be removed to ensure proper siding installation. The trim elements are not original in design of the home or materials used. No records indicate when these elements of design were added to the home.

- **Only the Façade of the home will undergo siding replacement. All other sides of the home the siding will remain intact and are not within scope of the project.**
- Dispose of old siding materials in an environmentally responsible manner.
- Inspect the underlying structure for any damage or need for repairs.
 - Inspection of current flashing around each of the window frames and will be noted.
- Perform necessary repairs to the structure before new siding installation. i.e. metal flashing over the head of window.

3. Installation of Cedar Siding

- Acquire high-quality, like-for-like cedar siding to match the historic home’s original materials. The cedar siding is a 5” height in dimension and is sourced locally from a millwork company.
- Install a moisture barrier to protect the underlying structure.
- Carefully install the new cedar siding, ensuring a secure and proper fit.
- Utilize 1x6” materials for casing trim. *Figure 2-Trim*
- Use stainless steel nails or screws to prevent rust and extend longevity.
- Seal all joints and edges to ensure moisture resistance.

4. Painting

- Choose paint colors that are historically appropriate and approved for the home.
- Prepare the new siding by sanding and priming as necessary- to be completed by property owners.
- Apply high-quality exterior paint
- Apply at least two coats of paint for durability.
- Clean up the site and remove any paint spills or debris.

5. Quality Assurance

- Perform a thorough inspection of the finished work to ensure it meets quality standards.
- Address any issues or imperfections promptly.
- Provide a final walk-through with the homeowner to ensure satisfaction.

6. Site Cleanup

- Remove all scaffolding and safety measures.
- Clean up and dispose of all construction materials and debris.

Conclusion

This scope of work ensures that the historic home's cedar siding replacement and painting project is completed with attention to detail and respect for the home's historic integrity. The project will enhance the home's appearance and protect it from the elements for years to come.

Facade of home (Siding replacement)



Figure 2-Window trim







INDEPENDENCE

Oregon's Story Begins Here

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS (FILE NO. CA | 2025-02) STAFF REPORT

MEETING DATE:	April 21, 2025
FILE NUMBER:	CA 2025-02
APPLICANT:	Ted Baker
REQUEST:	RESTORATION OF TRANSOM WINDOWS
ADDRESS:	284-286 S. Main
YEAR BUILT:	~1913
HISTORIC TYPE:	Secondary Contributing (1989 Survey) Eligible Contributing (2012 Resurvey)
ZONING:	Mixed-Use Pedestrian Friendly Commercial (MUPC)/ Downtown Overlay Zone
CRITERIA:	Independence Development Code (IDC) Subchapter 59 – Historic Preservation
CONTENTS:	I. Background II. Description of Existing Building III. Description of Project IV. Recommendation V. Attachment: Staff Findings – Independence Development Code
ATTACHMENTS:	A. Application for Certificate of Appropriateness (1 page) B. Applicant Narrative (2 pages) C. Building Photos (3 pages) D. Proposed Windows (1 page)

I. BACKGROUND

Ted Baker (Applicant) has requested the approval of an Application to Certify Historic Appropriateness to replace the transom windows on the building at 284-286 S. Main Street and to add the historic name to the structure (see Figure 1). Per Independence Development Code Subchapter 59, the proposal requires review by the Historic Preservation Commission.

II. DESCRIPTION OF EXISTING BUILDING

The historic building at 284-286 S. Main Street was constructed around 1913 and is considered a Primary Contributing structure in the Independence Historic District. The 1989 National Register of Historic Places designation document states the following about the building:

This two-story commercial building is rectangular in plan and has a low pitched gable roof with a parapet wall. The building is constructed of brick with T-1-11 below the brick cornice and a wide brick bulkhead. A concrete and brick pier foundation supports the building. Corner pilasters project above the roofline. The windows in the retail base have been altered. The building faces east on South Main Street and is in good condition.

The building has had tenants over the years which include Violet's Dry Goods in the 1920's; the Busy Bee Cafe and Lacey's Bakery in 1940; and Pfaffs Insurance in the 1960's.



FIGURE 1: 284-286 S. MAIN STREET

The “Architectural Survey Data for Independence Historic District Resurvey 2012,” completed by the Oregon State Historic Preservation Office, has minimal comments about the structure, simply stating “Covered transom; altered storefront.”

III. DESCRIPTION OF PROJECT

The proposed project seeks to reestablish the transom windows and recreate the “Wetherbee & Jones” name that previously existed on the front of the building (see Figures 2 and 3). The effort was funded in part by an Oregon State Historic Preservation Diamonds in the Rough Grant.

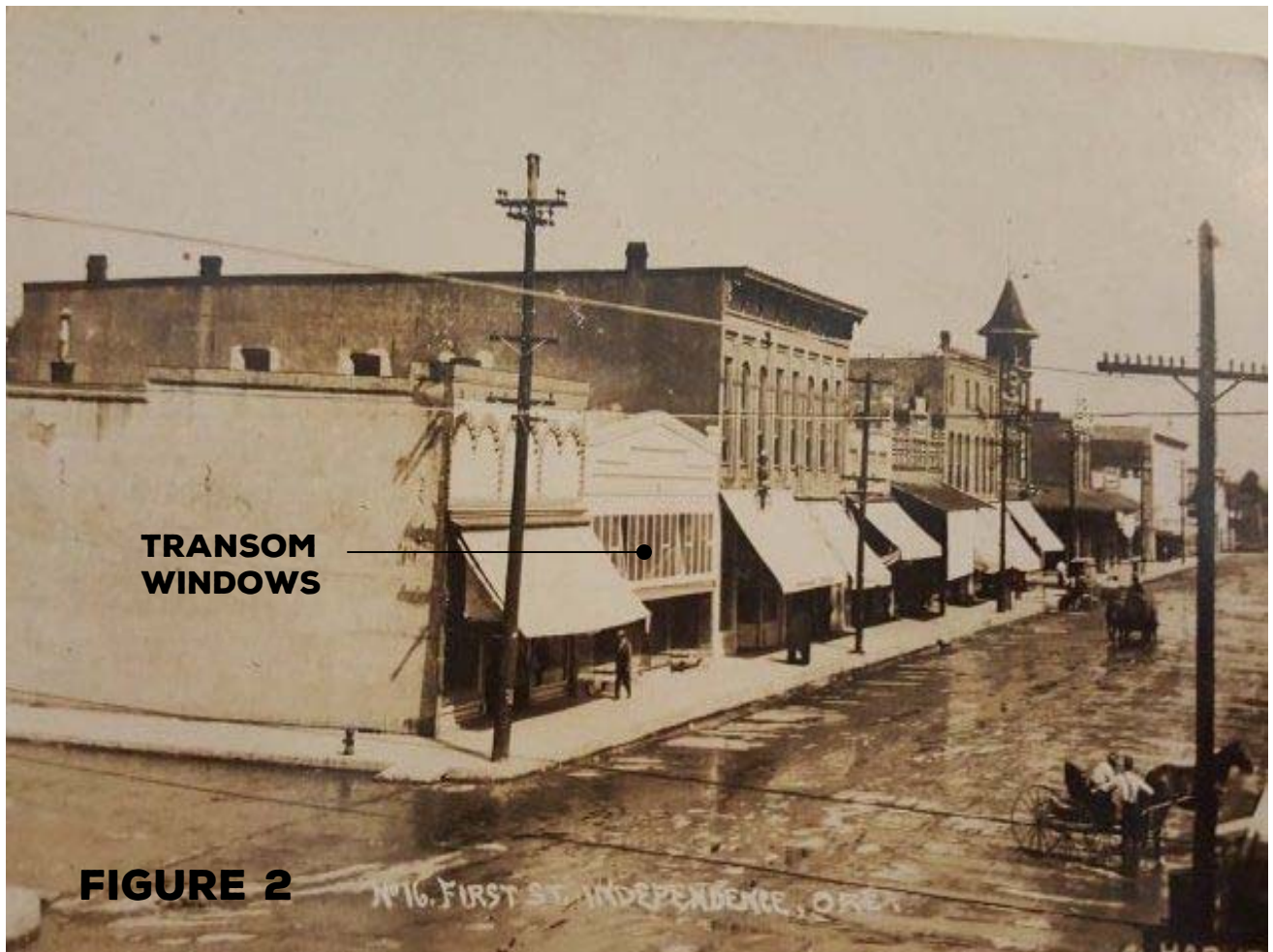
IV. RECOMMENDATION

Given the proposal, staff concludes that the proposed CA | 2025-02 is consistent with the standards in the Independence Development Code and recommends approval of the application with the following condition:

Condition 1: *A building permit shall be required for the project.*

With this recommendation, the Historic Preservation Commission may choose to either:

- Approve the alteration to the structure at 284-286 S. Main Street with the proposed condition.
- Request additional information and continue the Public Hearing on a date certain.
- Deny the application and establish findings of fact that support the denial.



**TRANSOM
WINDOWS**

FIGURE 2

Nº16. FIRST ST. INDEPENDENCE, OREG.



**BUILDING
NAME**

FIGURE 3

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 and is required to meet the requirements of IDC 59.90(B) 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 proposed alteration would cause the building to more closely approximate the historic character, appearance and material composition of the structure. The proposed alteration would remove the T-111 from the front of the building and reestablish the transom windows in the area.¹ This installation would restore the original first floor height of the structure, which is similar to the neighboring Taylor's and Independence Opera House buildings, and reestablish windows where windows were previously present.

¹ The proposed changes have been funded through a Diamonds in the Rough Grant from the State of Oregon. As such, the improvements are required to be consistent with the Secretary of Interior Standards for rehabilitation as a condition of the use of the grant funds. The applicant has been in communication with the state about appropriate means to address the requirements.

Similarly, the addition of the “Wetherbee & Jones” name to the façade would recreate the original name for the structure.² According to a historic article from the Independence Enterprise, the building was purpose-built to house the Wetherbee & Jones Store in 1912.³ The design of the name of the store is shown in Figure 3 (above) (though the building name is not apparent in Figure 2).

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.

Staff Response: The following guidelines are required to shape the decision by the Independence Historic Preservation Commission.

- 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 commercial building. This guideline is met.

- 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 project would retain the existing historic character of the property and begin to recreate the original retail storefront. This guideline is achieved.

- 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 application does not propose to add conjectural features or architectural elements from other buildings. The building has had at least two different storefronts throughout its history (compare Figures 1 and 2), and the existing storefront has been in place since at least the 1960s. The proposed reestablishment of the transom windows would help the structure move closer toward its original building design.

Similarly, the addition of the “Wetherbee & Jones” name to the top of the structure would recreate a sign that existed for the original building tenant. This guideline 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 previous changes to the structure have acquired historical significance. This guideline is met.

² Within the applicant’s submittal, the building is called “Weatherbee & Jones.” Based on Figure 3 and historic newspaper articles, the correct spelling is Wetherbee.

³ The Wetherbee & Jones Store was short-lived and only operational through 1915.

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

Staff Response: The applicant seeks to install transom windows on the front of the structure at 284-286 S. Main Street. As part of this work, the applicant hopes to restore the masonry above the windows and repair the structural damage on the north end of the north storefront header. This work would ensure that the distinctive features, finishes and construction techniques on the building are retained. This standard is met.

- 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: The Secretary of Interior standards and guidelines for rehabilitation generally seek to repair rather than replace features. However, with this project, many of the original windows were gone and those that remained were too deteriorated to restore. The proposed replacements have been designed to match the original structure and have been substantiated by pictorial evidence. This guideline is achieved.

- 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: No chemical or physical treatments, such as sandblasting, are proposed as part of this 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 expected 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: No new construction or exterior alteration is proposed. This standard does not apply.

- 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: No new construction or addition is proposed. This standard does not apply.



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

Receipt No: 6.000114732 Apr 4, 2025

INDEPENDENCE OPERA HOUSE LLC

Licenses and Permits
Developer Deposit- 165.00
260-278 S MAIN ST

Total: 165.00

Check
Check No: 1064 165.00
Payor:

INDEPENDENCE OPERA HOUSE LLC
Total Applied: 165.00

Change Tendered: .00

Duplicate Copy
04/04/2025 8:45 AM

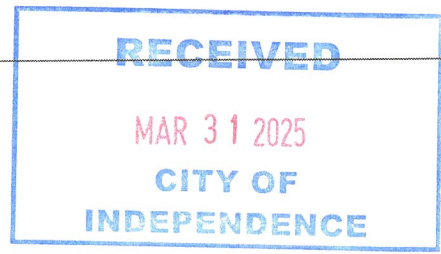
GENERAL INFORMATION	
Project Address:	260-278 S. Main St.
Project Description:	See attached
The proposal seeks the following action:	
	<input checked="" type="checkbox"/> Alteration of Existing Stru
	<input type="checkbox"/> New Construction

PROPERTY OWNER		
Name: Future Theory LLC		
Mailing Address: 2373 NW Johnson St.		
City: Portland	State: OR	Zip: 97210
Phone: 503-320-2408	Cell: same	Email: theodorebaker@yahoo.com
Property Owner Signature:		Date: March 28, 2025

APPLICANT		
Name: same		
Business Name (if Applicable):		
Mailing Address:		
City:	State:	Zip:
Phone:	Cell:	Email:
Applicant's Interest in Property:		

PROJECT DETAILS	
<input checked="" type="checkbox"/>	Complete application
<input checked="" type="checkbox"/>	Information sufficient to show the details of the project - Required submittals for the various project types are listed on the back of this sheet.
<input type="checkbox"/>	Written consent from the property owners where the use will be located, if not the applicant.
<input checked="" type="checkbox"/>	Payment for review - \$165

SIGNATURE	
<i>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.</i>	
Applicant's Signature:	Date: March 28, 2025
Print Name: Theodore W. Baker	



Application to Certify Historic Appropriateness
284-286 S. Main St, Independence, OR 97351
March 28, 2025

Note to HPC

I sincerely apologize for not submitting this application before work began! This project is the recipient of a "Diamond in the Rough" grant from the State Historic Preservation Office. It went through an application and review process with the state in connection with that grant. I honestly forgot that I also needed to apply with the City. Hopefully, the commission will be OK with the work done so far. I think it turned out well. All materials, molding profiles, and window dimensions match the original. There is still a molding detail to be addressed where the top of the transoms meet the brick. This detail is not shown in the historic photographs. We were hoping to discover some remnants or shadow lines during demolition, but did not. Any input from the HPC on this detail would be appreciated. - Ted Baker

Project Description

- Why is the application proposed?

We wanted to bring the building back to its original appearance.

- What historic materials will be impacted?

Some wood and glass remnants remained under the plywood on the north portion of the facade.

- Narrative that explains the project:

This application is for restoring/rebuilding the original transom area and upper facade masonry of the Weatherbee & Jones Building, including repairing some structural damage.

The project will include removing the plywood covering the transom area, completely restoring the existing original transom windows to original condition, repairing the masonry above the transom area, repairing the structural damage at the north end of the north storefront header, recreating the "Weatherbee & Jones" lettering based on a historical photograph, and painting. The scope of work for this phase will not extend to the lower facade.

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

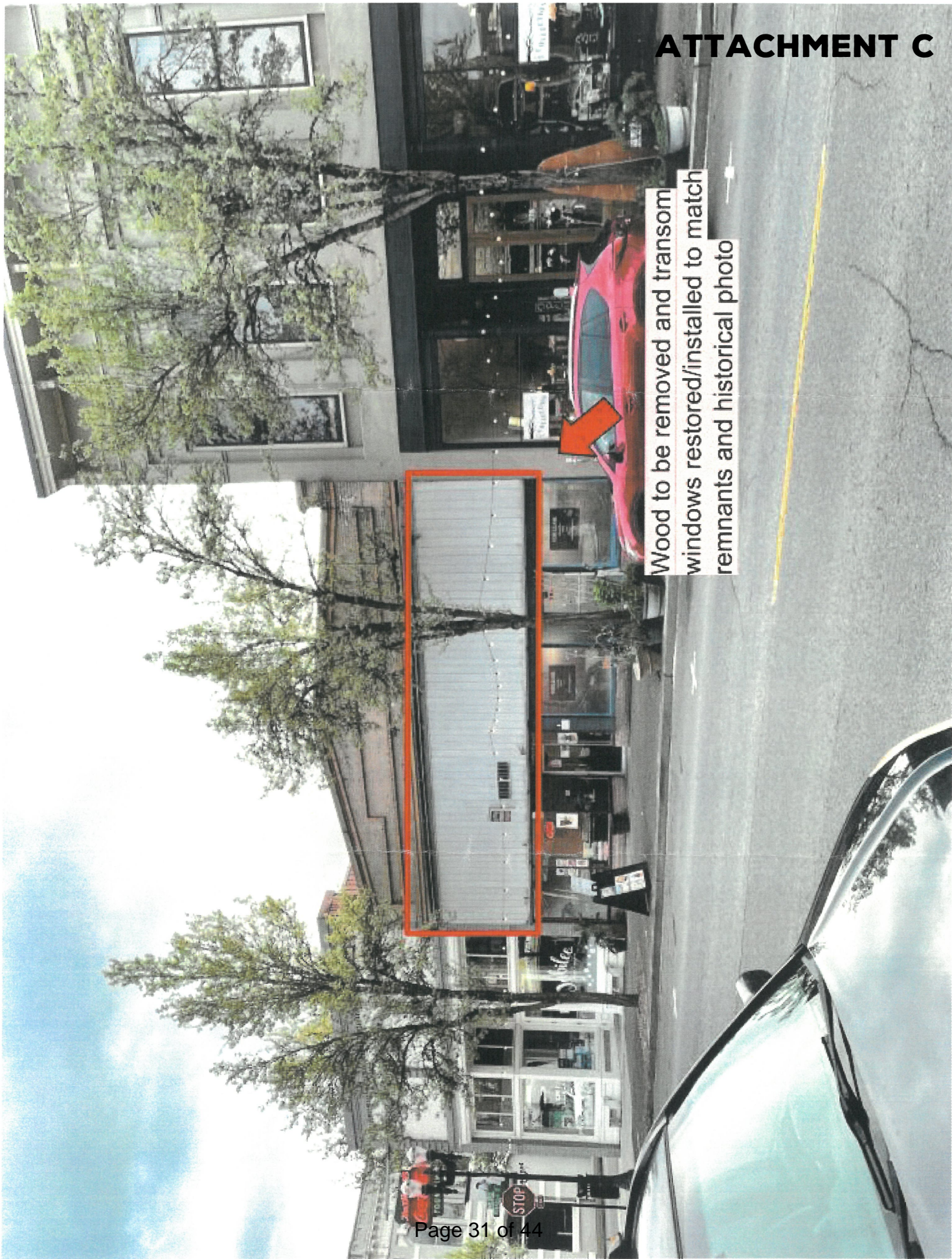
Avoidance of Impact: Most of the original window framing was removed in earlier renovations. Less than 50% of the original wood was present. What was present was remnants that were present were in very poor condition from rot, differential settling, and

alterations. No glass survived intact. Trying to join the wood remnants with new millwork would have been impractical.

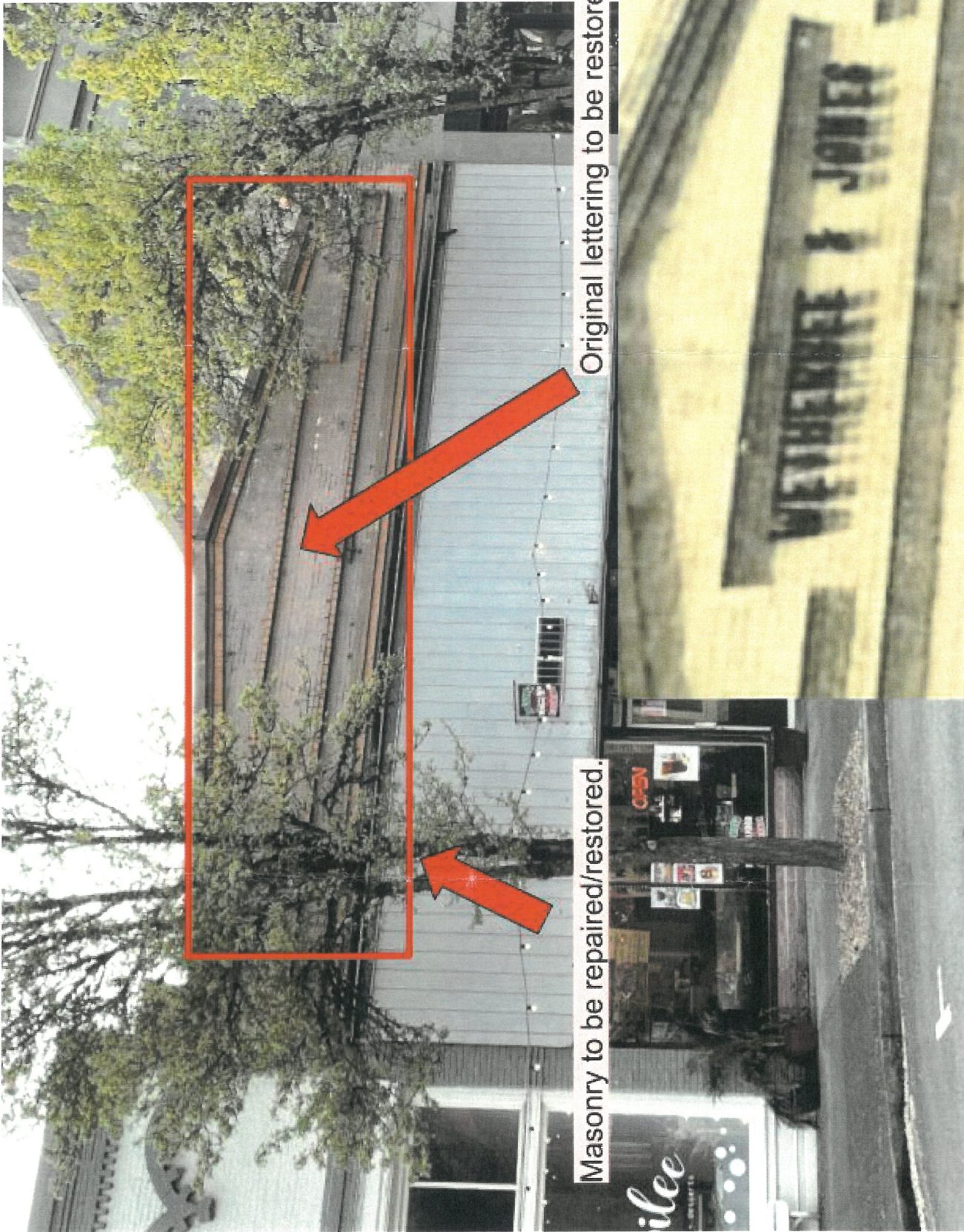
Minimization of Impact: We are preserving as much of the remaining original structure as practical.

Mitigation of Impact: For the wood that needed to be recreated, we custom milled the replacements to match the original profiles and used the same material (clear fir). We also matched the original window dimensions and details, including the two tiltable sashes shown in the historical photograph.

ATTACHMENT C

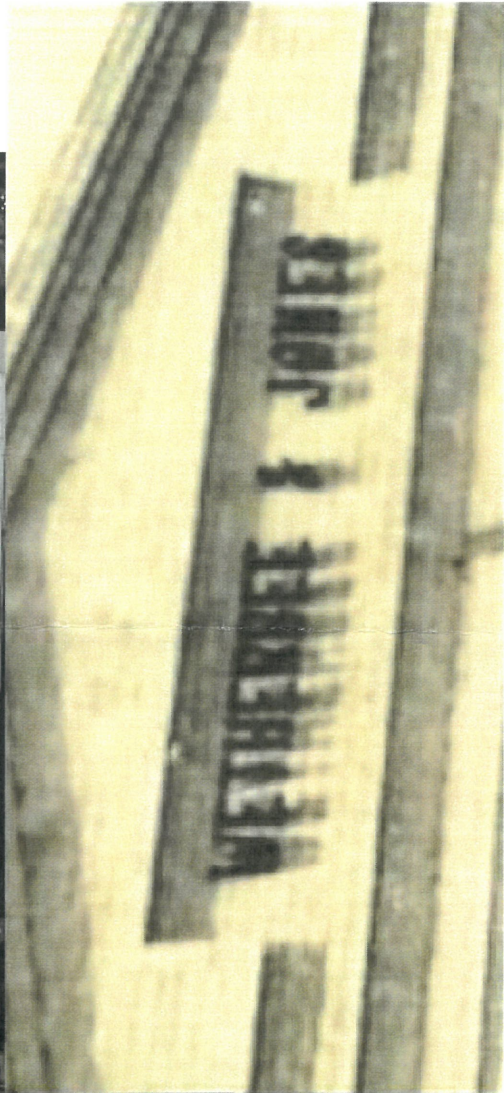


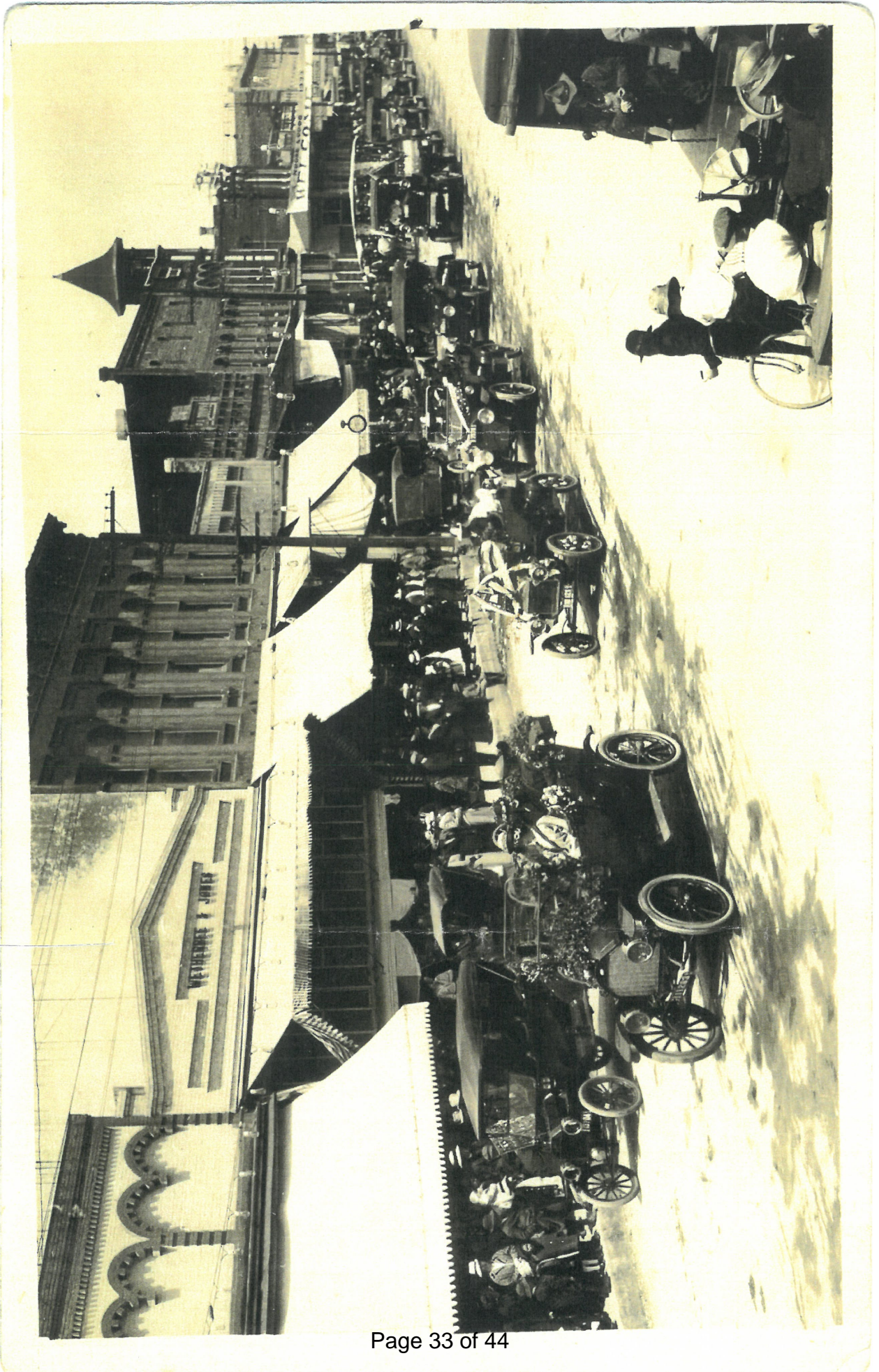
Wood to be removed and transom windows restored/installed to match remnants and historical photo



Masonry to be repaired/restored.

Original lettering to be restored







COSTA
DE ORO
SPEC AL
Tacos
w/choice of meat
\$10.00

OPEN

NOTIC
APPL
AVISO DE SOL
Proposed



REVISED STANDARDS FOR INFILL DEVELOPMENT STAFF REPORT

FROM: Fred Evander, Community Planner
TO: Historic Preservation Commission
MEETING DATE: April 21, 2025
FILE NUMBER: No File Number Assigned
RE: **REVISED STANDARDS FOR INFILL DEVELOPMENT**
ATTACHMENTS: A. Potential Actions from the Housing Production Strategy (6 pages)

At the Independence Historic Preservation Commission meeting on April 21, 2025, the Commission will start discussing goals for a project that would revise City standards related to new housing in existing neighborhoods (i.e. infill development). The City was awarded a grant in 2023 to consider the issue.

Among the potential goals that the city would like to consider as part of the project include:

1. Allowing a wider range of middle housing types in the Low Density Residential (RS) and Medium Density Residential (RM) Zones (see Action 2.4 of the Housing Production Strategy)
2. Allowing cottage cluster housing (see Action 2.5)
3. Allowing for small lot detached homes in the Medium Density Residential (RM) and High Density Residential (RH) Zones (see Action 2.7)
4. Improving standards and review processes for small infill housing projects (see Action 2.10)

Additionally, as part of the project, the city would like to ensure that the potential scale of new development is adequately addressed by the zoning requirements. Current standards allow new development (even single-family homes) that would be much larger than a typical home in Independence.

During the meeting in February, the Commission will look at a variety of maps related to housing and lot characteristics and begin to consider potential infill development types. Considerations of these items will hopefully help frame a Commission discussion about goals for the upcoming project.

I look forward to the discussion.

EXPAND HOUSING TYPES IN RS & RM ZONES

Action 2.4

Allow a wider range of middle housing types in the Low Density Residential (RS) and Medium Density Residential (RM) Zones

IMPLEMENTATION TIMELINE

1-2 Years	3-4 Years
5-6 Years	7-8 Years

ACTION IMPACT

High	Medium	Low
------	---------------	-----

IMPACT TARGETS

AFFORDABILITY

- *** Deeply Affordable
- *** Affordable
- *** Workforce
- *** Market-Rate

HOUSING TYPE

- *** Single-Family
- *** Middle Housing
- *** Multi-Family

TENURE

- *** For Sale
- *** For Rent

DEMOGRAPHIC

- *** People of Color
- *** People Experiencing Homelessness
- *** People with Disabilities
- *** Seniors

Description

The RS and RM Zones currently only allow single-family detached houses, ADUs, townhomes, and duplexes. Expand permitted housing types in the RS and RM Zones to include triplexes and quadplexes to provide more affordable housing options in the zones. Ensure that the housing types are allowed at densities that would encourage their development, especially on smaller infill lots (see [Actions 2.6](#)).

Magnitude of Impact

Medium impact. Together, the RS and RM Zones have approximately 41 acres of buildable land. This code change would create opportunities for smaller and more affordable units on these sites.

Additionally, triplexes and fourplexes may be more feasible to develop than single-family homes or duplexes due to lower land costs per unit, which enables lower rents/prices. This action is expected to create opportunities for workforce or market-rate housing for rent and sale, both of which are needed in Independence. The action however will likely not result in the production of affordable or deeply affordable units without other targeted actions.

Implementation Steps and Considerations

- Consider allowing for triplexes and quadplexes at the same density that is allowed today for townhouses (1 unit per 2,500 square feet).
- This code update may include new design and site development standards for the housing types to ensure they are designed to be compatible with existing development patterns and intensities in the RS and RM Zones.
- Sections 37-43 of SB 1537 require local governments to allow certain adjustments to local code for housing development projects that are within UGB. Adjustments can include reductions in requirements for setbacks; common area, open space, and landscaping; parking minimums; minimum and maximum lot sizes; building lot coverage, height maximums; and bike parking. Consider allowed adjustments when calibrating the standards for triplexes and quadplexes in these zones to ensure that projects granted the adjustments still meet the desired form and density for the zones.
- Consider packaging this code change with code changes outlined in [Actions 2.6](#) and [2.7](#) to maximize the overall benefit of changes to the zones.

Allow cottage cluster housing in all residential zones

IMPLEMENTATION TIMELINE

1-2 Years	3-4 Years
5-6 Years	7-8 Years

ACTION IMPACT

High	Medium	Low
------	---------------	-----

IMPACT TARGETS

AFFORDABILITY

- *** Deeply Affordable
- *** Affordable
- *** Workforce
- *** Market-Rate

HOUSING TYPE

- *** Single-Family
- *** Middle Housing
- *** Multi-Family

TENURE

- *** For Sale
- ** For Rent

DEMOGRAPHIC

- ** People of Color
- *** People Experiencing Homelessness
- ** People with Disabilities
- ** Seniors

Description

Define cottage cluster housing as distinct housing type in the code and allow it in all residential zones that allow single-family dwellings. Establish new design and site development standards to ensure projects meet the desired intent for the housing type and facilitate the construction of smaller, more affordable units.

Magnitude of Impact

Medium impact. Affordable homeownership housing is a priority for the HPS, and this action could allow for the development of for-sale housing units affordable to moderate-income households. Cottage cluster housing is a proven model for delivering smaller, more affordable detached housing, particularly on infill sites. The development type is often attractive for occupants and tends to blend better with neighboring developments when compared to other housing types. The impact of this action depends in part on whether cottage cluster standards align with market feasibility for development.

Implementation Steps and Considerations

- Adopt a maximum floor area cap of 1,200-1,500 square feet to encourage smaller, more affordable units.
- Establish minimum lot sizes of 7,000-10,000 square feet to ensure cottage clusters can be built on smaller infill lots.
- Consider establishing new design and site development standards to ensure projects meet the desired intent of the housing type.
- The Department of Land Conservation and Development (DLCD) has developed a model code for cottage cluster housing that larger cities have applied to comply with House Bill 2001. This code could be a useful reference for an Independence-specific code.
- Establish a set of clear and objective standards for cottage clusters so that even in cases where planning commission review is triggered, approval can be achieved through clear and objective decision criteria.

Establish a minimum density in the Low Density Residential (RS) and Medium Density Residential (RM) Zones

IMPLEMENTATION TIMELINE

1-2 Years	3-4 Years
5-6 Years	7-8 Years

ACTION IMPACT

High	Medium	Low
------	---------------	-----

IMPACT TARGETS

AFFORDABILITY

- *** Deeply Affordable
- ** Affordable
- ** Workforce
- ** Market-Rate

HOUSING TYPE

- *** Single-Family
- ** Middle Housing
- ** Multi-Family

TENURE

- ** For Sale
- ** For Rent

DEMOGRAPHIC

- ** People of Color
- ** People Experiencing Homelessness
- ** People with Disabilities
- ** Seniors

Description

Introduce a minimum density RM and RH Zone to discourage the development of detached single-family homes on larger lots, encourage efficient use of the remaining buildable land, and promote the development of middle and multi-family housing.

Magnitude of Impact

Medium impact. Establishing minimum density could encourage a higher share of townhouse/plex units in the zones, which would help to ensure the remaining buildable land (about 41 acres) is developed with a mix of housing units. While this action is expected to encourage the development of smaller, more affordable homes, the approach will not likely result in the production of affordable or deeply affordable units without additional targeted action.

Implementation Steps and Considerations

- Specific density or lot area standards are not proposed at this stage. Further study of desired housing/building types is recommended to best calibrate the minimum density.
- Calibrate minimum densities with new density standards for triplexes and quadplexes (see [Action 2.6](#)) to ensure that all allowed housing types are allowed at densities that would encourage their development, especially on smaller infill lots.
- Consider packaging this code change with the changes outlined in [Actions 2.4](#) and [2.7](#) to maximize the overall benefit of the proposals.

Allow for small lot detached houses in the Medium Density Residential (RM) and High Density Residential (RH) Zones

IMPLEMENTATION TIMELINE

1-2 Years	3-4 Years
5-6 Years	7-8 Years

ACTION IMPACT

High	Medium	Low
------	---------------	-----

IMPACT TARGETS

AFFORDABILITY

- *** Deeply Affordable
- *** Affordable
- *** Workforce
- *** Market-Rate

HOUSING TYPE

- *** Single-Family
- *** Middle Housing
- *** Multi-Family

TENURE

- *** For Sale
- *** For Rent

DEMOGRAPHIC

- *** People of Color
- *** People Experiencing Homelessness
- *** People with Disabilities
- *** Seniors

Description

Reduce the minimum lot size for single-family detached houses to 2,500-3,500 square feet in the RM and RH Zones to ensure efficient use of land and offer opportunities for smaller single-family dwellings that may be more affordable than detached homes on larger lots.

The existing minimum lot size of 5,000 square feet for a single-family detached house in RM and RH Zones is a barrier to more attainable, smaller houses on smaller lots. To build on lots smaller than 5,000 square feet, the current code requires attached houses (townhomes or rowhouses) to be constructed. Based on input from developers and community members, having the additional option to construct a conventional detached single-family home is desirable.

Magnitude of Impact

Medium impact. Allowing small lot detached homes in the RM and RH Zones could potentially allow for the subdivision of large lots into more home sites, increasing opportunities for housing development and potentially facilitating the development of for-sale units that are affordable at workforce income levels.

Implementation Steps and Considerations

- Consider how reduced lot sizes align with density standards. A subdivision with 3,500 square-foot lots would have a density of 9-10 units per gross acre, which is within the current maximum density of the zone.
- Maximum lot coverage standards are 40% in the RM Zone and 45% in RH Zone. Typical square footages for 3-bedroom 2-bathroom single-family detached homes, a very common home size, are around 1,500 square feet. Coupling this action with an increase in lot coverage standards to 50% or 55% would allow for the development of this common home size.
- Demand for houses on smaller lots may be less than for homes on conventionally sized lots. However, given the lack of affordable for-sale housing, many households may be willing to trade smaller lots for lower costs.

-
- Sections 37-43 of SB 1537 require local governments to allow certain adjustments to local code for housing development projects that are within UGB. Adjustments can include 10% reductions for minimum and maximum lot size. Consider allowed adjustments when calibrating lot size standards to ensure that projects granted the adjustments still meet the desired form and density for the zones.
 - Consider packaging this code change with the changes outlined in **Actions 2.4** and **2.6** to maximize the overall benefit of the changes to the zones.
-

Improve standards and streamline review processes for smaller infill housing projects

IMPLEMENTATION TIMELINE

1-2 Years	3-4 Years
5-6 Years	7-8 Years

ACTION IMPACT

High	Medium	Low
------	---------------	-----

IMPACT TARGETS

AFFORDABILITY

- *** Deeply Affordable
- *** Affordable
- *** Workforce
- *** Market-Rate

HOUSING TYPE

- *** Single-Family
- *** Middle Housing
- *** Multi-Family

TENURE

- *** For Sale
- *** For Rent

DEMOGRAPHIC

- *** People of Color
- *** People Experiencing Homelessness
- *** People with Disabilities
- *** Seniors

Description

Improve the design and development standards that apply to infill housing in existing neighborhoods. Existing development, design, and subdivision standards were primarily created to regulate development projects on larger “greenfield” sites on the edge of the city. The standards are ill-suited for infill development and may present unnecessary barriers to smaller infill housing projects. The regulations also may fail to result in housing that is compatible with the scale and character of the surrounding neighborhood.

Magnitude of Impact

Medium impact. Infill housing projects are an efficient use of buildable land and can result in more affordable housing types than conventional “greenfield” projects, if infrastructure costs are lower. Ensuring standards best suit the surrounding neighborhood will help alleviate resident concerns about the impact of infill development on existing neighborhoods.

Implementation Steps and Considerations

- Consider adjusting development standards (such as lot coverage, setbacks, and height) or adding new standards to ensure new housing is compatible in scale with existing housing in the surrounding neighborhood.
- Engage with local infill developers to understand the barriers and challenges to the review process. Consider aligning the developer outreach with engagement conducted to implement resources for small developers as outlined in [Action 1.5](#).
- Ensure approval pathways for infill projects are clear, objective, and non-discretionary.
- Sections 37-43 of SB 1537 require local governments to allow certain adjustments to local code for housing development projects that are within UGB. Adjustments can include reductions in requirements for setbacks; common area, open space, and landscaping; parking minimums; minimum and maximum lot sizes; building lot coverage, height maximums; and bike parking. Consider allowed adjustments when calibrating the standards for infill projects to ensure that projects granted the adjustments still meet the desired form and density for the zones.