



City of Independence

Minutes

Historic Preservation Commission Meeting Monday, April 21, 2025

1. **CALL TO ORDER** The meeting was called to order by Jennifer Flores at 5:30 PM.

2. **ROLL CALL**

Commissioners Present:

Jennifer Flores, Rebecca Berry, Liz Boisvert, Anne Devane, Catherine Underwood-Bush, Willis Homann

Commissioners Absent: Miranda Garrison

City Staff / Others Present: Fred Evander, Planning Manager; Myra Russell, City Recorder, Marilyn Morton, Council Liaison

3. **MINUTES**

The minutes of the December 16, 2024 meeting were submitted in the agenda packet.

ACTION: Commissioner Devane moved to approve the minutes as submitted; Commissioner Boisvert seconded. Motion passed 4-0-0:

Ayes: Berry, Boisvert, Flores, 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. New Board Member Welcome Two new members were seated on the commission, Catherine Underwood-Bush and Willis Homann. All members introduced themselves.

7.2. Election of Chair and Vice Chair Nominations for Chair and Vice Chair opened. Commissioner Berry nominated Flores for chair and Boisvert for Vice chair. Devane seconded. Nominations closed.

ACTION: Commissioner Berry moved to appoint Commissioner Flores as Chair and Boisvert as vice chair; Commissioner Devane seconded. Motion passed 6-0-0:

Ayes: Berry, Boisvert, Flores, Devane,
Underwood-Bush, Homann
Nays: None
Abstentions: None

Commissioner Flores is Chair of the Historic Preservation Commission and Commissioner Boisvert is vice chair.

7.3. Brief Orientation for the Historic Preservation Commission

Evander explained 2 roles as commission. Legislative role in regard to what rules should apply to development. Quasi-Judicial role takes standards that exist and apply to development applications. Advocacy could also be a role, but Legislative and Quasi-Judicial are the main roles. Evander explained the public hearing process.

7.4. Public Hearing – CA|2025-01, Alteration of siding on Historic Single-Family Home Chair Flores opened the public hearing at 5:45PM

Conflicts of interest: Boisvert declared potential conflict of interest due to history with applicant but can remain impartial. Flores declared potential conflict of interest due to being neighbor/friends with applicant but can remain impartial. Evander explained conflicts of interest further. No objections to these conflicts of interest.

Chair Flores read through required quasi-judicial script.

Evander presented staff report as submitted in agenda packet. Applicant Kevin Kryger would like to replace siding on front of residence to adhere to HPC standards. Boisvert asked if windows were being replaced. Evander stated no. Applicant said no replacement of windows but will replace flashing. New siding will be installed and will match current window trim. Candlestick trim around windows will be preserved. What can't be preserved will be recreated. Wood will be cedar.

Closed hearing at 6:05PM

ACTION:

Commissioner Boisvert moved to approve the addition as presented; Commissioner Homann seconded. Motion passed 6-0-0:

Ayes: Berry, Boisvert, Flores, Devane,
Underwood-Bush, Homann
Nays: None
Abstentions: None

7.5. Public Hearing – CA|2025-02 Flores opened the public hearing at 6:08 PM

Conflicts of interest: None

Chair Flores read through required quasi-judicial script.

Evander presented staff report as submitted in agenda packet. Applicant Ted Baker has placed windows in downtown businesses. Applicant didn't realize he had to go through HPC process. He immediately submitted plan for windows. This returns the business to the type of windows in the building originally. Discussion between applicant and commission about potential address number material.

Closed Hearing at 6:32 PM

ACTION:

Commissioner Devane moved to approve the alteration to the structure at 284-286 S Main St. with the proposed condition; Commissioner Boisvert seconded. Motion passed 6-0-0:

Ayes: Berry, Boisvert, Flores, Devane,
Underwood-Bush, Homann

Nays: None

Abstentions: None

7.6. Discussion: Revisions to Standards for Infill Development

Evander explained what areas in town may qualify for development. By law we are required to allow ADU and duplex on any single-family lots. Chair Flores expressed her concerns about how historic preservation standards are applied in historic district. Evander said our historic district is complex. Can create better standards where residential and commercial mix. Better transitions can be added to standards. Discussion about allowable building height.

Recess at 7:10 PM back at 7:15 PM

Evander showed examples of potential multifamily housing types. Evander asked if commission had questions related to infill standards. Chair Flores asked about changing date of meeting.

8. OTHER DISCUSSION / INFORMATION ITEMS. Chair decided to close meeting without reviewing prepared video.

9. ADJOURNMENT. Chair Flores asked for motion to adjourn. Commissioner Homann moved to adjourn, Commission Boisvert seconded. Chair Flores declared the meeting adjourned at 7: 21PM

Minutes submitted by:
Myra Russell, City Recorder