

Development Activities Meeting Report (Version: 06/24/2020)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 23 Oakland Square - Exterior facade renovations in historic district	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Oakland Planning & Development Corporation (OPDC) Area residents City Planning Staff
Parcel Number(s): 28-M-167	
Application Number: BDA-2024-06276	
Meeting Location: Zoom (Virtual)	
Date: July 14, 2025	
Meeting Start Time: 5:30 PM	
Applicant: Eugene Yu	Approx. Number of Attendees: 9
Boards and/or Commissions Request(s): Historic Review Commission (HRC)	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

The applicant began by introducing the property owners and providing an overview of the property, which contains a residential building. Exterior renovations are planned for the building facade. Photos of the existing conditions were shared of the house from many perspectives.

The siding materials are well worn and beginning to peel off. The plan is to replace the metal and siding, as well as some of the windows for better energy efficiency. The original windows are aluminum and the plan is to replace in-kind with aluminum. The replacement materials are intended to be painted white for consistency with the existing condition.

For the side-of-house, repair of brickwork and windows are planned as well.

In general, we are not changing anything from a looks perspective, but rather to update the worn facade elements to make it presentable for the neighborhood.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Is anyone from City Planning's Public Realm division invited to this meeting? Given that this is in their wheelhouse.	They were not specifically invited. (It's customary for only the neighborhood planner to attend DAMs)
Some of the windows have already been replaced already with Vinyl material, not aluminum. In reference to past court proceedings regarding the property, the promises to be a good neighbor and do a good job have not been met.	Yes, that's why we're getting a permit right now because of this project. We originally got in trouble for this, now we're addressing it.

Questions and Comments from Attendees	Responses from Applicants
Also, beyond historic items, the dumpsters by this house are being used for multiple projects across the city, which makes it like a business is being run on our street, not just a house.	
When the owners of the property go to the limits of what's allowed, we feel there is a lack of real trust and good faith. We have seen no evidence of making the neighborhood nice. You have us living in your construction zone with you.	As long as it takes for us to get a permit and approval, it will stay a construction site. We want to finish this process, that's why we're here trying to get these permits.
Are there any reductions in the window size? Are these windows the same size?	There is no plan to reduce the window size. Yes, as according to the document displayed on the screen
Window 5 looks like it has been reduced in size from the original.	
You say there are pieces missing, tell me more about that.	Pieces of siding, plus the gutter pieces
What is getting replaced vs repair?	What can get repaired, will be. Otherwise, it will get replaced, like the pieces of the gutter.
What is going to happen to window #1, currently boarded up?	We plan to replace them.
What is happening to the current fire escape? It is currently being supported	We plan for an in-kind replacement, but we can't touch it until we get an approval.
The rear extension, what will happen would that.	This is not relevant to the historic review.
It is visible from Anderson Bridge and Bolar way, and so is in the review zone	We are not going to visually touch it, but we will repair in-kind.
What about parking in the grass on the front yard of the property?	Why is this relevant?
Because you are obstructing a historic yard.	This isn't a permanent thing, this is part of the construction process

Questions and Comments from Attendees	Responses from Applicants
Any replacement of roofing associated with the project? Mostly on the porch.	At the moment, it's not leaking, so it's not in the plans.
If you replace it, you must get an approval	We will bring this up when necessary, at next HRC commission
Anything else [slated for replacement]?	Well, the brick is ugly, since you brought it up, but no plans to change anything no
These guidelines are not a mere administrative hurdle, but a conclusion arrived at with some planning. Approval is not a foregone conclusion, HRC can say no. This is opportunity for the community to express their reality of how this has affected them.	Thank you. Again, we are replacing in-kind and preserving the nature of the building. We appreciate the explanation.
Why are you now here, after 3 years of non-compliance?	This is the owners first time owning a property in Historic District.

Planner completing report: Christian Umbach, Senior Planner