

Development Activities Meeting Report (Version: 02/20/2026)

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

Logistics	Stakeholders
Project Name/Address: 2018 E Carson St (Window Replacement)	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): SSCC Board members Area residents Friends of SS Park DCP staff Applicant Area residents
Parcel Number(s): 12-K-22	
Building & Development Application (BDA) Number: BDA-2025-00898	
Meeting Location: Zoom	
Date: October 15, 2026	
Meeting Start Time: 6pm	
Applicant: Owner of Lin's Asian Fusion restaurant and building	Approx. Number of Attendees: 15
Boards and/or Commissions Request(s): HRC for window replacement in the East Carson Street Historic District. The proposal is to replace the existing vinyl windows with aluminum-clad wood windows of the same design as the original wood windows.	

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.

Owner introduced himself as property and business owner of Lin's Asian Fusion on East Carson St. The site has vinyl windows that need to be replaced. Owner shared background about how he had replaced windows during Covid because they were falling apart, the old ones being 100-years old, and so they are now vinyl windows. He said he was told those older ones were not fixable since wood was all rotten and concerned it would not hold the glazing. Owner detailed how a contractor had warned him of risk of the window falling out if not replaced, and that he could not find another window at the time during period of Covid and there were waits of 8 months on obtaining a new window and he didn't want people hurt, so he had the contractor replace the windows. After that, the building inspector came and identified the issue was not in compliance.

Owner explained that after he replaced the window, he didn't have money to put a new window up, until the East Carson Street business district manager recently helped him apply for grant to cover a big portion of replacement and found a company to get window replaced. Noted that the window actually cost \$20,000-30,000 and already paid \$15,000 for what was there before. The owner shared about the experience of the window replacement company and the intent now to replace the vinyl windows with aluminum and wood windows to align with the historical guidelines and replace with the same kind as the original one.

On the screen, showed a visual of the quote/contract for window replacement with fuller listing of dimensions, materials, and technical specifications.

Discussion

Topic / Issue	Recap
Building Design & Materials	<ul style="list-style-type: none"> • <i>Comment/concern raised:</i> SSCC Board member noted that the window replacement company is Pella, and how Pella will replace the windows behind the existing brickmould. He observed it was very nice and unusual brickmould on the 2018 East Carson St building. He asked about whether the trim around the outside of the window would be painted. • <i>Who raised it:</i> SSCC Board member • <i>Applicant response:</i> Stated he probably will paint the trim at some point in the future, noting that beforehand, when installing the vinyl window, he was focused on the window replacement, and now is focused on just replacing the window again. Noted that in the upper facade above the storefront area he has not done much work there, since it's not easy to access, but at some point, he'd like to repaint the front of the building. • <i>Outcome/follow-up needed:</i> Likely nothing immediate needed; but inquiry about additional work scope may be raised in additional conversations between applicant and the Local Review Committee of architects in South Side Flats, if pursued
	<ul style="list-style-type: none"> • <i>Comment/concern raised:</i> SSCC Board member noted that for any repainting work on the building the applicant would need to coordinate with HRC • <i>Who raised it:</i> SSCC Board member • <i>Applicant response:</i> [listened to comment]
	<ul style="list-style-type: none"> • <i>Comment/concern raised:</i> SSCC Board member offered to connect the applicant to the Local Review Committee of architects in South Side Flats, who are meeting the following week and offer a free service to give feedback on projects going to HRC about what the HRC will typically look for, to help applicant avoid roadblocks. Recognize this may be helpful given the prior challenges and roadblocks and appearances with magistrate judge the applicant had to manage previously. • <i>Who raised it:</i> SSCC Board member • <i>Applicant response:</i> Stated that would be great, and that he would be eager to connect. • <i>Outcome/follow-up needed:</i> Follow-up conversation off-line between LRC and applicant to be held soon after DAM that may inform the project proposal further in advance of HRC.

Link to Video Recording (if available):

Planner completing report: TS