

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: 4154 Bigelow Blvd/ Roof replacement	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Oakland Planning & Development Corporation (OPDC) Area Residents & Stakeholders City Planning Staff
Parcel Number(s): 27-L-100	
Application Number: BDA-2026-07349	
Meeting Location: Zoom (Virtual)	
Date: September 14, 2026	
Meeting Start Time: 5:30 PM	
Applicant: Sam Milligan	Approx. Number of Attendees: 28
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 roofing contractor presented, accompanied by the homeowner. The project involves replacing the existing slate roof—approximately 43 squares—with DaVinci composite slate shingles. The diagram shows the current roof layout, including several chimneys that will be reflashed with black aluminum to match the new roof color. The full structure will receive new roofing. Photos were shown of the home as it looks today, taken from the front and sides. This project will replace the entire roof. The material we are proposing is a single-width composite slate designed to closely match the existing aesthetic. Product specifications are shown, including width and thickness. The home is located just off Bigelow Boulevard near Bay Street. It has a driveway, which allows for straightforward access. The adjacent roadway is also wide, though we will need to confirm PLI's policy regarding staging dumpsters, materials, or trailers on the street. If street staging is not permitted, the driveway has ample space for debris removal, materials, and equipment. The project is expected to take approximately one week to complete. The existing slate will be removed fully, and the underlying wood will also be torn off and replaced. We will install new sheathing across the entire roof to ensure a proper foundation for the composite slate installation.

Input and Responses

Topic / Issue	Recap
Condition of Existing Roof & Need for Replacement	<u>Comment/Concern Raised:</u> • Questions about the age, condition, and issues with the original slate roof. • Interest in whether replacement is necessary or if repairs were considered. <u>Who raised it:</u> General audience

	<u>Applicant Response:</u> The original slate roof is ~100 years old and significantly deteriorated. Shingles are falling off; underlying wood is cracked; flashing is corroded. Water infiltration and aesthetic damage prompted full replacement. The composite DaVinci slate was chosen to match existing neighborhood character while solving functional issues.
Historic Review & Design Guidelines	<u>Comment/Concern Raised:</u> • Questions about Schenley Farms District involvement and compliance with its guidelines. • Clarification sought on whether HRC must approve the project and whether staff can sign off on like-for-like replacements. • Homeowner noted interest in replacing the asphalt porch roof with composite material for aesthetic consistency. <u>Who raised it:</u> General audience <u>Applicant Response:</u> Materials match historic aesthetic and have already been approved in HRC's published guidelines. HRC is moving toward staff-level approval for slate-to-slate replacements but the new system is not yet active. Applicant will attend the next HRC meeting (likely the first Wednesday of October). Project will proceed after HRC and city permits are secured.
Construction Logistics & Street Impact	<u>Comment/Concern Raised:</u> • Request for advance notice of any street impacts or closures. • Questions about whether the project will appear on DOMI's obstruction permit website.. <u>Who raised it:</u> General Audience <u>Applicant Response:</u> Any street impact would require a formal permit through PLI that becomes part of public record. This project is small enough that it is unlikely to require lane closures. All staging will occur in the private driveway or on the sidewalk. Construction will not obstruct traffic lanes; only minor sidewalk staging may occur. <u>City staff:</u> Project likely will not appear on DOMI's public obstruction map due to its small size.

Recording: See OPDC website

Planner completing report: Christian Umbach, Senior Planner