

SHAKER HEIGHTS

Memorandum

To: Members of the Landmark Commission

From: Anna Mates, Planner, Planning
Daniel Feinstein, Senior Planner, Planning

Date: January 16, 2026

Re: **Certificate of Appropriateness: 18716 Scottsdale Boulevard—Proposed Roof Replacement.** Reece Berry and Matthew Miller, property owners.

Meeting: January 28, 2026



18716 Scottsdale Boulevard

Background

18716 Scottsdale Boulevard is a single residence dwelling designed by the architectural firm Fox, Duthie, and Foose, and it was constructed in 1928. Original materials on the house include board and batten/stucco Tudor details on the front façade, brick veneer and asbestos roof shingles. The home is one of eight “Master Model Homes” planned for Scottsdale Boulevard, sponsored by the *Plain Dealer* and the Home Owners’ Service Institute of New York, and was designated as a Local Landmark in 1984. As a Local Landmark, the proposed roof replacement requires review by the Landmark Commission and Architectural Board of Review. The existing roofing material is made of asbestos composite roof shingles and has reached the end of its life. The homeowners seek to replace the current roof with asphalt shingles.

Proposal

The homeowners are proposing to replace the existing asbestos shingle roof with new asphalt, Certainteed Landmark Pro Max Def shingles in Shenandoah. The homeowners will ensure that installation methods and accessory materials remain consistent with the character of the house. All roofing work will be performed by Renegade Roofing, an experienced contractor familiar with residential construction. The shingles will be installed using standard best-practice methods in accordance with manufacturer specifications.

While the home's existing, original copper gutters and downspouts will be fully retained, the homeowners are proposing to add a new gutter at the rear dormer to improve drainage. The proposed gutter will be a half-round profile in a brown copper-like finish, specified to match the existing copper gutter system

Existing Conditions



Front of House



Rear of House

Proposed Conditions



Proposed Asphalt Shingle in Shenandoah

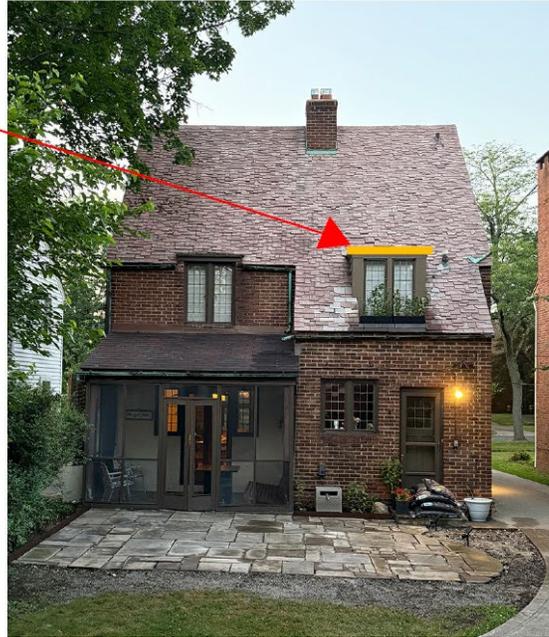


Proposed Shingle Against Brick



Proposed Shingle Against Existing Roof

Yellow = Potential new gutter or concealed drip edge location



Proposed Location of New Gutter on Rear Dormer

Landmark Commission Design Guidelines

The Shaker Heights Landmark Commission Design Guidelines appear to be permissive of changes in roof material, and include the following passages:

- On many homes in the city the roof is the defining visual feature. Retain or restore the original shape of your house's roof, including the pitch, eave lines, and ridge ... If your home still has its original roof, you should conserve, repair, and maintain this roof if possible.
- If a roof is too deteriorated to repair, you should get cost estimates for replacing the roof with the original material. Wood or slate shingles or clay tile may be substantially more expensive than asphalt shingles to install, but the cost difference between the materials over the life of the roof may be less than you would expect. Always get quotes for both materials and compare the lengths of the guarantees so that you can make an informed choice when re-roofing your house.
- If you decide to re-roof your house with asphalt shingles, select shingles that match your existing roof as closely as possible. If your house has a wood shingle or shake roof, select a heavyweight, dimensional asphalt single in a dark brown, black, or weathered wood color.

Landmark Commission Precedent

The Landmark Commission has previously approved changes in roof materials, including the replacement of asbestos shingles with asphalt shingles at 18302 Scottsdale Boulevard in October 2025 and at 18108 Scottsdale Boulevard in October 2017. The Landmark Commission also reviewed and approved the following roof replacements:

Address	Item	Approval Date	Decision
2931 Sedgewick Road	Replacement of wood shingle roof with asphalt shingle roof	12/7/1994	Approved
3158 Morley Road	Replacement of wood shingle roof with asphalt shingles	2/22/2017	Approved w/ Conditions
2931 Sedgewick Road	Replacement of cedar shake roof with asphalt shingles	9/27/2017	Approved w/ Conditions
18108 Scottsdale Boulevard	Replacement of asbestos composite shingles with asphalt shingles	10/25/2017	Approved w/ Conditions
3455 Norwood Road (St. Dominic School)	Replacement of tile roof with asphalt shingles	7/28/2021	Approved w/ Conditions
18302 Scottsdale Boulevard	Replacement of asbestos composite shingles with asphalt shingles	10/22/2025	Approved w/ Conditions

In conjunction with roof replacements, the Landmark Commission has reviewed and approved gutter replacements. The following decisions were made by the Landmark Commission regarding the replacement of gutters and downspouts at the above addresses:

Address	Approval Date	Conditions
3158 Morley Road	2/22/2017	Gutters must be half round and downspouts must be round
2931 Sedgewick Road	9/27/2017	If replaced, gutters must be aluminum finished in a cream color to match the house's trim and downspouts must be aluminum finished in a dark bronze color
18108 Scottsdale Boulevard	10/25/2017	If replaced, gutters must be half round aluminum and downspouts round aluminum; color must be approved by staff
3455 Norwood Road (St. Dominic School)	7/28/2021	The existing copper gutters shall not be disturbed or replaced; The existing copper roof flashing shall be replaced in-kind.
18302 Scottsdale Boulevard	10/22/2025	Gutters must be half round, aluminum gutters at an appropriate larger size, in a dark brown color

Architectural Board of Review

The ABR reviews changes to roofing on all structures, based on the ABR Design Guidelines, which state that original roofing materials like slate, wood shingles, or tile be maintained. The Guidelines state that, if replaced, replacement roofing “shall be compatible in color and texture with the architectural style of the house, based on the Shaker Village Colors brochure.” The color of roof shingles is typically in the darker range for most architectural styles. When a roof is replaced with asphalt shingles, staff reviews the majority of roof replacements within that darker color range using a list of pre-approved colors. Roof replacements of other colors and materials, such as synthetic or composite materials and metal, require formal ABR review. This roof replacement color is similar to the existing asbestos shingles, as are other shingle colors like Heather Blend and Espresso in the same Certainteed Landmark shingle line. All of these colors could be approved at an administrative level for ABR.

Staff Recommendation

Based on existing precedent of Landmark Commission approval for new asphalt roofs, Staff recommends approval of the Certificate of Appropriateness with the following conditions:

1. The style and color of the asphalt shingle should follow the Landmark Commission's preference in a darker brown color range.
2. If the new gutter is not copper, it should be half round aluminum hung the same way as the existing gutters, in a brown finish to match the existing copper gutters.