



# SHAKER HEIGHTS

## Landmark Commission Application Summary

**Property Address:** 18716 Scottsdale Boulevard  
Shaker Heights, OH 44122  
**Property Owner:** MILLER, MATTHEW & BERRY, REECE  
**Property Owner Address:** 18716 SCOTTSDALE BLVD  
SHAKER HEIGHTS, OH 44122

Applicant Name                      Reece Berry  
Applicant Email                      reececode9@gmail.com  
Applicant Address                    18716 Scottsdale Blvd Shaker Heights OH 44122  
Applicant Company Name  
Applicant Company Address  
Applicant Home Phone  
Applicant Cell Phone  
Applicant Work Phone

### GENERAL INFORMATION

#### CONTACTS

Applicant Relationship to Property                      Property Owner  
Will you be representing before the board?                      Yes  
Name of additional person(s) who will represent this submission before the board                      Matthew Miller  
Representative Email Address                      mmiller0296@gmail.com

### PROJECT INFORMATION

Plans submitted for                      Initial Submission  
Brief description of work to be done                      Remove existing asbestos slate roof and replace with asphalt shingle roof

**Reece Berry & Matthew Miller**

18716 Scottsdale Blvd.  
Shaker Heights, OH 44122

Reece - (814) 657-6676  
reececode9@gmail.com  
Matthew - (330) 553-0296  
mmiller0296@gmail.com

1/6/2026

RE:  
Landmark Commission  
Application for Design  
Review - Roof Replacement

**Shaker Heights Landmark  
Commission**

City of Shaker Heights  
3400 Lee Road  
Shaker Heights, OH 44120

*Dear Members of the Landmark Commission,*

I am writing to respectfully request approval for the replacement of the existing roof at my home located at 18716 Scottsdale Blvd., a designated historic landmark property within the City of Shaker Heights.

The current roof is an original asbestos slate installation that is approximately 97 years old and has reached the end of its functional lifespan. Due to age-related deterioration such as water leaks in multiple areas throughout the house and safety concerns associated with asbestos materials, replacement is necessary to protect the long-term integrity of the home while maintaining its historic character.

After careful consideration, we are proposing the installation of an architectural asphalt shingle selected specifically to blend harmoniously with the surrounding boulevard and neighboring historic homes. The proposed shingle is **CertainTeed Landmark® in the color Shenandoah.**

We understand that two asphalt shingle colors are currently pre-approved by the Commission—GAF Timberline HDZ® Hickory and GAF Timberline HDZ® Weathered Wood—and have evaluated both options closely. As shown in the accompanying comparison images, the proposed CertainTeed Shenandoah color closely aligns with the tonal qualities of the approved Hickory option, particularly in its warm, neutral coloration and subdued patterning. The finish presents a tonally appropriate brown appearance without drawing undue attention to the roof as a dominant visual feature.

By contrast, we reviewed the Weathered Wood finish and observed a comparable home roofed in this material. In our assessment, the color presents a noticeable green/gray undertone that causes the roof to read as visually prominent. Rather than receding and harmonizing with the architecture and surrounding streetscape, it becomes an attention-drawing element that detracts from the home's historic façade and the cohesive character of the neighborhood.

In addition to material selection, significant care has been taken to ensure that installation methods and accessory materials remain consistent with the historic character of the home. 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.

**Reece Berry & Matthew Miller**

18716 Scottsdale Blvd.  
Shaker Heights, OH 44122

Reece - (814) 657-6676  
reececode9@gmail.com  
Matthew - (330) 553-0296  
mmiller0296@gmail.com

1/6/2026

RE:  
Landmark Commission  
Application for Design  
Review - Roof Replacement

**Shaker Heights Landmark  
Commission**

City of Shaker Heights  
3400 Lee Road  
Shaker Heights, OH 44120

The home's existing **original copper gutters and downspouts, will be fully retained.** We would like to add a new gutter at the rear dormer to improve drainage performance (ref. included reference imagery). Should this be installed, it will be a half-round profile in a brown copper-look finish, specified to closely match the existing historic copper gutter system in both form and appearance. Using the gutters pre-approved by the Commission. This approach ensures continuity across original and new elements while minimizing visual contrast.

Our intent throughout this project is to select materials, colors, and installation details that are respectful of the home's original design, compatible with nearby historic properties, and visually recessive within the broader streetscape.

Thank you for your time and thoughtful consideration of this application. We greatly appreciate the Commission's role in preserving the architectural integrity of Shaker Heights and look forward to your guidance and approval.

*Respectfully submitted,*

*Reece Berry  
Matthew Miller*

**Reece Berry & Matthew Miller**

18716 Scottsdale Blvd.  
Shaker Heights, OH 44122

Reece - (814) 657-6676  
reececode9@gmail.com  
Matthew - (330) 553-0296  
mmiller0296@gmail.com

1/6/2026

RE:  
Landmark Commission  
Application for Design  
Review - Roof Replacement

**Shaker Heights Landmark  
Commission**

City of Shaker Heights  
3400 Lee Road  
Shaker Heights, OH 44120



Yellow = Potential new gutter or  
concealed drip edge location



**CertainTeed Landmark® in the color Shenandoah.**



**18716 Scottsdale - Front**



**18716 Scottsdale - Rear**



**Proposed shingle against brick facade**



**Proposed shingle against existing roof**



**Proposed Shingle: Certainteed Landmark Pro Max Def in Shenandoah**

Yellow = Potential new gutter or concealed drip edge location



Potential New Gutter in Yellow