Roof Material Amendments to the Community Development Code (CDC)

Town of Mountain Village
Planning and Development Services Department
May 17, 2018
VILLAGE CENTER
CONCRETE ROOF TILES

• Since 2014, Westile is no longer manufacturing the roof tile used in the Village Center on a majority of the buildings

• Difficulty in maintaining existing roof tiles for building owners and HOA’s (ice dams, leaking, broken tiles)

• Limited ability to change concrete roof tile to another material
HISTORY OF DRB MEETINGS REGARDING ROOF MATERIALS

• December 12, 2017 special DRB roof material meeting
• February 22, 2018 special DRB and Town Council roof material and village center design theme meeting (Oz Architects Presentation)
• March 1, 2018 worksession
• March 29, 2018 worksession
• May 3, 2018 A review and recommendation to Town Council regarding amendments to the CDC regarding Village Center roofing requirements. Unanimous recommendation as presented.
Outside of the Village Center
Permitted Materials - existing

Rusted metal standing seam roof

Rusted corrugated metal roof
Outside of the Village Center
Permitted Roof Materials

Bonderized gray standing seam metal

Black standing seam metal
Outside of the Village Center
Permitted Material

Zinc

Slate
Outside of the Village Center
Permitted Material

Brown Patina Copper

Verde Patina Copper – removed as a permitted patina
Outside of the Village Center – With DRB approval

Synthetic Cedar Shake

Solar Roof Tiles
Village Center Roof Material Amendments

Existing Language in the CDC:

Village Center roofing material shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent roofs that shall require specific approval of the DRB.
3.2 Roof Forms

Existing Roof Forms
- Hip
- Gable
- Barrel

3:12 - 6:12 Slope

Design Guidelines

17.5.6 Building Design
C. Roof Form
1. Roof Design Elements
Composition of multiple forms that emphasize sloped planes, varied ridgelines, and vertical offsets
Domes may be included to add interest and scale to major roof areas
The DRB may require long ridgelines to be stepped to avoid long spans of unbroken ridges when elements are not in proportion to the design and scale of the building.
Ridge ridgelines shall step with the topography of the site following the stepped foundations.
3.3 Roof Materials

Existing Roof Materials
Materials: Primary - Concrete Roof Tiles
          Secondary - Metal Seam/Shingle (Copper)
Colors:   Primary - Burnt Sienna
          Secondary - Copper Patina

Design Guidelines
175.6 Building Design
C. Roof Form
3. Roof Material
   All roofing material shall be of a type and quality that will withstand high alpine climate conditions.
   Permitted roof material outside the Village Center include:
   i. Rusted, black or gray standing seam or corrugated metal
   ii. Zinc
   iii. Minimum 1/2" slate
   iv. Synthetic materials that have been approved by the DBR...
   Village Center roofing material shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent mats that shall require specific approval of the DBR.
   The following roofing materials may be approved by the DBR...
   i. Copper
   ii. Galvanized corrugated or standing seam metal (not rusted or reflective)
   iii. Synthetic material that accurately emulates wood shake, concrete and slate tile
Proposed Permitted Village Center Roof Materials with DRB Approval
Proposed Permitted Village Center Roof Materials with DRB Approval

Brown Patina Copper

Verde Patina Copper – removed as a permitted patina
Proposed Permitted Village Center Roof Materials with DRB Approval

Gray Standing Seam Metal

Black Standing Seam Metal
Proposed Permitted Village Center Roof Materials with DRB Approval

Zinc
Proposed Permitted Village Center Roof Materials with DRB Approval

Solar Roof Tiles

Concrete roof tile with variation within a palette
The Future of Roofing

The Town of Mountain Village and the Telluride Mountain Village Owner's Association (TMVOA) are working collaboratively to address roof tile options for buildings and owners in the Village Center. The Community Development Code (CDC) only allows burnt sienna roof tile in the Village Center.

In 2014, Westile, the manufacturer of the existing roof tile in the Mountain Village Center went out of business. Building owners within the Village Center have found a few challenges, including and not limited to access to existing concrete tile to replace existing and broken tiles, challenges maintaining concrete tile, and a prohibition on proposing any other roof material type.

To address roofing and development code inquiries, the town has compiled the latest information about upcoming public meetings, CDC updates, and general roofing resources, which can be found below:

Current Process for Re-Roofing in the Village Center

Under the existing Community Development Code section 17.5.6 C3(d): Village Center roofing material shall be concrete tile or synthetic materials that emulate concrete tile of the color burnt sienna except for special copper accent roofs that shall require specific approval of the Design Review Board (DRB).

Specific approval of the DRB requires a Class 3 application:
CONCLUSION

• Staff and DRB recommend adoption as written

• Class 3 Roof applications inside and outside the Village Center will be a reduced fee ($250 outside of the VC and $500 inside the VC compared to $3500), handled administratively until we incorporate the roof fees into the 2018 fee resolution.

QUESTIONS?