

# 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

### 175.6 Building Design

#### C. Roof Form

##### 1. Roof Design Elements

Composition of multiple forms that emphasize sloped planes, varied ridgelines and vertical offsets

Dormers 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 such elements are not in proportion to the design and scale of the building...

Roof 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 includes:

- I. Rustic, black or gray standing seam or corrugated metal
- II. Zinc
- III. Minimum 1/2" slate
- IV. Synthetic materials that have been approved by the DRB...

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.

The following roofing materials may be approved by the DRB...

- I. Copper
- II. Galvanized corrugated or standing seam metal (not rusted or reflective)
- III. Synthetic material that accurately emulates wood shakes, 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

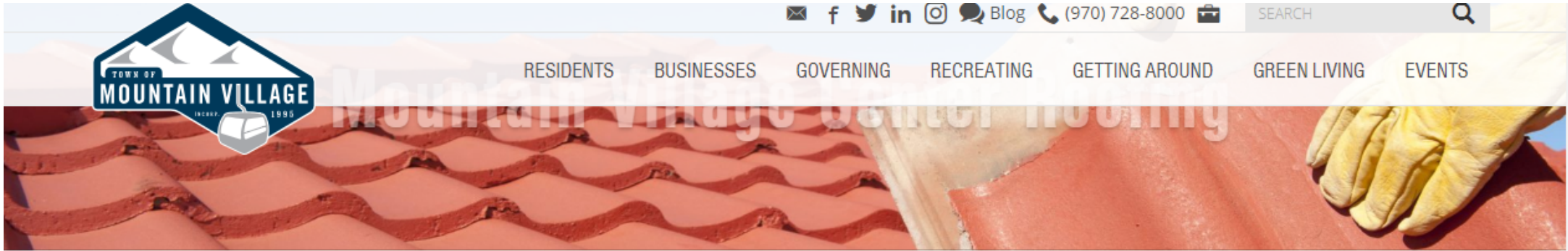


Solar Roof Tiles



Concrete roof tile with variation within a palette





## The Future of Roofing

Rectangular Snip

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?