

Hi Dan, Kerstin, Ken, and Stephen –  
**OPI Responses below in RED**

Ken and Stephen (O'Bryan Partnership Architects, Inc.) and Jeff Sheppard & Chris Holzwart (RSA, on behalf of Town of Dillon), met via GoTo Meeting on March 21<sup>st</sup> at 1:30pm, to perform a review of the proposed Dillon Homewood Suites project design relative to the Town of Dillon Design Guidelines (version March of 2017).

#### Design Review Summary

As stated in our initial review - It is our opinion that this project be regarded a 'Jewel Building' for the Town of Dillon since its location acts as a gateway. Because of the high visibility aspect of this site we would encourage the development team to express the patterns and fundamental design strategies noted in the Design Guidelines up to the highest possible standards, versus just meeting the minimum requirements. **The highlighted items below are contingent upon our recommendation for approval.**

#### Design Narrative

- The Design Narrative describes that the building exhibit both contemporary and traditional features. It is our opinion that the juxtaposition and further expression of these differing aesthetics should be more pronounced. This is further elaborated upon in the checklist items below.

#### Checklist 2: Character & Environment

- **Item 10: Permanent awning slope 3:12:** We noted multiple flat awnings, on the Southwest and Northwest corners of the building. We recommend OPI address the snowmelt strategy for these elements in their roof plan and/or elevations, or remove.  
**The awnings have been made less pronounced and the slope has been shown correctly to drain into the gutters at each one.**
- **Item 17: National brands adoption of these Guidelines for exterior architectural design:** **The multiple parapet cornice types on the stucco facades is counterintuitive as a differentiator between contemporary stucco volumes and traditional clapboard-clad volumes. We recommend that the stucco façades stay clean and without cornice, and the traditional clapboard-clad volumes even further express their mountain-traditional architectural language.**  
**The parapets have been reduced to articulate the major roof volumes over the lap siding components. There are 3 styles of parapets presently that help express the Major, Middle, and Minor roof volumes. See updated elevations.**
- **Item 18: Conceal rooftop utilities from sight:** **The Project currently does not show the location and extents of the rooftop mechanical units, and we have concern that the current parapet height may not adequately conceal these units from all surrounding views of the building. Concealment of rooftop utilities is referenced on pg. 22 of the Design Guidelines. OPI to provide location and heights on their Roof Plan for P&Z review.**  
**The roof top mechanical for the commercial kitchen has been shown on the Roof Plan sheet A3.5. Concealing the roof top units will not be an issue. Ample space has been provided on the flat roof for all of the mechanical unit needs and more. Exact heights and specifications are not know at this point in the project. The roof top mechanical units locations will be determined once a mechanical engineer has been brought fully onto the project.**

### Checklist 3: Building Form & Articulation

- **Item 1: Articulate building facades into Base, Middle, & Top:** The 1-story stone band is an acceptable means to achieve a “heavy” Base layer. Although the 30”H stone wainscot at the stucco volumes aligns to the window sills, it is our opinion that it does not continue the presence of a heavy Base. RSA suggests the applicant look at matching the 1-story stone datum, or even raising to reach above the 1-story datum up to the next window sill to achieve differentiation. Materials that are not substantial tend to appear fake, which goes against the purpose of this Section.  
The stone wainscot has been raised to a level of 4’-0” to increase the weight of the base of the building. See updated Elevations
- **Item 4: Use of proportional rules for Base, Middle, & Top:** The façades flanking the Porte Cochere create a half and half expression, rather than a hierarchy as required per page 26 of the Guidelines. OPI stated they would look at simplifying the materials to allow for a hierarchy in proportions of the cladding.  
OPI disagrees with this assessment. A base, middle & top proportion exists all around the building and will be felt at the human scale.
- **Item 8: 5:12 minimum, and 12:12 maximum roof slope:** RSA acknowledges that it is allowable for shed roofs to be 3:12, although RSA recommends the slope of the shed roof over the restaurant match the 3:12 slope of the clapboard-clad volumes for consistency.  
OPI disagrees with this assessment. Contemporary architecture allows for shallower pitches than are seen in traditional architecture. The large shed rooves at either end of the building express the contemporary aspect of the building. The volume that must be contained under each of the large shed rooves only allows for a 2:12 roof slope. Even if the increased height were feasible the resulting 3:12 pitched volumes would look out of place.
- **Item 11: Simple, powerful, character-defining roof(s):** The design presents many roof styles that are also somewhat comparable in size. This does not meet the Design Guidelines requirement to establish a distinct hierarchy of a “singular (or) primary roof” and “secondary roof forms”. RSA believes that the projecting roofs that cap the clapboard-clad volumes should match the roof and exterior structural skeleton of the restaurant volume. Doing so will simplify their expression and reinforce a hierarchy that this is the primary roof type, and that the modern stucco volumes are secondary.  
OPI feels that especially with the addition of the angled columns to the major roof forms that mimics the design of the restaurant there is a clear hierarchy between the Major, Middle and Minor rooves. See updated elevations.

### Checklist 4: Craft, Materials, & Colors

- **Item 1: Utilize or mimic authentic fastening and joinery methods:** See above comments on Checklist 3 regarding matching the language of the skeletal structure at the restaurant roof. OPI stated that the headers above the windows at the clap-board clad facades will be expressed with a differentiated material or color.  
That is correct. See updated elevations

- **Item 13: Stucco at building Middle Layer, not Base layer: At the stucco volumes, the stucco extends down into the Base layer (approx. 30" above grade). Potential solutions relate to comments for Item 1 on Checklist 3.**

Increasing the thickness of the stone wainscot has raised the stucco in relation to the ground. Nowhere on the building does stucco reach within a few feet of the ground level.

We believe this concludes our participation as a design review consultant for the 'Dillon Homewood Suites' project, and will await to hear from the Town of Dillon if we are requested to review any additional materials or revisions.

Thanks,

CHRIS HOLZWART, RA, NCARB, LEED® AP

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