

BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES

Date: April 30, 2015

Project: 301 East Cromwell Street – Sagamore Distillery

Phase: Continued Schematic

Location: 301 East Cromwell Street – Port Covington PUD

PRESENTATION:

Mr. Scott Vieth (Ayers Saint Gross) re-presented the Schematic Design for the Sagamore Whiskey Distillery, beginning with a review of the site constraints, followed by the formative ideas of the design and the new thoughts based of further exploration and comments from UDARP. For the building architecture, these new thoughts include glass facades facing the courtyard, along with glass vestibules marking the entry to each of the buildings, as well as continued exploration of materiality for the structures. Chris McFarlane of Landworks Studio presented the new concept for the site’s landscape. Mr. McFarlane described modifications to the site, including the repositioned entry pool and expanse of lawn at the lower terrace, precast and stone paving and patterning connecting the three buildings, and a modified pergola at the water tower, along with other features.

COMMENTS OF THE PANEL:

- Although there is topographic change and proposed planting between the adjacent roadway and the distillery’s parking lot, the expanse of parking does not appear clearly contained. The introduction of walls (as proposed along the length of the property) will do well to add clarity and containment.
- Although acknowledged as desirable in the early concept diagrams, transparency in the architectural form could find greater realization.
- Coloration of the roofs might more clearly signal intent within the buildings. How does the coloration of the rooftops identify what happens in that structure?
- The current scheme is improved in its rationalization of typologies, although the industrial heritage of the site could be explored further. The common characteristic between agrarian and industrial landscapes is efficiency – every gesture should be about economy. The current landscape plan does not complement the architectural form and appears to be “fussy” in comparison. The two firms are encouraged to find a common vocabulary that creates a clear and elegantly simple composition. Simplify through editing.

- The back of the Processing Building continue the vocabulary of stone rather than the introduction of wood (slats). The glass entry box vestibules appear too “slick” given the proposed typology. Perhaps less glass and the inclusion of the steel in the framing. The pergola structure that now embraces the water tower is of a completely different vocabulary than the remainder of the site. Consider truly integrating the water tower vocabulary with the trellis structure, so that they read as one composition, one element.
- Continue to refine the narrative of the project: strive for elegant simplicity in one compelling, legible composition.

PANEL RECOMMENDATION: Schematic approval with Comments

Attending:

Joel Fidler, Scott Vieth – Ayers Saint Gross

Brian Treacy – Three Diamond

Kristine Adey, Shawn Batterton – Sagamore

Jesse Lindsay – WBCM

Chris MacFarlane – Landworks Studio

Dr. Meany, Messrs. Bowden, Burns and Rubin* - UDARP Panel

Director Tom Stosur, Christina Hartsfield, Anthony Cataldo, Alex Hoffman – Planning