

Patapsco Distilling and Historic Sykesville



Outline

- The Path To Sykesville
- The Path Through Sykesville
- Renovating a Historic Building
- Embracing the History of the Building
- Utilizing the History of Sykesville
- Take-Aways From My Experiences



The Path To Sykesville

- The original business plan did not include any type of historical location
- Meeting with the Sykesville Economic Development Coordinator
 - The space I was looking for was 2x bigger than current building
- Meeting with the Town Manager (lol)



FIRST BUILDING



SECOND BUILDING



The Path Through Sykesville

- Modifying the “Conditional Uses” in the zoning
 - Thank you Lyon Distilling
- Applying the “Conditional Use” to my building
 - Standing Room Only
- Modifying and Applying took 7 months away



Renovating a Historic Building

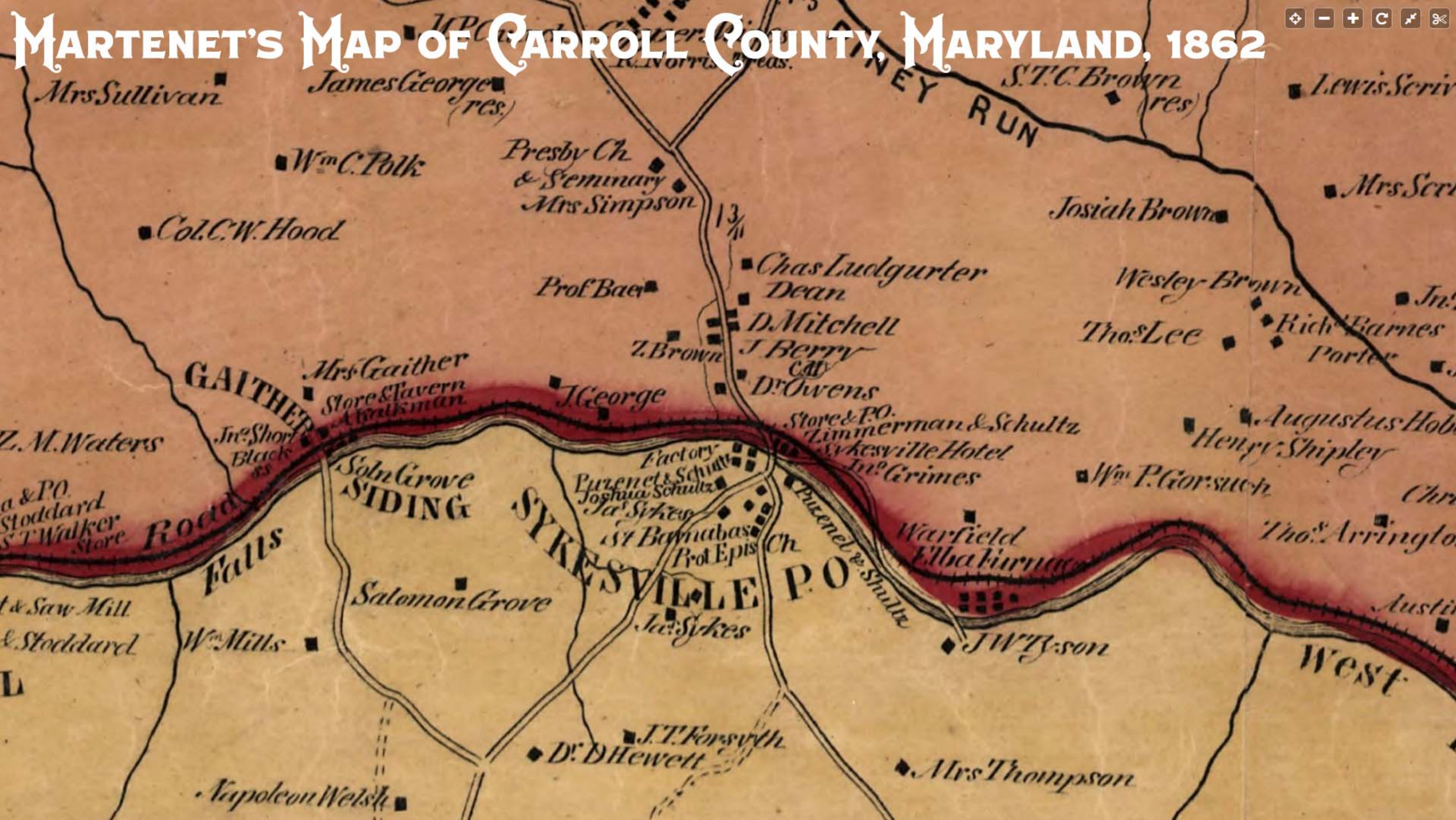
- Second floor had to be leveled and supported
 - Five inches up
 - New support beams
 - More new support beams
- ADA compliance
- Second floor, secondary egress nightmare
- Hint for Success - Hire an Architect with Historical Experience... Very Expensive... No Landmines



Embracing the History of the Building

- Oldest building in the town
 - Original beams hand hewn
 - 2nd floor beams cut marks
- Built in 1835 by the Owings family (of Owings Mills)
- 2nd fire department for the town
 - Found items
 - Pictures
- Parish House for St. Barnabas
 - Door sign
 - Visit from church members





Boards came from a Watermill

Hand hewn beam

Parallel saw lines are indicative of a
watermill...



Most likely, the wood came from the sawmill in the town of Oakland Mill...
Free T-Shirt to the first person tell me where town of Oakland Mill is located...



7609

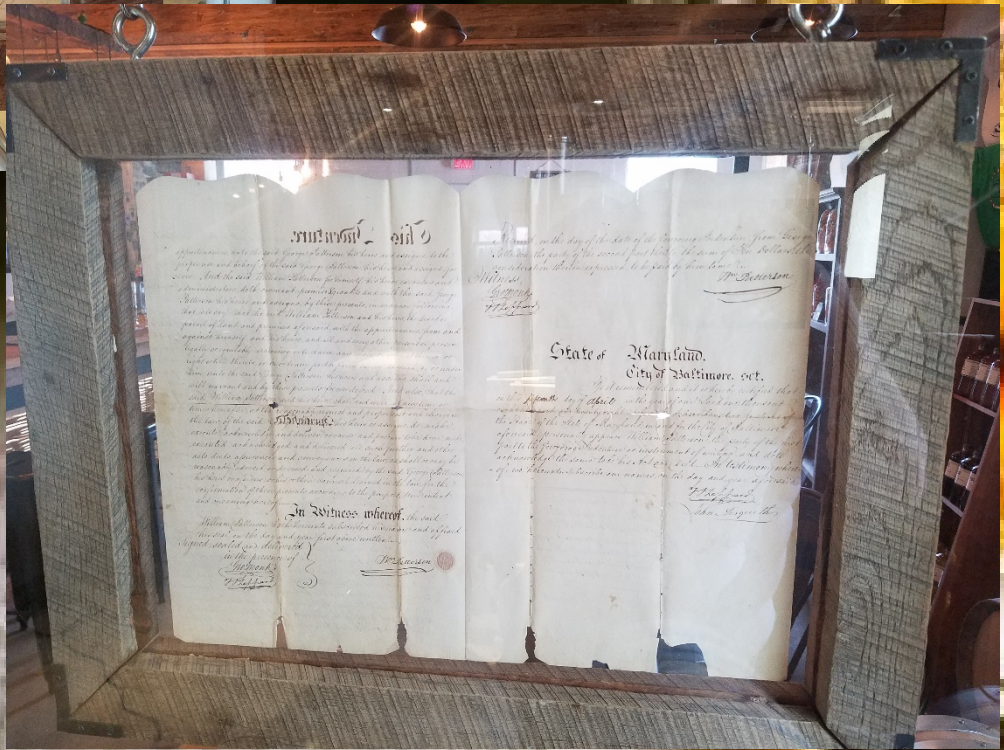
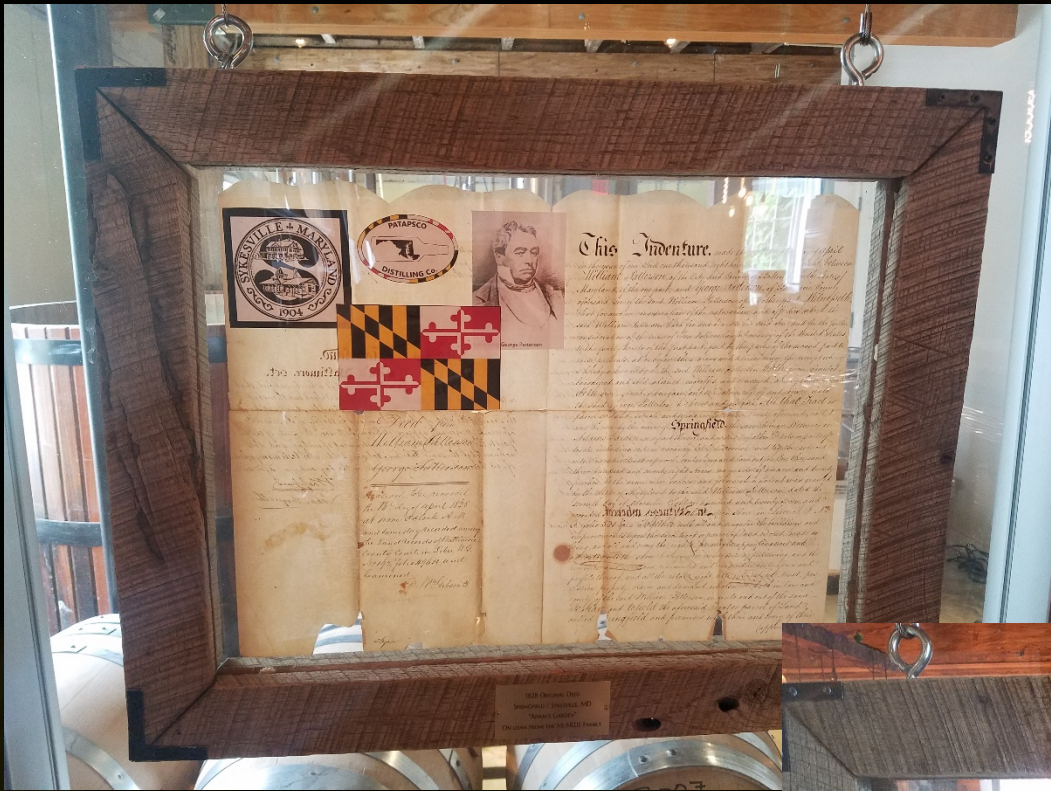


Utilizing the History of Sykesville

- Original deed/bill of sale for the land Sykesville is built on
 - William Paterson to George Patterson
- Gettysburg Connection
- Napoleon Bonaparte Connection
- Future distilled spirits will have names tied to Sykesville history
 - Rum
 - Bourbon

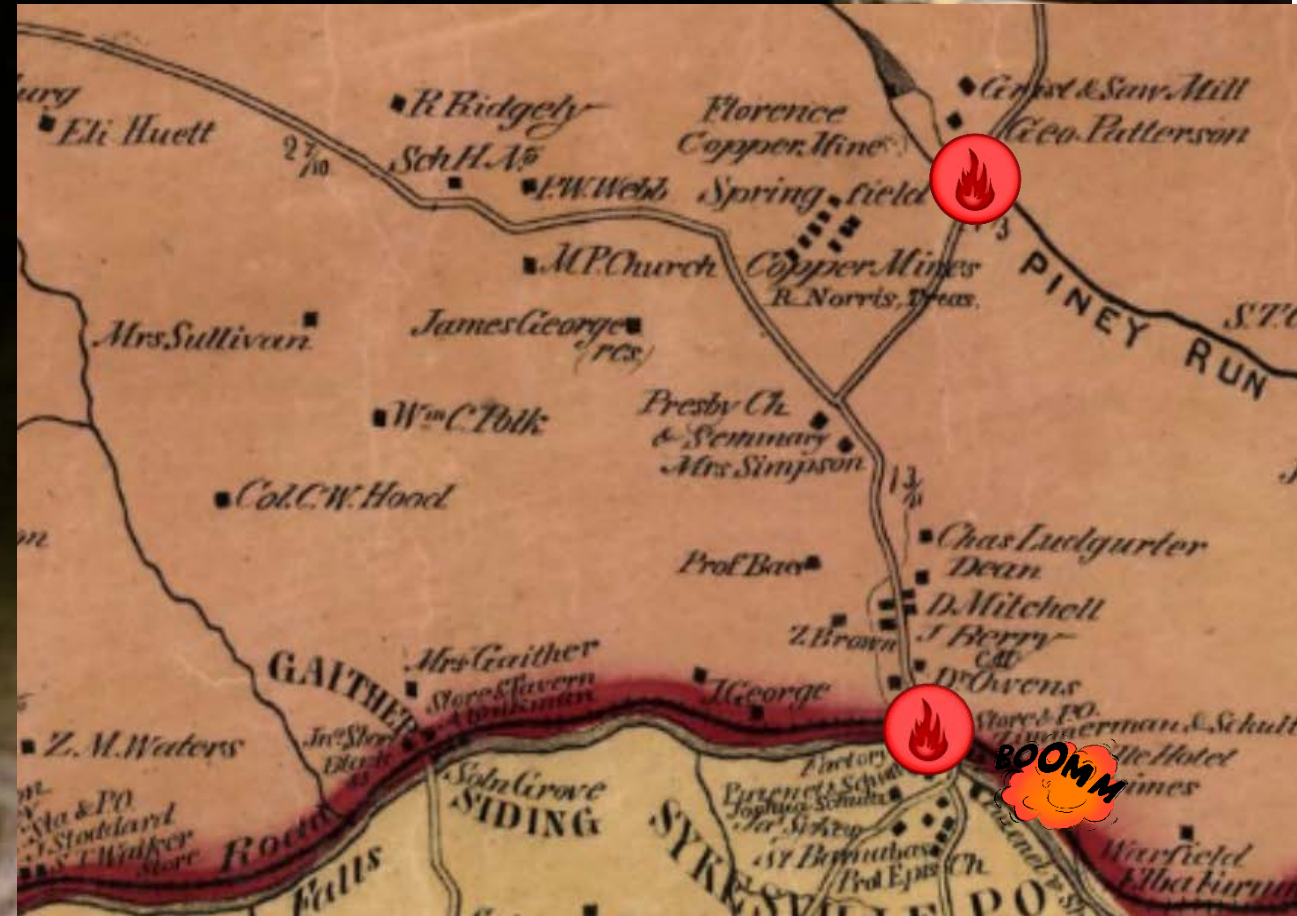


Deed from
William Patterson
George Patterson
Received, to be recorded
the 10th day of April 1828.
at nine o'clock A.M.
and same day recorded among
the Land Records of Baltimore
County Court in Liber W.G.
No 192, folio 496th and
Examined
P. M. Gibson



Gettysburg Connection

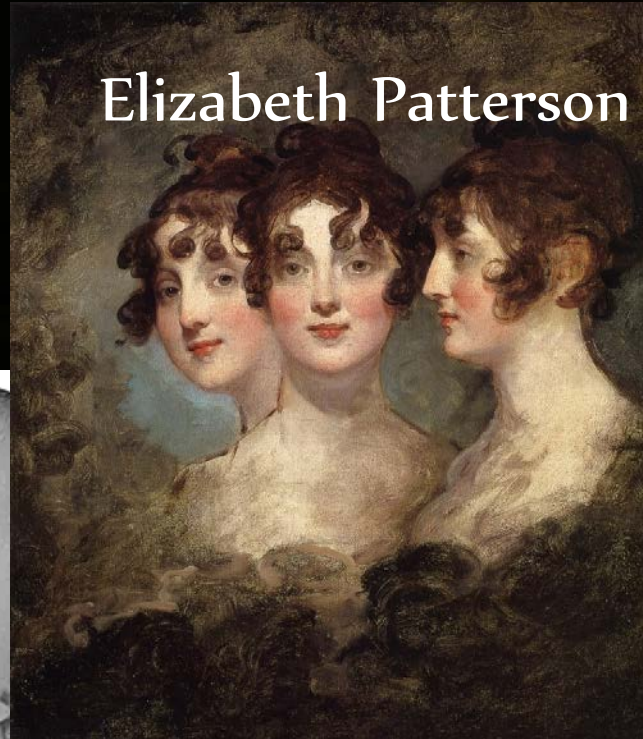
- A factor to the Confederate loss at Gettysburg was the tardiness General Jebb Stewart
- He was late to the battle because he was raiding Sykesville & the surrounding area.
 - He burned 2 bridges, ripped up railway and cut telegraph wires
 - My building was there...



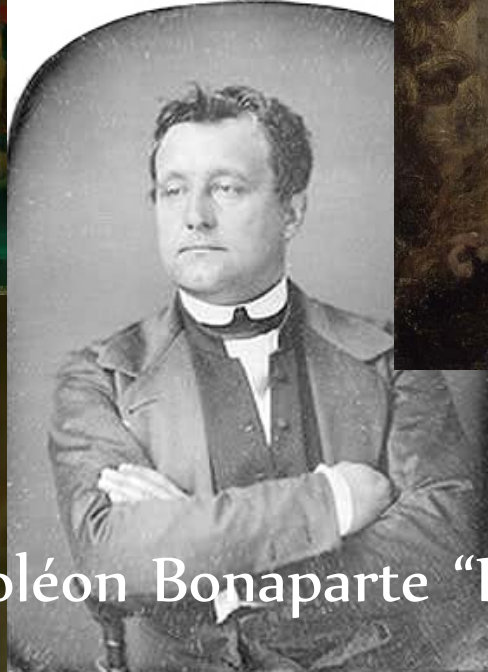
Jérôme Napoléon Bonaparte



Elizabeth Patterson



Jérôme Napoléon Bonaparte "Bo"



Take-Aways From My Experiences

- To the Start-Up

- Location Location Location

- Being on Main Street in a Historic Town is Amazing
 - Learn the History of Your Building
 - Learn the History of Your Historic Town
 - Incorporate both into your tours

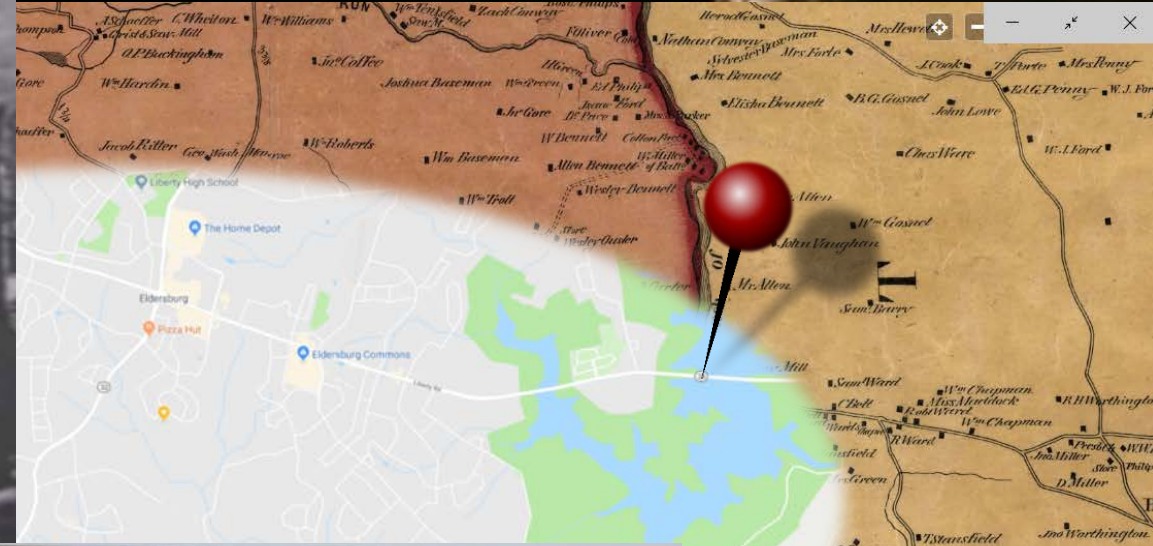
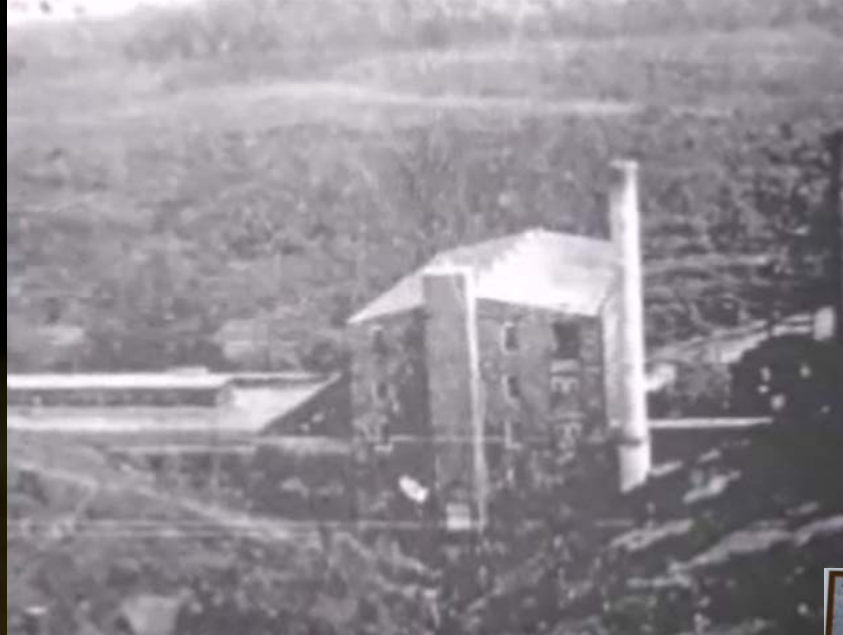
- To the Towns

- Locally Produced Beer, Wine and Spirits are a People Magnets
 - ½ the people coming in say “I didn’t know you were here”
 - The other ½ say “I’d never heard of Sykesville before”
 - Don’t chase Alcohol away... actively hunt it down
 - Go to the Guild Meetings,,, meet the guys looking for guys in the start-up phases and see if you can woo them.



Answer to Win a T-Shirt and Questions

Oakland Mill Location



Growing Wine in Md.

Could the Mid-Atlantic Rival
Bordeaux and Burgundy as a
Great Winegrowing Region?

?

About Dodon

1668 – Francis Stockett patent, named for French Convent

1725 – Purchased by the Steuart family

1890 – Donated to the Catholic Church

1926 – Family repurchased farm

1960 – Tobacco ends. Cattle and row crops begin.

1990 – Equine Training center

1999 – Agricultural preservation passed to 7 siblings

2007 – First vines

2018 – 400 acres woodland, 120 pasture & hay, 25 vineyard, four homes with 10 acres of farmstead

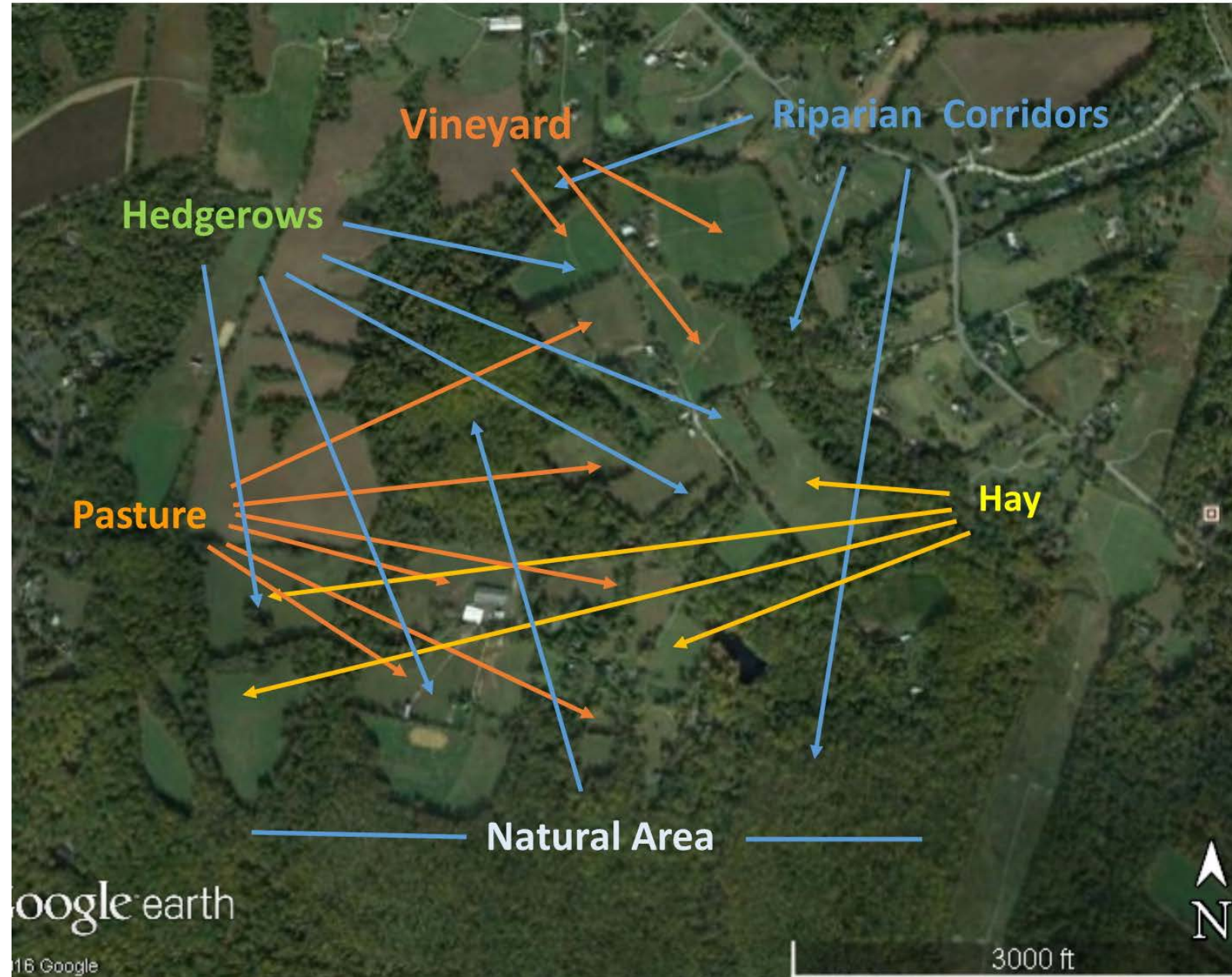


“We are stewards of the land and guardians of its future”

Dodon is an Environmentally Diversified Farm

“That looks like the kind of
farm I would like to own.”

Professor Claire Kremen
MacArthur Fellow
July 2016





Some advantages of a
diversified farm



- 28,000 vines on 16 acres
- Six Varieties
- Seven Wines
- 2500 cases per year
- Seven FTEs
- World class consultants

Dodon Today

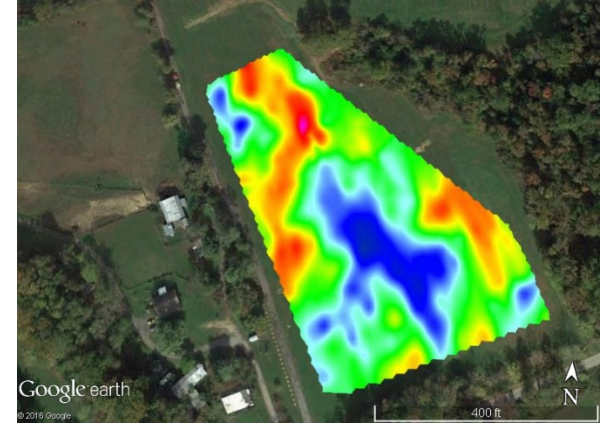
“You’re very lucky that you are in such a climatically challenging place. If you are clever, this can be one of the great winegrowing regions of the world.”

Claude Bourguignon
Consultant in Soil Science
May 2015



What did Claude mean?

- What is a “great wine growing region?”
 - Bordeaux/Napa – large, elegant estates
 - Burgundy/Sonoma – small, focused farms
 - Barolo - revolutionary learning
 - Mid-Atlantic – to be determined
- For Claude, “clever” means
 - Marginal ripening temperatures and excess water require us to be attentive to every detail, just to survive
 - These same conditions result in long, slow, balanced skin ripening that create balance, harmony, depth, longevity, and complexity
 - Focus on “living soils”



Understanding Dodon Soils

Clay

From Estuary Sediment



Sand, Shells,
and Limestone

From Ocean Sediments

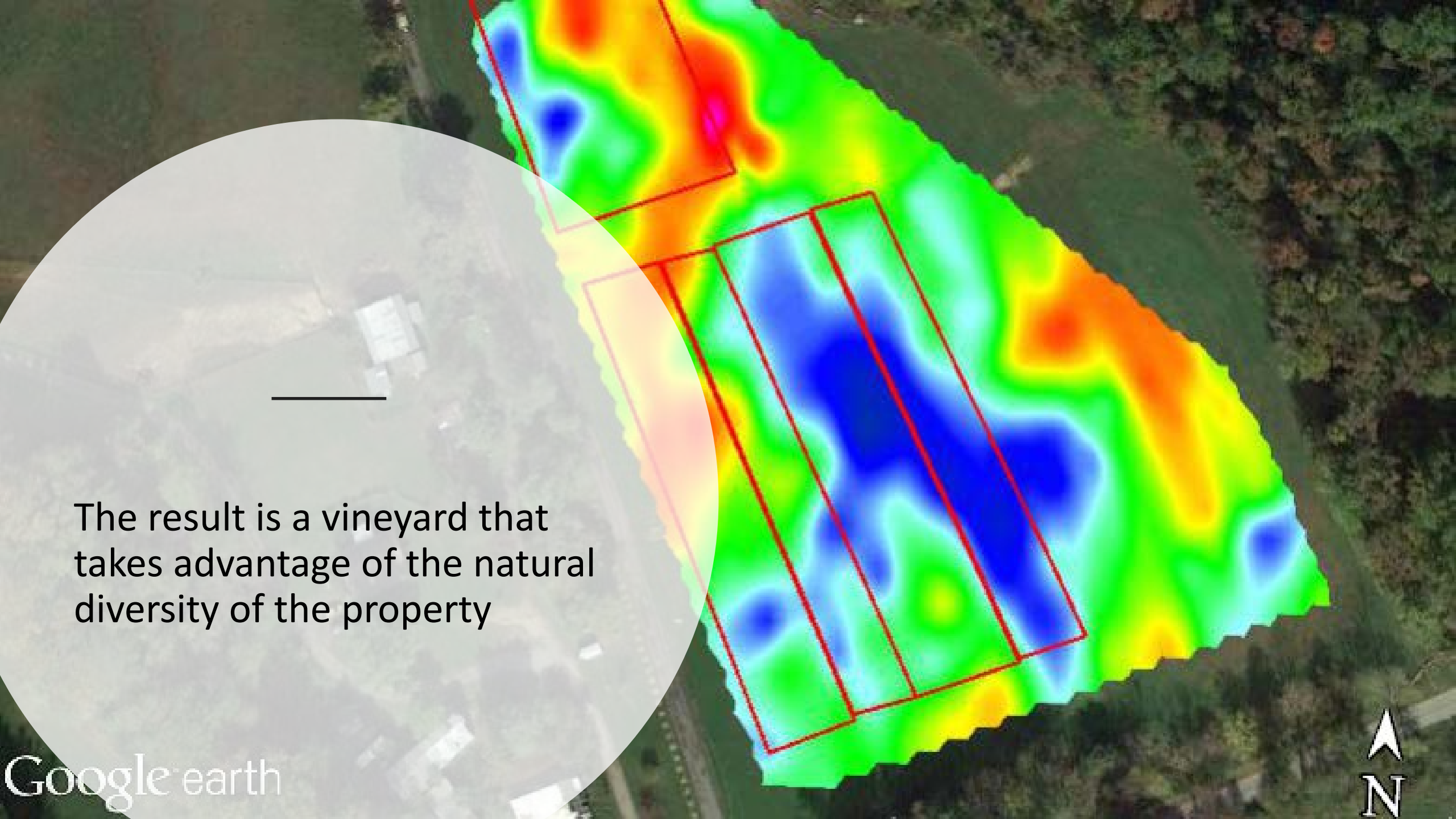


Diverse Rock and Gravel



Transported by Rivers from
Ancient Mountains to the West





The result is a vineyard that takes advantage of the natural diversity of the property



Creating a Diverse Microbial Ecosystem in Soil

- Eliminating herbicides that reduce soil life by 85% in no-till systems
- Gentle tillage controls weeds, adds oxygen, renews bacterial life, and reduces fungal pest populations
- Natural products, such as crabmeal, and diverse cover crops enhance desirable microbial populations
- Offseason grazing reduces weed pressure, and adds organic fertilizer and bacteria

“Half for nature, half for you”

Bob Cannard
Green String Farm and Institute
June 2016



How a diversified system works

- Planting 28,000 grape vines attracts pests that like to eat grapes and grape vines
- Without crops that attract and maintain predators and parasites, the pests will take over
- Providing diverse food sources attracts mantids, lacewings, lady bird beetles, etc., that will reduce insect pests
- These diverse food sources will also help create diverse microbiological activity in soil that will reduce microbial pests





Creating a Balanced Insect Ecosystem

- Border plantings increase parasitic wasps
- Diverse wildflower corridors allow them to travel deep into the vineyard
- Summer forbs (clover) increases biological control of leafhoppers and thrips by 25%
- Alternate row mowing further reduces them by 50% within two weeks



“Our conversation reminds me of dinner with my father when I was young.”

Tim Mondavi
Continuum Estates
April 2016

What did Tim mean?

- Many of our challenges now are similar to those faced by Napa Valley growers in the 1960s
 - Workforce training and development
 - Novel climate and pests to understand
 - Vineyard management crews
 - Equipment supply and maintenance
 - Competing land uses
- A critical mass of growers with accumulated knowledge and experience and who are willing to come together to share it
- A community that comes together to learn, to enjoy wine and food, and to get to know each other



Building a Wine Culture by Building Community

The Dodon Wine Club



Thank You

Community Manufacturing In an urban environment

