

APPENDIX C  
AGREEMENT TO INCORPORATE  
GOODERHAM & WORTS LIMITED  
1 AUGUST 1882

Agreement as to Gooderham & Worts Limited  
Dated 1st August 1882 between George Gooderham Esqr. and The  
Trustees and Cestiusue Trustent under the Will of the Late  
James Gooderham Worts Ess.

This twenty-six page agreement created a limited company in place of the partnership under which the business had operated until then. Accompanying it were schedules totalling eighty-two pages and containing much valuable information that is outlined below; that part in which the buildings are described is transcribed. Attached to the agreement was a plan of the site by Unwin, Browne & Sankey dated Nov 8, 1882.

Outline of Schedules A and B

Schedule A, Part I

- pp. 1-3            Listing of the Real Estate, Buildings, Plant and Machinery with an agreed value for each asset, the amount of depreciation appropriate and the present value.
- pp. 3-11          A description of the **company's** lands
- pp. 12-31        Description of Distillery

Schedule A, Part II

- pp 32-36        Stock in Trade at 31 July 1882

Schedule A, Part III

- pp 37-46        Book Debts and Cash on Hand

Schedule A, Part IV

- pp 47-69        Reports of Thomas Worswick & **Elisha** Simkins (machinery), George Booth (piping and copperwork), and George Galt & David Roberts (buildings and fittings) showing details of depreciation.

Schedule A, Part V

- pp 70-79        Balance Sheet

Schedule B

- pp 80-82        Weekly expenses at 1 August 1882 for each staff position, grain, fuel, interest and incidentals.

Transcription of Schedule A, Part I, pp. 12-31

Description of Distillery

Item on Real Estate a/c NO 4  
Marked on plan annexed hereto 'D'  
Value \$121,175

and more particularly described from pages 16 to 24  
Size 170' x 50' height 76' with wing running north  
30' x 30' built of stone slate roof 5 storeys high  
Boiler House 107' x 30' height 20' built of stone  
with felt roof and chimney 120 feet high flue 5' x 5'  
Fuel Economiser 70' x 12' height 20' built of  
brick with felt roof -  
Fermenting Cellar size 140' x 80' height 20'  
with loft, built of stone with slate roof  
West end of Fermenting Cellar size 80' x 80'  
height 20' built of brick with felt roof,

Distillery - Mill Part contains Ten (10) run of  
stones, Grain bins, Grain and meal elevators,  
Conveyors - cleaners - shafting - belting  
pulleys &c. &c.

Engine Room contains one (1) 400 H.P. Brown  
Automatic-cutoff Engine built by Thomas  
Worswick Guelph during summer of 1881  
and one (1) Boiler Pump,  
two cut gear wheels

Distillery Part contains four (4) Mash tubs  
(see fo. 20) lined with copper & rakes driven  
by machinery below, Stills (see fo. 13)  
Doublers (see fo. 14) Goose (see fo. 23)  
Condenser (see fo. 15) and Worm (see fo. 20)

Fermenting Cellar contains forty-six (46)  
fermenting tuns 16' Diamr. 8' 6" deep  
and one Beer Reservoir of same size

[here begins page 13 of Schedule A to agreement]

Boiler House contains six (6) boilers 23' long  
6' Diamr. with 9-10" flues in each  
with connections to engines Stills &c.  
and all necessary hot and cold water tubs  
pipes valves cocks &c. &c. steam and  
spirit pipes (iron & copper) valves cocks  
&c. &c.

In addition to the above six (6) boilers there are two (2)  
in East Boiler House and Two (2) in lane Ten (10) in all

## Decription of Stills

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The Stills consist of Eighty two (82) Boxes as follows Fifty eight (58) Boxes 62" x 28 1/2" x 12" divided into Three (3) chambers as below each chamber being 18" x 28 1/2" with one (1) copper plate 20" x 26" made of N<sup>o</sup> 7 copper, four (4) boxes 62" x 28 1/2" x 24 divided as below into three (3) chambers but have no copper plates - and twenty (20) boxes 62" x 28 1/2" x 12" without any divisions. These twenty (20) contain about 600' of copper scroll - 3" diameter

(here there is a diagram)

[here begins page 14 of Schedule A to agreement]

## Description of Doublers

The Doublers consist of thirty nine (39) boxes each box being 7'10" x 3' x 1'6" and of these, thirty (30) have fifty one (51) 1 1/2" Copper tubes in each as below. The remaining nine (9) have no tubes

The Doubles have water connections from the Condenser and overflow into the heater over Boiler House -

(here there is a diagram)

[here begins page 15 of Schedule A to agreement]

## Description of Condenser

The Condenser is composed of twenty one (21) boxes 17 1/2" x 42" x 21" inside measurement without divisions as below and encompasses two (2) 10" copper pipes leading from the Goose to the Worm with water Connections from water tank on top floor and to Doublers - With all copper and iron pipes cocks valves &c.

(here there is a diagram)

All the spirit pipes connection stills Doublers  
Condenser Goose and Worm are heavy 10"  
Copperpipe and all other connections hangers  
couplings valves cocks &c. &c. are either  
Copper or brass -

[here begins page 16 of Schedule A to agreement]

Mill - Size 48' x 50' height 67' 5 stories high  
Stone with Slate roof -  
On first or ground floor is the foundation for the  
Stone hirst 10'3" x 21'7" built of brick & stone  
Stone Hirst made of iron for eight (8) run of stones  
On a line shaft (old engine shaft) is  
One (1) cut gear Driving Wheel 7' diameter 10"  
face working into  
Two (2) cut gear Pinion Wheels 3' diamr 10"  
face placed on  
Two (2) line shafts wrought iron 21' long  
8½" diamr on which are  
Eight (8) mortice bevel Wheels 5' diamr. 7" face  
working into  
Eight (8) Cut gear Pinions driving  
Eight (8) run of 4'4" stones stuated on the  
next floor -  
Also one (1) 4" wrought iron Upright Shaft  
running to top of Mill for driving all  
machinery up there  
On Engine Shaft is  
One (1) Pulley 9' diamr 15" face with 14"  
double belt and belt tightener for driving  
One (1) Shaft 40' long 4" diamr. for driving  
One (1) carshifter  
Two (2) Portable Mills 3' diamr situated on next floor  
One (1) Counter Shaft 12' long 2½" diamr. with  
Five (5) Pulleys  
Also Two (2) Fairbanks hopper scales (3 ton Capacity)  
One Fairbanks platform scale (Capacity 1 ton)  
Also Two (2) Grain Elevators to top of Mill (1 - 12 in belt  
( 1 - 8 " "  
Four (4) Meal Elevators " " " " 8" belt  
One (1) Do " " " " 7" belt

[here begins page 17 of Schedule A to agreement]

One (1) Meal Conveyor **23'** long 10" diamr  
with necessary belts pulleys shafts hangers &c. &c.

On Second or Millstone floor are  
Eight (8) run of **4'4"** Burr Stones  
Two (2) Portable Mills **3'** diamr. with all  
necessary feeds spouts kerbs &c. &c.

On Fourth Floor is  
One Oat Sceener **5' x 1'11"** with countershafts  
belts pulleys &c.

On Fifth or Top Floor are  
One (1) NQ 6 Sturtavant Suction Fan from Stones  
One (1) NQ 4 Sturtavant Suction fan from Elevator  
One (1) Corn Screener of **7' x 2'** made of perforated sheet  
iron  
Four (4) Meal Conveyors 55 feet long to convey meal  
to Distillery meal bins  
One (1) Main line shaft **48'** long 3" diamr  
with all necessary counter shafts pulleys  
wheels belts hangers &c. &c. for driving  
the above mentioned machinery -

[here begins page 18 of Schedule A to agreement]

Distiller part size **98' x 50'** height 67' with  
wing on North side 30' x 30' height 67'  
five (5) storeys high built of stone with  
Slate roof

First or Stone Floor is paved with 4" flags  
and on it are  
Two (2) Pine (Government) Spirit Receivers with  
all necessary Copper pipe connections from  
the Worms end and from Refrigerator  
and to the Spirit pump & water connections  
One (1) Wastewater overflow (Pine) tub  
One (1) Oak Spirit overflow tub with iron pipe  
connections from all the spirit tubs in the  
Distillery  
One (1) Iron (Refrigerator) Tank 22' x 4'6" x 3'  
containing 1300 feet of 2" copper pipe to  
cool spirit passing from Worms End  
to close Receivers -  
One (1) Upright Shaft 6" diamr 11' long on  
which are

Two (2) horizontal shafts 6" diamr. **12'** long  
with bevel wheels necessary for driving  
Two (2) horizontal shafts each 6" diamr **40'** long  
with necessary wheels pinions shafts  
journals **&c. &c.** for driving mashers in Washtubs  
One (1) line shaft 6" diamr **100'** long running  
from Engine room to Fermenting cellar  
with pulleys for driving slop pumps  
and countershafts wheels **&c. &c.** for driving  
Two (2) 3 throw (cold water) pumps 6" diamr 18" stroke

[here begins page 19 of Schedule A to agreement]

One (1) Brass (spirit) pump 6" diamr 18" stroke  
with Copper connections from close Receivers  
used for pumping spirit from close Receivers  
to Spirit Receivers -  
One (1) Countershaft 4" diamr 15' long with  
pulley for belt from small steam engine  
on this floor and **cutgear** wheels to  
connect with Main line shaft  
One (1) 3-throw Brass (beer) pump 5" diamr  
18" stroke with Copper connections from  
Beer Reservoir in Fermenting Cellar to  
Beer Receiver on Fourth Floor of Distillery  
One (1) Forty (40) H.P. Steam Engine for pumping  
water to boilers or to watertanks or in  
case of accident can be connected with  
Main line shaft & run the Beer pumps  
and Slop pumps and so supply slop to  
the cattle sheds -  
One (1) Copper and Brass (Slop) pump with copper  
pipe connections **&c. &c.** to pump slop to cattlesheds  
Also all necessary Copper pipe from the Worms end  
to the close Receivers Beer Reservoir and  
Refrigerator and from Refrigerator to close  
Receivers **&c. &c.** and all steam and  
water connections to Mash tubs Engine  
water pumps spirit pump **&c. &c.** all  
Gas Connections Six (6) Copper Syphons  
from Stills and copper and iron pipes  
cocks valves **&c. &c.** of various sizes  
Also about 3700 feet of 5" Copper pipe from Distillery to  
Cattle sheds made of 6 lbs. copper encased in wooden box

[here begins page 20 of Schedule A to agreement]

### Distillery Second Floor

This floor is made of double 1" boards on fifty (50) iron joists **16'** lengths and 4" x 14" pine joists also 7 iron girders **50'** lengths all supported by iron columns and on this floor are

- One (1) Copper (Low Wines) tank Capacity 192 gal. with Copper pipe connections from the Doublers & to the Beer pumps & Beer Reservoir
- One (1) Wood (Worm) tub containing
- One (1) Copper Worm **1000'** long and tapering from 10" to 4"
- One (1) Distributing Safe with Glass cover securing the Worms end with Copper pipe connections to Refrigerator Close Receiver and Beer Reservoir

The Spirit Receiving Room contains

- Four (4) Oak (Spirit) Receivers with 4" Copper pipe connections to rectifying stills and all necessary valves cocks **&c. &c.**

Wash Floor contains

- Four (4) double sided iron (Mash) tubs each **16'6"** in diamr and **5'5"** deep and lined with copper on bottom and **3'5"** up the sides and fitted up with all necessary water and steam connections with valves cocks **&c. &c.**

Also on this floor is the foundation for stills (for description see fo 13)

[here begins page 21 of Schedule A to agreement]

### Distillery Third Floor

Stills run through this floor - Foundations for Doublers and Condenser are on this floor for description of Doublers see fo 14 and of Condenser see fo 15

Private Yeast Room contains

- Two (2) double sided Copper kettles Capacity 132 gal. ea.
- One (1) Do. Capacity 265 gal.



with all necessary Machinery shafting utensils  
belting Copper and iron pipes steam and  
water connections valves cocks &c. &c. for  
making stock and jug yeasts -

One (1) Malt crusher driven by belt from  
line shaft

Yeast Room for making Day Yeast contains  
Twelve (12) Yeast tubs 54" x 44" with copper  
pipe connections to mash tubs  
Two (2) Iron Yeast Mashers Copper lined  
with all necessary spouting steam and  
water connections cocks valves &c. &c.  
Two (2) Brass (Low Wines) Pumps for  
pumping Low Wines from bottom to top  
of Doublers -  
Two (2) Pine (cold water) tubs Capacity 8000  
gals. each  
One (1) Pine (cold water) tub Capacity 5000 gals.

This floor is supported by six (6) iron girders each 50'  
long and twenty four (24) iron joists each 13' long  
all on iron columns -

[here begins page 22 of Schedule A to agreement]

Distillery Fourth floor

The Stills Doublers and Condensers run through  
this floor -

Meal Room contains Bins for Yeast Meal & Hoppers  
One (1) Fairbanks hopper scale Capacity 3 tons  
One (1) Do platform scale Capacity 1 ton  
One (1) Wood (Hop boiling) tub with steam and  
hot and cold water connections valves  
cocks &c. &c.  
Two (2) Pine (cold water) tubs Capacity  
8000 gallons each  
Two (2) Pine (water Rectifiers) Tubs Capacity  
1280 Gallons each  
One (1) 5 H P steam Engine driving  
Six (6) Brass and Copper (Beer) pumps with  
copper connections from Beer Receiver to Stills  
Eight (8) Oak (Spirit) Rectifiers 3020 Gallons  
each with all necessary copper and iron  
pipes cocks valves &c. &c.

This floor is supported by eight (8) iron joists each 13' long

[here begins page 23 of Schedule A to agreement]

#### Distillery Fifth or Top Floor

Stills Condenser and Doubler pipes run through  
this floor and on it are

Hoppers for ground meal for mash with  
conveyors from mill -

Three (3) Pine (cold water) tubs 4000 gals each  
with 4" iron pipe connections to alcohol  
stills, malt house office &c. &c. and to  
engine on stone floor with fire connections  
and length of hose on each floor also  
with engine condenser and on (undeciph.)  
of Distillery

Two (2) Spirit Receivers Cap. 6000 gals each  
to supply alcohol stills

One (1) Spirit Receiver Capacity 6000 gals.  
connected with all copper tanks in  
Tank Rooms Nos. 1, 2 & 3

One (1) Iron (Goose) Tank 12' x 20'  
containing 1000' of 3" copper pipe (undeciph.)  
elbows and used as a Condenser and  
connected between the Doublers and  
Condenser by 10" Copper pipe  
with all necessary copper and iron  
pipes cocks valves &c. &c.

This floor is supported by eight (8) iron joists each 13'  
long

Also two boilers one engine pump &c. in East Boiler  
house and two spare boilers in lane

[here begins page 24 of Schedule A to agreement]

Distillery - Outside Weight Scale-  
House - Size 18'6" x 17'3" brick with  
shingled roof Capacity of scales 10 ton  
made by Fairbanks -

#### Old Coppershop

Size 26' x 25'8" containing forge blower  
and other utensils for doing copper work  
also store room for coal &c. &c. with  
frame addition 20' x 26' height 15'

Shipping Warehouse

Is divided into two (2) parts, one part being 25' x 152' built of brick with felt roof and the other being 60' x 24' frame with tin roof

New Coppershop

Size 43' x 50' height 20' built of brick with felt roof and containing

One (1) Gas Engine

One (1) Forge

One (1) Steamhammer and other utensils for working copper with water and gas connections -

[here begins page 25 of Schedule A to agreement]

Description of Old Rectifying House

Item on Real Estate a/c NQ 5  
marked on Plan E  
Value \$6620

Size 78' x 33' 4 storeys high - brick - with stone foundation slate roof with wing running south 24' x 34' tin roof used for offices including office furniture safes and coppershop with one iron tank 15' x 15' x 6' for hot water Carpentershop store room &c. &c.

Paint Shop size 28'6" x 101'6" & 14' high built between Malt house and Old Rectifying House with brick front and felt roof. Entrance to vault is from this room

Malthouse and Vaults

Item on Real Estate a/c NQ6  
Marked on plan F  
Value \$8132

Size 138' x 70' height 36' 3 storeys and grain loft brick with stone foundations slate roof fitted up with Elevators 2 kilns 33' x 33' each 2 iron steep Tubs 2 Hopper scales (Capacity 1 ton each) over steep tubs One (1) 40 H.P. Engine 2 cement floors each 70' x 100' One (1) Grain cleaner and all necessary gas steam and hot and cold water connections &c. &c.

[here begins page 26 of Schedule A to agreement]

Stable	Item on Real Estate a/c NQ 1
	Marked on Plan G
	Value \$5582

Size 114' x 36' 31' high Brick with stone foundations  
 Felt roof. Contains  
 One (1) carriage house  
 One (1) Feed Room  
 One (1) Harness Room  
 Twelve (12) Single Stalls  
 Three (3) Box Stalls  
 With loft, shed in rear 22' x 60' height 10' felt roof  
 Yard planked 47' x 60' & 24' x 114' (3" plank)

Still House	Item on Real Estate a/c NQ 8
	Marked on Plan H
	Value \$26,320

Size 30'10" x 88' height 50' built of brick with stone  
 foundation & felt roof wood and Glass front  
 divided into three still rooms one (1) Mixing Room and  
 One (1) alcohol room and each still house containing  
 One (1) copper still  
 One (1) Copper column  
 One (1) Copper Goose and Iron Goose Tank  
 One (1) Copper Worm and Wooden Worm Tub  
 One (1) Distributing Safe  
 in all **Three** Copper Stills complete  
 also Two (2) Copper tanks size 10' x 10' x 6' each  
 Two (2) Iron (**Fusil** Oil) Tanks  
 Two (2) Iron tanks 10' x 12' x 8' with all  
 apparatus for mixing the different whiskies  
 and also spirit steam and water connections

[here begins page 27 of Schedule A to agreement]

NQ 1 Tank House	Item on Real Estate NQ 9
	Marked on Plan I
	Value \$6178

Size 70' x 87' height 30' built of brick with stone  
 foundations & felt roof and contains  
 Sixteen (16) copper tanks Capacity 8502 gals each  
 One (1) Fairbanks platform scale Capacity 1 ton  
 One (1) 15 H P Steam Engine with pumps  
 and spirit and water and steam  
 connections &c.

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NQ 2 Tank House Item on Real Estate a/c **NQ 10**  
Marked on Plan **J**  
Value \$17,077

Size 70' x 87' height 30 ' built of brick with stone foundations and felt roof and contains Sixteen (16) coppertanks Capacity 9154 Gals. each One (1) Fairbanks platform scales Cap. 1 ton and Spirit water gas and steam connections **&c.**

NQ 3 Tank House Item on Real Estate a/c **NQ 11**  
Marked on Plan **K**  
Value \$19888

Size 75' x 90' height 26' brick with stone foundation & felt roof and contains Twenty (20) Copper Tanks Cap. 10850 Gals. each with steam water spirit & gas connections **&c.**

[here begins page 28 of Schedule A to agreement]

North and South Storehouses Item on Real Estate a/c **NQ 12**  
Marked on Plan **L**  
Value \$22400

Size 60' x 175' height 33' built of brick with stone foundation and felt roof and contains Twelve (12) Oak (Spirit) Receivers Capacity 5000 Gallons each with copper scroll in bottom and copper covers to each - Seven (7) Oak (Spirit) Receivers in South store with wooden tops Capacity 5000 gallons each

East Boiler House Item on Real Estate a/c **NQ 13**  
Marked on Plan **M**  
Value of building & chimney \$3312

Size 58' x 30' height 26' built of brick with felt roof and contains two (2) Boilers 6' diamr 23' long and have each 9-10" flues One (1) brick chimney 80' high flue 3' x 3' and One (1) boiler pump and Engine with all water steam and gas connections **&c. &c.**

Ice House

Item on Real Estate a/c **NQ14**  
Marked on Plan **N**  
Value **\$2580**

Size **100'** x **30'** height **20'** built of brick with  
shingle roof

[here begins page **29** of Schedule **A** to agreement]

Wharf property

Item on Real Estate a/c **NQ 15**  
Marked on Plan **O**  
Value **\$6812**

Wharf property includes

One **(1)** Wharf at foot of Parliament Street  
with Fairbanks platform weigh scale  
Capacity **6** tons  
One **(1)** wharf at foot of Trinity Street  
with one **(1)** Fairbanks platform scale  
Capacity **6** tons - One **(1)** Do Capacity **2** tons  
Grain warehouses Bins Boiler Engine Shafts  
Belts Pulleys **&c. &c.**  
Exclusive of water lots  
Capacity of warehouses **150,000** bushels

Fuel Economiser

Item on Real Estate a/c **NQ 16**  
Marked on Plan **P**  
Value **\$3000.00**

Size **70'** x **12'** height **20'** built of Brick with  
felt roof and contains two **(2)** Greens  
Fuel Economisers each composed of **160**  
lengths of **12'** iron pipe with connections  
to engine boilers **&c. &c.**

Water Supply pipe

Item on real Estate a/c **NQ 17**  
Marked on Plan **Q**  
Value **\$6700**

Size **2'9"** inside diamr about **800'** long built of brick & oak  
and runs from well near distillery to crib in bays

[here begins page 30 of Schedule A to agreement]

Cooperage

Item on Real Estate a/c NQ 18  
Marked on Plan R  
Value \$17080

Under this heading is included the Machine  
shop size 101' x 40' including Machinery viz

- One (1) Steam Engine
- One (1) Boiler
- One (1) line shaft
- One (1) automatic Grinding Machine
- One (1) Parrott Machine or Stave dresser
- Two (2) stave Jointers
- One (1) Heading Jointer
- One (1) Heading Dresser
- One (1) Stave Chipper
- One (1) Stave saw
- One (1) H'd'g Saw
- One (1) Boring Machine

with all necessary belting countershafts pulleys &c.

Coopers Residence size 37' x 28' built of brick with shingle roof  
Machine shop above size 101' x 40' Do Do  
Cooper Shop Size 155' x 32' Do Do  
Flag house size 10' x 14' Do Do  
Barrel storehouse Size 100' x 40' frame building Do  
Also land as described  
as item NQ 18 Cooperage

[here begins page 31 of Schedule A to agreement]

Cattle Sheds

Item on Real Estate a/c NQ 19  
See plan annexed hereto  
Value \$47000.00

Shed NQ 1 Frame Building with felt roof size  
210' x 150' comprising sheds, stalls for  
672 head of cattle, feed troughs  
tubs, gutters, drains &c. &c.

Shed NQ 2 Frame Building with shingle roof  
size 129 x 180' comprising sheds stalls for  
512 head of cattle, weigh scale capacity 10 tons feed  
troughs tubs gutters grains &c. &c.

Shed **NQ 3** Frame Building with shingle roof size **141' x 120'** comprising sheds stalls for 403 head of cattle, feed troughs tubs gutters drains **&c. &c.**

Shed **NQ 4** Frame Building with felt roof size **158' x 160'** comprising sheds stalls for 516 head of cattle feed troughs tubs gutters drains **&c. &c.**

Shed **NQ 5** Frame Building with felt roof size **158' x 160'** comprising sheds stalls for 516 head of cattle feed troughs tubs gutters drains **&c. &c.**

Shed **NQ 6** Frame Building felt roof size **158' x 160'** comprising sheds stalls for 516 head of cattle feed troughs, tubs gutters drains **&c. &c.**

Shed **NQ 7** Frame Building felt roof size **158' x 160'** comprising sheds stalls for 516 head of cattle feed troughs tubs gutters drains **&c. &c.**

With Manure pits & Bridges for each cattle shed -  
And long canal to bay and troughs on tressles to run off water and slop -