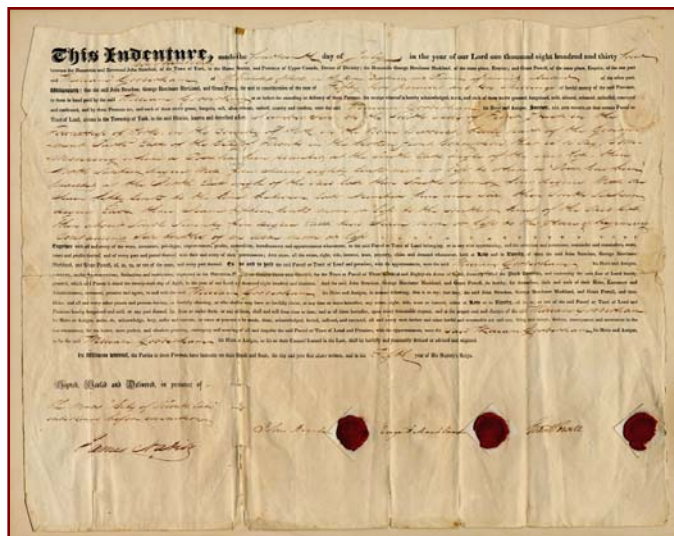


Good Deeds



July 14, 1834 indenture signed & sealed during the reign of William IV

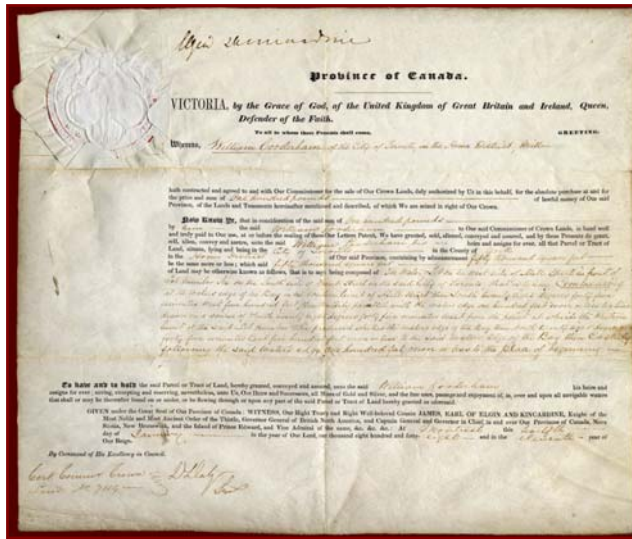


William Armstrong's view of windmill

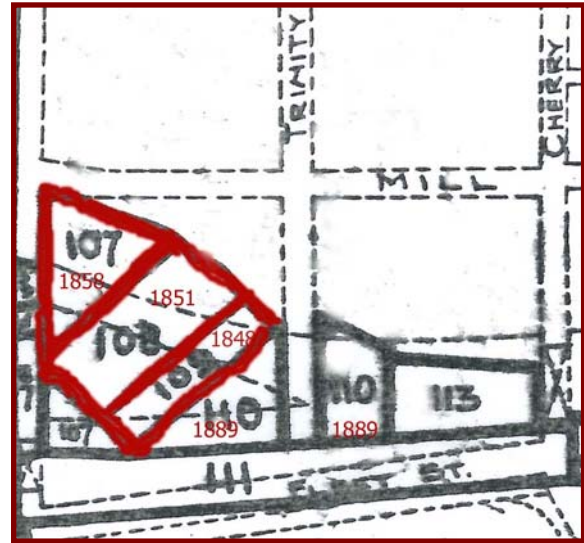
On July 14, 1834, William Gooderham agreed to pay future Archbishop John Strachan and his associates £ 52 10s for “lot Number Six,” containing six-tenths of an acre south of Mill Street (then known as Front Street). By this time, Gooderham was the sole surviving partner, steam had replaced wind as the power for his grist mill, and the business was thriving.

The property was located in the “Government Park” reserve just east of the new City of Toronto that had been created only four months earlier with an eastern boundary of Parliament Street. According to the indenture shown here, lot Number Six had been duly surveyed, staked out by “posts” planted in the sandy soil, and described in great legal detail. It was bounded by the Bay on the south (hence the term “broken front concession” found in the indenture), Front Street on the north, Lot Five on the west, and Trinity Street (then known as Mill Street) on the east. Over the years, William Gooderham and then Gooderham & Worts would add to their lakefront property, often by acquiring and filling in water lots extending from land lots.

What’s intriguing here is that the 1834 property appears to be the one where Worts and Gooderham had built their windmill in 1831 – ’32. Had they rented the land from Strachan, Markland and Powell? Had they simply built it without formal permission? Is there an earlier agreement dealing with the windmill land? Only more research ... and luck could answer these questions. (Luck, because so many early records have sadly vanished over time.) In the meantime, we do know that Gooderham & Worts valued this deed so much that it had been framed and placed on display along with the other two Crown land grants discussed in this article. (See plan at end for identification of the various properties discussed.)



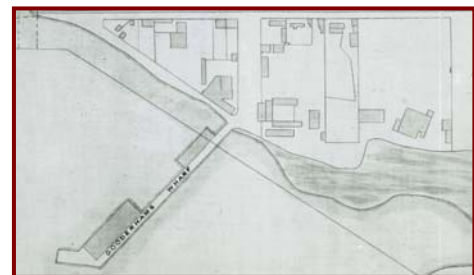
January 12, 1848 Crown land grant



Crown lands acquired by Gooderham et al #107-1858, #108-1851, #109-1848, #110-1889

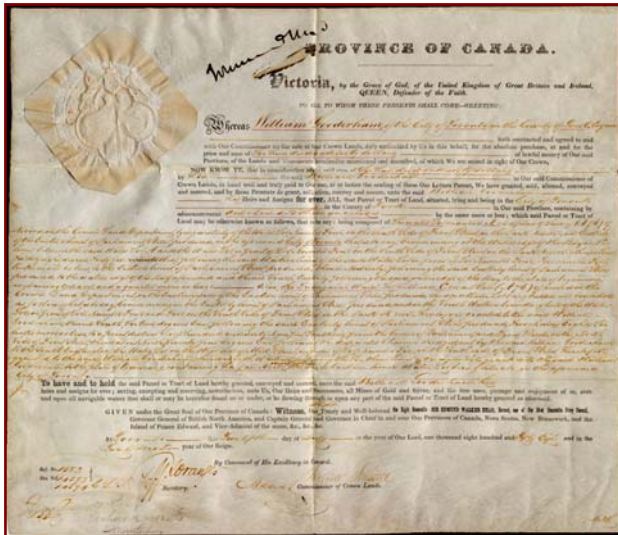
On January 12, 1848, William Gooderham, “miller,” acquired his first Crown land: the water lot extending 500 feet southwest from the water’s edge of Lot Number Six (already owned by Gooderham) and 100 feet between Trinity Street (still known as Mill Street) and Lot Five to the west. This expanse of water cost £100. The paper grant was signed and sealed in Montreal during the pre-Confederation period when the Province of Canada contained “Canada West” (later Ontario) and “Canada East” (later Quebec) and the capital alternated between East and West. By now Victoria was Queen, her “Right Well-beloved Cousin” Lord Elgin was Governor General of British North America, and the mill and distillery works were continuing to expand. (This property is #109 on the Crown lands plan.)

Again, it’s unclear whether the property in question was already occupied. In 1845, Gooderham’s young nephew, James Gooderham Worts had become a partner, the business had been renamed “Gooderham & Worts” and the milling-and-distilling company was preparing to expand. In 1846, G&W built its first wharf. Maps, such as William Kingsford’s 1855 GTR plan, indicate that the 1846 wharf seemed to run right through Water Lot 6, so the Crown grant may have been finalized after the fact of expansion.



Kingsford plan with G&W wharf

William Gooderham acquired more Crown land – water lots Five and Four to the west of Six – in January 1851. (This property is #108 on the Crown Lands plan, but the grant itself has not been consulted.) Clearly, the ground was being prepared (perhaps literally) for the Stone Distillery of 1859-1960.



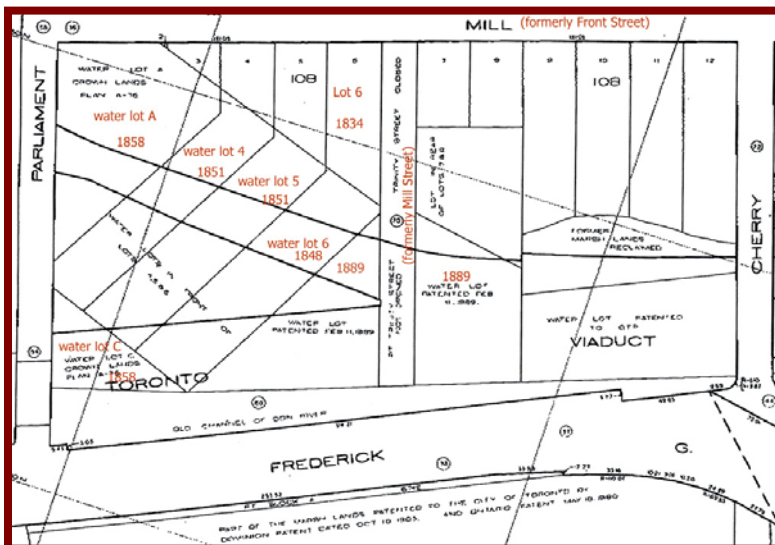
1858 Crown grant to William Gooderham



Distillery when 1858 water lots purchased

By July 12, 1858 when William Gooderham, “Esquire” acquired more Crown land, David Roberts, Sr. had been hired to prepare plans that would lead to the building of the Stone Distillery just south of where the windmill tower still stood, surrounded by the collection wooden buildings housing the distillery and steam engine depicted by William Armstrong in the mid-1850s. For \$600.00 of lawful money, Gooderham purchased two irregular water lots containing 1.75 acres of water. Water Lot “A” was located where Parliament Street and Mill Street met. Triangular Water Lot “C” was located further south, between Parliament Street on the west and the southern boundary of already-acquired Water Lots 4, 5, and 6. Initially, these became part of a protected harbour associated with David Roberts, Sr.’s new Stone Distillery’s wharf and elevator. Later, of course, they were filled in for distillery works.

In February 1889, with George Gooderham at the helm, Gooderham & Worts acquired its final Crown Land, two water-lot parcels on either side of Trinity Street (#110 on the Crown land plan). Thereafter G&W was on solid footing. The moral of this paper tale? Good works should be grounded on good deeds.



Plan showing land & water lots acquired by Gooderham



Great Seal Province of Canada



1834 John Strachan & Seal

The Plan showing land & water lots acquired by Gooderham is based on a detail from *City of Toronto Consolidation of Land Subdivision Records, District Map 51G-223*, City of Toronto Archives.

The Plan showing the Crown Lands acquired by William Gooderham and Gooderham & Worts is based on a detail from a plan prepared by the *Toronto Harbour Commission of Grown Lands Granted Along the Waterfront*, Ontario Land Registry Office.

Please send your comments or questions to Manager of Heritage Services, Sally Gibson, sg@thedistillerydistrict.com.

For more about the history of the Distillery District, visit www.distilleryheritage.com

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