

# Port Hope File Factory

A plea for taking more care

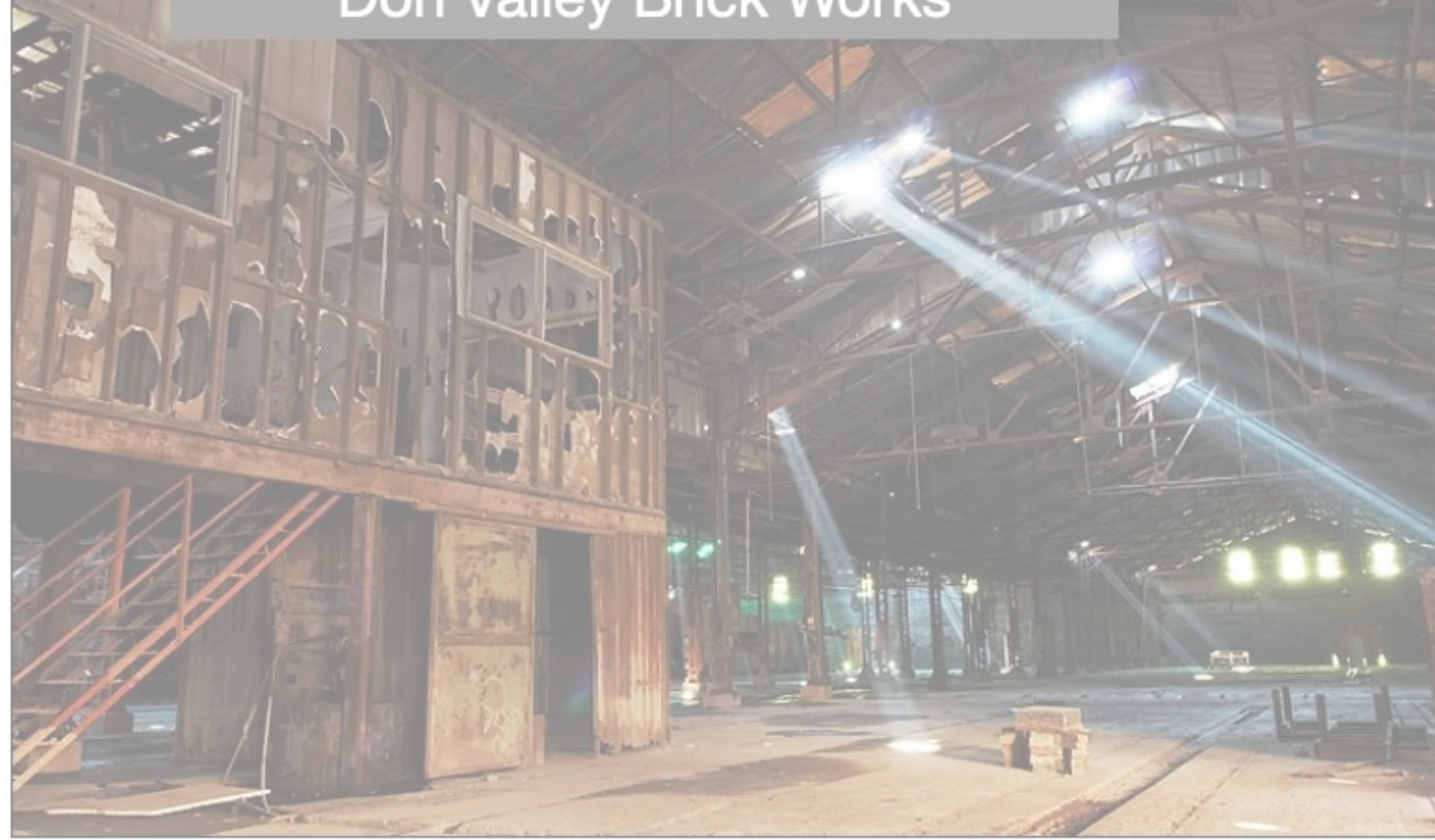
Gone?



Philip Goldsmith | Architect



Don Valley Brick Works



Don Valley Brickworks quarry, May 1977

The Evergreen Brickworks has many parallel characteristics to our File Factor

- was abandoned for c20 years
- is in the Don Valley flood plain
- a site with many buildings of various sizes
- Buildings varied from good to near collapse
- No private user was interested in the 1990s

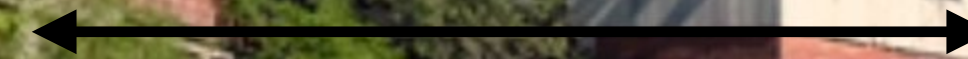


I have experience with multiple post industrial sites

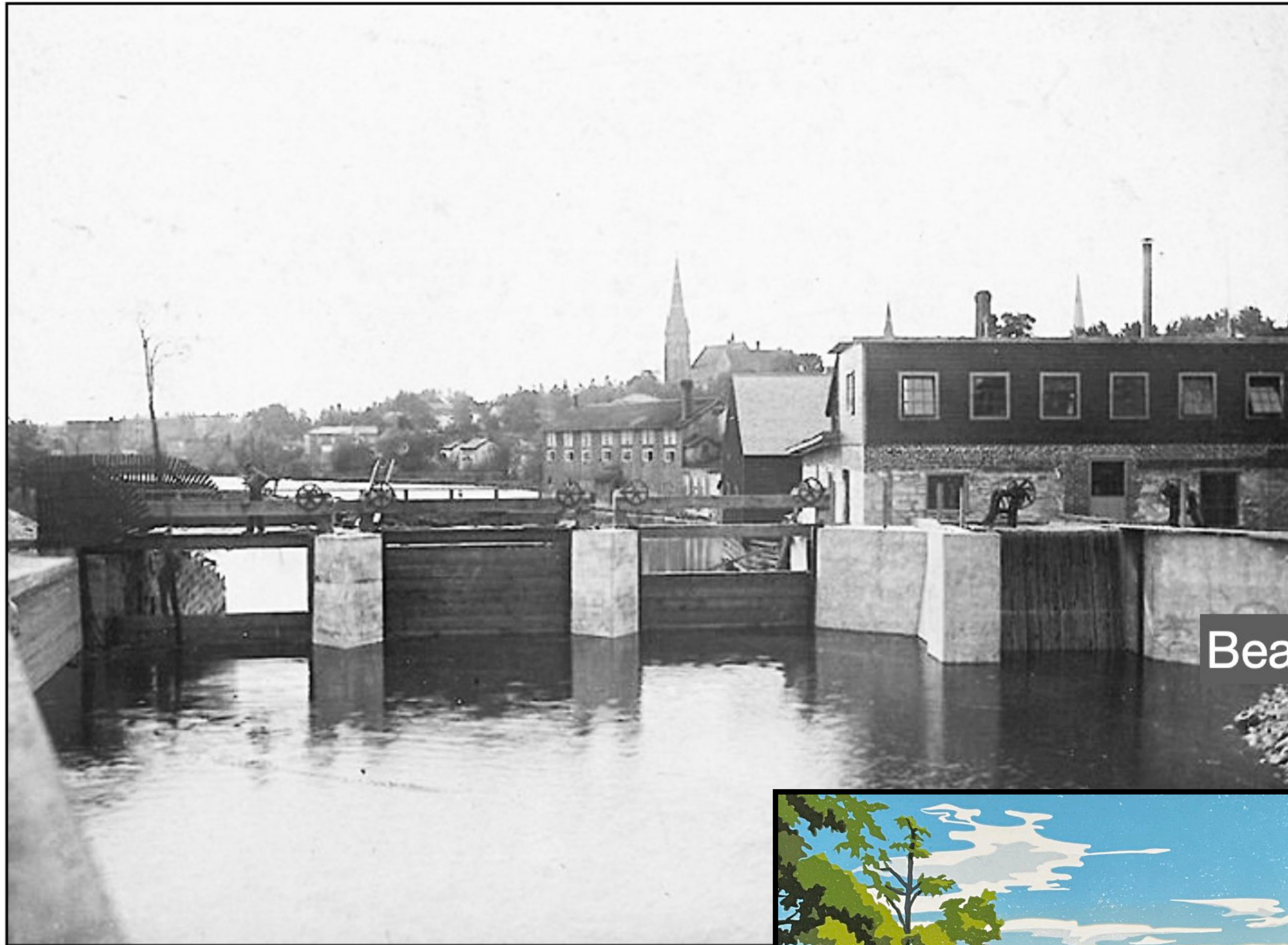
# Reimagining the File Factory

The file factory is an important heritage complex and the last of the mill complexes beside the river. It has huge potential as a facility in town as a multi purpose creative centre, and could be a draw to down booting economic development, unlike the trajectory presented here for demolition.

Gone ?



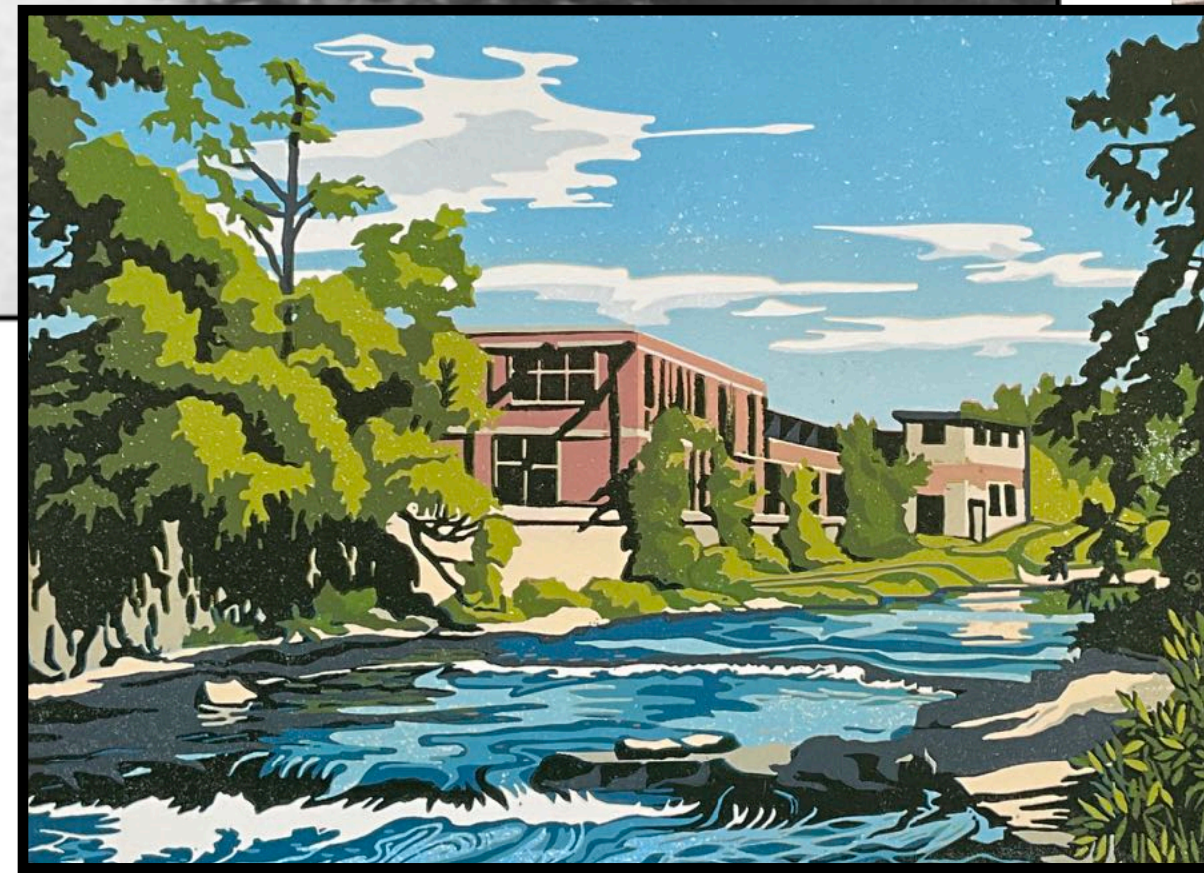
29th October 2023  
Philip Goldsmith



File Factory dam 1910 from the railway bridge



Beamish Mill of 1850s



A beautiful and artistic location along the river



today



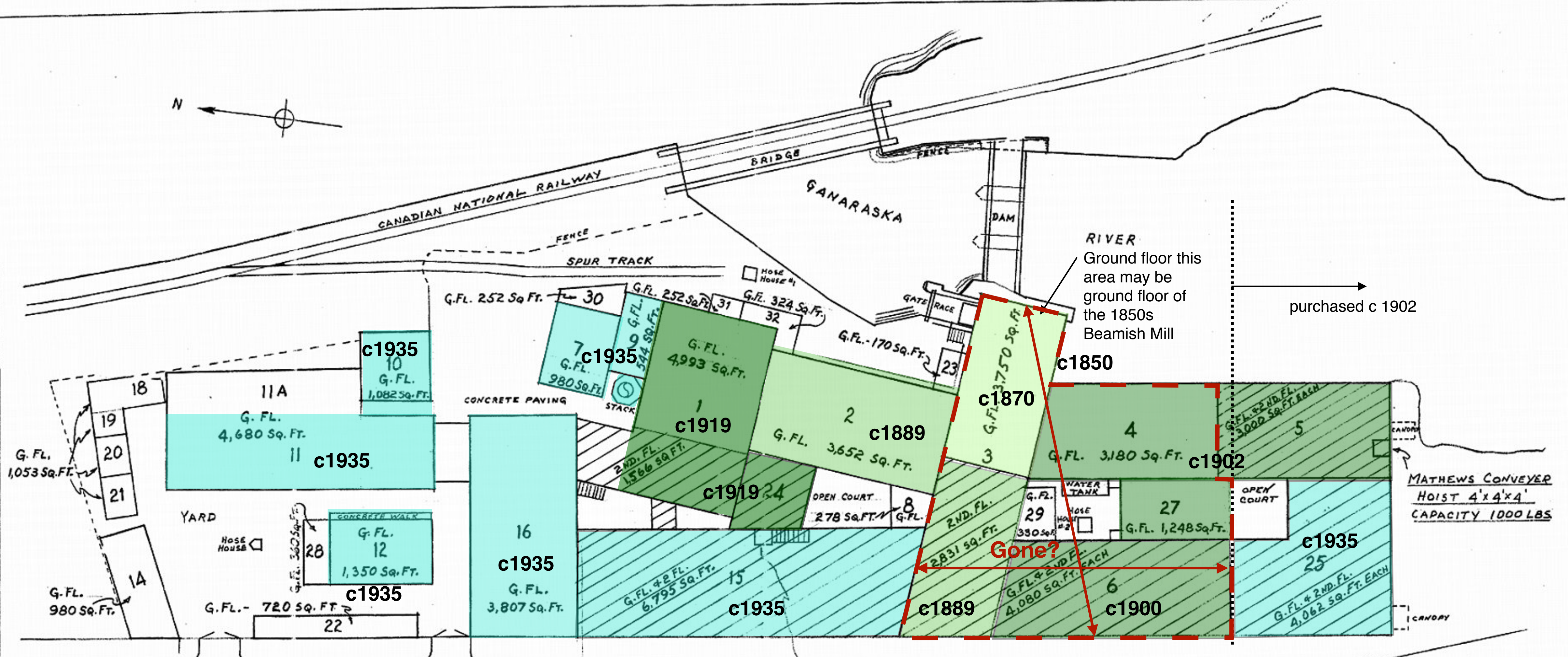
CANADIAN NATIONAL RAILWAY

BRIDGE  
GANARASKA

DAM

RIVER  
Ground floor this area may be ground floor of the 1850s Beamish Mill

purchased c 1902



18  
19  
20  
21  
14  
G. FL. 1,053 Sq. Ft.  
G. FL. 980 Sq. Ft.

11A  
G. FL. 4,680 Sq. Ft.  
c1935  
11

12  
G. FL. 1,350 Sq. Ft.  
c1935  
12  
YARD  
Hose House  
CONCRETE WALK  
G. FL. 720 Sq. Ft.  
22

16  
G. FL. 3,807 Sq. Ft.  
c1935  
16

7  
G. FL. 980 Sq. Ft.  
c1935  
7  
G. FL. 252 Sq. Ft.  
30  
G. FL. 252 Sq. Ft.  
31  
G. FL. 252 Sq. Ft.  
32  
G. FL. 324 Sq. Ft.  
32  
G. FL. 170 Sq. Ft.  
23  
CONCRETE PAVING  
STACK

1  
G. FL. 4,993 Sq. Ft.  
c1919  
1  
2ND. FL. 1,566 Sq. Ft.  
c1919  
24  
OPEN COURT 278 Sq. Ft.  
8  
G. FL. 2831 Sq. Ft.  
c1935  
15  
G. FL. & 2ND FL. 6,795 Sq. Ft.  
c1935

2  
G. FL. 3,652 Sq. Ft.  
c1889  
2  
G. FL. 3,750 Sq. Ft.  
c1870  
3  
G. FL. 3,180 Sq. Ft.  
c1902  
4  
G. FL. 1,248 Sq. Ft.  
c1935  
27  
G. FL. 1,248 Sq. Ft.  
c1935  
25  
G. FL. & 2ND FL. 4,062 Sq. Ft. EACH  
c1935  
29  
G. FL. 330 Sq. Ft.  
c1889  
6  
G. FL. & 2ND FL. 4,080 Sq. Ft. EACH  
c1900

5  
G. FL. & 2ND FL. 3,000 Sq. Ft. EACH  
c1902  
5  
MATHews CONVEYER HOIST 4'x4'x4' CAPACITY 1000 LBS  
CANOPY  
CANOPY

FRONTAGE ON CAVAN STREET 564'-8"

TURNBULL FREIGHT  
ELEVATOR 5'x5'x7'  
CAPACITY 4000 LBS

SECOND STORY AREAS CROSSHATCHED

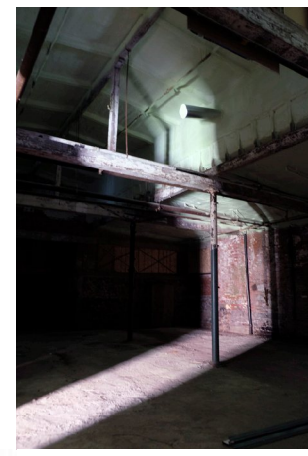
BEDFORD ST.



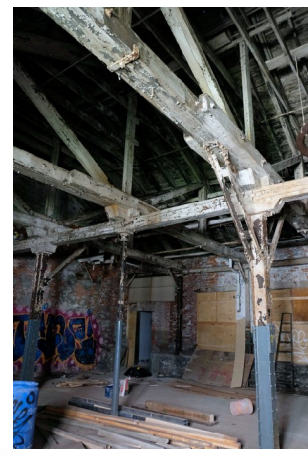
Exterior steel hoist structure, preserve on site



1935, encourage reuse of structure, could be altered to suite new purpose



1919 building, east elevation overlooking river is significant public facade, encourage reuse of some or all of remainder



1889 building, east elevation and roof form overlooking river is significant public facade, encourage reuse of some or all of remainder



1850-1889, East elevation overlooking river, ground floor stone and brick walls incorporating part walls from original 1850s mill, window openings with multi lite windows, side wall returns to buildings 2 and 4. (encourage preservation of associated mill race and remnant dam structures and interior wood heavy timber structure, remand of 1850s mill)



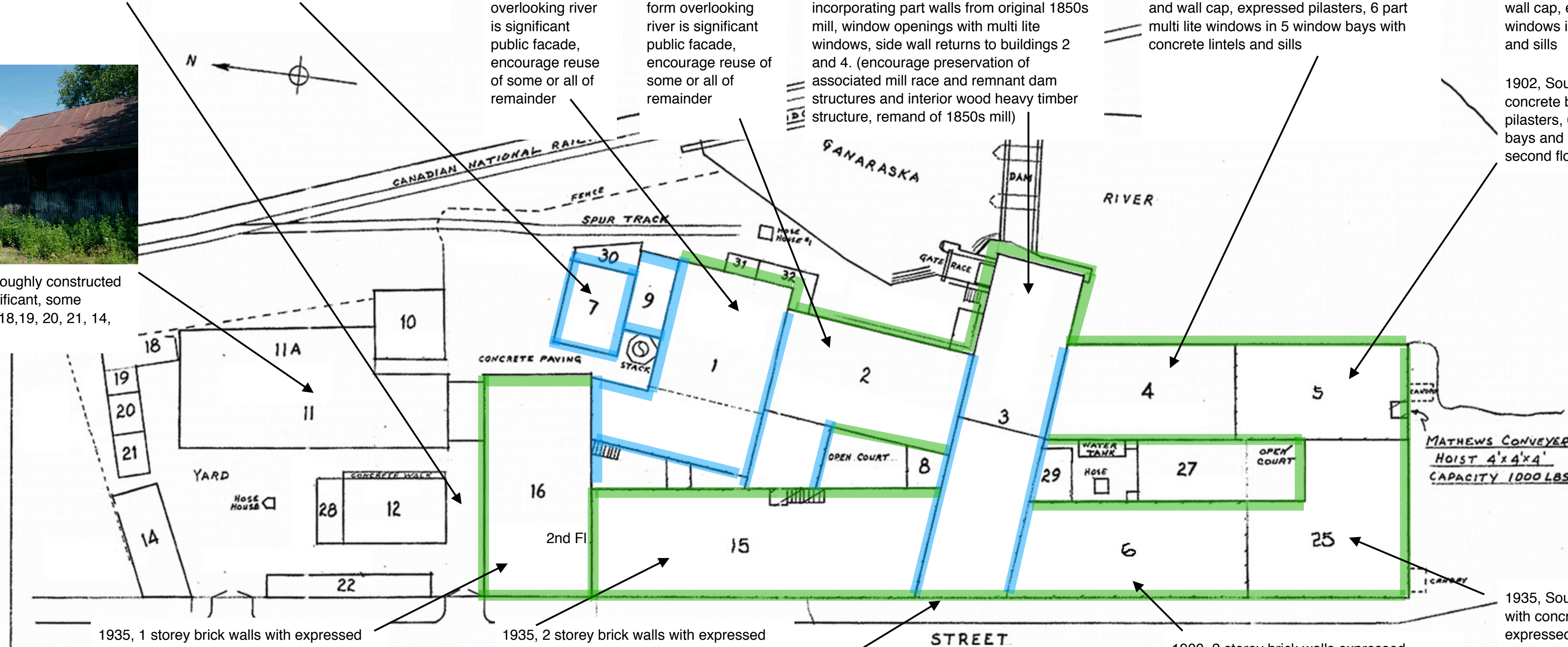
1902, East elevation overlooking river, 1 storey brick walls with concrete banding and wall cap, expressed pilasters, 6 part multi lite windows in 5 window bays with concrete lintels and sills



1902, East elevation overlooking river, 2 storey brick walls with concrete banding and wall cap, expressed pilasters, 6 part multi lite windows in 5 window bays with concrete lintels and sills



1935, (10, 11) 1 storey roughly constructed shed structures not significant, some previously demolished (18,19, 20, 21, 14, 22, 28, 12)



1935, 1 storey brick walls with expressed concrete pilasters with stepped brick capitals, full width window openings with concrete lintels and sills, large multi lite windows. North Elevation returning to east elevation with same attributes

1935, 2 storey brick walls with expressed concrete pilasters with decorative Deco capitals, full width window openings at ground and second floor with concrete lintels and sills, large multi lite windows. North Elevation returning above #16 with same attributes

1889, 2 storey brick walls expressed pilasters, paired second floor windows with brick arched openings (ground floor altered several times, encourage some restoration at ground floor)

1900, 2 storey brick walls expressed pilasters denticulated step below parapet forming pilaster bays, paired ground and second floor windows with brick arched openings ( encourage restoration of altered ground floor openings)

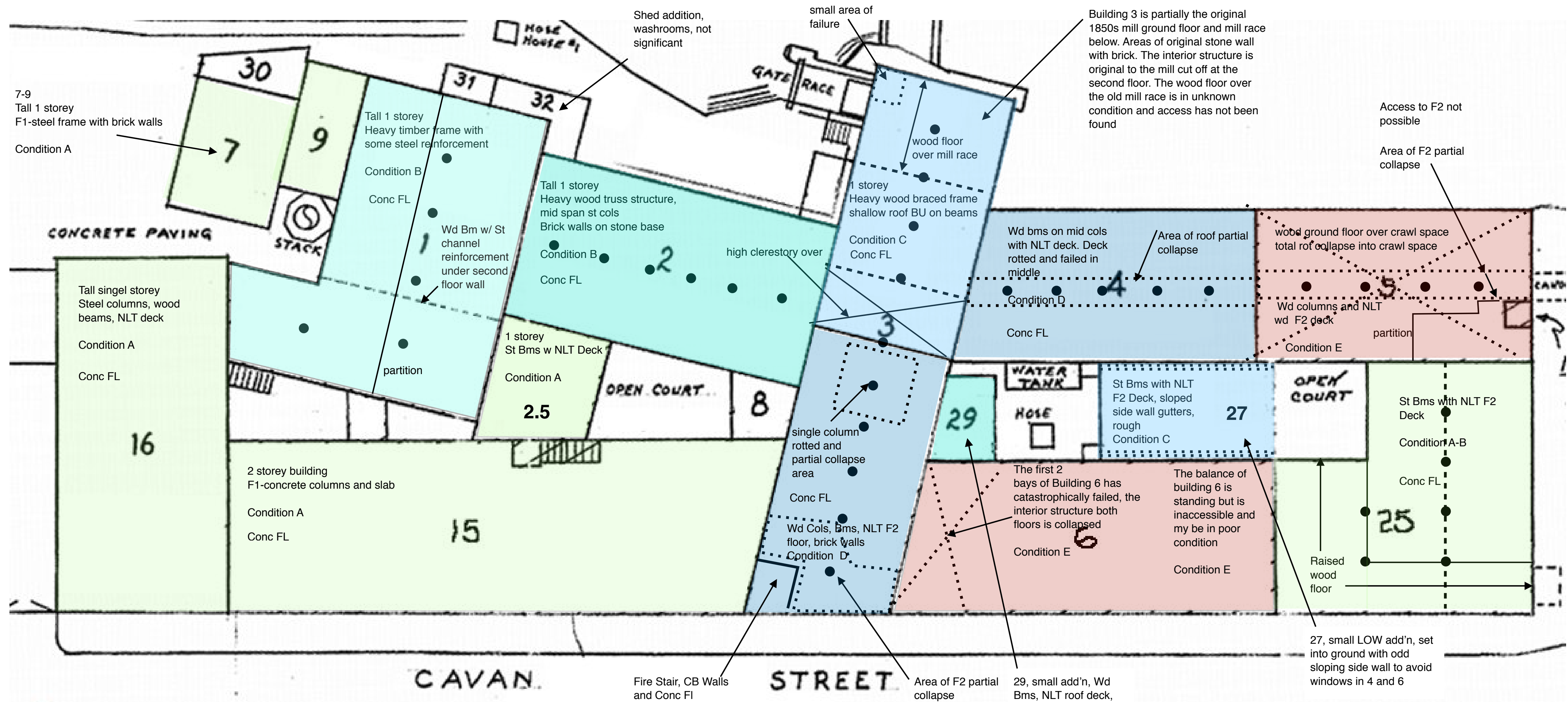
1935, South elevation, 2 storey brick walls with concrete banding and wall cap, expressed pilasters, multi lite windows in 4 window bays

West elevation, 2 storey brick walls with concrete banding and wall cap, expressed pilasters, multi lite windows in 5 window bays

Blue, important heritage facade, conservation encouraged as part of heritage complex, not a defined heritage attribute

Green, Significant heritage facade containing primary heritage attributes for conservation





**Condition Key**, base building, not including windows or finishes

- A - Requiring some modest repairs, reusable, generally good
- B - Requires repair to walls and structure, fully standing, reusable
- C - Requires structural repairs, small local failures, walls require repair, reusable
- D - Requires structural replacement, mostly standing with failed areas, walls require repair reusable walls
- E - Requires structural replacement, total internal structural failure-collapse, walls require repair, possible reusable walls

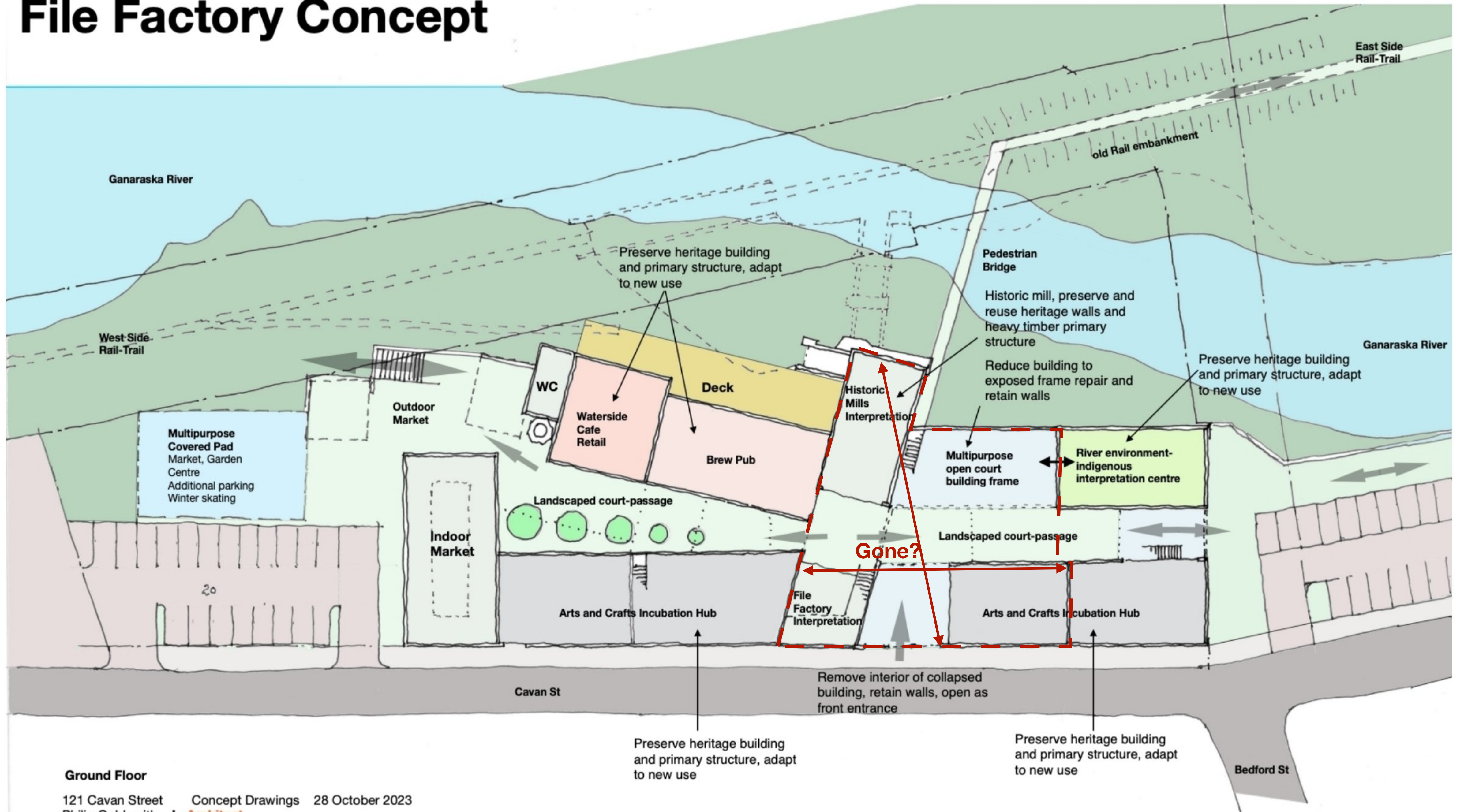
**Condition Overview - F1**

121 Cavan St., The File Factory, Port Hope

Philip Goldsmith | Architect

17 July 2020

# File Factory Concept



## Ground Floor

121 Cavan Street Concept Drawings 28 October 2023  
Philip Goldsmith | Architect

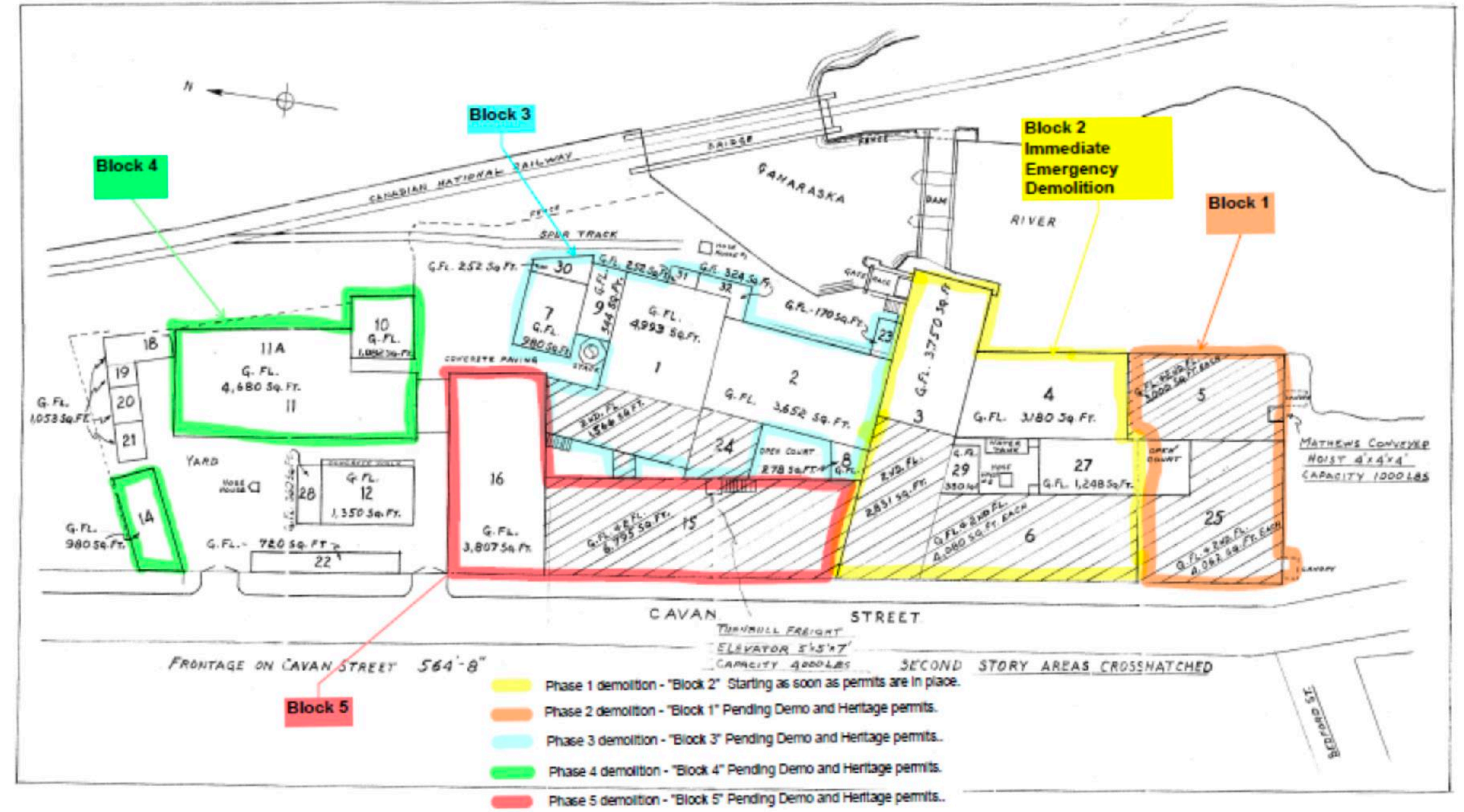




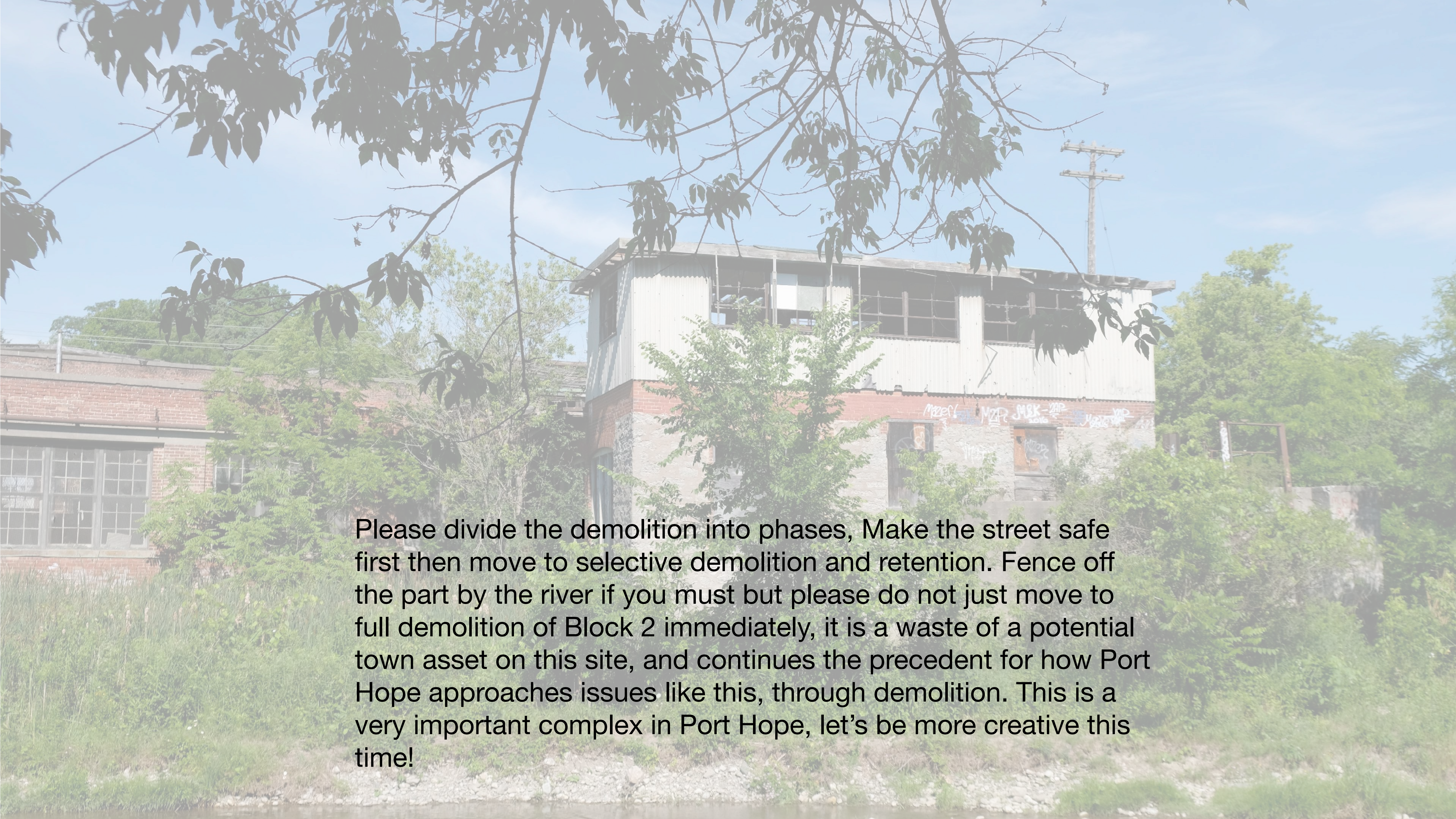
The interior of building 3, the Beamish mill area. The structure is mass stone masonry exterior walls with a heavy timber frame and wood second floor. Rotted wood needs to be removed while the primary frame could be retained, reinforced and jacks added and braced as part of a retention strategy.



The interior of building 4. The structure is mass masonry exterior walls with a primary steel frame and wood second floor. The wood needs to be removed while the steel could be retained and braced as part of a retention strategy.



121 Cavan Street Site Plan (Attachment 6)



Please divide the demolition into phases, Make the street safe first then move to selective demolition and retention. Fence off the part by the river if you must but please do not just move to full demolition of Block 2 immediately, it is a waste of a potential town asset on this site, and continues the precedent for how Port Hope approaches issues like this, through demolition. This is a very important complex in Port Hope, let's be more creative this time!