111 LOMBARD AVENUE
KEMP BUILDING (GAYLORD BLOCK)

City of Winnipeg
Historical Buildings Committee

September 2011
Winnipeg’s early warehouse district was dispersed throughout what is now downtown Winnipeg, some businesses locating on the east side of Main Street, taking advantage of river transport, and some west of the Main Street. Pockets of development were also found along the Canadian Pacific Railway main line in Point Douglas by the early 1880s. A decade later, with activity increasing, the Winnipeg Transfer Railway (WTR) was built to serve the wholesale community, guaranteeing businesses easy shipping and handling for the increasing number of goods flowing westward through the city. This early line and the spur lines that followed crisscrossed the area, their curves often defining the shape of neighbouring buildings.

One of the main catalysts for the development of the area east of Main Street occurred in 1895 when influential merchant/wholesaler James H. Ashdown successfully negotiated with the WTR for the construction of a spur line east of Main Street. The line ran between Bannatyne and Market avenues and shortly after it was completed Ashdown opened his mammoth warehouse on the northwest corner of Bannatyne Avenue and Rorie Street.¹

Soon, all the streets east of Main were filling with large warehouses, most of which were occupied by their owners (Plates 1 and 2). In 1903, the Kemp Manufacturing Company, a metal goods manufacturer, took out a permit to construct another large brick and stone warehouse in the downtown, east of Main Street on the south side of McDermot Avenue near the banks of the Red River. Over the next eight years, two large additions were made on the south end of the warehouse, the expansion necessary because of the burgeoning Western Canadian trade and the growth of its own business.

STYLE
This building is an excellent example of the Romanesque Revival style, very popular in warehouse districts throughout North America from the 1880s well into the 20th century. The buildings were nearly always solid brick with a raised basement and featuring rusticated stone accenting at grade and around windows and doors. Other elements that could be included were towers flanking the main façade, quoins, belt courses, corbelled brick panels, chevrons and flat rooflines, with or without cornices and entablatures. The most prominent characteristic of these structures was the use of the round arch above windows and doors. Often, flat-headed windows located on the middle storeys were grouped under large arches on the upper floors.\(^2\) Although the style was applied to private residences and on large public buildings, in Winnipeg it was almost exclusively used in the warehouse district, where the designs were somewhat more subdued. The massiveness and sturdiness of the style appealed to wholesalers looking to promote their businesses and portray the stability of their firms through the design of the structures they occupied.

CONSTRUCTION
This building occupies most of its lot, from McDermot Avenue to Lombard Avenue with a narrow lane to its east and a now vacant piece of property to the west, once filled with small single-family homes (Plate 3). The massive warehouse and factory complex was built in several stages (see Appendix I), the northern most fronting McDermot was the original structure, completed in 1903 for $45,000 and measuring approximately 32.3 x 27.5 metres.\(^3\) The first addition, just three years later, was built on the southwest corner of the original; the $50,000 building measures 16.2 x 37.8 metres (Plate 4).\(^4\) The next major addition was completed in 1911, extending the 1906 addition eastward. Cost of construction of the 16.2 x 29.6-metre addition was $30,000.\(^5\)

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\(^3\) City of Winnipeg Building Permit (below as BP), #858/1903.

\(^4\) BP #839/1906.

\(^5\) BP #2214/1911.
According to City of Winnipeg records, the north and south façades of the building feature rock-face ashlar cladding rising 1.5 metres above grade, with common clay brick walls above, 55.9 centimetres thick throughout. The building rests on a stone foundation, 76.2 centimetres thick.6

Most of the building is an excellent example of mill construction, solid brick walls with square timber beams and posts providing the internal support for the heavy wood plank sub-floors (Plate 5). This system had the advantage of burning slowly and providing excellent support even after a fire. It was also an extremely strong and durable interior construction method, making it ideal for warehouses. The south east portion of the building, completed in 1911, features wood beams and floors throughout and wood posts in the north end and steel I-beams in the south end (Plate 6).

DESIGN

The building originally fronted McDermot Avenue – this façade begins at grade with a raised stone foundation wall (Plate 7). Rising six storeys above is the main building, divided into eight bays on the north side by slightly raised brick pilasters. All openings, whether they are windows or one of the several doors on the ground floor, feature arched heads and the windows include stone lug sills. Window units are double hung, wood frame, multi-paned elements and a metal fire escape is also found on this elevation. Corbelled brick is used above the top storey windows and at the roofline.

The west façade is plain; five small windows are the only interruption of the brick walls (Plate 8). Painted signage is found at the roofline – the northern sign for the original tenant (Plate 9) and the southern sign for the last major occupant. The east façade, because of the numerous additions, is a mixture of uninterrupted brick walls, walls comprised mainly of large windows providing natural light and ventilation to the interior (Plates 10 and 11). A one-storey garage in the middle of the east façade has been demolished (Plate 12). The northern-most area of the east façade is a continuation of the design of the north façade (Plate 13).

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6 City of Winnipeg Assessment Record, Roll No. 13060685000.
INTERIOR
As expected with a warehouse built using the mill construction method, each floor exhibits a series of square wooden beams and posts, progressively smaller as you move higher in the building (Plate 14). Throughout the building, the floors, because of the heavy use, include original flooring, newer flooring and even metal covering the sub-floor (Plate 15). The exterior brick walls are exposed in most areas.

The basement includes unaltered areas as well as a restaurant (Plate 16). A newer boiler is also found on this level. The ground floor is most altered; the front was used for many decades as a furniture display area and has been divided into small rooms (Plate 17). The west side of the second floor is occupied by an upholsterer (Plate 18); the east side is vacant, as are all of the 3rd to 6th floors (Plate 19). As additions were completed, arched interior doorways gave access between the old and new buildings. Sliding metal clad fire doors are still in existence to enable each of the sections of the building to be isolated in case of fire (Plate 20). Several staircases and two elevators give access to all floors (Plate 21).

INTEGRITY
The building stands on its original site and has suffered only minor exterior alterations. The building appears to be in good structural condition.

STREETSCAPE
The Historic Sites and Monuments Board of Canada have recognized this warehouse, as part of a larger collection along with its peers in the district, as a National Historic District. All buildings in the Exchange District are an essential part of the historic streetscape and as such, the Historical Buildings Committee has given them 60 points (Plates 22 and 23).
ARCHITECT/CONTRACTORS

James H. Cadham, Ontario born architect, designed this warehouse, as well as its 1906 addition. Cadham was one of a number of self-trained designers who worked in Winnipeg in the late 19th century, Cadham being one of the most prolific (see Appendix II for biographical information and Plates 24 and 25). He has received 20 points from the Historical Buildings Committee.

Philip Burnett and S. Ritchie, both well-known local contractors, built the original warehouse, Burnett built the 1906 addition. The 1911 addition was designed by well-known local contractor James McDiarmid; J.W. and H.P. Frid were the contractors.

PERSON/INSTITUTION

The Kemp Manufacturing Company was the original owner of this building. The company was founded in 1885 in Toronto by Sir Albert Edward Kemp (1858-1929) and manufactured all description of steel and tin wares including kerosene lanterns, measures, copper and steel bathtubs, butter churns, steel and enamel water pitchers and other household goods. Kemp (Plate 26) was extremely influential both as a businessman and as a politician – as a long-time Conservative Member of Parliament for East Toronto (1900-1921 except 1908-1911), as minister without portfolio in the Borden government (1911), as chairman of the War Purchasing Commission (1915), as minister of militia and defence (1916); and in London as minister of the Overseas Military Forces of Canada (1917). In 1918 he was a member of the Imperial War Cabinet and in 1919 he was one of the commissioners and plenipotentiaries representing Canada at the Peace Conference in Paris. He became a member of the Canadian Senate in 1921.

Kemp’s steel wares manufacturing business grew steadily from its southern Ontario headquarters, and its name was changed to Sheet Metal Products Company of Canada, with branches in Montreal, Winnipeg, Calgary Edmonton and Vancouver. In October 1927, the

7 BP #858/1903 and #839/1906.
8 BP #2214/1911.
company, along with two other industry giants – McClary Manufacturing Company of London, Ontario and Thomas Davidson Manufacturing Company of Montreal, Quebec – and several smaller concerns amalgamated in an $18-million merger to form General Steel Wares Limited (Plate 27).\(^{10}\)

Locally, Sheet Metal Products and then General Steel Wares occupied the Lombard Avenue complex until the 1950s when it was sold to Gaylord Limited and occupied by Kahane of Canada Limited, toilet manufacturers and Devonware Limited, lamp manufacturers and the Canadian Office Supply and Specialty Company. Bricks Limited, a retail furniture store, owned and occupied the building since the 1970s, T and T Seeds Limited was a long-time upper floor tenant.\(^{11}\) Today the building is vacant except for a delicatessen in the basement and an upholsterer on the second floor.

**EVENT**

There is no known event connected with this building.

**CONTEXT**

This warehouse with its numerous additions is a perfect example of the type of growth enjoyed by companies locating in Winnipeg at the turn-of-the-century. Taking full advantage of the city’s geographic location between the manufacturers of the east and the growing markets to the west and able to secure the easily accessible investment capital found at any of the opulent banking halls on Main Street, these firms established and then expanded their companies. Often, this expansion translated into the construction of new premises or, as is the case with the Kemp Building, large additions were built to handle the increased trade.

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\(^{10}\) Information from www.onlink.net/~johnell/ (no date); www.freepages.genealogy.rootsweb.com/~macfie/kemp.htm (no date); “General Steel Wares,” *Industrial Canada* (May 1967), digital version from the Western Libraries at the University of Western Ontario.

\(^{11}\) *City of Winnipeg Assessment Roll*, Roll No. 13060685000 (below as ARo), 1900-1980; and *Henderson’s Directory*, 1900-1980.
LANDMARK

Standing at the foot of Westbrook Street and with vacant land to its south, west and north, the Kemp Building is conspicuous in the neighbourhood.
APPENDIX I

CITY OF WINNIPEG - Preliminary Report

Assessment Record

Building Address: 111 Lombard Avenue
Building Name: Kemp Building (Gaylord Block)

Original Use: warehouse
Current Use: restaurant/manufacturing

Roll No. (Old): 606850 (10013)

Municipality: 12 Ward: 2 Property or Occupancy Code: 50

Legal Description: 6/7 St. John, Plan 32971, Lot 16

Location: north side between Rorie Street & Waterfront Drive

Date of Construction: 1903+ Storeys: 6 Construction Type: mill

HERITAGE STATUS: ON INVENTORY

- 858/1903 $45,000 (original - 106 x 90); 839/1906 $50,000 (53 x 124 addition); 2214/1911 [A] $30,000 (53 x 97 addition); 1744/1919 $2,000 (Fire escape); 2875/1950 $6,200 (warehouse); 5138/1969 $2,500 (interior alterations); 8820/1976 $3,000 (exterior alterations); 1298/1977 $2,000 (alterations); 8962/1978 [V11D04] $5,000 (alteration); 5198/1979 [M05B09] $5,000 (alterations); 268/1987 N/A (demolish garage); 10456/1989 [M04B04] $11,000 (boiler); 1935/1995 [B17C13] $10,000 (alterations)

Information:
- 1,529,240 cu. ft.
- Front – rock-face ashlar to 5’ – common brick above
- Balance – common brick
- Basement – 30” stone, upper wall thickness 22” brick
- Garage – 1 storey brick, concrete floor at grade
- 1948 Inspection - condition of walls good
- Permit 2875/1950 – reinforce concrete floor in basement
- Permit 1437/1956 - stairs and plasterboard; floor repairs, fluorescent lighting, additional toilets and unit heaters
- 1961 Assessment - building in good shape; no structural changes
- 1965 Assessment “fair condition”
- Permit 5138/1969 - some partition changes, fluorescent lighting
- Permit 8962/1979 - stairways enclosed with drywall
- 1990 - gas fired boiler, steam heat to entire building
- 1996 Review Inspection - building in fair condition
- Permit 1298/1997 - some partitions; 2-piece W/R in basement
James Henry Cadham

James H. Cadham was born near London, Canada West (Ontario), on August 31, 1850, the son of Thomas and Eliza Cadham, both English-born settlers of the area. Thomas operated a sash, door and blind factory in London. J.H. Cadham left public school at the age of 16 to learn the carpenter’s trade.¹ In 1870, Cadham answered the call to arms in Eastern Canada by the Dominion government to protect its rights in the recently ceded territory that would become the Province of Manitoba. He was a private in No. 1 Battalion under Captain Cooke, part of the 1,200-man force that included 400 British Regulars and 800 Ontario and Quebec militiamen and would become known as the Wolseley Expedition.²

Cadham arrived with the rest of the force in late August to find the uprising led by Louis Riel and his followers had ended. Cadham, unlike many of the other militiamen, decided to stay after his discharge on March 4, 1871 and began working as a carpenter and contractor. Little is known about his early work in the city, although he apparently had enough experience by the mid-1890s to begin practice as an architect. In this capacity, Cadham had a profound effect on Winnipeg’s skyline. He was responsible for many warehouses in the district before and after 1900. So highly regarded was Cadham that builders would often consult him about a new structure even though he was not the architect of the building.³ He was an ardent hunter and was a Mason and a member of the Independent Order of Odd Fellows. Cadham continued to work up until a few weeks before his death from pneumonia on December 10, 1907. He left a wife, three sons and two daughters.

³ Manitoba Free Press, December 11, 1907, p. 5.
A partial list of his work includes many of the Exchange District’s most outstanding structures (marked with an “*”): 4

McLaughlin Carriage Building, 200 Princess Street, 1893
*W.F. Alloway Building, 179 McDermot Avenue, 1898 (Grade III)
*R.J. Whitla & Company Building, 70 Arthur Street, 1899 (Grade II)
*G.D. Wood & Company Building (Merchants Building), 250 McDermot Avenue, 1898 (Grade II)
*Daylight Building, 296 McDermot Avenue, 1899 (Grade II)
*Imperial Dry Goods Building, 91 Albert Street, 1900 (Grade III)
*G.F. Stephens Warehouse, 176 Market Avenue, 1901 (and additions) - demolished
Alloway & Champion Block, Portage Avenue, 1901 (demolished)
Moss (Kantor) House, 218 Roslyn Road, 1901
*Anne (Blue Ribbon Company) Building, 87 King Street, 1901 (Grade III)
Jerry Robinson Department Store, 49 Albert Street, 1902
*Gregg Building, 52 Albert Street, 1903 (Grade III)
Elim Chapel (St. Stephens Presbyterian Church), 546 Portage Avenue, 1903
R.J. Whitley Factory, 371 Hargrave Street, 1903
Dingle and Stewart Warehouse, 263 Stanley Street, 1903
*Robinson, Little & Company Building, 54 Arthur Street, 1903 (Grade II)
Prairie Lumber Company Warehouse, foot of Henry Avenue, 1903
Rat Portage Lumber Company Warehouse, 101 Higgins Avenue, 1903
Gaylord Block (Kemp Building), 111 Lombard Avenue, 1903
*Winnipeg Saddlery Block, 284 William Avenue, 1903
Galt Building Annex, 92 Arthur Street, 1903 (Grade II)
Bedford (Stobart) Building, 275 McDermot Avenue, 1903 (Grade III)
Scott Furniture Building, 272 Main Street, 1904
Stobart Company Overall Factory, 327 Cumberland Avenue, 1904
G. Velie Warehouse, 183-87 Portage Avenue E, 1904
Miller, Morse and Company Warehouse, 317 McDermot Avenue, 1904
Telfer Brothers Warehouse, 156 Lombard Avenue, 1904
Avenue Block, 261 Portage Avenue, 1904
M. Fortune and Company Block, Smith Street, 1904
G.F. and J. Galt Building, 103 Princess Street (addition), 1904
Alloway and Champion Building, 667 Main Street, 1905 (Grade III)
Genser’s Furniture Building, 289 Portage Avenue, 1905
West Hotel, 786 Main Street, 1905
H. Leadley Warehouse, 298 Ross Avenue, 1905
Manitoba Medical College, Bannatyne Avenue (corner Emily Street), 1905 – demolished
Trees, Spriggs Company Warehouse, 312 Ross Avenue, 1905
J.H. Cadham House, 336 River Avenue, 1906
Grose and Walker Warehouse, 261 Stanley Street, 1906

4 Compiled from local newspaper building lists, 1874-1908; The Exchange District. Part 1: A Property Survey (Winnipeg: City of Winnipeg, 2001); and City of Winnipeg Building Permit Ledger Books, 1900-07.
Plate 1 – Looking east from Main Street and Bannatyne Avenue, 1874. The small residential structures have not yet been replaced by warehouses and factories. (Archives of Manitoba, N20723.)

Plate 2 – The same area east of Main Street taken only 16 years after Plate 1, with dozens of brick warehouse replacing the residential building stock. (Archives of Manitoba, N4554.)
Plate 3 – City of Winnipeg Fire Atlas, Vol. II, Sheet 206 (1923), showing the Sheet Metal Products Company of Canada Building (Kemp Building), from McDermot Avenue to Lombard Avenue. (City of Winnipeg.)
Plate 4 – Drawing of the 1906 “Lombard Street Addition” to the Kemp Building. (Reproduced from Manitoba Free Press, May 26, 1906, p. 33.)
Plate 5 – 111 Lombard Avenue, Kemp Building, 3rd floor, example of the square beams and posts of the mill construction method. (M. Peterson, 2011.)

Plate 6 – 111 Lombard Avenue, Kemp Building, 4th floor, example of the steel I-beams and wooden posts in the east side of the building. (M. Peterson, 2011.)
Plate 7 – 111 Lombard Avenue, Kemp Building, north side, 2011. (M. Peterson, 2011.)
Plate 8 – 111 Lombard Avenue, Kemp Building, south and west sides, 2011. (M. Peterson, 2011.)

Plate 9 - 111 Lombard Avenue, Kemp Building, detail of northwest corner signage, 2011. (M. Peterson, 2011.)
Plate 10 - 111 Lombard Avenue, Kemp Building, east façade, south end, 2011. (M. Peterson, 2011.)
111 LOMBARD AVENUE – KEMP BUILDING (GAYLORD BLOCK)

Plate 11 - 111 Lombard Avenue, Kemp Building, part of east façade, 2011. (M. Peterson, 2011.)

Plate 12 - 111 Lombard Avenue, Kemp Building, east side garage (demolished), 2009. (M. Peterson, 2009.)
Plate 13 - 111 Lombard Avenue, Kemp Building, north and east façades, 2011. (M. Peterson, 2011.)
Plate 14 – 111 Lombard Avenue, Kemp Building, wooden beam and post systems from the 1st floor (left) and 6th floor (right) and the difference in size, 2011. (M. Peterson, 2011.)
Plate 15 – 111 Lombard Avenue, Kemp Building, 6th floor showing original wood floor and metal covering, 2011. (M. Peterson, 2011.)

Plate 16 – 111 Lombard Avenue, Kemp Building, Ira’s Deli, basement, 2011. (M. Peterson, 2011.)
Plate 17 – 111 Lombard Avenue, Kemp Building, subdivided first floor, 2011. (M. Peterson, 2011.)

Plate 18 – 111 Lombard Avenue, Kemp Building, 2nd floor upholsterer’s shop, 2011. (M. Peterson, 2011.)
Plate 19 – 111 Lombard Avenue, Kemp Building, vacant 5th floor, 2011. (M. Peterson, 2011.)

Plate 20 – 111 Lombard Avenue, Kemp Building, fire door, 2nd floor, 2011. (M. Peterson, 2011.)
Plate 21 – 111 Lombard Avenue, Kemp Building, fire door, one of the staircases between the 2nd and 3rd floors, 2011. (M. Peterson, 2011.)
Plate 22 – Lombard Avenue looking east towards Westbrook Street, 2011. (M. Peterson, 2011.)

Plate 23 – Lombard Avenue looking west from Westbrook Street, 2011. (M. Peterson, 2011.)
Plate 24– J.H. Cadham, ca.1907. (Winnipeg Telegram, December 11, 1907, p. 11.)
Plate 26– Sire Albert Edward Kemp, no date. (Photograph reproduced from the Collection of Library and Archives Canada, PA005581, image online from the Library of Parliament.)

Plate 27– Logo for General Steel Wares Limited, no date. (Reproduced from the CSTM Trade Literature Collection.)