



**171 McDERMOT AVENUE**

**DAWSON RICHARDSON BUILDING**

City of Winnipeg  
Historical Buildings Committee

January 2000

## 171 McDERMOT AVENUE – DAWSON RICHARDSON BUILDING

This warehouse was built in 1921, during a short-lived worldwide economic upswing that followed World War I. It was built for Dawson Richardson, a Winnipeg grain-broker who founded a firm in 1920 to publish news on the grain trade.<sup>1</sup> He first located this business on the third floor of the Grain Exchange Building, 167 Lombard Avenue, but required larger premises to fully develop his business.

He hired local architect Charles S. Bridgman (1875-1965) to design the new structure. Bridgman, a New York City trained architect, had arrived in Winnipeg in 1903 and set up a private practice that would operate for more than three decades (see Appendix II for biographical information). Richardson chose a vacant lot on the north side of McDermot Avenue just east of Main Street in the heart of the Exchange District and near to the Grain Exchange Building.

The Malcolm Construction Company received the contract to build the two-storey solid brick building that measured approximately 13.3 x 30.2 metres (43½ x 99 feet).<sup>2</sup> Costing \$26,000 to complete, the building fit perfectly onto its streetscape (Plate 1).

The front (south) façade features a 1.2-metre (4-foot) cut stone foundation with the brick superstructure above. Cut stone is used as accents and the roof is finished with an ornamental brick cornice. The building has been maintained fairly well and has remained in good general condition.<sup>3</sup>

Richardson Publications was responsible for a number of magazines and other printed material including: *The Grain Trade News*; *The Western Gardener*; *Beekeeper and Poultry Magazine*; and *The Musical Life and Arts Magazine*. Richardson's staff included William Sanford Evans (1869-1943) as his vice-president. Evans was well known throughout the West, he was the

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<sup>1</sup> Henderson's Directory, 1920-21.

<sup>2</sup> City of Winnipeg Assessment Record, Roll No. 607410-12-2. Below as AR.

<sup>3</sup> Ibid.

editor of the *Winnipeg Telegram* from 1901-05, Winnipeg's mayor from 1909-11, M.L.A. in 1922 and from 1927-32, and Provincial Leader of the Opposition from 1933-36.<sup>4</sup>

While the owner occupied much of the building, other tenants did rent out space. William Howell, paper-ruler, is listed from 1922-1967, the Corrigan-Lawson Company, custom brokers (1922-36), the Exchange Advertising Agency (1922-50), Western (later Inland) Broadcasting (ca.1927-73), the W.J. Sinclair Agency (1936-70) and the Yorkton Broadcasting Company, CJGX (1940-67).<sup>5</sup>

In 1971, urban renewal policies were beginning to emerge in the city and Richardson Realty Limited, a division of James Richardson and Sons, realized that there was “a growing demand for office space and services in the Portage and Main area.” This realization led to the renovation by the company of a number of what they termed “weather-beaten office buildings”<sup>6</sup> on McDermot Avenue. When Dawson Richardson moved out in 1972, the building at 171 McDermot Avenue was chosen for renovation – one of the first in the Exchange District. Work completed soon after included the sandblasting of the exterior brick and alterations to the second floor.<sup>7</sup>

The first tenant of the newly renovated space was the Lock, Stock and Barrel Restaurant (Plate 2). They operated a cocktail bar in the basement and a dining room on the first floor. The second floor was altered for new tenants as well.

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<sup>4</sup> R.R. Rostecki, “171 McDermot Avenue,” C.I.H.B. Reports, Vol. V, pp. 17-19.

<sup>5</sup> Henderson's Directory, 1920-1980.

<sup>6</sup> Winnipeg Tribune, March 26, 1971, p. 3.

<sup>7</sup> AR.



## APPENDIX I

### *CITY OF WINNIPEG - Preliminary Report*

Date: January 10, 2000  
Prepared By: L. Thompson

Building Address: 171 McDermot Avenue (169-71)      Building Name: Dawson Richardson Building

Original Use: warehouse      Current Use: nite club      Roll No. (Old): 607410 (10036)

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

Legal Description: 6/7<sup>E</sup> St. John, Plan 105, Lot 9 except W 1'; W 19.96' of Lot 10

Location: north side between Rorie & Main streets

Date of Construction: 1921      Storeys: 2      Construction Type: Brick

#### **HERITAGE STATUS: GRADE III (July 15, 1985)**

Building Permits (Plans available: [A] Archives; [4<sup>th</sup>- 4<sup>th</sup> floor, 65 Garry Street]):

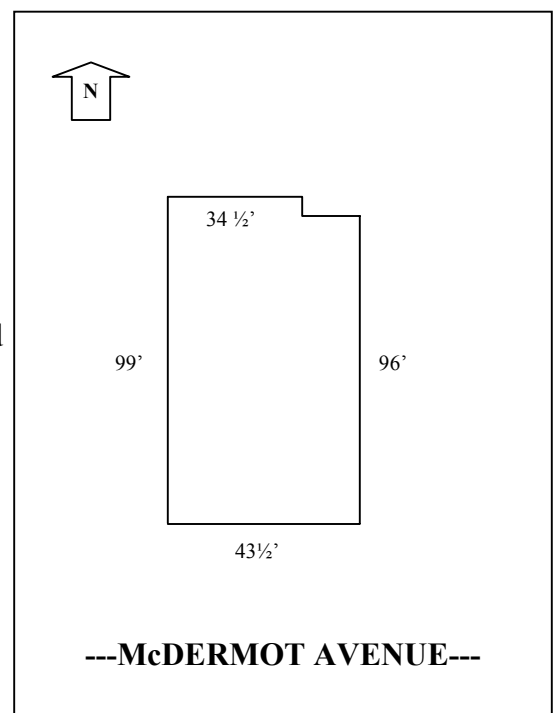
- 1095/1921 \$26,000 (2 storey – 43 x 98); 370/1945 \$3,000 (alterations); 5460/1973 \$15,000 (alterations); 7515/1973 \$1,200 (alterations – 2<sup>nd</sup> floor); 9017/1977 [4<sup>th</sup>- M03A03] \$1,000 (alterations); 2320/1980 [4<sup>th</sup>- M01B02] \$3,500 (alterations); 7590/1980 [4<sup>th</sup>- M01A02] \$1,000 (alterations); 992/1981 [4<sup>th</sup>- M02B03] \$9,000 (renovations); 6502/1981 \$250 (alterations); 3869/1982 [M16D01] \$10,000 (renovations to main floor); 6140/1982 [4<sup>th</sup>- M09B09] \$1,900 (alterations); 4570/1983 [4<sup>th</sup>- M09B09] \$300 (construct restaurant); 2639/1984 \$75,000 (repair – fire damage); 3537/1985 [4<sup>th</sup>- B01A11] \$25,000 (alterations); 10247/1985 \$5,000 (alterations – Main floor); 4199/1992 [4<sup>th</sup>- M12C05] \$10,000 (alterations – restaurant); 4947/1993 (alterations)

#### Information:

- 43 ½ x 96 x 35 + = 149,782 cu. ft.
- Exterior – Front – cut stone 4' above grade, brick and cut stone sills, brick cornice. Rear wall rubble stone 3' above grade, clay brick, stone sill. E & W walls – party walls.
- 1941 – Condition good, basement floor slight cracks.
- 1947 – Fibreboard ceiling in basement; 2<sup>nd</sup> floor finished as offices. Good building generally.
- 1951 – no apparent damage from flood – basement floor good
- Permit 7515/1973 – Reno. to 2<sup>nd</sup> floor– masonry walls sandblasted
- Permit 9017/1977 – front entrance altered. Building appears in “good condition” for age.
- Permit 2320/80 – Reinforce 2<sup>nd</sup> floor to carry heavy load
- 1984 – Fire damage to rear part of building. Repaired ceiling, floors, walls.
- 1989 – Building in “fair condition”

ARCHITECT: CHARLES S. BRIDGMAN

CONTRACTOR: MALCOLM CONSTRUCTION CO.



## APPENDIX II

### **Charles S. Bridgman**

C.S. Bridgman was a well-known and prolific architect who practised in Winnipeg for over 30 years. He was born in Toronto, Ontario on February 14, 1875, moving with his family at an early age to nearby London, Ontario, where he received his early education.<sup>1</sup> Deciding on a career in architecture, Bridgman moved to New York where he graduated from Atelier Masguray in 1891. For the next twelve years he worked as an architect in that city, before removing himself to Winnipeg in 1903.<sup>2</sup>

Bridgman spent the next 35 years in Winnipeg, designing buildings of all scales and descriptions. In 1938, at the age of 63, he retired, moving back to London, Ontario. During World War II, he was called into service, assisting in the construction of Air Training Stations throughout central Ontario. He apparently enjoyed this return to work, because after the war he took up his profession again, this time in partnership with his brother, Gordon Bridgman. Retiring again at the age of 80, Charles Bridgman died in London on October 17, 1965, leaving behind three daughters.<sup>3</sup>

A list of large, more well-known structures designed by C.S. Bridgman would include:<sup>4</sup>

St. Luke's Anglican Church, 130 Nassau Street North (1904 & 1909 alterations)  
Evangelical Lutheran Church of the Cross, Chambers Street corner Alexander Avenue (1905)  
Mills Block, 1000 Main Street (1908)  
Metcalf Block, 511 Pembina Street (1909)  
Riverview Block Apartments, 27 Balmoral Place (1910)

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<sup>1</sup> Winnipeg Free Press, October 27, 1965.

<sup>2</sup> Winnipeg Telegram, September 18, 1906; and Canadian Architect and Builder, Vol. 17 (1904), Issue 5, p. 85.

<sup>3</sup> Winnipeg Free Press, October 27, 1965.

<sup>4</sup> Compiled from City of Winnipeg Building Permits, 1903-1926; and Western Canada Contractor and Builder, Vol. 27, No. 6 (June 1930), p. 46. Permits after 1926 rarely list architect and contractor, and many of the originals have been destroyed or misplaced.

C.S. Bridgman designs (continued):

Anvers Apartments, 758 McMillan Avenue (1912) – Grade II  
Brussels Apartments, 150 Lilac Street (1912)  
Highgate (originally DeBary) Apartments, 626 Wardlaw Avenue (1912)  
Regal Court Apartments, 152-54 Maryland Street (1912)  
W.A. Hossie House, 66 Waterloo Street (1913)  
Business Block for W.B. Chambers, 1156 Main Street (1913)  
Hotel for J.J. O'Connell, 322 Nairn Avenue (1913)  
Ellice Avenue Block Apartments, 468 Sherbrook Street (1914)  
Aquila Apartments, 519-21 William Avenue (1914)  
Gaspé Apartments, 601 Broadway (1917)  
Minneapolis Threshing Company warehouse, 701 Henry Avenue (1917)  
Canadian Ukrainian Institute Provista, 777 Pritchard Avenue (foundation 1918, superstructure 1921) – Grade II  
Dawson-Richardson Publishing Company warehouse, 171 McDermot Avenue (1921) – Grade III  
St. Edward's Convent, Yarwood Avenue (1922)  
Sparling Apartments, 217 Sherbrook Street (1925)  
Town Hall, Manitou, MB (1930)

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Plate 1 – North side of McDermot Avenue looking east. The Dawson Richardson Building is just out of the shot to the right, ca.1945. (Courtesy of Provincial Archives of Manitoba, N732.)



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Plate 2 – Dawson Richardson Building renovated as the Lock, Stock and Barrel Restaurant, no date. (City of Winnipeg.)