110 PRINCESS STREET

FAIRCHILD BUILDING
(STERLING CLOAK BUILDING)
This building embodies the following heritage values as described in the Historical Resources By-law, 55/2014 (consolidated update July 13, 2016):

(a) This structure was completed in 1907, another example of the rapid expansion of a Winnipeg business in the early 20th century resulting in the completion of a large warehouse in the Exchange District National Historic Site;

(b) It was associated for many decades with the Fairchild Company, John Deere Plow Company and Sterling Cloak Company;

(c) It was designed by noted local architects J.D. Atchison and Herbert Rugh;

(d) It is a rare hybrid example of early steel I-beam construction combined with elements of traditional mill construction;

(e) It is located mid-block on an important thoroughfare in the heart of Winnipeg’s warehouse district; and

(f) Many of the building’s original exterior elements have not been altered.
Winnipeg in the early 1890s was, although few realized it, on the verge of a spectacular era of growth, development and maturity that would create, by World War I, a large, modern city with all the amenities. But this comprehensive growth followed patterns established decades earlier and resulted in specific districts within city boundaries even after this frenzied period of growth.

The real estate and construction boom of the early 1880s was intimately connected to the construction of the Canadian Pacific Railway (CPR) around Winnipeg and onto the western prairies. Land prices in the small capital city skyrocketed, the population soared and solid brick structures began replacing the small wooden shacks that dotted the mud streets. This development led to the creation of specific districts within the city – residential, commercial and industrial – and their related building-types. The huge advance in land prices along Main Street north of Portage Avenue necessitated the replacement of the earlier residential development with large commercial structures. Investors chose to locate near one of the most important buildings, City Hall, from which would come assistance in advancing both singular business interests and those of the community at large.

Commercial interests, both local and from Eastern Canada, were quick to locate in this area. The city rapidly assumed the role of wholesale hub for all of Western Canada, partially because of its central location and partially because of the preferential freight rates negotiated with the CPR that made it cheaper for manufacturers to ship their goods to Winnipeg, unload them and then send them west to the growing markets on the prairies. Companies like G.F. and J. Galt Company, Stobart, Eden and Company and J.H. Ashdown were all organized and carrying on business prior to the CPR boom. The bust of 1882, while it seriously affected some parts of the local economy, did not have a devastating effect on the wholesale sector. This was mainly as a result of the expanding regional base of the wholesalers as settlement increased on the prairies and demand for goods grew. The areas east and west of Main Street, however, were undeniably

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developing as the warehouse district, slowly through the 1880s and 1890s and then rapidly after 1900 (Plate 1).

The warehouse district’s main north-south thoroughfare was undoubtedly Princess Street. Major buildings began to appear on both of its sides during the real estate boom and development along it did not halt until World War I (Plates 2-4).

As the first decade of the 20th century continued, a successful farm machinery wholesaler who had done business in the Western Canada for several decades move to provide his business with larger, modern headquarters in the heart of the warehouse district on Princess Street. The Fairchild Building was completed in 1907 (Plate 5).

**STYLE**

This building boasts many of the design features of a Sullivanesque Chicago Style commercial building, popularized in major centres across North America from the late 1890s to the 1920s. As the name suggests, it found its early development in Chicago, IL led by renowned architect Louis Sullivan (1856-1924).²

It was intimately connected to the development of a new support system – skeletal steel and reinforced concrete – that allowed architects to design taller structures. It led to the creation of a new building type – the skyscraper.³

The Sullivanesque version of the skyscraper, most often commercial/office structures and always six storeys tall and higher, were divided into three sections like a classic column: the ground floor devoted to large glass windows for displays, a central portion consisting of the bulk of the floors with window openings arranged in a grid-like pattern, and an attic or top floor, often

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featuring porthole windows, finished with a heavy cornice and flat roofline. The top and bottom floors received the majority of the ornamental treatment, usually in sculpted stone or terracotta. Sullivan’s forte was the use of these materials to create decorative panels using linear and geometric patterns and floral motifs.

He is also generally credited with making the phrase, “Form follows function” one of the fundamental principles of modern architects in the 20th century.

In Winnipeg, fine examples of the style built in the pre-1920 era would including Union Tower, 504 Main Street (built 1904), the Boyd Building, 384 Portage Avenue (1912) and the Paris Building, 259 Portage Avenue (1915-1917).

CONSTRUCTION
The large warehouse is six storeys in height on a raised stone foundation and measures approximately 39.7 x 27.5 x 26.5 metres (see Appendix I for construction details). The pressed brick building uses a rare hybrid combination of internal steel frame structure with cast iron columns and wood joists. The front façade brick walls range from 53.3 to 33.0 centimetres thick.

The original construction also included areaways under the sidewalk along the building’s front (east) elevation (Plate 6).

DESIGN
The main (east) façade of the Fairchild Building is symmetrically designed with a centrally placed stone framed arched entrance (Plate 7) and smooth cut limestone cladding on the raised foundation walls. Dark brick pilasters divide the ground floor into seven bays, the north- and south-most hold two other entrances, the other bays filled with large display windows (Plate 8).

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4 City of Winnipeg Building Permit, #91/1907.
5 City of Winnipeg Assessment Record, Roll No. 960724-12-1, PC 50.
The southern entrance is more ornamentally detailed with a classically-based hood (Plate 9). Atop each pilaster are limestone capitals, each holding terra cotta panels with floral motifs and a stylized “F” and “Co” (Plate 10).

A stone and terra cotta string course separates the ground floor from the upper storeys, the same seven bays of the ground floor continue up the building, with the outer two bays holding single, rectilinear window openings, the middle five bays holding sets of three rectilinear openings. The tops of the middle bays are arched and connected by delicate brick drip moulding and terra cotta panels act as capitals for the pilasters (Plate 11). The flat roof is highlighted by brick corbelling.

The north façade is finished in common clay brick rising from the raised stone basement and features plain pilasters and painted signage (Plate 12).

The south façade is partially hidden by the neighbouring structure; the visible portions of the upper floors feature the same materials and design of the north wall (Plate 13).

The rear (west) façade is unique in the city. The design of Winnipeg’s earlier warehouses included small window openings due to limitations in construction methods and to limit the amount of daylight on drygoods and food products. For the Fairchild Building, neither of these concerns was relevant. As a result, the rear elevation was nearly completely given to large windows, originally with wire glass units (Plate 14) which have now been replaced by newer units (Plate 15). Open metal fire escapes are located at the north end and in the centre of this façade and a newer metal canopy has been added above the first floor windows the entire length of the façade.

Alterations to the building have not seriously affected its original design or materials beyond the windows on the rear façade.
INTERIOR
The original plans call for an open showroom on the ground floor and general offices, manager’s office and “wareroom” on the second floor (Plate 16). These offices were divided by wood and glass partitioning (Plate 17). The building included a set of well detailed stairs (Plate 18) and a passenger elevator in the southeast corner and a freight elevator on the north wall. Plans for the upper floor do not exist; it is likely they describe open storage area.

The building’s unusual internal support system of steel beams, cast iron and wood posts support the wood plank subfloors (Plates 19 and 20).

The front entrance foyer also included a unique feature- its floor was comprised of prism glass (Plates 21-23).

With the building’s conversion to commercial/office space on the ground floor and residential suites on the upper storeys, none of the original finishes were kept (Plates 24 and 25).

INTEGRITY
The building stands on its original site, appears to be in good structural condition and this front (east) façade has not suffered extensive alteration since construction.

STREETSCAPE
The Fairchild Building is part of one of the Exchange District National Historic Site’s most original and important streetscapes (Plates 26 and 27). It has been a significant contributor for over 100 years.

ARCHITECT/CONTRACTOR
Two main architects were involved in the design of this structure: John D. Atchison and Herbert Rugh. Atchison was born and trained in the United States and began his very successful practice
in Winnipeg in 1905 (see Appendix II for biographical information). He has received 20 points from the Historical Buildings and Resources Committee.

Supervising the work was H.B. Rugh, also born and trained in the United States, he came to Winnipeg a year prior to Atchison (see Appendix II for biographical information).

Local contractor J.A. Girvin was the builder.

**PERSON/INSTITUTION**

Frank Alanson Fairchild, businessman, was born in Oakland, Mount Pleasant County, Ontario in 1849 (Plate 28). He came to Winnipeg in 1878 and entered a partnership with his brother-in-law Henry Shaver Wesbrook (1842-1913), implement and carriage dealers, as Wesbrook and Fairchild. The company lasted until 1887, when Fairchild and his brothers, Isaac E. and James H., started F.A. Fairchild and Company, wholesale implements and carriages which, according to one account, was a risky venture because it was the first wholesale business of its kind in the city. In 1895, the three brothers plus two other businessmen incorporated the Fairchild Vehicle and Machinery Company, Limited (Plate 29). The company operated out of premises at 156 Princess Street. F.A. Fairchild died in October 1898 and the company continued with William H. Hutchinson as its president.

The company flourish in the early 1900s, as did so many other businesses, expanding into the West, with offices and representatives fanning out across the prairies. The company built a large shipping warehouse on Sutherland Avenue (northeast corner Derby Street) in 1902 and greatly expanded it in 1906 (Plate 30).

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6 [Manitoba Free Press](https://example.com), October 10, 1898, p. 3.


8 [Manitoba Free Press](https://example.com), December 20, 1890, p. 26; May 13, 1895, p. 6 and October 10, 1898, p. 3.

9 [Manitoba Free Press](https://example.com), May 13, 1895, p. 6.

10 [Manitoba Free Press](https://example.com), October 10, 1898, p. 3; and [Pioneers and Early Citizens of Manitoba](https://example.com) (Winnipeg, MB: Manitoba Library Association, 1971), pp. 73-74.

11 [City of Winnipeg Building Permit](https://example.com), #837/1902 and #1580/1906.
In the fall of 1907, with the new Princess Street building just completed, the Fairchild Company was sold to farm machinery giant John Deere Plow Company, whose merchandise the Fairchild company had long sold.\(^\text{12}\)

John Deere Plow remained in the Princess Street building until the early 1950s (see Table One for tenants of the building.

**TABLE ONE**

**OCCUPANTS OF THE FAIRCHILD BUILDING, 1911-1995\(^\text{13}\)**

<table>
<thead>
<tr>
<th>YEAR</th>
<th>INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1911</td>
<td>- J.A. Loudon, furniture; Canadian Feather &amp; Mattress Co. Ltd.; Eastern Townships Furniture Manufacturing; Ives Modern Bedstead Co. Ltd.; John Deere Plow Co. Ltd.; Fairchild Co. Ltd.</td>
</tr>
<tr>
<td>1919</td>
<td>- John Deere Plow Co.; Consolidated Distributing Ltd.; Merchants Consolidated Ltd.; E.N. Moyer Co.</td>
</tr>
<tr>
<td>1929</td>
<td>- American New Co.; John Deere Plow Co.; Parlee &amp; Co., wholesale crockery; Babson Brothers, wholesale farm supplies; Burlington Watch Co.; E.N. Moyer Co., school furnishing &amp; supplies; T.S. Simms Co., wholesale brushes</td>
</tr>
<tr>
<td>1939</td>
<td>- American News Co.; McFayden Seed Co.; John Deere Plow Co.; Interlake Tissue Mills</td>
</tr>
<tr>
<td>1949</td>
<td>- McFayden Seed Co., John Deere Plow Co.; Interlake Tissue Mills; National Paper Goods; Kaufman Rubber Co; Hamburg Felt Boot; Valentine &amp; Martin, wholesale boots; Tetrault Shoe Ltd.</td>
</tr>
<tr>
<td>1959</td>
<td>- Sterling Cloak Co. Ltd.; Charles M. Home Ltd., wholesale importers; Frankroy Ltd.</td>
</tr>
<tr>
<td>1969</td>
<td>- Sterling Cloak Co. Ltd.; Chandler Stuart Textiles; Paton Manufacturing Co. Ltd., agent; Freed Agencies, manufacturers agents; Jenkins Agencies; Julius Resnick Ltd., handbags; A.E. Partridge Furs; Frankroy Ltd., women’s clothing</td>
</tr>
<tr>
<td>1979</td>
<td>- Metland Professional Investment Corp., finance; Association of Winnipeg Taxis Ltd.; Sterling Cloak Co. Ltd., women’s clothing; Unicity Accounting Services; Barjud Investments Ltd.</td>
</tr>
<tr>
<td>1989</td>
<td>- CMA Sales, manufacturers agents; Doray Ent Inc.; Laikee Co Ltd.; Morlies Sportswear Ltd.</td>
</tr>
<tr>
<td>1995</td>
<td>- CMA Sales; Safe T Heat Prod Ltd.; Kinwood Business and Franchise Consultants; Doray Enterprises Inc.; Barry Zagozowski Ag Ltd, cloth manufacturers; Morlies Sportswear</td>
</tr>
</tbody>
</table>

\(^{12}\) Manitoba Free Press, October 4, 1907, p. 10. The article estimated the sale to be worth $1-million.

\(^{13}\) Henderson’s Directory, Winnipeg.
In 1953, the building was sold to the Sterling Cloak Company, who converted part of the building into a garment factory. This Winnipeg company, founded in 1932, operated for many years in the Nokomis Building, 344 Cumberland Avenue and then by the mid-1940s were located on the 3rd floor of the Whilta Building, 70 Arthur Street. They remained in the Princess Street building until the 1980s.

In the early 2000s, plans were made for its redevelopment as a multi-owner residential condominium with approximately 50 units, basement parking, a rear patio area and commercial/offices on the ground floor. This estimated $8-million project was completed in 2007 and is known as the Fairchild Lofts.

**EVENT**
There is no known significant historic event connected with this building.

**CONTEXT**
This warehouse was built during the early 20th century expansion phase of Winnipeg and its economy that translated into a spatial growth of its warehouse district. Major firms, local, national and international, sought to take advantage of Winnipeg’s favourable railway freight rates, well-developed infrastructure, pool of skilled and unskilled labour and readily accessible capital to open headquarters in the City. Winnipeg solidified its position as Western Canada’s premier centre during the 1900-1915 period.

**LANDMARK**
This building is an important component of Winnipeg’s historic Exchange District. Its size, ornamentation and location combine to heighten its conspicuousness.

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APPENDIX I

CITY OF WINNIPEG - Preliminary Report

Building Address: 110 Princess Street
Building Name: Fairchild Building (Sterling Cloak)

Original Use: machinery warehouse
Current Use: retail/residential

Roll No. (Old): 13096072400 (10134)
RSN: 155552

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

Legal Description: 7 St. John, Plan 33086, Lots 37/38

Location: west side between Bannatyne and William avenues

Date of Construction: 1908
Storeys: 6

Construction Type: masonry
HERITAGE STATUS: GRADE II (May 29, 1985)

Building Permits (Plans available: [CS] City Storage):

SEE NEXT PAGE

Information:
- 130 x 90 x 87+ = 1,028,025 cu. ft.
- Exterior – brick face at front, walls 21” – 13”; stone trim.
  West wall – brick piers, concrete spandrels; north and south walls – 17” – 13” common brick.
- Basement – stone foundation, concrete floor
- 1941 – “general condition excellent” – 6th floor worn, other floors fairly good – maple.
- 1947 – Old boiler room removed
- 1961 – Lighting mostly fluorescent; sprinklered. No major structural changes – building in “good condition”.
- 1970 – masonry face of building repaired.
- January 1981 fire – damage to stock, some scorching, repairs completed.
- 1986 – good structure, some modernized office space, mostly original.
- 1988 – Fire upgrading to stairs.
- LED lights installed on front façade 2013

ARCHITECT: J.D. ATCHISON and H.B. RUGH

CONTRACOR: J.A. GIRVIN
Building Permits (Plans available: [CS] City Storage):

<table>
<thead>
<tr>
<th>YEAR</th>
<th>NO.</th>
<th>PLANS</th>
<th>AMOUNT</th>
<th>DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>1907</td>
<td>91</td>
<td></td>
<td>$92,500</td>
<td>Original</td>
</tr>
<tr>
<td>1919</td>
<td>1551</td>
<td></td>
<td>$3,500</td>
<td>Alteration</td>
</tr>
<tr>
<td>1936</td>
<td>169</td>
<td>CS</td>
<td>$3,000</td>
<td>Alteration</td>
</tr>
<tr>
<td>1940</td>
<td>1606</td>
<td></td>
<td>$800</td>
<td>Repairs</td>
</tr>
<tr>
<td>1952</td>
<td>8558</td>
<td></td>
<td>$500</td>
<td>Vault in basement</td>
</tr>
<tr>
<td>1953</td>
<td>65</td>
<td>CS</td>
<td>$100</td>
<td>Fuel oil tank</td>
</tr>
<tr>
<td>1953</td>
<td>10186</td>
<td>CS</td>
<td>$3,800</td>
<td>Fire Escape</td>
</tr>
<tr>
<td>1954</td>
<td>77</td>
<td>CS</td>
<td>$3,000</td>
<td>Office alteration</td>
</tr>
<tr>
<td>1954</td>
<td>1121</td>
<td>CS</td>
<td>$15,000</td>
<td>Alteration</td>
</tr>
<tr>
<td>1964</td>
<td>1154</td>
<td>CS</td>
<td>$1,600</td>
<td>Alteration – 2\textsuperscript{nd} floor</td>
</tr>
<tr>
<td>1965</td>
<td>1039</td>
<td></td>
<td>$2,200</td>
<td>Alteration</td>
</tr>
<tr>
<td>1967</td>
<td>7375</td>
<td></td>
<td>$1,000</td>
<td>Alteration</td>
</tr>
<tr>
<td>1970</td>
<td>3353</td>
<td></td>
<td>$850</td>
<td>Repairs – building face</td>
</tr>
<tr>
<td>1985</td>
<td>2281</td>
<td>CS</td>
<td>$35,000</td>
<td>Interior alteration</td>
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<tr>
<td>1986</td>
<td>1233</td>
<td>CS</td>
<td>$43,000</td>
<td>Interior alteration – 4\textsuperscript{th} floor</td>
</tr>
<tr>
<td>1986</td>
<td>6153</td>
<td></td>
<td>$3,000</td>
<td>Interior alteration – 5\textsuperscript{th} floor</td>
</tr>
<tr>
<td>1991</td>
<td>4855</td>
<td>CS</td>
<td>$16,000</td>
<td>Skywalk repair</td>
</tr>
<tr>
<td>2004</td>
<td>117272</td>
<td></td>
<td>$42,468</td>
<td>Interior alterations (construct 2 display suites and a sales office for Fairchild Lofts)</td>
</tr>
<tr>
<td>2005</td>
<td>116563</td>
<td></td>
<td>$30,000</td>
<td>Interior alterations (remove partitions on all floors)</td>
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<tr>
<td>2005</td>
<td>143490</td>
<td></td>
<td>$72,000</td>
<td>Basement repairs (new 128’ concrete wall on east side)</td>
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<tr>
<td>2005</td>
<td>143624</td>
<td></td>
<td>$5,143,000</td>
<td>Interior and exterior renovations to condominiums</td>
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<tr>
<td>2006</td>
<td>107987</td>
<td></td>
<td>$333,500</td>
<td>Ramp and entry box for basement parkade</td>
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<tr>
<td>2006</td>
<td>139501</td>
<td></td>
<td>$170,000</td>
<td>Interior and exterior alterations</td>
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<td>2007</td>
<td>110159</td>
<td></td>
<td>$65,000</td>
<td>Interior alterations to main floor office space</td>
</tr>
<tr>
<td>2011</td>
<td>111105</td>
<td></td>
<td>$100,000</td>
<td>Interior alterations to main floor office space</td>
</tr>
<tr>
<td>2014</td>
<td>108722</td>
<td></td>
<td>$80,000</td>
<td>Interior alterations to main floor office space</td>
</tr>
<tr>
<td>2018</td>
<td>132953</td>
<td></td>
<td>$100,000</td>
<td>Construct addition</td>
</tr>
</tbody>
</table>
APPENDIX II

John Danley Atchison (1870-1959)

Unquestionably one of the city’s most talented architects, J.D. Atchison was born in Monmouth, Illinois in 1870. Educated in Chicago, he studied architecture at the Chicago Art Institute and the Chicago Manual Training School. After graduation he worked in the offices of W.G. Barfield, as well as for the firm Jenney and Mundie. William Le Baron Jenney was considered by many to be one of America’s leading architects and Atchison participated in the planning of buildings utilizing the latest technology in steel skyscraper construction.

In 1895, he opened his own practice which continued until the early 1900s. He worked on the staff of the World's Columbian Exposition and for the Chicago and Eastern Illinois Railroad. His commissions brought him to Winnipeg and by 1905 the prosperity and future prospects prompted him to relocate his business here.

A list of some of the more prominent local buildings designed by J.D. Atchison over his career includes:

Alexandria Block, 389-393 Graham Ave. (1901) – demolished
Wardlow Apartments, 544 Wardlaw St. (1905) – Grade II
Kennedy Building, 315 Portage Ave. (1906)
Hample Building, 271 Portage Ave. (1906) – Grade III
Concordia (Bon Accord) Block, 637 Main St. (1906) – partially demolished
Stone Block, 650 Main St. (1907) – demolished
Fairchild Building, 110 Princess Street (1907)
Nanton Stables, 61 Roslyn Cres. (1908) – demolished
Dennistoun House, 166 Roslyn Rd. (1908) – demolished 2017

3 Compiled from City of Winnipeg Historical Buildings Files; J. Wade, Manitoba Architecture to 1940 (Winnipeg, MB: University of Manitoba Press, 1976); Winnipeg Telegram, September 18, 1906, p. 55; Winnipeg Tribune, December 21, 1907; and F.H. Schofield, op. cit., pp. 374-375.
A. Matheson House, Kildonan (1908) – demolished
Devon Court, 376 Broadway (1908) – demolished
Men’s Own of the City of Winnipeg Shelter Mission, 181 Logan Ave. (1908) – demolished
N.W.C.T.A. Building, 291 Garry St. (1909) – Grade III
Canada Permanent Building, 298 Garry St. (1909) – Grade II
Edmonton Block, 383-389 Portage Ave. (1909)
Maltese Cross Building, 66 King St. (286 McDermot Ave. – 1909) – Grade III
Grosvenor Court, 161 Stafford St. (1910) – List of Historical Buildings
Eastern Townships Bank, 367-369 Main St. (1910) – demolished
Orpheum Theatre, Fort St. (1910) – demolished
Great-West Life Building, 177 Lombard Ave. (1911) – Grade II
Allan, Killam and McKay Block, 364 Main St. (1911) – demolished
Winnipeg Development & Industrial Bureau Exposition Building, 267 Main St. (1911-1912) – demolished
Carlton Building, 354 Portage Ave. (1912) – Grade III
Cadomin Building, 280 Main St. (1912)
Boyd Building, 388 Portage Ave. (1912) – Grade III
Union Tower, 191 Lombard Ave. (1912-1913) – Grade II
Merchants’ Bank Branch, 1386 Main St. (1913) – Grade III
All Souls’ Unitarian Church, Furby St. (1913)
Curry Building, 233 Portage Ave. (1915) – Grade II
Bank of Hamilton Building, 395 Main St. (1916-1918) – Grade I
Red Cross Lodge, Fort Osborne Barracks, Tuxedo (1919) - demolished
Manitoba School for the Deaf, Tuxedo (1922)
Medical Arts Building, southeast corner Graham Ave. and Kennedy St. (1922-1923) – demolished

Atchison also designed structures in other western provinces. He won the design competition for the Moose Jaw City Hall, ca.1912-1913 (not built) and planned the Moose Jaw Collegiate (1908-1910), Saskatchewan Presbyterian Boys’ College and Principal’s Residence (1911-1912), and Hammond Building, Main St., Moose Jaw (1912).
Atchison was also intimately involved in promoting the concept of The Mall or Capitol Approach from Portage Avenue to the Legislative Building along Memorial Boulevard. He prepared proposals for the City Planning Commission (1911) and later the Winnipeg Town Planning Commission (1913). He also made proposals to the Greater Winnipeg Plan Commission (1917; 1919) which he became chairman of in 1919.  

In 1923, Atchison left Winnipeg for Pasadena, California, and continued to practice there, adopting the Spanish Colonial style for his residential work. He died in 1959.

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6 The Emerson Court House and Town Hall Building (Winnipeg, MB: Manitoba Culture, Heritage and Recreation, Historic Resources Branch, 1985), pp. 8-11.
Herbert Bell Rugh (1879-1924)

H.B. Rugh practiced in Winnipeg from 1904 to ca.1912, and in that time established himself as one of the city’s finest architects, although his forte appears to have been designing middle- to upper-income homes.

Rugh was born in Cedar Rapids, Iowa on May 16, 1879 and took his formal training at the Amour Institute of Technology in Chicago, Illinois, graduating in 1901. He then went to work in Racine, Wisconsin in the firm Guilbart and Rugh. After two years he relocated to Michigan and finally in 1904 came to Winnipeg to begin an architectural practice.1

Rugh’s work over the next eight years was varied and extensive; he worked on factories, apartment blocks, office buildings and dozens of houses,2 many of their plans found their way onto the pages of trade magazines like Construction.3 Rugh’s houses used a variety of styles including Georgian, Tudor and colonial in his pursuit of the “picturesque.” He also experimented with various materials, including concrete block, rough-cast plaster and terra cotta.

In 1912, Rugh became the local representative of the Montréal firm Ross and MacFarlane. He oversaw the construction of both the Fort Garry Hotel, 1911-12 (his name is found on the City of Winnipeg Building Permit)4 and the now demolished King George Municipal Hospital, Morley Avenue, 1912.

Rugh’s name does not appear in the City of Winnipeg Building Permit Ledger Book after 1912 and his whereabouts after this period are unknown.

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2 City of Winnipeg Building Permit Ledger Books (below as Ledgers), 1900-1915.
3 See, for example, Construction, March 1910, July 1910, July 1914 and June 1915.
4 City of Winnipeg Building Permit (below as BP), #3033/1911.
An incomplete list of his local projects would include:⁵

Erl House, 424 Wellington Crescent, 1906
Frontenac Apartments, 90 Gertie Street, 1906
Keeley Institute, 676 Jessie Avenue, 1906 (demolished)
Fairchild Warehouse, 110 Princess Street, 1907 (Grade II)
Bettinger House, 279 Wellington Crescent, 1907 (demolished)
Pulford Block, Donald Street, 1907
McNeill House, Gertrude Street, 1907
Fairchild Building, 110 Princess Street (1907) - supervising architect
Y.W.C.A. Building, Ellice Avenue, 1908
Osler House, 485 Wellington Crescent, 1909 (demolished)
Fergus Block, 167-171 Pembina Street (Osborne Street), 1909
Ewart House, 12 Ruskin Row, 1910
Nares House, 252 Roslyn Road, 1910
Robinson House, 703 Wellington Crescent, 1911 (demolished)
St. Nicholas Roman Catholic Parish School, Flora Avenue, 1911
Bettes House, 245 Wellington Crescent, 1911
Perfection Concrete Company Factory, Dublin Avenue, 1911
Hotel Fort Garry, 222 Broadway (supervising architect), 1911-1913 (Grade II)
King George Municipal Hospital, Morley Avenue (supervising architect), 1912 (demolished)

⁵ Ledgers, 1904-1912; M. Peterson Building Database.
John Alexander Girvin

J.A. Girvin was born near Goderich, Canada West (Ontario) in 1853 (also given as 1851), coming to Winnipeg in May 1877 where he first worked for the Canadian Pacific Railway. He formed his own business; later organized as the J.A. Girvin Company. He died in Winnipeg on May 6, 1931.¹

Among his larger local commissions were:²

- Central Congregational Church, Hargrave Street (1882) – demolished
- Y.M.C.A. Building, 276 Portage Avenue (1900, with P. Burnett) – Grade II
- Bank of Hamilton, 395 Main Street (1901, with P. Burnett) – demolished
- Tees & Persse Co. Warehouse, Princess St. (1904, at Point Douglas Ave.) – demolished
- Miller, Morse & Co. Building, 317 McDermot Avenue (1904, with P. Burnett)
- Leadley Warehouse, 306 Ross Avenue (1905)
- Fairchild Company Warehouse, 110 Princess Street (1907) – Grade II
- W.R. Allen House, 6 Roslyn Road (1907) – Grade III
- G.F. & J. Galt Warehouse, 334 McDermot Avenue (1909)
- Enderton Block, Portage Avenue (1909) – demolished
- Foley Brothers Warehouse, 185-187 Market Avenue (1918, alterations) – demolished
- Congdon Marsh Building, 86-88 Princess Street (1920, 2 additional storeys) – Grade III
- Tees & Persse Warehouse, 315 William Avenue (1924, alterations) – List of Historical Resources

² Compiled from Manitoba Free Press, various dates; author’s files; and Ledgers, 1899-1926.
Plate 1 – Looking south along Arthur Street from Bannatyne Avenue into the heart of Winnipeg’s warehouse district west of Main Street, ca.1905. (Courtesy of the Archives of Manitoba, Winnipeg- Views c1905-2.)
Plate 2 – Princess Street looking south from Ross Avenue, ca.1903, the street filled with horse-drawn vehicles. (M. Peterson Collection.)
Plate 3 – Princess Street looking north from McDermot Avenue, ca.1900. (M. Peterson Collection.)
Plate 4 – Princess Street looking north from Bannatyne Avenue, 1912. (Archives of Manitoba, “Winnipeg-Streets-Princess 16, N9659.”)
Plate 5 – Fairchild Building, 110 Princess Street, 1912.  (Archives of Manitoba, reproduced from Winnipeg Saturday Post, June 8, 1912, p. 76.)
Plate 6 – Fairchild Building, 110 Princess Street, basement areaway, 2005. (M. Peterson, 2005.)
Plate 7 – Fairchild Building, 110 Princess Street, main (east) entrance, 2018. (M. Peterson, 2018.)

Plate 8 – Fairchild Building, 110 Princess Street, detail of ground floor, main (east) façade, 2018. (M. Peterson, 2018.)
Plate 9 – Fairchild Building, 110 Princess Street, south entrance, main (east) façade, 2018. (M. Peterson, 2018.)
Plate 10 – Fairchild Building, 110 Princess Street, stylized terra cotta panel, east façade, 2018. (M. Peterson, 2018.)
Plate 11 – Fairchild Building, 110 Princess Street, detail of upper floors, east façade, 2018. (M. Peterson, 2018.)
Plate 12 – Fairchild Building, 110 Princess Street, detail of upper floors, east façade, 2018. (M. Peterson, 2018.)
Plate 13 – Fairchild Building, 110 Princess Street, rear (west) and south façades, 2018. (M. Peterson, 2018.)
Plate 14 – Fairchild Building, 110 Princess Street, rear (west) façade with original windows, 2001. (M. Peterson, 2001.)
Plate 15 – Fairchild Building, 110 Princess Street, rear (west) façade with replacement window units, 2018. (M. Peterson, 2018.)
Plate 16 – Architect’s plans #91/1907, “First Floor Plan” (top) and “Second Floor Plan” (bottom), 1907. (City of Winnipeg, Planning, Property & Development Department.)
Plate 17 – Fairchild Building, 110 Princess Street, original wood/glass office and hallway partitioning, 2nd floor, 2004. (M. Peterson, 2004.)
Plate 18 – Fairchild Building, 110 Princess Street, original staircase, 2003 (top) and 2006 (bottom). (M. Peterson.)
Plate 19 – Fairchild Building, 110 Princess Street, basement support system, 2003. (M. Peterson, 2003.)
Plate 20 – Fairchild Building, 110 Princess Street, upper floor support system, 2003. (M. Peterson, 2003.)
110 PRINCESS STREET – FAIRCHILD BUILDING
(STERLING CLOAK BUILDING)

Plate 21 – Fairchild Building, 110 Princess Street, basement substructure of main foyer prism
glass floor, 2005. (M. Peterson, 2005.)
Plate 22 – Fairchild Building, 110 Princess Street, basement substructure of main foyer prism glass floor, 2005. (M. Peterson, 2005.)
Plate 24 – Fairchild Lofts, 110 Princess Street, 5th floor suite, 2006. (M. Peterson, 2006.)
Plate 25 – Fairchild Lofts, 110 Princess Street, 6th floor suite, 2006. (M. Peterson, 2006.)
Plate 26 – Princess Street looking north from Bannatyne Avenue, 2018. (M. Peterson, 2018.)

Plate 27 – Princess Street looking south from William Avenue, 2018. (M. Peterson, 2018.)
Plate 28 – Frank A. Fairchild, ca.1894. (Reproduced from The Canadian Album: Men of Canada or Success by Example, Vol. III [Bradley, Garretson & Co., Brantford, ON, 1894].)
SNOW HAS COME
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Plate 29 – Advertisement for the newly incorporated Fairchild Vehicle and Machinery Company, 1895. (Reproduced from Manitoba Free Press, December 17, 1895, p. 20.)
Plate 30 – Fairchild Company Track Warehouse, Sutherland Avenue, 1906. (Reproduced from Manitoba Free Press, December 4, 1906, p. 37.)