



94 ROSLYN ROAD

LESLIE IRONSIDE HOUSE

City of Winnipeg
Historical Buildings Committee
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This building embodies the following heritage values as described in the *Historical Resources By-law, 55/2014* (consolidated update July 13, 2016):

- (a) Built in 1895, this single family dwelling is one of the older homes in Fort Rouge and one of the last and the oldest remaining large residences that had occupied both sides of Roslyn Road by the early 1900s;
- (b) It had a long-term association with the Ironside Family, extremely successful grain and cattle dealers, especially Leslie Ironside, who lived in the home with his family for several decades;
- (c) It was designed by local well-known local architect Samuel Frank Peters;
- (d) It is a good example of the Queen Anne Style, used for residential structures before and after 1900;
- (e) It is a conspicuous building within its residential neighbourhood; and
- (f) The building's exterior has suffered little alteration.

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE

In the 1840s, the area now known as Fort Rouge was sparsely settled, the main occupants were Métis families engaged in some combination of farming, freighting, the buffalo hunt, and/or other labour.¹ The Métis would continue to live in the area up to and beyond the creation of the Province of Manitoba in 1870.²

After 1870, the area, known as St. Boniface West, slowly began to attract non-Métis interest from developers, businessmen and well-to-do families who sought its ‘ruralness.’ Within the decade many of the original Métis land owners had moved on, further west along the Assiniboine River. Development was slow at first but by the late 1870s there were a number of homes in the area and large tracts had been surveyed into city lots. This development was intensified by the coming of the Canadian Pacific Railway in the early 1880s and the resulting rise in population and by the construction of two bridges over the Assiniboine River in 1880-81 (crossing at the foot of Main Street) and 1881-82 (at Osborne Street). It was the beginning of the modern urbanization of St. Boniface West.³

By the late 1890s, Winnipeg was on the verge of the most far-reaching and sustained period of growth in its history that would last into the 2nd decade of the 20th century. The effects on its physical landscape were enormous.

In the city’s downtown, for example, infill construction, the demolition of older structures and erection of larger, more permanent buildings greatly increased the density of development. Much of this activity followed spatial patterns established before the turn-of-the-century which had created

¹ D.M. Lyon, “History of the Osborne Village Development Area: Part A,” report for the Historical Buildings Committee, November 2003, pp. 9-11.

² W.L. Morton, Manitoba: A History, Second Edition (Toronto, ON: University of Toronto Press, 1967), p. 145. A census of the new province’s described the population as: 11,963 total residents, 82 per cent of whom were mixed-blood Métis or ‘country-born’ (i.e., Anglophones of aboriginal-European descent).

³ D.M. Lyon, op. cit., pp. 223-226.

specific banking, warehousing and commercial districts.⁴ Similarly, empty lots along streets in older residential neighbourhoods began to fill as the demand for housing increased.

Beyond the central core, these same pressures led to the creation of new residential, commercial and industrial precincts or the expansion of established districts. This necessitated a constant redefinition of the city's boundaries by civic officials and leaders.

One area that witnessed tremendous growth before and after 1900 was Fort Rouge. It became the City of Winnipeg's Ward One in 1882 and properties close to the Assiniboine River attracted wealthy businessmen and public figures who sought the quasi-rural lifestyle offered by the area combined with its proximity to the downtown.

Numerous mansions, situated on extensive, well-manicured grounds, were built during this period. The homes were filled with a "Who's Who" of Winnipeg – judges, lawyers, doctors and businessmen (Plates 1-3).

In 1895, J.W. Driscoll (Plate 4), the manager of one of the British Empire's largest coal and wood stove and metal products manufacturers, the McClary Manufacturing Company, has a fine new home built on Roslyn Road, just east of Osborne Street that he intended to sell or rent out.⁵

STYLE

This home stands as a good example of the Queen Anne Revival style, one of the most popular of all the residential architectural styles from the 1880s until World War I.⁶ At its best, the style

⁴ M. Peterson, "36 Roslyn Road - J.C. Falls House," report for the City of Winnipeg Historical Buildings Committee, January 1994, p. 1.

⁵ M. Peterson, "185-187 Bannatyne Avenue, The Former McClary Building," report for the City of Winnipeg Historical Buildings Committee, July 1987, pp. 1-2. The firm was founded by the McClary family in London, ON in the 1850s and expanded rapidly. It opened its Western Canadian headquarters in 1882 and in 1899 built its large warehouse on Bannatyne Avenue. Interestingly, the architect of the house at 94 Roslyn Road, S.F. Peters, also designed the 1899 warehouse.

⁶ L. Maitland, et al., A Guide to Canadian Architectural Styles (Peterborough, ON: Broadview Press, 1992), pp. 98-99.

was known for its picturesqueness; a seemingly unconnected, unbalance attempt to fill or cover all flat surfaces on every façade. The style borrowed heavily from English architecture of the 15th century, blending classical and medieval motifs into a picturesque form. Bay windows, towers, wrap-around porches, irregular rooflines, dormers, cross gables, ornamented chimneystacks, projecting wings, balconies and varied materials and colours were applied in combination to animate the structures and to add to its asymmetry.

The popularity of the style in Canada began in the 1880s and lasted until World War I. On the prairies, pre-1900 examples of the style were not as numerous because large-scale development occurred after the turn-of-the-century. Post-1900, it was quickly adopted for use in the growing residential districts, especially the more affluent neighbourhoods where its showy qualities were greatly admired.

It was used in most districts of Winnipeg on both small and large dwellings. Table 1 is a list of Queen Anne Revival dwellings designated by the Historical Buildings and Resources Committee. This list highlights the conversion of many of the homes into other uses.

CONSTRUCTION

Documentation on the construction of this 2½-storey house is extremely limited. The building rests on a stone foundation and the superstructure is common clay brick veneer. Calls for Tenders for the construction of the building were placed in local papers in July of 1895 and by October 1895 there were advertisements “To Let or for sale” the house owned by J.W. Driscoll.⁷

⁷ Manitoba Free Press, July 26, 1895, p. 3 and October 7, 1895, p. 7.

TABLE ONE
QUEEN ANNE REVIVAL HOUSES DESIGNATED
BY THE HISTORICAL BUILDINGS COMMITTEE, 1979-2018
(SORTED BY AGE)

ADDRESS	NAME	GRADE	YEAR BUILT	COMMENTS
Scotia St., 442	Leacock House	II	1878	Residence
Adelaide St., 88	Kelly House	III	1882	Offices
Kate St., 121	William Ashdown House	III	1882	Private residence
George Ave., 99	James Burridge House	III	1893	Private residence
Logan Ave., 444	Penrose House	III	1894	Moved from Bell Ave., 1987, private residence
Carlton St., 61	Macdonald House (Dalnavert)	I	1895	Museum
West Gate, 134	Monk House	III	1895	Private residence
Boyle St., 43	Charles Ellis Boarding House	III	1900	Private residence
Edmonton St., 368-370	Duplex	III	1901	Offices
Edmonton St., 26	John Walter Harris House	III	1902	Offices
Scott St., 137	Graham House	III	1902	Offices
Edmonton St., 454	Benard House	III	1903	Private residence
Mayfair Ave., 159	John Duncan McArthur House	III	1903	Youth Centre
Broadway, 545	Klinic Building	III	1904	Offices
Hargrave St., 55	Glines House	III	1906	Converted into apartment block
Roslyn Rd., 36	J.C. Falls House	III	1907	Offices

DESIGN

The building sits on the south side of Roslyn Road, its main façade faces north, its west façade faces a parking lot, the rear (south) façade a back lane and the east façade faces a newer multi-tenant structure.

The front façade features a raised stone foundation wall leading to the light coloured common clay brick veneer superstructure (Plate 5). The façade is asymmetrical; the projecting, brick-clad east end includes arched window openings on each of the three levels. The main floor opening is embellished with stone lug sills and keystone, and brick drip moulding, the second floor windows with stone lug sill and keystone and the top floor with a stone sill. The arch of the main floor opening holds a pane of stained glass. At the roofline, the gable end is embellished with wood bargeboard (Plate 6). The west end of this façade is filled with a two-storey enclosed frame porch (Plate 7) which includes modest ornamental wood detailing (Plate 8). This porch wraps around the northwest corner and fills much of the west façade (Plate 9).

The west side features a brick section similar to the front: raised stone foundation, arched window openings, brick sills and ornamental bargeboard (Plate 10). The east façade is clad entirely in brick, the window openings are arched, the gable end at the rear also features bargeboard and the eaves include exposed rafter tails (Plate 11).

The rear (south) of the house includes a two-storey enclosed wood-clad porch with open wood stairs (Plate 12).

The complex roof includes cross gables and gable dormers.

The exterior of the building does not appear to have suffered major alteration, although many of the wood elements are deteriorating and the wood porch appears to have structural issues (Plates 13 and 14).

INTERIOR

According to City of Winnipeg records and local directories, this home appears to have been used as a duplex shortly after its construction, although the present state of the interior does not .⁸

⁸ City of Winnipeg Assessment Roll, No. 324720-12-1 (Old No. 7382, Ward 1)- below as ARo- 1890-1970; and Henderson's Directory, 1895-1941.

The interior today has been divided into offices of one and two rooms (Plates 15 and 16). The front room contains the stain glass window and fireplace and many of the openings throughout the house feature their original carved wood moulding (Plate 17). The wrap around porch features a unique circular opening in the northwest corner that runs from below the floor on the first floor to the second floor (Plate 18).

INTEGRITY

The building stands on its original site. Alterations to the exterior do not appear to have been extensive, although age and lack of maintenance has taken its toll on many of the home's exterior wood ornamentation.

STREETSCAPE

The Ironside House fits well into its neighbourhood which today is a combination of old single family dwellings and apartment blocks ranging from small, modest buildings to high rises (Plates 19 and 20)

Five single family homes remain standing on Roslyn Road east of Osborne Street (in order of age):

- #94- Leslie Ironside House (built 1895)- offices & multi-tenant residential (City of Winnipeg Commemorative List);
- #62- Lisgar L. Lang House (1903)- offices (no heritage status);
- #36- John C. Falls House (1907)- (Grade III);
- #6- W.R. Allan House (Lilly Apartments- 1914)- multi-tenant residential (Grade III); and
- #102- duplex (1928)- offices & residential (no heritage status).

ARCHITECT/CONTRACTORS

It appears that the architect for his house was S. Frank Peters⁹ (Plate 21) who came to Winnipeg from Toronto in 1892 and set up a private practice (see Appendix I for biographical information).

⁹ Manitoba Free Press, July 26, 1895, p. 3 – “Call For Tenders.”

He was the designer of many fine buildings in the city and has been given 20 points by the City of Winnipeg Historical Buildings & Resources Committee.

PERSON/INSTITUTION

City of Winnipeg Tax Rolls list lumber dealers T.A. Burrows and J.H. Hall as owners of the vacant property in 1894 and 1895. The house is built in 1895 and the Tax Rolls for the following year list John Douglas, employment unnamed, as the original owner/non-resident. J.W. Driscoll, manager of the McClary Manufacturing Company office in Winnipeg and the subject of the tender call, is listed as the owner and resident in 1897, along with tenant T.H. Gilmour, barrister. According to these records, Gilmour's household included 9 adults and 2 children between the ages of 6 and 16.¹⁰

Driscoll (1841-1912)¹¹ would only own the property for two years and in 1899 it was purchased and occupied by the family of Leslie and Charlotte Ironside.¹² Leslie (1856¹³-1923) was listed as a cattle dealer and was the brother of Robert Ironside (1854-1910 – Plate 22), founder of Gordon, Ironside and Fares, the country's leading exporter of cattle and operator of the largest packing plant in Winnipeg prior to World War I.¹⁴ Leslie Ironside came west from London, Ontario in 1889 (he was one of eight brothers), settling in Miami, MB. He moved into Winnipeg in 1898 and over the next 25 years was prominent in the cattle and ranching industry in Western Canada. He died on February 1, 1923 and left his widow and five children.¹⁵

¹⁰ ARO, 1892-1897. The Tax Roll records consistently list a large number of adults in the house, suggesting it was used as a duplex or boarding house from early in its history.

¹¹ "Driscoll, John William," Memorable Manitobans, Manitoba Historical Society website. The Driscoll family lived for many years on River Avenue. J.W. Driscoll retired from McClary Manufacturing in 1908 and was killed in a streetcar accident in 1912.

¹² ARO, 1897-1900. The Ironside household was listed as 10 adults and 4 children.

¹³ Canada Census, 1911.

¹⁴ A. B. McCullough, "Winnipeg Ranchers: Gordon, Ironside and Fares," in Manitoba History, Number 41, Spring/Summer 2001, http://www.mhs.mb.ca/docs/mb_history/41/winnipeg_ranchers.shtml.

¹⁵ Manitoba Free Press, February 2, 1923, p. 2.

In 1907, Robert Ironside was listed as the owner of the home with the Leslie Ironside family as tenants. Representatives of the late Robert Ironside were listed as owners in 1914 and by 1921, Charlotte Ironside (1869¹⁶-1957), widow of Leslie, was the owner with 6 adults in the household.¹⁷ Mrs. Ironside owned the house until 1938,¹⁸ when she sold the property to brother-in-law Alfred Ironside¹⁹ who lived in his hometown of London, ON. Among the occupants listed in 1941 was salesman William E. Ironside (1885-1945), son of Leslie and Charlotte Ironside, who looked after the home until his death in 1945.²⁰ His widow, Carrie E. Ironside, owned and remained in the home until 1953, when the property was finally sold out of the family.²¹

EVENT

There is no known significant historical event connected with this building.

CONTEXT

This home was built at the very early stages of the urbanization of the Fort Rouge area of Winnipeg. It was the precursor of many opulent mansions constructed on both sides of Roslyn Road east and west of Osborne Street that were home to some of the City's most influential families.

LANDMARK

The building is not in a conspicuous location, surrounded by larger, imposing structures.

¹⁶ Canada Census, 1911.

¹⁷ ARO, 1900-1921.

¹⁸ Winnipeg Free Press, February 18, 1957, p. 17. Charlotte Ironside remained in Winnipeg until 1952 when she moved to Victoria, BC. She died there at the age of 92 in 1957.

¹⁹ Winnipeg Free Press, June 22, 1935, p. 30.

²⁰ Winnipeg Free Press

²¹ ARO, 1920-1960.

APPENDIX II

Samuel Frank Peters (1847-1926)

S.F. Peters was born in Yeovil, Somerset, England on November 7, 1847¹ and was educated in London, Ontario, graduating with a civil engineering degree from Toronto University. He began his own architectural practice in London, Ontario in 1872 and in 1881 moved to the larger opportunities in Toronto.² In 1885 Peters took his first trip west as commander of a company of the 7th Fusiliers regiment of London, Ontario. The company formed part of the government response to the Riel Rebellion and Peters lost an arm in the conflict.³

Peters moved to Winnipeg in 1892 and set up a practice that was to include his brother, W.A. Peters, by 1902.⁴ Throughout his career, S.F. Peters was a strong advocate of the development of a Canadian design, separate from the American and European standards. In a 1910 speech made to the Royal Architectural Institute of Canada, Peters dismissed the newly popularized skyscrapers as “cooping up a mass of hard workers.”⁵ He preferred classical detailing, however many of his designs, especially warehouses, borrowed liberally from the Richardsonian Romanesque style. He served as the first President of the Manitoba Association of Architects.

An incomplete list of Peters’ buildings includes:⁶

Wesley College (co-designed by George Browne), now part of the University of Winnipeg, 515 Portage Ave. (1896)
Leslie Ironside House, 94 Roslyn Road (1896)
Ashdown Warehouse, 157-179 Bannatyne Ave. (1896) – Grade II

¹ Neepawa: An Architectural Walking Tour (Winnipeg, MB: Historic Resources Branch, Manitoba Department of Culture, Heritage and Recreation, 1987), n.p. Below as Neepawa.

² “A Group of Winnipeg Architects,” in Canadian Architect and Builder, Volume X (January 1897), p. 4.

³ The Year Past, 1983, (Winnipeg, MB: City of Winnipeg Historical Buildings Committee, 1984), p. 33.

⁴ Winnipeg Telegram, September 18, 1906, p. 55.

⁵ S.F. Peters, “Architecture in the West” in Construction, Volume III (October 1910), p. 78.

⁶ List compiled from City of Winnipeg, Building Permits; Neepawa, op. cit., n.p.; “Winnipeg Architects,” Binder of the City of Winnipeg Historical Buildings Officer; and various newspaper articles compiled by the author.

S.F. Peters designs (continued):

F.W. Alloway Building, 179 McDermot Ave. (1898) – Grade III
London Building, 432 Main St. (1898) – demolished
McClary Block, 185-187 Bannatyne Ave. (1899) – Grade III
Manitoba College of Pharmacy, 422 Notre Dame Ave. (ca.1899)
Gilmer Block, 329 Donald Street (1900)
Cockshutt Plow Warehouse, 238 Princess St. (1902-1903)
W.L. Alexander House, Colony St. (1903)
Town Hall, Strathclair, MB (1904)
Miller & Richard Type Founders Building, 121 Princess St. (1904) – Grade III
Massey-Harris Building addition, 294-296 William Ave. (1904) – Grade II
Manitoba Club, 194 Broadway (1905)
Nanton Building, 203 Portage Ave. (1905) – demolished
Ezra Mott House, 139 Middle Gate (1911)
Cornish Library, 20 West Gate (1914) – Grade II

He died in Winnipeg in 1926.⁷

⁷

Neepawa, op. cit., n.p.

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 1 – Douglas Colin Cameron House, 65 Roslyn Road, ca.1910. Cameron (1854-1921) founded one of the West's largest lumber ventures, Rat Portage Lumber Company and served as Manitoba's lieutenant-governor from 1911-1916. ([Archives of Manitoba.](#))

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE

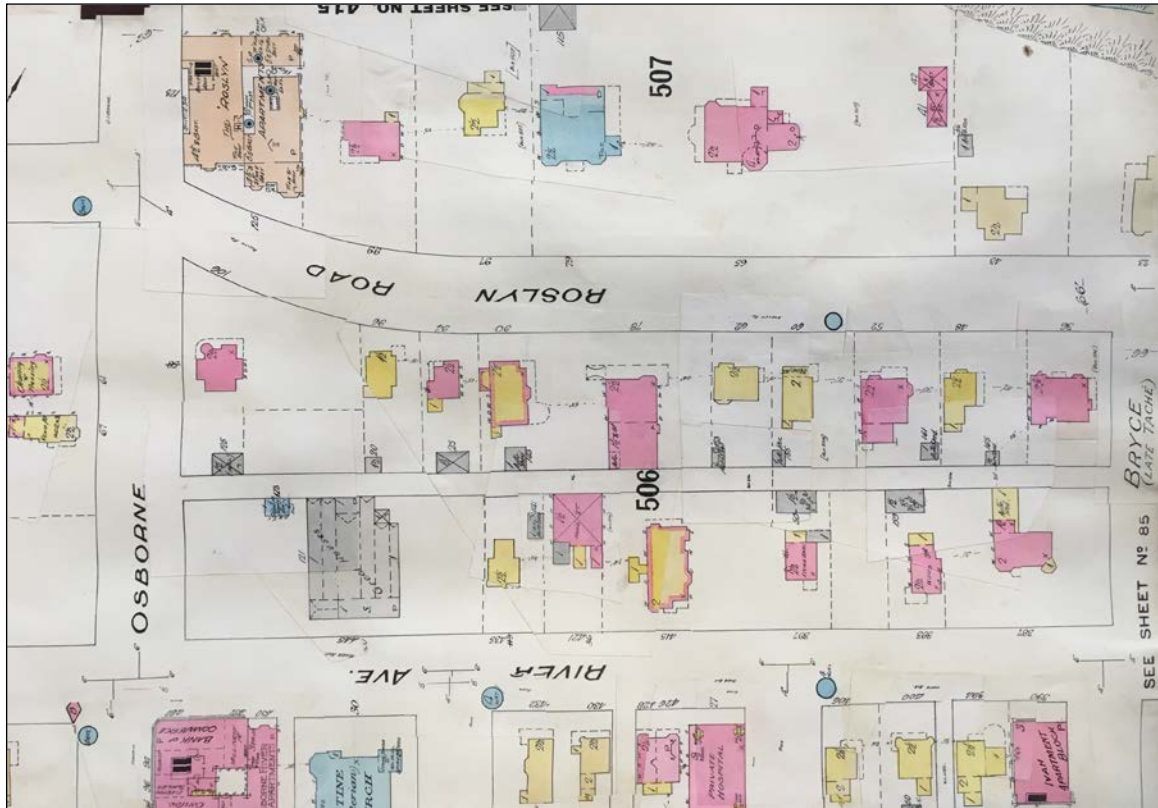


Plate 2 – City of Winnipeg Fire Atlas, Volume II, Sheet 87, November 1906, Both sides of Roslyn Road are filled with large brick, frame and brick-veneer mansions. (City of Winnipeg Archives.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 3 – City of Winnipeg Fire Atlas, Volume IV, Sheet 419, May 1917, Ten years after Plate 2, the south side of Roslyn Road has not significantly changed, there are fewer mansions on the north side. (City of Winnipeg Archives.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE

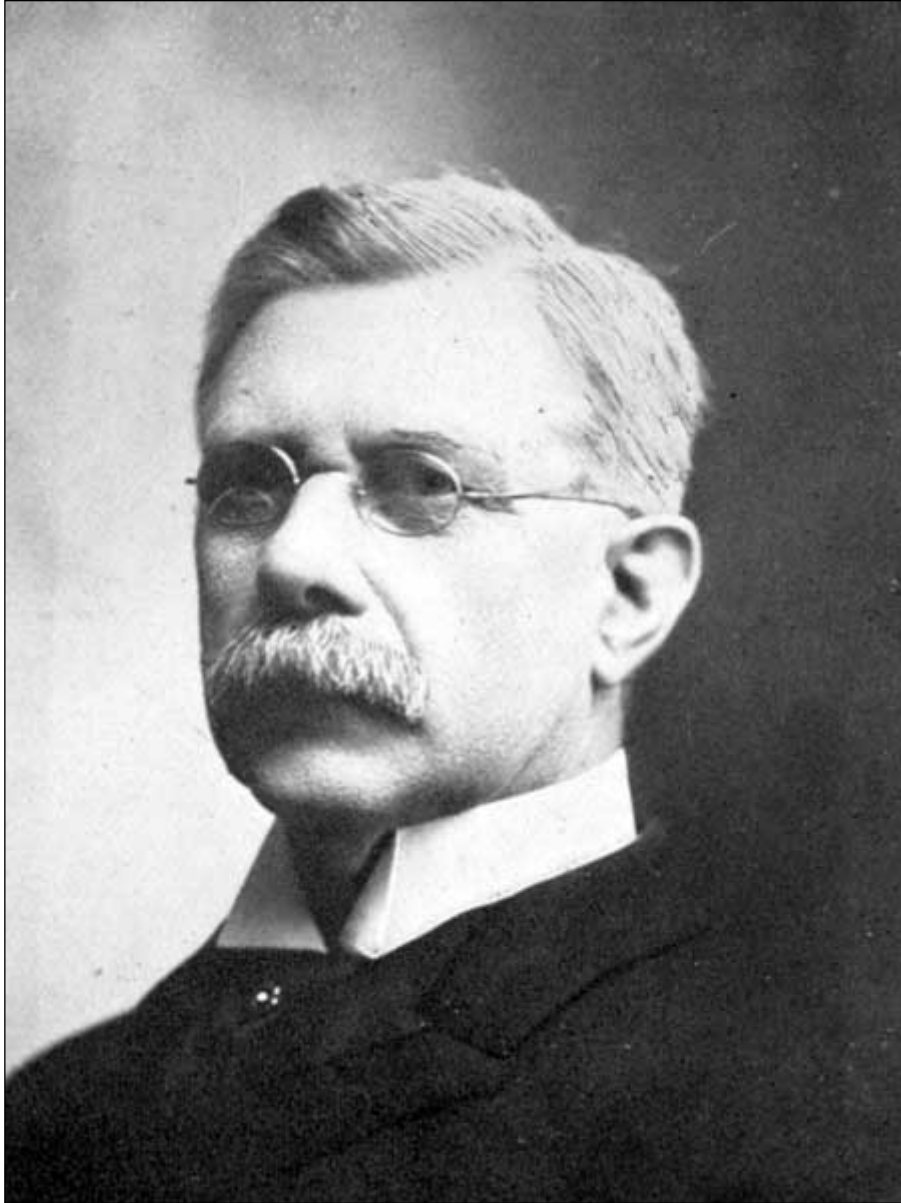


Plate 4 – John William Driscoll (1841-1912), ca.1906. (Reproduced from G. Bryce, A History of Manitoba: Its Resources and People [Toronto, ON: Canadian History Company, 1906].)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 5 – Leslie Ironside House, 94 Roslyn Road, northeast corner, 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 6 – Leslie Ironside House, 94 Roslyn Road, detail of roofline, north façade, 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 7 – Leslie Ironside House, 94 Roslyn Road, front (north) and west façades, 2010. (M. Peterson, 2010.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 8 – Leslie Ironside House, 94 Roslyn Road, detail of front porch, 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 9 – Leslie Ironside House, 94 Roslyn Road, west façade, 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 10 – Leslie Ironside House, 94 Roslyn Road, bargeboard on the west façade, 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 11 – Leslie Ironside House, 94 Roslyn Road, east façade, 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 12 – Leslie Ironside House, 94 Roslyn Road, , 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 13 – Leslie Ironside House, 94 Roslyn Road, front (north) façade, 1978. (City of Winnipeg.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 14 – Leslie Ironside House, 94 Roslyn Road, front (north) and west façades, 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 15 – Leslie Ironside House, 94 Roslyn Road, front entrance with transom and wood trim, 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 16 – Leslie Ironside House, 94 Roslyn Road, main floor, rear office area, 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 17 – Leslie Ironside House, 94 Roslyn Road, main floor, northeast corner room, 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 18 – Leslie Ironside House, 94 Roslyn Road, porch looking down from the second floor, 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 19 – Roslyn Road, looking east from Osborne Street, 2018. (M. Peterson, 2018.)



Plate 20 – Roslyn Road, looking west from Bryce Street, 2018. (M. Peterson, 2018.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE

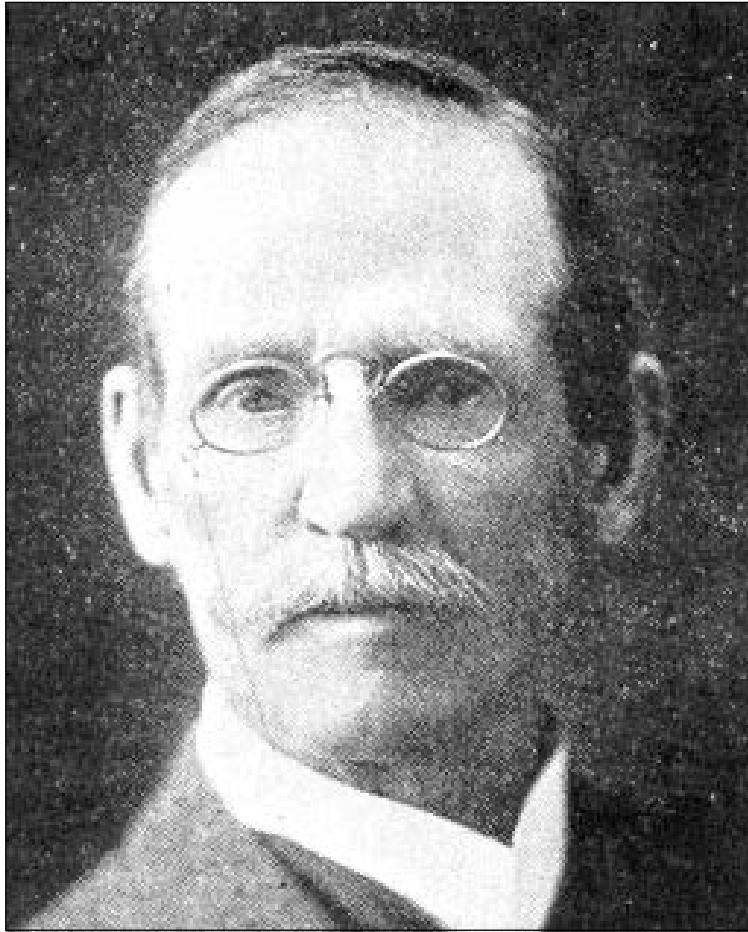


Plate 21 – S. Frank Peters (1847-1926), ca.1916. (Reproduced from Who's Who and Why in Canada, 1915-16.)

94 ROSLYN ROAD – LESLIE IRONSIDE HOUSE



Plate 22 – Robert Ironside, date unknown. (Archives of Manitoba, Legislative Assembly photos, N21334.)