



567 SELKIRK AVENUE

AURORA BLOCK

PREPARED BY PETERSON PROJECTS – DECEMBER 2009



567 SELKIRK AVENUE AURORA BLOCK

Date of Construction: 1914

Building Permit: 1384/1914 (Plans at City Storage)

Architect: Salzman (or Saltzman), H.

Contractor: Rubin, R.

ARCHITECTURAL INTEREST:

Built at a cost of \$15,000,¹ this retail/residential block has stood for nearly 100 years on Selkirk Avenue in Winnipeg's North End.

Originally with six residential suites on the second floor and two retail shops on the ground floor, this solid brick block is located mid-block on the north side of Selkirk Avenue between Andrews and McGregor streets. The symmetrical front (south) façade features two recessed entrances to the two stores with large display windows. Between these door/window combinations is the entrance to the upper suites, framed in stone and topped by stone panel with the building's name carved in it. Stone quoins accent the corners of the ground floor. A broken entablature, only running above the display windows, separates the first and second floors. The upper level features three window openings all with stone frames and square heads. Corbelled brick above the upper windows leads to the complete



Rear (north) and east façades, 2009

entablature with metal cornice and ornate corner bracketing. A stepped and stone capped brick parapet finishes the building. Both the east and west walls are shared with neighbouring buildings, although part of the east wall at the rear of the building is visible and a modest recessed area is used for windows. The rear (north) façade is plain and includes an open wooden staircase to the second floor door.

The building stands on its original site. It appears to be in good structural condition. Alterations to the building's main façade have been minor, much of the original layout and materials are still intact.

The building is an excellent example of a Two-part Commercial style, popular throughout North America's urban centres. Buildings could use a combination of stylistic elements or include no ornamentation depending on the developer and the available capital. The most obvious feature was the visual division of the ground floor and the upper floors, reflecting the division of use of the interior – most often commercial on the ground floor and residential on the upper floor or floors. There are examples of this style throughout the city.

The architect of this block was local designer H. Saltzman (also as Salzman). Little is known about this architect, he is listed in the City of Winnipeg Building Permit Ledger Books from 1912-1914, working exclusively in the North End. His projects were all larger, including several mixed use apartment blocks and stores and the Leland (State) Theatre in 1912 (572 Selkirk Avenue, demolished).



Front (south) façade detail, 2009

HISTORICAL INTEREST:

This block was owned by a number of short-term individuals including George Kalichman, physician (1917), merchants David and Fanny Peker (1929-1932), Mary Sopaz (1938-1940) and spinster Nettie N. Budnck (1941-1945). Retailers in the block included Economy Shoe Store and Yankel Yanover, jeweller (1917), Abram Macrovtich, watchmaker (1925) and the Modern Beauty Parlour (1935).²

RECOMMENDATION TO HISTORICAL BUILDINGS COMMITTEE:

Under the Historical Buildings By-law, this building meets a number of important criteria:

- its historical importance- an example of the mixed-use retail/residential block built throughout Winnipeg after 1900;
- its associations- N/A;
- its design- an excellent example of the Two-part Commercial style;
- its architect- H. Saltzman was a known practitioner;
- its location- contributes to the historic streetscape of Selkirk Avenue; and
- its integrity- its main façades continue to display many of their original elements and design.



Front (south) façade, 1978

ENDNOTES:

- 1 City of Winnipeg Building Permit, #1384/1914.
- 2 City of Winnipeg Assessment Rolls, Roll No. 14010361000, 1915-1950; and Henderson's Directory, 1915-1935.