



272 COCKBURN STREET NORTH

KING GEORGE COURT APARTMENTS

PREPARED BY PETERSON PROJECTS – FEBRUARY 2009



272 COCKBURN STREET NORTH KING GEORGE COURT APARTMENTS

Date of Construction: 1913

Building Permit: 2733/1913 (Plans at City Storage)

Architect: Abramovitch, D.

Contractor: Day labour

ARCHITECTURAL INTEREST:

Another of Winnipeg's three-storey, modestly detailed apartment blocks of the 1900-1915 era.

The structure's front (east) façade features a recessed main entrance and glazed porches on each floor. The dark brick cladding of the superstructure is accented with smooth-cut stone around windows and other openings and as belt courses. The flat roof also includes overhangs covered in red Spanish tile-like material. The sides and rear are plainly built with few details. Final cost of construction is listed at \$100,000, expensive for the time.¹

The architect for this block was David Abramovitch, a local contractor/designer. Also spelt Abramovich, he designed and built only a few homes during his short career in Winnipeg (he is only found from 1907-1915 in the City of Winnipeg Building Permit Ledger Books).



Front (east) and north façades, 2009

His name is also found as the contractor for the Winnipeg Canoe Club clubhouse in River Park built in 1910.²

This block appears to be in good structural condition and sits on its original site. Exterior alterations have been few and of the minor variety.

HISTORICAL INTEREST:

The Levi Brothers, Alexander and John, local contractors, are listed as the original owners of the property. Other owners included Mary G. and F.E. Lee (1929-1940) and G.B. and Carson C. Rizer (1957). Tenants of the building have been extremely varied in terms of background, employment and length of stay.³



Front (east) façade, 1978

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 type of multi-tenant block built throughout the City in the pre-World War I era;
- its associations- N/A;
- its design- an excellent example of a modestly designed and detailed multi-tenant facility;
- its architect- D. Abramovitch was a known practitioner;
- its location- defines an important intersection and contributes to the historic streetscapes; and
- its integrity- its main façades continue to display many of their original elements and design.

ENDNOTES:

- ¹ City of Winnipeg Building Permit, #2733/1913.
- ² City of Winnipeg Building Permit Ledger Books, 1899-1926.
- ³ City of Winnipeg Assessment Rolls, Roll No. 12-022443000, 1920-1960; and Henderson's Directory, 1920-1990.