

NAME: Perseverance Hotel  
ADDRESS: 196 Brunswick Street  
CONSTRUCTION DATE: 1911  
ALTERATNS./ADDITNS: Altered in 1954  
and 1960.

ARCHITECT: Weaver, Carlton  
Brewery Architect?

BUILDER: -

FIRST OWNER: Carlton Brewing Co.

FIRST OCC./USE: Ditto/Hotel

PRESENT OWNER: Estate of Margaret  
McSteen, c/-  
Nationees Co., 95  
Queen St., Melbourne

PRESENT OCC./USE: J. & M. McSteen/Hotel

CONSTRUCTION  
MATERIALS: Brick, galvanised iron  
roof, slate roof to  
tower, lead lighting  
to corner window.

INTACTNESS/  
CONDITION: Brickwork painted, slate roof replaced by iron roof,  
addition to east.

AREA/STREETSCAPE: Part of recommended area B19.

IMPORTANCE AND EVIDENCE:

This hotel was constructed in 1911,<sup>1</sup> for the Carlton Brewing Company. It is likely that it was designed by Weaver, the Brewery's architect, as the tower has the initials C.B. as part of the decorations. The building replaced an earlier hotel built in 1865 which was demolished in 1911 to make way for the present building.

Externally the building is substantially intact apart from the brown painted brickwork, and the iron roof which would have originally been slate. The building was altered in 1954 and 1960,<sup>2</sup> and one of these dates would have been when the three storey addition to the east was constructed.

The design of this hotel is almost identical to the Dan O'Connell on the corner of Alexandra Parade and Canning Street, Carlton, suggesting that the same architect was responsible for the design.



1. K. Daws and J. McAllester "Hotels with corner towers in Fitzroy and Collingwood" B. Arch Thesis University of Melbourne 1968. p.10
2. Ibid information from the Licensing Court.

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Upon comparison, the Dan O'Connell is the better building, retaining the original slate roof (with terracotta ridge capping) and having no flanking three storey addition. The dutch gable motif on the east facade of the Dan O'Connell is of differing proportion and detail from that of Perseverance, but the towers are almost identical.

Internally, the Perseverance has been drastically altered, and little of interest remains.

This building provides an extremely important corner streetscape element, and is of great importance locally. However the Dan O'Connell is considered a more intact and better example of this hotel building type.

RECOMMENDATIONS:

It is recommended that this building be added to the Register of the National Estate and be specified under Clause 8 of the Town and Country Planning Act (Third Schedule).