



Figure 27 and 28. The northern elevation of the Administration Building is largely hidden in views from Broadway by the adjacent County Clare Hotel due to the narrow driveway and the bulk of the County Clare Hotel. The facade is dominated by the external fire escape.



Figure 29. Looking north along Kensington Street towards Broadway.



Figure 30. The Administration Building forms an important edge to the northern end of Kensington Street due to its imposing scale and strong patterning created by the rhythms of the fenestration and projecting moulding which direct the eye along the street. The building is also notable for its lack of access from the public domain, reinforcing the prominence in the streetscape. Although the building reads as intact on casual inspection, closer interrogation reveals a wealth of layering and adaptation over the years.



Figure 31. The western side of Kensington Street was dominated by the 3-4 storey scale of the brewery buildings that lined it and dwarfed the adjacent terraces on the eastern side. This photograph was taken prior to the demolition of most of the structures on the site. The building in the middle distance is the later extension to the Administration Building which has now been demolished.



Figure 32. Southern elevation of the Administration Building showing the temporary wall erected to protect the Administration Building following the demolition of the earlier extension.



Figure 33. The 1930 addition was designed to sit comfortably with the earlier part of the building, and this has been so successfully achieved that the two parts are only readily discerned on close inspection. Indicators include the clearly defined joint (no attempt was made to key the brickwork) and the subtle differences in the modelling and fenestration of the two sections.



Figure 34. The formal entrance to the building is positioned at the centre of the western facade of the building and opens into the internal road. Protected by a simple Romanesque style arch and a copper hood, its restrained design and quality construction allow it to play an important part in the composition of the building.



Figure 35 and 36.

(left) The entrance to Carlton Street, and (right) main door to the building. The joinery to the main door is simple, with a pair of glazed leaves framed in varnished timber. A decorative ironwork grill has been added to protect the glazed arch above the front door. Its relatively light weight and nondescript detailing suggests that this screen was installed in the mid-late 20th century, possibly as part of the 1950s works; other evidence suggests that it was contemporary with the Inter-War alterations.



Figure 37. The Carlton Street elevation is set on a rusticated stone base into which the basement windows are set, the openings finished neatly with a dressed roll. The basement windows are protected by worked iron grilles in the Art Nouveau style.

The sandstone base to the building on the western elevation appears to be in good condition and free of damage which is notable given the industrial environment within which it was located.



Figure 38. The building turns its back on the adjacent Kensington Street, with no door openings and groups of windows set high above the footpath level to allow light. The windows to the basement have been infilled with brickwork at the southern (1910) section and protected by utilitarian heavy grilles to the northern (below).



Figure 39. The 1930s extension provided gridded windows to the basement on Kensington Street.



Figure 40. The condition of the external fabric appears to be generally sound, with the main areas of damage noted being limited to the PVC downpipes used to the lower levels of the building, and which have now cracked and broken allowing water penetration and some deterioration of brick jointing.

The building has remained relatively free of vandalism such as graffiti or malicious damage. The 'graffiti' seen here was applied on a film base as part of a community art project.

Most of the interior of the Administration Building has been stripped and replaced over the years, including the alterations of the 1930s by Robertson & Marks and then the 1955 alterations by Lemont, Niblett and Daubney. The latter alterations included the loss of much of the early 20th Century character including joinery; and the space now reads as a typical open plan office building with mid-late 20th century fitout such as suspended ceilings, fitted carpet and lack of internal partitioning. Other changes have been more structural, such as the infilling of light wells and the relocation of stairs. Little evidence can be seen of either the original interior by Spain and Cosh or the Robertson and Marks extension inside the building above ground level other than the external walls and the unsympathetic insertion of services under the earlier ceilings (which in the general office area had a relatively low floor-ceiling height originally) which were then concealed by a suspended ceiling, leading to the structure then covering the upper part of the windows and creating an uncomfortable aesthetic quality to these spaces.

Some spaces and details have however survived these late 20th Century alterations, including the original showpiece elements of the building which include:

- the 'Executive' spaces including the boardroom suite (boardroom, anteroom and executive bathroom), the Queensland Maple paneling to the stair and the formal entrance to the building. The former private dining room has been stripped and although a generously proportioned space, no longer reads as part of the executive suite.
- the 'Show Bar' which includes a fitted bar and was used for the promotion and sales of the company's products.

The earlier CMPs described the lift car in the core of the main paneled stair as similarly paneled and noted that it was one of the significant elements in the building. This lift car is not the original open cage lift described as being provided in the original building. The 2005 CMP suggests that this was done as part of the 1955 'refurbishment', which in turn suggests that the lift car seen today may be from this later period, rather than contemporary with the construction of the boardroom fitout.

The lift car retains its timber panelling that matches the panelling in the stair between first and second floors. This is found on the walls and ceiling, the floor having a carpet inlay that is not significant.

The lift car is small and the installation no longer complies with current standards. The lift car has been identified as having significance, it appears for its interior finish, which is noted as matching the executive finishes on the upper floor. Examination of the lift installation does not suggest that the lift is otherwise of particular significance as the car itself is of typical and standard design for the period.

It will be desirable to retain the lift car with its interior finish as part of the building interior. This could be achieved by retaining the lift with the stair and its panelled form.

The 2005 CMP identified the modifications to the interior of the building as follows:

The Spain and Cosh drawings provide a clear indication of the original workings of the administrative offices at the time the building was first erected. The Ground floor plan shows the reception areas and offices to be arranged around a central Strong Room. The Manager was provided with a private entrance off Main Avenue. His office shared a fireplace with the Secretary's office. A stair to the basement level was located near the offices along the rear of the building. Lavatories were provided at either end of the two light wells.

The first floor contained a central open planned office beneath the roof lantern, surrounded by partitioned offices. Lavatories were provided either end of the two light wells also at this level. A stair led directly to the Basement level from the Main Avenue. The Basement contained three Strong Rooms, a general Storage space, an Orders Store, and a Plan Room.

The plan shows the open cage passenger lift and shaft to be located in a more centralised position than is current the case, and the stair climbs in an anticlockwise direction whereas the present stair climbs clockwise. There is no documentary evidence to confirm whether the plan was modified during construction or the stair altered at a later stage.

Concurrent with the second floor addition, modifications were made to the existing interior fabric of the lower floors. The 1930/31 internal alterations to Building 10B included the following.

North and South Light Wells

The light wells were adapted to floor space on all levels. A goods lift was added to the lower floors of the northern well.

Lift and stair

Adjustment of the lift would have been required to service the second floor addition. The original drawings show an open style lift shaft where the present lift is fully enclosed. The Queensland Maple wall linings of the lift car and stair date from these 1930 modifications. The direction of the stair and its enclosure were also possibly altered at this stage, with further modifications occurring in the 1970's.

The Main Entrance, Ground Floor

The Main entrance was refurbished, with grey granite paving and wall facings and new metal entrance gates. The granite facings of the walls and the lower steps remain, as does the decorative metal fanlight.

The Entrance Vestibule, Ground Floor

The Entrance Vestibule, Ground Floor was refurbished with the original floor replaced by a reinforced concrete floor paved with marble, and maple frames, side-lights and swing doors at the main entrance. A photograph taken in 1950 of the entrance vestibule shows these 1930 modifications including light fittings, the high coffered ceiling between the structural grid, timber paneling around the base of columns, and office partitions including glazed transom lights. The Carrara marble floor of the entrance vestibule is retained in part today, but the area has been reduced and a polished granite border introduced. The maple joinery with its leadlight glazing has been removed.

Show Bar, First Floor

The first floor lavatory, 'Traveller's Cash Room' and light well shown on the Spain and Cosh drawings were adapted to form the Show Room Bar. Much of the 1930/31 fit out of the Show Bar including the Maple paneling survives today, but the flooring has been removed or is covered by carpet. A photograph taken in 1935 shows the new Maple wall and bar joinery and a black and white marble chequered floor. The original light fitting is still in existence today.

Board Room, Second Floor Addition

The 1930/31 second floor addition provided a new Board Room and associated Ante Room, private Dining Room, and kitchen spaces along the eastern side and retiring rooms to the western side. The quality of materials and detail of the fitments and the conservative character of these spaces are indicative of the company's self image and confidence

The 1930 fit out of the Board Room survives today with its conservative semi classical Queensland Maple wall paneling, the deep frieze of decorative plaster, the parquet flooring laid in a chequered pattern with border, the coffered ceiling, the bronze light fittings, and the large fireplace.

Ante Room, Second Floor Addition

The fit out of the Ante Room including the Queensland Maple wall paneling and the leadlight glazed double entrance doors, also survives from 1930, although with some modification.

Dining Room, Second Floor addition

The fitout of the Dining Room survives from 1930.

The second floor lavatories were fitted out with paneled maple cubicle doors, chrome plated brass door furniture and terrazzo cubicle partitions.



Figure 41. The main entrance was lined in granite to walls and treads, and the door and its frame replaced as part of the 1930s works.

Figure 42. The floor of the vestibule area was replaced by a concrete slab and Carrara marble tiles were laid in the 1930s.



Figure 43. The ground floor has been converted into an open plan office space. Little evidence of the original fabric can be seen.



Figure 44. The stair to Level 1 is simple and not lined. It is likely, given its prominent position next to the access to the main lift that led to the Boardroom, that it was originally panelled.

Figure 45. Entrance to the main lift.



Figure 46. The Show Bar is an impressively presented room built in 1931 for the tasting and promotion of the company's products. The room is lined in Queensland Maple and features a large parquetry bar in front of a display cabinet and built-in refrigerator facilities.



Figure 47. Parquetry bar in the Show Bar – early photographs reveal that the floor was also parquetry laid in the same pattern. It is not known if it survives under the carpet.



Figure 48. Fitted fridges and display cabinet in the Show Bar.



Figure 49. Detail of carved panel frieze.



Figure 50. The contemporary entrance to the Show Bar is through the general office space.



Figure 51. The main area of Level 1 has also been gutted and open plan office style fitout. Note the low ceilings created by the suspension of services under the timber ceilings which limit natural illumination and give the space a claustrophobic air.



Figure 52. Looking to the south from the Level 1 vestibule. This area also reads as a late 20th Century office space.



Figure 53. Level 1 – partitioned offices near stair core.

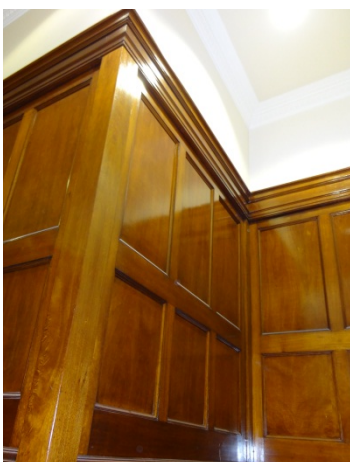


Figure 54 and 55. The richly lined stair between Levels 1 and 2 is a part of the heritage significance of the Administration Building and forms part of the visual differentiation of the 'Executive Route' to the Boardroom.