



Figure 56. The panelling continues along the corridor to the Boardroom. A different timber has been used to that found elsewhere in the building, suggesting that it was installed at a different time.



Figure 57. Ante room to the Boardroom on Level 2.



Figure 58. Doors to the Ante Room.



Figure 59. The Boardroom is a visually impressive space. Although it was constructed as part of the 1930s alterations and additions, its stylistic approach is conservative and references earlier eras, consistent with the popular desire for companies to present themselves as solid, dependable bodies.



Figure 60. Boardroom – looking to the windows on the eastern elevation.



Figure 61. The original fireplace with miniature brick lining and carved timber surround.



Figure 62. (left) The pendant light fittings are from the 1930s refurbishment of the building.



Figure 63. (right) This window originally opened to a light well, but became a blind opening when the extension was added to the south in the 1950s. ,



Figure 64. and 65. The windows to the Boardroom are double-glazed sash windows set into separately operable tracks.



Figure 66. Detail of the ceiling of the Boardroom.



Figure 67. The floor to the Boardroom is richly laid parquetry.



Figure 68. The parquetry, although visually rich, is limited to a band around the perimeter of the room, with the centre area (and concealed by the large carpet area) laid in simple unfinished floorboards.



Figure 69 and 70. A private bathroom was provided for board members. The room and its fittings are also intact.



Figure 71. The former executive dining room has been refitted as a contemporary office space. It is not known whether panelling survives behind the contemporary finishes. Note also the adverse impact of the lowered ceilings relative to the sill height.



Figure 72. Most of Level 2 has been stripped and converted to a large open plan office.

CONDITION OF THE FABRIC OF THE ADMINISTRATION BUILDING

The fabric of the Administration Building is a good example of the careful attention to detail and quality of design that typified the headquarters of major companies at the turn of the 20th century. Although bearing the signs of many phases of alteration and addition, these layers have generally been carried out with a similar keen attention to quality of materials and workmanship, leading to a high quality outcome.

Until abandoned with the closure of the brewery, the fabric of the Administration Building appears to have been well maintained and it remains in good condition, although in places it is starting to show signs of neglect typical of an unoccupied building.

Note that the following comments are made based on superficial visual inspection and that a detailed structural assessment and condition report may find additional issues and matters that need to be taken into consideration when determining conservation and management policies for the Administration Building.

Element	Comment
Building exterior walls	<p>- The exterior of the Administration Building is generally sound and in good condition with the exception of the southern wall, which has been removed as part of the demolition of the non-contributory buildings and elements throughout the former brewery complex.</p> <p>The exposed opening has been clad in lightweight material to protect the integrity of the remaining part of the building from the elements.</p> <p>Copper drainpipes to lower levels removed in the past and have been replaced by PVC. Most of these have been broken allowing rainwater to run down the wall. This is leading to loss of mortar and growth of algae in affected areas.</p> <p>The remaining exterior brickwork appears to be generally sound.</p>
Building exterior windows and doors	<p>- Most original windows remain in situ and are intact. Some, particularly on the lower level to the street, have been blocked by masonry infill which has been painted to match the brickwork.</p> <p>The windows to sensitive spaces such as the Board Room have intact double glazing systems.</p>
Building Interiors	<p>The structural condition and integrity of the Main Entry Gateway has been assessed by Simon Wiltshire from Mott McDonald Pty Ltd and has been rated as sound, with defects being superficial.</p> <p>Appear to be structurally sound, prevailing being late 20th Century office fitout.</p> <p>Identified significant rooms are substantially intact and in very good condition (see below).</p> <p>Late 20th C office fitout is in fair condition, superficial damage in places to lightweight materials.</p> <p>Exterior walls in good condition other than where demolished for earlier extensions.</p>
Significant element: Board Room	<p>Intact to 1930s layer. Windows double glazed.</p> <p>Wall paneling Queensland Maple – well maintained and in good condition.</p> <p>Ceiling detailing intact except where penetrated for services</p> <p>Windows double glazed: intact with brass hinges. Good dampering effect.</p> <p>Window frames in generally sound condition but showing evidence of superficial deterioration due to solar exposure.</p> <p>Doors original.</p> <p>Fireplace intact – functionality not tested.</p> <p>Floor covering is parquet border with large carpet rug laid over raw floorboards. All appears to be intact and in generally sound condition. Some lifting pieces of timber in the floor.</p> <p>Blind window to former lightwell (infilled when extension to south constructed).</p>

	Executive bathroom intact – all fittings. Good condition.
	Light fittings throughout the Board Room area original and largely intact.
	Light switches original and intact.
Significant element: Stair and lift	Intact to period of installation (layered element) Paneling sound and in good condition Stairs in good condition Lift – not operational.
Significant element: Show Bar (level 1)	Intact to installation period (1930s) Timber paneling intact Bar and fridges intact Carpet laid over floor: not possible to inspect Windows intact
Significant element: main entrance to building	Good condition Stairs replaced with granite Walls re-clad in polished granite Hand rails fixed to side walls Timber-framed inserted (non-original) door case with fully glazed double doors. Good condition Glazed semi-circular highlight with worked iron grille – later 20C detailing
Remainder of building	
Walls and ceilings	External walls in good condition.
Floors	Carpeted. Condition not known. Structural ceilings not accessible due to suspended office ceilings.
Doors and frames	Secondary access/escape doors solid panel and in sound condition (?)
Windows	Existing windows are timber framed and have plate glass.
Lighting	Lighting is fluorescent and hung from the ceiling.
Services	Standard mid 20 th Century services

ARCHAEOLOGICAL POTENTIAL

The earlier studies undertaken for the brewery identified that the Administration precinct, within which the Administration Building is located, has moderate archaeological potential, with the potential for some deposits in associated with an earlier well that was located under the basement of the northern end of the Administration Building, and was partly the reason for locating the aerated waters plant in this location. The subfloor areas were not investigated during the preparation of this CMP so this archaeological potential must continue to be a matter for consideration if any new works in this area are planned.

3.3 THE COUNTY CLARE HOTEL

The County Clare Hotel is a very good example of an Inter-War Hotel. Although the hotel is located immediately adjacent to the former brewery site and abuts its iconic gateway structure there is no direct physical link between the two other than via the lane/driveway between the County Clare Hotel and the Administration Building.

Its ground floor is dominated by the large public bar area with a smaller saloon bar adjacent and a bottle sales counter opening directly to the footpath area. An impressive stair leads to the first floor, with basic accommodation (separate rooms with shared bathing, cooking and lounge facilities) available on the two upper levels. Access is available to the central roof space which includes a small clothes drying area adjacent to the light well. Cellar areas are provided in the basement and accessed by a traditional timber keg slide which remains in use.

The Hotel has retained its original structural, spatial and stylistic integrity, with few major alterations to the spaces and fitout since its completion in 1939 found either through inspection of the fabric or its comparison with the original building plans. The only significant change found was the removal of the elliptical serving counter that was positioned under the corresponding ceiling feature in the main public bar area. The counter is now positioned along the wall and the main space is dominated by a casual seating area. The original internal wall tiles remain in place, a detail that is increasingly rare in public bars.

The exterior is similarly intact and continues to read as a good example of the interwar curvilinear functionalist style public hotel built of brick with prominent horizontal banding which sweeps around the adjacent corner, emphasised by the double hung timber framed windows with horizontal glazing bars that are set regularly along the face of the façade of the parapet above. The end of the building is punctuated by a prominent vertical element with art deco detailing created by the use of glazed terracotta tiles to create a stylised waterfall motif.

The street elevation below the suspended awning has lost its original glazed tiles, now having a rendered cement finish, but the remaining form and detailing of the facade is consistent with the original design, including elements such as curved glazing and art deco detailing to windows and other elements such as ventilation ducts etc.

The County Clare Hotel was described in the 2005 CMP as follows:

The Hotel Clare is a fine, largely intact, Inter-war Functionalist style hotel built in 1940. The Hotel Clare is prominently positioned adjacent to the main entrance gateway to the former Tooth Brewery, at the north-eastern boundary corner of the CUB brewery site. The three-storey brick building presents a curvilinear face brick facade to the corner, enhanced by horizontal bands of double hung timber windows and infill panels of rich terracotta tiles defined by projecting sills, boards and architraves. The windows feature horizontal glazing bars.

The parapet is capped with a reinforced concrete band set on short columns. The cantilevered awning provides another strong horizontal element. This horizontal element is contrasted with prominent vertical elements at the western and south-eastern corners. A stylised waterfall motive in glazed faience is featured on the stair tower adjacent to the Brewery Gate. At the ground level piers of glazed timber doors with transom lights and decorative ventilation grilles survive. The shopfront comprises curved glazing. Although the original wall tiles have been removed below the awning, the internal wall tiling is largely intact. Despite the reconstruction of the public and saloon bars and reconfiguration of the bottle shop, the interior remains substantially intact, and retains many features of the period including an Art Deco decorative ceilings and cornices, decorative ventilators, curved timber lined stair with glass block panel and original timber joinery, tapestry and herringbone floor tiles.

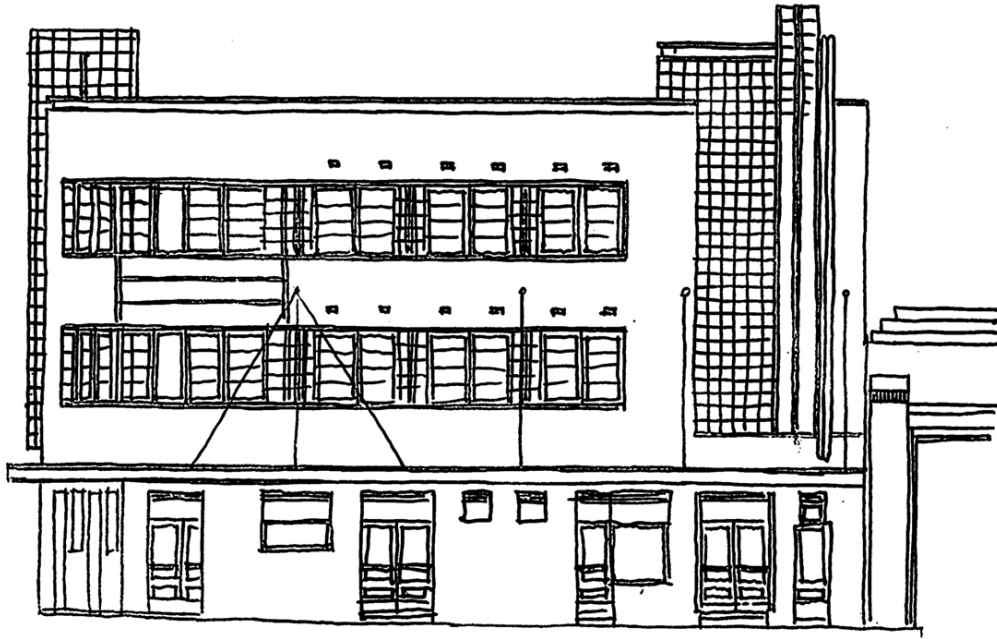


Figure 73. Northern elevation of the County Clare Hotel showing the robustly expressed Art Deco form.

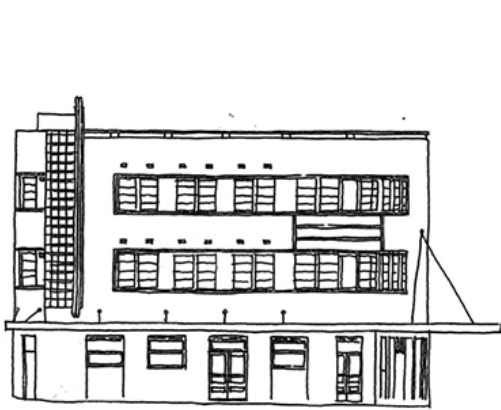


Figure 74. Eastern elevation (to Kensington Street)

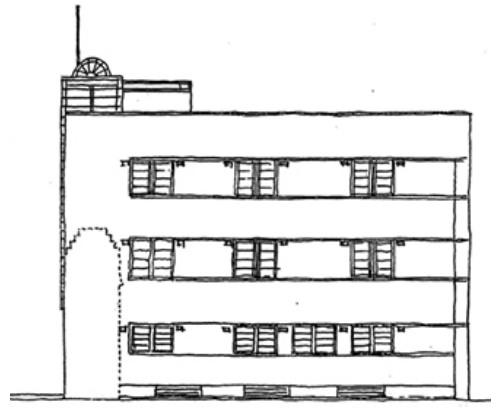


Figure 75. Western elevation (to Carlton Street)



Figure 76. Exterior of the County Clare Hotel as it is seen from Broadway. Note the tension between the prominent vertical and horizontal banding and the stylised waterfall motif at the edge of the building.



Figure 77. Exterior of the Hotel viewed from the minor elevation of Kensington Street. The composition of the building is dominated the elevations seen from Broadway. The rear elevations are utilitarian.



Figure 78. The County Clare Hotel is substantially intact, with the only significant loss of fabric being the external wall tiles at street level. This part of the facade has now been clad in grey render. The multiple entrances are typical of the inner city hotel of the era.. The main door addresses the corner, with secondary doors and windows on each frontage. Separate entrances are also provided to the bottle shop, saloon bar and access to the upper levels of the building.



Figure 79. The robustly constructed timber keystone and case chute to the cellar has survived intact.

The interior of the County Clare Hotel is also substantially intact and demonstrates an abundance of the motifs that signify the Art Deco movement. These include the prominent use of curves in the design, including in both structural elements and detailing. Almost all spaces and detailing is intact with the notable exception of the original large oval bar counter, designed not only for its aesthetic value, but also for maximum efficiency in the serving of customers in this formerly working class part of the city.



Figure 80. The main Public Bar is a very good example of its type. The space was originally dominated by a long elliptical counter in the centre of the room (which was intended to maximise serving efficiency), the curve of which was reflected in the detailing still seen in the ceiling above the space. The use of the streamlined, curving element as the underlying design theme is typical of Art Deco and is used throughout the hotel. The curve of the exterior wall is reflected in the interior, creating an intimate sense of space.



Figure 81. The original Saloon Bar has been converted to a gaming room, although the dramatically modelled curvilinear ceiling is intact. Wall finishes may remain under later applied finishes



Figure 82 and 83. The take-away bottle shop area expresses strong Art Deco themes in its diminutive space.



Figure 84. (left) Internal doors have retained their original deco lettering.
Figure 85. (right) The bathroom areas on the ground floor are in original condition.



Figure 86. The original phone booth has survived in the corner of the former saloon bar.



Figure 87 and 88. Main stair to the upper residential levels. The stair is marked by the glass tiles that follow the radius of the wall. The lower half is lined in dark timber veneer.