Attachment B2

Draft Inventory Sheet - 134 Oxford Street, Darlinghurst - Oxford Hotel

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ITEM DETAILS			
Name of Item	Oxford Hotel		
Other Name/s Former Name/s	Oxford Tavern, The Funhouse		
Item type (if known)	Built		
Item group (if known)	Commercial		
Item category (if known)	Hotel		
Area, Group, or Collection Name			
Street number	134		
Street name	Oxford Street		
Suburb/town	Darlinghurst	**Postcode**	2010
Local Government Area/s	City of Sydney		
Property description	Lot 1 DP 107573		
Location description	Located on the northern side of Oxford Street at its intersection with Bourke Street. The northern side of the building is on Foley Street.		

Location - Lat/long	**Latitude**		**Longitude**	

Location – MGA94 (if no street address) [or AMG66 if old system]	**Zone**		**Easting**		**Northing**	

Owner	Private
Current use	Hotel
Former Use	Hotel
Statement of significance	The Oxford Hotel at 134 Oxford Street, Darlinghurst, has historical, associational, aesthetic and social significance. Its site and sites in its immediate vicinity have been continually licensed for hotel purposes since the late 1850s and it is amongst the earliest sites on Oxford Street to have a continuous association with the liquor trade. The existing building is directly associated with the resumption and widening of Oxford Street by the City of Sydney during the second decade of the twentieth century. The Oxford Hotel has some historic associations with the development of Sydney's rock music scene during the second half of the 1970s and historic associations with Sydney's gay community, having traded to the gay male community continuously since 1982. It is amongst Sydney's longest operating gay venues.

The Oxford Hotel associational significance with the Trautwein family, prominent hotel licensees and owners during the late nineteenth and first half of the twentieth centuries and with prominent architect Ernest Lindsay Thompson, a prolific designer of hotels in metropolitan Sydney during the first third of the twentieth century. He was commissioned by members of the Trautwein family to design the Oxford Hotel. Although modified, the exterior of the building is a representative and distinctive example of the Federation Free Style and makes an important contribution to the Taylor Square townscape,

The Oxford Hotel may have social significance because of its associations with Sydney's rock music scene during the second half of the 1970s and because of its associations with Sydney's |

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	gay male community for over forty years.	
Level of Significance	State ☐	Local ☒

Designer	Ernest Lindsay Thompson
Builder/ maker	W A Dettman
Physical Description	The Oxford Hotel is a substantial three storey building with a basement level occupying a prominent corner site. Its exterior demonstrates the influence of the Federation Free Style, most notably informal massing and fenestration, the use of brick and sandstone (providing contrasts of colour and texture), use of a number of differently sized and shaped windows (in this case Diocletian, oriels and simple double hung). Classical details have been used expressively and include cornice s, brackets beneath second floor oriels and keystones in the arches of Diocletian windows. The second floor of the facades is modulated by brick piers dividing it into bays. A balcony is located above the large first floor oriel on the eastern (Bourke Street) façade, its wide opening supported off Tuscan order columns. Window sashes are timber framed and may be original. Cantilevered awnings supported off wrought steel trusses and suspension rods protect the openings along the ground floor of the building.

The original brick and stone surfaces have been obscured by paint. The uppermost sections of parapets and the corner turret have been removed, along with the clock on the building corner. The ground floor level has been extensively modified – openings have been reconfigured and a timber deck has been constructed against the Bourke Street elevation.

The hotel's interior has been extensively modified. Only the ground floor was inspected, but its original configuration as a series of bar spaces organised around a central island bar has been reconfigured into a large open space with a bar against one wall. |

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Physical condition and Archaeological potential	The buildings are in good condition. Archaeological potential has not been assessed.

Construction years	Start year	1913	Finish year	1914	Circa	☐

Modifications and dates	Modifications include the following works and changes of use: • Installation of show window (Building Application 595/26) • Enclosure of balcony (Building Application 404/46) • Installation of bottle department on ground floor and servery on first floor (Building Application 620/48) • Roof sign support structure (Building Application 296/49) • Repairs and renovations (Building Application 383/49) • Works required to comply with notice under the Liquor Act (Development Application 292/53) • Alterations and additions (Building Application 913/53) • Structural support for vertical sign (Building Application 2277/56) • Toilets and bathroom works (Building Application 2106/57) • Support for vertical sign (Building Application 2935/57) • Works required to comply with notice under the Liquor Act (Development Application 393/59) • Internal alterations (Building Application 1960) • Awning (Building Application 1960) • Roof sign structure (Building Application 2498/61) • Internal alterations to ground floor and first floor (Building Application 1971 • New public bar ground floor (Building Application 1292/82) • New front doors and platform (Building Application 863/89) • Alterations to male toilet and dj's platform, removal of bottle shop (Building Application 830/92) • Refurbishment of premises (Building Application 113/97) • Toilets and bar installation on second floor (Development Application 1199/2000) • Deck on Bourke Street (Development Application 321/2002) • Refurbishment of 130-134 Oxford Street (Development Application 93/2006) • Turret removed between 1960 and 1970 • Clock removed • External brickwork and stone surfaces painted in early 1950s
Further comments	

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HISTORY	
Historical notes	The first hotel on or near the north-western corner of Oxford Street and Bourke Street was the Cottage of Content, which appears to have been trading by the end of 1859 and for which a licence was granted to Edward Johnston in May 1860. It was located within the third building to the west of Bourke Street. The hotel was rebuilt on the corner of Oxford and Bourke Streets around 1871 and became known as Johnston's Family Hotel. The hotel was taken over by James Ryan in 1886. He changed its name to Ryan's Hotel. After his death in 1891 his widow was granted the licence and managed the hotel until 1898, when it was transferred to Charles Parker. In 1903 it became the Midland Hotel under Arthur Millar then in 1905 the Oxford Hotel under John McCluskey.
	Early in September 1907 the licence was transferred from McCluskey to Theodore Trautwein. Theodore Charles Trautwein (1869-1955) was managing director of the Carrington Hotel at Katoomba. He bought and sold many hotels in metropolitan Sydney and was able to buy his first hotel with earnings from racehorses. He was a Member of the Legislative Council in the NSW Parliament between 1934 and 1940. By the end of 1910 the Oxford Hotel was being managed by his brother William. In the interim the hotel site was resumed as part of the process of widening Oxford Street.
	Theodore Trautwein negotiated a 30-year lease with the City Council commencing on 1 June 1913. The lease included the construction of a new hotel by the lessee. The present Oxford Hotel was constructed to a design by E Lindsay Thompson on behalf of William Trautwein that was approved by the City Council in June 1913. The tender of contractor W A Dettman was accepted for its construction during July 1913.
	Ernest Lindsay Thompson (1870-1935) served his articles in the City Architect's Office. For five years from 1885. In 1894 he was appointed a second lieutenant in the 2nd Garrison Division of the Artillery. By 1897 Thompson had become an Inspector of Public Works in the Colonial Architect's Department but the following year he had opened his own architectural practice. Thompson became a prominent Sydney architect, designing residences, numerous hotels, business premises and cinemas. He served as an alderman for Macquarie Ward in the City of Sydney from December 1900 to December 1927 and in that time was a member of several committees.
	William Trautwein transferred the hotel's licence to Walter Derbyshire at the beginning of July 1915. On the expiration of William Trautwein's lease in 1943 the hotel was leased to a succession of licensees before it was sold by the City of Sydney to Hopetoun Pty Limited, a company understood to be associated with Miller's Brewery. The transfer of title took place on 20 July 1960. Hopetoun Pty Ltd sold the hotel to Hafe Pty Ltd in August 1976. At this time, it was known as the Oxford Tavern. Later that year members of one of Australia's most extreme bands, the punk band Radio Birdman, approached the owners of the Oxford Tavern to see if it could take over the venue on weekends on the basis that the hotel keep the bar takings and the bands keep the proceeds of the door entry. The band named the Oxford Tavern venue the Funhouse. Other bands performed there during 1977 but these associations appear to have ended by 1979.
	Around 1980 Hafe Pty Ltd sold the building. The title was transferred to Alexander Kalamis, barrister Barry Toomey and chartered accountant Ronald Pantlin. About four years later the title was transferred to Toomey, Pantlin and Wysd Pty Limited. The Oxford Hotel opened as a gay venue on 16 July 1982 with Peter Whittle as licensee. It was advertised in publications from this era as "the latest gay pub on the Strip, restaurant, the Oxford Café upstairs." The hotel became the location for significant events within the gay community. They included the inaugural Bobby Goldsmith Foundation's annual fundraising "Boys Own Bake-off, which was staged there in July 1985 and was held in the hotel for several years, and the launch of the AIDS Council of NSW booklet *Contacts* held in 1995.
	After some 20 years Toomey and Pantlin put the hotel on the market in the first half of 2000.

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	It is understood that during the first half of the 2000s the Oxford Hotel expanded into the basement and ground floor of the adjoining building at 130-132 Oxford Street. An application for the refurbishment of the premises undertaken by owner Indigo Mist Pty Limited was lodged in 2006. The Oxford Hotel was acquired by Pelathon Management around 2010. It subsequently sold the venue to Universal Hotels at the end of 2017.

THEMES		
National historical theme	**State historical theme**	**Local theme**
3. Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services
4. Building settlements, towns and cities	Towns, suburbs and villages	Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages
8. Developing Australia's cultural life	Leisure	Activities associated with recreation and relaxation

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APPLICATION OF CRITERIA	
Historic significance SHR criteria (a)	The site and its immediate environs have been continuously occupied by a hotel, linked by continuity of licensing, since the late 1850s. Although other sites on Oxford Street, such as that of the Burdekin Hotel, have a longer history of continuous licensing, the site of the Oxford Hotel is still amongst the earliest to have a continuous association with the liquor trade. The Oxford Hotel is associated with the resumption and widening of Oxford Street by the City of Sydney during the second decade of the twentieth century. The Oxford Hotel has some historic associations with the development of Sydney's rock music scene during the second half of the 1970s, when Radio Birdman and other bands performed there. The Oxford Hotel has historic associations with Sydney's gay community, having been a gay male hotel continuously since 1982. It is amongst Sydney's longest operating gay venues. The Oxford Hotel meets Criterion A at a **local** level.
Historical association SHR criteria (b)	The Oxford Hotel has a brief association with Trautwein family, which was prominent as hotel licensees and owners during the late nineteenth and first half of the twentieth centuries. The building has strong associations with architect Ernest Lindsay Thompson, a prominent and prolific designer of hotels in metropolitan Sydney during the first third of the twentieth century. He was commissioned by members of the Trautwein family, designing the building for its licensee William Trautwein. The Oxford Hotel meets Criterion B at a **local** level.
Aesthetic / creative / technical achievement SHR criteria (c)	Although modified, the exterior of the building demonstrates characteristics of the Federation Free Style and is distinctive in character. The Oxford Hotel is a prominent element in the streetscape that makes an important contribution to the Taylor Square townscape, notwithstanding modifications to its exterior. The Oxford Hotel meets Criterion C at a **local** level.
Social, cultural, and spritual SHR criteria (d)	The Oxford Hotel may have social significance because of its associations with Sydney's rock music scene during the second half of the 1970s. The Oxford Hotel is significance because of its associations with Sydney's gay community for over forty years. In this time it has been a popular venue for the community and has provided a range of facilities. 85-91 Oxford Street meets Criterion D at a local level.
Research potential SHR criteria (e)	The Oxford Hotel is unlikely to have technical or research significance because of the amount of change it has undergone over the years. The Oxford Hotel does not fulfil Criterion E.
Rare SHR criteria (f)	The Oxford Hotel is not rare. There are a relatively large number of extant Federation era hotels in the City of Sydney, several of which display a higher level of integrity both externally and internally. The Oxford Hotel does not fulfil Criterion F.

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Representative SHR criteria (g)	The Oxford Hotel, although it has been modified externally and internally, is a representative Federation era hotel. Its exterior is representative of the Federation Free Style. The Oxford Hotel meets Criterion G at a **local** level.
Integrity	The interior of the building has been extensively modified. The exterior of the building, although modified, has retained a substantial amount of original fabric at first and second floor levels.

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HERITAGE LISTINGS	
Heritage listing/s	Oxford Street Heritage Conservation Area, Item C17, Sydney Local Environmental Plan 2012

INFORMATION SOURCES				
Type	**Author/Client**	**Title**	**Year**	**Repository**
Written		"Publican's Licenses Granted", *Empire*, 17 May 1860 p.3	1860	https://trove.nla.gov.au/ newspaper/page /5982942
Written		"Mr H W Trautwein", *The Sunday Sun*, 11 December 1910, p.14	1910	https://trove.nla.gov.au/newspaper/article /226875103
Written		"Latest Tenders Accepted", *Construction*, 21 July 1913, p.1	1913	https://trove.nla.gov.au/newspaper/article /234766642
Written		"Hotel Transfers", Sydney Morning Herald, 2 July 1915, p.4	1915	https://trove.nla.gov.au/newspaper/page/1346 603
Written		Old Systems Title Book 944 Number 648 dated 31 August 1911	1911	NSW Land Registry Services Historical Land Records Viewer at https://hlrv.nswlrs.com.au/
Written		Certificate of Title Volume 2548 Folio 124	1915	NSW Land Registry Services Historical Land Records Viewer at https://hlrv.nswlrs.com.au/
Written		Certificate of Title Volume 8137 Folio 240	1961	NSW Land Registry Services Historical Land Records Viewer at https://hlrv.nswlrs.com.au/
Written		*Sands directory*	1858-1906	City of Sydney Archives at https://archives.cityofsydney.nsw.gov.au/
Written	John W Ross	Taylor Square: Sydney's first hub	2020	chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/ https://shazbeige.com/pdf/Taylor_Square_History.pdf
Written	marigenh	My Family History: Theodore Charles Trautwein 1869 - 1955	2013	http://cowiepatt.blogspot.com/2013/06/ theodore-charles-trautwein-1869-1955.html
Written	Hugh Liney and Frank Cotterell	*Rock'n'roll Walk of Shame and Fame: Oxford Street*	2020	file:///C:/Users/rlumby/Downloads/Rock-n-RollWalkOfFame-n-Shame.pdf

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Written	Pride History Group	"Decades of Pride: 1982"	2019/ 2023	https://www.pridehistory.org.au/decades-of-pride
Written	Peter Kermode	"Landmark Oxford Hotel to go under the hammer" in *Australian Financial Review*, 24 March 2000.	2000	https://www.afr.com/property/landmark-oxford-hotel-to-go-under-the-hammer-20000324-k9aqj

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RECOMMENDATIONS	
Recommendations	The Oxford Hotel at 134 Oxford Street, Darlinghurst should be listed as a local heritage item in Schedule 5 of Sydney Local Environment Plan 2012. The following actions are recommended: • The first and second floor sections of the buildings' Oxford Street façades should be retained and conserved. Owners should be encouraged to regain the original appearance of these sections of the facades, including the removal of paint from brick and stone surfaces and reconstruction of the turret and parapets. This will improve the buildings' contribution to the Oxford Street Heritage Conservation Area. • All conservation works should be undertaken in accordance with the Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter). • Surviving original and early elements, structure, walls and finishes should be retained and conserved in any future development. • The buildings have potential for adaptive reuse because of the amount of change that has taken place internally. Maintaining existing uses are considered appropriate. • New walls should not obstruct windows. • Suspended ceilings should not obstruct window heads. • If upper storey additions are considered, they should be set back from the façades so that their integrity, independent identity, and significant role as a legible and discrete element in the streetscape are maintained. • Remove vegetation growing on the northern side of the building. Keep brickwork clear of any regrowth.

SOURCE OF THIS INFORMATION			
Name of study or report	Oxford Street LGBTIQA+ Heritage Study. City of Sydney Local Government Area, NSW.	**Year of study or report**	2023
Item number in study or report	N/A		
Author of study or report	Tanner Kibble Denton Architects Pty Ltd.		
Inspected by	External inspection by TKD Architects.		
NSW Heritage Manual guidelines used?	Yes ☒		No ☐
This form completed by	Roy Lumby	**Date**	April 2023

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Image caption	Johnston's Family Hotel viewed from the south-east (City of Sydney Archives Unique ID A-00039118				
Image year	1910	Image by	City of Sydney	Image copyright holder	City of Sydney

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Image caption	Bourke Street elevation of Johnston's Family Hotel (City of Sydney Archives Unique ID A-00036690)			
Image year	1913	Image by	City of Sydney	Image copyright holder	City of Sydney

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IMAGES – 1 per page				
Image caption	Ernest Lindsay Thompson (City of Sydney Archives Unique ID A-00041242).			
Image year	1913	**Image by**		**Image copyright holder**	City of Sydney

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Image caption	Drawing produced in the office of Ernest Lindsay Thompson describing elevations and sections of the Oxford Hotel. The drawing is dated May 1913 (City of Sydney Archives Building Application 0380/13).

Image year	1913	**Image by**	Office of E Lindsay Thompson	**Image copyright holder**	City of Sydney

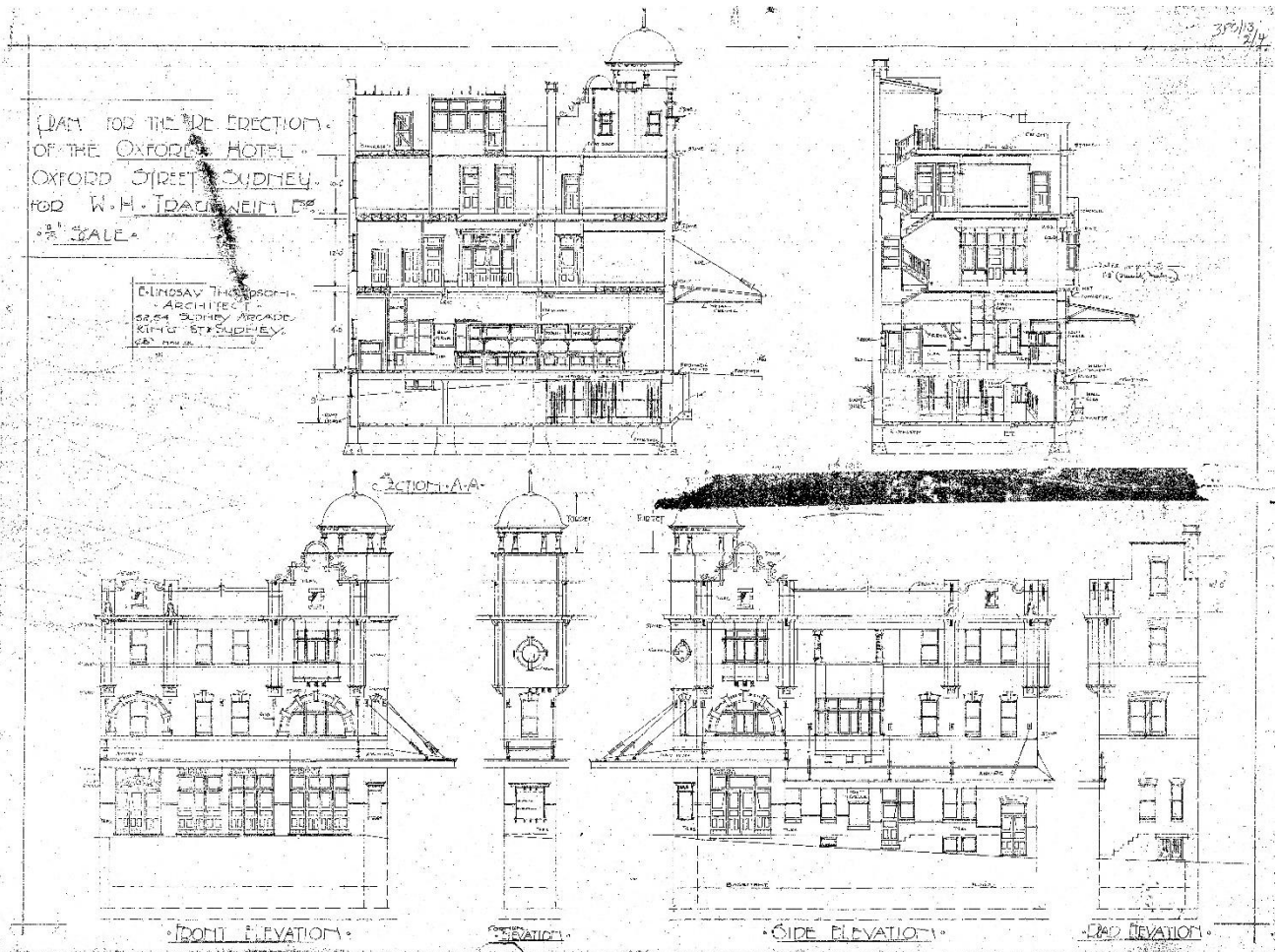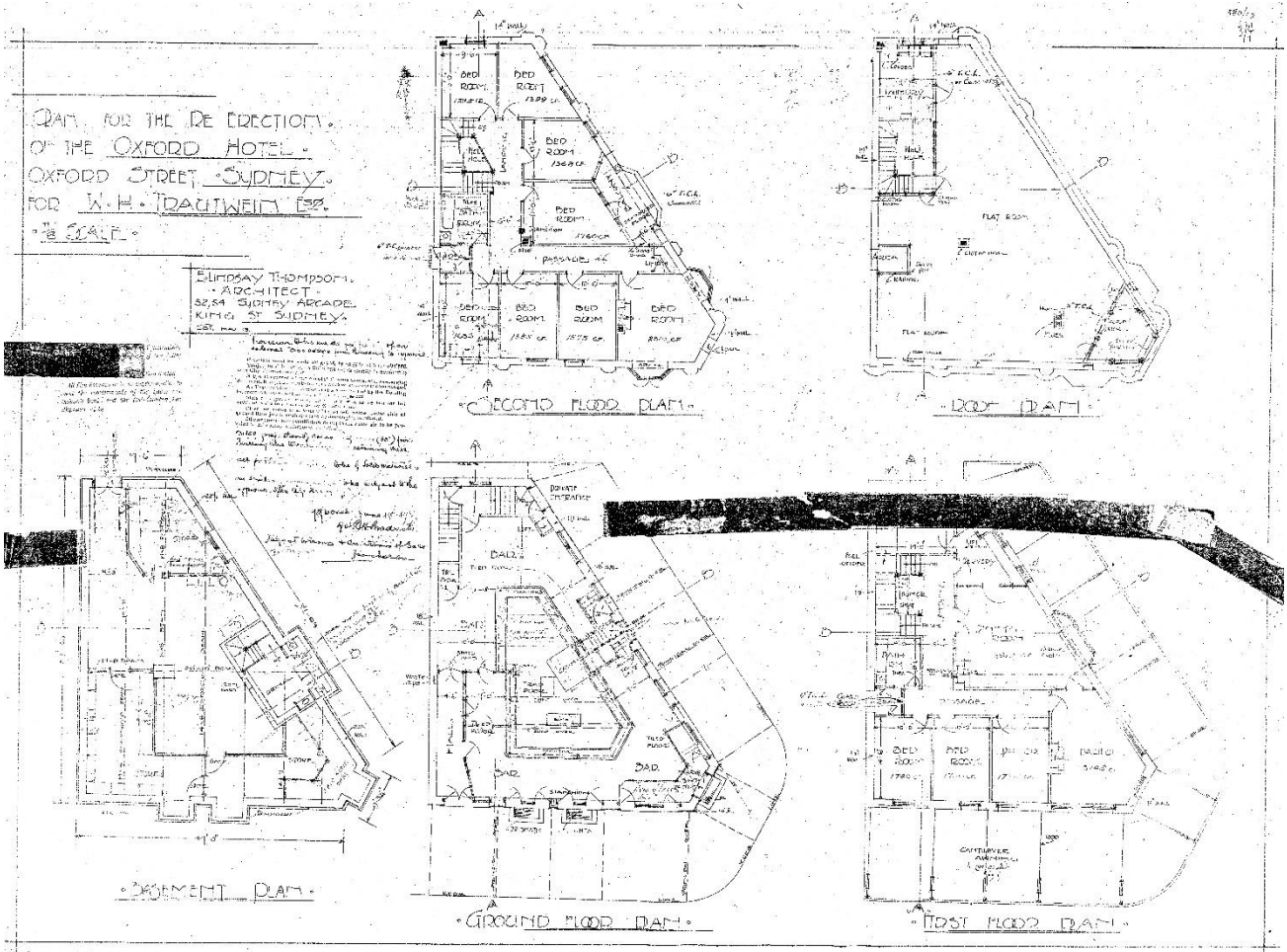# DRAFT HERITAGE DATA FORM
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Image caption	Drawing produced in the office of Ernest Lindsay Thompson describing floor plans of the Oxford Hotel. The drawing is dated May 1913 (City of Sydney Archives Building Application 0380/13).				
Image year	1913	Image by	Office of E Lindsay Thompson	Image copyright holder	City of Sydney

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Image caption	Looking north from Taylor Square to the Oxford Hotel, which is nearing completion.			
Image year	1914	Image by		Image copyright holder	State Library of NSW

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IMAGES – 1 per page				
Image caption	Oxford Hotel viewed from the south-east (Australian National University: Institutional Repository identifier N60-YC-499 at https://openresearch-repository.anu.edu.au/handle/1885/102280).			
Image year	1930	**Image by**	Tooth & Co	**Image copyright holder**	Australian National University

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IMAGES – 1 per page					
Image caption	Procession crossing Taylor Square in front of the Oxford Hotel (State Library of NSW Home and Away – 4731).				
Image year	Circa 1934	**Image by**	Sam Hood	**Image copyright holder**	State Library of NSW

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IMAGES – 1 per page				
Image caption	Looking west along Oxford Street from Taylor Square – Oxford Hotel at top right (City of Sydney Archives Unique ID A-00058118 - Len Stone Photograph Collection)			
Image year	1939	**Image by**		**Image copyright holder**	City of Sydney

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IMAGES – 1 per page					
Image caption	The Oxford Hotel, 1949. Australian National University: Institutional Repository identifier N60-YC-499 at https://openresearch-repository.anu.edu.au/handle/1885/102276)				
Image year	1949	**Image by**	Tooth & Co	**Image copyright holder**	Australian National University

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IMAGES – 1 per page				
Image caption	The Oxford Hotel – external surfaces and first and second floor levels were painted in the early 1950s (Australian National University: Institutional Repository identifier N60-YC-499 at https://openresearch-repository.anu.edu.au/handle/1885/102274)			
Image year	1960	**Image by**	Tooth & Co	**Image copyright holder** Australian National University

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IMAGES – 1 per page				
Image caption	The Oxford Hoel, 1970 (Australian National University: Institutional Repository identifier N60-YC-499 at https://openresearch-repository.anu.edu.au/handle/1885/102272)			
Image year	1970	**Image by**	Tooth & Co	**Image copyright holder**	Australian National University

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Image caption	Oxford Hotel viewed from the south (City of Sydney Archives Unique ID A-00034692)			
Image year	1982	Image by	Niels Ellmoos	Image copyright holder	City of Sydney

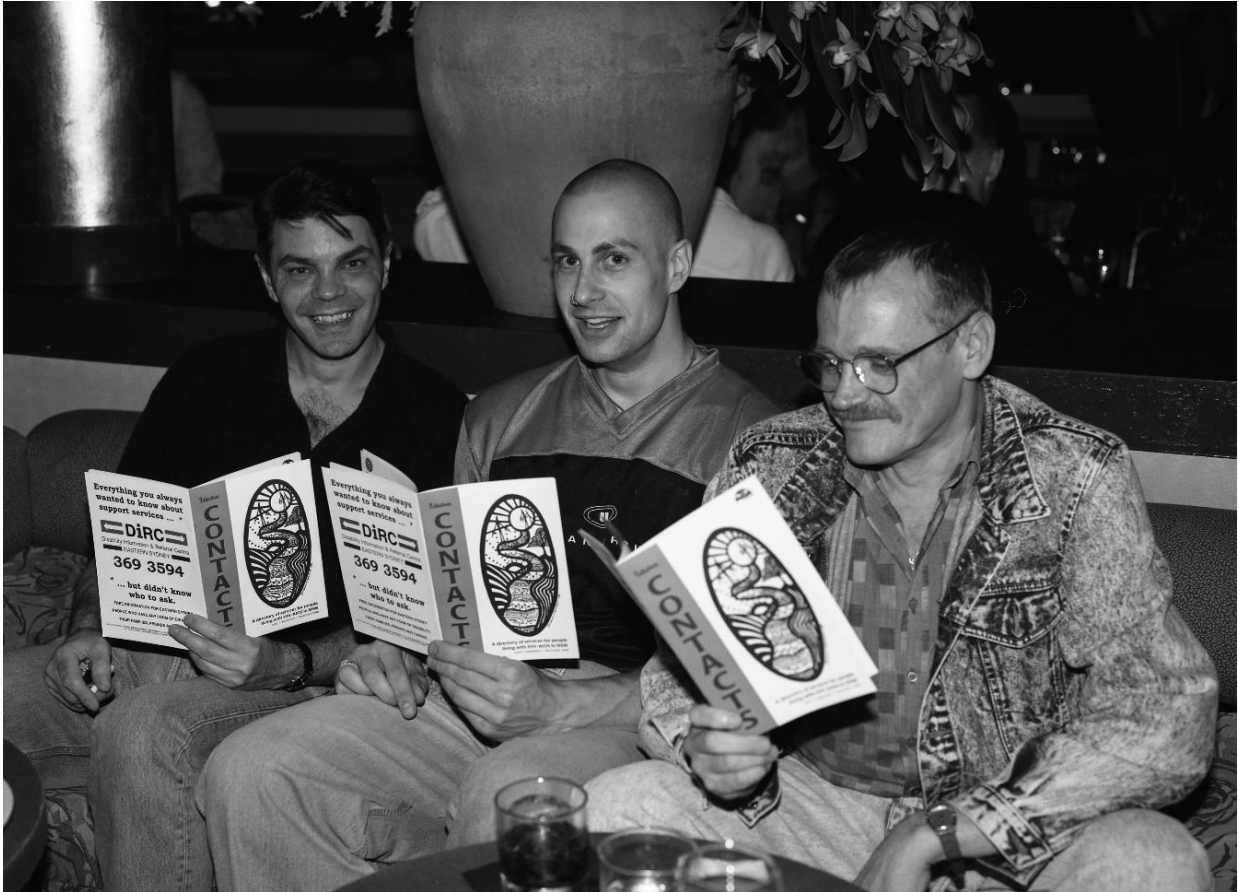# DRAFT HERITAGE DATA FORM
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Image caption	Leo Schofield, Maggie Kirkpatrick and another judge checking out the cakes at the Bobby Goldsmith Foundation competition bake-off staged at the Oxford Hotel (City of Sydney Archives UID A-00068830).				
Image year	1995	**Image by**	C Moore Hardy	**Image copyright holder**	C Moore Hardy

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Image caption	Community supporters of ACON reading the Contacts book at its launch party held at the Oxford Hotel (City of Sydney Archives Unique ID A-00068863).			
Image year	1995	**Image by**	C Moore Hardy	**Image copyright holder**	C Moore Hardy

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Image caption	Oxford Street façade of 134 Oxford Street (City of Sydney Archives Unique ID A-01129161).			
Image year	2000	**Image by**	Mark Stevens	**Image copyright holder**	City of Sydney

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Image caption	View facing north-west across Bourke Street to south-east frontage of the building (City of Sydney Archives Unique ID A-01129162)		
Image year	2000	**Image by**	Mark Stevens	**Image copyright holder**	City of Sydney

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Image caption	Oxford Hotel viewed from the intersection of Oxford and Bourke Streets				
Image year	2023	Image by	Roy Lumby	Image copyright holder	Tanner Kibble Denton Architects

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Image caption	Oxford Hotel viewed from the intersection of Bourke and Foley Streets.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects

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Image caption	Awning suspension rods with decorative wrought elements.				
Image year	2023	Image by	Roy Lumby	Image copyright holder	TKD Architects

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Image caption	Wrought steel cantilever awning truss.				
Image year	2023	Image by	Roy Lumby	Image copyright holder	Tanner Kibble Denton Architects

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Image caption	Cast concrete column and pressed metal ceiling lining above the second floor balcony on the Bourke Street façade. The ceiling lining is unlikely to be original.				
Image year	2023	Image by	Roy Lumby	Image copyright holder	Tanner Kibble Denton Architects

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Image caption	Looking east along Oxford Street – fenestration to the ground floor levels of 130-134 Oxford Street.				
Image year	2023	Image by	Roy Lumby	Image copyright holder	Tanner Kibble Denton Architects

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Image caption	Ground floor fenestration along Oxford Street.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects

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Image caption	Entry to the ground floor bar.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects

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Image caption	Deck adjacent to the Bourke Street façade.				
Image year	2023	**Image by**	Roy Lumby	**Image copyright holder**	Tanner Kibble Denton Architects