

Attachment B4

**Draft Inventory Sheet - 85-91 Oxford Street,
Darlinghurst – Universal**

DRAFT HERITAGE DATA FORM

For City of Sydney Council

ITEM DETAILS						
Name of Item	Universal					
Other Name/s Former Name/s	Midnight Shift					
Item type (if known)	Built					
Item group (if known)	Commercial					
Item category (if known)	Nightclub					
Area, Group, or Collection Name						
Street number	85-91					
Street name	Oxford Street					
Suburb/town	Darlinghurst				Postcode	2010
Local Government Area/s	City of Sydney					
Property description	Lot 1 DP 816233					
Location description	Southern side of Oxford Street between Riley and Crown Streets, bounded to the south by Arnold Place.					
Location - Lat/long	Latitude		Longitude			
Location – MGA94 (if no street address) [or AMG66 if old system]	Zone		Easting		Northing	
Owner	Private					
Current use	Nightclub					
Former Use	Predominantly commercial – offices, studios, workshops and retail tenancies					
Statement of significance	<p>The pair of buildings at 85-91 Oxford Street, Darlinghurst are significant for historical, associational, aesthetic and social reasons.</p> <p>They provide evidence of the consolidation and development of Oxford Street in the years before and after World War I, marking the shift following resumption and widening to a more commercial and business-orientation. The buildings are also evidence of the development of Oxford Street as an important focus of LGBTIQA+ commercial and social activity from the end of the 1970s onwards. 85-91 Oxford Street is a rare example of a LGBT nightclub that has operated almost continuously since 1978.</p> <p>85-87 Oxford Street is associated with jeweller and shoemaker William Berkman, who commissioned prominent twentieth century architects Morrow & De Putron to design the building, while 89-91 Oxford Street is associated with architect A W Warden. Although the buildings have been extensively modified, the first floor section of 89-91 Oxford Street's facade has aesthetic significance as a representative example of Federation Free Style commercial architecture while the first floor section of 85-87 Oxford Street's façade is a distinctive example of Inter War Free Classical commercial architecture. These parts of the buildings make a positive contribution to the visual character of Oxford Street.</p>					

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Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION

Designer	85-87 Oxford Street: architects Morrow & De Putron 89-91 Oxford Street: Alfred William Warden
Builder/ maker	85-87 Oxford Street: B A Pickersgill
Physical Description	<p>85-87 Oxford Street is a two storey commercial building. The building has been extensively modified internally and externally but the first floor section of its Oxford Street façade is substantially intact. It was designed in the Inter War Free Classical style, which was prevalent during the 1920s and applied to a wide range of institutional, public and commercial buildings. The façade is constructed of brick, with a concrete cornice below the parapet, moulded cement ornament and glazed ceramic tiles in panels above window openings and surrounds to window bays. The sills and spandrel below the windows are lined with cement render. This part of the building is particularly distinguished by its distinctive geometric moulded decorative elements.</p> <p>Brick and cement section of the facade have been painted while the original appearance of tiles has been maintained. Original double hung windows have been replaced. Shopfronts have been complete renewed. The rear of the building</p> <p>89-91 Oxford Street was designed as a building containing two shops with flats above. The building has been extensively modified internally and externally but the first floor section of its Oxford Street façade is quite intact. It was designed in the Federation Free Style, which was commonly used for public and commercial buildings during the first two decades of the twentieth century. The use of two contrasting materials, in this case glazed ceramic tiles and cement render, is characteristic of the style. The cement render has been inscribed with fine horizontal and vertical lines to resemble stone masonry.</p> <p>The rear of the buildings, aligned with Arnold Place, have little architectural character. The rear of 85-87 Oxford Street is constructed of brick, the surfaces of which are painted. Window openings have been covered over. At street level there are two wide openings with roller shutters, between which is a door opening. The rear of 89-91 Oxford Street consists of a ground floor level constructed of stone with wide horizontal boards above the head level of the centrally placed door opening. The first floor is set back from the street, its elevation also covered with wide horizontal boards. The side of the building that is visible from Arnold Place appears to have been constructed from stone though this may be cement render inscribed with course lines to resemble ashlar construction.</p>

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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	89-91: 1914 85-87: 1920	Finish year		Circa	<input type="checkbox"/>
Modifications and dates	<p>Modifications include the following works and changes of use:</p> <p>85-87 Oxford Street</p> <ul style="list-style-type: none"> • alterations to shop (building application 2620/58). • alterations (building application 1780/69). • use premises as shoe store and offices (development application 93/70). • alterations (building application 288/70). • mechanical ventilation (building application 1004/70). • fire stair (building application 619/75). • use ground floor for sale of take-away food (development application 1170/80). • alterations to restaurant (building application 681/82). • new shop fitout and shopfront (building application 1140/83). • new fire stair (building application 196/84). • expansion of nightclub into the rear section of the of ground floor (building application 232/97). <p>89-91 Oxford Street</p> <ul style="list-style-type: none"> • alterations to 89 Oxford Street (building application 465/26, Morrow & Gordon architect). • alterations to shopfront (building application 674/31, Morrow & Gordon architect). • new showcase (building application 261/37, Morrow & Gordon architect). • alterations to shopfront (building application 1021/50). • use premises for the sale of clothing (development application 143/72). • alterations to ground floor shop for sale of Manchester goods (development application 393/76). • alterations ground floor for the estate of W Berkman (building application 537/76). • alterations and additions first floor for W Berkman and Sons (building application 135/78, Morrow & Gordon architects). <p>85-91 Oxford Street</p> <ul style="list-style-type: none"> • use premises as a cabaret restaurant (development application 119/70). • alterations to first floor restaurant (development application 225/75). • change of hours first floor (development application 700/80). • conversion ground floor and first floor to hotel and discotheque – Midnight Shift (development application 0375/84, building application 261/84). 					
Further comments	Heritage inventory sheets should be regarded as a general guide only. Inventory sheets are based on information available, and often do not include the social history of sites and buildings. Inventory sheets are constantly updated by the City as further information becomes available. Further research is always recommended as part of preparation of development proposals for heritage items and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.					

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HISTORY

Historical notes

The buildings at 85-91 Oxford Street were constructed on land originally granted to Alexander Donaldson on 26 August 1795. Donaldson's land became one of a number that became part of Edward Riley's large estate extending across Surry Hills and Woolloomooloo. When the Riley Estate was subdivided in the first half of the 1840s the site of 85-91 Oxford Street was contained within Lot F2 of the Estate. Development across the Riley Estate consolidated rapidly after the sale of allotments within the subdivision. By the mid-1850s buildings had been constructed on 85-91 Oxford Street, apparently two storey brick buildings with shingled roofs occupied in part by shops.

The following property owners are noted in City of Sydney assessment records:

- 1877: 85 Oxford Street - P Carroll; 87-91 Oxford Street - J Woods.
- 1880: 85-87 Oxford Street - Woods Estate, 89 Oxford Street – Mr Roberts; 91 Oxford Street – Daniel Holborrow.
- 1882: 85-87 Oxford Street - Wood; 89-91 Oxford Street – Roberts.
- 1891: 85-87 Oxford Street: Alf Wood; 89 Oxford Street: W C Roberts; 91 Oxford Street: Riley Bros (likely to have been a tenant).
- 1896: 85 Oxford Street – Alfred Wood; 87 Oxford Street – Jane Williams; 89 Oxford Street – H E Roberts; 91 Oxford Street – Daniel Holborrow. Daniel Holborrow died in January 1896.
- 1901: 85 Oxford Street – Alfred Wood; 87 Oxford Street – Jane Williams; 89 Oxford Street – H E Roberts; 91 Oxford Street – Daniel Holborrow (estate).
- 1907: 85-87 Oxford Street – William Osborne; 89-91 Oxford Street – David Henry Smart. William Osborne, a draper, is understood to have acquired 85-87 Oxford Street in 1906. After he died the property passed to his widow Sarah in 1909, who transferred the property title to David Henry Smart in June 1910.
- 1911: 85-91 Oxford Street - David Henry Smart.
- 1914: 85-91 Oxford Street – Estate of David Henry Smart. David Smart died around the end of April 1912.
- 1921: 85-91 Oxford Street – jeweller and shoemaker William Berkman.
- 1931: 85-91 Oxford Street – William Berkman.
- 1948: 85-91 Oxford Street – Estate of late William Berkman. William Berkman died on 1 March 1942.

The building at 89-91 Oxford Street was designed by prominent soldier, military engineer and architect Alfred William Warden (1868-1955) for David Smart. He lodged a building application with the City Council on December 8, 1913. The building consisted of a pair of shops on the ground floor with residential accommodation on the first floor. Warden called for tenders at the end of March 1914. The successful contractor has not been ascertained.

Warden was articled to the architectural firm of Gustavus Alphonse Morrell & John E Kemp around 1887. For the next five years he studied part-time at Sydney Technical College and attended architecture lectures in the engineering faculty of the University of Sydney. In 1893 he toured the world before commencing practice as an architect in 1895. In 1894, Warden joined the Field Companies NSW Engineers as a second Lieutenant and retired in June 1922 after 28 years' service as a colonel. On the outbreak of war in 1914 he was mobilised as Staff-Officer of Engineers and served until the end of 1919. In 1923, Warden was appointed a member of the Newington College Council and served in that capacity until 1948. During this period of 25 years, he was actively involved in the development of the college's buildings and grounds.

The building at 85-87 Oxford Street was designed by architects Morrow & De Putron. A building application was lodged with the City Council on March 11, 1920. The building, which contained a ground floor shop and first floor showroom, was commissioned by jeweller and shoemaker William Berkman, whose business occupied the premises until the late 1970s.

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	<p>Morrow & De Putron was formed when architects David Morrow (1871-1935) and William de Putron (1873-1946) entered into partnership in October 1909. The two had worked together at the beginning of the 1890s but the partnership was dissolved as a result of the 1890s depression. The practice designed numerous buildings for major Sydney retailing concerns such as Anthony Hordern & Sons, Snows, Fays, Mick Simmons and Grace Bros. Morrow's nephew, Percy Gordon, became a partner in the practice in 1922. De Putron retired in 1925 and it continued to trade as Morrow & Gordon for several decades. Significant buildings by Morrow & Gordon include the Grace Building (1930) and AWA Building (1939, in association with Robertson & Marks. Morrow & De Putron also designed an ark in memory of the Berkman's daughter for the new Synagogue in Georgina Street, Newtown in 1919. They also designed a reading desk for the synagogue. The building was designed by Morrow & De Putron and was dedicated for worship in August 1919.</p> <p>89-91 Oxford Street housed several small businesses in the years following completion. 89 Oxford Street was occupied by confectioners from the 1910s to the 1930s and 91 Oxford Street was occupied by a branch of William Berkman's business from 1920. It remained there for several decades. From 1923, 85-87 Oxford Street was occupied by Fay's Shoe Store, which occupied the building for several decades. William Berkman died in March 1942. The buildings passed into the jurisdiction of the trustees of his estate.</p> <p>Between 1970 and 1978 the first floor of 85-91 Oxford Street was occupied by a restaurant called Amado's Spanish Fiesta. Tropicana opened in 85 Oxford Street in August 1978. Tropicana was a licensed restaurant and men's disco. Club 85, a "man's disco" opened in the premises during August 1980. It is understood to have occupied the first floors of 85-91 Oxford Street. The club was damaged by fire on 21 October 1980, though it reopened shortly after on 7 November 1980 as the Midnight Shift, also advertised as a "Disco for guys." It operated seven days from 10pm till late.</p> <p>The buildings remained the property of the Estate of W Berkman in the mid-1980s.</p> <p>The Midnight Shift was granted a hotel licence in December 1986, thus allowing the ground floor of the building to open as a bar.</p> <p>85-91 Oxford Street was sold in 1992 then changed hands again in 1994. For several years the property was owned by Ogen Nominees. The buildings were subsequently sold in November 2008 to Arunta Investments, which two years later took over the Midnight Shift. The adjacent property at 93 Oxford Street was sold in 2008 with a lease to Midnight Shift.</p> <p>The Midnight Shift continued operating until closing on 1 October 2017, in response to declining trade associated with lockout laws. In July 2018 the establishment was purchased by Universal Hotels. After refurbishment the nightclub reopened as Universal on 28 September 2018. The establishment now includes space in 93-95 Oxford Street.</p>
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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	
<p>Historical significance SHR criteria (a)</p>	<p>85-91 Oxford Street, particularly the first floor sections of their facades, provide evidence of the consolidation and development of the street in the years before and after World War I. The use of the sites for retailing and commercial activity reflects the shift in activity in Oxford Street following resumption and widening during the 1910s from a street of small businesses with residences above to a more commercial and business-oriented street.</p> <p>As Tropicana, then Midnight Shift and now Universal, the buildings are important evidence of the development of Oxford Street as an important focus of LGBTIQ+ commercial and social activity from 1978 onwards.</p> <p>85-91 Oxford Street meets Criterion A at a local level.</p>
<p>Historical association significance SHR criteria (b)</p>	<p>85-87 Oxford Street is associated with the prominent architectural firm of Morrow & De Putron. Morrow & De Putron (later Morrow & Gordon) were responsible for most of the building works on Grace Brothers Broadway. As Morrow and Gordon the firm is known for the Grace Building in York Street (1930).</p> <p>85-87 Oxford Street is associated with William Berkman, a jeweller and shoe maker who was prominent within the Jewish community at Newtown and who commissioned Morrow & De Putron to design the building.</p> <p>89-91 Oxford Street is associated with architect A W Warden, a little-known Sydney architect in practice between 1895 and 1948.</p> <p>85-91 Oxford Street meets Criterion B at a local level.</p>
<p>Aesthetic significance SHR criteria (c)</p>	<p>The buildings at 85-91 Oxford Street have been extensively modified internally and externally. However, the first floor section of 89-91 Oxford Street's facade has aesthetic significance as an example of Federation Free Style commercial architecture while the first floor section of 85-87 Oxford Street's facade is a distinctive example of Inter War Free Classical commercial architecture. These parts of the buildings make a positive contribution to the visual character of Oxford Street.</p> <p>85-91 Oxford Street meets Criterion C at a local level.</p>
<p>Social significance SHR criteria (d)</p>	<p>The buildings at 85-91 Oxford Street have been associated with Sydney's LGBTIQ+ community, particularly the gay male section, since the opening of Tropicana in 1978. The place achieved greater prominence when it re-opened as the Midnight Shift, which traded from 1980 to 2017. After a short hiatus it reopened as Universal in 2018 and continues to trade under that name.</p> <p>85-91 Oxford Street meets Criterion D at a local level.</p>
<p>Technical/Research significance SHR criteria (e)</p>	<p>When completed 85-87 and 89-91 Oxford Street were very representative in terms of construction and the buildings have undergone a substantial amount of change. It is very unlikely that the buildings will have technical or research significance.</p> <p>85-91 Oxford Street does not meet Criterion E.</p>
<p>Rarity SHR criteria (f)</p>	<p>85-91 Oxford Street are not rare examples commercial buildings erected during the second and third decades of the twentieth century.</p> <p>The pair of buildings at 85-91 Oxford Street is a rare example of a LGBT nightclub that has operated almost continuously since 1978.</p> <p>85-91 Oxford Street meets Criterion F at a local level.</p>

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Representativeness SHR criteria (g)	The upper sections of the facades of 85-91 Oxford Street are representative of suburban commercial architecture constructed during the second and third decades of the twentieth century in Sydney. 85-91 Oxford Street meets Criterion G at a local level.
Integrity	The buildings have been subjected to various modifications and generally have not retained a high level of integrity, apart from the first floor sections of the Oxford Street facades.

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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
Electronic		"Alfred Warden"	2022	https://en.wikipedia.org/wiki/Alfred_Warden
Written		City of Sydney Assessment books	1877-1948	City of Sydney Archives
Written		Certificate of Title Volume 1592 Folio 222	1905	NSW Land Registry Services Historical Land Records Viewer at https://hlrv.nswlrs.com.au/
Written		<i>Sands directory</i>	1911-1932	City of Sydney Archives at https://archives.cityofsydney.nsw.gov.au/
Written		Wises New South Wales Post Office Directory	1950	National Library of Australia at https://nla.gov.au/nla.obj-652609917/view?partId=nla.obj-652829448
Written	Sue Rosen & Associates	Heritage Impact Statement, 85-95 Oxford Street, Darlinghurst	2021	Private library
Written	Roy Lumby	"Morrow & Gordon" in <i>Encyclopedia of Australian Architecture</i>	2012	Private library
Drawn	Alfred Warden	Building application drawing 911/13	1913	City of Sydney Archives
Drawn	Morrow & De Putron	Building application drawing 161/20	1920	City of Sydney Archives
Written				

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RECOMMENDATIONS

Recommendations	<p>The property at 85-91 Oxford Street, Darlinghurst should be listed as a local heritage item in Schedule 5 of Sydney Local Environment Plan 2012.</p> <p>The following actions are recommended:</p> <ul style="list-style-type: none">• The first 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. This will improve the buildings' contribution to the Oxford Street Heritage Conservation Area.• All conservation, adaptive reuse and new 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.• Future applied finishes to the façade should be based on an analysis and understanding of the original schemes, but, or of colour schemes typical of the 1880s.• If upper storey additions are considered, they should be set back from the façade so that its integrity, independent identity, and significant role as a legible and discrete element in the streetscape are maintained. Setbacks consistent with those set out in Section 5.1.2.1 of the Sydney Development Control Plan 2012 would be appropriate• Relocate air conditioning condensers on awning to a different location so that they are not visually intrusive.
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SOURCE OF THIS INFORMATION

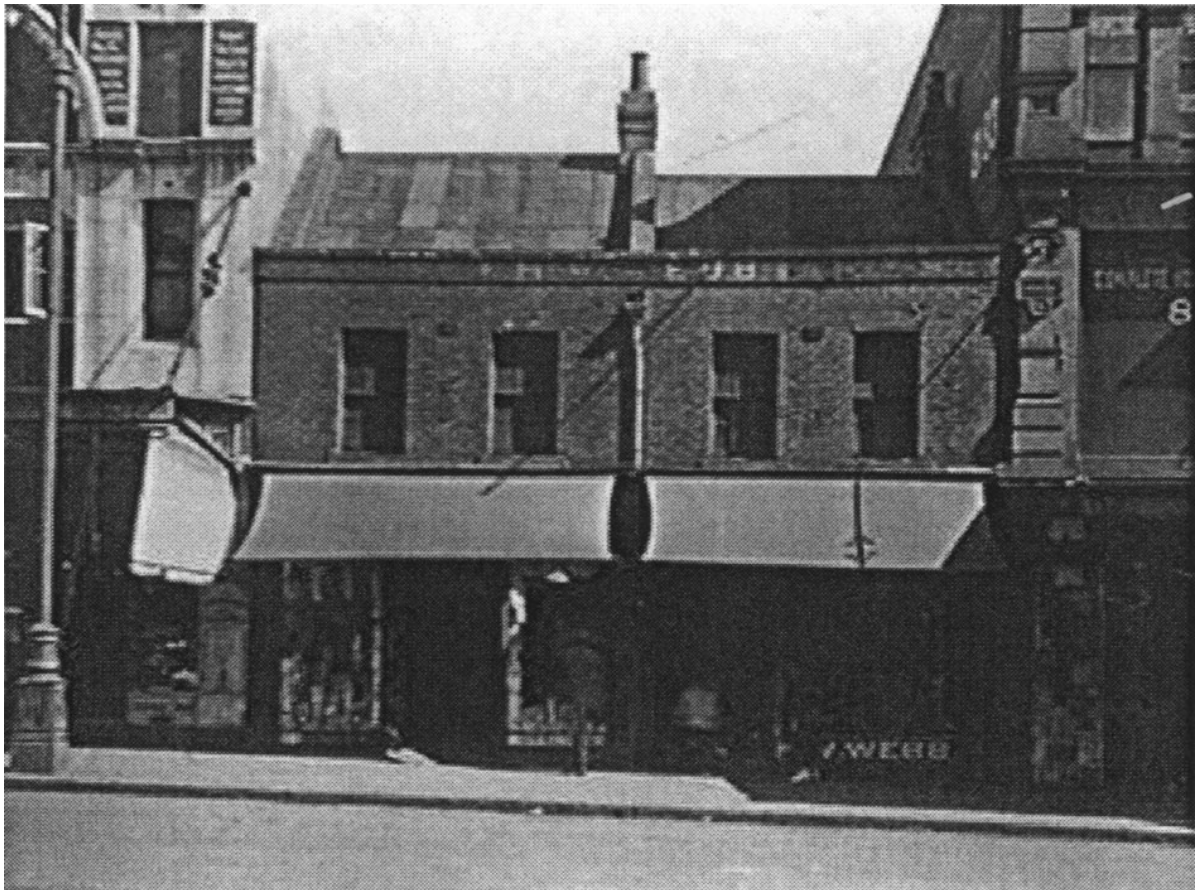
Name of study or report	Oxford Street LGBTIQA+ Heritage Study. City of Sydney Local Government Area, NSW.	Year of study or report	2023
Item number in study or report	N/A		
Author of study or report	Tanner Kibble Denton Architects Pty Ltd.		
Inspected by	External inspection by TKD Architects.		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Roy Lumby	Date	April 2023

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IMAGES – 1 per page

Image caption	Buildings at 85-87 Oxford Street prior to demolition, photographed on 10 April 1920 (City of Sydney Archives NSCA CRS 51, Demolition Books, 1900-1949)				
Image year	1920	Image by	City of Sydney	Image copyright holder	City of Sydney

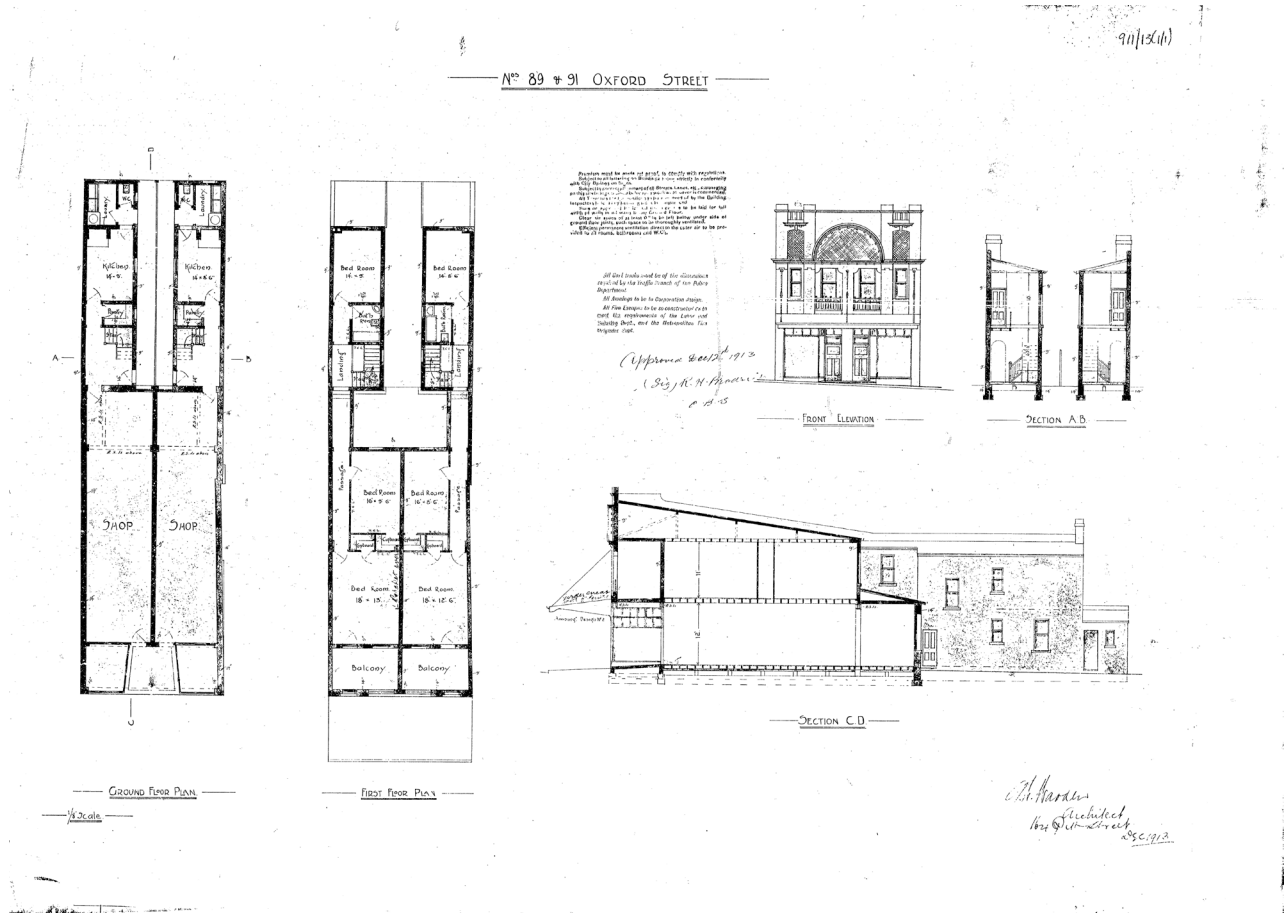


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IMAGES – 1 per page

Image caption	Architectural drawing for the redevelopment of 89-91 Oxford Street lodged with the City Council on 8 December 8, 1913 (City of Sydney Archives Building Application 911/13).				
Image year	1913	Image by	Alfred William Warden	Image copyright holder	City of Sydney

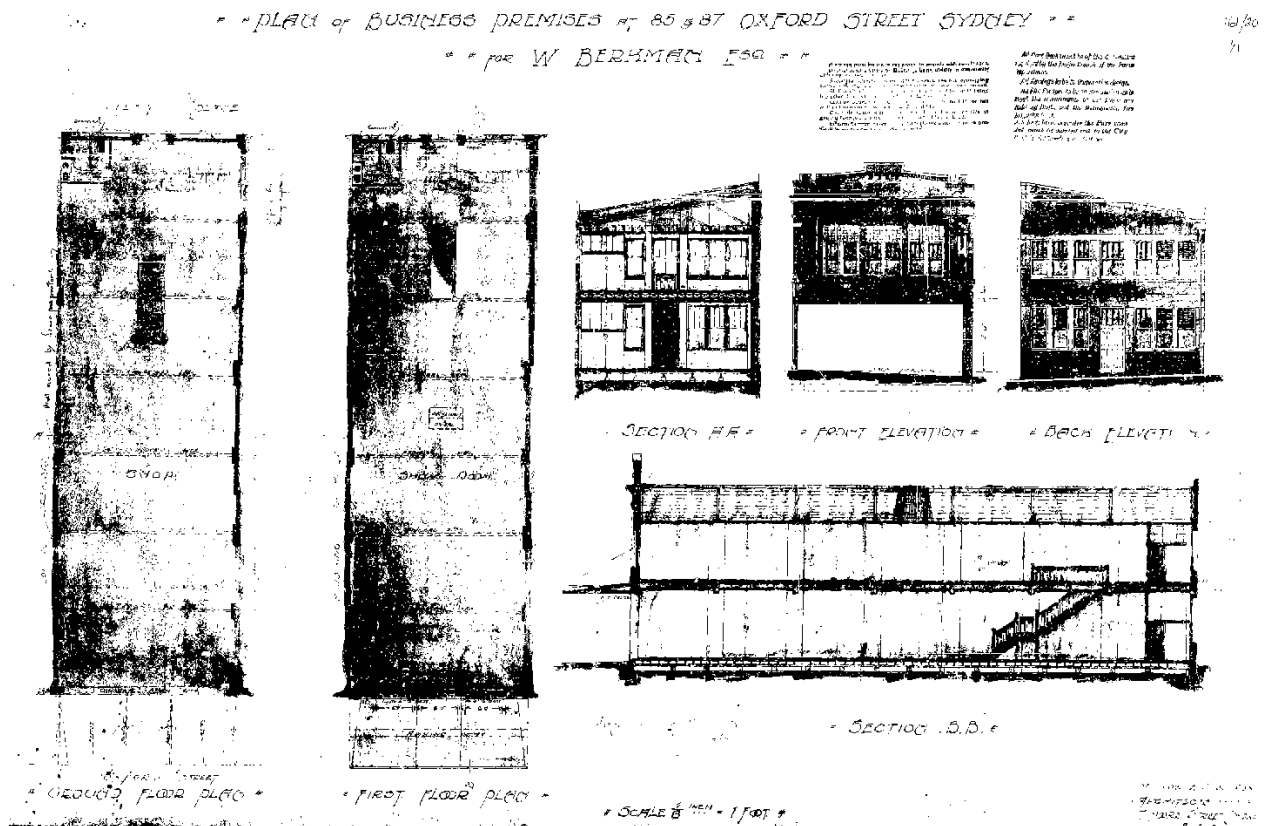


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IMAGES – 1 per page

Image caption	Architectural drawing for the redevelopment of 85-87 Oxford Street lodged with the City Council on 1920 (City of Sydney Archives Building Application 161/20)				
Image year	1920	Image by	Morrow & De Putron	Image copyright holder	City of Sydney



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Image caption	Portion of a photograph showing the facades of 85-87 and 89-91 Oxford Street. (State Library of NSW ON30/Box 51 No. 611)				
Image year	Circa 1937	Image by	Arthur Ernest Foster	Image copyright holder	TKD Architects

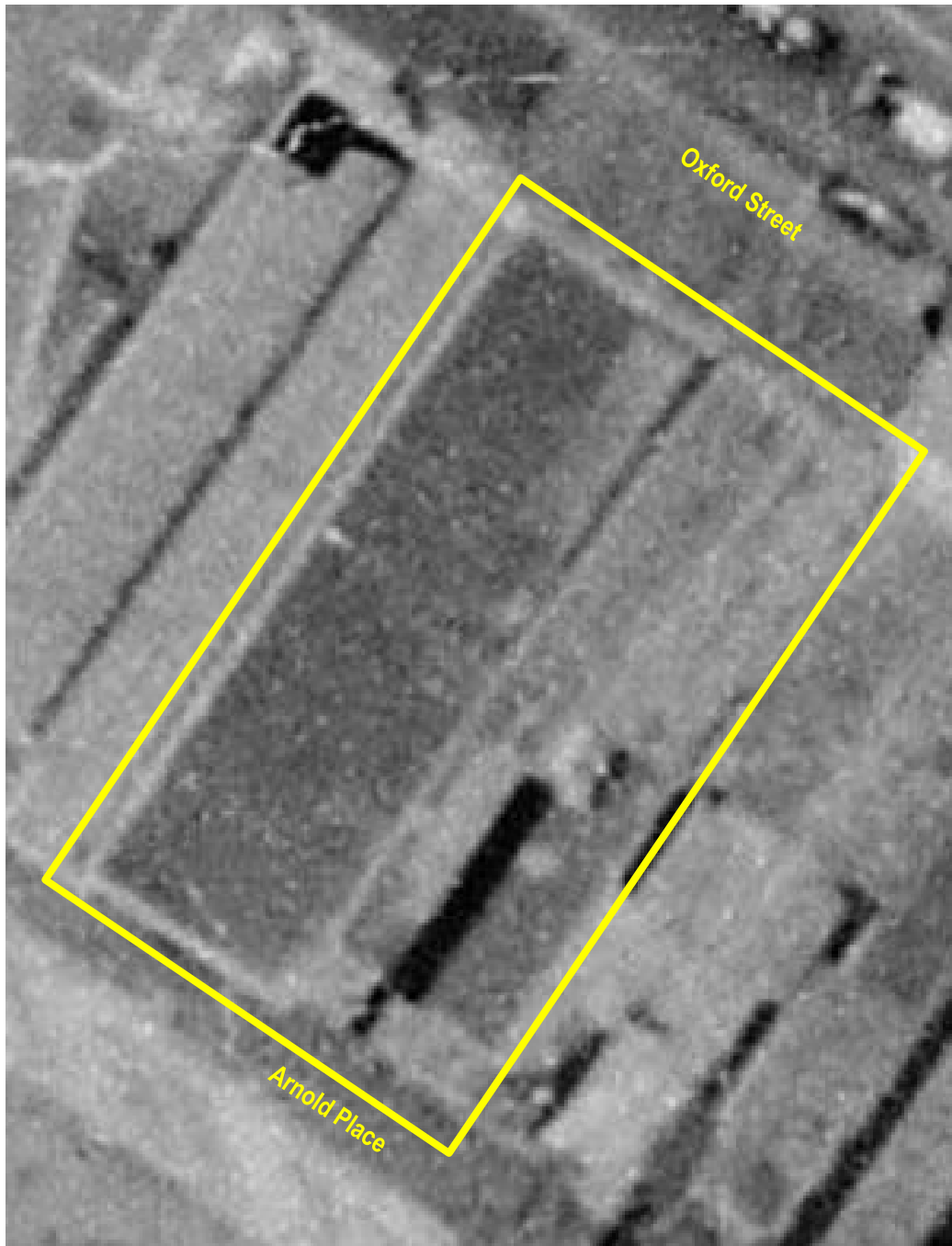


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Image caption	Footprint of 85-91 Oxford Street at the end of the 1940s (City of Sydney Archives: City of Sydney - Aerial Photographic Survey, 1949: Image 34)				
Image year	1949	Image by	City of Sydney with TKD overlay	Image copyright holder	City of Sydney



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Image caption	Detail from a 1950s photograph showing the first floor components of the facades at 85-91 Oxford Street (City of Sydney Archives unique ID A-00058111 - Len Stone Photograph Collection)				
Image year	1956	Image by		Image copyright holder	City of Sydney



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Image caption	Dining at Amado's Spanish Fiesta				
Image year	1972	Image by		Image copyright holder	Fairfax Media Archives



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Image caption	Representations of John Howard and Paul Keating on the façade of 85-87 Oxford Street during a Lesbian and Gay Mardi Gras in the first half of the 1990s (City of Sydney Archives Unique ID A-00070405 – C Moore Hardy photographic collection).				
Image year	1992-1994	Image by	C Moore Hardy	Image copyright holder	C Moore Hardy



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Image caption	Facades of 85-91 Oxford Street (https://concreteplayground.com/sydney/food-drink/oxford-streets-beloved-midnight-shift-will-reopen-with-a-big-party-next-month)				
Image year	2018	Image by		Image copyright holder	



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Image caption	Facades of 85-91 Oxford Street.				
Image year	2023	Image by	Roy Lumby	Image copyright holder	TKD Architects



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Image caption	Decorative detailing on the first floor façade of 85-87 Oxford Street includes geometric cement elements and glazed ceramic tiles.				
Image year	2023	Image by	Roy Lumby	Image copyright holder	Tanner Kibble Denton Architects

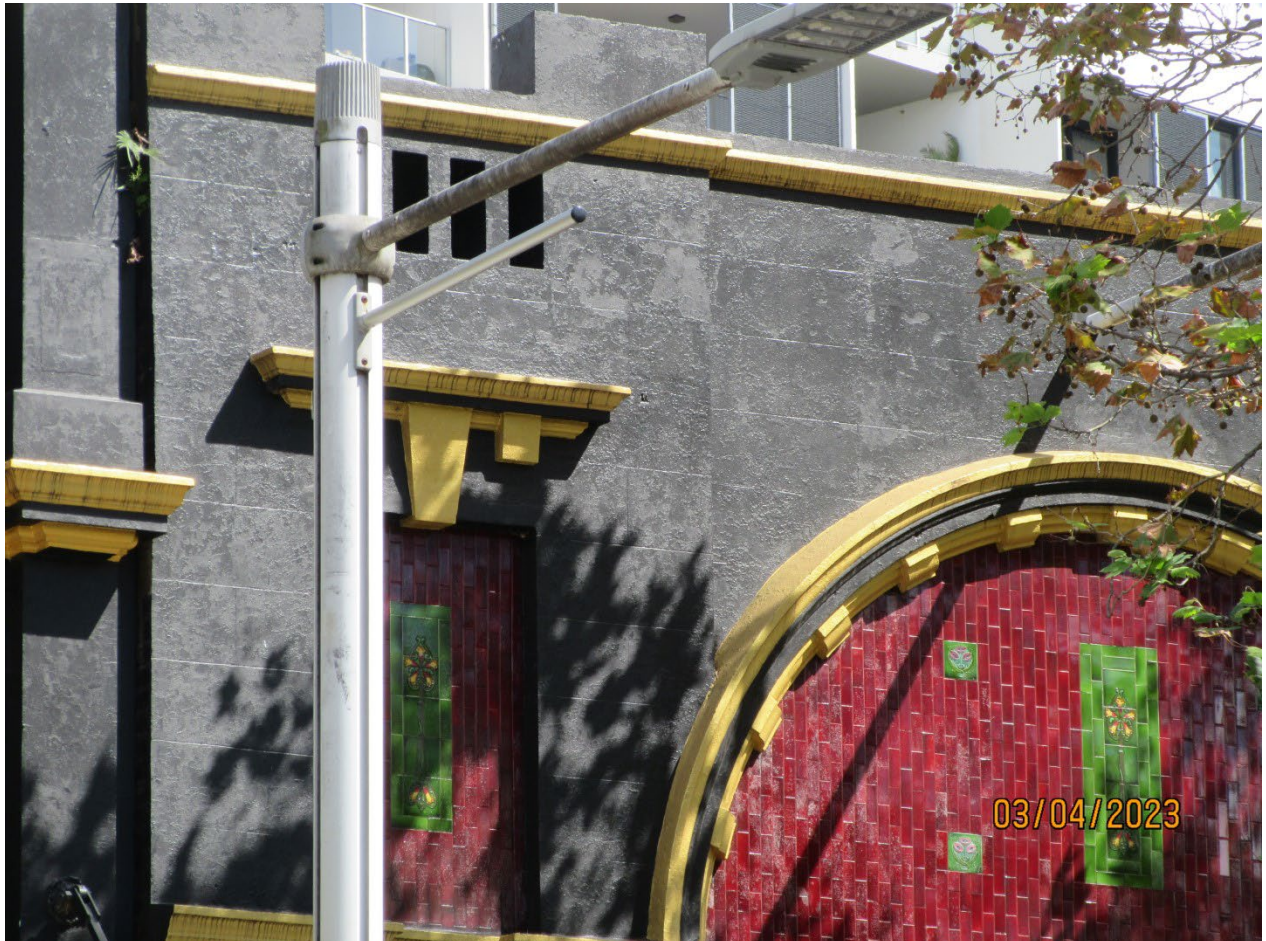


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IMAGES – 1 per page

Image caption	Decorative detailing on the first floor section of 989-91 Oxford Street's façade includes classically derived mouldings, coursed lines in the wall surfaces and panels of plain and embellished glazed ceramic tiles.				
Image year	2023	Image by	Roy Lumby	Image copyright holder	Tanner Kibble Denton Architects



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IMAGES – 1 per page

Image caption	Shopfronts of 85-91 Oxford Street.				
Image year	2023	Image by	Roy Lumby	Image copyright holder	Tanner Kibble Denton Architects



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IMAGES – 1 per page

Image caption	Shopfront of 85-87 Oxford Street				
Image year	2023	Image by	Roy Lumby	Image copyright holder	TKD Architects



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Image caption	Rear elevation of 85-91 Oxford Street looking east from the intersection of Riley Street and Arnold Place.				
Image year	2023	Image by	Roy Lumby	Image copyright holder	TKD Architects



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Image caption	Looking north-west along Arnold Place to the rear of 85-91 Oxford Street.				
Image year	2023	Image by	Roy Lumby	Image copyright holder	Tanner Kibble Denton Architects

