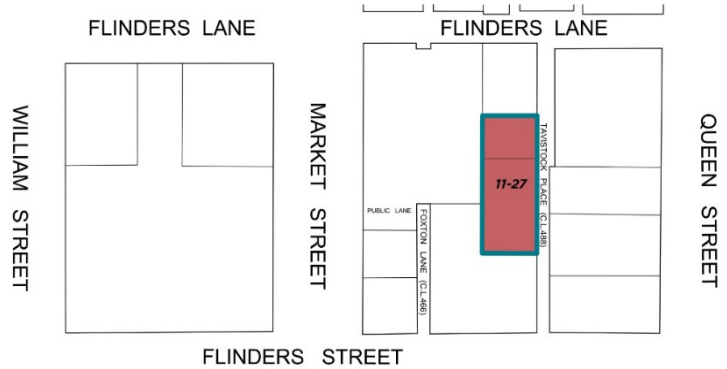
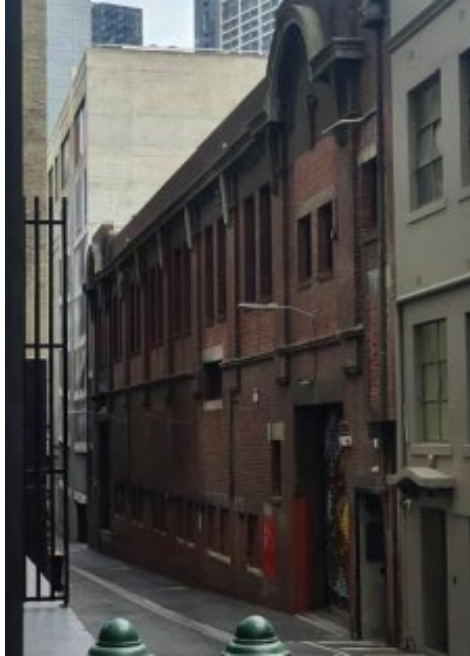


STATEMENT OF SIGNIFICANCE: Former Melbourne City Council substation (11-27 Tavistock Place, Melbourne), April 2022

Heritage Place: Former Melbourne City Council substation

PS ref no: HO1249



What is significant?

The electrical substation at 11-27 Tavistock Place Melbourne, built in 1927 for the Melbourne City Council Electricity Supply Department as part of the augmentation of supply from the Victorian Railways power station at Newport.

Elements that contribute to the significance of the place include (but are not limited to):

- The building's original external form, materials and detailing
- The building's high level of integrity to its original design
- Pattern and size of original fenestration, and rendered lintels
- Continuous concrete lintel and a string course, forming a semi-circular arch over the doorway entrances

- Pilasters and angled corbel detailing.

Later alterations, including those undertaken at ground level and replacement window frames, are not significant.

How it is significant?

11-27 Tavistock Place, Melbourne, is of local historic, representative and aesthetic significance to the City of Melbourne.

Why it is significant?

The electrical substation at 11-27 Tavistock Place is historically significant for its association with the development of Melbourne's electricity supply network established in 1894. In this year, the Melbourne City Council was the first metropolitan council to establish its own electricity supply and distribution network, which, in turn, facilitated the residential, commercial and industrial expansion of the city. The former substation is of historical significance as a substantial remnant of the interwar infrastructure built by the Melbourne City council as part of Melbourne's expanding electricity network. (Criterion A)

11-27 Tavistock Place is a representative example of a Melbourne City Council substation designed by its own architects' branch. As one of the larger substations it shares characteristics of form, scale and materials with 651-699 Lonsdale Street and 620-648 Little Bourke Street. 11-27 Tavistock Place shares a common history in the development of electricity supply in the City of Melbourne and contributes to the architectural character of Tavistock Place. (Criterion D)

11-27 Tavistock Place is aesthetically significant for its sophisticated composition featuring red brickwork articulated by pilasters and stucco mouldings at eaves level and a horizontal string course. Other attributes include a curved parapet highlighting the entry and a rhythm of paired windows with continuous lintel to both ground and first floor levels. The angled corbels leading from the concealed gutter to the pilasters provide a pleasing rhythm to its façade that is accentuated by the window repetition. (Criterion E)

Primary source

Hoddle Grid Heritage Review (Context & GJM Heritage, 2020) (updated March 2022)