
TASMA



28 Pleasant Street

Location

28 PLEASANT STREET,, PASCOE VALE VIC 3044 - Property No 32531

Municipality

MERRI-BEK CITY

Level of significance

Included in Heritage Overlay

Heritage Overlay Numbers

HO420

Heritage Listing

Merri-bek City

Statement of Significance

Last updated on - October 4, 2004

What is significant?

The house formerly known as *Tasma*, constructed c.1890 by and for William Spurr, at 28 Pleasant Street, Pascoe Vale. The relative intactness of the original form, external materials and detailing of the house as it appears from Pleasant Street contributes to its significance.

The carport, other non-original alterations and additions, and the front fence are not significant.

How is it significant?

The house formerly known as *Tasma* at 28 Pleasant Street, Pascoe Vale is of local historic and architectural significance to Moreland City.

Why is it significant?

It is historically significant as one of a small number of houses that provide tangible evidence of the earliest phase of speculative suburban development in Pascoe Vale, which was a response to the opening of Pascoe Vale Station in November 1887. It is also significant for its associations with William Spurr, a 19th century developer of Pascoe Vale, who developed this area and built this house as his own residence. Also for its associations with Dr Leslie Francis Edmunds, a former Mayor of Coburg. (Criteria A & H)

Of architectural significance, as a finely detailed example of an Italianate villa in Pascoe Vale, where few such examples were built or survive. (Criteria B & D)

Heritage Study/Consultant	Moreland - City of Moreland - North of Bell Street Heritage Study, Context Pty Ltd, 2013; Moreland - Moreland City Council: Local Heritage Places Review, Context Pty Ltd, 2004; Moreland - City of Coburg Heritage Conservation & Streetscape Study, Timothy Hubbard Pty Ltd, 1991;
Construction dates	1890,
Other Names	Individual,
Hermes Number	56806
Property Number	

Physical Description 1

The house known as *Tasma* at 28 Pleasant Street, Pascoe Vale is a single storey bi-chrome brick Italianate villa with an asymmetrical front facade, a hipped slate roof and decorative brackets under the eave line. The chimneys are also bi-chrome brick. The house features a projecting bay window to the front elevation, with round arched double hung sash windows. All other windows are double hung sashes; the front verandah window has double-hung side lights. The front verandah has cast iron decorative lace work and cast iron columns with a corrugated iron roof. The four panel front door has side and highlights.

The house appears to have had two additions - a conservatory on the west side (this part of the building does not appear on the 1944 MMBW plan) and a carport on the east side - both of which have been constructed to replicate the style and materials of the original building. A sympathetic cast iron fence and gates has been constructed across the frontage.

The 2004 study noted that the original timber stables associated with this house was at that time believed to be still extant behind No. 30 Pleasant Street (this property once formed part of the grounds of *Tasma*). This building was not inspected (It is situated within the rear yard and not visible from the street) during 2010, however, aerial maps such as Google Earth show what appears to be a late 19th century/early 20th century weatherboard building, two storey in height, with a corrugated iron gabled roof. It is located running east-west behind the houses at the front of the property, however, the integrity or the condition of this building (if it is indeed the stables) cannot be determined.

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>