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## 32 Booran Road



32 Booran Rd Caulfield,  
August 2000

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### Location

32 Booran Road CAULFIELD EAST, GLEN EIRA CITY

### Municipality

GLEN EIRA CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO95

### Heritage Listing

Glen Eira City

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### Statement of Significance

Last updated on -

"Tecoma" is situated at no. 32 Booran Road, Caulfield South with its rear boundary facing the Caulfield Racecourse. It was built for the bookmaker, Walter Murray, in 1892 and subsequently acquired by the Victorian Amateur Turf Club as a manager's residence. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its associations with horse racing and the Victoria Amateur Turf Club, its opulent Boom style demonstrating the economic successes of a bookmaker just prior to the nineteenth century depression in 1892-93. It is aesthetically significant (Criterion E) as an exceptionally opulent single storeyed villa

in Caulfield, the use of vermiculation adding character to an otherwise representative form given dignity by means of its generous proportions. The spacious front garden and mature plantings constitute a rare surviving landscaped environment for a house of the era and enhance the cultural values of the place.

Heritage Study/Consultant	Glen Eira - City of Glen Eira Heritage Management Plan, Andrew Ward, Architectural Historian, 1996;
Other Names	Tecoma 1899,
Hermes Number	35533
Property Number	

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## Physical Description 1

An imposing single storeyed asymmetrical late Victorian Italianate villa with hipped slate roof and faceted window bay to the projecting wing.

There is a corner verandah, now partly built in and rebuilt. Ornamentation includes vermiculated quoins and panels beneath the round arched windows to the bay. There are also similar panels beneath the coupled columns to the verandah which support a scalloped bressemer

## Physical Description 2

Medium, verandah defaced and part built in. Spacious front garden with mature trees. Stables may survive at the rear.

## Physical Description 3

Condition: sound

## Historical Australian Themes

Caulfield as a location for Melbourne's gentry and Horse Racing and the Victoria Amateur Turf Club

*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/>*