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# KIORA



KIORA SOHE 2008



1 kiora south road brighton  
side view jun1981



kiora south road brighton  
front view jun1981



kiora south road brighton rear  
view nov1985



kiora south road brighton  
stables nov1985

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## Location

81 SOUTH ROAD BRIGHTON, BAYSIDE CITY

## Municipality

BAYSIDE CITY

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0621

## Heritage Overlay Numbers

HO344

## VHR Registration

February 19, 1986

## Heritage Listing

Victorian Heritage Register

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### Statement of Significance

Last updated on - June 24, 1999

Kiora was built in 1891 at the very end of Melbourne's boom. It is an outstanding example of the boom style mansions characteristic of that hectic time. The first owner, and almost certainly the designer, was John Russell Brown an architect with the Public Works Department between 1877 and 1900. He was responsible for many important public buildings with the Flemington Post Office of 1888 perhaps his most successful. His designs were characterised by elaborate ornamentation and were some- times even absurdly decorative.

Several architectural sources can be identified in Kiora. The verandah (now demolished) was particularly notable and probably derived from the contemporary American Stick style.

The plan of Kiora is also unusual with its central octagonal hall. Parallels exist with the work of Lloyd Tayler, a prominent architect in private practice, who lived in Brighton. Tayler's houses are characterised by, among other things, unusual planning and central skylights. The sky-light at Kiora is the largest example known and may be influenced by Tayler's work.

As early as 1892 a new owner appears in the rate books, Abram Crawford a successful Scottish merchant. In a move typical of the Depression which followed the boom, Crawford's wife Margaret became the owner in 1896. From about 1913 Kiora became an exclusive girls' school known as Norfolk house.

It was described in 1919 as a children's hostel. It then became the home of a veterinary surgeon. More recently it was subdivided to become the Wahroonga flats. The building is one of architectural and historical significance as flats.

### Permit Exemptions

#### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

Places of worship: In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must [notify](#) the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

Subdivision/consolidation: Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions

prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

Construction dates	1891,
Architect/Designer	Brown, John Russell,
Heritage Act Categories	Registered place,
Hermes Number	161
Property Number	

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## Extent of Registration

### AMENDMENT OF REGISTER OF HISTORIC BUILDINGS

Historic Building No. 621, Kiora, 81 South Road, Brighton Beach, City of Brighton (to the extent of the whole of the land Volume 7583, Folio 038 and the whole of the house but excluding the stables).

[*Victoria Government Gazette* No. 11 19 February 1986 p. 417]

*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/>*