

Lucini house, 412 Nicholson Street, Fitzroy North

Heritage overlay: HO327

City of Yarra Property Number: 231690

What is significant?

The Lucini house at 412 Nicholson Street, Fitzroy North, was created in 1939 for Katherine Lucini and has other historical associations with persons such as Henry N. M. Rice. The place has a good integrity to its creation date.

Fabric from the creation date at the Lucini house is locally significant within the City of Yarra, compared to other similar places from a similar era.

How is it significant?

The Lucini house at 412 Nicholson Street, Fitzroy North is historically and architecturally significant to the locality of Fitzroy North and the City of Yarra.

Why is it significant?

The Lucini house is significant as an early Modernistic residential infill in a mainly Victorian-era streetscape, the house is well preserved, if austere, with clinker brick walls and a concrete roofed porch. It is strongly related to other residences, built for Lucini, nearby at 1-3 and 15A Newry St. 'All three buildings are adapted to their narrow, 19th century sites and together, form an interesting group.' (Wight 2001)

References:

Municipal rate books:

VPRS 4301/P/0001

City of Fitzroy / Central Ward

Rate year/Rate no./Occupier/Owner/Description /NAV

1944/45; 3152; Rice Henry Neil Moore, railway worker; Lucini Peter Est. Malvern ; Brick House 4 rooms, pop 2; 65

1940-41; 3152; Rice Henry Neil Moore, railway worker; Lucini Peter Est. , Mrs Lucini, 445 St Kilda Rd, Melbourne ; Brick House 4 rooms, pop 2; 65

1939/40; 3152; Rice Henry Neil Moore, railway worker; Lucini Peter to Lucini Est.; Brick House 4 rooms, pop 2; 65

1938/39; 3152; Steven Lillian to Lucini Katherine, Home duties; Lucini Peter Estate; Brick Store and Land; 35

1935-36; 3151; Stevens Lillian, produce dealer; Lucini Peter, 424 Nicholson St; Brick Store and land; 20

Melbourne or Victorian directories:

Sands and McDougall

East Side

1944/45; Rice Hy. N. M

1940; Vacant

1935; Stevens Mrs I. D. prod merch

1933; 412 Burns and Lawrence pntrs

1932; 410-12 Kallinakos M. fish

1931; 410-12 Kallinakos M. fish

1930; No listing

Other references:

MMBW Detail Plan shows as vacant;

Wight 2001: 'A small intact single storey dwelling, probably built in the 1940's, in austere style with clinker brick walls and a concrete roofed porch. Its corner site was vacant in 1897 and it is probably the first building on this land. Strongly related to others nearby at 13 and 15a Newry St. All three buildings are adapted to their narrow, 19th century sites and together, form an interesting group.'