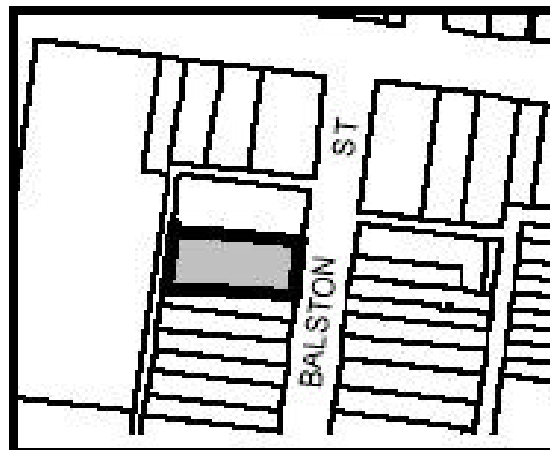


City of Port Phillip Heritage Review

Database No:

Identifier Factory
Formerly A Kynoch & Company; Hendersons Publishers



Not within HO Area

Address 5-7 Balston Street
EAST ST KILDA

Category Residential

Constructed 1922; 1940

Designer Ballantyne & Hare
C H Hollinshed

Significance

What is Significant?

The former Kynoch & Company printing factory at 5-7 Balston Street, East St Kilda, is a utilitarian double-storey brick building that was erected in several stages. The original building, formerly a stable, was remodelled and extended in 1922 when taken over by Kynoch, and a second storey was added, and the façade remodelled, in 1940.

How is it Significant?

The former printer's factory at 5-7 Balston Street is of historical significance to the City of Port Phillip.

Why is it Significant?

Historically, the former factory is representative of the industrial development which proliferated in the City of Port Phillip during the inter-War period; this type of development, however, while common in South Melbourne and Port Melbourne, was considerably rarer in St Kilda, and even more so in East St Kilda.

Primary Source

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Other Studies

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Description

The former factory is a hybrid structure, comprising a single storey section at the rear with a double-storey front wing built right to the property line on Balston Street. The rear portion, which is presumably the older portion, has a longitudinal pitched roof with gabled parapets to each end. The front portion is a utilitarian red brick building with a hipped roof concealed by a low parapet with a capping. The stark façade has bays of large rectangular windows with concrete lintels, containing multi-paned steel-framed sashes. At the ground floor is a vehicle doorway with a steel roller shutter, and three standard-sized doorways which have been altered for the recent conversion of the building.

History

The *Sands & McDougall Directory* indicates that this site was occupied by stables in the early twentieth century. In early 1922, this was remodelled and extended by architects Ballantyne & Hare for use as a printing workshop for Messrs Kynoch & Wilson. Their firm, Kynoch & Company, was registered on 11 February 1922 by Alexander Smith Kynoch (c.1879-1950), a lithographer who lived nearby in Charnwood Crescent. In the early 1920s, most printing firms in Melbourne were located in the city, with or in the inner suburbs of Carlton, Prahran, Fitzroy and Brunswick. Kynoch's printing business was one of only two in St Kilda at that time - the other being Wellman & Company at 397 High Street, established c.1908.

Directories indicate that Kynoch & Company occupied the building in Balston Street until 1929; Over the next few years, it was occupied by a succession of short-term tenants including C A Hanna, rubber goods manufacturers, and Allen & Company, piano repairers. From 1932, the premises again became occupied by A Kynoch & Company, who remained there for the next three decades. Substantial changes were made to the premises in 1940, when architect C N Hollinshed was engaged to add a second storey and remodel the Balston Street frontage. From 1965, the factory was occupied by R C Henderson & Sons, greeting card manufacturers. The factory was converted into residential apartments in 1993.

Comparative Analysis

Utilitarian brick factories of this kind proliferated in South Melbourne and Port Melbourne during the inter-War period; numerous examples on a similar (and typically larger) scale survive within the *South Melbourne City Road Industrial Area* (HO4), eg Ballantyne Street and Market Street. Of the individual examples that have been documented in the *Port Phillip Heritage Review*, the most pertinent comparison is the contemporaneous factory at 79 Thistlethwaite Street, South Melbourne (1938/44), which displays a marked similarity to the former Kynoch printing works in terms of its simple form, stark face brickwork, and utilitarian detailing. However, the example in Balston Street stands out from any others in South Melbourne and Port Melbourne for the simple reason that this pattern of inter-War industrial development was less common in the former City of St Kilda in general, and even less so in the inland areas of East St Kilda and Balaclava. Indeed, no inter-war factories in the former City of St Kilda have actually been identified in the *Port Phillip Heritage Review*. As such, the former Kynoch printing works in Balston Street remains as a rare example of its type in the local area.

Recommendations

recommended inclusions:

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Sands & McDougall Directory: various.

City of Port Phillip. Building Permit Records.