

## CATHEDRAL LODGE & OUTBUILDING

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**Address:** 2-12 King William Road  
**Certificate of Title:** 5665/228; 5401/646

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**Use:** Residence  
**Cathedral Policy Area:** PA8  
**North Adelaide Historic (Conservation) Zone**

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**Heritage Status:** LHP  
**Other Assessments:** Former City  
Significance  
*Heritage of the City of  
Adelaide, ACC, 1990*  
**Conservation Reports:** Nil

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### HISTORY AND DESCRIPTION:

The origins of this former dwelling are believed to date to the 1840s as a two room brick dwelling. After James B Kinsela bought Town Acre 703 from the original owner, he leased it to John Terry in 1842 'together with the several messuages or Tenements or Dwelling houses erected thereon'. When he later bought the property, part of its frontage was sold off to the Adelaide City Council in 1858 to enable the northwards extension of King William Road. A further portion was sold in 1874 to enable further road widening.

In 1876 the dwelling underwent to major extensions to its current form when it was sold to the Anglican Church to become a vicarage for its ministers. The design is credited to architect EJ Woods as records of the architectural firm include drawings for the 'St Peters Cathedral Vicarage'.

From *Heritage of the City of Adelaide: an illustrated guide*, it is stated that 'the building is of architectural note due to the survival of the early brick building which forms the centrepiece of the structure. This early building with brickwork in Flemish bond and unusual casement windows is distinctive. The additions of 1876 are of interest with brick dressings of some quality and the small roof gables which modulate the south facing elevation. The recent additions which mirror the old are also of note. These received a Civic Trust Award (1981) for the category 'Buildings in their settings'.

### STATEMENT OF HERITAGE VALUE:

The former dwelling represents several themes in North Adelaide's history. It provided a modest home for early migrants and later a home for Anglican ministers. In its more recent past, the building was converted to be used for various activities of the Anglican Church and later as a location for Child Adolescent & Family Health Services. It is an excellent example of a Victorian asymmetrically fronted bluestone residence.

### RELEVANT CRITERIA (under Section 23(4) of the *Development Act, 1993*):

- (a) Cathedral Lodge displays historical and social themes that are of importance to North Adelaide as it is indicative of the establishment of the Anglican Cathedral and the provision of residential facilities close by.
- (c) It has played an important part in the lives of local residents as the residence of the ministers from the Cathedral.
- (d) Cathedral Lodge displays aesthetic merit and design characteristics of significance to North Adelaide as it is a typical 1870s-1880s Victorian residence displaying consistent use of materials such as bluestone masonry walls and detailed render.
- (e) It is associated with the Cathedral and its activities.

### EXTENT OF LISTING:

## **North Adelaide Heritage Survey (2004) Recommendation: Local Heritage Place**

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External form, materials and details of the 1876 former residence including walls, roof and verandah form associated with the house style. Also includes the interior and rear outbuilding.

### **CATHEDRAL LODGE, 2-12 King William Road (cont)**

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NOTE: The 'Description of Place and Elements of Heritage Value' listed in the Adelaide (City) Development Plan for this property is as follows:

Cathedral Lodge & outbuilding  
1876 former residence, including interior and rear outbuilding

This is the legally recognised listing and should be used for the purposes of development application assessment

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### **REFERENCES**

- ACC Rate Assessments 1851-1878
- Smith Survey 1880
- GRO Real Property Act Application 13089, 1873
- LTO CTs 185/179, 189/59, 325/77, 2461/9, 5665/228
- S Marsden, P Stark, P Sumerling, *Heritage of the City of Adelaide: an illustrated guide*, 1990, pp 349-350