

SA Heritage Register

Nomination form

South Australian HERITAGE COUNCIL

To help your nomination be successful, please fill out this form with as much information as possible.
Feel free to expand the answer fields as much as you require or append information to the form.

Please note that places which have been nominated during past three years will not be reconsidered by the South Australian Heritage Council unless you can provide significant new information not provided through the previous nomination and assessment.

For assistance with this form you may contact:

Your local historical society or heritage adviser may be of assistance OR you may telephone an assessment officer in Heritage South Australia on (08) 8124 4960.

A. Nominated Place

1. Name	
Name of Place / Object:	Romalo House, garden and outbuildings, 24 Romalo Avenue Magill
Any other or former name(s):	Home Park, LaPerouse
Is the place already on another heritage list?	Romalo House is currently listed as a Local Heritage Place, refer to attached Heritage Assessment Report by [REDACTED] March 2025.

2. Location					
Street Address:	24 Romalo Avenue				
	Suburb / Town: Magill		Post Code: 5065		
Local Council Name:	City of Burnside				
Land Description: (if known) Refer to attached Heritage Assessment report by Hosking Willis, March 2025 for detailed land description.	Title:	Volume:	Folio:	Parcel Type:	Parcel No:
	Plan Type:	Plan No:	Section:	Hundred:	
GPS Location/s: (If known)	Longitude / Easting / X			Latitude / Northing / Y (Datum =)	

3. Ownership	
Name of Owner(s):	[REDACTED] [REDACTED] [REDACTED]
Contact person: (if different from owner explain relationship)	[REDACTED]
Postal Address:	[REDACTED] [REDACTED] Post Code:
Phone Number:	[REDACTED]
Ownership History:	Refer to Attached Heritage Assessment Report.

4. Nominator (your details)

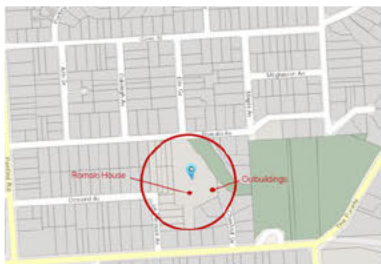
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Your Name/s:	
Organisation/Position:	
Daytime Phone:	
Fax:	N/A
Postal Address:	
Email Address:	

B. Description

5. Description of nominated place or object	
<p>Description of the nominated place or object and its current condition:</p>	<p>1. Location and Overview</p> <p>Situated on a large land parcel, the Romalo House property now includes a reduced number of original features, including the villa residence, two stone outbuildings, a fountain and mature trees. There may be other smaller built elements which are not evident from beyond the site boundaries.</p> <p>The subject place is located over a large land parcel at 24 Romalo Avenue, Magill. Many phases of subdivision of the original title has resulted in a greatly reduced parcel (Figure 1).</p>  <p>Figure 1: Extract of map data indicating the site location, circled Source: Planning and Development Code, https://sappa.plan.sa.gov.au</p> <p>2. House</p> <p>The residence comprises a large single-storey dwelling composed of an amalgamation of varying eras, including mid-nineteenth century bluestone cottage, 1870s bluestone additions and Federation-era modifications which, together, present architecturally as a large Victorian-era Italianate villa. The dwelling addresses Romalo Avenue to the north with an asymmetrical façade. The hipped roofscape of the early building components is clad with corrugated galvanised metal cladding and is punctuated by rendered brick chimneys with simple caps; earlier moulded caps may have been removed. A projecting entrance portico of rendered masonry construction on a squared plan footprint defines the access point to the verandah and includes arched openings with keystone mouldings, parapeted walls with moulded balustrade, dentilled cornice and applied pilasters. The portico is reached via wide stone steps with slate treads and pressed cement urns. The main entrance includes a heavily panelled timber entrance door with glazed surrounds. The entrance is flanked by multiple openings with later timber-framed sash windows replacing the original French doors to the verandah. Original timber shutters have recently been removed from the windows. The façade is screened by a timber-framed concave-profile return verandah, which originally included a timber balustrade with cross profile, later replaced by cast iron panels; the verandah floor is paved with diaper pattern marble tiles and slate edging which bears on a face bluestone plinth. The verandah returns around the western side of the house to meet a projecting canted bay constructed of red brickwork. The bay includes tall window openings with timber-framed double-hung sash windows; timber shutters have been removed and an early rendered finish has been stripped from the masonry. The raised floor level of the verandah continues along the western elevation, however an earlier verandah roof structure, if any, has been removed and the floor is finished with concrete. Wide entrance steps, matching those on the north verandah remain.</p>

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A projecting bay at the north-east end of the facade features a parapeted gable with heavily modelled rendered detail including balustrade, scrolls, cornices and gable infill, surmounted by a wrought iron finial. The tripartite window bay includes slender window openings defined by applied fluted pilasters with classical detailing.

Openings include timber-framed double-hung sashes; original timber shutters have been removed. The visible eastern bay of the main villa displays face bluestone construction. Like the front wing of the house, the corners are defined by rendered brick quoins and the arched windows are defined by rendered dressings.

Some windows contain early coloured glazing, others contain modern stained glass; original timber shutters have been removed. The south-east corner of the house has been modified by the construction of Post-war era timber-framed double-storey additions. The eclectic composition includes board wall cladding and flat roof with randomly placed fenestration and doorways.

It would appear that the earliest portion of the house, the 1850s single-storey bluestone cottage, may remain incorporated at the south-east corner of the building. This portion retains stone walling, overpainted, timberframed doors and windows and a simple hipped roof clad with corrugated metal. The west elevation of this wing retains a timber-framed skillion-roof verandah.



Figure 4: View of the north elevation of the residence from Romalo Avenue



Figure 5: View of the north-east corner of the residence from Romalo Reserve



Figure 6: View of the house from La Perouse Avenue (left) and remaining fountain (right)

Source: Heritage Assessment report by [REDACTED] March 2025.

3. Outbuildings

The property retains two early outbuildings, which likely date from the second half of the nineteenth century. Some accounts refer to a 'stable' and 'coach house' and they are also variously referred to as 'barns'. Their original use cannot be confirmed without an internal inspection.

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Located within the grounds to the east of the residence, the single-storey buildings are constructed on elongated rectangular plan footprints, parallel to one another. Both are constructed of face random coursed rubble bluestone with face red brick quoins and dressings to openings. The gabled roof forms are clad with corrugated galvanised iron and finished with decorative carved timber barge boards, turned finials, timber fascias and eaves soffit battens.

The northern building is lower in height and includes circular brick vents in the gable ends. An entrance is located in the south elevation which contains a half-glazed timber-framed paired door and matching sidelight with diagonally-fixed V-jointed board cladding. The door is flanked by a number of window openings with segmented arch heads and timber-framed casement sash windows. A single window opening with matching sash is located in the north elevation.

The southern outbuilding is more complex in detail, reflecting its internal subdivision into three large spaces in the eastern end and two smaller rooms to the west. The eastern spaces are each accessed via a pair of ledged and braced timber doors clad with diagonally-fixed V-jointed timber boarding and surmounted by louvered panels. The western two rooms are each accessed via a single entrance doors with four-panelled timber construction. The gable ends include louvered oriel vents.



Figure 7: View of the outbuildings from Romalo Reserve, with northern building in foreground



Figure 8: View of the south outbuilding from Romalo Reserve

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Figure 9: View of the outbuildings from Romalo Avenue

4. Landscape

The irregular site area does not reflect the original site boundaries, having been greatly reduced by recent subdivision. The northern boundary to Romalo Avenue is presently defined by a modern cyclone wire construction site fence, the eastern boundary of the site is flanked by the Romalo Reserve and is defined by a post and wire fence and all other boundaries are defined by high modern fences of Colorbond steel panels.

A small number of mature Eucalyptus trees and a portions of bituminised driveway are all that remain of the original landscape features. Across the site, other early landscape features have been removed by recent extensive clearing of the site for residential subdivision and development. Built structures of various origin once included a large paved terrace, garden seating, bituminised circular driveway, masonry entrance gates, lighting standards and a swimming pool. Mature vegetation, including two large Moreton Bay Fig trees, a number of Hoop Pines and Stone Pines have recently been cleared.

Source: *Heritage Assessment report by [REDACTED], March 2025*

Are you aware of any modifications or additions to the place or object?

Can you provide dates for these changes?

Refer to attached Heritage Assessment report by [REDACTED], March 2025.

Do you believe there may be historical items under the ground?

Should an archaeological investigation be considered?

Refer to attached Heritage Assessment report by [REDACTED], March 2025.

Date you inspected the place or object:

A survey of the Romalo property at 24 Romalo Avenue, Magill, was undertaken in February 2025. The survey was limited to visual observation from the public domain and comparison with documentary evidence, without access to the buildings or grounds.

Have you had any contact with the Owner?

The Local Heritage Place (Romalo House) has recently experienced unauthorised development, and City of Burnside has recently refused a development application for this site which proposed demolition of outbuildings.

Support for Local or State Listing has not been sought from the owner at this time. It is

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	understood that engagement with the land owner can occur if the property is considered for State Heritage Listing while temporary demolition protection is in place via this process until a decision is made by the State Heritage Council.
Current use of the place or object:	Residential
Original or former use(s):	Residential and as described in attached Heritage Assessment Report by [REDACTED].
Are there any current or long term threats to the nominated place or object?	<p>Yes.</p> <p>The current owner removed the existing garden, and undertaken partial demolition of the place without development approval, and was recently refused development approval to undertake extensions and works to the grounds which included removal of at least one of the two historic outbuildings/barns.</p> <p>Any compliance measures relating to the unauthorised development activity were placed on hold pending the outcome of the development assessment. The applicant has chosen not to appeal the refusal. It is not known whether a new application is being prepared.</p> <p>Based on the current condition and treatment of the existing LHP by the current owner, it is considered that engaging with the landowner in relation to potential listing for State Heritage may result in the premature demolition of additional components of the site which are arguably not included in the extent of current listing.</p>
Name of Builder:	Unknown.
Any other information:	Refer to attached Heritage Assessment Report by [REDACTED], March 2025.

C. History

6. Origins and history	
Years of Construction:	Start: 1858 Finish:
Name of Designer / Architect:	Refer to attached Heritage Assessment Report by [REDACTED], March 2025.
History of the nominated place or object:	Refer to attached Heritage Assessment Report by [REDACTED]
Historical sources used to support your nomination: Please attach copies of pages from publications or newspaper articles as appropriate.	Refer to attached Heritage Assessment Report by [REDACTED]. Supporting information is cited in the Bibliography and can be made available if required.

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D. Heritage Significance

7. Statement of State Significance - Why is the place or object important to South Australia?

It is of State heritage significance, as recently concluded by a recent Heritage Assessment undertaken by [REDACTED] at the request of the [REDACTED] as outlined below:

The Romalo House complex at 24 Romalo Avenue, Magill, is the product of the amalgamation of a number of phases of development. At its core is the original single-storey cottage, likely constructed around 1858. This original building was enlarged to an impressive 12-roomed villa residence during the 1870s, demonstrating the early pattern of settlement and development of the country sections of the Hundred of Adelaide surrounding Magill, first for orchards and horticulture, then vineyards and significant semi-rural estates. Despite a long program of development, alterations and additions, original internal and external fabric and planning from all phases of development remains discernible. Notably, the original outbuildings retain a significant level of integrity, demonstrating their earlier function as likely barns, stables and coach house, then modified internally to house the operations of notable vigneron Edmond Mazure and the development of sparkling wine in South Australia.

Development of Romalo House has resulted in a composite, yet impressive, residence in the Victorian Italianate villa mode. Constructed of bluestone, the residence displays imposing proportions and an elevated composition, including projecting feature bays, a distinctive entrance portico and an elegant encircling verandah. Finely detailed workmanship is further displayed in the decorative features and throughout the interiors which include original decorative mouldings, fireplaces and joinery to the grandly proportioned main rooms. The competent composition and detail of the architectural language suggests that the Romalo House and outbuildings are the work of an accomplished architect.

The Romalo House property is associated with a number of prominent South Australians, all of whom also played a significant role in the local community, including Colonial vigneron, Patrick Auld, Mrs Elizabeth Longbottom and vineyard manager Edmund Mazure. It is also likely that it is associated with notable South Australian Colonial architect, Edmund William Wright who purchased a large parcel of land of the Home Park subdivision, adjacent to the Romalo House property.

Previous assessment, which emphasises only the villa residence, is not consistent with this assessment of the whole property, which finds that all remaining built fabric of significance holds particular value in the historical, social, architectural and associative values of the place. This assessment highlights that the Romalo House complex in its entirety meets multiple Local and State Heritage assessment criteria.

In conclusion, this research supports that the Romalo House complex is of significance to the City of Burnside, meeting thresholds for criteria a, b, d, and e, and to the State of South Australia, meeting thresholds for criteria a, c, e and g.

8. Significance Criteria

The South Australian *Heritage Places Act 1993* lists seven criteria by which places are assessed as 'State significant.' Please tick the criteria you feel the place demonstrates and explain your reasons.

<input checked="" type="checkbox"/> It demonstrates important aspects of the evolution or pattern of the State's history.	Yes. The settlement of the foothills of the Mount Lofty Ranges, specifically the Magill district, demonstrates the pattern of early investment in the Country Sections of the Hundred of Adelaide by Colonists keen to complement their
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city acres and cash in on the 'picturesque and fertile'. Notable early investors, including Robert Cock, John Hallet and Scot, Sir James Malcolm, who took up the subject land on which Romalo House is situated, were attracted to the area around Third Creek, which provided the basis for extensive orchards and horticultural activity. Preceding the establishment of local government, the investment spurred the subdivision of Magill Estate in 1838, one of the first outlying villages of Adelaide.

The evolution of the physical form and fabric of the Romalo property, from settler's cottage to fine villa residence, clearly demonstrates this early pattern of settlement in the region by retention of fabric from all eras of development. The area surrounding the Magill village became characterised by large estates set amongst expansive vineyards and orchards, forming the nucleus for two of the earliest and notable South Australian vineyards, Auldana and Penfolds. The continued development of the original Auld property, particularly the 1850s subdivision demonstrates the pattern of closer settlement occurring through the Country sections of Adelaide. The original cottage at the nucleus of the present Romalo House is associated with the take up and development of large estates.

Patrick Auld's purchase of Section 343, and the establishment of the Auldana vineyard in 1848, is associated with South Australia's earliest history of viticultural activity, which developed from 1837 to become one of the State's most successful and long lived industries. While there were earlier plantations and wines produced in South Australia, the vineyards of the Magill region, are associated with the significant and rapid expansion of the viticultural industry during the 1860s. Patrick Auld was a founding and principal investor in the South Auldana Vineyard Association Limited in 1860; a notable South Australian company which attracted the investment of many very prominent South Australian personalities. By 1862 Auldana was one of the largest vineyards in the Colony and one of the first exporters of South Australian wine to overseas markets.

The focus of viticulture and wine making within the Adelaide region continued at Magill into the twentieth century and is associated with the Home Park Estate (later named La Perouse, then Romalo) as a result of its purchase by notable French vigneron and manager of the Auldana Winery, Leon Edmond Mazure in 1909. It is apparent that Mazure planted additional vines at his newly named La Perouse, and further developed and expanded the residence. The stone outbuildings located to the east of the villa are believed to be associated with the development of the South Australian sparkling wine industry as the location for the experiment and manufacture of the *Methode Champenoise* style in South Australia.

☐ It has rare, uncommon or endangered qualities that are of cultural significance.

N/A

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<input checked="" type="checkbox"/> It may yield information that will contribute to an understanding of the State's history, including its natural history.	<p>Yes.</p> <p>While archaeological significance cannot be confirmed without further intervention, it is likely that the full extent of the property, specifically including the cellars, stables, yards, landscape and dwelling may yield archaeological deposits which will contribute to an understanding of the State's history. The recent clearing and redevelopment of parts of the site, however, has likely impacted on the full archaeological potential of the site.</p>
<input type="checkbox"/> It is an outstanding representative of a particular class of places of cultural significance.	<p>N/A</p>
<input checked="" type="checkbox"/> It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.	<p>Yes.</p> <p>The Romalo House residence is a fine and largely externally intact example of a refined nineteenth century villa in the Victorian Italianate mode. Constructed of South Australian bluestone, the residence displays imposing proportions and an elevated composition, including projecting feature bays, a distinctive entrance portico and an elegant encircling verandah. Finely detailed workmanship is further displayed in the decorative features and throughout the interiors which include original decorative mouldings, fireplaces and joinery to the grandly proportioned main rooms. The competent composition and detail of the architectural language suggests that the Romalo House and outbuildings are the work of an accomplished Adelaide architect. This investigation has revealed that there is a strong possibility that the 1870s reworking of the original cottage was either influenced by or is the design of notable South Australian architect, Edmund William Wright. Unfortunately, a sequence of modifications and alterations from the 1960s to the most recent demolition and vandalism, has resulted in reduced integrity of the original form and fabric, which has reduced the creative and aesthetic value of the place somewhat.</p>
<input type="checkbox"/> It has strong cultural or spiritual associations for the community or a group within it.	<p>N/A</p>
<input type="checkbox"/> It has a special association with the life or work of a person or organisation or an event of historical importance.	<p>Yes.</p> <p>The Romalo House property has a close association with at least four notable South Australians and their families. Of these, the association is considered to be special with the life and work of at least two.</p> <p>The Romalo House property is associated with notable Colonist and vigneron, Patrick Auld, who purchased Section 343 in 1839. The Auld family's association with the State's wine industry had commenced with the establishment of a wine and spirit merchant business in Adelaide. Auld established an extensive and successful vineyard from 1848, with his notable business, Auldana, becoming one of the largest vineyards in Colonial South Australia by 1862. Auldana became one of the first</p>

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exporters of Australian wine. Auld's plan for subdivision of part of Section 343 in 1855 led to closer settlement of the Magill area and the development of the 'Home Park' locality.

From 1909, the Home Park property is associated with notable vigneron and Auldana managing director, Leon Edmond Mazure, who purchased the property, renamed it La Perouse and further developed it until 1922. Mazure experimented widely with developing local sparkling wine while at La Perouse and is credited with developing South Australia's first sparkling wine in the French *Methode Champenoise* in the stone outbuildings on the property. Mazure was widely acclaimed for his contribution to the South Australian wine industry and held many significant roles within its development and management.

The Romalo House complex may also be significant for its likely association with distinguished architect, Edmund William Wright. Notably, as well as architect of some of South Australia's most prominent public and private buildings, Wright was also a local Magill vigneron and winemaker, and an investor in the South Auldana Investment Company from its establishment in 1860. Wright was also a resident of Home Park from 1872, his property was immediate neighbour to the subject property around the same time that major additions were made to the original cottage.

Finally, Romalo House is also associated with the prominent family of Bunty and Warren Bonython, AO, conservationist, explorer, author, engineer and philanthropist, who made the property their home from 1946 until 2020. While original documentation cannot be located, it is conceivable that Architect, Edmund William Wright, either designed or influenced the remodelling of the then named 'Home Park'. Wright was a highly-regarded architect in Colonial South Australia who designed notable buildings for many of South Australia's prominent businesses, organisations and residents, as well as State and municipal government buildings.

E. Additional Information

9. Images/Maps/Diagrams/Site Plans

A full range of images including maps, site plans, and photographs will help your nomination.

Please provide:

- a clear outline of the place or object being nominated within any maps or plans provided
- high quality images of the place or object (please list the total number of images being provided)
- the subject of each image
- the date each image was created
- the author of each image, and
- the copyright holder of each image (if known)

Images, including maps, site plans and photographic are documented in the attached Heritage Assessment Report by [REDACTED] March 2025.

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The South Australian Heritage Council is committed to transparency in relation to the listing process and wishes to enhance public confidence in the nomination, listing and decision-making process. The Council's policy is to make nominations for State heritage listing and submissions on provisional entries publicly available via webpage or to interested parties. The Council will adhere to the Privacy Principles and your name and personal details will not be released.

I, [REDACTED] nominate **Romalo House, 24 Romalo Avenue Magill (entire property)** to be heritage listed.

The information I/we have provided is correct to my/our knowledge.

Your Signature/

[REDACTED]

Date: 12/03/2025

Nomination Form Checklist

Please check that your nomination includes:

- ☐ A clear indication of the location of the place or object (including map/s). Where a number of features are nominated, show the location of each and/or a boundary surrounding the significant elements of the site.
- ☐ A history of the place or object explaining important aspects relevant to the nomination.
This should generally help support arguments of cultural significance.
- ☐ A clear description of the nominated place or object/s.
- ☐ A statement of significance and indication on how the place or object satisfies one or more of the significance criteria.
- ☐ Have you taken the opportunity to discuss the nomination with a heritage assessment officer? It is strongly advised you to do so prior to submitting this nomination.

Email: DEWHeritage@sa.gov.au

Post: Executive Officer, South Australian Heritage Council
Department for Environment and Water
GPO Box 1047, Adelaide SA 5001



Heritage Assessment

ROMALO HOUSE

24 Romalo Avenue
Magill

11 MARCH 2025

Prepared by

[REDACTED]
[REDACTED]
[REDACTED]

Project No.	Date	Document status	Reviewed by
██████████	11.03.2025	Draft	██████████

Referencing

Historical sources and reference material used in the preparation of this report are acknowledged and referenced as endnotes or footnotes and/or in figure captions. Reasonable effort has been made to identify and acknowledge material from the relevant copyright owners.

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1.0 Introduction

1.1 Objective of the Report

The objective of this Heritage Assessment is to research, document and assess the history and significance of the broader Romalo House property, formerly named 'Home Park' then 'La Perouse', located at 24 Romalo Avenue Magill. This research and assessment is being carried out to build on the previous assessments included in the *Burnside Heritage Survey* (1987, Dallwitz and Marsden) and the *Burnside Local Heritage Review* (1999, McDougall & Vines). Specifically, the work is being undertaken to understand and review the heritage value of the two existing outbuildings and their significance to the property, as well as assessing the whole place against the Local Heritage provisions of the *Planning, Development and Infrastructure Act* (2016) and the State Heritage provisions of the *Heritage Places Act* (1993).

The following tasks have been undertaken in order to develop an understanding of the place and to inform the statement:

- Inspection of the site, buildings and context to define and understand the extent and nature of the historic form and fabric.
- Historic research of publicly available primary and secondary sources.
- Preparation of this Heritage Assessment.

1.2 Location of the Place

The subject place is located over a large land parcel at 24 Romalo Avenue, Magill. Many phases of subdivision of the original title has resulted in a greatly reduced parcel (Figure 1).

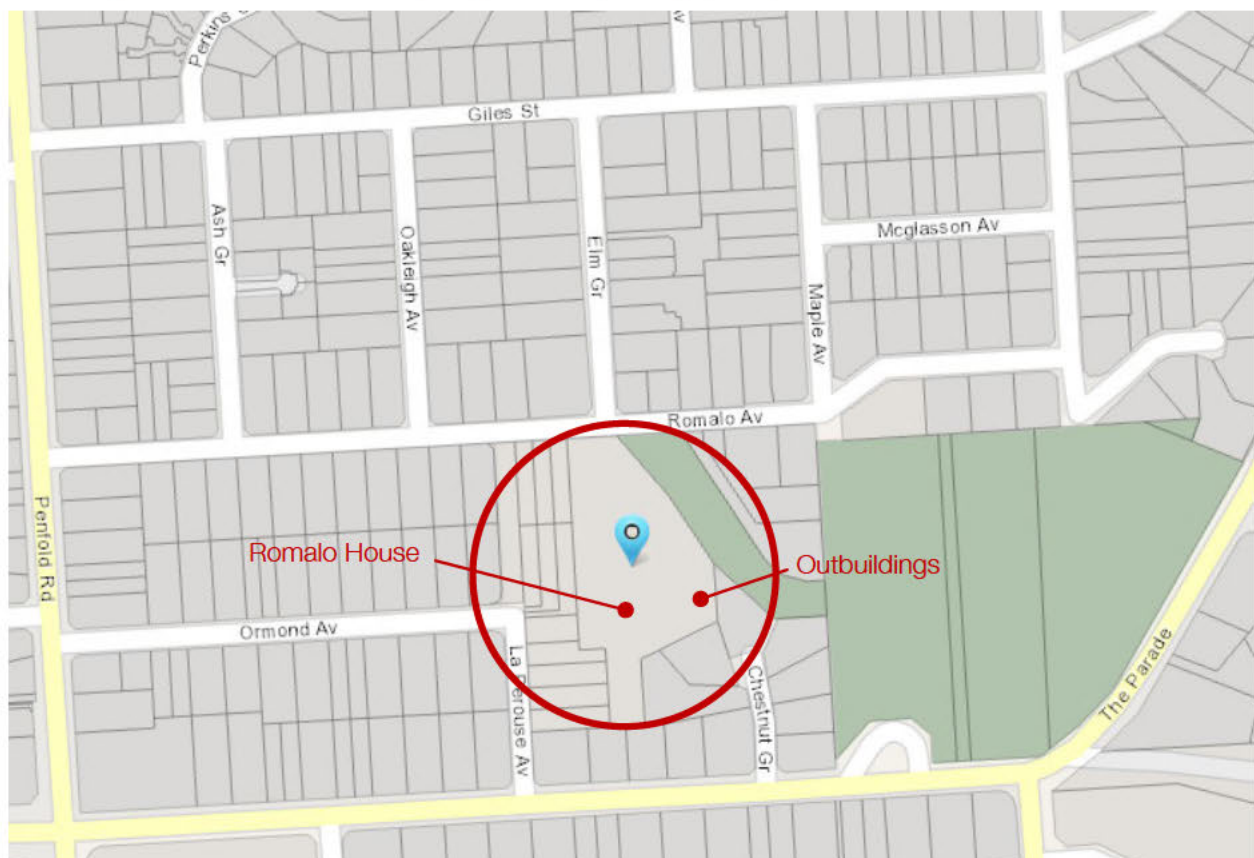


Figure 1: Extract of map data indicating the site location, circled

Source: Planning and Development Code, <https://sappa.plan.sa.gov.au/>

2.0 Historical Overview

2.1 Magill's Home Park

2.1.1 Early Years

A number of early investors in the Hundred of Adelaide took up land grants for country sections situated within the rising foothills of the Mount Lofty Ranges to complement their City of Adelaide acres. Of particular interest was Third Creek, providing the support for extensive orchards on the land sections through which it flowed. Sections 327 and 343 were granted to Scotsman, Sir James Malcolm. Closer settlement established the subdivision of Magill Estate in 1838 on the neighbouring Section 285 and by 1840, it had attracted carters, sawyers, farm labourers, masons, carpenters and other tradesmen, many of whom established orchards on their properties.

2.1.2 Section 343 and Patrick Auld's Auldana

Patrick Auld, first a publican, then a wine and spirit merchant, had arrived in South Australia with his young family in 1842. He acquired 130 acres of Section 343 from Sir James Malcolm in 1845 and other land to the east. Following sale of his merchant business in 1846, Auld focused on his Magill property and constructed a 12-roomed house and named it 'Home Park'. He also commenced planting his Auldana vineyard around 1848. Auld returned to England in 1849, at which stage William Randall leased the property to operate as a dairy. Auld returned to Magill in 1854 after which he subdivided seventy-one acres of the Section between Magill Road to the north, Penfold Road to the east and the Government Road (later The Parade) to the south, and offered it for sale as 'Home Park'. The subdivision included larger blocks towards the hills and smaller building allotments close to Magill village at the north-west corner. In 1858 Lots 86-91 and 93-109 were conveyed in a trust document by Patrick Auld to Elizabeth Longbottom. It has been claimed that a modest stone cottage was constructed on the 21 acre block in the mid-1850s.

By 1860 Auldana was one of the largest vineyards and wineries in the Colony, producing and marketing their wines under the 'Emu Wines' label. Distinctively Colonial in character, Auld focussed on producing local wines without imitating European character; he developed prosperous markets in Melbourne and had success exhibiting in London, America and Europe. In 1862 the majority of the Auldana business was purchased and the South Auldana Vineyard Association Ltd. was constituted, with Auld retained as manager. Many notable South Australians were involved as either directors, auditors or shareholders. While the company was wound up in 1865, Auld retained the property and continued on at the vineyard. In 1871 Auld opened an office in London, however financial difficulties led to his mortgaging and eventual transfer of Auldana to the mortgagee, Josiah Symon, in 1888. The vineyards and wineries of the Burnside region expanded rapidly from the turn of the century, forming a significant economic contributor and notable feature of the foothills area, evident in aerial images of the 1930s. Auld's Auldana adjoined Dr Christopher Penfold's successful vineyard and winery, which had been established four years prior.

Patrick Auld's son, William Patrick, a notable surveyor and explorer, had succeeded his father as manager of Auldana. He, too, left the vineyard in 1888 and established a wine and spirits business in Adelaide. He became president of the South Australian Vignerons Association in 1896. The Aulds were notable for pressing for legislation to prevent the introduction into South Australia of the insect pest, *Phylloxera vastatrix*, which had caused huge damage to vines in Victoria and New South Wales. When the *South Australian Phylloxera Act* came into force in 1899, W P Auld was appointed to the Provisional Phylloxera Board, and his son, William George, became its first secretary.

2.1.3 Humble Beginnings

Historic rate assessments indicate that from 1858 Mrs Elizabeth Longbottom, widow of the first South Australian Wesleyan Methodist minister, Reverend William Longbottom, occupied a small stone cottage that had been built on the property in the mid-1850s. Warren Bonython claims that it is highly unlikely that a house

existed on the site prior to the 1855 date of subdivision, given that the present day Romalo House is situated at the point over which the four allotments meet. It may be that the small cottage was in place on allotment 92, previously transferred to William Henry Paton in 1856.

The Longbottom Family had arrived in South Australia in 1838 after an arduous experience, working as missionaries in India, ill health and surviving shipwreck off the Fleurieu Peninsula. William established the first Wesleyan circuit in Adelaide, preaching between 1838 and 1840, then 1844 and 1846; he died in 1849 leaving his widow and one son.

By accounts, Elizabeth Longbottom had extensive alterations and additions made to the cottage around 1870, however no record of the architect or plan detail can be located. With the exception of the 1960s infill addition, it is likely that these additions resulted in the architectural form of the present day Romalo House. Elizabeth died in October 1872 after which time her son, William, lived in the remodelled house until French vigneron, Edmond Mazure purchased it in 1909.

2.1.4 Architect Edmund William Wright and the Home Park Cellars and Vineyard

Registered deeds indicate that notable Adelaide architect, Edmund William Wright, was an investor in Patrick Auld's South Auldana Vineyard Association Ltd., founded in 1862. Certificates of title also record that in 1872 Wright purchased a large 26 acre parcel of Part Section 343 at Magill, fronting Penfold Road and immediately north of the cottage that Elizabeth Longbottom had occupied. Wright had planted vines and established a business with C L (Charles Louis) Dubois named Home Park Vineyards; he also designed and built a large residence on the property, since demolished.

In May 1877 Edmund Wright advertised tenders for 'Erection of a house and stables near Magill' and in February 1878, he placed a tender notice for 'Building stables, coach house and other works at Magill'. In the absence of Wright's business records and any architectural documentation, it is unclear if this work was for his own residence and outbuildings at Home Park, the original Home Park cottage which was later renamed Romalo House, or another property entirely. It is quite possible that Wright had been engaged by his neighbour, Elizabeth Longbottom or her son William, at different times during their occupation to substantially remodel the original cottage dwelling into the large villa residence it became. Comparison with Wright's works of the 1860s and '70s highlights many similarities in composition and detailing, albeit of alternative scale and locations. Notable examples where likeness can be compared include Athelney House, St Peters, Belmont, North Adelaide, Canowie Station homestead, Canowie, G and R Wills' office and warehouse, Adelaide, Glenelg Institute, Glenelg, Linden Estate, Burnside, Paringa Hall, Somerton Park, Princess Royal Station homestead, Burra, and The Olives, Burnside.

In 1881 Wright's property was divided and a portion of approximately nine acres on the eastern side was sold to Thomas Webb, Adelaide Merchant; Wright retained the western portion of approximately 18 acres addressing Penfold Road. Following Wright's death in 1888, the property was sold to George Catchlove and Vinrace Lawrance; advertising included one acre, a seven roomed house, cellar, hall, lobby, stable and coach house. In 1897, notable Adelaide barrister and politician, [Sir] Josiah Henry Symon, added part of the property to his Magill portfolio.

The Wright family sold their Home Park property and Merveille Champagne Co. to Clement Pike and Archibald Chinnery in 1938.

2.2 La Perouse

2.2.1 Leon Edmond Mazure

Leon Edmond Mazure (1860-1939), was born into a family of French vignerons and travelled and worked widely before arriving in South Australia in 1884 to manage (Sir) Samuel Davenport's vineyard at Beaumont. He stayed for eighteen months, then took charge of C B Young's Kanmantoo vineyard for a similar period. Mazure was naturalized in 1885 and, in May that year, married Philomena Henriette, sister of Joseph Gelly, winemaker at Beaumont and later Chateau Tanunda; there were five children of the marriage.

At the 1888 Jubilee Exhibition in Adelaide, Mazure was in charge of the cellars; his job involved the classification of about 1000 different kinds of Australian and European wines. Mazure was then engaged by (Sir) Josiah Symon as manager of the Auldana vineyard in 1899. He was taken into partnership and when the enterprise became a limited company in 1903, Mazure became managing director. In 1900 he was appointed Honorary Commissioner to enquire into the European wine industry, visiting Spain, Portugal and every wine district of France.

Mazure was among the first vignerons in South Australia to make champagne on a large scale (in 1896), to preserve olives and to introduce *levures* into the making of wine. Between 1887 and 1912, while at Auldana, Mazure was awarded 83 first prizes, 71 seconds and 12 thirds by the Royal Agricultural and Horticultural Society at the Adelaide wine shows. For three years in succession Auldana hock, chablis and sherry gained the champion cup against all Australia. A councillor of the South Australian Vignerons' Association, Mazure became a wine and pruning judge, initiated a pruning competition for boys under 18, and took out several patents for ideas including the Mazure corkscrew, a corking machine and a windmill bird scarer. He was a member of the Adelaide Stock Exchange and was appointed a justice of the peace in 1901.

In 1907 Mazure was granted a patent for clarifying all types of sparkling wine, including champagne and sparkling burgundy, revolutionising the production and quality of the wine. Mazure purchased the Longbottom's estate in 1909, from where he lived and managed the Auldana business. One account indicates that he made further alterations to the large residence and renamed it 'La Perouse'. Warren Bonython records that Hurtle Walker, Mazure's partner, recalls that the south and western portions of the property were planted with vines, a bore was sunk and that Mazure made wine in in the northern of the two barn outbuildings during his tenure. He apparently altered the entrance to the house by reducing the height of the tower structure.

By 1918 Mazure had constructed extensive cellars and champagne tunnels at the corner of Penfold and Government Roads (later The Parade) which he named La Perouse Champagne Cellars. The cellars were purchased by Australian Wine Exports Pty Ltd in 1921 and then by S Wynn & Co. in 1929 who produced Romalo Champagne here under the direction of Magill-born Hurtle Walker and his son, Norm.

2.3 Romalo House

2.3.1 Into the Twentieth Century, the Bonython Era and Beyond

Various changes to the mortgage occurred between 1920 and 1922 and around 1922 Mazure left the business which had been transferred to Australian Sparkling Wines Limited. The house was renamed 'Romalo' after the nearby winery.

In 1925 the Romalo villa residence and approximately 8 acres of land were purchased by Frank Wellington Young, a New Zealand businessman with Australian shearing and mining interests. The remaining land was subdivided, forming Omonde Avenue and Merville Avenue, as well as Romalo Avenue along the northern edge of the original 20 acre block. In 1948 the property was transferred to Young's daughter, (Cynthia) Buntz and her husband (Charles) Warren Bonython. Warren Bonython, a notable South Australian, was a chemical engineer, philanthropist, adventurer and conservationist who's achievements included the survey and formation of the 1,200 kilometre long Heysen Trail through South Australia.

An account of the Romalo property from the 1980s recalls the features of the place, including 'the old coach house, which is still in excellent condition' and 'the old stable, which looks like a wine cellar is also in a good state of repair'.

In 2020 the property was sold and the grounds mostly cleared and subdivided.



Figure 2: 'Home Park', later Romalo House, n.d. Note timber balustrade pattern in lieu of cast iron
Source: City of Burnside Local History Collection



Figure 3: Aerial image of the Home Park Estate, n.d.
Source: City of Burnside Local History Collection

3.0 Physical Description

3.1 Introduction

A survey of the Romalo property at 24 Romalo Avenue, Magill, was undertaken in February 2025. The survey was limited to visual observation from the public domain and comparison with documentary evidence, without access to the buildings or grounds.

3.2 Description

Situated on a large land parcel, the Romalo House property now includes a reduced number of original features, including the villa residence, two stone outbuildings, a fountain and mature trees. There may be other smaller built elements which are not evident from beyond the site boundaries.

House

The residence comprises a large single-storey dwelling composed of an amalgamation of varying eras, including mid-nineteenth century bluestone cottage, 1870s bluestone additions and Federation-era modifications which, together, present architecturally as a large Victorian-era Italianate villa. The dwelling addresses Romalo Avenue to the north with an asymmetrical façade. The hipped roofscape of the early building components is clad with corrugated galvanised metal cladding and is punctuated by rendered brick chimneys with simple caps; earlier moulded caps may have been removed. A projecting entrance portico of rendered masonry construction on a squared plan footprint defines the access point to the verandah and includes arched openings with keystone mouldings, parapeted walls with moulded balustrade, dentilled cornice and applied pilasters. The portico is reached via wide stone steps with slate treads and pressed cement urns. The main entrance includes a heavily panelled timber entrance door with glazed surrounds. The entrance is flanked by multiple openings with later timber-framed sash windows replacing the original French doors to the verandah. Original timber shutters have recently been removed from the windows. The façade is screened by a timber-framed concave-profile return verandah, which originally included a timber balustrade with cross profile, later replaced by cast iron panels; the verandah floor is paved with diaper pattern marble tiles and slate edging which bears on a face bluestone plinth. The verandah returns around the western side of the house to meet a projecting canted bay constructed of red brickwork. The bay includes tall window openings with timber-framed double-hung sash windows; timber shutters have been removed and an early rendered finish has been stripped from the masonry. The raised floor level of the verandah continues along the western elevation, however an earlier verandah roof structure, if any, has been removed and the floor is finished with concrete. Wide entrance steps, matching those on the north verandah remain.

A projecting bay at the north-east end of the facade features a parapeted gable with heavily modelled rendered detail including balustrade, scrolls, cornices and gable infill, surmounted by a wrought iron finial. The tripartite window bay includes slender window openings defined by applied fluted pilasters with classical detailing. Openings include timber-framed double-hung sashes; original timber shutters have been removed.

The visible eastern bay of the main villa displays face bluestone construction. Like the front wing of the house, the corners are defined by rendered brick quoins and the arched windows are defined by rendered dressings. Some windows contain early coloured glazing, others contain modern stained glass; original timber shutters have been removed. The south-east corner of the house has been modified by the construction of Post-war era timber-framed double-storey additions. The eclectic composition includes board wall cladding and flat roof with randomly placed fenestration and doorways.

It would appear that the earliest portion of the house, the 1850s single-storey bluestone cottage, may remain incorporated at the south-east corner of the building. This portion retains stone walling, overpainted, timber-framed doors and windows and a simple hipped roof clad with corrugated metal. The west elevation of this wing retains a timber-framed skillion-roof verandah.



Figure 4: View of the north elevation of the residence from Romalo Avenue



Figure 5: View of the north-east corner of the residence from Romalo Reserve



Figure 6: View of the house from La Perouse Avenue (left) and remaining fountain (right)

Outbuildings

The property retains two early outbuildings, which likely date from the second half of the nineteenth century. Some accounts refer to a 'stable' and 'coach house' and they are also variously referred to as 'barns'. Their original use cannot be confirmed without an internal inspection.

Located within the grounds to the east of the residence, the single-storey buildings are constructed on elongated rectangular plan footprints, parallel to one another. Both are constructed of face random coursed rubble bluestone with face red brick quoins and dressings to openings. The gabled roof forms are clad with corrugated galvanised iron and finished with decorative carved timber barge boards, turned finials, timber fascias and eaves soffit battens.

The northern building is lower in height and includes circular brick vents in the gable ends. An entrance is located in the south elevation which contains a half-glazed timber-framed paired door and matching sidelight with diagonally-fixed V-jointed board cladding. The door is flanked by a number of window openings with segmented arch heads and timber-framed casement sash windows. A single window opening with matching sash is located in the north elevation.

The southern outbuilding is more complex in detail, reflecting its internal subdivision into three large spaces in the eastern end and two smaller rooms to the west. The eastern spaces are each accessed via a pair of ledged and braced timber doors clad with diagonally-fixed V-jointed timber boarding and surmounted by louvred panels. The western two rooms are each accessed via a single entrance doors with four-panelled timber construction. The gable ends include louvred oriel vents.



Figure 7: View of the outbuildings from Romalo Reserve, with northern building in foreground



Figure 8: View of the south outbuilding from Romalo Reserve



Figure 9: View of the outbuildings from Romalo Avenue

Landscape

The irregular site area does not reflect the original site boundaries, having been greatly reduced by recent subdivision. The northern boundary to Romalo Avenue is presently defined by a modern cyclone wire construction site fence, the eastern boundary of the site is flanked by the Romalo Reserve and is defined by a post and wire fence and all other boundaries are defined by high modern fences of Colorbond steel panels.

A small number of mature Eucalyptus trees and a portions of bituminised driveway are all that remain of the original landscape features. Across the site, other early landscape features have been removed by recent extensive clearing of the site for residential subdivision and development. Built structures of various origin once included a large paved terrace, garden seating, bituminised circular driveway, masonry entrance gates, lighting standards and a swimming pool. Mature vegetation, including two large Moreton Bay Fig trees, a number of Hoop Pines and Stone Pines have recently been cleared.

3.3 Heritage Integrity

The subject place displays varying degrees of its integrity of form and fabric, as a result the sequence of alterations and recent modification, demolition and site clearing. Regardless, there remains a large number of original/early elements of significance including:

House

Exterior

- Plan floor footprint (1850s-c.1909)
- Bluestone walling and remnant rendered detailing (string courses, quoins, sills, banding, pilasters, florets, corbels, cornices, brackets and balustraded parapets)

- Entrance steps including side walls, urns, slate step treads (north and west)
- Slate and marble tiling to verandah and slate courtyard paving
- Timber-framed verandah, cast iron balustrade and corner brackets (may be of a later date)
- Window fenestration, timber window frames and double-hung sashes (various)
- Timber shutters, where extant or removed to other parts of the property for storage/salvage
- Parapet wall structure, rendered decoration and cast iron finials to projecting gabled bays
- Hipped roof structure and form
- Rendered masonry chimneys

Interior

- Masonry walling
- 1850s, 1870s and c.1909 planning evident in remnant walling and openings
- Hard plastered wall finishes
- Lath and plaster ceilings and plaster cornices, frieze, arch and rose mouldings
- Remnant moulded timber joinery and panelled timber doors, timber stairs and balustrades
- Victorian and Federation-era marble and timber fireplace surrounds
- Basement cellars, stairs, fittings and fixtures

Outbuildings (two of)

Exterior

- Plan floor footprint (1850s-c.1870s)
- Bluestone walling
- Brick detailing to quoins, gable vents, window and door surrounds
- Window fenestration and door openings
- Timber window frames and sashes
- Timber door frames and door leaves, including paired, timber-clad stable doors and louvred highlights and panelled timber doors to west elevation, southern outbuilding
- Gabled roof structure and form, including decorative barge timbers and finials

Interior

- 1850s, 1870s or c.1909 planning evident in remnant partition walling and openings
- Unknown, all remnant features dating from the significant eras of construction such as paved or timber floor surfaces, fixtures and fittings

Landscape

Features

- Victorian-era fountain to north of Romalo House
- Remnant site planning and landscape layout, where extant
- Mature trees

4.0 Review of Heritage Significance

4.1 General

The concept of heritage value assists in identifying and assessing the qualities that make a place or object of value to the community. An understanding of the nature and degree of that value indicates where constraint is required with future work, and conversely, introduces flexibility by identifying aspects that can be developed with greater freedom.

This section considers the heritage significance of the subject place for the purpose of identifying the extent of the heritage place to be included in the *Planning and Design Code* as either a Local or State Heritage Overlay.

Heritage value encompasses all of the values or meanings which a place may have to people beyond its utilitarian value, and is now assessed against the criteria of Section 16 of the *Heritage Places Act* (1993) for State Heritage Places, and the *Planning and Design Code* (2016) for Local Heritage Places. A place can be designated as a place of State or Local heritage value if it meets one or more of the criteria listed in the relevant Act.

4.2 Existing Heritage Overlay

4.2.1 Burnside Heritage Survey, 1987

Romalo House was originally assessed in 1987 as part of the *Burnside Heritage Survey*, prepared by John Dallwitz and Alexandra Marsden. That first assessment of heritage value pre-dated the establishment of the defined Local Heritage Assessment Criteria included in the *Development Act* (1993). That assessment recommended that the place, 'Romalo House, Sheds and Garden' be included on the State Heritage Register and the datasheet for the place included the following assessment:

This was originally a small stone house built in 1858/9 and assessed for rating purposes at 80 pounds . It was occupied by Mrs. Elizabeth Longbottom, widow of the first Wesleyan minister in the colony, and was held by the family until 1909 when it was sold to Edmond Mazure, manager of the nearby Auldana vineyard and winery, who named it La Perouse . Here he planted about ten acres of vines and made wine in the old stone barns for the next ten years. The property was then sold to B.R. Collins, who registered the trade name of Romalo Wines and resold in 1924 to Frank Young, a successful former shearing contractor from New Zealand. The house is still occupied by his daughter and son-in-law, Warren Bonython , himself a well known figure in Australia exploration and research.

The original structure has been enlarged and greatly altered with finely moulded parapets and porticos, and intricate cast iron lacework on the verandah. The single-storeyed residence is flanked by several attractive stone sheds and set in spacious, well-treed grounds. The age, architectural character and successive historical associations of this complex, endow it with significant heritage value.

RECOMMENDATION: State Heritage Place

4.2.2 Burnside Local Heritage Review, 1999

That original heritage survey was subsequently reviewed by McDougall and Vines as part of the *Burnside Local Heritage Review*, 1999. The place was assessed as fulfilling criteria a, b, d and e under Section 23(4) of the *Development Act* 1993 as a place of local heritage value. The Statement of Heritage Value read:

Romalo House is a significant example of an early Burnside residence which has grown in size and importance with subsequent changes of ownership. It has notable architectural features, and is associated with the development of the wine industry in South Australia also.

4.2.3 City of Burnside Development Plan

As a result of the 1999 heritage review, 'Romalo House' was subsequently included in the *City of Burnside Development Plan* as a Local Heritage Place, which defined the extent of heritage value thus:

House -Romalo

External form and fabric of residence including early sections and circa 1870s additions to front elevation of house. Key features include projecting entrance portico and eastern wing with fluted pilasters and balustraded pediment elements, cast iron detailing to concave verandahs, early window shutters and other details.

4.2.4 Planning and Design Code, 2016

The heritage status was subsequently translated to the present *Planning and Design Code*. The *Code* identifies the land parcel on which the heritage place is located, however it does not specifically define the extent of significant fabric (refer Figure 10, below). In this case, the extent of heritage significance relies on interpretation of the most recent assessment datasheet which, in this case, is silent on all aspects of the property other than the house.



Figure 10 Aerial view indicating subject site covered by Local Heritage Place Overlay (shaded green)
Source: <https://sappa.plan.sa.gov.au/>, May 2024

4.3 Local Heritage Assessment Review

A place that has heritage values which are important to the local area may be listed as a Local Heritage Place. A Local Heritage Place must satisfy one or more of the values set out in Section 67(1) of the *Planning, Development and Infrastructure Act, 2016* (SA). As noted, the previous heritage review failed to include the

outbuildings and garden in the assessment of the place. This assessment of the Romalo House complex considers all elements against these criteria and is outlined thus:

(a) it displays historical, economic or social themes that are of importance to the local area; or

Viticulture and oenology were some of the earliest and most successful industries to become established in the Magill district after the foundation of the Colony and survey and sale of the Country sections of the Hundred of Adelaide. Established by Colonist, Patrick Auld, around 1848, the Auldana vineyard established the earliest planting of vines in the Magill locality which was also taking place at the neighbouring Penfold's vineyard. The growth and success of Auldana from this time and the way it influenced the local wine industry had a considerable impact on the physical development of the area which stretched along the lower flanks of the Mt Lofty Ranges from the mid-nineteenth century. The subdivision and sale of Auld's part Section 343, from 1855 as 'Home Park', demonstrates the earliest phases of subdivision for closer settlement in the Magill area, which enabled the subsequent construction of the small stone cottage that became the nucleus for the present villa residence and the 20 acre Home Park property. The further development of the property with a much enlarged, high quality villa residence and associated outbuildings and features, demonstrates the important pattern of the transformation of early settler's dwellings throughout the Burnside area to fine residential properties as their owner's fortunes prospered.

(b) it represents customs or ways of life that are characteristic of the local area; or

The establishment of a small settler's cottage which grew to become a substantial villa residence on a large semi-rural allotment with associated outbuildings, demonstrates the customs and way of life of closer settlement of the Magill area during the second half of the nineteenth century. This is further represented by the likely use of the outbuildings, first as barns or stables and coach house, before being used for the manufacture of wine, a characteristic function of the vineyards of the Magill foothills.

(c) it has played an important part in the lives of residents; or

Not applicable.

(d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; or

The Romalo House residence is a fine and largely externally intact example of a refined nineteenth century villa in the Victorian Italianate mode. Constructed of local bluestone, the residence displays imposing proportions and an elevated composition, including projecting feature bays, a distinctive entrance portico and an elegant encircling verandah. Finely detailed workmanship is further displayed in the decorative features. The competent composition and detail of the architectural language suggests that the Romalo House and outbuildings are the work of an accomplished Adelaide architect. The original picturesque setting of the residence and outbuildings within established gardens and mature trees has been compromised by the recent clearing of the majority of the formal landscape elements. The original setting, however, remains partly evidenced by a number of mature trees and a decorative water fountain.

(e) it is associated with a notable local personality or event; or

The Romalo House property is associated with a number of notable local personalities and events.

Firstly, Colonist and local vigneron, Patrick Auld, who established and planted his Magill vineyard around 1848 after purchasing Section 343 in 1839. Auld's plan for subdivision in 1855 led to closer settlement and the development of the 'Home Park' locality.

This enabled the sale of the property to Elizabeth Longbottom, the widow of the first Wesleyan minister in South Australia, William Longbottom. Elizabeth Longbottom was well regarded and active in the ministry work of the Methodist church, particularly in the local Magill parish after moving to the district. The Longbottom family developed the property in the 1850s and 1870s and held a long association with the place.

From 1909, the Home Park property is associated with highly-regarded local vigneron and Auldana managing director, Leon Edmond Mazure, who purchased the property, renamed it La Perouse and further developed it until 1922. Mazure experimented widely with developing local sparkling wine while at La Perouse and is credited with creating South Australia's first sparkling wines in the French *Methode Champenoise* in the stone outbuildings on the property.

The Romalo House complex may also be significant for its likely association with distinguished architect, Edmund William Wright. Notably, as well as architect of some of South Australia's most prominent public and private buildings, Wright was also a local Magill vigneron and winemaker, and an investor in the South Auldana Investment Company from its establishment in 1860. Wright was also a resident of Home Park from 1872, his property was immediate neighbour to the subject property around the same time that major additions were made to the original cottage.

Finally, Romalo House is also associated with the prominent family of Bunty and Warren Bonython, AO, conservationist, explorer, author, engineer and philanthropist, who made the property their home from 1946 until 2020.

(f) it is a notable landmark in the area; or

Not applicable.

(g) in the case of a tree (without limiting a preceding paragraph) – it is of special historical or social significance or importance within the local area.

Not applicable.

4.4 State Heritage Assessment

A place which contributes to South Australia's architectural, social, technological or scientific history may be listed as a State Heritage Place. In most cases, the listing comprises the whole of the place, including the interior and any associated outbuildings and fences. To be eligible, it must satisfy one or more of the following criteria which are included in Section 16 of the *Heritage Places Act* (1993).

An assessment of the Romalo House complex, including house, outbuildings and landscape, against the State Heritage criteria is outlined thus:

(a) it demonstrates important aspects of the evolution or pattern of the State's history; or

The settlement of the foothills of the Mount Lofty Ranges, specifically the Magill district, demonstrates

the pattern of early investment in the Country Sections of the Hundred of Adelaide by Colonists keen to complement their city acres and cash in on the 'picturesque and fertile'. Notable early investors, including Robert Cock, John Hallet and Scot, Sir James Malcolm, who took up the subject land on which Romalo House is situated, were attracted to the area around Third Creek, which provided the basis for extensive orchards and horticultural activity. Preceding the establishment of local government, the investment spurred the subdivision of Magill Estate in 1838, one of the first outlying villages of Adelaide.

The evolution of the physical form and fabric of the Romalo property, from settler's cottage to fine villa residence, clearly demonstrates this early pattern of settlement in the region by retention of fabric from all eras of development. The area surrounding the Magill village became characterised by large estates set amongst expansive vineyards and orchards, forming the nucleus for two of the earliest and notable South Australian vineyards, Auldana and Penfolds. The continued development of the original Auld property, particularly the 1850s subdivision demonstrates the pattern of closer settlement occurring through the Country sections of Adelaide. The original cottage at the nucleus of the present Romalo House is associated with the take up and development of large estates.

Patrick Auld's purchase of Section 343, and the establishment of the Auldana vineyard in 1848, is associated with South Australia's earliest history of viticultural activity, which developed from 1837 to become one of the State's most successful and long lived industries. While there were earlier plantations and wines produced in South Australia, the vineyards of the Magill region, are associated with the significant and rapid expansion of the viticultural industry during the 1860s. Patrick Auld was a founding and principal investor in the South Auldana Vineyard Association Limited in 1860; a notable South Australian company which attracted the investment of many very prominent South Australian personalities. By 1862 Auldana was one of the largest vineyards in the Colony and one of the first exporters of South Australian wine to overseas markets.

The focus of viticulture and wine making within the Adelaide region continued at Magill into the twentieth century and is associated with the Home Park Estate (later named La Perouse, then Romalo) as a result of its purchase by notable French vigneron and manager of the Auldana Winery, Leon Edmond Mazure in 1909. It is apparent that Mazure planted additional vines at his newly named La Perouse, and further developed and expanded the residence. The stone outbuildings located to the east of the villa are believed to be associated with the development of the South Australian sparkling wine industry as the location for the experiment and manufacture of the *Methode Champenoise* style in South Australia.

(b) it has rare, uncommon or endangered qualities that are of cultural significance; or

Not applicable

(c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or

While archaeological significance cannot be confirmed without further intervention, it is likely that the full extent of the property, specifically including the cellars, stables, yards, landscape and dwelling may yield archaeological deposits which will contribute to an understanding of the State's history. The recent clearing and redevelopment of parts of the site, however, has likely impacted on the full archaeological potential of the site.

(d) it is an outstanding representative of a particular class of places of cultural significance; or

Not applicable.

(e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics; or

The Romalo House residence is a fine and largely externally intact example of a refined nineteenth century villa in the Victorian Italianate mode. Constructed of South Australian bluestone, the residence displays imposing proportions and an elevated composition, including projecting feature bays, a distinctive entrance portico and an elegant encircling verandah. Finely detailed workmanship is further displayed in the decorative features and throughout the interiors which include original decorative mouldings, fireplaces and joinery to the grandly proportioned main rooms. The competent composition and detail of the architectural language suggests that the Romalo House and outbuildings are the work of an accomplished Adelaide architect. This investigation has revealed that there is a strong possibility that the 1870s reworking of the original cottage was either influenced by or is the design of notable South Australian architect, Edmund William Wright.

Unfortunately, a sequence of modifications and alterations from the 1960s to the most recent demolition and vandalism, has resulted in reduced integrity of the original form and fabric, which has reduced the creative and aesthetic value of the place somewhat.

(f) it has strong cultural or spiritual associations for the community or a group within it; or

Not applicable.

(g) it has a special association with the life or work of a person or organisation or an event of historical importance.

The Romalo House property has a close association with at least four notable South Australians and their families. Of these, the association is considered to be special with the life and work of at least two.

The Romalo House property is associated with notable Colonist and vigneron, Patrick Auld, who purchased Section 343 in 1839. The Auld family's association with the State's wine industry had commenced with the establishment of a wine and spirit merchant business in Adelaide. Auld established an extensive and successful vineyard from 1848, with his notable business, Auldana, becoming one of the largest vineyards in Colonial South Australia by 1862. Auldana became one of the first exporters of Australian wine. Auld's plan for subdivision of part of Section 343 in 1855 led to closer settlement of the Magill area and the development of the 'Home Park' locality.

From 1909, the Home Park property is associated with notable vigneron and Auldana managing director, Leon Edmond Mazure, who purchased the property, renamed it La Perouse and further developed it until 1922. Mazure experimented widely with developing local sparkling wine while at La Perouse and is credited with developing South Australia's first sparkling wine in the French *Methode Champenoise* in the stone outbuildings on the property. Mazure was widely acclaimed for his contribution to the South Australian wine industry and held many significant roles within its development and management.

The Romalo House complex may also be significant for its likely association with distinguished architect, Edmund William Wright. Notably, as well as architect of some of South Australia's most prominent public and private buildings, Wright was also a local Magill vigneron and winemaker, and an investor in the South Auldana Investment Company from its establishment in 1860. Wright was also a resident of

Home Park from 1872, his property was immediate neighbour to the subject property around the same time that major additions were made to the original cottage.

Finally, Romalo House is also associated with the prominent family of Bunty and Warren Bonython, AO, conservationist, explorer, author, engineer and philanthropist, who made the property their home from 1946 until 2020. While original documentation cannot be located, it is conceivable that Architect, Edmund William Wright, either designed or influenced the remodelling of the then named 'Home Park'. Wright was a highly-regarded architect in Colonial South Australia who designed notable buildings for many of South Australia's prominent businesses, organisations and residents, as well as State and municipal government buildings.

4.4.1 Statement of Significance

The Romalo House complex at 24 Romalo Avenue, Magill, is the product of the amalgamation of a number of phases of development. At its core is the original single-storey cottage, likely constructed around 1858. This original building was enlarged to an impressive 12-roomed villa residence during the 1870s, demonstrating the early pattern of settlement and development of the country sections of the Hundred of Adelaide surrounding Magill, first for orchards and horticulture, then vineyards and significant semi-rural estates. Despite a long program of development, alterations and additions, original internal and external fabric and planning from all phases of development remains discernible. Notably, the original outbuildings retain a significant level of integrity, demonstrating their earlier function as likely barns, stables and coach house, then modified internally to house the operations of notable vigneron Edmond Mazure and the development of sparkling wine in South Australia.

Development of Romalo House has resulted in a composite, yet impressive, residence in the Victorian Italianate villa mode. Constructed of bluestone, the residence displays imposing proportions and an elevated composition, including projecting feature bays, a distinctive entrance portico and an elegant encircling verandah. Finely detailed workmanship is further displayed in the decorative features and throughout the interiors which include original decorative mouldings, fireplaces and joinery to the grandly proportioned main rooms. The competent composition and detail of the architectural language suggests that the Romalo House and outbuildings are the work of an accomplished architect.

The Romalo House property is associated with a number of prominent South Australians, all of whom also played a significant role in the local community, including Colonial vigneron, Patrick Auld, Mrs Elizabeth Longbottom and vineyard manager Edmond Mazure. It is also likely that it is associated with notable South Australian Colonial architect, Edmund William Wright who purchased a large parcel of land of the Home Park subdivision, adjacent to the Romalo House property.

4.4.2 Conclusion

Previous assessment, which emphasises only the villa residence, is not consistent with this assessment of the whole property, which finds that all remaining built fabric of significance holds particular value in the historical, social, architectural and associative values of the place. This assessment highlights that the Romalo House complex in its entirety meets multiple Local and State Heritage assessment criteria.

In conclusion, this research supports that the Romalo House complex is of significance to the City of Burnside, meeting thresholds for criteria a, b, d, and e, and to the State of South Australia, meeting thresholds for criteria a, c, e and g.

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