

**SAHC Agenda Item: 7.5****File No.: 26614****ROMALO HOUSE AND OUTBUILDINGS  
KAURNA COUNTRY  
24 ROMALO AVENUE, MAGILL****ACTION:**

For Decision

**BACKGROUND:**

1. On 12 March 2025, a member of the public nominated Romalo House and Outbuildings, 24 Romalo Avenue, Magill (CT 6247/61 A4 D125027, Hundred of Adelaide) for listing as a State Heritage Place in the South Australian Heritage Register (the Register) as they believe it meets criteria (a), (c), (e) and (g) under s16 criteria of the *Heritage Places Act 1993* (the Act).
2. In December 2023, the nominator was advised by Heritage SA that Romalo House and Outbuildings would be unlikely to meet any of the s16 Criteria for listing. The nominator subsequently commissioned an independent Assessment Report. The Assessment Report prepared by [REDACTED] finds that Romalo House and Outbuildings meets criteria (a), (c), (e) and (g) under s16 criteria of the *Heritage Places Act 1993* (the Act).
3. The nominator indicated that Romalo House and Outbuildings is under imminent threat of demolition.
4. On 13 March 2025, Ms Sandy Verschoor, Chair of the South Australian Heritage Council (the Council), was notified that the place was under threat of demolition. The independent Assessment Report, and a triage assessment prepared by Heritage SA was provided to Ms Verschoor for consideration. Ms Verschoor chose not to provisionally enter Romalo House and Outbuildings in the Register under s17(2)(b) of the Act.
5. An abridged assessment for Romalo House and Outbuildings has been prepared (this Agenda Paper) and recommends the place does not meet any of the criteria under s16 of the Act for listing as a State Heritage Place. The independent Assessment Report (Attachment B) is also provided for the Council's consideration. As Romalo House and Outbuildings is not considered to meet any of the s16 criteria, a Summary of State Heritage Place has not been prepared.

**Meeting Date:** 10 April 2025**Prepared by:** Heritage South Australia

**DISCUSSION:****Abridged History**

6. In 1845, notable South Australian vigneron Patrick Auld purchased 130 acres of Section 343 Hundred of Adelaide and commenced planting a vineyard, known as Auldana, from 1848.
7. In 1854, Auld subdivided 71 acres of Section 343 and offered them for sale.
8. In 1856, William Henry Panton acquired Lot 92 of Section 343.
9. In 1858, Elizabeth Longbottom acquired Lots 86-91 and 93-109 of Section 343 and later acquired Lot 92 from William Henry Panton.
10. By 1858, Elizabeth Longbottom lived in a small stone cottage, possibly located on Lot 92, which subsequently formed the nucleus of the building now known as Romalo House. Elizabeth Longbottom reportedly made extensive alterations and additions to the cottage c.1870, resulting in most of the present footprint of Romalo House.
11. Notable Adelaide architect Edmund William Wright was an immediate neighbour of Elizabeth Longbottom from c.1872 - 1888.
12. Notable French and later naturalised South Australian vigneron Leon Edmond Mazure became manager of the nearby Auldana vineyard in 1899. In 1909, Mazure acquired the building now known as Romalo House, which he lived in and reportedly named La Perouse. Mazure reportedly made wine and later sparkling wine in the northern of two stone outbuildings associated with Romalo House. However, there is no evidence to substantiate this claim.
13. Mazure commissioned alterations and extensions to Romalo House during the early twentieth century.
14. In 1914, Mazure constructed purpose-built champagne cellars at 38 Penfold Road, Magill, now a Local Heritage Place.
15. Further infill additions and alterations to Romalo House were made during the 1960s by later owners Cynthia (Bunty) and Charles (Warren) Bonython.
16. In c.1988, the southern outbuilding lost its roof and upper walls in a large fire and was substantially reconstructed.
17. On 13 August 1998, Romalo House (excluding outbuildings) was listed as a Local Heritage Place.
18. In 2020, the property was sold and has since been subdivided and most of the garden cleared.

## Heritage Assessment

19. An independent Assessment Report commissioned by the [REDACTED], 'Heritage Assessment Romalo House' (11 March 2025), was prepared by [REDACTED] [REDACTED] [REDACTED] (hereafter the [REDACTED] Report) (Attachment B).
20. The Hosking Willis Report argues that Romalo House and Outbuildings meets the threshold for listing as a State Heritage Place under criteria (a), (c), (e) and (g). The arguments under each criterion as presented in the [REDACTED] Report are outlined and addressed in turn below.
21. Heritage SA recommends that Romalo House and Outbuildings is not considered to meet any of the s16 criteria at threshold for listing as a State Heritage Place.

### Criterion (a)

22. The [REDACTED] Report argues that Romalo House and Outbuildings meets the threshold for listing under criterion (a) for the following reasons:
  - a. Romalo House and Outbuildings demonstrates the early pattern of settlement in South Australia from early investment in Country Sections from c.1838 through closer settlement in the mid-1850s and the development of large estates, with extant physical fabric 'from all eras of development'.
  - b. Romalo House and Outbuildings is associated with early South Australian viticultural activity during the late 1840s and early 1850s and the growth of the notable Auldana vineyard, which became one of the largest vineyards in the colony and one of the first exporters of South Australian wines to overseas markets by 1862.
  - c. Romalo House and Outbuildings is associated with the development of the South Australian sparkling wine industry through one of its two stone outbuildings, where notable vigneron Leon Edmond Mazure is believed to have experimented with the manufacture of sparkling wine.
23. The existing physical fabric of Romalo House and Outbuildings was built after 1855, meaning no physical fabric remains at Romalo House and Outbuildings to demonstrate early investment in Country Sections during the late 1830s. Both the subdivision of the land on which Romalo House and Outbuildings stands, and the evolution of Romalo House and Outbuildings itself from a cottage into a large residence, is considered to be part of a pattern of development which is typical in a South Australian context.
24. No physical fabric remains at Romalo House and Outbuildings to demonstrate early viticultural activity on the land during the late 1840s and early 1850s. Romalo House and Outbuildings did not form part of the notable Auldana vineyard during the 1860s.
25. The northern outbuilding of Romalo House and Outbuildings is reportedly associated with early sparkling wine manufacture in South Australia, however, this association is considered to be transitory and cannot be verified. Furthermore, no known physical fabric

remains at the place to reflect this association. The large champagne cellars purpose-built by Mazure in 1914 at 38 Penfold Road, Magill (LHP) are considered to have a stronger association with sparkling wine manufacture in South Australia than Romalo House and Outbuildings.

26. Romalo House and Outbuildings is not considered to meet the threshold for listing under criterion (a).

**Criterion (c)**

27. The [REDACTED] Report argues that the 'full extent' of Romalo House and Outbuildings, including 'cellars, stables, yards, landscape and dwelling' meets the threshold for listing under criterion (c) because it may yield archaeological deposits that may contribute to an understanding of the State's history, despite the recent clearing and redevelopment of the site.

28. No reliable or verifiable physical, documentary or oral history evidence exists to provide a reasonable indication that physical evidence of investigative potential may be present at Romalo House and Outbuildings. Any information that may be yielded from the place is likely to be of low or questionable historical importance, and recent soil disturbance means that any possible research potential has been substantially compromised.

29. Romalo House and Outbuildings is not considered to meet the threshold for listing under criterion (c).

**Criterion (e)**

30. The [REDACTED] Report argues that Romalo House and Outbuildings meets the threshold for listing under criterion (e) for the following reasons:

- a. Romalo House and Outbuildings is 'a fine and largely externally intact example of a refined nineteenth century villa in the Victorian Italianate mode', despite a sequence of modifications and alterations in the 1960s as well as recent demolition and vandalism, which has reduced the integrity of the original form and fabric 'somewhat'.
- b. There is a 'strong possibility' that the 1870s additions to Romalo House and Outbuildings were either designed or influenced by notable South Australian architect, Edmund William Wright.

31. Romalo House was built in at least four stages between c.1858 and the 1960s. Much of the extant footprint of Romalo House was built during the 1870s in a Victorian Italianate style. Romalo House is not considered to be an outstanding example of the style in a South Australian context, compared to places such as Dwelling (SHP 13549), Known As Dwelling (former home of G E Fulton), and Botanic Chambers (SHP 10848). Changes to the place, notably those made during the early twentieth century as well as recent demolition and vandalism have also reduced the architectural integrity of the place.

32. No evidence is available to confirm that the 1870s additions to Romalo House were designed by Edmund William Wright.
33. Romalo House and Outbuildings is not considered to meet the threshold for listing under criterion (e).

**Criterion (g)**

34. The [REDACTED] Report argues that Romalo House and Outbuildings meets the threshold for listing under criterion (g) for the following reasons:
- a. Romalo House and Outbuildings is associated with notable South Australian vigneron Patrick Auld,
  - b. Romalo House and Outbuildings is associated with notable South Australian vigneron Leon Edmund Mazure,
  - c. Romalo House and Outbuildings may be associated with notable South Australian architect Edmund William Wright,
  - d. Romalo House and Outbuildings is associated with notable South Australians Cynthia (Bunty) and Charles (Warren) Bonython.
35. Romalo House and Outbuildings is not considered to demonstrate an association with Patrick Auld, as the existing physical fabric of the place is understood to have been built after Auld subdivided and sold the land on which Romalo House stands.
36. Romalo House and Outbuildings is not considered to have a special association with notable South Australian vigneron Leon Edmund Mazure. While Mazure reportedly made wine and later sparkling wine in the northern of two stone barn outbuildings for up to five years, no reliable evidence exists to substantiate this claim. The champagne cellars purpose-built by Mazure at 38 Penfold Road, Magill (LHP) are considered to have a stronger association with Mazure than Romalo House or its outbuilding(s).
37. No evidence is available to confirm that the 1870s additions to Romalo House and Outbuildings were designed by Edmund William Wright.
38. Romalo House and Outbuildings is not considered to demonstrate a special association with Cynthia or Charles Bonython. The extant fabric of the place is not considered to have been substantially influenced by the Bonythons and other places exist which are considered to better demonstrate the work that made the Bonythons notable to the history of South Australia, notably the Heysen Trail.



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### Legal Basis

This action is proposed in accordance with the *Heritage Places Act 1993*:

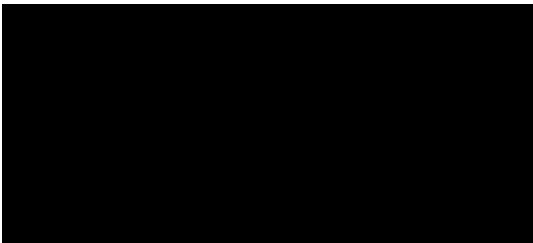
17— Proposal to make entry in Register and inclusion of related designations

- (1) The Council may, on its own initiative or on application by any person, consider whether a particular place within the State should be entered in the Register.
  - (2) If the Council is of the opinion –
    - (a) that a place is of heritage significanceit may provisionally enter the place in the Register.
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### RECOMMENDATIONS:

That the South Australian Heritage Council:

1. **Rejects ROMALO HOUSE AND OUTBUILDINGS**, 24 Romalo Avenue, Magill (CT 6247/61 A4 D125027 Hundred of Adelaide) as it does not meet any of the s16 criteria in the *Heritage Places Act 1993*.



### List of Attachments

**Attachment A:** Nomination

**Attachment B:** Heritage Assessment Report by [REDACTED] Architecture