

100 Back Beach Road, Portsea Statement of Significance

Heritage Place: Haysom House (former)	PS ref no: HO472
--	-------------------------



Photo by Built Heritage Pty Ltd 2017

What is significant?

100 Back Beach Road, Portsea, is a timber-framed holiday house expressed as a series of modular square pavilions clad in vertical timber boarding with full-height window walls and French doors, and individual hipped or linked gabled roofs clad in corrugated steel sheeting. The house was erected in 1985-86 for advertising agent Max Haysom to a design by Graeme Gunn, who subsequently adapted it for the *Summer Pavilion* house in the new Merchant Builders *Four Seasons* range of standardised holiday houses.

How is it significant?

100 Back Beach Road, Portsea, is of local architectural significance to the Mornington Peninsula Shire.

Why is it significant?

100 Back Beach Road, Portsea is of architectural significance as an unusual example of a holiday house based on a simple but ingenious system of linked modular pavilions (*Criterion F*).

With Graeme Gunn acknowledging the influence of Japanese architecture, and the vernacular tradition of enlarging colonial miner's cottages with annexes, the house was conceived to maximise flexibility, ease of construction and to allow for future additions – a design intent borne out by several successive phases of sympathetic enlargement (at least one of which was designed by Gunn himself). The house also accrues an additional layer of architectural significance in that its modular system was adapted by Gunn to create the *Summer Pavilion*, one of four standardised holiday houses from the *Four Seasons* range developed by leading project housing company Merchant Builders, with whom Gunn had maintained a significance association from its inception in 1965 (*Criterion H*).

Primary source

Mornington Peninsula Heritage Review, Area 3; Volume 2 – Citations; Heritage Alliance, July 2019, revised February 2022

This document is an incorporated document in the Mornington Peninsula Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*