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March 18, 2025
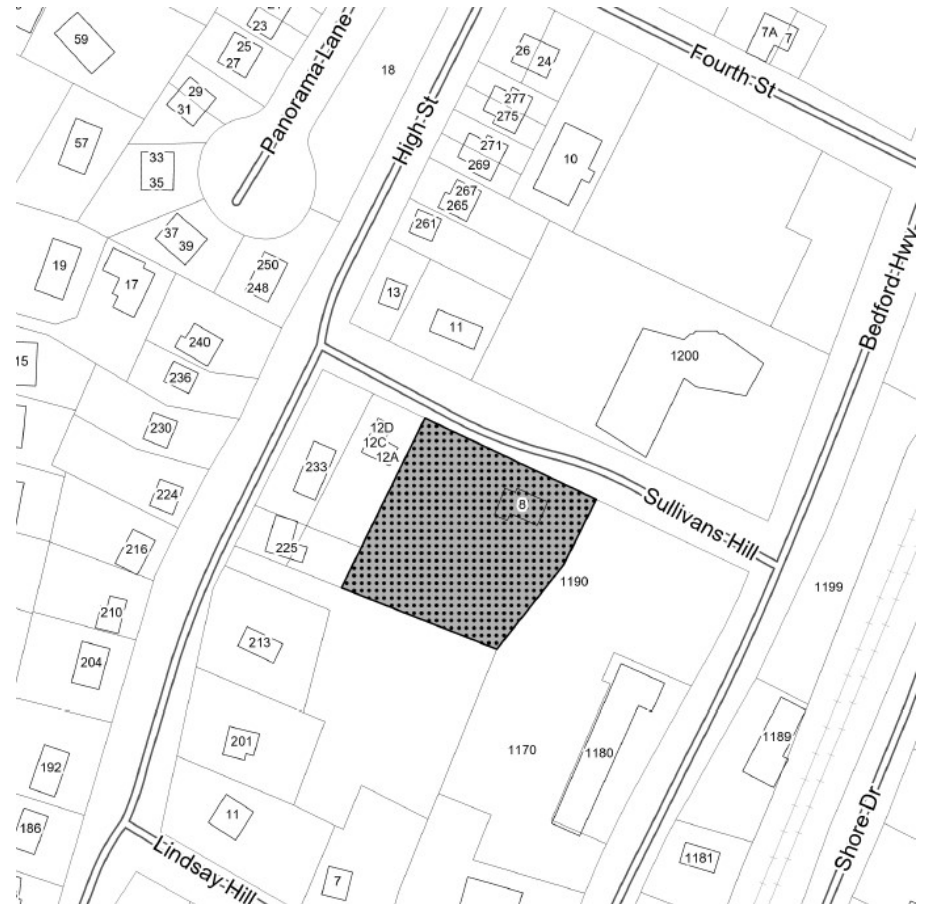
HRTG-2024-00773 – 8 Sullivan's Hill, Bedford

Request to Include Property in the Registry of Heritage Property for the Halifax Regional Municipality

Location

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Registration for Evaluation Criteria – Buildings

Criterion	Maximum Score
1. Age	25
2.[a] Historical **or** [b] Architectural Importance	20
3. Significance of Architect / Builder	10
4. Architectural Merit: Construction Type **and** Style	20
5. Architectural Integrity	15
6. Relationship to Surrounding Area	10
Total	**100**

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1. Age

o In 1861, Andrew Heffler received a Crown grant for large parcel between Bedford Basin and Nova Scotia Railway

o Andrew sold a portion of the property to his son, Joseph, who was a carpenter

o Joseph built the subject property circa 1894 on the lot

Red Gables circa 1935 (Source: Edwards 2007)

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2a. Historical Importance

o Heffler family was one of the largest land-owning families in Bedford in the mid-19th century

o DeWolf family lived at Red Gables from 1903 to 1910

o Sullivan family owned the property from 1910 to 2023

o Street name changed from Third Street to Sullivan's Hill in their honour

Eugene Sullivan and his children, Mary and Paul (Source: Edwards 2005)

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3. Significance of Architect

o   Built by Joseph Heffler, carpenter

o   Heffler is attributed to building several properties within the immediate area during the late 19th century, unknown if any structures remain

8 Sullivan's Hill
(July 2024)

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4a. Architectural Merit *[Construction Type]*

o   Brick and stone foundation

o   Concrete foundation on later additions

o   Balloon frame construction

Stone foundation with concrete on addition (July 2024)

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4b. Architectural Merit *[Style]*

o Character-defining elements include but are not limited to:

- Shingle cladding and decorative brackets;

- Decorative wood ornamentation such as the gable finial;

- Red coloured roof and gable detailing; and,

- High pitched gable roof with truncated hipped gables.

8 Sullivan's Hill
(July 2024)

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5. Architectural Integrity

o   Modifications to the original structure include:

- Ell added in 1912, likely the rear addition;

- Upstairs bedroom constructed in 1934, likely the south side front addition;

- Verandah replaced with sun porch, also made at same time as the front addition; and,

- Rear addition containing bathroom and kitchen.

Rear addition (left) and south side addition (right), highlighted in red (July 2024)

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6. Relationship to Surrounding Area

o   Last remaining structure known to be built by Heffler family on original family lot, surrounded by mature trees and vegetation

o   One of the few remaining 19th century structures in Bedford

o   Visual connections to the railway and Bedford Basin

View of Bedford Basin near 8 Sullivan's Hill (July 2024)

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Evaluation Criteria – HAC Scoring

Criterion	Score Awarded by HAC
1. Age	13
2.[a] Historical Importance	14
3. Significance of Architect / Builder	3
4. Architectural Merit: Construction Type **and** Style	3 **and** 5
5. Architectural Integrity	8
6. Relationship to Surrounding Area	8
Total	**54**

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Recommendation

That Halifax Regional Council approve the request to include 8 Sullivan's Hill, in the Registry of Heritage Property for the Halifax Regional Municipality, as shown on Map 1 of the staff report dated December 16, 2024, as a municipal heritage property under the *Heritage Property Act*.

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Thank you

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