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ATWOOD-HIGGINS HISTORIC DISTRICT CULTURAL LANDSCAPE REPORT AND OUTBUILDINGS HISTORIC STRUCTURES REPORT

CAPE COD NATIONAL SEASHORE





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ATWOOD-HIGGINS HISTORIC DISTRICT

CULTURAL LANDSCAPE REPORT AND OUTBUILDINGS HISTORIC STRUCTURES REPORT

CAPE COD NATIONAL SEASHORE

WELLFLEET, MASSACHUSETTS

*“An old house is a
constant care.”*
George K. Higgins

Prepared by
Emily Donaldson, Conservation Associate
Olmsted Center for Landscape Preservation

Lauren H. Laham, Architectural Historian
Historic Architecture Program

Margie Coffin Brown, Senior Project Manager
Olmsted Center for Landscape Preservation

Contributors
Cassandra Bosco, Landscape Architect Intern
Rumika Chaudhry, Conservation Associate
Andrew Louw, Conservation Associate
Olmsted Center for Landscape Preservation

The Olmsted Center for Landscape Preservation promotes the stewardship of significant landscapes through research, planning, and sustainable preservation maintenance. The Center accomplishes its mission in collaboration with a network of partners including national parks, universities, government agencies, and private nonprofit organizations. Techniques and principles of preservation practice are made available through training and publications.

Olmsted Center for Landscape Preservation
 Boston National Historical Park
 Charlestown Navy Yard, Quarters C
 Boston, MA 02129
www.nps.gov/oclp/

The Historic Architecture Program supports park resource management through research, planning, stewardship and education for the 5,406 historic structures within the parks of the Northeast Region. The program manages a variety of inventory and research efforts in order to identify, document and preserve park historic structures. The program is responsible for maintaining the region's List of Classified Structures (LCS), a Servicewide evaluated inventory of all prehistoric and historic structures in the parks. Inventory and research findings provide critical information to support the program's ongoing technical assistance to parks and day-to-day resource management decision making.

Historic Architecture Program
 Northeast Region
 Boott Cotton Mills Museum, 4th Floor
 115 John Street
 Lowell, MA 01852

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Cover Photo: Atwood-Higgins House, Woodshed, privy, and arbor, OCLP, May 2010.

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FOREWORD

Far from the thundering waves of the Outer Beach, in a quiet corner of Wellfleet, sits an idyllic property that relatively few visitors to Cape Cod National Seashore experience. For those who do search it out, the 1730 Atwood-Higgins house offers the senses nearly complete immersion in Cape Cod's rural past: the rustle of tall grasses, the smell of wildflowers, and the smooth sensation of barn board and worn shutter. The place represents a simpler time; a time before vacation crowds, and when local farmers and fisherman shunned the beach, instead building sturdy Cape Cod Houses nestled in protected hollows. This was truly Cape Cod at its best.

Today, the historic Atwood-Higgins House and surrounding outbuildings and grounds offer the opportunity to learn about the Cape of yesteryear, as well as the Cape's transformation that began in the early twentieth century. The property represents an early and intact example of the Cape's transition from desolate backwater to tourist destination. George Higgins' restoration of the house and grounds from 1919 to 1961 and seasonal residency foreshadowed the rebirth of the Outer Cape's way of life. Tourism and leisure were filling the void left by the failing fishing, whaling, and shipping industries. Since the 1870s, Wellfleet alone had lost over half its population, from a peak of 2,135 to only 826 in 1920. Yet in the years to come, with improved roads, heightened interest in historic preservation, and urbanites seeking an escape to the Cape's newly-marketed quaint villages and natural beauty, "non-natives" would embark on the same pilgrimage that Higgins had made. People with means, like George Higgins, reclaimed family homesteads long neglected, while the public at large began enjoying the Cape's new vacation economy, complete with cottage colonies, roadside motels, and lazy summer afternoons spent at the seashore.

Recently, Cape Cod National Seashore completed the National Register nomination for the Atwood-Higgins

Historic District. Thanks to some timely work by the Olmsted Center for Landscape Preservation and the Historic Architecture Program of the Northeast Region, the National Seashore now has critical documentation and treatment recommendations in place for the site. These recommendations will help park managers strategically plan for the preservation and use of the "old house," as well as the twentieth century outbuildings, such as the Country Store and Guest House, which hold great potential for inclusion in the National Seashore's leasing program. The report offers an innovative approach by suggesting that the more recent outbuildings form the core of a rehabilitation zone. It encourages limited modern residential use and possible recreational access to the Herring River, functioning alongside a preservation zone that takes into account the old house and the careful restoration of some of the property's small-scale landscape features and fence lines.

The combined Atwood-Higgins Historic District Cultural Landscape Report and Outbuildings Historic Structures Report represents years of persistent effort by some key people. For the Cultural Landscape Report, special thanks go to Robert Page, Director of the Olmsted Center for Landscape Preservation, who provided overall project guidance. Senior Project Manager Margie Coffin Brown authored the report, along with Conservation Associate Emily Donaldson, and took the lead in assembling this combined document. For the Historic Structures Report, Architectural Historian Lauren Laham authored the report, while also assisting with historical research materials and photographs for the Cultural Landscape Report. Peggy Albee Vance, former Program Chief, and Barbara Yocum, Acting Program Chief, provided overall project guidance. Among the many park staff involved with the report, the efforts of Curator Hope Morrill and Branch Chief for Cultural Resources William Burke are especially recognized.

The National Seashore's 1961 legislation and 1998 General Management Plan state the dual goal of identifying all of the Park's significant cultural landscapes and historic structures and nominating them to the National Register of Historic Places; and also the importance of preserving the way of life or "culture" established and maintained by the people who have lived on the Outer Cape. The critical information from this combined report will serve as the nucleus of a plan that will once again bring to life the landscapes and buildings at this classic Cape Cod setting.

George E. Price, Jr.
Superintendent
Cape Cod National Seashore

ACKNOWLEDGMENTS

The combined Cultural Landscape Report and Historic Structures Report for the Atwood-Higgins Historic District landscape and outbuildings was produced by the National Park Service Olmsted Center for Landscape Preservation and Historic Architecture Program in collaboration with the Cape Cod National Seashore. At the Olmsted Center, Emily Donaldson, Conservation Associate and Historian, and Margie Coffin Brown, Senior Project Manager and Historical Landscape Architect authored the Cultural Landscape Report. Interns Cassandra Bosco, Andrew Louw, and Rumika Chaudhry contributed to narrative and graphics for the report. Robert Page, Director, provided overall project guidance. At the Historic Architecture Program, Lauren H. Laham, Architectural Historian authored the Historic Structures Report and assisted with historical research materials and photographs for the Cultural Landscape Report. Peggy Albee Vance, former Program Chief, and Barbara Yocum, Acting Program Chief provided overall project guidance.

At Cape Cod National Seashore, Cultural Resource Manager Bill Burke served as the primary park contact. Superintendent George Price, Deputy Superintendent Kathy Tevyaw, and Chief of Interpretation and

Cultural Resource Management Sue Moynihan provided project oversight. Many others offered their rich historical or technical knowledge of the site, and were instrumental in the production of this report. Special thanks to Curator Hope Morrill, long-term Interpretive Volunteer Russ Moore, Archeologist Frederica Dimmick, Ecologist Stephen M. Smith, Chief of Maintenance Karst Hoogeboom, Chief of Natural Resource Management Shelley Hall, Geographic Information Systems Specialist Mark Adams, Restoration Ecologist Tim Smith, and John Portnoy. In addition, several park maintenance staff provided access to the structures during the physical investigation of the outbuildings and shared their knowledge of current maintenance issues. Thanks also to Harold Cutler, a friend and invaluable resource on the final years of Higgins occupancy at the site.

The report benefitted from the concurrent analysis of National Register of Historic Places significance by Jenny R. Fields and Stephen A. Olausen of the Public Archeology Lab (PAL). Lead Historian Paul Weinbaum and Historian Elizabeth Igleheart at the Northeast Region History Program provided guidance and review comments for this report. Dyan Vaughan edited the final report.

PREFACE

PURPOSE AND SETTING

The Atwood-Higgins Historic District is located on Bound Brook Island, in the town of Wellfleet on the Lower Cape, in Massachusetts. The property extends over 154 acres of land, plus 38 acres of adjacent salt meadow south of the island. George and Katharine Higgins donated the property to the National Park Service, Cape Cod National Seashore in July 1961. At the core of the property is a collection of buildings with dates of construction ranging from 1730 to 1960. Collectively the buildings and structures reflect the history of colonial settlement, eighteenth and nineteenth century agriculture, and twentieth century tourism on the Lower Cape. This combined Cultural Landscape Report (CLR) and Historic Structures Report documents the history and significance of the cultural landscape and outbuildings and provides recommendations for ongoing stewardship.

The Cape Cod National Seashore is currently exploring ways to improve the deteriorating condition of the Atwood-Higgins landscape and outbuildings. The following combined report will inform park management and future development, including a possible lease agreement for one or more outbuildings aimed at perpetuating the historic and rural character of the property (PMIS 114985). The Guest House may be made available for occupancy, while five additional outbuildings and the surrounding landscape might be made available for storage, workshops, or for the shelter of horses or livestock. Once used as park housing, the Guest House has been vacant since 1991 and has begun to deteriorate in the absence of a live-in caretaker.

The Atwood-Higgins property is located on the south side of Bound Brook Island. The entirety of the island is contained within the administrative boundary of the Cape Cod National Seashore, though there are numerous privately-owned parcels within this area.

Bound Brook Island sits in the northwestern corner of Wellfleet, edged on its north side by the Wellfleet-Truro town line. Although it is no longer an island, low marshlands border it to the north along Bound Brook and fill what was formerly Duck Harbor to the south. To the east, Bound Brook meets the Herring River before winding through additional marsh areas and joining several more small streams. On the north side of the brook to the east are Pamet Point and Paradise Hollow, while just to the south lies Merrick Island. The west side of Bound Brook Island is lined with beaches and tidal flats along Cape Cod Bay. The site is accessed from the paved Bound Brook Island Road, which branches away from Old County Road just to the south of Bound Brook Island.

NATIONAL REGISTER STATUS AND PERIOD OF SIGNIFICANCE

The historic core of the property was initially listed on the National Register of Historic Places on July 30, 1976, with the documentation focusing on the architectural significance of the Atwood-Higgins House. In May 2010, the National Register documentation was updated to include the extant twentieth century outbuildings, as well as the associated landscape and archeological resources within a 24-acre historic district. The updated National Register documentation recognizes the significance of these multiple resources in reflecting the role of settlement, architecture, and tourism in the history of the Lower Cape for the period of 1730, the date of house construction, to 1961, the year that the property was transferred to the National Park Service. This report focuses on the 24-acre Atwood-Higgins Historic District, but describes adjacent resources as they relate to the development of the property.

HISTORICAL OVERVIEW

Thomas Higgins built a small dwelling on the site sometime around 1730, or roughly 7,000 years after human presence was first documented in the area. Passed down through generations of early New Englanders, the homestead has borne witness to the full course of American history, from the naval barricades of the Revolution to the twentieth century's most destructive storms.

At the time when the Atwood-Higgins House was first constructed, the landscape of Bound Brook Island and surrounding area was already characterized by the marks of colonial settlement begun almost a century earlier in the 1640s.¹ Initially used for agricultural purposes, the region was only lightly wooded and already prone to erosion in the mid-1700s. The development of Bound Brook Island transformed it into an important coastal settlement in what would later become the town of Wellfleet. As maritime activities increased, the convenience of the landscape was solidified by the many sheltered hollows and easy ocean accesses it offered its inhabitants.

By 1771, some 30 vessels were operating out of Wellfleet, then known as Billingsgate, and its population approached 1,000.² Bound Brook Island boasted twenty families, salt works, windmills, and whale lookout stations. The hardships of the Revolutionary War were unforgiving to this increasingly seafaring community, yet the town soon overcame these and continued to grow. Wellfleet had no less than thirty-seven operating salt works in 1837, along with a robust commercial fishing industry that harvested oysters, cod, herring, and mackerel.³ Packet boats bustled back and forth from Boston, while the Bound Brook Island community held Methodist camp meetings and constructed its own schoolhouse.⁴

Various natural and social changes, combined with the construction of the new Cape Cod Railway, soon ended the development of the island. The gradual shoaling and silting of Duck Harbor became so severe

that by the latter half of the nineteenth century it was no longer navigable to large ships.⁵ In response, the town center shifted south to the mouth of Duck Creek, where Wellfleet Harbor offered the necessary infrastructure support. Bound Brook Island promptly experienced an exodus, as houses were picked up and relocated with their inhabitants. The last full-time occupant of the Atwood-Higgins House, Thomas Atwood, Jr., died in 1873.⁶

Following his death, the property was uninhabited for almost fifty years, during which time it passed through the hands of several different owners. By 1930, Wellfleet's population had shrunk to a low of 823, symptomatic of the area's increasing dependence on the tourist industry.⁷ George Kimball Higgins, a descendant of previous owners, acquired the property in 1919 and immediately began clearing the land and using salvaged historic materials to reconstruct the house to a habitable condition. The local landscape underwent substantial change over the next half century, as the island grew over with vegetation and George Higgins and his wife, Katharine, transformed the property into a quaint yet modernized vacation destination. Major developments at this time were the construction of a Garage (1923, rebuilt 1929), Barn (1924-5), Guest House (1929), Country Store (1947) and Summer House (1936, rebuilt 1960), as well as two relocations of the Old Town Road to accommodate these alterations. Though most of the property was left to reforest with self-seeded native growth, Higgins was conscientious about maintaining the open land immediately surrounding the buildings. Throughout his ownership these roughly twenty-four acres were enclosed with split-rail fences, mowed regularly, and subject to various planting projects and other work.

By the time the Higginses transferred their land and buildings to the National Park Service in 1961, they spent most of their summers on Bound Brook Island with the company of various friends and other visitors.⁸ The property became part of the new Cape Cod National Seashore, which was signed into law by President John F. Kennedy that same year. The journal

Higgins donated upon his death three years later proved crucial in the subsequent listing of the house and surrounding twenty-four acres to the National Register of Historic Places in 1976.⁹

The Development Concept Plan written by the Park Service in the 1970s anticipated the use of the building and grounds to “exhibit ways of life from the seventeenth century into modern times.”¹⁰ Yet no sooner was this perspective voiced than it was subject for debate, a shift made necessary by the conclusions of a carefully researched Historic Structures Report published in 1980.¹¹ Higgins’s original claim that the Atwood-Higgins House had been built in 1635–40 (information that proved fundamental in the property’s listing on the National Register) was now questioned as the more recent analysis concluded a construction date of no earlier than 1730.

As this new date became the accepted account of events, plans for the Atwood-Higgins property were scaled back from the originally intended interpretive and exhibit focus. The National Park Service has given tours of the house since the 1980s and used the other buildings and grounds for limited interpretation, housing, and keeping horses. Use of the Guest House as a seasonal residence was discontinued after Hurricane Bob took out the site’s power in 1991. The property is ‘off the beaten track’ and receives fewer visitors than other historic properties in the National Seashore. There has been a resurgence of public interest in the property over the past couple of years, including large turnouts for the occasional open house and special events.

ENDNOTES

¹ Richard D. Holmes, Carolyn D. Hertz and Mitchell T. Mulholland, *Archaeological Reconnaissance Survey of Higgins Hollow, Cape Cod National Seashore, Truro, Massachusetts* (Amherst, MA: University of Massachusetts, 1995), 15.

² Everett I. Nye, *History of Wellfleet* (Hyannis, MA: F.B. and F.P. Goss, 1920); Richard D. Holmes, Carolyn D. Hertz and Mitchell T. Mulholland, *Archaeological Reconnaissance Survey of the Atwood-Higgins Complex, Cape Cod National Seashore, Wellfleet, Massachusetts* (Amherst, MA: University of Massachusetts, 1995), 11.

³ Daniel Lombardo, *Wellfleet: A Cape Cod Village* (Charleston, SC: Arcadia Publishing, 2000), 26

⁴ Marsha L. Fader, *Historic Structure Report: The Atwood-Higgins House, Cape Cod National Seashore, South Wellfleet, Massachusetts* (Boston, MA: National Park Service, 1980), 9; Doris Doane, “Atwood-Higgins House” (Typescript, n.d.), 5.

⁵ Richard D. Holmes, Carolyn D. Hertz and Mitchell T. Mulholland, *Archaeological Reconnaissance Survey of the Atwood-Higgins Complex, Cape Cod National Seashore, Wellfleet, Massachusetts* (Amherst, MA: University of Massachusetts, 1995), 14.

⁶ George K. Higgins, “The Atwood-Higgins House Cape Cod National Seashore Taped Statement,” transcribed by Deborah Mercurio (Wellfleet, Massachusetts, August 1960), 9; George K. Higgins, “Journal” (Brookline, MA: February 1950), 13.

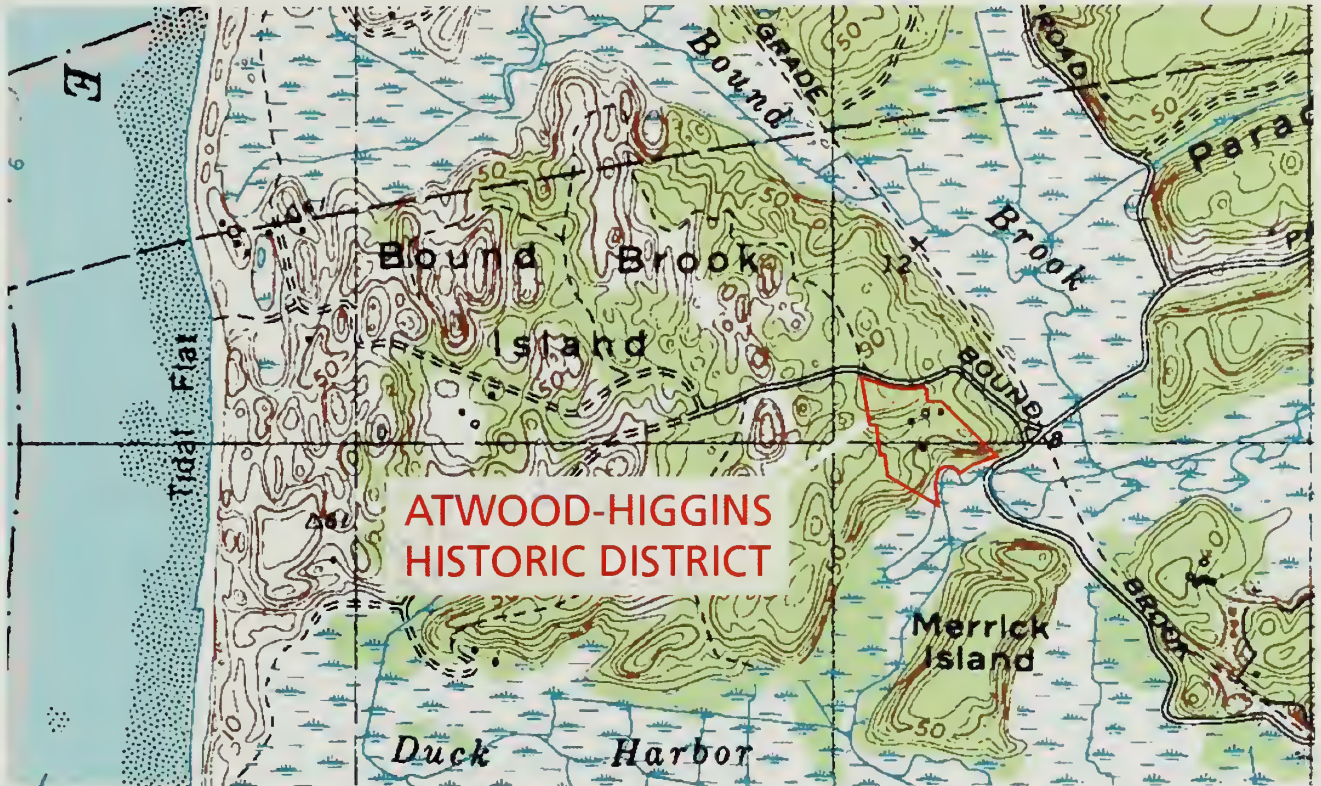
⁷ Richard D. Holmes, Carolyn D. Hertz and Mitchell T. Mulholland, *Archaeological Reconnaissance Survey of the Atwood-Higgins Complex, Cape Cod National Seashore, Wellfleet, Massachusetts* (Amherst, MA: University of Massachusetts, 1995), 13.

⁸ George K. Higgins, “Journal” (Brookline, MA: February 1950), 157.

⁹ Marsha L. Fader, 1980, 2; Larry Lowenthal, “Historic Assessment: Atwood-Higgins Property” (Amherst, MA: University of Massachusetts, 1996), 1.

¹⁰ Larry Lowenthal, 1996, 10.

¹¹ *Ibid.*, 10.



Map of Bound Brook Island showing the location of the Atwood-Higgins Historic District (United States Geological Survey, 1990).

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INTRODUCTION

Following the general format of a Cultural Landscape Report as outlined in the National Park Service publication, *A Guide to Cultural Landscape Reports: Contents, Process and Techniques* (1998), this report is organized into four chapters: site history, existing conditions, analysis and evaluation, and treatment.

The building complex, or core twenty-four acres of the site, was the primary focus of research and analysis for this report, although the history and existing condition of the surrounding land was surveyed by way of the Old Town Road, Bound Brook Island Road, and Bound Brook Way. Due to the sizeable 130-acres of land area studied, the property beyond the historic core was examined using known cultural resources as a guide. This area is contained roughly by the historic edges of Bound Brook Island on the south side and Bound Brook to the north, while to the east it is edged by a narrow strip of land where the town road crosses onto the island. The west edge of the property ends just after Bound Brook Island Road splits with Bound Brook Way, and traces an irregular line north and south to the edges of the island. The additional thirty-eight acres on the waterfront consists primarily of salt marshes clustered along the south side of the terminus of Bound Brook Island Road. The salt marsh is bordered on the west by Cape Cod Bay, and was only investigated as seen from Bound Brook Island Road and the beach.

SITE HISTORY

The site history chapter focuses on the historical contexts that contribute to the significance and physical appearance of the Atwood-Higgins landscape, including spatial relationships of structures and other built features, vegetation patterns, and important individuals and events. The site history describes and illustrates the appearance of the landscape during each historic period, most notably during the twentieth-century ownership of the property by George and

Katharine Higgins. Field visits were combined with archival research, including primary and secondary sources, as a means to understand the site's extensive history and existing conditions at a comprehensive level of investigation. Most of the reference materials were found in Wellfleet, Massachusetts and included the Cape Cod National Seashore park archives, individuals with long-term connections to the property, and the Wellfleet Historical Society.

LANDSCAPE EXISTING CONDITIONS

The existing conditions chapter includes a narrative description, illustrative plan, and photographs to describe the landscape condition, circulation, structures, vegetation, views and other landscape characteristics and features. Contemporary site operations are discussed to the degree that they influence the landscape, its caretaking, and treatment.

LANDSCAPE ANALYSIS AND EVALUATION

Using the most recent National Register of Historic Places documentation completed for the property in May 2010, the chapter summarizes the areas of significance and aspects of historical integrity. Landscape characteristics and features are evaluated to determine whether they contribute or do not contribute to the historical character of the property.

LANDSCAPE TREATMENT RECOMMENDATIONS

This chapter reviews the management directives outlined in the *Cape Cod National Seashore General Management Plan* (1998), identifies treatment issues and presents treatment recommendations in accordance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Key topics for the landscape include the management of non-native, invasive vegetation, the preservation of historic ornamental vegetation, the preservation of the

circulation system and fences, and the identification of appropriate areas for contemporary activities within the historic core of the property.

SITE HISTORY

The section below details the history of the region by period, starting with general prehistoric and historic settlement, before moving on to the more recent history of the area and the Atwood-Higgins property. Figure 1 shows the location of the Atwood-Higgins House within the Cape Cod National Seashore and the Lower Cape.

CONTACT PERIOD (PRE-1620)

The hills and hollows of the area from Orleans to Provincetown, also known as the Outer or Lower Cape, were formed by streams of melt-water draining westward from the South Channel Lobe into Glacial Lake Cape Cod, about 23,000 years ago.¹ On its south and north perimeters, the Wellfleet Plain is bordered by deposits left from contact with the ice around this time.² Known as a late Wisconsin glacial landform, the Cape rests upon Precambrian and Paleozoic crystalline basement rocks 50 to 275 meters below sea level, and was gradually transformed into outwash plains by rising sea levels and marine erosion about 15,000 years ago (Figure 2).³ In describing the formation of the cliffs on the Lower Cape, Henry Beston wrote:

There was once, so it would seem, a Northern coastal plain. This crumbled at its rim, time and catastrophe changed its level and its form, and the sea came inland over it through the years. Its last enduring frontier roughly corresponds to the wasted dyke of the cliff. Moving down into the sea, later glaciations passed over the old beaches and the fragments of plain, and, stumbling over them, heaped upon these sills their accumulated drift of gravels, sand, and stones. The warmer sea and time prevailing, the ice cliff retreated westward through its fogs, and presently the waves coursed on to a new, a transformed and lifeless, land.⁴

As the glacier retreated and the sea level rose, the piles of remaining glacial debris became islands. By about

18,000 years ago Bound Brook Island, as well as the neighboring Griffin and Great Islands to the south, had been formed (Figure 3).⁵ Meanwhile, Bound Brook, Duck Harbor, and the Herring River became protected inlets of open water. Gradual silting and softened tidal flows soon fostered salt marsh vegetation in these areas.⁶

Like its neighbors to the south and the other land nearby, Bound Brook Island was formed by deposits from the Wellfleet Plain, which is the highest and largest glacial outwash plain on the Lower Cape. The outwash material is composed primarily of gravelly sand, scattered boulders, and some clay.

Humans first came to these sandy environs of the Lower Cape thousands of years ago. Likely evidence for the presence of Paleoindians on Cape Cod dates from 10,000 to 12,000 years ago.⁷ The local population increased during the Early and Middle Archaic Periods from 6,000 to 8,000 years ago, though the rising sea level and severe land erosion have probably destroyed some of the material from this time. The oldest pottery and arrowhead remains on the Lower Cape date to this period, no less than 7,700 years ago.⁸ From the subsequent Late Archaic Period, or between 3,000 and 6,000 years ago, two burial sites were found in Eastham and Orleans.⁹

Wellfleet and the surrounding areas were historically inhabited by a branch of the Wampanoag federation of tribes, specifically the Punanokanits or Nausets (Figure 4).¹⁰ These early settlers of Cape Cod concentrated their activities mainly in estuary and embayment areas.¹¹ They generally lived in one area for up to ten or twelve years, or until soil nutrients were depleted to the point of compromising crop yields, before seeking better land. The Pokanoket used slash-and-burn techniques to clear land for cultivation, and their dwellings were typically constructed in coastal areas with easy access to fin- and shell-

fishing.¹² Water sources were readily available to early inhabitants, as a branch of Bound Brook is fed by springs in Paradise Hollow.¹³ The nearby Herring River connected Herring Pond, Higgins Pond, and Wellfleet Harbor, while the salt water of Cape Cod Bay bordered the island on its west side. Protected hillsides such as those found on Bound Brook Island were favored for cultivating corn (*Zea mays*), squash (*Cucurbita, sp.*), beans (*Phaseolus vulgaris*) and tobacco (*Nicotiana tabacum*).¹⁴

The Bound Brook Island area was also likely used by the Puanokanit for fishing, hunting, and gathering. This theory is supported by George Higgins's discovery of part of an "Indian tomahawk" beneath the Atwood-Higgins House around 1925.¹⁵ In addition, a Levanna Triangle projectile point was found in the eroded bluff soil in the vicinity of the house during the 1980s, which dated to between 1,600 and 445 years ago.¹⁶ As later observed by English settlers, Wellfleet's sheltered bay was especially attractive for its excellent oyster beds, as well as its facility for drawing in fish and drift whales.¹⁷ Though surveys of Bound Brook Island's prehistoric sites have been scantily documented, a shell heap and the aforementioned projectile point have been recorded near the house, in addition to some quartz and fire-cracked rock in the vicinity.¹⁸

The Lower Cape's shifting sand and eroded soils make it difficult to estimate how the landscape would have appeared to early human inhabitants. Maps and written accounts have more recently been the best available guide to the area. The bay side of the Cape was explored by the Pilgrims for the first time in 1620 as part of their effort to find land for cultivation. They ultimately chose to settle across the bay at Plymouth, only to settle Bound Brook Island a few decades later.¹⁹

On the whole, dramatic change took place in the local landscape of Bound Brook Island during the contact period. Wellfleet's unbroken shoreline split into a group of islands running north along Cape Cod Bay. Pine, red maple, tupelo, black gum and other shrubs

marked the landscape 7,000 years ago. These species persist in forested areas today, with slightly more oak and less pitch pine present.²⁰ In later years of early habitation, various pieces of land were cleared and cultivated on a rotating basis, which created open areas with crops off-set by more dense vegetation elsewhere.²¹ The diversity of the local environment allowed the Pokanoket to use the area for fishing, hunting, and gathering. Most existing structures during this time were likely temporary, and similar to the Wampanoag "wigwams" described by the Pilgrims on Cape Cod in 1620.²²

EUROPEAN SETTLEMENT (1620–1680)

A look at the history of the Lower Cape reveals a story typical of island settlement patterns. Early explorers recorded an abundance of plant species including oak, pine, sassafras, juniper, birch, holly, ash, and walnut. French explorer, Samuel de Champlain, described a Native American settlement along a section of the Nauset shoreline as dotted with houses and small agricultural plots in 1605.²³ Yet, like the wealth of trees surrounding them, these settlements did not last. A smallpox epidemic introduced by Europeans in 1615 devastated the Native American population of Wellfleet. By 1620 there were only about 100 Puanokanits left in the area.²⁴

With most of the Native American population gone, colonists from Plymouth inundated the Lower Cape in the 1640s, seeking land to establish new farms. The Bound Brook area, then known as the northern part of Eastham or Billingsgate Parish, was settled in 1644 by English farmers who began cultivating corn as their staple crop.²⁵ They brought "neat cattle," or domesticated bovines, as well as sheep and pigs, or swine. Many households also had their own orchard, vegetable garden, turnip and tobacco yards.²⁶

It is difficult to ascertain exactly what kind of soil conditions existed as European settlement began, though the landscape of Bound Brook Island and its surroundings clearly underwent a dramatic shift. A full

forty percent of Wellfleet is arable land, yet the town today has some of the least fertile soil on the Lower Cape. All the soil types found in Wellfleet are either poorly suited or unsuited for the more intensive style of crop cultivation brought by the English.²⁷ Most of Bound Brook Island is composed of Carver coarse sand, while along the Herring River and Duck Harbor are several types of poorly drained soil including Maybid silt loam, Freetown and Swansea mucks, and Pipestone loamy coarse sand.²⁸

The strident clearing methods and intensive agricultural practices of early Europeans, combined with widespread deforestation, resulted in an almost total loss of the fertility held in the sandy soils of the Lower Cape. From diverse beginnings, the island's vegetation rapidly gave way to open fields of corn and other crops, broken only by the occasional homestead, barn or orchard. Before long the loamy topsoils once sheltered by trees dried up and blew away with the wind. The soils of Nauset were so drained of nutrients by 1663 that settlers were moving on to seek better land elsewhere.²⁹

Those who stayed in the Wellfleet area were forced to redirect their attention to the ocean, where they found untapped riches. Bound Brook Islanders were privileged with easy access to the water, and no doubt enjoyed the scenic views of the ocean, harbor and salt marsh offered by many of the hills and dales, geologically termed kames and kettles, where they built their homes.³⁰ Though the island's hilly topography had done little to further its agricultural promise, it proved ideal for settlement due to the valuable shelter it provided from whipping wind and sea. Wellfleet's inhabitants, despite their original intentions for the land, thus found themselves settling the area in accordance with access to streams and harbors as it was fishing, not agriculture, which proved capable of supporting life on Cape Cod. The resource exhaustion of these early years and afterwards, reminiscent of island settlements around the world,

hints at the scale of isolation felt on the Lower Cape for much of its history.

COLONIAL PERIOD, EARLY FEDERAL PERIOD, AND HIGGINS OWNERSHIP (1680–1805)

At the outset of the colonial period, boats continued to provide the easiest method of transportation to the Nauset area (Figure 5). The generally poor roads and distance to the mainland left the Lower Cape more sparsely settled than the Upper Cape, which included Sandwich, Barnstable and Yarmouth. The first public highway leading to the Lower Cape was built in 1720. Known as the King's Highway, it was described as a rutted, sandy trail just barely passable to men and horses.³¹ Land transportation issues were exacerbated by severe soil erosion in the area, which persisted up to the time of the Revolutionary War.³² This, combined with a growing maritime industry meant that the centers of community life and activity tended to focus on the ocean. For example Wellfleet's first two meeting houses, constructed in 1712 and 1734, were built at Chequessett Neck and the head of Duck Creek, respectively.³³ The town's first wharf was built on Griffin Island sometime before 1720, where it welcomed ships carrying molasses, sugar, and other staples from the West Indies.³⁴

The Lower Cape's fragile agricultural economy suffered not only from poor soil and limited land area but from the constantly moving sand, which persistently buried vegetation, threatening the town meadows of Truro and Provincetown in the 1730s. Finally, an act passed in 1739 by the Massachusetts General Court forbid the grazing of animals on any affected areas and required residents to plant beach grass (*Ammophila breviligulata*) each year. Other vegetation planted to help control the drifting sand included Scotch broom (*Cytisus acoparius*), native pines (*Pinus, sp.*), bayberries (*Myrica pensylvanica*) and buckwheat (*Fagopyrum esculentum*).³⁵

The landscape at this time was likely similar to that described by Henry David Thoreau, who said in 1865:

All sands are here called "beaches," whether they are waves of water or of air, that dash against them, since they commonly have their origin on the shore. "The sand in some places," says the historian of Eastham, "lodging against the beach-grass, has been raised into hills fifty feet high, where twenty-five years ago no hills existed. In others it has filled up small valleys, and swamps. Where a strong rooted bush stood, the appearance is singular: a mass of earth and sand adheres to it, resembling a small tower."³⁶

As evidenced by this quote, the Lower Cape's battle against erosion continued into the nineteenth century even as agriculture in the area declined. Fed by giant fishing vessels and salt works hungry for timber, the land continued to be depleted of its woods and forests for the next 150 years.³⁷

Thomas and Abigail Paine Higgins

The growing number of colonial style homes on Cape Cod also contributed to this trend. Around 1730, eastern half of the Atwood-Higgins House was initially built by Thomas Higgins (1704–1789), who was a fourth generation descendant of a pioneer settler at Plymouth and Eastham, Massachusetts named Richard Higgins.³⁸ Though one estimate placed the building's construction date between 1635 and 1640, a more recent assessment indicated that this was incorrect.³⁹

The original foundations of the house were most likely set using local field stones, which had become increasingly available as the surrounding land was cleared. This first section of the house and its more recent second half were built with local pine timbers.⁴⁰ Thomas Higgins married Abigail Paine (1707–1743) in 1727 and they had eight children, including six boys and two girls, born between 1727 and 1743. He began participating in civil affairs locally in 1747, following construction of his Bound Brook Island home.⁴¹

The Atwood-Higgins House was built with a ridgepole along the east-west axis and a front door facing south, similar to other old Cape Cod houses.⁴² Sited in

response to its surrounding environment, the structure hugs the ground so as to evade the constant wearing of wind and sand. Its simplicity speaks to the early religious fervor which possessed colonial Massachusetts, and which strictly discouraged excessive adornments or decorations.⁴³ The tradition of a south-facing front door was perpetuated on the Cape for two reasons. First, the fireplace for the south side that heated the small front parlor was only lit on special occasions, such as minister's visits, weddings, or funerals. When it was not lit, settlers depended upon the sun alone to heat this room. Second, this arrangement allowed the sun's path to be used as a method of telling time, in an era when clocks were few. For example, noon was when the sun poured in the front windows of the house.⁴⁴

As the local population of settlers grew, the character of the Lower Cape landscape was increasingly marked by colonial homes and outbuildings. The Provincial Census of 1765 reported 928 inhabitants of the Wellfleet area, including 14 African Americans and 11 Native Americans. With the Revolutionary General Act of August 23, 1775, Wellfleet officially became a town, and by 1776 its residents had swelled to 1,235.⁴⁵ By 1792, the Punanokanits numbered less than half a dozen, and "the last Wellfleet Indian," a woman by the name of Delilah Sampson Gibbs, died sometime after 1838.⁴⁶

Despite its growing numbers and changing demographics, for a limited time the soil in northwest Wellfleet and the Bound Brook Island area remained fertile enough to support productive fruit trees, grain, and other crops. Sheep were kept for their wool and in the fall children would gather bayberries to make candles.⁴⁷ Though it has been suggested that the earliest families of Bound Brook Island were those of whaling captains, the island's isolation and resourceful method of survival suggests that these families were not particularly wealthy.⁴⁸ Archeological investigations in close proximity to the Atwood-Higgins House uncovered a trash midden with domestic debris that

provides information on the materials owned and discarded by the early household.

The settlers' combined use of farming and agriculture early on did not last, as maritime activities came to dominate the Lower Cape almost exclusively by the nineteenth century.⁴⁹

In particular, the colonial period in Wellfleet saw significant developments in whaling, oystering, and fishing for cod and mackerel. Whaling was exceptionally popular among early colonists, due to the assistance initially offered by Native Americans in catching "blackfish," or pilot whales (*Globicephala melaena*).⁵⁰ What began as a tradition of driving stray whales aground in the shallow waters of the bay quickly grew into a full-blown industry.⁵¹ By 1771, Wellfleet had thirty whaling vessels in pursuit of the pilot whale's valuable blubber, bone, teeth, and oil.⁵² By the Revolutionary War, no less than a third of the town's population was engaged in deep-sea whaling.⁵³

The growing industry allowed for unrestricted fishing and whaling practices, which began taking their toll on marine resources as early as 1715. By 1775, cod and mackerel fishing were already beginning to replace whaling as Wellfleet's most important industries.⁵⁴ Oystering was similarly faltering at this time, as the town's oyster beds had recently failed due to a combination of disease, silting, and overharvesting. Concerns about the increasing scarcity of natural resources became secondary with the onset of the Revolutionary War. Tensions escalating since the 1760s suddenly flared, and the British immediately established an uncompromising blockade of the New England coast. The Lower Cape's fishing and deep-sea whaling activities came to an abrupt and painful halt, and many local fishermen found themselves forced to farm, smuggle, or privateer in order to survive.⁵⁵ Despite the fragile state of the soils, agriculture thrived once again and entire herds of dairy, sheep, and pigs were slaughtered along with chickens, ducks, and geese.⁵⁶

With the end of the war the blockade was lifted, yet years passed before the area's economy fully recovered from its impact. Relations with Great Britain afterwards remained strained, and, in 1783, all American fish exports were prohibited from entering the West Indies. In an effort to stimulate the nation's ailing commercial fisheries, the federal government granted bounties in 1789 and 1792. Fishing slowly began to pick up again. Cape Cod's industry, in particular, now benefited from its central location, as short voyages out to George's Bank were increasingly encouraged by the tense political circumstances.⁵⁷ Despite efforts to similarly revive deep-sea whaling, by 1802, Wellfleet was home port to only five whaling schooners.⁵⁸

Solomon, Sr. and Abigail Pierce Higgins

One of Wellfleet's ship captains around this time was Solomon Higgins (1743–c. 1808), a son of Thomas Higgins and a veteran of the Revolutionary War. Upon his father's death in 1789, Solomon received the Atwood-Higgins House and property. It is thought that the younger Higgins had been living in the house with his parents for some time, as an addition on its west side had increased the size of the original house by a fourth between 1775 and 1790.⁵⁹ Captain Higgins was married twice and had one child by his first wife, Margaret Holbrook (1735–c. 1773), and six children by his second wife, Abigail Pierce (1755–unknown).⁶⁰ He deeded the house to his oldest surviving son, Solomon, in 1796, and by 1805 the building had reached its current "double-cape" size, or roughly twice that of the original structure built by Thomas Higgins.⁶¹

The earliest school and tax lists for Bound Brook Island date from to 1768.⁶² In the late 1700s, the island community consisted of twenty families and included operational salt works, windmills, and whale lookout stations.⁶³ According to one source, by 1794 Bound Brook Island boasted ten dwelling houses and a windmill.⁶⁴ These structures stood amidst an open landscape, grazed perhaps by sheep or cows and almost entirely cleared of mature trees. The ocean was

likely visible from almost any hilltop on the island, with its strong, salty scent detectable even from the sheltered colonial homes. The resulting expanse of open, rolling hills was not unlike that of the settlement period, only more extensive. The charming, pastoral atmosphere likely appealed to the settlers' memories of England. Though there is no recorded evidence for historic grading of the Atwood-Higgins House lawn, it is likely that this area and other similar hillside building sites on the island were leveled to accommodate colonial construction.

The eighteenth century saw the initiation of Bound Brook Island as a proper settlement, with a landscape dotted by homes and other industrial structures built to sustain its small but thriving population. In spite of the poor condition of the roads, the local community learned to use the sea, and to a lesser extent the land, to support itself. Ready access to the ocean continued to prove essential to this way of life, as Bound Brook Island enjoyed some of its final days as a true island. As late as 1780 it was surrounded by open water like its neighbors Griffin, Merrick, and Great Islands to the south (Figure 6).⁶⁵ So deep was the passage along the southern shores of Bound Brook Island that in 1800, Reuben Rich built a one hundred-ton schooner at the base of the hill, below the Atwood-Higgins House. It was reported to be the first ship of its kind built in Wellfleet.⁶⁶ Dubbed the *Freemason*, the knees of this ship were harvested from black locust trees taken from the hillside above, not far from the Atwood-Higgins House.⁶⁷ A new fleet of packet boats began operating between Wellfleet and Boston that same year, connecting the town to the hub of social, political, and economic growth in Massachusetts.⁶⁸ It was not long before this crucial development in transportation made its mark on the growing town as well as on Bound Brook Island.

LATE FEDERAL PERIOD, INDUSTRIAL PERIOD, AND ATWOOD OWNERSHIP (1805–1919)

Thomas, Sr. and Abigail Hatch Atwood

Captain Thomas Atwood (1762–1831) and his wife, Abigail Hatch, (1761–1836) bought the Atwood-Higgins House and surrounding property from Solomon Higgins on February 9, 1805, for the price of \$53.62.⁶⁹ They raised their seven children on the property. They apparently had a barn on the property that perched “north and slightly west of the present barn,” on a slope that allowed a carriage to be stored underneath it.⁷⁰ It is also estimated that the Woodshed was built next to the house sometime during the nineteenth century, to help ease the supply of necessary materials to the newly enlarged house.⁷¹ The 1800 census for Wellfleet lists “slaves” associated with Thomas Atwood, Sr.⁷²

Throughout Thomas Atwood's life on Bound Brook Island, packet boats to Boston were essential to local commerce, as they carried both people and materials to and from the city. Their services would continue for seventy years, interrupted only once by the War of 1812.⁷³ In time they brought the area's first Methodists to Wellfleet, and Bound Brook Island hosted Cape Cod's initial Methodist camp meetings between 1823 and 1825. Though most of Wellfleet's population had previously been Congregationalist, Methodism had been introduced in 1797, and spread rapidly.⁷⁴ It was so popular on Bound Brook Island that the Reverend Albert P. Palmer wrote of how “scarcely an adult is left unconverted, and not a single family but some of which have found a pardoning God.”⁷⁵

Thomas, Jr. and Mercy Atwood

The Atwood-Higgins property was bought by Thomas Atwood's son, Thomas Atwood, Jr. (1799–1873), on April 15, 1825 for \$150.00.⁷⁶ The younger Atwood married twice and had four children. In 1822 he married Abigail (Nabby) Rich (c. 1800–1829) and had a daughter and son, Noah, who died as an infant. He married Mercy Atwood in 1829 and had a son,

Thomas, and daughter, Jerusha. Thomas Atwood is listed in the 1850 census as a farmer with “400” as the value of real estate owned. During his residence on the island, nearby Duck Harbor became the focal point of local maritime activity, prompting many Wellfleet families to build their homes on the conveniently located Bound Brook, Merrick and Griffin Islands to the north and west.⁷⁷ A new town wharf was built at the mouth of Duck Creek in 1830 (Figure 7).⁷⁸ By this time Wellfleet’s population had grown to 2,046, while Bound Brook Island supported at least seventeen structures in 1831.⁷⁹ Types of livestock typical of the Lower Cape during this period included sheep, horses, pigs, and cattle, while poultry did not become common until just before the Civil War.⁸⁰ On the Atwood-Higgins property, “a lead pipe with a wooden plug and quill furnished constantly fresh water for the cattle.”⁸¹ The 1832 Atwood-Higgins property register listed both a dory and livestock, providing a final example of the combined use of natural resources common to Bound Brook Island in earlier years.

With the increase in its population, the island’s infrastructure developed as well. In the early days on Cape Cod it had been the custom to hold school on a rotating basis in pupils’ homes, rather than in a central schoolhouse.⁸² Yet this practice ended on Bound Brook Island in 1844, when a local schoolhouse was constructed to the northeast of the Atwood-Higgins building complex. Also indicative of local growth is the possible existence of an additional house at this time at the eastern end of the meadow, and northeast of the present Guest House. Though there is no physical or documentary evidence, George Higgins believed the Hopkins family house stood in the meadow and was inhabited only through the early part of the nineteenth century. There is a reasonable chance that it may have been flaked, or cut up and moved, to Wellfleet not long before the start of the twentieth century.⁸³ A depression in the meadow is all that remains to mark its former location.

The popularity of Bound Brook Island among settlers during the nineteenth century was largely due to the open water surrounding the island at that time (see Figure 3). Another attraction for new residents and fishermen was the Herring River, flowing along the southeast edge of the island, which was a crucial component of Wellfleet’s early economy. Alewives were fished commercially out of the Herring River in the late eighteenth and nineteenth centuries to be shipped by barrel to Boston, New York, and the Caribbean.⁸⁴ By the mid-nineteenth century, the mouth of the river had grown so popular that it functioned as one of Wellfleet’s three harbors.

Another industry that grew during this period was the harvest of salt-meadow grass, which was used to provide feed and bedding for cattle and came from the marshes around Bound Brook Island. In August and September salt hay was cut and stacked on top of wooden platforms called staddles. The hay was left to freeze in the winter, then each year up to 300 tons of grass were dragged away on the platforms. Horses outfitted in iron shoes with special cleats for traction transported the hay across the icy marsh.⁸⁵

Salt production was Bound Brook Island’s other major industry in the late eighteenth to mid-nineteenth centuries. The sun’s rays were used to extract the salt from sea water using saltworks, or small structures built near the ocean.⁸⁶ In an age before fresh fish could be preserved by refrigeration and ice, salt was essential to Wellfleet’s robust maritime economy.⁸⁷ The town had no less than thirty-seven saltworks operating in 1837, some of which were likely located along the south and southwestern portions of Bound Brook Island, according to an 1848 map (Figure 8).⁸⁸ Saltworks were typically found in close proximity to windmills, which were used to pump the seawater into large vats for evaporation.⁸⁹ Other structures located in proximity to the water’s edge included storage sheds used for fishing gear.

Continuously feeding the need for this development was the region’s expanding fishing industry. No less

than thirty-nine boats and 496 men sailed from the new Wellfleet wharf at Duck Creek in 1837.⁹⁰ During the 1830s, Cape Cod fishermen had begun tracking the migration routes of seasonal fish like mackerel, whose fickle appearance and disappearance had once seemed so mysterious. Armed with their new discovery, fishermen could now pick up schools in Virginia and follow them all the way up the coast to Nova Scotia.⁹¹ From 1837 to 1845, Wellfleet was the only Lower Cape town able to keep an equal number of fishing vessels in the two leading local fisheries: cod and mackerel. In 1845, it had sixty fishing vessels, second in size only to Gloucester. The town population hit a peak of 2,411 in 1850.⁹² The mackerel and cod industries of Wellfleet reached a high in 1870, supported by a hefty 100 vessels.⁹³ In comparison, farming of the area had become insignificant. In 1865, only twenty-five farmers were documented as having worked the land of Wellfleet.⁹⁴

With the growth of fishing and associated activities, Wellfleet's oyster industry revived as well, and Chesapeake oysters were reseeded in old Cape oyster beds.⁹⁵ The peak year of transplanting was 1850, when 150,000 bushels of oysters were seeded.⁹⁶ Wellfleet's oyster industry subsequently flourished, boosting the local economy and recalling the oyster bounty of earlier days.

Local development could not last, however, for even as it grew the economy was once more changing in response to the environment. Over the course of 150 years Wellfleet's maritime activity had been centered around Duck Creek and Duck Harbor. By the second half of the 1800s the Duck Harbor area was succumbing to heavy shoaling and silting; a process already evidenced by earlier maps of the area (see Figure 8).⁹⁷ The harbor finally closed in 1870, when the Cape Cod Railway built a causeway across Duck Creek in order to reach Wellfleet Center (Figure 9).⁹⁸ Cut off from the open sea by the newly constructed dikes, inhabitants of Bound Brook Island were no longer able to keep boats off of the island, and found themselves

isolated from their livelihoods. Despite a past as one of the best fishing areas on the coast, Bound Brook Island and its neighboring islands lost their importance as centers of social and economic activity, and were gradually abandoned. Many structures were relocated directly from Bound Brook Island to Wellfleet and Wellfleet Center, while others were left to deteriorate. A similar process unfolded in nearby Brook Village, where the population dwindled as civic life was drawn away by the bustling activity of Wellfleet Center.⁹⁹ The relocation process from Bound Brook Island has been called an exodus, as one by one, houses and other structures were flaked and hauled away by oxen.¹⁰⁰ Some buildings were also floated to new sites by barge.¹⁰¹

Thomas Atwood, Jr. died in 1873, having lived in the Atwood-Higgins House for almost fifty years.¹⁰² Atwood, Jr. was the last full-time occupant of the property, and after his death the house was mostly vacant until purchased by George K. Higgins in 1919. During his lifetime, Thomas Atwood, Jr. witnessed the peak as well as the steady decline, abandonment and dislocation of his neighborhood.¹⁰³ In a map dated 1858, Bound Brook Island is shown with about sixteen houses, but by 1880 this number was reduced to twelve, and from there continued to drop.¹⁰⁴ Also in 1880, two house sites were documented east of the Atwood-Higgins complex and just south of Bound Brook Island Road, likely within the boundary of the current Atwood-Higgins property.¹⁰⁵ Neither of these have associated names or owners indicated.

Bound Brook Island Cemetery

Disease was symptomatic of local population growth and the increasing density of the Lower Cape towns during this period. In the late 1850s, a small cemetery was created on Bound Brook Island for Mary Lombard, who lived with her family down the slope to the north of the island, in South Truro. When she contracted smallpox and died, the Lombard family was forbidden to bury her remains in the town cemetery due to the fear of contagion. By way of a compromise,

they were instead granted permission by the town of Wellfleet to bury Mary high up on a Bound Brook Island hill, within sight of her former home.¹⁰⁶ Her tombstone reads “Mary P. Wife of Thomas Lombard Died Feb. 13, 1859 Age 44 yrs. 8 mos.” Inscribed beneath is the following verse:

I shall be satisfied when I awake with the likeness
My wife sleeps her end was peace
We sorrow but with hope
The believers life shall never cease
And Christ shall raise her up

Mary Lombard’s husband and son were later buried under a single headstone in the same plot. Their stone reads: “Thomas Lombard Died Sep. 23, 1873 Age 60 yrs 1 mo” and “James H. Son of T & M P Lombard Died Aug 13 1870, Aged 24 yrs 9 mos.” As if to match that of their wife and mother, inscribed near the bottom of this stone are the lines:

Oh blessed thought we shall not always
Go in darkness and in sadness walk alone
There comes a glorious day when we
Shall know as we are known

This cemetery plot was established within the future property of George K. Higgins, who later made a contract with Mary Lombard’s descendants to maintain the site.¹⁰⁷ This responsibility passed to the National Park Service upon acquisition.

Cape Cod Railroad and Early Tourism

A large contributor to local growth was the Cape Cod Railroad, which arrived in Wellfleet amidst much fanfare on December 28, 1870.¹⁰⁸ This development was pivotal not only to the social and political changes it brought to Bound Brook Island, but to the impact it had on transforming the local economy. Wellfleet’s inner harbor had historically been a crucial natural resource and local fixture. However, to make way for the new railroad, the town constructed a dike to close off the inner harbor, quickly rendering the waterway obsolete. This began the Lower Cape’s new function as

a tourist destination. By 1871, the old packet boat service to Boston had been put out of business, and rail passengers came rolling in to stay at resorts throughout both the settled and rural areas of Wellfleet.¹⁰⁹ Not only were people coming to spend a few days or weeks, but some came to stay the whole summer. In 1896, no less than fifteen to twenty percent of neighboring Eastham’s land was owned by non-residents, who quickly formed their own social groups and yachting clubs. The new summer residents excluded locals from their activities but gave a boost to the local economy with their demand for fresh produce; a delicate trade-off that soon became as natural to the Cape as the Atlantic tides.¹¹⁰ So began Wellfleet’s golden age of resorts, which lasted from the 1890s through the 1930s. For the first time, “pleasure yachts and elegant inns shared the same shore as the houses of fishermen and their weathered shellfish boats.”¹¹¹

The tourist boom on Cape Cod reflected what was occurring on a larger scale across the country. During this period, the nation’s transition from fishing and farming to industry allowed families enough extra money to afford vacations for the first time.¹¹² Improved transportation by railroad, higher levels of wealth and leisure, and a more developed sense of recreation after the Civil War had combined to produce the new institution of American tourism. Under these circumstances, Wellfleet and the rest of the Lower Cape presented themselves as alluring destinations, similar to other areas of low economic potential but with high scenic value. Rural environments were heavily romanticized, and the restoration of old and historic buildings became a popular trend among those who could afford it. The contemporaneous, and in many ways, complimentary Colonial Revival Movement fostered appreciation for the past and for one’s ancestors. Sentiments originally sparked by the Centennial celebrations of 1876 blossomed into a serious interest in the nation’s history, as the preservation and restoration of colonial period buildings became widespread. Many younger

generation descendants of colonial settlers were thus drawn to restore the ancestral homes their parents and grandparents had left behind.¹¹³

One particularly successful combined historic restoration and tourist venture was Wellfleet's Chequessett Inn. In 1885, Lorenzo Dow Baker bought the old Mercantile Wharf and by 1902, had converted it into an elegant new inn featuring sixty-two rooms and built out over the water on what is today known as Mayo's Beach. A brochure for the inn flaunted its assets as follows:

Chequesset Inn is built upon a site unique among the hotels of New England, on the end of a spacious pier directly over the water... Our guests are sensible of the exhilarating conditions of a sea voyage with absolute exemption from its dangers. Beautiful Wellfleet Bay with its stretch of sand beach, creeks winding through green meadows, the picturesque village, Billingsgate Light and the Marconi towers, afford the sense of sight never ending delights.¹¹⁴

Bathhouses and cottages quickly sprang up along the beaches next to the new hotel. So popular was the Chequessett Inn that Baker was soon compelled to construct a series of Bluff Cottages at Mayo's Beach to absorb overflow guests.¹¹⁵

Emblematic of the shift in the local economy was the diking of the Herring River in 1908, a waterway which had once been one of Wellfleet's oldest and most productive marine resources. Saltwater mosquitoes, suspected of breeding in the river, were found to be driving vacationers away from the tranquil Mayo's Beach. In the 1905 season alone, the insects cost Wellfleet's tourist industry as much as \$20,000. The *Boston Herald* declared the whole town "stung" in 1907 and, following the suggestion of the American Mosquito Extermination Society, a dike was promptly built across the mouth of the Herring River in order to drain the marshes above.¹¹⁶ While in earlier years this

area had been auctioned off to fishermen by the town of Wellfleet, the dike acknowledged the financially superior benefits of the tourist industry over a maritime economy.¹¹⁷

Blocking the Herring River did not ultimately improve the insect problem; yet tourism continued to grow nonetheless. Over the succeeding decades, lodging houses popped up and flourished throughout town and provided competition for the Chequessett Inn, including the Holiday House (now the Inn at Duck Creeke), the Indian Neck Hotel, the Holbrook House, the Milton Hill Cottages and the Wellfleet Hotel.¹¹⁸ For Cape Cod, where local fishermen had only a century before been described as "too poor to live there, and... too poor to remove," the swell of tourists and their positive impact on the economy was likely a welcome change.¹¹⁹

Still, some of the Lower Cape's seafaring ways persisted despite the unchallenged advance of tourism. The new railway allowed fish to be frozen and shipped in large quantities straight to market, rather than having to be cured using salt and transported by boat. Cod and mackerel continued to be the principal fish caught by local fishermen, though herring, whiting, squid and flounder were added as weir fishing became popular during the 1870s.¹²⁰ Now equipped with the tools to store fresh fish, the local catch was iced and sent out by the barrel. Weirs were usually operated by crews of five and included young men as well as teenagers, who had previously been excluded from the more dangerous practice of deep-sea fishing.¹²¹ A depression in the 1890s further encouraged weir fishing, as many fishing firms crumbled under bankruptcy and were forced to sell their vessels. Weir ownership shifted toward absent owners, stock companies and other corporate groups in subsequent years; however, the practice remained important to the Lower Cape economy through the beginning of the twentieth century. One such weir is documented as sitting across the Herring River at the base of the hill below the Atwood-Higgins House on Bound Brook

Island, just opposite a whale blubber try works that was likely a remnant of the island's earlier days.¹²²

Near the end of the nineteenth century, Wellfleet's oystering was also thriving and in competition with that of the Chesapeake Bay. Meanwhile, the town's other fishing industries began to dwindle. Deep sea whaling had died out entirely and the larger, more modern hulls of the boats now required by most fishing activities had outgrown the relatively shallow depth of Wellfleet Harbor. With limited success, town residents tried to diversify the local economy by opening factories for shoes and pants, and an oil works in 1903. The year 1903 also marked the famous dispatch of Guglielmo Marconi from the Wellfleet radio towers, which was the first two-way transatlantic wireless message from America to England. Sent on behalf of the President of the United States to the King of England, Edward VII, it read:

In taking advantage of the wonderful triumph of scientific research and ingenuity which has been achieved in perfecting the system of wireless telegraphy, I extend on behalf of the American people most cordial greetings and good wishes to you and all the people of the British Empire. Theodore Roosevelt, Wellfleet, Mass.¹²³

The King sent a short but successful reply and Wellfleet entered the world's history books. Later it was these very towers that not only allowed the U.S. Navy to finally retire its homing pigeons, but made possible the saving of 712 lives from the wreck of the *Titanic* by the *Carpathia*, in 1912.¹²⁴ Yet this flurry of innovation in Wellfleet was short lived. Marconi's radio towers shut down after fourteen years, while the local manufacture of textiles folded even more quickly.¹²⁵ By 1920, the trials of World War I, combined with the erosion of the outer bank, had brought an end to Marconi's South Wellfleet Station.¹²⁶

Jerusha Atwood and Changes in Ownership, 1880s and 1890s

Change also came to the Atwood-Higgins House during the final years of the nineteenth century. On May 18, 1880, Jerusha Atwood, daughter of Thomas Atwood, Jr. by his second marriage, became the administrator of her father's estate. Her husband was Robert Emery Higgins, a sea captain who sailed with Captain Lorenzo Dow Baker.¹²⁷ No evidence exists to show that the couple spent time living at the Atwood-Higgins House and, on March 19, 1891, Jerusha sold the property to Mary A. Ackerman for \$100.00. Only two years later, the Town of Wellfleet became its new owner, due to the nonpayment of taxes amounting to \$2.75.¹²⁸ Captain Edward B. Atwood, who had been born in the house, next came forward to claim it. On December 18, 1897, he and his siblings, Anthony Atwood and Abbie F. Cole, bought the property from the town for the sum of \$40.00.¹²⁹

Bound Brook Island Residences and the Schoolhouse

The quick turnover of Atwood-Higgins House owners during this period reflects a more general shift in the population of the local area. Mirroring the pattern witnessed earlier on Bound Brook Island, the number of Wellfleet residents dropped to 1,291 in 1890, 826 in 1920 and to an ultimate low of 823 in 1930. Yet despite the town's meager numbers and the deserted state of Bound Brook Island at the turn of the century, the island school managed to produce some of the town's most famous citizens during this period. Also known as the Pine Hill School, this institution was responsible for the early education of George Byrne, a well-known Boston contractor who successfully practiced for over 50 years.¹³⁰

Around the same time Captain Lorenzo Dow Baker, another alumnus and Bound Brook Island native, was launching the Boston Fruit Company, later to become Chiquita Brands International.¹³¹ After starting out as a regular ship captain, Baker was returning from

Venezuela in 1870 when he decided to fill the empty hold of his schooner, *Telegraph*, with bananas, pineapples, and coconuts from Jamaica. Upon his return to Wellfleet and Boston the bananas proved wildly popular, and he had soon bought whole plantations, built a fleet of ships, and launched the northeast's first banana enterprise.¹³²

Another former student of the Pine Hill School was Nehemiah Somes Hopkins, who was born on Bound Brook Island in 1860 and grew up to be an ophthalmologist who traveled to Peking, China as a Methodist missionary. While there Hopkins established China's first eye hospital, completed in 1908, as well as the Peking Union Medical College.¹³³ In recognition of his work, China named him honorary cousin of the Emperor. When the Japanese occupied China during World War II, Hopkins was captured and spent over two years as a prisoner of war before regaining his freedom.¹³⁴ He later had a plaque made to mark the old schoolhouse site on Bound Brook Island, in recognition of its role in his early development. This was dedicated in 1924 and consists of an engraved bronze metal plate, made in China and fastened to a partially polished rock.¹³⁵ The script was composed by Dr. Hopkins himself and reads:

Erected in Grateful Remembrance of the Island School House 1924. Though few remain who once met here, and scattered are afar and near, with love they hold in memory still, the island school house on the hill, and gladly do they mark the spot, that it may never be forgot.¹³⁶

Though the structure no longer stands there, the stone to which the plaque is fastened commemorates the construction of the old schoolhouse with the inscription: "Built 1844." Made in retrospect years after the popularity of Bound Brook Island had waned, Hopkins' memorial gesture was emblematic of the area's general decline.

Decline of Industry, Growth of Tourism

As the twentieth century progressed Wellfleet's oyster industry dwindled, and the economy of the Lower Cape became almost entirely devoted to seasonal visitors. By 1915 the Wellfleet population had decreased by fifty-five percent since 1870, and permanent residents made up only a fraction of the summer traffic along the new Route 6 highway from Eastham to Truro.¹³⁷ The numbers of Bound Brook Island dwellings were similarly depressed, with a mere six houses documented there in 1900. The Atwood-Higgins House and land, like much of their surroundings, were deserted. During their roughly twenty years of ownership, Captain Edward B. Atwood and his siblings were accustomed to visit the island only for a week or two during the summer season. Their visits were casual vacations that might include relaxation and golf on the island hills.¹³⁸ As a result, the buildings and grounds were seldom inhabited and untended for forty-six years, or up until 1919.¹³⁹

Envisioning a landscape equipped for golfing provides some idea of the openness of the Atwood-Higgins property at this time. Those pieces of land which had not originally been cleared for agriculture had in the nineteenth century been cleared for wood, and were likely sparsely vegetated, eroded or coated with far-flung sand. With Bound Brook Islanders' intensified focus on the ocean, what little animal husbandry remained in this period likely had little effect on the existing landscape. For roughly a century the island was saturated with development, including the construction of houses, saltworks and windmills, only to recede gently back into tranquility by the start of the nineteenth century. It was briefly the site of over twenty structures, many of which were associated with fishing, but the island landscape gradually assumed a more land-bound aspect as the surrounding open water shrunk and the salt marsh grew. Still dominated by the wide open vistas of earlier periods, by the end of the 1800s the hills were even more strikingly bare as most of the structures, like the trees before them, had

disappeared from the island. Around the same time, local cows were kept on the island and likely aided in keeping the land clear of woody vegetation to some extent.¹⁴⁰ By the early 1900s, some small areas were nonetheless becoming overgrown, as seen in photographs from the period (Figure 10).

In the meantime, the conceptual distance separating Bound Brook Island from the rest of Wellfleet had diminished. Over the course of the eighteenth century, transportation to the area had become increasingly developed as the early packet boats gave way to the railroad, followed by improvements to the Old Town Road. These carriage and cart routes were used in turn by local fishermen, sundry summer visitors and local farmers as they alternately lived, worked and played in the unique landscape.

With the introduction of the automobile in the early twentieth century, the condition of the Old Town Road leading to the island became a matter of increasing concern (Figure 11). This route still remained vulnerable to the fluctuating tides at this time, as evidenced by an account of thatch floating “under the horse’s belly” during the high-tide crossing from Bound Brook Island to Merrick’s Island.¹⁴¹ As a result, the question of whether to dike off the meadows south of the island was raised at the annual town meeting of Wellfleet, around 1906. It was argued that diking would not only improve the condition of the road and general island access, but would allow the town to use the meadow lands for various agricultural purposes, including the production of fresh hay. The area was subsequently diked in 1908, though several more years passed before the issue of road access to the island was entirely resolved.¹⁴²

Just west of Boston, the future owner of the Atwood-Higgins property was establishing himself as an entrepreneur. A descendant of the land’s previous owners, George Kimball Higgins was born in 1887 in Cambridge, where he lived at least through 1912.¹⁴³ Not long afterwards he became an independent

businessman dealing in real estate, insurance and mortgages from an office in Brookline, Massachusetts.

Despite the wealth of materials he left to the National Park Service upon his death, little is known of George Higgins’s personal life. It is known that he served in the military during World War I, but no evidence has been found to confirm that he ever attended college.¹⁴⁴ By his own account, Higgins’s childhood memories included trips to a country store near North Pomfret, Vermont, where his mother’s parents lived.¹⁴⁵ In describing a photograph of the property (Figure 12) in later years, he wrote:

Here was the completely independent farm as it existed in the old days. This grandfather, Isaac King, retired soon after the Civil War. He had eaked from these rugged hills a competence adequate. Master of his land, he was among the first to raise Morgan horses. His corn and wheat went to grist. He always possessed a yoke or two of oxen. Every year he sheared his wool for market. His cattle grazed the hills and he was independent. He would never have understood the philosophy of being paid to do nothing. A democrat by politics, his picture hangs in the local library. Much that went into Wellfleet was learned here.¹⁴⁶

Higgins also dated his earliest awareness of history to this place and time. Playing with an old pewter tea pot at the age of six or seven, he recalled being struck with its value and apparently asked his grandmother if he could keep the pot. This began a life-long penchant for collecting historic objects, a habit which would play a strong role in later developments at the Atwood-Higgins property.

GEORGE K. HIGGINS OWNERSHIP (1919–1961)

George K. Higgins was discharged from the army on February 28, 1919, and that April accompanied his father on his first trip to Bound Brook Island in many years.¹⁴⁷ Born in Wellfleet, Higgins’s father had lived and spent much of his boyhood on the Atwood-

Higgins property.¹⁴⁸ No doubt attracted by its history and ancestral links, George Higgins that year acquired a half-interest in the property from his half-great uncle, Captain Edward B. Atwood, on the understanding that he would care for the property in Atwood's absence. With the Captain's death the following year, his widow deeded the remaining half of the house and surrounding land to Higgins, on October 18, 1919.¹⁴⁹

At the time of transfer, the House and Woodshed, and possibly a privy, were the only existing structures on the property. Finding these in a state of disrepair, Higgins remarked that the House had obviously been "neglected and almost abandoned since the death of Thomas Atwood in 1873."¹⁵⁰ In 1920, he also mentioned how "state boys who tended cows for neighboring families were accustomed to stone the property and to spend idle hours inside" the House.¹⁵¹ As a result, he spent much of his first few years of ownership restoring the buildings and the rest of the property to habitable condition.

Higgins himself planned and designed all building renovations and construction to the property, including each of the structures that he added around the House in subsequent years. When he first acquired it, he remarked upon how the landscape was littered with the remnants of industries past, describing the approach to the site as follows:

In these early days, we always passed by the gear house [on the creek to the north of the road], following the north edge of the creek, to the hill and up through the locust grove to the house. During the twenty years of Captain Atwood's ownership and for two or three years after my appearance this was our only way.¹⁵²

Beside this "house for fish gear" stood an old fishing weir spanning the Herring River, or what Higgins called the creek. He recalled how the "forefathers caught and shipped herring [here], in the spring"

before the industry died out soon after his arrival on Bound Brook Island.¹⁵³

Higgins also mentioned what he called an old try-works, located on the south side of the road as it crossed the railway tracks leading west to Bound Brook Island and "adjoining the freight house" that stood beside the train tracks (see Figure 10; Figure 13).¹⁵⁴ Another such structure stood not far away on the island, in a location described as "on the meadows abreast but slightly to the south and west" of the old Biddle property. In 1950, Higgins remarked that this try-works

... would put in on my land near the old and abandoned cranberry bog. Cranberries [are] still grown on this bog which is immediately on the south side of the 'cart road' starting for the beach after leaving Biddles.¹⁵⁵

Island Access and Bound Brook Island Road

Having eagerly relocated to this landscape of aged structures and history, Higgins wasted little time in establishing himself. His first concern was the issue of road access to the island, which despite the 1908 diking, continued to cause problems. According to Higgins, "six to ten inches of water usually covered the meadow, and also the road," making it "impassable to an automobile... [and] almost too much for a horse" (Figure 14).¹⁵⁶ As crossing the meadow was only possible with a horse and wagon, the nearest approach to the island by car was to the east, at the end of Pamet Point Road.¹⁵⁷ Moreover, as Higgins described in a 1950 interview, a wheelbarrow became the only mode of transport for bringing building and landscape supplies onto the island when a horse and wagon were not available.¹⁵⁸

With Higgins's ongoing demand for building and other materials on the island, these limitations quickly became a nuisance, slowing plans for improvement to the otherwise uninhabited island. In time, Higgins asserted that a better road to the island was achieved by "the efforts on the part of the town, and myself, to

improve these conditions, during the years 1920, and '21...but for some years the water on the meadow would remain to hamper and annoy us."¹⁵⁹

The new town road was reinforced to withstand the tides and followed the path of the Old Town Road roughly east to west, leading between the locations of the Atwood-Higgins House and future Barn. The road crossed through spaces that in later years would accommodate the Higgins's Guest House and, further west, the driveway to the Garage.¹⁶⁰

Home and Landscape Improvements

With the road repaired to useable condition, Higgins proceeded with improvements to his new property. In 1920, these included the reshingling and painting of the House and the planting of some Austrian pines around the building complex.¹⁶¹ Judging from historic photographs, this work also involved a significant amount of clearing (see Figures 14 to 16). The same year, Higgins, his father and some workmen

cut down an old apple tree standing on the south side of the house, a little west of the present apple tree nearest the house. We trimmed up some of the locust trees, and cleaned up the ground as best we could, preparatory to such work as was about to take place upon the building [(see Figure 15)].¹⁶²

In 1921, Higgins continued to plant, and in April, added four apple trees to the "very old grandfather tree" in "the center of the grounds," or what he then called the lawn area in front of the house.¹⁶³ These seem to have been arranged in a square grid and included a macintosh red.¹⁶⁴

While working on the property during these early years, Higgins stayed at an "old hotel" in Wellfleet, run by Jim and Ma Curran. Over the years, these three developed a strong friendship and Higgins came to rely heavily upon their son, David Curran, as a builder, friend, and consultant.¹⁶⁵ The people associated with the Atwood-Higgins property expanded further on

May 20, 1922, when George Higgins married Frances Katharine Christian of Willard, Ohio, known thereafter as Katharine Higgins.¹⁶⁶

As George Higgins began preparing his island home for housing himself and his new wife, he found that resources were increasingly becoming problematic. Though water could easily be obtained from wells, there were no perennial sources of fresh water on the island.¹⁶⁷ According to Higgins, in 1921 the water for the house was supplied by a pump located downhill and to the south of the Woodshed. By that time the pump was in poor condition, however, despite having a platform built around it that same year.¹⁶⁸ When it ceased working altogether in early April of 1922, Higgins found to his chagrin that water for the house had to be "lugged in pails from the cellar of the old Curran house ([or the] first house hole on the east side of road beside railroad track as you enter onto the Island)" for the whole season.¹⁶⁹ By October, plans were made to remedy this situation, and work on the new pump began on November 11. Relocated to a spot just north of the kitchen, this well was drilled to a depth of sixty-one feet and still stands outside the Atwood-Higgins House today.¹⁷⁰

During his first decade of summer occupancy on Bound Brook Island, Higgins noted that the hills around the property were entirely bare, a statement confirmed by historic photographs from the period (see Figures 10 and 16).¹⁷¹ These acres of cleared land were in part due to his dedication to removing the "trees, stumps and underbrush" that once grew there, and his "introduction of new soil and sod, seeding and fertilizing and rolling," which also contributed substantially to the altered landscape.¹⁷² Reflecting further on the maintenance of his property over the years, Higgins was quick to point out that "many years of constant, hard and expensive work went into the clearing and recovery of the land. Blackberry vines covered the ground where now a lawn exists almost to the kitchen door."¹⁷³

Higgins mentions in his Journal that during the 1922 season “the old horse and wagon continued to cart away the limbs, trees, branches, grass and briars which constantly piled up everywhere.”¹⁷⁴ Beginning with his early days of ownership, much of George Higgins’s time at the Atwood-Higgins complex was thus spent on maintenance of a site, which required almost constant attention. A large portion of this work consisted of trimming pine and locust trees, activity whose woody debris prompted the 1923 construction of a woodshed addition for storage.¹⁷⁵

In addition to his other landscape activities, Higgins used vegetation to enhance the appearance of the property. For instance, in 1923 he built trellises to the left and right sides of the front door of the house. To cover this frame he had “‘Excelsior’ rambler rosebushes” planted, while a trumpet vine (*Campsis radicans*) was planted to grow over a similar Woodshed trellis.¹⁷⁶

Due to the damage caused by local cows, maintenance of the landscape also included the construction of fencing in the early 1920s. By Higgins’s own account:

During all these years and for some time thereafter, cows roamed the Island. The herd belonged to Mr. Ryder who lived on his farm to the south as you entered Pamet Point Road. A boy herded them each night. The apple trees required protection from the cows. This meant a fence around the property. It has long since disappeared but was originally wire and post and rail and followed to some extent the lines of the present fences. To protect the young trees six-foot-square and five-foot-high wire enclosures were also put about each.¹⁷⁷

Additional historic evidence for the presence of cows on the island can be found in Higgins’s recollection of how his grandfather once “drove his cattle to water at the base of the hill,” near the present Pump House. An old spring once stood in this location, which during

the lifetime of George Higgins, was still productive but had fallen out of use.¹⁷⁸

Outbuildings and Continued Landscape Improvements

Meanwhile, as Higgins continued to develop his property automobile access remained an ongoing concern. With this in mind he built a garage in 1923, or what he described as a “slab-sided, pitch-roofed building at the bend of the road as it crossed the meadow.”¹⁷⁹ This was placed by invitation on the land of a friend, Frank Williams, who at the time was also serving as Town Treasurer. Only a year before, the town had dredged the so-called creek on the meadow, or what was presumably the Herring River, into a more direct line leading from Merrick’s Island to the railroad bridge. In the process the river’s “numerous courses” had been eliminated, which Higgins disliked because it got rid of “the curve which approached so close to my land, the nearest point almost at the base of the bank below the Engine House,” or what is now called the Pump House.¹⁸⁰ As a result, he protested the change, and “the curve was left.”¹⁸¹

Even as Higgins developed access to his house and property on Bound Brook Island, he also tackled improvements for the rest of his property. He added a wooden gate to the House area in 1922, a hand pump and shelter in 1922 or 1923, the Woodshed addition in 1923, a Barn in 1924 to 1925, with an annex and open lean-to in 1927 to 1928, a Guest House with a cellar in 1929, and a Guest House privy brought to the site in about 1930.¹⁸²

Later in life, George Higgins would explain his inspiration for the Barn in the following words:

The original Barn, belonging to Thomas Atwood, stood north and slightly west of the present Barn. It had disappeared long before my time, leaving only the usual indentation in the ground where it had stood. In 1923 or 1924, while my father’s help was still available to me, I determined to recreate, as

nearly as possible, a replica of the old Barn. I drew the plans as he dictated. . . We were on level ground, whereas the contour of the land under the old Barn fell away.¹⁸³

The year of 1924 was eventful for Higgins. By way of adding to his island property, he purchased “the land of the Baker Estate, which ran to the middle of the Brine Garden.”¹⁸⁴ In August, a small tornado cleared the land to the east of the House, robbing the structure of its shade and prompting Higgins to plant two twenty-foot maples in place of the fallen trees (Figure 17). In December, the House was burgled of food, a gun, and some clothing. Higgins employed a detective to track down the thieves, hoping to use this opportunity to publicize his concern about the vandalism.¹⁸⁵

Though it remained fairly quiet during these years, there was one small development elsewhere on Bound Brook Island in 1924, when Dr. Nehemiah Hopkins donated his commemorative stone to mark the old schoolhouse site.¹⁸⁶ Higgins mentioned that this site was located just before a downward slope, along the Old Town Road heading towards the beach and not far from what he called the old Bound Brook Island General Store and Post Office.¹⁸⁷ Today it sits in the woods just south of Bound Brook Island Road.

Frank Williams, the man who allowed Higgins to build a garage on his land, also contributed a whale’s jaw bone to the Atwood-Higgins property. This decorative element was installed in the fence line just north of the house sometime after 1924. Over the years, Williams also helped with the construction of the Barn and some smaller structures on the property.¹⁸⁸ His whale bone post was, according to Higgins, “lost for many years in the fence line on the south side of Pamet Point Road” before being found and put in the Atwood-Higgins fence.¹⁸⁹ Williams claimed that the object “was known to him in his youth as having been made aboard ship, during a whaling voyage, by one of his ancestors.”¹⁹⁰ The post still remains in the fence opposite the Woodshed today.

Even as he was beginning to settle into the Atwood-Higgins House on Bound Brook Island, Higgins was establishing his lifetime career back in Boston. He and his wife moved to Brookline in 1925, where they resided and he kept his office for the next forty years.¹⁹¹ In general, throughout this time, the couple wintered in Brookline and spent their summers at their Bound Brook Island property. Judging from scrapbooks associated with George Higgins’s journal and interviews with those who knew them, they enjoyed entertaining friends at their island home.¹⁹² Perhaps in anticipation of these future years of use, in June of 1925 Higgins built a large cesspool for the house, “slightly south and east of the Woodshed on the down-hill side. Fifty feet of soil pipe was required to connect it with the house,” and he remarked that this tank could easily be cleaned by removing the cover.¹⁹³

Road Access, Fence Improvements, Horse Paddock, and More Buildings

While improvements to the property continued, Higgins continued to express concern about access to the island, as well as the poor condition and inconvenient location of the town road. As a result, he remarked that before long the old path of the road “was discontinued by agreement between the town and myself in February, 1926, as witness Town records, running thereafter by the Guest House and Barn.”¹⁹⁴ In March 1927, Wellfleet “undertook to fix” the new road that now ran by the Barn.¹⁹⁵ That same year, Higgins gave the town \$50.00 to “build an old-fashioned bridge where the Bound Brook crosses the meadow. The design was that of an old bent rail bridge.”¹⁹⁶ Construction continued in October when a new barnyard, or entrance gate to the complex was constructed by David Curran. This feature was a carefully constructed replica of an old gate Higgins had seen in Ipswich, Massachusetts.¹⁹⁷

By the end of 1927, Higgins had fenced in the new island road from the eastern edge of his property west, all the way to the building complex. At the point where it reached the Barn area was the Ipswich-style gate

described above, while “on the north, a small picket fence with a picket gate joined the annex to the Barn.”¹⁹⁸ The fence and gate that stood on the northwest side of the Barn in 1941 was possibly the same old gate described by Higgins on the edge of the Barn area, and can be seen in Figure 18. In order to build all this fencing, Higgins had been buying cedar fence rails and posts “at least 100 at a time.”¹⁹⁹ Meanwhile, materials salvaged from the garage built in 1923 were used in 1929 to construct a new structure to the northwest of the Atwood-Higgins House. The replacement building, or current Garage, was of an original design and sat in a much more convenient location for accessing the rest of the property (Figure 19).²⁰⁰ According to Higgins, a considerable amount of leveling was necessary to build this structure, a process which included the “bulkheading” of a sandbank on its north side with railroad ties.

The relocation of the Garage heralded a new phase of construction at the Atwood-Higgins site. As the Higginses began taking greater enjoyment in using and sharing their property near the end of the 1920s, they desired more space and amenities for their guests (Figure 20). An east annex with a cellar was built onto the Barn in 1927, and was soon followed by a lean-to on the west side of the same structure in 1928. Higgins drew plans for a guest house during the winter of 1927 to 28, illustrating a building with “two rooms, the bedroom and the living room. Work was started in spring 1929.”²⁰¹ Though the house well had never run out of water, the new Guest House was provided with its own separate water supply from the rest of the site. This ensured better water pressure in all the buildings, and was easily accomplished as ample water could be found “at 40 or 45 feet” under the Guest House.²⁰²

Improvements to the Guest House continued during spring 1930, when Higgins devoted time to landscaping around the building and planted vines, lilacs, forsythia and a poplar tree, along with some lilies on the south side of the structure.²⁰³ The Guest House Privy was also likely relocated to its current location,

to the east across the meadow from the Guest House, sometime around 1930.²⁰⁴

Spring, summer, and early fall 1931 became the Higginses “first complete season of occupancy” at their Bound Brook Island property, and also the first year that Katharine Higgins kept a horse in the Barn (Figure 21).²⁰⁵ Additions to the building complex at this time were closely linked to increasing its capacity to host guests. The Pump House was built at the bottom of the hill “just above creek level,” east of the House, in 1932.²⁰⁶ At the same time, “a round 1500 gallon reservoir of brick washed with cement” was also installed “below grade level to the north and east of the garages on the hill.”²⁰⁷ Next came the construction of the Summer House in 1936, a building that had long been the dream of George Higgins’s father. Upon the death of the elder Higgins in 1935, George had this structure constructed in his memory.²⁰⁸ For years it was the one place where the younger Higgins and his guests were allowed to watch television on the property, though George Higgins later kept his television in the Country Store.²⁰⁹ The year of 1936 was also the first time the Higginses spent their Thanksgiving holiday on the island, a practice that became a family tradition over subsequent years.²¹⁰

In a faint reflection of the nation’s own economic and technological changes during the 1930s, Higgins remarked that 1938 was a year of transition from the hardships of earlier seasons to a greater degree of comfort and convenience.²¹¹ During this year, the Woodshed roof was raised and a laundry and bathroom were installed in the building’s southern half.²¹² This development was arranged to allow improved convenience to the house occupants without disturbing the structure’s historic character.²¹³ To service the new amenities, a large septic tank (or cesspool) with a manhole cover was built to the north and east of the shed.²¹⁴ For the first time, gas was pumped into the house kitchen from outside tanks by way of a trench that had been “boxed, insulated and

covered with concrete in an attempt to retain warmth.”²¹⁵

Hurricane of 1938 and Grounds Maintenance

While the 1930s brought many conveniences to island living, natural disaster created considerable setbacks. On September 14, the Hurricane of 1938 ravaged the Northeastern United States, and Cape Cod proved particularly vulnerable. Entirely covering the front yard of the house with fallen trees and other debris, the storm made the structure completely inaccessible. It took four men over a week to clear the Atwood-Higgins land, but Higgins confessed that

the most unfortunate destruction wrought by the storm was that it laid low the ‘old grandfather apple tree’ in front of the house...Planted by my great grandfather, it had stood so long and was so healthy I could not order it chopped down.²¹⁶

Instead, Higgins propped the old apple tree up using block, tackle and wire and with the help of some tree surgeons, eventually restored it to health (Figure 22).²¹⁷

The Hurricane of 1938, among others, drove home how difficult it was to maintain the site’s inner twenty-four acres, and Higgins found himself relying again on the hired help he had used almost every summer since 1919 (Figure 23). In addition to building construction, these usually young and local hands assisted with gardening and other activities related to the upkeep of the Atwood-Higgins land, including planting and maintaining grass, trees and flowers, as well as periodically fertilizing areas with cow and horse manure.²¹⁸

Another important part of ongoing maintenance was burning “the grounds” in the spring, which Higgins had done at least six times over the years to encourage growth.²¹⁹ In some cases, the plants he introduced in his landscaping efforts were ill-suited to the unique environmental conditions of the Lower Cape. One group of 1000 Austrian pines that he bought in 1923

and planted on the southeastern border of his land, as well as just south of the Country Store, turned out to be an almost complete failure. The trees only remained healthy until about 1948, when Higgins had them removed due to their stunted and diseased appearance.²²⁰

Wellfleet Tourism, Road Relocation, and Facility Improvements

As George Higgins transformed the structure and style of his property each year, the local community of Wellfleet was changing as well, and blossoming into a true tourist destination. The Wellfleet Board of Trade wrote in 1920 that

Wellfleet is unsurpassed as a vacation land. For those who enjoy the beach with its pure, clean sand and warm bathing in clear water, or a cold plunge in the rugged surf... You will find our hotels and inns offer you quiet and restful comfort under perfect conditions.²²¹

The new movement of visitors to the town had a distinct impact on the local population, as leisure pastimes like picnicking and swimming became popular among Wellfleet residents and vacationers alike.²²² Even the area’s fiercest storms proved incapable of having any lasting impact on the industry. For example, during winter 1934, the popular Chequessett Inn was destroyed by ice floes. Also in the 1930s, one of the Milton Hill Cottages was toppled by a hurricane and Billingsgate Island, for years a prime picnic spot, was enveloped up by ocean waves.²²³ This era marked the end of the Lower Cape’s “golden age;” yet tourists continued to flood the area on a seasonal basis.

In view of these developments, and perhaps in direct response to the growth of local tourism, George Higgins soon took action to ensure the privacy of his property. On October 21, 1942, he purchased thirty-eight acres of “meadow and shore frontage” from the neighboring L.D. Baker Estate.²²⁴ In his own words, “[I

thereby] completed a plan I had long cherished. It not only gave the property a goodly amount of shore frontage but best of all it gave us independence.”²²⁵

The next year Higgins continued with his own plans for development by launching a new construction project and leveling a hill that stood southwest of the Barn. Speaking of this event he remarked:

A hill existed about 15 ft. above average grade level, where now the country store stands. The removal of this hill was necessary to provide ground for the country store and the roads. When this was accomplished, I seeded it to winter rye, which the following spring [or 1944] grew to a height of over 5 ft. Since I could not plow it in, as is usual, I mowed it and left the stubble, in order to increase the nitrogen in the soil.²²⁶

By the summer 1944, the hill was gone and the land where it had stood was ready for Higgins’s anticipated construction of the Country Store.²²⁷

Yet with the commencement of World War II, work on the property slowed. Higgins switched jobs to work in public safety, and the local populations of Wellfleet and the surrounding towns were drained of their young men.²²⁸ In 1944, Higgins was required to do his own yard work for the first time in over a decade, due to the shortage of young and able men for summer hire.²²⁹ Steadily continuing with his plans nonetheless, that autumn he requested that the Town of Wellfleet re-route the Old Town Road for a second time, so that it would circle the Barn on its way west and furnish his property with a greater degree of privacy (Figures 24 and 25).²³⁰ In his journal, Higgins made the following remarks about the changed surroundings:

During September and October the roads on this new land were laid out and built. This by contract and with a heavy coat of clay to a good depth. Now for the first time we had easy access to and exit from the property. A complete circle about the Barn

and out, and furthermore, privacy. Traffic on the Island had increased each year.

When I first came, there was none. Now five families living on the Island had considerably changed this.²³¹

As part of his restructuring of Atwood-Higgins property in response to local growth, Higgins had Frank Williams build a “stone balanced gate” across the new entrance to the building complex in October 1945, the same gate of which a portion still stands today.²³² The fences he soon had built to line the new road were “complete to secure and protect the property” from cows and humans alike.²³³ As in the previous year, Higgins also seeded the area, marking the future location of the Country Store with a healthy crop of winter rye, having beforehand manured and top dressed the spot with soil.²³⁴

In 1947, these crops were finally replaced with the Country Store, which became Higgins’s office as well as a favorite entertainment spot (Figure 26). In referring to the building, Higgins explained:

The attempt here is to portray, as near as possible, an early backwoods, crossroads general country store in a sparsely settled district. I first contemplated and drew plans for this country store, in the fall of 1945 and the early winter of 1946. The work started in the spring of ’47.²³⁵

Though the Country Store itself was only a replica built partially of historic materials and filled with antiques, Higgins seemed to have a special affection for it. He furnished it with painstaking detail, including fake mail in the mailboxes and waxed fruit and vegetables on display.²³⁶ The structure itself copied the style of a similar building he had known in North Pomfret, Vermont, a town he had visited as a child where his grandfather once ran a working farm. As the years passed, Higgins noted of the Country Store that “like old wine in a barrel, the atmosphere of its reality seems to have increased with age.”²³⁷ It was the last of the major buildings that he added to the property and

it was a structure that seemed to have been linked to Higgins's nostalgia for his youth.

Higgins's devotion to a vision of the past, as executed in the Country Store and other added buildings, was equally evident in a contract he signed in 1947 to shelter his property from modern developments. Together, he and his neighbors agreed that no telephone or electric poles would appear outside the woods of his land on Bound Brook Island, and that all future electrical cables across his building complex would be laid underground (Figure 27).²³⁸

Smaller improvements to the Atwood-Higgins property continued. In 1950, the roof of the Summer House was reshingled and Higgins made plans to add a new bath and extra room to the Guest House, which Katharine Higgins "had long desired."²³⁹ These additions were built during spring and summer 1951, at the same time that heating and electric wiring were installed in the Guest House.²⁴⁰ During the winter of the following year a "Pullman kitchen" was also added to the south side of the Guest House, a construction that had been delayed by a February 17 storm that covered the Cape in twenty inches of snow.²⁴¹ Around the same time, a rustic-looking street lamp was likely installed on the corner of the drive, just south of the Country Store (Figure 28). The granite post to the south of the Guest House was also probably added around this time, as this feature did not precede George Higgins and began appearing in photographs during the 1950s.²⁴² The post is probably the base for the sun dial mentioned by Higgins in a later interview and described as "just outside of the door [to the Guest House], dated 1778 and made in Salem, Mass."²⁴³ The sun dial could easily have been part of the continuing effort to create a welcoming space for visitors around the Guest House. Adding to the home-like feel were the various flowers carefully kept by Higgins around each of the structures. For example, in 1950 irises grew on the downhill side of the Woodshed, near a pipe from the original pump for the Atwood-Higgins House.²⁴⁴

Despite his efforts to preserve his own privacy and shelter the property from tourism, Higgins remained welcoming in his approach to visitors. In 1951, the Atwood-Higgins House, Country Store and Barn were toured by no less than 135 people, led by the Wellfleet Historical Society.²⁴⁵ That same year, Higgins's advancing age became evident when he suffered a coronary thrombosis on April 10. This event hampered that year's plans for the property as he was confined to the hospital until June 12, yet work on the land and structures continued in the succeeding years.²⁴⁶ The rest of the 1950s saw the removal and replanting of climbing roses and rose beds around the house and Guest House, in addition to other landscape changes and improvements. In what would prove to be his last building project, Higgins planned a reconstruction of the Summer House in 1959. The structure was rebuilt in 1960 and retained the roof of the old building, intact (Figure 29).²⁴⁷

The alterations of these years were likely driven, at least in part, by a series of severe storms that required subsequent repairs.²⁴⁸ After one impressive storm in 1954, Higgins remarked:

The big farm gate to the Barn was blown open and wrecked by the wind. Most destruction was around the main house with the loss of so many trees, making it look bare and different. However, there is more light in the house now than there was before. Four large locust fell on the Woodshed carrying with them the wisteria and part of the trumpet vines and damaging the building to some extent.²⁴⁹

The same decade was moreover marked by what had become an ongoing problem with various wildlife on the property. One persistent colony of bees infested the Guest House walls for almost ten years, in spite of Higgins's repeated efforts to have them removed.²⁵⁰ This ordeal in some ways recalled the damaging squirrel invasion of the House during the winter and spring 1941.²⁵¹ Furthermore, according to Higgins "moles in the front lawn [of the house] bothered us

badly in the late summer and fall” of 1942, while a raccoon with kits was removed from the Guest House chimney in 1960.²⁵²

Planning for Future Stewardship

As the property weathered these changes and Higgins himself advanced in age, the question of its future took on increasing importance. By 1959, the establishment of the Cape Cod National Seashore was imminent, and with a view toward the preservation of his land, George Higgins began corresponding with the National Park Service through his friend and lawyer, Silas Clark.²⁵³ These communications also perhaps help to explain some of the motivation behind Higgins’s journal, which was later donated to the National Park Service along with his property. During his final years on Bound Brook Island he compiled this written and visual record of what he knew about the house and land, as well as the work that he had undertaken there. It can be reasonably surmised that at this point, with advancing age and no children or close relatives, Higgins saw the Cape Cod National Seashore as a safe and responsible guardian for his beloved summer home.²⁵⁴

Documentation of the landscape and buildings had already begun in 1959, when two researchers from the Library of Congress visited to take pictures of both the interior and exterior of the well tended house (Figure 30). Their visit apparently held no association with the National Park Service, but the information they collected undoubtedly contributed to the developments of the following year, when Charles S. Dotts researched and recorded the site in the Historic American Buildings Survey (HABS) I.²⁵⁵

The year of 1960 also saw the first meeting between George Higgins and the National Park Service. Held in Brookline, Higgins and Silas Clark met with the National Park Service Regional Director Ronald F. Lee and Chief of Lands Donald E. Lee, to discuss plans to convey

the old house, the old buildings and 50 or 60 acres of land (more or less) on the south side of the town road. . .to the Department of the Interior as a national historic shrine.²⁵⁶

In an interview that same year, George Higgins took advantage of the opportunity to express some of his concerns and wishes for his property. He made it clear “that the encroachment of the pine trees to any proximity to the houses [should] be prevented at all costs” due to the fire hazard.²⁵⁷ He also wanted the pump outside the house removed and replaced with one “similar to that in the Barn.”²⁵⁸ He went on to detail some general landscape guidelines for the property, including some hints as to his own treatment of it in the past:

It is self-evident that any landscaping should be very simple. Formality and ostentation does not fit this place. It has been my custom to have two simple beds of old-fashioned flowers in front of the main house and a simple bed of tall and dwarf marigolds interspersed, on the end towards the door, with heliotrope, coleus, and so forth. This, in front of the Guest House. We would insist, as we have previously indicated, that the post and rail fences about the buildings and fields should be maintained.²⁵⁹

Not only was Higgins very particular about the type of landscaping planned for the land, but he paid special attention to building materials. For example, he pointed out that he always used cedar for his fence posts, which were cut into 6 foot long logs and split down the middle.²⁶⁰ He also recommended that a wood preservative be used on the posts to prevent decay, such as “Wood Life or its equivalent,” and specified that this needed to be applied to the fencing along “the south side of what is now called the Pine Road, being that road which passes in its direction to the west, just north of the Garage.”²⁶¹ Higgins then suggested dismantling “a post and rail fence” that adjoined “the fence behind the garage” before running

along the south side of Pine Road, or what is now known as the Old Town Road.²⁶² He explained how he had struggled to preserve the wood by fastening two locust prongs to each of the fence post bases, as “time and exposure has caused the post[s] to decay at ground level.”²⁶³ Higgins decided upon locust wood for these repairs because of its high resistance to rot and thus ability to reinforce the soundness of each post.²⁶⁴

Around the time the property was transferred, the fence that ran along the north side of Bound Brook Island Road, or what Higgins called Pine Road, continued west only a short distance before turning north and joining an enclosure along the Old Town Road, which apparently held the Higgins pasture.²⁶⁵ Higgins speculated that this area would eventually be swallowed up by pines; a prediction that was realized in fairly short order (Figures 31 and 32).²⁶⁶ It can be assumed that the open land north and east of the Guest House was then roughly similar in appearance to what is there today, for Higgins called it “the ‘meadow.’”²⁶⁷ Speaking of this open area, he mentioned that “there will be found lilies, lilac bushes, and on the crown of this land, a depression where formerly a house had stood,” presumably referring to the remains of the old Hopkins house.²⁶⁸

In reference to the prickly pear cactus present throughout the site in the 1960s and still extant in various spots today, Higgins added the following:

The cactus growing by the old house outside the kitchen door is a native of Mexico. It was there when my great grandparents were alive and may be found here and there in the immediate locale. The least clipping of this cactus will take root wherever it may fall and it is extremely hardy. It was probably brought by ship in much earlier days and was so durable it survived all sorts of seasons and complete neglect.²⁶⁹

This image of endurance is an appropriate conclusion to this record of George Higgins’s ownership of the

Atwood-Higgins property. Since his acquisition of the property in 1919, his work on it had been constant and unrelenting, a pattern marked by the methodical application of linseed oil to the roof of the house every other year.²⁷⁰ The steady constancy of this lifestyle is equally evident in his city life. At the time of his death in 1962, Higgins resided at 30 Dean Road in Brookline and had been operating out of the same business office at 1318 Beacon Street for over fifty years.²⁷¹

During the same period of more than half a century, as Higgins was modifying and adding new buildings to the Atwood-Higgins property, the surrounding and untended landscape of Bound Brook Island was undergoing drastic change. Despite the small parcel of maintained land surrounding the building complex, the island’s once clear and open land swiftly grew over with oak, pine, and black locust (see Figures 24, 27 and 31).²⁷² The Cape Cod Railroad, which passed by the southeastern edge of Bound Brook Island and had in earlier years been plainly visible, was first obscured and then completely removed in 1960.²⁷³ In the autumn 1960 Higgins lamented its absence:

Before we left for the season, beginning at Provincetown to and beyond Wellfleet, nothing was left but the scar of the right of way. So, in my time, I have seen the disappearance of the water front, with its old ship chandler’s country store, its ancient sail lofts where sails were made, and the old buildings for fishing gear, and numerous wharves—and now, the railroad, which lasted only 87 years, reaching Wellfleet in 1870, extended to Provincetown by 1873.²⁷⁴

Brought to life in Higgins’s wistful memories, these changes clearly marked the end of an era, not only for Bound Brook Island and the town of Wellfleet, but for George Higgins and his wife.

During George Higgins’s ownership of the Atwood-Higgins Historic Site, he had built some eight structures and miles of split-rail fences on the property. The thickly wooded landscape and carefully

maintained building complex he transferred to the National Park Service in 1961 was entirely different from that which he acquired as a young man in 1919. A landscape described in 1935 as a “high, attractive, cleared plateau type of country, a little wooded but mostly open” was by the 1960s already a thing of the past.²⁷⁵ The herds of cattle that once roamed the island were now gone, and views of the salt marshes and across the open hills of Bound Brook Island, once so easily visible from the Atwood-Higgins property, had disappeared.²⁷⁶ Meanwhile maple, roses, iris, and other flowers introduced to the property continued to distinguish the site from its surroundings, as had the installment over time of two wells, electrical lines and plumbing in the Guest House.

The influx of summer visitors to the island had grown, adding to the convenience of the improvements Higgins had made to the twice re-routed town road. The once troublesome salt marshes of Duck Harbor were now filled in to the point of supporting a stable road for easy use by automobiles (Figures 33 through 35). The Atwood-Higgins structures had seen their peak of care and activity ebb and flow, as evidenced by the vines thickly coating the outside of the Barn (see Figure 33). Nearby, the Bound Brook Island house sites which remained, such as the hole for the old Curran house mentioned in Higgins’s journal, had most likely disappeared beneath vegetation by the second half of the twentieth century.

NATIONAL PARK SERVICE OWNERSHIP (1961–PRESENT)

Transfer of Ownership and Continued Higgins Occupancy

In 1961, the same year that the Cape Cod National Seashore came into being through Public Law 87-126, George Higgins transferred his land to the National Park Service by both gift and sale.²⁷⁷ A ceremony held on the property on July 2 featured the signing of the deed for the transfer of “about 50 acres” by George and Katharine Higgins as well as National Park Service

Director Conrad Wirth.²⁷⁸ The Secretary of the Interior, Stewart L. Udall, signed the document to transfer 154 acres on August 30.²⁷⁹ A Cooperative Agreement for the property signed the same year states that “when the historic site is established and exhibited for public use, visitation, and enjoyment, it shall be administered so as to faithfully depict to the public, as far as practical, the way of life existing in the vicinity of the historic site and to reflect as far as possible the past history of the house, its adjoining buildings, and surrounding area as representative of Cape Cod.”²⁸⁰

The Higginses meanwhile agreed to maintain only a life interest in the land. Higgins asserted that he and his wife were “completely happy, comforted by a sense of assurance, that all will be well with the old place, that the Department will carry out our wishes as to its future.”²⁸¹ Their property became a new feature in the Cape Cod National Seashore, which was signed into law by President John F. Kennedy on August 7. The stated purpose of this park was in part to:

preserve the nationally significant and special cultural and natural features, distinctive patterns of human activity, and ambience that characterize the Outer [Lower] Cape, along with the associated scenic, cultural, historic, scientific and recreational values.²⁸²

The Higginses, as well as the National Park Service, looked forward to having the Atwood-Higgins Historic Site contribute to this new entity and its interpretive value.

At the time, most of the Atwood-Higgins land was likely characteristic of the agricultural abandonment typical of Cape Cod and included significant amounts of scrub pine.²⁸³ The total property acquired by the National Park Service encompassed 192 acres: 154 acres of land plus 38 additional acres in the salt meadow south of Bound Brook Island and adjacent to Cape Cod Bay, which Higgins had purchased in 1942. Higgins drew a map of the property, which depicted the fences that he had installed (Figure 35).²⁸⁴ The

fencelines are visible on a 1960 aerial photograph. The aerial photograph shows the extent of revegetation surrounding the property, particularly the evergreen pitch pines on the hillsides, and the black locusts in groves around the buildings. The photograph also shows the remaining traces of the earlier roads that cut across the property from east to west.

In accordance with Higgins's wishes, the land and buildings were called "Atwood-Higgins' because of the past 156 years of Atwood ownership."²⁸⁵ As early as 1962, the National Park Service had already begun recording and interpreting the site, as evidenced by a family tree created in that year to explain the ownership history of the Atwood-Higgins House to visitors.

In the last few summers of George Higgins's life, the couple continued to enjoy the property as a place to relax and entertain. Stories recounted by their last summer hire, Harold Cutler, shed some light on how the couple may have used the property in earlier years. In an interview, he described how his job there in the early 1960s included, not only maintaining the grounds, but from time to time serving cocktails and hors d'oeuvres to guests out on the lawn by the Guest House. What Cutler referred to as "the afternoon crowd" often included the Marshalls of North Truro, neighbor Silas Clark and his wife, the Kennys (also likely of Cape Cod) and Mrs. Higgins's cousin Caroline and her husband Joe, who sometimes visited from Ohio (see Figure 181).

Around the same age as the Higginses, the Ohio cousins were also the couple's last surviving relatives. Caroline and Joe would occupy the Guest House and might accompany the Higginses on various outings, though in their old age they did not go often to the Bound Brook Island beachfront property. Other trips might include a drive to the theater in Dennis, which according to Cutler, Mrs. Higgins took in her 1956 convertible with Kathy Marshall. Mr. Higgins by then watched television in the southern part of the Country Store, rather than up at the Summer House, no doubt

to avoid having to climb the hill. In the Higginses final years of occupancy, this structure was apparently only rarely used by Mrs. Higgins and the path leading out to it from the Garage had grown over.²⁸⁶

As for the appearance of the landscape around 1962, Cutler recognized minimal difference from the way it appears today. Cutler worked for the Higginses as a summer boy from 1962 to 1964. He remembered mowing the lawn areas and planting marigolds around the buildings.²⁸⁷ Flower beds lay about ten feet out in front of the house on either side of the front door, while some locust trees grew in the house lawn. This open land in front of the house was bordered by scrub pine, while the woods to the south and east prevented any views out over the countryside. Provided with free and unlimited use of the Higginses' mint condition 1953 Chevy pickup, Cutler was responsible for taking care of the majority of the yard work during these years. He recalled digging out some 43 locust tree stumps around the buildings, in 1963. He also remembered helping with domestic duties such as washing dishes and running errands, tasks which the Higginses might have taken care of themselves in their earlier and more youthful years.²⁸⁸

That spring, on May 2, 1963, Superintendent Gibbs reconfirmed the National Park Service's intention to designate the Atwood-Higgins home site as a National Historic Site.²⁸⁹ Later the same year George Higgins died. On November 9, the retained life estate clause in the original Cooperative Agreement was eliminated in favor of a Special Use Permit for Katharine Higgins.²⁹⁰ Perhaps partially due to Higgins's death or the continued occupancy of Katharine Higgins, the park did not take an active role in managing the property (Figure 37). A 1966 draft Master Plan for the Cape Cod National Seashore failed to include Atwood-Higgins among its "Historic Buildings and Sites," and a revised 1970 version of the same document skimmed only briefly over the property's historic resources.²⁹¹

Site Documentation and Planning

The site's nomination to the National Register of Historic Places was not completed until 1973 and relied heavily upon information supplied by George Higgins's journal. That same year, a Historic Structure Report was completed for the property and included photographs of most of the structures in the complex (Figures 38, 39 and 40). Judging from a 1972 topographic map of the area and 1977 aerial photograph, the hills of Bound Brook Island and the marshes surrounding it had by then changed little since Higgins's ownership had ended. In preparation for a Development Concept Plan, the National Park Service made an interpretive planning visit to the property on January 30, and a Planning Directive was submitted on June 7, 1973 (Figure 41).²⁹²

An additional Historic Structure Report from that year made careful note of the layout of the Atwood-Higgins property. An underground electric cable was found running northeast to the Woodshed from a sixty amp panel on the north wall of the house cellar.²⁹³ A telephone cable running underground from the house northeast to the Woodshed was also noted.²⁹⁴ On August 2, Katharine Higgins apparently commented that the present location of the Barn was very close to, if not actually upon, the old Barn site used by Thomas Atwood.²⁹⁵ Also in 1973, a "buttery-cistern" was found a little over 100 feet northeast of the Hopkins house site, or in the vicinity of the current National Park Service residence, known as the Maker House. Trenching of the spot revealed "only a modern piece of glass, a couple of dish shards and a few oyster shells" with no structural remnants. It was concluded unlikely that anything was ever built or installed there.²⁹⁶

The Maker House was moved to its present site by the National Park Service at the request of the Higginses out of concern of vandalism. The site was selected for its proximity to the Atwood-Higgins structures, accessibility, and located at a comfortable distance to ensure that the "sounds of contemporary family life

(even a well-behaved park family)" would not carry onto the historic property.²⁹⁷

On February 7, 1974, National Park Service Regional Director Chester Brooks approved the Atwood-Higgins Development Concept Plan, and subsequent to the submission of Section 106 documents, the Advisory Council on Historic Preservation (ACHP) concurred with a determination of no significant affect for the proposed work at Atwood-Higgins, on September 19.²⁹⁸ In January of 1976, Superintendent Lawrence C. Hadley signed an Agreement of Mutual Cancellation of Permit, releasing Katharine Higgins from the Special Use Permit signed December 23, 1962.²⁹⁹ This alteration to previously made plans is thought to have been largely owed to Katharine Higgins's failing health. She passed away in 1978. The property was first opened up to public visitation during the summer of that year, and featured twice-weekly guided tours of eight visitors at a time, by reservation only.³⁰⁰ On July 30, 1976 the Atwood-Higgins House and surrounding 24 acres were listed in the National Register of Historic Places as the Atwood-Higgins Historical Complex.³⁰¹

Though not published until 1980, a new Historic Structures Report written by Marsha Fader and available in draft form in 1976 had a lasting effect on the National Park Service's treatment of the Atwood-Higgins complex from this point onward. For the first time, this document challenged George Higgins's estimate for the date of the original house construction. While he had suggested that the structure was built as early as 1635–40, using structural analysis, Fader estimated that construction had instead taken place around 1730. With these findings in mind, the National Park Service revised its approach to the site in 1976, returning to the 1974 Development Concept Plan (DCP) in order to revise guidelines for the property's future preservation and use.³⁰²

The old plans, which had foreseen a site where "essentially the buildings and grounds will exhibit ways of life from the seventeenth century into modern

times,” were revisited in a National Park Service meeting on June 3, 1976.³⁰³ It was decided that no buildings other than the Atwood-Higgins House would be open to the public. Recreating an historic scene was removed from the list of property goals.³⁰⁴ The Barn, Country Store, Guest House and other outlying buildings were concluded to merit less than full historic status, but were protected from demolition in honor of the original commitment made to the Higgins family.³⁰⁵ These altered views were contained within a final Interpretive Prospectus, which thereafter guided the use and maintenance of the site. Though the house was opened for public tours, the Guest House and Country Store were strictly identified for use as interesting and educational exhibits. Having been judged as inauthentic reproductions of historic structures, these buildings’ survival now depended on their adaptive use.³⁰⁶ The National Park Service has since used the Country Store for interpretive purposes, while the Guest House has housed park staff. The Barn was used to keep Park Ranger horses starting sometime after 1978, as part of a Cape Cod National Seashore horse patrol operation (Figure 42).³⁰⁷ However, ever since Hurricane Bob knocked out the Guest House power in 1991, no one has lived at the site.³⁰⁸ House maintenance has meanwhile continued and the National Park Service has kept its immediate vicinity clear for public tours (Figure 43). Responding as they likely had in the past, park employees removed storm-damaged trees from the lawn south of the Atwood-Higgins House in January 1992 (Figure 44). According to an article on the event:

Besides removing threats of insect and fire damage, the removal is also intended to return the circa 1740 home and various outbuildings to their original agricultural setting by removing trees that have grown in what were once open fields, said Frank Ackerman, chief interpreter for the National Seashore. Other plantings that were part of the farm, such as fruit trees and ornamental shrubs, will not be removed, Ackerman said.³⁰⁹

As for other work on the site, several surveys have taken place since Fader researched her report in 1976. The location of the buttery cistern was reconfirmed in 1979, yet it was not observed during later research by Holmes et al. in 1995.³¹⁰ Also in 1979, “a well and other water system apparatus” were documented in a walking survey of the ground southeast of the old barn site, or in the vicinity of the present Barn.³¹¹ Remnants of past human habitation on the island meanwhile remains manifest in the vegetation. In the 1980s, rhubarb patches and lilac bushes could be seen marking the old, abandoned house sites spread out along Bound Brook Island Road, including the Atwood-Higgins House, the Ben Atwood/Ebenezer L. Atwood house, the Henry Atwood house, the Baker house and the Bryne house.³¹²

Most recently, the 1995 archaeological survey of the Atwood-Higgins complex completed by Holmes et al. recorded no existing remnants of the old Bound Brook Island schoolhouse.³¹³ However, researchers found a couple of concrete markers, some of which marked boundaries, spread along the length of the Old Town Road as it crossed the Atwood-Higgins building complex from Bound Brook Island Road and continued west into the woods.³¹⁴ As for the Hopkins house in the eastern end of the meadow and northeast of the Guest House, surface inspection revealed several pottery fragments ranging in date from between 1780–1820 and 1820–1900. Green bottle glass, window glass and an electric fence insulator made of plastic were also recovered. This suggests a fairly late occupation of the Hopkins site and does not necessarily confirm its habitation, as the area has also been cultivated in the past.³¹⁵ At the time of the survey, the integrity of the site was recorded as good, with no evidence of significant disturbance.³¹⁶

The question of who may have lived in the old Hopkins house meanwhile remains a mystery. Katharine Higgins believed it to be the home of the missionary, Dr. Nehemiah S. Hopkins. However, Dr. Hopkins’s grand-niece, Joan Hopkins Coughlin, knew

a different location as the site of her grand uncle's home. Investigators concluded that if the house site in the meadow of the Atwood-Higgins complex was indeed inhabited by members of the Hopkins family, they lived there at some point earlier than the mid-nineteenth century.³¹⁷

Another, perhaps more important matter, of ongoing discussion for the National Park Service has been the historical significance of the buildings, their contents, and the landscape features associated with the Atwood-Higgins property. Though George Higgins's intentions were optimistic, the National Park Service has attributed the limited use of the property primarily to a lack of funding.³¹⁸ Today the complex is sparsely visited, the buildings are unoccupied, landscape maintenance is minimal, and many of the buildings have fallen into disrepair as described in the next chapter.

ENDNOTES

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- ¹⁸⁶ Richard D. Holmes, et al., *Archaeological Reconnaissance Survey of the Atwood-Higgins Complex*, 1995, 24.
- ¹⁸⁷ George K. Higgins draft appendage, n.d., 1.
- ¹⁸⁸ George K. Higgins journal, 1950, 16.
- ¹⁸⁹ George K. Higgins taped statement, 1960, 5.
- ¹⁹⁰ *Ibid*, 5.
- ¹⁹¹ Larry Lowenthal, 1996, 16; George K. Higgins letter to Ernest Rose, January 29, 1952, Brookline, MA, Cape Cod NS archives.
- ¹⁹² Harold Cutler, friend and employee of Higginses, interview by Emily Donaldson, October 17, 2007.
- ¹⁹³ George K. Higgins journal, 1950, 57.
- ¹⁹⁴ *Ibid*, 2.
- ¹⁹⁵ *Ibid*, 61.
- ¹⁹⁶ *Ibid*, 63.
- ¹⁹⁷ *Ibid*, 61.
- ¹⁹⁸ *Ibid*, 61.
- ¹⁹⁹ *Ibid*, 61.

- ²⁰⁰ Larry Lowenthal, 1996, 2; George K. Higgins journal, 1950, 69, 71.
- ²⁰¹ George K. Higgins taped statement, 1960, 12.
- ²⁰² Ibid, 23.
- ²⁰³ George K. Higgins journal, 1950, 73.
- ²⁰⁴ "Amendment to the National Register" (Amherst, MA: University of Massachusetts, 1999), 9.
- ²⁰⁵ George K. Higgins journal, 1950, 77.
- ²⁰⁶ Ibid, 77a.
- ²⁰⁷ Ibid, 79.
- ²⁰⁸ Ibid, 161-2.
- ²⁰⁹ Russ Moore, National Park Service volunteer, interview by Margie Coffin Brown and Emily Donaldson, May 23, 2007; Harold Cutler, friend and employee of Higginses, interview by Emily Donaldson, October 17, 2007.
- ²¹⁰ "Amendment to the National Register" (Amherst, MA: University of Massachusetts, 1999), 8; George K. Higgins journal, 1950, 83.
- ²¹¹ George K. Higgins journal, 1950, 84.
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- ²¹⁴ George K. Higgins journal, 1950, 86.
- ²¹⁵ Ibid, 84.
- ²¹⁶ Ibid, 86.
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- ²¹⁸ Ibid, 77.
- ²¹⁹ Ibid, 100.
- ²²⁰ Ibid, 50, 110.
- ²²¹ Daniel Lombardo, 2000, 107.
- ²²² Ibid, 123.
- ²²³ Daniel Lombardo, 2000, 126.
- ²²⁴ George K. Higgins journal, 1950, 3.
- ²²⁵ Ibid, 93.
- ²²⁶ George K. Higgins taped statement, 1960, 16.
- ²²⁷ George K. Higgins journal, 1950, 95, 96.
- ²²⁸ Ibid, 93.
- ²²⁹ Ibid, 96.
- ²³⁰ Ibid, 96.
- ²³¹ Ibid, 96.
- ²³² Ibid, 98.
- ²³³ Ibid, 98.
- ²³⁴ Ibid, 96, 97.
- ²³⁵ George K. Higgins taped statement, 1960, 15-16.
- ²³⁶ Harold Cutler, friend and employee of Higginses, interview by Emily Donaldson, October 17, 2007.
- ²³⁷ George K. Higgins taped statement, 1960, 17; George K. Higgins journal, 1950, 13, 99.
- ²³⁸ George K. Higgins journal, 1950, 100, 101.
- ²³⁹ Ibid, 114, 123.
- ²⁴⁰ George K. Higgins taped statement, 1960, 12.
- ²⁴¹ George K. Higgins journal, 1950, 128.
- ²⁴² Richard D. Holmes, et al., *Archaeological Reconnaissance Survey Atwood-Higgins Complex*, 1995, 22.
- ²⁴³ George K. Higgins taped statement, 1960, 14.
- ²⁴⁴ George K. Higgins journal, 1950, 40.
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- ²⁴⁶ Ibid, 119.
- ²⁴⁷ Ibid, 147.
- ²⁴⁸ Ibid, 112.
- ²⁴⁹ Ibid, 138.
- ²⁵⁰ Ibid, 124.
- ²⁵¹ Ibid, 91.
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- ²⁵³ George K. Higgins journal, 1950, 146-7.
- ²⁵⁴ Larry Lowenthal, 1996, 3.
- ²⁵⁵ George K. Higgins journal, 1950, 148; Larry Lowenthal, 1996, 8; James W. Corson and Marsha Fader, *Interpretive Prospectus, Atwood-Higgins Complex, Cape Cod National Seashore* (National Park Service), 1.
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- ²⁶² Ibid, 21.
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- ²⁶⁴ Ibid, 21.
- ²⁶⁵ Ibid, 21.
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- ²⁶⁷ Ibid, 22.

- ²⁶⁸ Ibid, 22.
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- ²⁷⁷ "Events Significant to the Management of Atwood-Higgins Homesite," n.d. Cape Cod NS archives.
- ²⁷⁸ George K. Higgins journal, 1950, 157.
- ²⁷⁹ "Events Significant to the Management of Atwood-Higgins Homesite," n.d. Cape Cod NS archives; Larry Lowenthal, 1996, 15.
- ²⁸⁰ Cooperative greement between the Department of the Interior and George K. and Katharine Higgins, July 25, 1961, Article III, Section C.
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- ²⁸² National Park Service, *General Management Plan, Cape Cod National Seashore* (National Park Service, 1998), 9.
- ²⁸³ Larry Lowenthal, 1996, 15.
- ²⁸⁴ George K. Higgins journal, 1950, 3.
- ²⁸⁵ Ibid, 157.
- ²⁸⁶ Harold Cutler, friend and employee of Higginses, interview by Emily Donaldson, October 17, 2007.
- ²⁸⁷ Ibid.
- ²⁸⁸ Ibid.
- ²⁸⁹ Marsha L. Fader, 1980, 2; "Events Significant to the Management of Atwood-Higgins Homesite," n.d. Cape Cod NS archives.
- ²⁹⁰ Harold Cutler, friend and employee of Higginses, interview by Emily Donaldson, October 17, 2007; Marsha L. Fader, 1980, 2.
- ²⁹¹ Larry Lowenthal, 1996, 9.
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- ²⁹³ F. Cliff Pearce, *Historic Structure Report: Atwood-Higgins House Architectural Data Section*, 1973, 3.
- ²⁹⁴ Ibid, 1973, 5.
- ²⁹⁵ Edison Lohr, "Memorandum to Superintendent, Cape Cod" written for Superintendent Cunningham (Cape Cod, 1973), n.p.
- ²⁹⁶ Ibid.
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- ²⁹⁸ "Events Significant to the Management of Atwood-Higgins Homesite," n.d. Cape Cod NS archives.
- ²⁹⁹ Lawrence C. Hadley letter to Dr. Walter S. Robbins, January 14, 1976, Washington DC, Cape Cod NS archives.
- ³⁰⁰ Marsha L. Fader, 1980, 2.
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- ³⁰³ Jack E. Stark, Regional Director, North Atlantic Region, to Associate Manager, Denver Service Center, February 16, 1977, NARC Waltham, RG 79, Accession 88-0002, Box 20, Folder CACO H-30.
- ³⁰⁴ Larry Lowenthal, 1996, 11-12.
- ³⁰⁵ Jack E. Stark, Regional Director, North Atlantic Region, to Associate Manager, Denver Service Center, February 16, 1977, NARC Waltham, RG 79, Accession 88-0002, Box 20, Folder CACO H-30; Lawrence C. Hadley letter to Regional Director, North Atlantic Region, July 8, 1977, Cape Cod NS archives.
- ³⁰⁶ James W. Corson and Marsha Fader, *Interpretive Prospectus, Atwood-Higgins Complex, Cape Cod National Seashore* (National Park Service), 17.
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- ³¹⁴ Ibid, 22.
- ³¹⁵ Ibid, 22.
- ³¹⁶ "Amendment to the National Register" (Amherst, MA: University of Massachusetts, 1999), 4.
- ³¹⁷ Richard D. Holmes, et al., *Archaeological Reconnaissance Survey Atwood-Higgins Complex*, 1995, 21.
- ³¹⁸ Larry Lowenthal, 1996, 15.



Figure 1. Map of Cape Cod showing circulation routes, towns and place names as they are today. The Atwood-Higgins House is located on Bound Brook Island, north of Wellfleet Center and just south of the Wellfleet-South Truro town line. (Cape Cod National Seashore.)

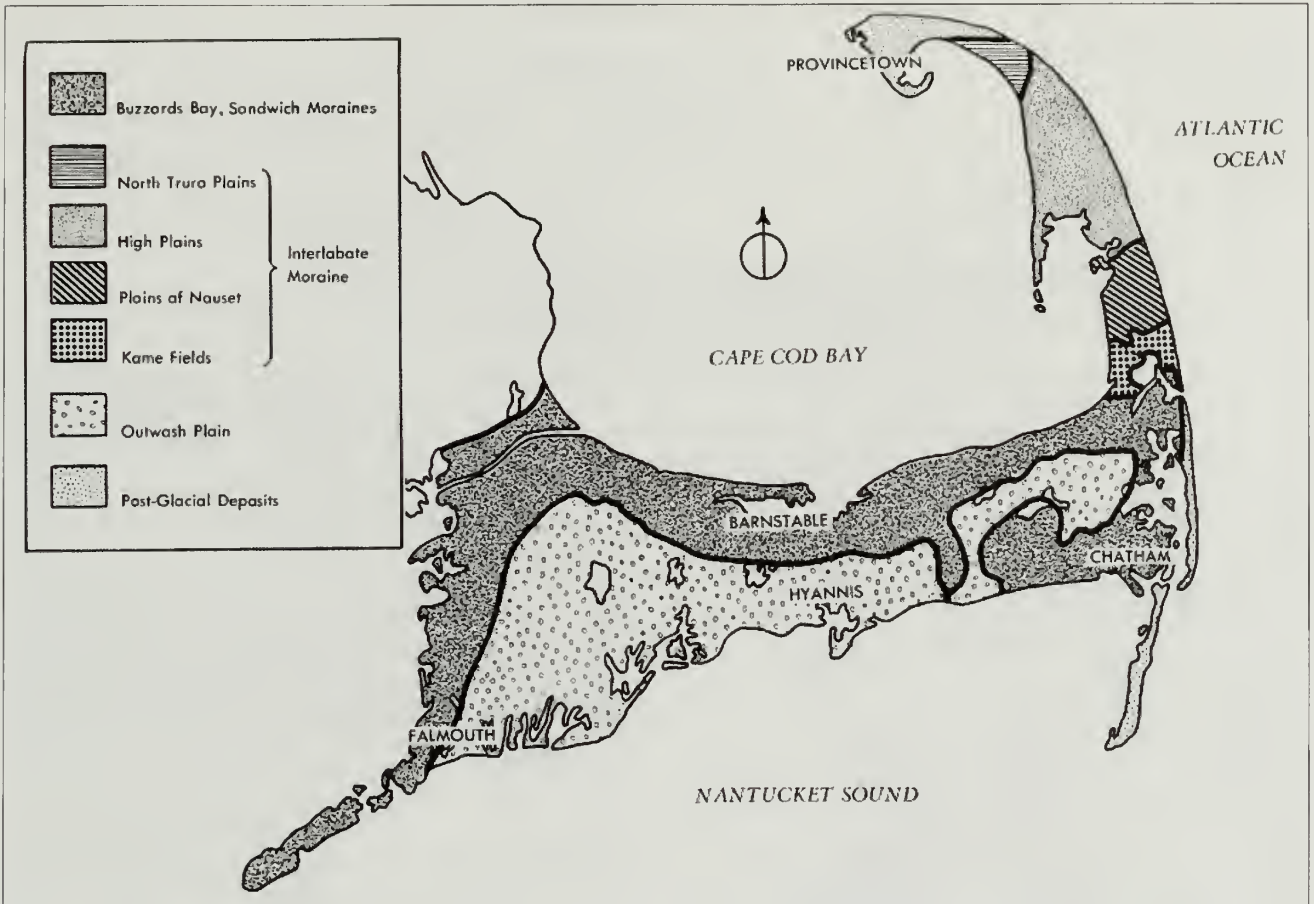


Figure 2. Diagram showing the geological characteristics of Cape Cod. Most of the Wellfleet area is classified as high plains deposited from a glacial moraine. (Chamberlain, 1964, 97.)

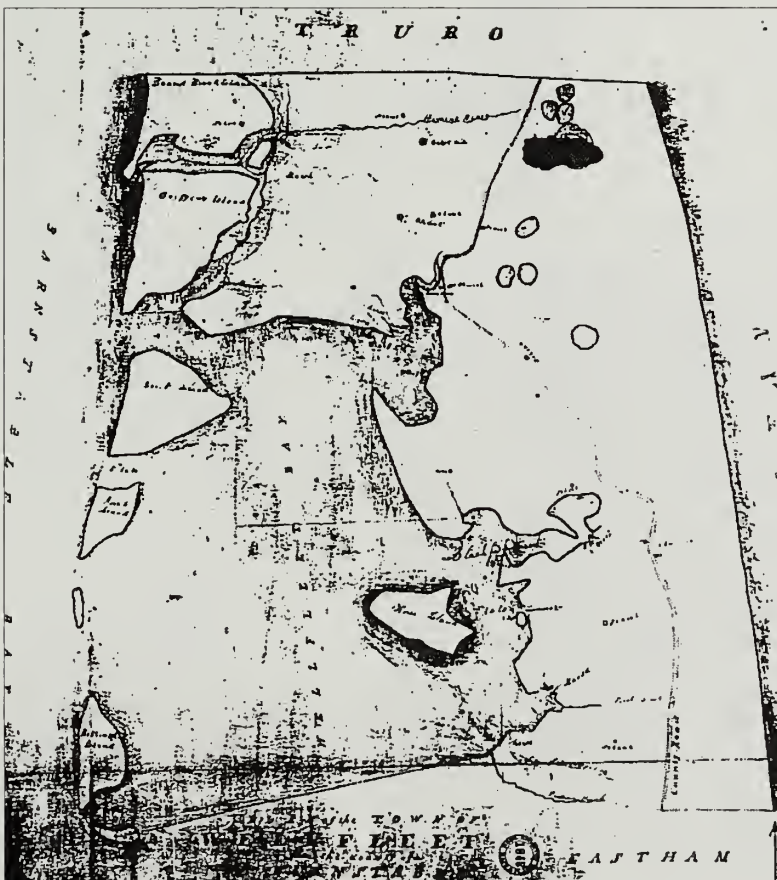


Figure 3. Map of Cape Cod from 1841, showing historic Bound Brook Island (upper left) and surroundings. (Holmes et al. n.d.:237.)

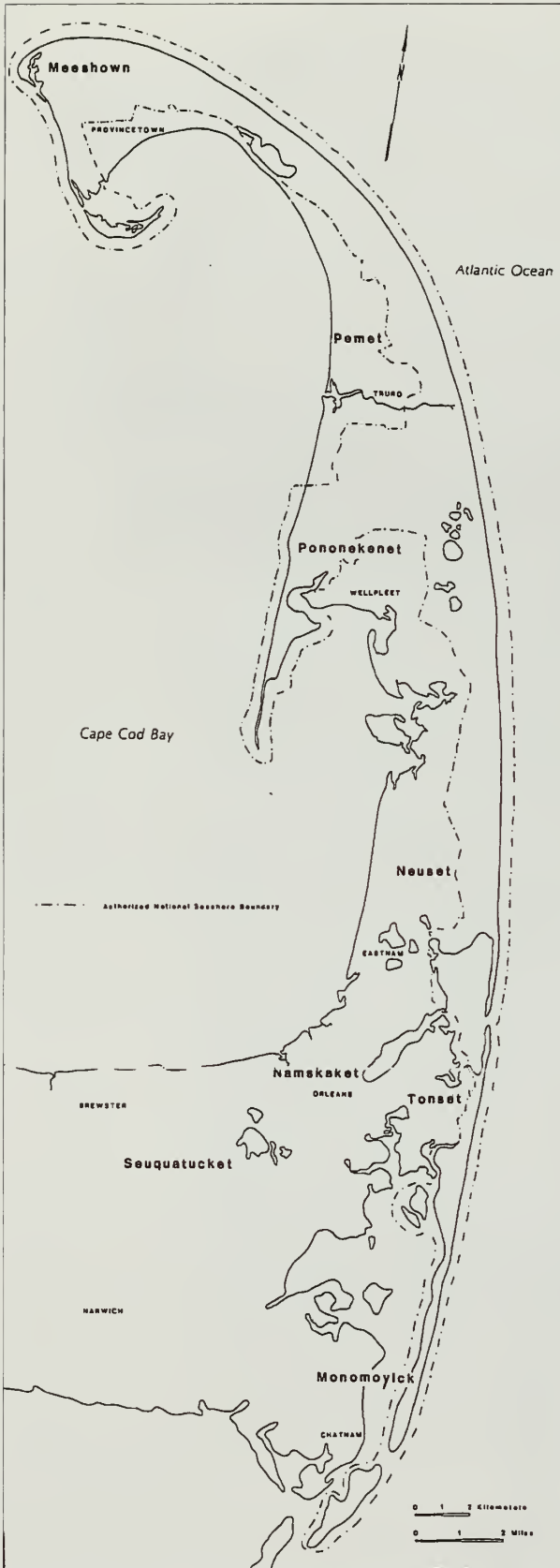


Figure 4. Map of Cape Cod with Native American place names. (Holmes et al. n.d. pg 222.)

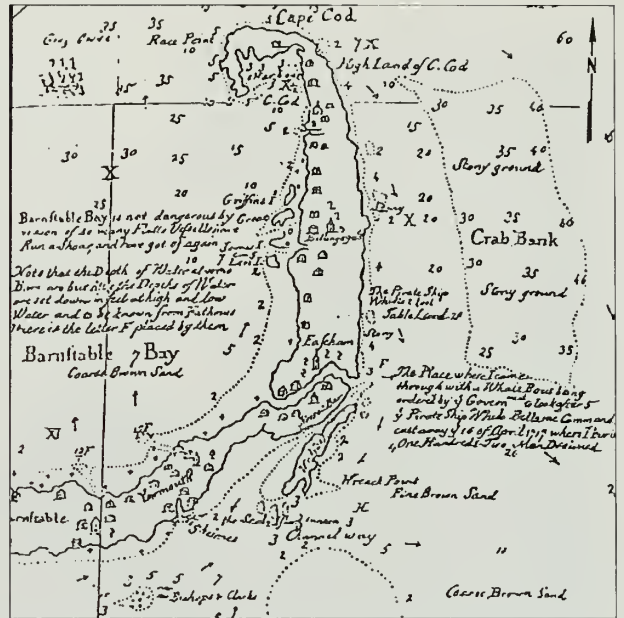


Figure 5. Early map of Cape Cod, showing Bound Brook Island and the neighboring islands in 1717. At this time, Wellfleet was known as Billingsgate. (Holmes et al. n.d.:224.)

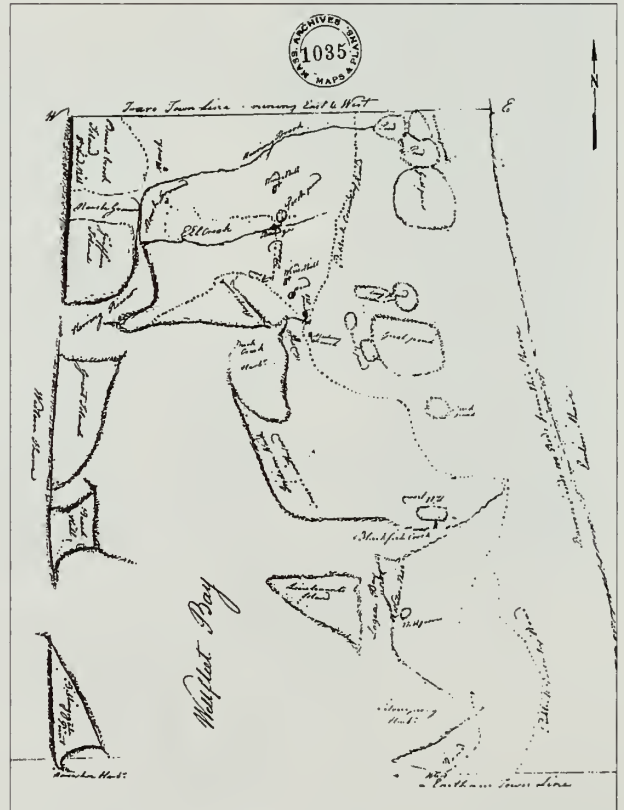


Figure 6. Map of the Wellfleet area from 1795, showing Bound Brook Island at upper left and the Herring River. (Holmes et al. n.d.:242.)

Bound Brook Island

Duck Creek



Figure 7. Map of Wellfleet in 1831. Note the narrow access to Duck Harbor by way of Duck Creek and along the south side of a Bound Brook Island sand bar, also shown in Figure 1.3. (Holmes et al. n.d.:233.)

Project Area, Bound Brook Island



Figure 8. Map of Bound Brook Island in 1848, a detail of Figure 1.10. Note the extent of the salt marshes and the structures along the east and south sides of the island, likely comprising both homes and saltworks. (Holmes et al. n.d.:240.)

Project Area, Bound Brook Island



Figure 9. Map of Wellfleet in 1880. Note the dramatically reduced size of Duck Harbor, and the newly installed Cape Cod Railway. Shown on the very edge of the Herring River the home of “Mrs. M. Atwood,” the second wife of Thomas Atwood, Jr., would later become known as the Atwood-Higgins house. (Holmes et al. n.d.:250.)



Figure 10. The crossing onto Bound Brook Island, c.1920. Note the old saltworks, center, and the barely visible "house for fishing gear" at lower right center, as well as the hillsides covered with vegetation beyond. (Cape Cod NS archives; Higgins 1950, 9.)



Figure 11. The muddy tracks of Bound Brook Island Road, leading north up the hill to the Atwood-Higgins building complex, c. 1898. Labeled "Approach to House" by George Higgins in his journal. (Cape Cod NS archives; Higgins 1950, 26.)



Figure 12. The house of George K. Higgins' grandparents in North Pomfret, Vermont, depicting the first half of the twentieth century. (Cape Cod NS archives; Higgins 1950, 13.)



Figure 13. Looking south showing the mother and father of George Higgins crossing the Herring River to Bound Brook Island, in 1920. Note the old saltworks behind the carriage and the "house for fish gear" just visible at lower left. (Cape Cod NS archives; Higgins 1950, 8.)



Figure 14. Approach to Bound Brook Island across the meadow in 1920. Higgins's caption for the photograph in his journal reads: "The meadows in 1920 to the left of the old Herring House beside the railroad tracks and beyond 'the house for fish gear'. To the right on the hill, the David Baker place removed in 1927 to Wellfleet Village. Note: The road across the meadow!" (Cape Cod NS archives; Higgins 1950, 9.)



Figure 15. Chopping down an apple tree south of the Atwood-Higgins house, in 1920. George Higgins's own caption for the photo in his journal, reads: "'We cut down an old apple tree' Father strikes the first blow!" (Cape Cod NS archives; Higgins 1950, 30.)



Figure 16. Looking northwest from the salt marsh toward the Atwood-Higgins house, whose chimney is visible through the trees, likely in the 1920s or '30s. Note the clear path of the Herring River (curving at right) and Old County Road (coming from left), and the dramatically open landscape. Photo originally labeled "Uncle Jesse Atwood standing on the meadow below the house, Bound Brook Island, Wellfleet." (Cape Cod NS archives, H6-275.)



Figure 17. Damage done by the August "tornado" of 1924, possibly looking northeast from the house lawn, showing the area where Higgins went on to plant two maples. Note the number of fallen trees and the fence at the bottom of the hill. (Cape Cod NS archives.)



Figure 18. Looking northwest at the fence and gate beside the Barn, in 1941. (Cape Cod NS archives.)



Figure 19. Looking west at the new Garage, in 1929. (Cape Cod NS archives.)



Figure 20. George and Katharine Higgins (at left) with a friend (possibly Katharine's sister) at the beach, c. 1920. (Cape Cod NS archives, H6-258.)



Figure 21. Most likely looking north toward the fenced edge of the meadow, with the Higgins's horse, Imp at center, c. 1931. (Cape Cod NS archives.)



Figure 22. The "old apple tree" in the lawn of the Atwood-Higgins House, still healthy as shown here in 1953. Note the bench placed by the tree trunk. (Cape Cod NS archives.)



Figure 23. George Higgins's work crew, including the cook, standing on the south side of the house, in 1920. (Cape Cod NS archives.)



Figure 24. View south of the building complex and fencing, with the barn at left, County Store center and the garage barely visible at far right, in 1948. (Cape Cod NS archives.)

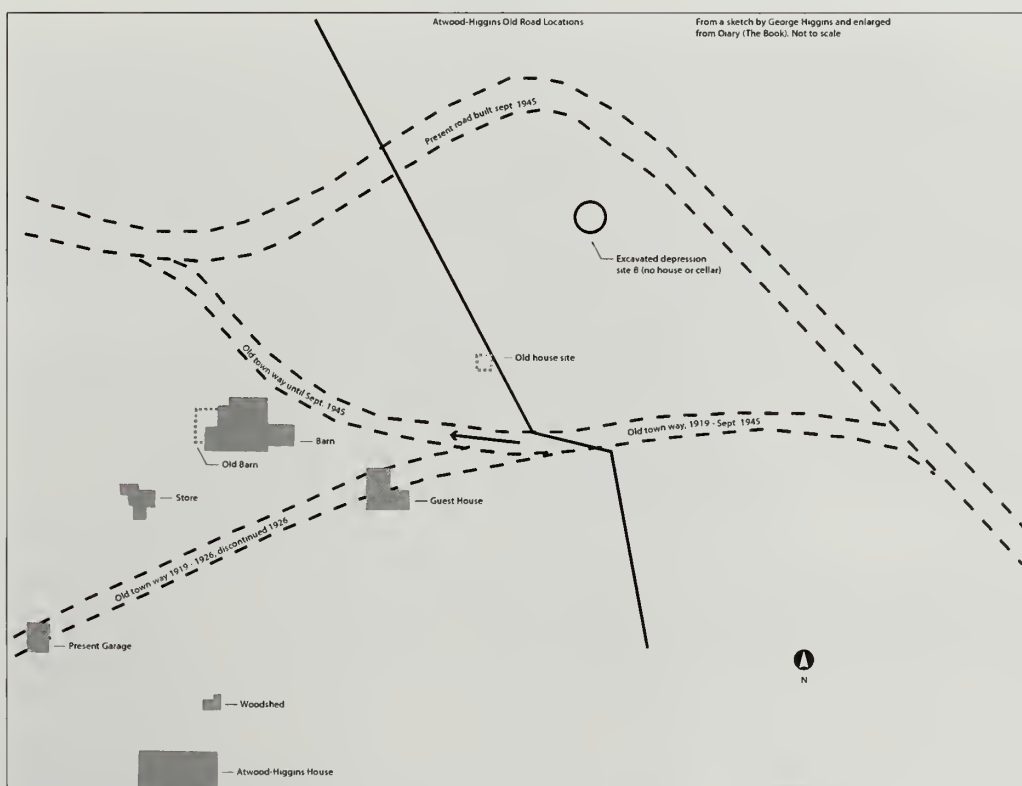


Figure 25. Diagram showing changes to the road alignment based on a sketch by George Higgins. (Traced by OCLP.)



Figure 26. Country Store being built, most likely as seen looking southeast from the driveway, in 1947. (Cape Cod NS archives, H6-097.)



Figure 27. Looking east toward the building complex, showing the Country Store, Barn, the chimney of the Guest House (at left) and the hills beyond, in a photo likely taken from Bound Brook Island Road some time in the 1950s. Note the absence of all obvious signs of modernity including telephone and electricity lines, with the exception of the parked cars barely visible through the trees at left. (Cape Cod NS archives, H6-014.)



Figure 28. George Higgins with Katharine Higgins (far right) and friends, looking northwest likely some time in the 1950s. Note the street lamp in the foreground with possibly a rose growing at its base and the Country Store in the background. (Cape Cod NS archives, H6-139.)



Figure 29. Katharine Higgins with friends, possibly showing the reconstructed Summer House beyond and likely to the southeast, some time not long after 1959. Note the cleared lawn in the background. (Cape Cod NS archives, H6-211.)



Figure 30. View north of the Atwood-Higgins House, lawn, and Woodshed, in a photograph likely taken for the Library of Congress in 1959. Note the large locust in the foreground and grape arbor at left. (Cape Cod NS archives, H6-115).



Figure 31. Looking northeast toward the building complex, showing fencing and the Country Store, c. 1950s. Note the already encroaching woodland of the surrounding area, despite the cleared spot in the foreground, or just north of the section of Old Town Road which Higgins called "Pine Road." (Cape Cod NS archives, H6-141; Higgins 1960, 21.)



Figure 32. View north of the Barn weathervane, late 1950s. (Cape Cod NS archives, H6-094.)



Figure 33. George and Katharine Higgins standing in front of the Barn with the Country Store beyond, looking west on September 18, 1959. Note the heavy covering of vines on the barn. The car is parked in a spot which used to stand just north of the Guest House. (Cape Cod NS archives, H6-199.)

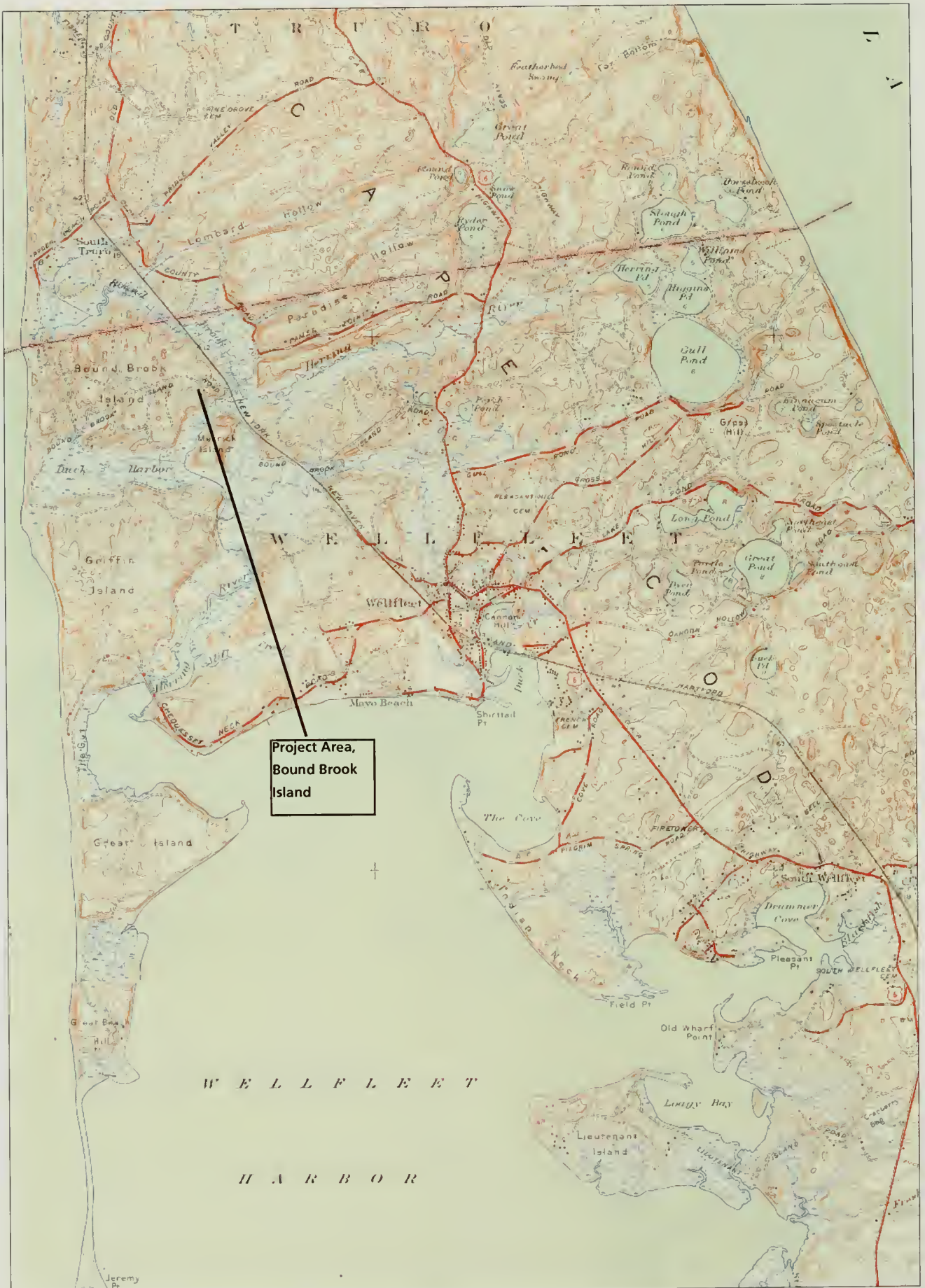


Figure 34. Map of the Wellfleet area showing Bound Brook Island and surroundings, in 1944. (USGS 1944.)

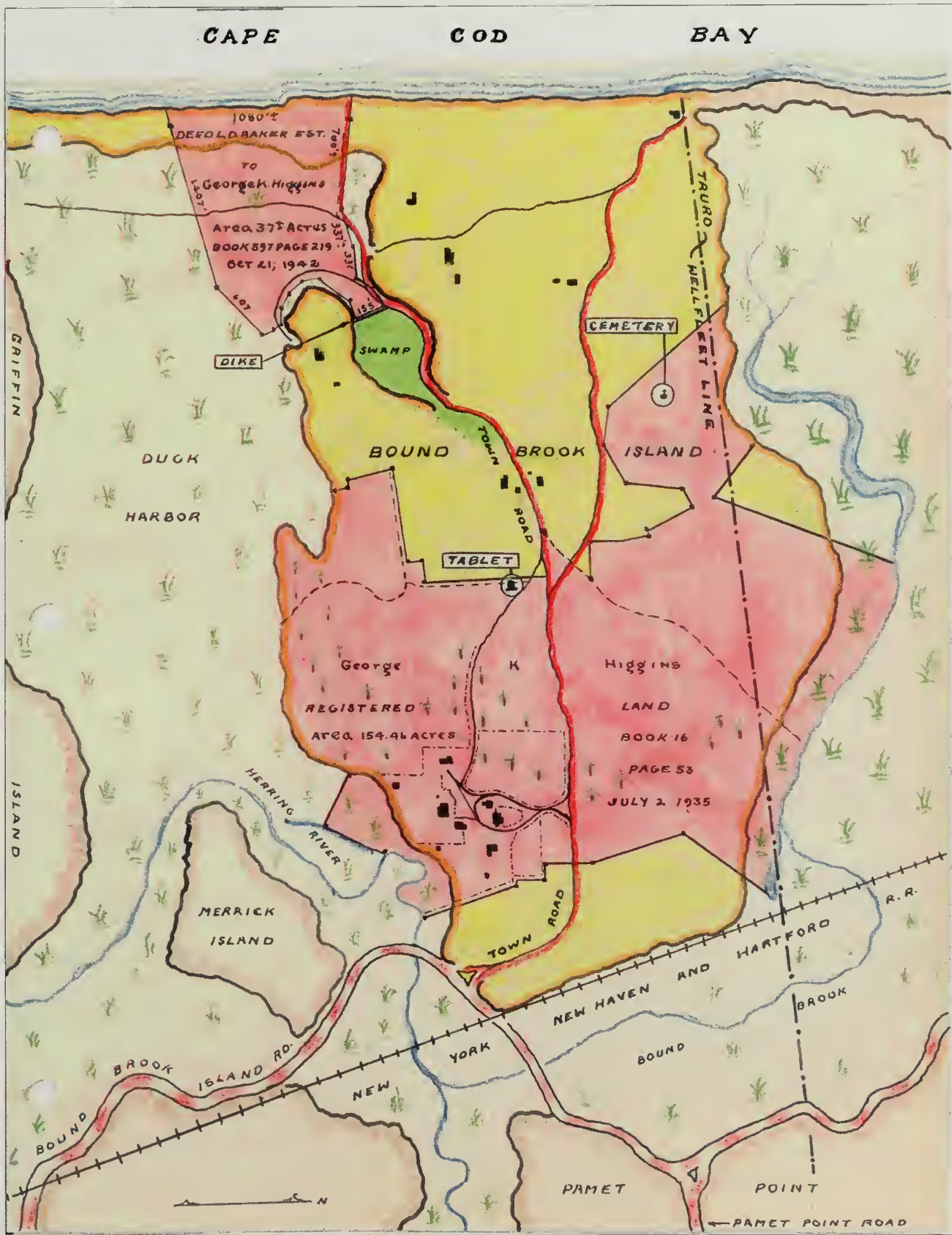


Figure 35. Map drawn by George Higgins in 1935 showing the full 190 or so acres of his property, as it was transferred to the National Park Service in 1961. (Cape Cod NS archives.)



Figure 36. Aerial photograph of Atwood-Higgins Historic District in spring, 1960. The fencelines recorded by George Higgins (see Figure 35) are visible as are the former road traces. note the number of trees, likely black locusts, growing in the meadow area by the Guest House and Barn. (USGS, from Cape Cod NS map files.)



Figure 37. Looking north at the Atwood-Higgins House during a period of under-use, in 1965. Note the landscape beyond, in the process of filling in with vegetation. (Cape Cod NS archives, H6-294.)



Figure 38. Looking northeast at the Barn and open lean-to, in a photo taken for the 1973 Historic Structure Report on the Atwood-Higgins building complex. (Cape Cod NS archives, H6-298.)



Figure 39. Looking northeast at the Country Store from the Old Town Road, in a photo taken for the 1973 Historic Structure Report on the Atwood-Higgins building complex. (Cape Cod NS archives, H6-296.)



Figure 40. Looking northwest at the Woodshed and fence, in a photo taken for the 1973 Historic Structure Report on the Atwood-Higgins building complex. (Cape Cod NS archives.)

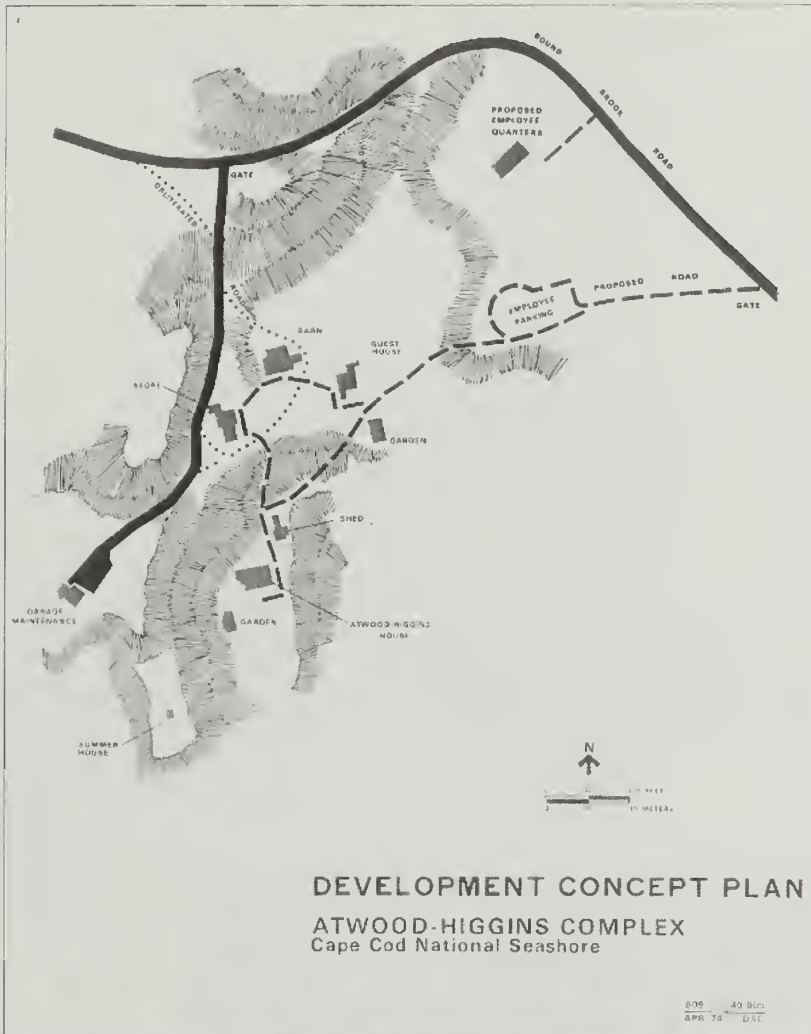


Figure 41 (left). Diagram of proposed changes to the Atwood-Higgins complex as part of the Development Concept Plan in 1974. Proposed changes include using the Old Town Road Trace for staff parking, rerouting the road down the hillside by the Woodshed, obliterating sections of the 1920s road realignment and Higgins driveway, and using the Garage for maintenance operations.

Figure 42 (below). Looking northeast at the Barn, parking spaces and edge of the Guest House, c. 1970. Note the gate on the left, which was still used to enclose horses at the time (Cape Cod NS archives, H6-134).





Figure 43. Looking north at the Atwood-Higgins House during a period when it was open for public tours in 1978 (Cape Cod NS archives, H6-002).



Figure 44. National Park Service employees clearing the Atwood-Higgins House lawn of fallen trees, looking north in January 1992. The House Privy, Atwood-Higgins House, and Woodshed are visible in the background. (Cape Cod NS archives.)

Cultural Landscape Report

Atwood-Higgins Historic District Wellfleet, MA

Period Plan 1961



National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

SOURCES

1. Aerial photography, US Dept. of Agriculture, 1971
2. Aerial photography, USGS, 1960
3. NPS GIS data
4. Historic images
5. Field Visit, August 2010

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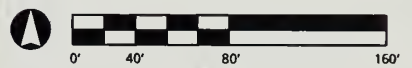
Andrew Louw, Cassandra Bosco
ArcGIS 9.3, AutoCAD Map 2011, Adobe Illustrator CS5

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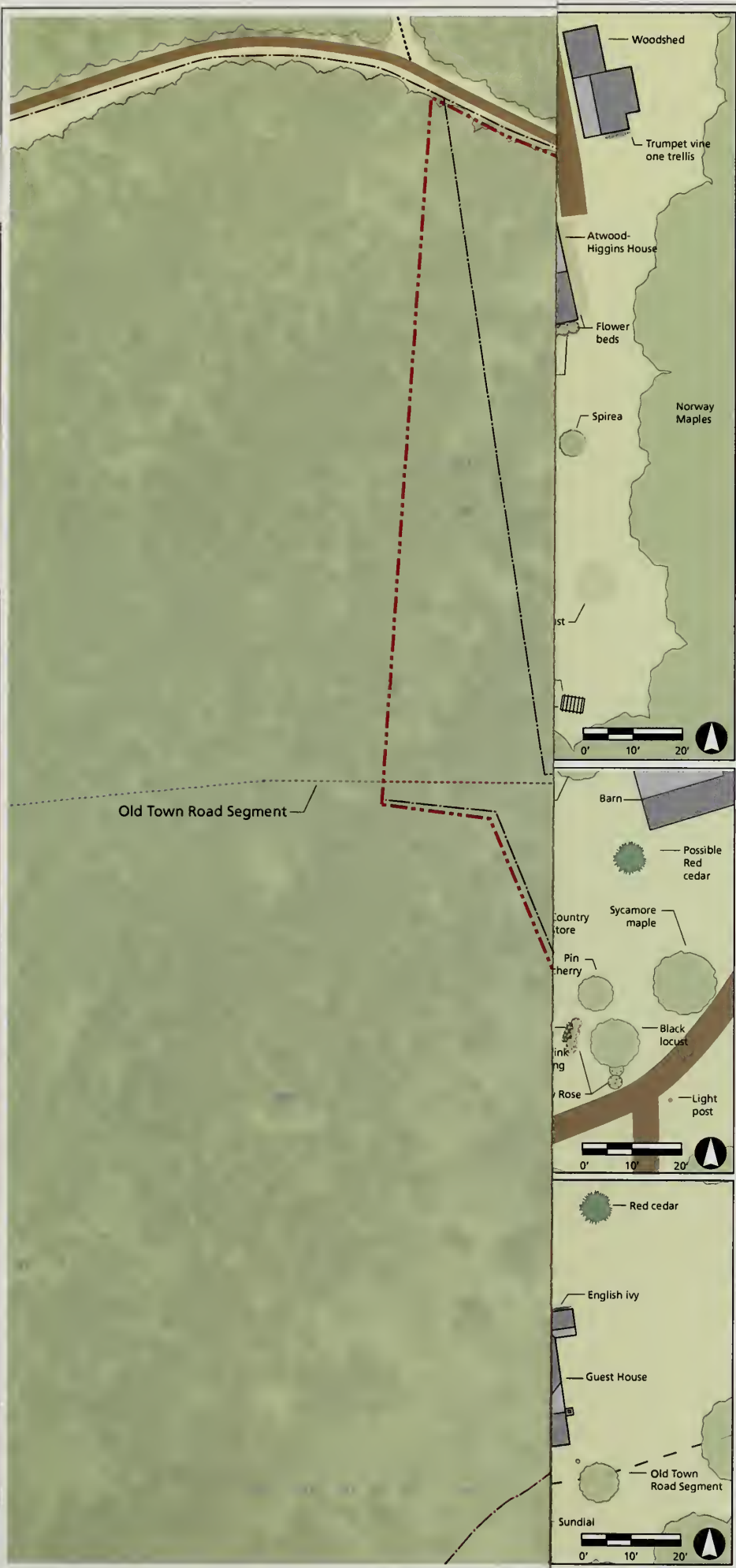
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- Water
- Cut Meadow
- Building
- Road
- National Register Boundary
- Dirt Road
- Abandoned Road / Footpath
- Contours
- Wood Fence

NOTES

Location and scale of features are approximate



Drawing 1



Atwood-Higgins
Historic District
Wellfleet, MA

Period Plan 1961



National Park Service
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SOURCES

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Andrew Louw, Cassandra Bosco
ArcGIS 9.3, AutoCAD Map 2011, Adobe Illustrator CS3

LEGEND

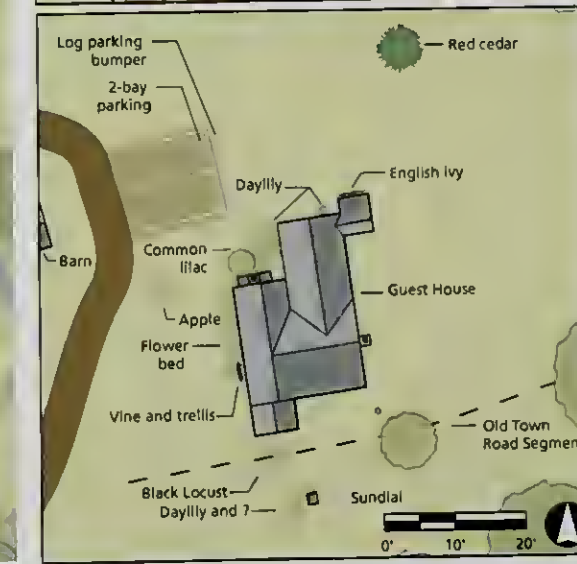
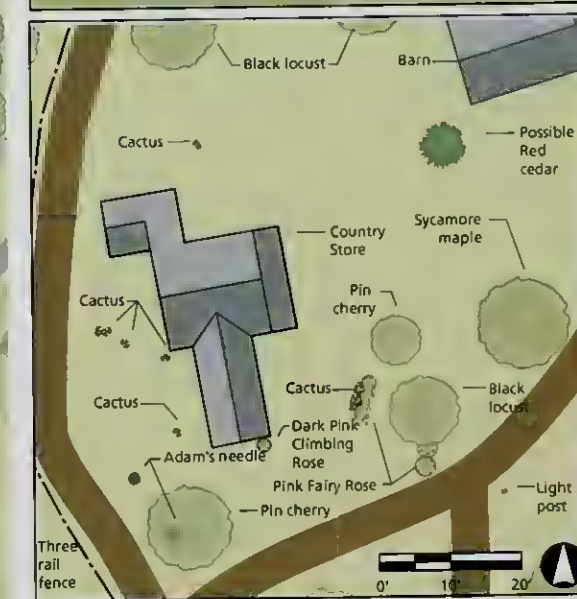
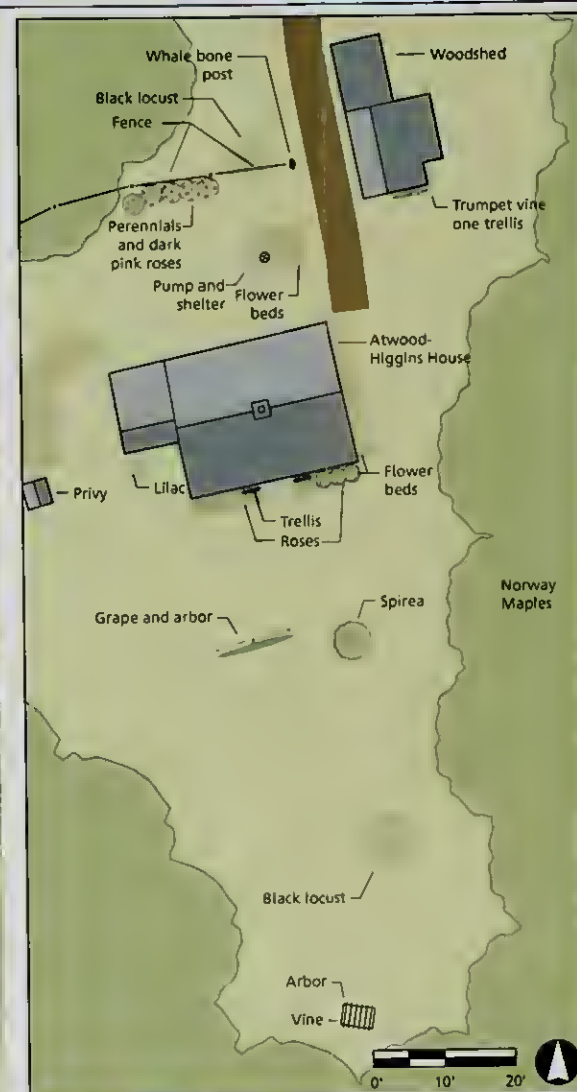
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Drawing 1



LANDSCAPE EXISTING CONDITIONS

The current appearance of the Atwood-Higgins building complex is the product of several centuries of human development and use, followed by almost three decades of limited attention. The following section discusses the existing condition of this property, which came under the jurisdiction of the National Park Service in 1961. The narrative and accompanying photographs document the landscape as it appeared in the spring of 2010, with supplemental images from documentation carried out in 2007. This section begins with a brief summary of the general landscape and location of the property, and then describes the setting of each building. Contemporary photographs and graphical plans support the narrative (Drawings 2 through 6). For each building, the specific landscape characteristics outlined in the National Park Service's guidelines are covered, including those tangible and intangible aspects of the landscape which account for the historic character of the Atwood-Higgins property.¹ These include: natural systems and features, spatial organization, land use, cultural traditions, cluster arrangement, circulation, topography, vegetation, buildings and structures, views and vistas, constructed water features, small-scale features and archaeological sites.

LANDSCAPE CONTEXT

Bound Brook Island is within the municipal boundaries of Wellfleet, Massachusetts, a town of over 3,500 year-round residents between Eastham and Truro in the crook of the forearm that encircles Cape Cod Bay (see Figure 1; Figure 45).² Each summer the Wellfleet population swells to approximately 17,000 people, who mostly travel by way of U.S. Route 6 to enjoy the town's beaches, ponds, village center, harborside restaurants, and other attractions. Visitors spend days, weeks, or months in seasonal homes, local inns, and campgrounds, and enjoy the simplicity and beauty of a rustic coastal town, the seashore, and other

scenic areas. The population continues to grow as it has over recent decades, a trend which has been marked by an increasing number of adults and senior citizens.³

The landscape of Wellfleet is characterized by salt marshes, kettle ponds, and countless hills or kames. The town's east shore includes steep sand cliffs that drop dramatically to the beach below. In comparison, few roads lead to the town's west bay shore, where the hilly landscape encompasses the now land-locked Bound Brook Island, Griffin Island, and Great Island (Figure 46).

The Herring River and Bound Brook water courses once separated Bound Brook Island from the mainland, but are now barely evident. Similarly, coastal vegetation now fills most of Duck Harbor to the south. A small collection of summer homes line the secluded beaches facing the bay along the west side of the island, but there are few, if any, permanent residents. The area is peaceful and quiet, removed from Wellfleet center and isolated from the bustling Route 6 highway by roughly two miles of smaller roads.

ATWOOD-HIGGINS HISTORIC DISTRICT

Sheltered on a Bound Brook Island hillside above the marshes, the Atwood-Higgins building complex offers an impression of rural New England with its cluster of weather-worn buildings (Figures 47 and 48; Drawing 2). The site is accessed from Route 6 along the paved Old County Road, which reaches Bound Brook Island after crossing an old rail bed and the barely-flowing Herring River (Figure 49). Bound Brook Island Road, a 16-foot wide road with a battered asphalt surface, climbs north and then west toward the Atwood-Higgins property (Figure 50). About two hundred feet up on the left or west side of the road, the abandoned Old Town Road branches off to the west and is marked with a double rail split-rail fence that extends

for roughly thirty feet along the roadside. A gap in the fence allows pedestrians to access the Old Town Road trace, which appears to be an actively used walking trail. Mature pines line the old road bed, which was originally between ten to twelve feet in width, while young oak seedlings, shrubs, and grass now grow in the road bed (Figure 51).

Continuing up Bound Brook Island Road, past a National Park Service-owned residence, the road bends from a northerly to westerly direction. The entrance to the Atwood-Higgins property is on the left or south side of the road. Near the driveway entrance is a sandy pull off, large enough for two or three cars, plus a road shoulder that is wide enough to allow parallel parking along the roadway (Figure 52). Just beyond the Atwood-Higgins driveway, the Bound Brook Island Road surface transitions from asphalt to sand (Figure 53).

The Atwood-Higgins driveway branches off from Bound Brook Island Road and descends south to a rolling meadow containing the Country Store, Barn, and Guest House. The driveway is lined with split rail fences that historically contained three rails, but after replacement in 2007, now contain two rails. The posts are set 10 ½ feet apart. Beyond the fences, the driveway is lined with mature pine, oak, and black locust. The driveway is nine to ten feet wide and surfaced with a mix of sand and gravel. A small remnant of asphalt indicates that at one time this portion of the driveway was paved. The grade is steep, as evidenced by the erosion and gullies down the steepest part of the driveway. The slope diminishes at the edge of a meadow, where an old wooden crank gate that is no longer functional serves as gateway into the property (Figure 54).

Just beyond the gate, at the northwestern corner of the meadow, the driveway forks, with one branch heading southeast toward the Barn and Guest House, and the other branch extending along the western edge of the meadow and the west of the Country Store (Figures 55 and 56). The westerly driveway forks again, with one

branch heading further west to the Garage and the other heading east above a slope to the south, where the grey shingled roof of the Atwood-Higgins House is just visible through the trees (see Figure 48).

Upper Meadow and Atwood-Higgins House Terrace

The Atwood-Higgins complex is laid out across two distinct areas, differentiated by elevation and vegetation. The Guest House, Barn, Country Store and associated outbuildings, including the Garage and two privies, are spread out across an upper meadow area (see Figure 47). The Atwood-Higgins House, Woodshed, and privy are located on a lower terrace (see Figure 48 and Appendix B). Beyond these areas, the land slopes gently up to the north and steeply down to the south to the Herring River, with the higher ground on west and north sides offering protection from the wind. Two additional buildings rest outside of the upper meadow and house terrace area: the Summer House stands up on a ridge to the west of the house and a small Wellhouse lies on the steep slope below the house to the southeast, near the bank of the Herring River.

Two level areas within the complex have obviously been regraded: the flat terrace surrounding the house and the area around the Country Store. Only the 1947 modification of the Country Store area is documented, mentioned in Higgins's journal of events during his ownership of the property.⁴ The gently sloping grass meadow extends beyond the Guest House to the east, marked on its southern side by the Old Town Road trace that formerly bisected the site from east to west.

Both the upper meadow area and the house terrace are kept open by periodic mowing (see Figure 56). The front facades of the Country Store, Barn, and Guest House face each other and are positioned around a circular, sandy drive. However, the change in elevation between the structures diminishes the spatial relationships between the buildings.

The house backs up to a slope on its north side and a lawn to the south. The lawn in front of the homestead is mostly open, and framed by a steep ascent to the west and descent to the east (Figure 57).

Though the building complex itself has a small amount of flat, open ground and well-established sand and gravel drives, the sloped areas of the complex are now thoroughly wooded. Seldom used paths lead to the Summer House above and Wellhouse below (Figure 58). Along the edge of the woods to the north, northeast, and east of the house site, the understory is scattered with self-seeded, non-native Japanese honeysuckle (*Lonicera japonica*) (Figure 59). Deeper into the woods, the vegetation adheres closely to the regenerated agricultural landscapes typical of the Outer Cape, including pitch pine (*Pinus rigida*), bearberry (*Arctostaphylos uva-ursi*), black locust (*Robinia pseudoacacia*) and scrub oak (*Quercus ilicifolia*) (Figure 60). The upper meadow and house terrace lawns consist of a broadleaf and grass mix, including Sheep sorrel (*Rumex acetosella*), English plantain (*Plantago lanceolata*), dandelion (*Taraxacum officinale*), and yellow hawkweed (*Hieracium pratense*) (Figure 61). The soil throughout the building complex is Carver coarse sand, which has a loose surface layer of brown, coarse sand and a slope of eight to fifteen percent. This type of soil is typically covered in woodland and is poorly suited for cultivating crops.⁵

Atwood-Higgins House, Woodshed, and Privy

As noted above, the Atwood-Higgins House faces south onto what appears to be a historically graded lawn, a shelf cut into the steep slope above the river (see Figure 62). To the south and east the land falls away to a glacial plain, with the Herring River snaking just to the east (see Drawings 2 and 3). A hill ascends to the west, creating a ridge that curves around to the north of the house (see Figure 57). The house lawn area slopes slightly from east to west (see Figure 62). The toe of the north slope at the back of the house is fifteen feet from the house. To the west, the toe of the natural slope begins fourteen feet from the house

before ascending steeply to the ridge above (see Figure 60). Together, the ridges surrounding the house protect it from the prevailing winds coming from north and west. As one ascends to the Summer House ridge, there is a remarkable change in the level of exposure to the wind, even despite the considerable tree cover offered by the many young pines, oaks, and black locust (see Figure 58).

The driveway to the house descends steeply from the Old Town Road trace, which is now part of the Atwood-Higgins driveway south of the Barn. The drive surface leading to the house is a mix of gravel and sand (see Figure 48). The gravel was likely added to reduce erosion. Similarly, a log and line of stones run across the drive, serving as water bars to redirect storm-water across to the southeast side of the drive (Figure 63). Despite these efforts, the surface shows signs of erosion and is gullied.

Chives (*Allium schoenoprasum*) are found growing in the sand on the east side of the drive down to the house, while a well established black oak (*Quercus velutina*) stands on the small knoll separating the house from the Old Town Road and the rest of the buildings (see Figure 63). The slope to the north of the house is also scattered with Queen-Anne's-lace (*Daucus carota*). Thirty feet north of the house, on the slope above the pump, a section of split-rail fence aligns with a bed of mixed perennials including cultivated pink climbing roses (*Rosa sp.*), yellow day lilies (*Hemerocallis sp.*), bearded iris (*Iris sp.*) and yarrow (*Achillea millefolium*) (Figure 64 and 65). The bed extends along the alignment of the disappearing fence line. Additional cultivated species in the vicinity include phlox (*Phlox sp.*), some English ivy (*Hedera helix*), and a small European spindletree euonymus (*Euonymus europaea*). On the west end of the same fence is a small, most likely self-seeded white oak tree (*Quercus alba*) (Figures 66, 67, and 68). A small strip of sand borders the house on its east side, and in the lawn next to it there is no substantial vegetation except for the same broadleaf weeds and grass mix that appears elsewhere among the buildings. Right on the southeast

corner of the house the non-native, invasive garlic mustard (*Alliaria petiolata*) and multiflora rose grow from the edge of the foundation (Figure 69). A bright pink, cultivated climbing rose also hugs the foundation of the house on its south side, to the east of the front door.

The lawn south of the house consists of broadleaf wildflowers and grass. Nearby a large mass of snowmound or bridal wreath spirea (*Spiraea nipponica* or *Spiraea prunifolia*) and multiflora rose stands thirty-five feet south of the building, with the clump of spirea on the east side (see Figure 57 and 70). Running east to west, this mass of vegetation is twenty-five feet long and ten to twelve feet across, and sits closer to the house than to the arbor on the south end of the lawn (see Figure 57).

Remnants of ornamental plantings are evident on the edges of the lawn. On the west edge of the lawn are two globe arborvitae plants (*Thuja occidentalis* Globosa) (see Figure 70). The southeast edge contains vinca (*Vinca minor*) and some English ivy (*Hedera helix*) growing up a tree.

Vegetation in the woods south of the house is a mix of native and non-native species. Native species in the woods to the south and east of the house include arrowwood viburnum (*Viburnum dentatum*), black locust, pin cherry, and oak. Along the southeastern edge of the lawn are the non-native invasives: European spindletree euonymus, Japanese honeysuckle vine, black locust, multiflora rose and garlic mustard. Norway maple (*Acer platanoides*) also appears along this side of the clearing, as well as to the north of the house.

On the far southern end of the house lawn, 108 feet from the house, stands an arbor facing northeast, at an angle to the building opposite (see cover and Figure 57). The arbor stands eight feet in height and three and a half feet in width. Eighteen feet from the southwest corner of the homestead stands an old privy (see cover, Figure 70, and Appendix B). Just on the edge of the steep slope east of the lawn, and perpendicular to the

house on the northeast side, is the Woodshed. This building stands about twenty-five feet corner to corner from the homestead, with a lower roof line than the same. Viewed from the drive north of the house, the different planes of these buildings' roof lines echo the natural slope of the land, which ascends from the Herring River to the hill above the house (see Figure 48). The house is about 150 feet from the Country Store and at a lower elevation.

Placed in front of both north and south facing doors to the house are two halves of an old granite mill stone (Figure 72). Nineteen feet north of the eastern section of the house stands an old rusted pump set in a square wooden platform about three feet by three feet. Roughly seven feet north of this feature is a little green water spigot that sits about three feet south of the section of split-rail fence mentioned above (see Figure 64). In moderate condition, the fence has three rails and is only one rail long, ending at the white oak tree. It was missing a rail in May, but repairs made to the property in June resulted in its replacement. The post on the east side of this fence, closest to the road, is made out of a whale bone given to George Higgins as a gift.⁶ It is worn and sponge-like, almost attaining the appearance of old wood in color but not texture. Several rusted iron nails are buried along its sides, probably inserted there to reinforce the rail holes (see Figure 65; Figure 73).

Other existing fences in the vicinity of the house include the extension of the whale-bone fence mentioned above, or a mostly fallen split-rail fence with three rails running along the slope roughly east to west and through the woods to the north and west of the house (Figures 74 and 75). Directly north of the house there is little to mark the fence alignment along the slope except the roses and iris, but as the trees thicken, another section is evident leading northwest up into the woods before turning north up the hill. A few feet east of the Woodshed stands a lone three-rail fence post, on the very edge of the steep slope down to the Herring River (Figure 76). Additional posts can be seen standing in the woods further down the wooded

slope (Figure 77). Another split-rail fence runs east to west, up the ridge at the far southern end of the house lawn towards the Summer House. Its posts and three rails are only partially intact and many pieces lay on the ground, so that the path of the fence can barely be seen ascending the slope through the understory.

A manhole cover lies a few feet northeast of the Woodshed. The cover is set in concrete and caps a septic tank. It is located just before the descent to the river (see Figure 76). Nearby, about ten feet southeast of the Woodshed, is a concrete tank with a wooden cover (Figure 78).⁷ The List of Classified Structures documentation describes the tank as a cistern that helped drain runoff from the house. The recent National Register documentation refers to the same features as a drywell. The electricity and telephone lines for the house are piped in underneath the driveway, northeast from the Atwood-Higgins House to the Woodshed.⁸ Some glass and other litter are visible in the woods to the east and west of the house, but no willful vandalism is evident in any part of the site.

Country Store and Privy

As viewed from the entrance to the site from Bound Brook Island Road, a stand of six evenly spaced black locust trees tower over the structures beyond, the most prominent of which is the Country Store (see Figure 55; Figure 79). The roof line of this building is about the same height as that of the Barn to the east, but the structure itself is on higher ground than any other in the complex except the obscured Garage. It stands about 127 feet northwest of the Woodshed, which is only partly visible through the trees.

A mix of vegetation surrounds the Country Store (see Drawings 2 and 4). On the west side of the Country Store are three small, self-seeded pitch pines along with several masses of prickly pear cactus (*Opuntia sp.*) (Figure 80). Roughly fifteen feet southwest of this building, where the edge of the drive curves west and joins the Old Town Road, is a small pin cherry (*Prunus pensylvanica*) standing just east of several yucca plants

(*Yucca filamentosa*). The yucca is native to this area, and bears edible fruits. There is some prickly pear cactus growing here as well, along the depression made by the road. Hugging the foundation in the center of the south side of the Country Store is a dark pink cultivated climbing rose (Figure 81 and 82). Southeast of the building, where the drive turns south to the house, a sycamore maple (*Acer pseudoplatanus*) and black locust are bordered to the west by pink fairy rose (*Rosa sp.*), a small pin cherry tree and two large groups of prickly pear cactus (Figure 83). In late June, the prickly pear cactus has large, bright yellow flowers that provide a cheerful complement to the pink of the roses (Figure 84). To the southeast of the Country Store, a small oak and another pin cherry are clustered around the base of the black locust (Figure 85). On the east side of the structure, in the crook where the porch section breaks east from the rest of the building, grows a sizeable and probably self-seeded Japanese barberry (*Berberis thunbergii*) (see Figure 81). A small clump of prickly pear is growing about fifteen feet from the north side of the Country Store (Figure 86). Prickly pear also grows around the base of one of the fence posts on the other side of the road just to the west.

Between the Country Store and the Guest House is a worn picnic table, adjacent to the cactus beds and shaded by the black locust and sycamore maple (see Figures 83 and 85). To the west of the Country Store, a split-rail fence with three rails follows the entrance drive down along its right side until meeting with the Old Town Road (see Figure 80). There the fence borders the north side of the road for about a hundred feet before dwindling away. This fence is largely intact, except for one section that collapses back into the woods right at the corner where the drive turns north onto the Old Town Road, just southwest of the Country Store.

Northwest of the Country Store, in the steep gully to the west of the sandy drive that enters the site from Bound Brook Island Road, a wooden privy is barely visible through the woods (Figure 87 and Appendix B). It is set against the slope coming down from the

northwest and appears to be quite deteriorated, set in thick vegetation about 100 feet west of the driveway. The steep slope leading down to it from the east, which descends from the driveway, is likely the product of grading done here by George Higgins in 1947.⁹

Barn

The Barn is angled perpendicular to and set between the Country Store and Guest House, which face each other, and stands about forty-nine feet from the former and forty-five feet from the latter. The almost right angles made by these three buildings create a “u” shaped space that opens south toward the house and the downhill slope to the Herring River (see Figure 83 and Drawing 2). The sandy drive leading from the main entrance to the site curves just north of this building and around its eastern side (see Drawing 5). The section of drive immediately behind the Barn, on its north side, has a thicker growth of grass and seems less travelled than the other sections of the drive (Figure 88). The split-rail fence leading along the driveway from Bound Brook Island Road follows the northern edge of the meadow for a short distance before ending just as it rounds the corner east at the fork, about forty feet northwest of the Barn. This fence was rebuilt in 2007 with two rails, rather than the original three (Figure 89).

Growing about eight feet from the southwest corner of the Barn is an Eastern red cedar (*Juniperus virginiana*), while some Virginia creeper (*Parthenocissus quinquefolia*) is visible up by the edge of the roof in the corner of its southeast side, between the main building and the adjoining shed. A large, most likely self-seeded barberry grows by the southeast corner of the Barn (Figure 90). The closest black locust tree, growing to the northwest, is about six feet from the building foundation. More generally on the south, east and west sides of the Barn, there is no vegetation except for the broadleaf and grass mix evident throughout this area of the site and the meadow. This includes yellow hawkweed (*Hieracium pratense*) and dewberry (*Rubus sp.*).

On the southeast corner of the Barn are two posts, one small, square concrete pillar about a foot high and the other a wooden, rounded post standing about two and a half feet high and just north of the first (Figure 91).

Guest House and Privy

As the land slopes down gently to the east of the Country Store, the Guest House roof is on a noticeably lower plane than the roofs of either the Barn or the Country Store. However, the building is still linked to the rest of the buildings visually, as its roofline runs parallel to that of the Country Store and completes the “u” shape created by their assembled arrangement (see Figure 91 and Drawing 2). The driveway that loops around the Barn and Country Store passes along the west side of the Guest House (see Drawing 6).

To the northeast, behind the Guest House, the ground rises gently into the meadow. Entering the woods almost directly east is the Old Town Road, now a narrow path bordered closely by vegetation on both sides. On the building’s south side and right at the southeast edge of the meadow grows a gnarly old cottonwood tree (*Populus deltoides*) (Figure 92).

On the west side of the Guest House, nestled by the chimney in the corner between its northern and central sections, is a common lilac bush (*Syringa vulgaris*) with grouped day lilies (*Hemerocallis sp.*) and a self-seeded Norway maple (Figure 93). Roughly twenty-five feet southwest of the Guest House and just south of the Old Town Road is a small pin cherry with a bunch of prickly pear cactus clustered around its southeast side (Figure 94). With the exception of mown grass, the remainder of the structure’s west and south sides are devoid of vegetation. The north side of the structure has English ivy growing in the small corner between sections, as well as some lilies and honeysuckle (see Figure 93). Two black locusts flank a large Eastern red cedar about fifteen feet north of the Guest House foundation, while still further north of there and roughly 100 feet from the structure are three more black locusts, growing just on the upslope at the edge of the meadow (see Figures 56 and 61). On the

building's east side, a small amount of English ivy and Virginia creeper can be seen growing around its base (Figure 95).

In the woods to the south and southeast of the Guest House is the old site of a garden that probably was used during the National Park Service Guest House tenancy in the 1970s and 80s. Border forsythia (*Forsythia x intermedia*) and day lilies grow among the trees in this spot, and a few rusted metal garden fence posts are visible (Figure 96). A few feet south of the Guest House is an old stone marker made of granite, probably the base of an old sun dial from Salem, Massachusetts (see Figure 94).¹⁰ There are four small holes in the top of the pillar, one in each corner, and two larger holes at a slant on the north side, near its top.

About 100 feet east and a little south of the Guest House, just on the southern side of the Old Town Road, is an old privy oriented north to south (see Figures 56 and 92 and Appendix B). It stands in the shadow of a large pin cherry tree positioned about 20 feet to the west, on the southern edge of the Old Town Road, as well as the old cottonwood to the northeast. Directly north, on the eastern edge of the meadow near the north corner, is a large depression on the top of a knoll (see Figure 92). This measures about fifteen feet square, and roughly ten feet to the north, on slightly lower ground is a second, smaller depression likely left there by a tree throw (Figure 97).¹¹ The first of these features is the possible cellar hole of the old Hopkins family home, which was not extant during George Higgins's or his father's lifetime.¹² Positioned roughly 100 feet northeast of the Guest House, both of these features are covered with grass on both west and north sides.

The utilities cover for an old septic tank and a cylindrical hole ringed with concrete are located southwest of the Guest House and a few feet south of the Old Town Road, about ten feet from where the drive to the Atwood-Higgins House branches south (Figure 98).¹³

Summer House

Partially visible from the Atwood-Higgins House and roughly 700 feet to the southwest is the Summer House, nestled in the woods (Figure 99). This building is also barely within sight of the Garage, which stands about 650 feet to the north and slightly west of it. A roughly fifteen-foot square area of long grass covers the flat ground northwest of the Summer House, but otherwise there seems to be very little to mark a human presence at the site. The three-rail fence that leads up the slope from the south end of the house lawn is visible almost all the way down the ridge to the edge of the house lawn as a string of collapsed posts and rails. When this fence reaches the top of the hill, about twenty-five feet south of the Summer House, fence sections lay on the ground, including a corner post just west of the building to head north. From there it continues in fragments north through the woods, still with three rails, before turning another corner west about twenty feet southeast of the Garage (Figures 100 and 101).

Wellhouse

On the outskirts of the central, more visible buildings of the complex are two additional outbuildings obscured by trees and the naturally hilly landscape: the Wellhouse and Garage. Due to their purely functional purpose of providing modern services for the other buildings, these structures were intentionally built to be hidden from view of the Atwood-Higgins House. Tucked in the trees to the east of the house is the concrete Wellhouse, located near the base of the steep incline just north of the Herring River (see Figure 71). Lily-of-the-valley (*Convallaria majalis*) grows to the south of this structure, while self-seeded Norway maple colonizes the hillside to the west and south (Figure 102). Also in the woods around the Wellhouse are arrowwood viburnum, common periwinkle, and black locust.

Roughly twenty feet south of the Wellhouse is a section of an old split-rail fence with three rails,

running down the steep slope from the house lawn to the Herring River (see Figure 77).

Garage and Underground Storage Tanks

To the northwest of the Atwood-Higgins House and west of the other buildings, a short grassy drive cuts into the ridge to the south of the Old Town Road. This is the motor access for the Garage, which is entirely concealed from view of the house and other buildings by a small hill (Figure 103). To the west behind the Garage is another small slope, so that the structure itself is situated in a little valley between the two hills (Figure 104). To the south, a ridge rises slightly and leads off toward the Summer House, which can be seen through the trees (see Figure 100). Japanese honeysuckle is growing on the edge of the flat, sandy clearing in front of the Garage, suggesting that this area, which was previously open, revegetated with self-seeded, non-native species. Yet further into the woods is some bearberry, and more generally the vegetation in this area appears to be native.

A split-rail fence line with three rails runs along the ridge to the south, connecting the Garage area with the Summer House. Roughly twenty feet southeast of the Garage this fence turns west, skirting the Garage area before turning north again toward the Old Town Road (Figure 105). A gate with crossed rails appears in this fence, about forty feet south of the Old Town Road (Figure 106). Another mostly intact split-rail fence with three rails runs west along the north side of the Old Town Road, ending approximately forty feet west of the fork to the Garage (see Figure 103). Both sides of the Old Town Road here are bordered by oak and scraggly pitch pine. Green pipes protrude from the ground at the top of the hill just northwest of the Garage, which are associated with underground utilities (Figure 107).¹⁴ A green post sticking out of the ground on the corner of the drive just west of the Country Store is also associated with underground utilities installed by George Higgins (see Figure 103).¹⁵ A small, square wooden post with unknown purpose

stands about eight inches tall, roughly two feet east of the north corner of the Garage (Figure 108).

According to a 1999 study by the University of Massachusetts, an old cistern is buried some distance into the woods to the east of Bound Brook Island Road as it heads north after crossing Bound Brook, though a current site volunteer thought the same feature was actually located “100 feet east of the Hopkins House site.”¹⁶

Roads and Fences

While fence sections are described above as they relate to each structure, this section describes the entire network of roads and fences, most of which are depicted on Drawing 2. Most fence posts are spaced 10 ½ feet apart and originally supported three rails. Fence height ranges from four to five feet. Fence posts range in diameter from four to ten inches. Oblong holes cut for fence rails are typically two to three inches wide and five to six inches high.

Most roads along the perimeter of the Atwood-Higgins property and drives within the property are lined with split-rail fences, though sections are missing (Figure 109). Two sections of fence line the southwesterly side of Bound Brook Road: a short section at the terminus of the Old Town Road trace and a long section to the west of the Atwood-Higgins driveway. The long section of mostly intact, split-rail fence with three rails leads west along the south side of Bound Brook Island Road, before turning a corner south about 300 feet from the entrance to the Atwood-Higgins complex (Figure 110). In the northwest corner of this fence, about three feet south of the road, is the wooden base of an old turnstile with a rusted metal ring circling its top. What is likely the turning portion of this turnstile is now stored in the main section of the Barn. Only two rail sections of the fence are standing to the south of the turnstile base.

Two other sections of split-rail fence line Bound Brook Island Road, one with two rails and the other with three rails, but the lowest rail is buried. One portion

begins on the north side of the road, just opposite the turnstile corner, and extends for about 75 feet along the roadside (Figure 111). The second section comprises a few pieces of fallen fence, lying on the south side of the road roughly 450 feet further west of this point.

The fence bounding the west side of the driveway continues as the driveway forks again toward the Garage, and continues to the west, with the fence on the north side of the driveway. The fence follows the Old Town Road along a ridge west from the building complex and is more or less contoured to the natural topography (Figure 112). At first wide enough to fit a car, about forty feet west of the fork to the Garage, the Old Town Road becomes a small path, roughly two feet wide. As it leads west through the woods there is a section of collapsed two-rail fence visible on its south side, about 250 feet from the Garage driveway fork. The trail runs through the woods over kettle and kame, and about 480 feet west of the same fork, two wooden posts connected by a single rail across the top can be seen (Figure 113). Perched on a slope about ten feet north of the Old Town Road, the rail at the top of the two posts runs roughly north to south. There is little in the vicinity to suggest a possible function for this feature, though a 1973 National Park Service map of the property labeled it "Gate."¹⁷

Another split-rail fence with two rails runs along the right side of sandy Bound Brook Way, which splits off from Bound Brook Island Road about a quarter mile west of the Atwood-Higgins building complex. This fence is partially collapsed and begins about 150 feet north of the fork with Bound Brook Island Road (Figures 114 and 115). After branching north, Bound Brook Way continues a short distance before curving west toward the shore and a group of summer homes. The name markers for these residences are posted at the fork from Bound Brook Island Road.

Within the Atwood-Higgins property, fences line either side of the driveway entrance. At the base of the driveway entry is a wooden crank gate in disrepair,

with old and new parts, and several pieces missing, including the actual gate. The fences continue past the gate, spreading as the driveway forks in the upper meadow to either side of the Barn. The easterly fence terminates beyond the gate and is 27 feet from the westerly fence.

Another fence extends south from the west side of the Garage to a corner post, then turns northeast to another corner post, turning south again to the west side of the Summer House. Just to the southwest of the Summer House, the fence turns again, at a recently collapsed corner post, and heads east down the ridge to the edge of the house terrace lawn near the arbor. Fragments of the collapsed fence continue down the steep slope to the bank of Herring River, just south of the Wellhouse. Some of the posts contain old insulator holders, suggesting that the fences were used for holding livestock or horses.

Wildlife

All the structures in the complex are affected by the encroaching forest and nesting animals and insects. For example, a sandy area at the base of the slope about ten feet north of the house's northwest corner appears to be an old coyote or fox den, which was subsequently filled in (see Figure 75). The two arborvitae plants on the west edge of the house lawn show signs of having been grazed by deer (see Figure 70). Both coyotes and deer have been sighted around the building complex during daylight hours, as if they had nothing to fear. A nest of in-ground hornets positioned just east of the Country Store have also been a legitimate menace to visitors in the past. Animals, probably raccoons, are living on the second floor of the Country Store, preventing safe entrance to that building. Meanwhile, damage from wood-eating insects is clearly visible on both the Country Store and the Barn. Small toads can be spotted near the woods and even stuck in the concrete utilities cylinder southwest of the Guest House. Box turtles are evident. Humming birds can also be seen, likely attracted by the honeysuckle along the woodland edge.

SURROUNDING PROPERTY

Although the Atwood-Higgins property historically encompassed over 154 acres, the previous National Park Service documentation for the National Register had mapped only the twenty-four acres immediately surrounding the building complex, due to a deliberate focus on the cultural landscape. This decision was presumably for reasons of relevance to the setting of the structures, as the land outside the building complex is largely undeveloped and covered with mostly pitch pine, oak and patches of bearberry. Extending west from the site, the sandy Bound Brook Island Road cuts through the hills and depressions of the island with an occasionally sloping grade and gentle curves (see Figure 109). A light covering of grass grows down the middle and along the edges of the sand road. Pitch pine, black locust and bearberry are among the most common vegetation throughout this area.

Old School House Site

The site of the old school house, once known as the Pine Hill School, is located about 200 feet directly south from the fork of Bound Brook Island Road with Bound Brook Way. Roughly 150 feet to the south, down a short path and a slight ascent, is an old road running north to south. The school house site is on a fairly level patch of wooded ground where the land slopes downhill to the north and east and slightly upwards to the south. These contours and the surrounding ones appear to be primarily unaltered from their natural state. A stone about three feet tall marks the spot where the structure once stood, engraved with the inscription of a grateful alumni named Nehemiah S. Hopkins (Figures 116 and 117). After leaving the country as a Methodist missionary doctor later in life, Hopkins became well known for founding China's first Western hospital in 1908,¹⁸ and had this bronze plaque installed there to recognize his fond memories of the Pine Hill School.¹⁹ The plaque was donated in the 1920s, and its text was composed

by Dr. Hopkins (see Site History for the full text of the inscription).²⁰

Cemetery

An old cemetery is located down a path leading north from Bound Brook Way, about 375 feet after this road splits from Bound Brook Island Road. The path is marked with blazes of yellow and blue paint as well as small yellow plastic disks. The walk to the cemetery is well worn, running about a quarter of a mile along gentle dips and rises until finally branching left to the cemetery. Small cement boundary markers can be seen at various points on either side of the trail, most likely marking the corners of land lots (Figure 118). For most of the way the path follows an old access road, which leads out to a viewpoint southeast of the site. This path varies in width from five to ten feet (Figure 119). Roughly a quarter of a mile down the trail, the cemetery is located near the top of a wooded hill that descends steeply to the north and east. The ground within the cemetery plot slopes gently down to the north, and all around there grows pitch pine with a well established understory of bearberry, blueberry, and grasses (Figure 120).

The cemetery houses the remains of Mary Lombard, as well as those of her husband Thomas and son James H. (see Site History for the text of the inscriptions). The plot is bordered with granite pillars connected by pairs of metal bars. The two headstones inside the enclosure face west, along a straight north-south axis (Figures 121 and 122). Two blueberry bushes grow within the fence, one low-bush plant close to the ground, just east of Mary's headstone, and a second high bush by the fence, next to the other headstone.

The next chapter of the report details the significance of the Atwood-Higgins Historic Site and evaluates how the features described in this chapter contribute to the historical character of the property.

ENDNOTES

¹ Robert Page, Cathy A. Gilbert and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (Washington, DC: United States Department of the Interior, 1998).

² Marilyn Fifield, *Cape Cod Commission Reporter* Vol 14, No. 12 (Barnstable, MA: Cape Cod Commission, August 5, 2004).

³ Town of Wellfleet, "Wellfleet Local Comprehensive Plan," Draft 1994.
http://www.wellfleetma.org/Public_Documents/Wellfleet_MA_LocalCompPlan/index

⁴ George K. Higgins, "Journal" (Brookline, MA: February 1950), 96-7.

⁵ Richard D. Holmes, Carolyn D. Hertz and Mitchell T. Mulholland, *Archaeological Reconnaissance Survey of the Atwood-Higgins Complex, Cape Cod National Seashore, Wellfleet, Massachusetts* (Amherst, MA: University of Massachusetts, 1995), 7.

⁶ George K. Higgins, "The Atwood-Higgins House Cape Cod National Seashore Taped Statement," transcribed by Deborah Mercurio (Wellfleet, Massachusetts, August 1960), 5.

⁷ George K. Higgins, "Journal" (Brookline, MA: February 1950), 50.

⁸ F. Cliff Pearce, *Historic Structure Report: Atwood-Higgins House Architectural Data Section, Cape Cod National Seashore, Wellfleet, Barnstable County, Mass.* (Denver, CO: National Park Service, 1973), 3, 5.

⁹ George K. Higgins, "The Atwood-Higgins House Cape Cod National Seashore Taped Statement," transcribed by Deborah Mercurio (Wellfleet, Massachusetts, August 1960), 16.

¹⁰ George K. Higgins, "The Atwood-Higgins House Cape Cod National Seashore Taped Statement," transcribed by Deborah Mercurio (Wellfleet, Massachusetts, August 1960), 14.

¹¹ "Amendment to the National Register" (Amherst, MA: University of Massachusetts, 1999), 4.

¹² Edison Lohr, "Memorandum to Superintendent, Cape Cod" written to Superintendent Cunningham (Cape Cod, 1973).

¹³ George K. Higgins, "Journal" (Brookline, MA: February 1950), 86.

¹⁴ Russ Moore, National Park Service Volunteer, interview by Margie Coffin Brown and Emily Donaldson, May 23, 2007.

¹⁵ George K. Higgins, "Journal" (Brookline, MA: February 1950), 79.

¹⁶ "Amendment to the National Register" (Amherst, MA: University of Massachusetts, 1999), 4; Russ Moore, National Park Service Volunteer, interview by Margie Coffin Brown and Emily Donaldson, May 23, 2007.

¹⁷ National Park Service, "Reference Map: Atwood-Higgins Complex," E.F.H., 1973, Cape Cod NS archives.

¹⁸ Richard D. Holmes, Carolyn D. Hertz and Mitchell T. Mulholland, *Archaeological Reconnaissance Survey of the Atwood-Higgins Complex, Cape Cod National Seashore, Wellfleet, Massachusetts* (Amherst, MA: UMass, 1995a), 14.

¹⁹ Russ Moore, National Park Service Volunteer, interview by Margie Coffin Brown and Emily Donaldson, May 23, 2007.

²⁰ Richard D. Holmes, Carolyn D. Hertz and Mitchell T. Mulholland, *Archaeological Reconnaissance Survey of the Atwood-Higgins Complex, Cape Cod National Seashore, Wellfleet, Massachusetts* (Amherst, MA: UMass, 1995a), 25.



Figure 45. Aerial view of Wellfleet Center, looking northwest over the salt marshes with Bound Brook Island in the distance. (Pandion Photograph, UMass, 2003.)



Figure 46. Topographic map of the Wellfleet area showing the current appearance Bound Brook Island and surroundings in 1990. Note the marshes on all sides of the island, where open water used to be. (USGS.)



Figure 47. View of Atwood-Higgins building complex looking west, from the edge of the meadow east of the Guest House. (OCLP, June 2010.)



Figure 48. View southwest of the Atwood-Higgins House at center and Woodshed at left in a clearing above the Herring River. (OCLP, June 2010.)



Figure 49. View looking southwest along Old County Road as it crosses over the Herring River. (OCLP, July 2007.)



Figure 50. Looking north along Old County Road where the entrance to Bound Brook Island forks off to the left, beyond the vehicle. (OCLP, July 2007.)



Figure 51. Entrance to Old Town Road, looking west toward the building complex from Bound Brook Island Road. (OCLP, June 2010.)

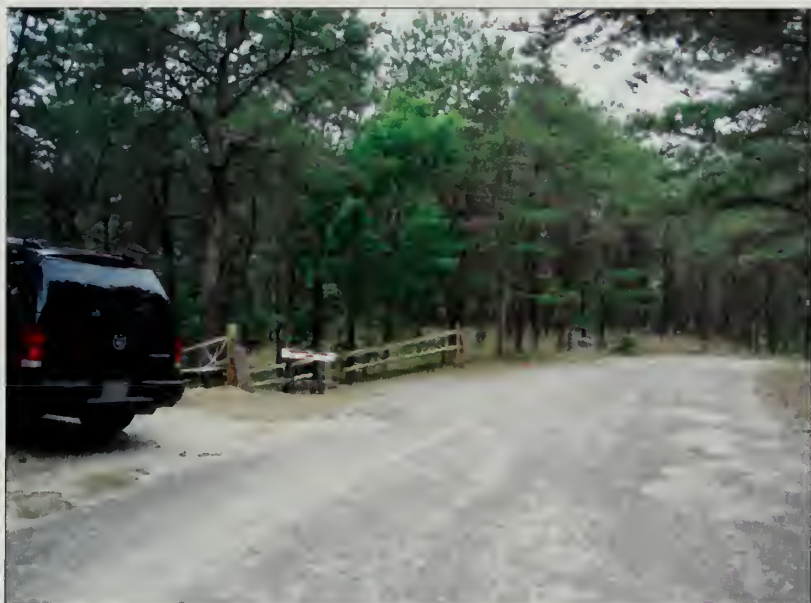


Figure 52. Entrance to Atwood-Higgins property from Bound Brook Island Road at left beyond vehicle, with parking spaces at left. Note the new two-rail cedar fence. (OCLP, July 2007.)



Figure 53. Bound Brook Island Road west of entrance to the building complex, where it transitions to sand. Note the fencing obscured by pine trees at left. (OCLP, July 2007.)



Figure 54. View north of the steep portion of the entrance drive from Bound Brook Island Road. A portion of the weight box gate is at right. (OCLP, June 2010.)



Figure 55. Approach to the Country Store along the entrance drive looking south. Note the Barn, Eastern red cedar, and five black locusts visible at left. (OCLP, June 2010.)



Figure 56. Looking southeast across the upper meadow toward the Guest House and Barn. (OCLP, June 2010.)



Figure 57. View north of the Atwood-Higgins House, lawn, and arbor. The spirea is blooming at center and the Woodshed is visible in the distance at right. (OCLP, June 2010.)



Figure 58. View northwest of the Summer House. A seldom used path in the foreground leads from the house to the Summer House at the top of the ridge to the southwest. (OCLP, June 2010.)



Figure 59. Hillside scattered with Japanese honeysuckle, pin cherry, oak, pine, and other species to the north of the house, with the old hand pump in foreground. (OCLP, June 2010.)



Figure 60. View northeast of the Atwood-Higgins House from the ridge near the Summer House. The ridge supports a stand of pine, oak, and black locust. (OCLP, June 2010.)



Figure 61. North side of the meadow looking southwest to the building complex with the Guest House at left and the Barn at right. The red tint of sheep sorrel and yellow flower of yellow hawkweed are visible in the foreground. Black locust and Eastern red cedar are visible at center. (OCLP, June 2010.)



Figure 62. House area looking north. The lawn slopes gently to the east or left. (OCLP, May 2010.)



Figure 63. View north of access driveway to the Atwood-Higgins House and Woodshed visible at right. The steepest section contains two water bars. A well-established oak is visible at left. (OCLP, June 2010.)



Figure 64. Roses at right on the hillside to the north of the house, along the former fence line. The whale bone fence post is at center and the Woodshed at right. (OCLP, June 2110).



Figure 65. Slope with vegetation north of house at right. Note the post in the foreground, which is made of whalebone. (OCLP, June 2010.)



Figure 66. Looking southeast from the steep slope to the north of the house. A white oak, likely self-seeded, grows along the fence line. The whale bone post is visible at left. (OCLP, June 2007.)



Figure 67. Looking south at the house through the cultivated rose growing along the former fence line on the slope above. This same rose is visible in a 1959 photograph in the next chapter, Figure 137. (OCLP, June 2007.)



Figure 68. View southeast from the slope to the north of the house. Iris are visible in the foreground along the former fence line. (OCLP, June 2007.)



Figure 69. House lawn just south of the house. Plants growing by the foundation including a pink cultivated rose, multiflora rose and non-native, self-seeded garlic mustard. (OCLP, June 2010.)



Figure 70. View north at the edge of the house lawn. Note the two deer-browsed Globe arborvitae growing along the west side of the grass at lower left. (OCLP, June 2010.)



Figure 71. Looking east from the house lawn into the woods, filled predominantly with Norway maple and black locust trees. Note the wellhouse and the Herring River below. (OCLP, April 2007.)



Figure 72. Old mill stone on the north doorstep of the Atwood-Higgins House. (OCLP, June 2010.)



Figure 73. Whale bone fence post, looking southwest. (OCLP, June 2010.)



Figure 74. Posts that once supported three-rail fences. These fence remnants are in the woods on the ridge west of the house and near the Garage (OCLP, June 2010.)



Figure 75. Fence along the slope above the house, looking east to the woodshed. Note the sandy spot left of the building by the small pine trees which marks a possible fox or coyote den. (OCLP, April 2007.)



Figure 76. View south of a lone fence post to the east of the Woodshed. The cover for the septic tank is visible in the foreground (OCLP, May, 2007.)



Figure 77. Fence posts south of the wellhouse, running west up the hill towards the house lawn in a fence line that continues all the way up to the Summer House. (OCLP, May 2007.)



Figure 78. Concrete tank associated with drainage system, described as a cistern and as a dry well, with wooden cover by Woodshed, looking north. (OCLP, July 2007.)



Figure 79. View south toward the Country Store, with the entrance drive to the west at right. Note the five black locusts in the foreground and the Barn at left. (OCLP, May 2010.)



Figure 80. View northeast of vegetation on the west and south sides of the Country Store as seen from the Old Town Road trace. Next to the building are young pines at left and young pin cherries at right in a mass of vegetation with yucca and prickly pear cactus. (OCLP, May 2010.)



Figure 81. Vegetation south and east of the Country Store. Note the Japanese barberry next to the porch, at center, and the clump of cactus and rose in the foreground (OCLP, June 2010.)



Figure 82. Close up image of the rose blooming on the south side of the Country Store, visible on the south facing wall of the Study room. The rose appears to be a cultivated climbing red rose, but is not supported on a trellis (OCLP, June 2010.)



Figure 83. Looking northeast towards the Barn and the Guest House, showing a bed of pink fairy rose and yellow flowering cactus along the drive southeast of the Country Store. Note the picnic table just left of the black locust tree at center. The ground slopes down and to the right, in the direction of the Herring River (OCLP, June 2010.)



Figure 84. Prickly pear in bloom, with roses in a clump, southeast of the Country Store. (OCLP, June 2010.)



Figure 85. Vegetation southeast of Country Store, opposite the house drive with the Barn visible in the background. (OCLP, July 2007.)



Figure 86. North side of the Country Store showing a small clump of prickly pear in the middle of the lawn area. (OCLP, June 2007.)



Figure 87. Privy in poor condition, without a roof, set off in the woods northwest of the Country Store. (OCLP, May 2010.)



Figure 88. Looking southeast to the Barn with the Guest House and privy beyond, from near the entrance to the building complex. (OCLP, June 2010.)



Figure 89. Entrance fence to the building complex, replaced in June 2007 and extending only part way around the corner toward the barn. (OCLP, June 2010.)



Figure 90. South and west sides of the Barn. Note the Eastern red cedar on the building's southwest corner, Virginia creeper growing along the eaves and the barberry in the southeast corner. (OCLP, June 2010.)



Figure 91. East side of the Barn, looking west, with the Guest House and country store at left. Note the rounded wooden post and short cement post, visible on the southeast corner of the annex attached to the east side of the Barn. (OCLP, June 2010.)



Figure 92. East end of the meadow as seen from the Guest House, June 2010. Note the depressed path of the Old Town Road, at center, as it enters the woods just to the left of the privy, and the large cottonwood whose trunk is visible behind the building. (OCLP, June 2010.)



Figure 93. North side of the Guest House. Note the Norway maple, lilac, and day lilies growing along the foundation. (OCLP, June 2010.)



Figure 94. South and west sides of the Guest House with a large honeysuckle at the corner of the building. The granite base for the sun dial is visible at far right. (OCLP, June 2010.)



Figure 95. East side of the Guest House. (OCLP, June 2010.)



Figure 96. Site of an old garden in the woods south of the guest house. Note the rusted metal garden fence stakes. (OCLP, July 2007.)

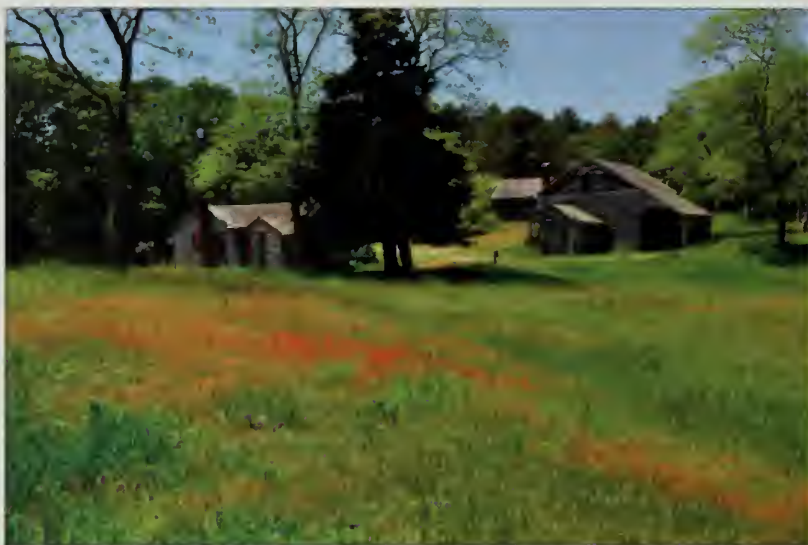


Figure 97. Depression at the possible Hopkins house site with meadow and building complex beyond, looking southwest. (OCLP, June 2010.)



Figure 98. Looking southwest towards the house and Woodshed, with a utilities cover and cylindrical hole in the foreground. (OCLP, May 2007.)



Figure 99. View north of the Summer House, surrounded by pine woods (OCLP, May 2010.)



Figure 100. Looking southeast to the Summer House with fence toward Garage at right (OCLP, June 2010.)



Figure 101. Fence section between Garage and Summer House. (OCLP, May 2010.)



Figure 102. Southeast side of Wellhouse, surrounded by Norway maples, June 2010. Note the lily-of-the-valley at right. (OCLP, June 2010.)



Figure 103. Old Town Road leading away from the building complex, west of the Country Store, to the Garage concealed behind the slope at left. Note the original fence with three rails, which was repaired in June 2007, and the small green pipe at right. (OCLP, July 2007.)



Figure 104. View southwest of the north and east sides of the Garage. (OCLP, June 2010.)



Figure 105. Fence corner turning north to the southwest of the Garage, July 2007 (OCLP).



Figure 106. Fence gate to the northwest of the Garage. Note the hurdle-style design of both fences and gate. (OCLP, July 2007.)



Figure 107. Green pipes north of the Garage as seen from the Old Town Road. (OCLP, May 2007.)

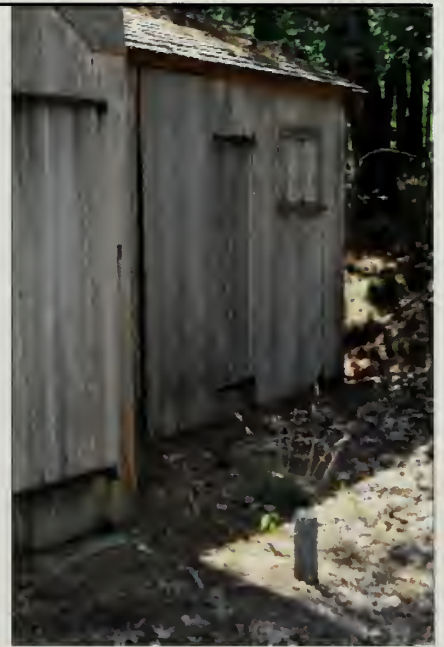


Figure 108. Wooden post northeast of the Garage, visible in right foreground. (OCLP, July 2010.)



Figure 109. Bound Brook Island Road, west of the Atwood-Higgins building complex. (OCLP, May 2007.)



Figure 110. Fence corner on the south side of Bound Brook Island Road, west of the Atwood-Higgins building complex, looking east. Note the old turnstile base at the corner. (OCLP, May 2007.)



Figure 111. Section of fence with two rails, northwest of the site on the north side of Bound Brook Island Road. (OCLP, May 2007.)



Figure 112. Old Town Road running west from the building complex. (OCLP, June 2010.)



Figure 113. Wooden feature along the Old Town Road to the west of the building complex, looking north. (OCLP, May 2007.)



Figure 114. Fence running along the east side of Bound Brook Island Road. (OCLP, May 2010.)



Figure 115. Fork along Bound Brook Island Road, with Bound Brook Way branching off to the right (north). (OCLP, May 2007.)



Figure 116. Old schoolhouse marker, looking south. (OCLP, May 2007.)



Figure 117. Engraved bronze plate marking the site of the old schoolhouse on Bound Brook Island, also known as the Pine Hill School, May 2007 (OCLP).



Figure 118. Cement boundary marker along the path to the cemetery. (OCLP, May 2007.)



Figure 119. Path leading to the cemetery and northwest from Bound Brook Way. (OCLP, May 2007.)



Figure 120. View of cemetery looking north. (OCLP, May 2007.)



Figure 121. Looking northwest at the grave marker of Mary Lombard. (OCLP, May 2007.)



Figure 122. Looking northwest at the grave marker for Thomas and James H. Lombard. (OCLP, May 2007.)

Cultural Landscape Report

Atwood-Higgins Historic District Wellfleet, MA

Existing Conditions 2010



National Park Service

Olmsted Center for Landscape Preservation

www.nps.gov/oclp

SOURCES

1. Aerial photography, Mass GIS, 2007
2. NPS GIS data
3. Field Visits, May and August 2010

DRAWN BY

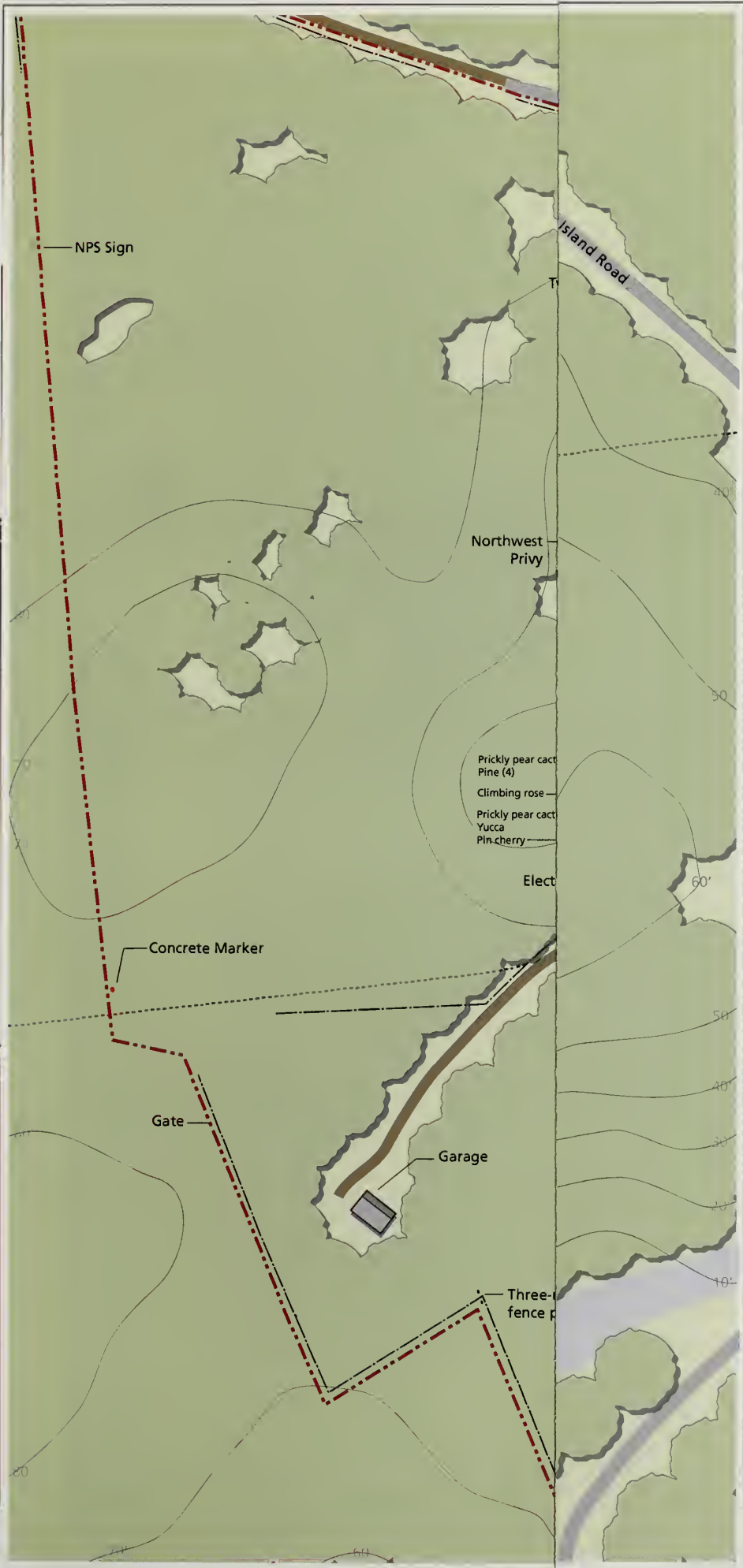
Andrew Louw, Jeff Killion, Cassandra Bosco,
ArcGIS 9.3, AutoCAD Map 2011, Adobe Illustrator CS3

LEGEND

- Canopy
- Water
- Cut Meadow
- Building
- Road
- National Register Boundary
- Dirt Road
- Abandoned Road / Footpath
- Contours
- Wood Fence

NOTES

Location and scale of features are approximate



Atwood-Higgins
Historic District
Wellfleet, MA

Existing Conditions 2010



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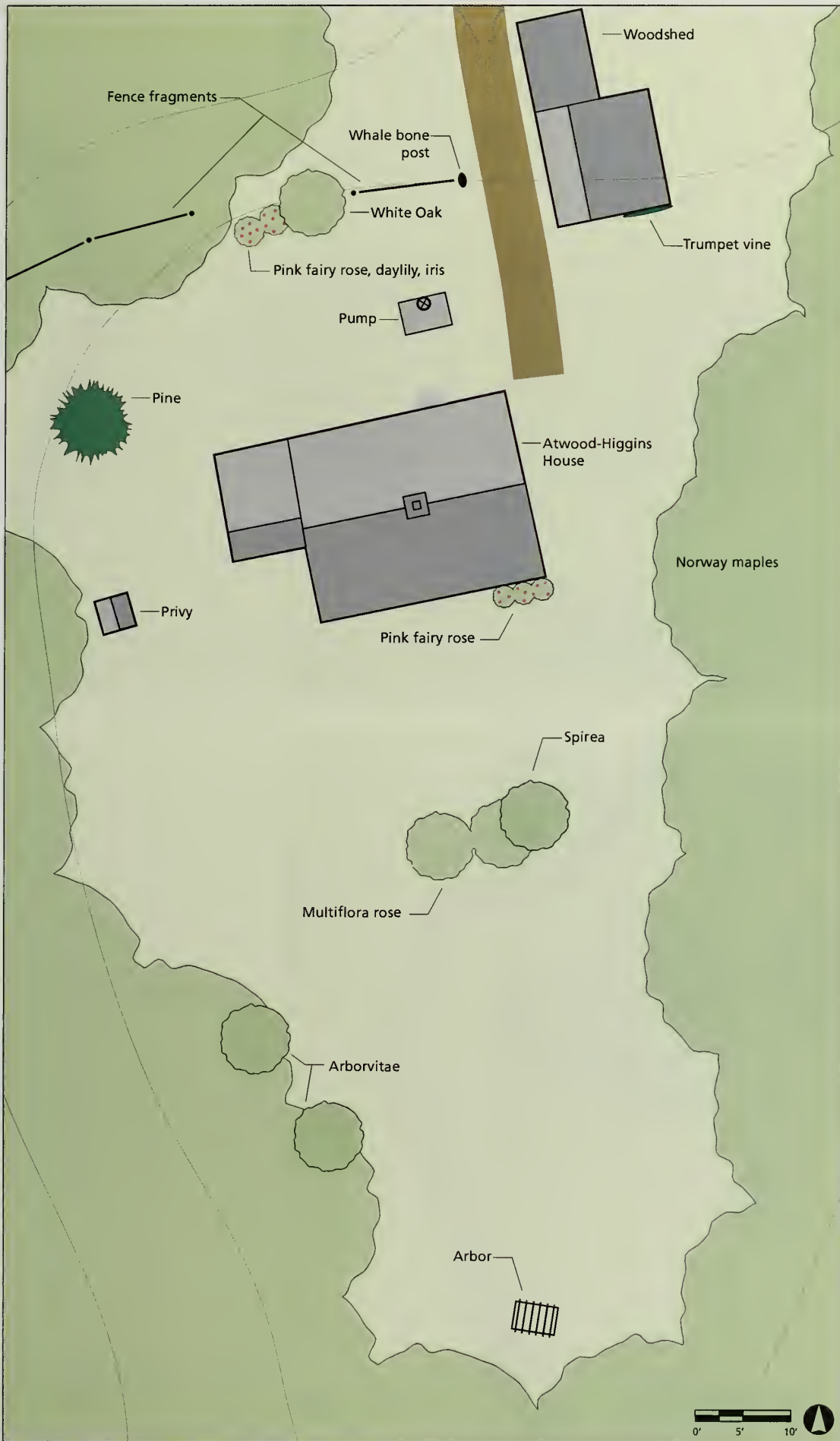
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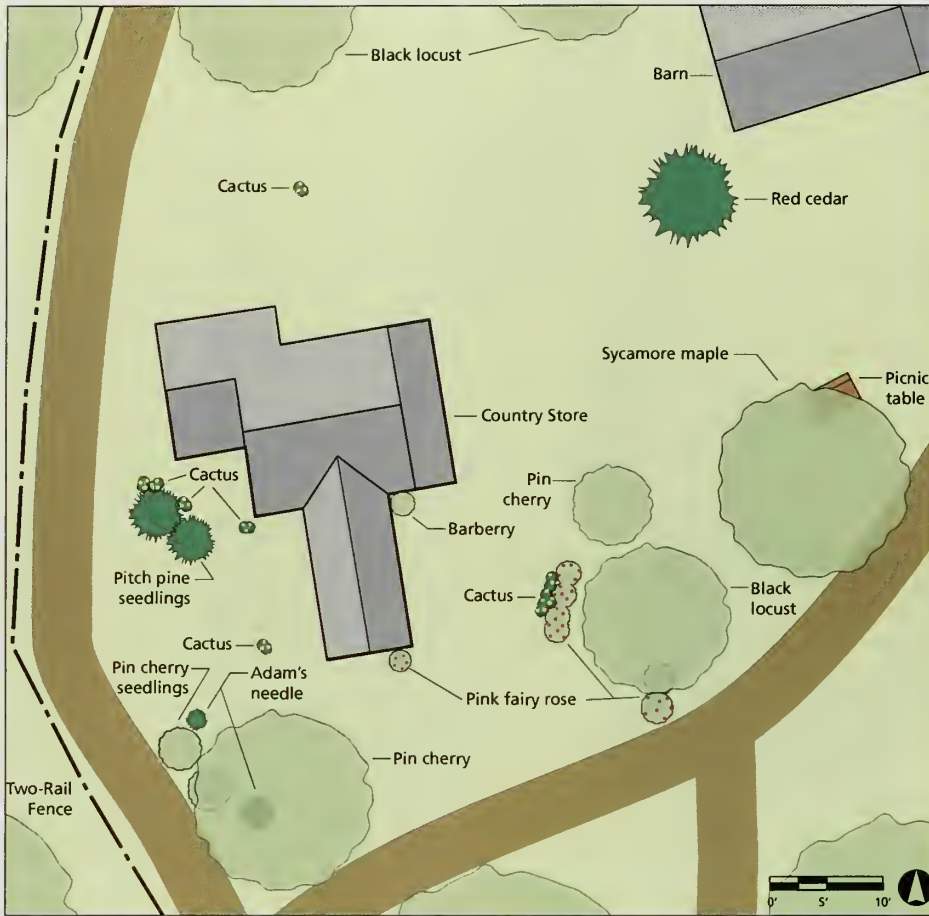
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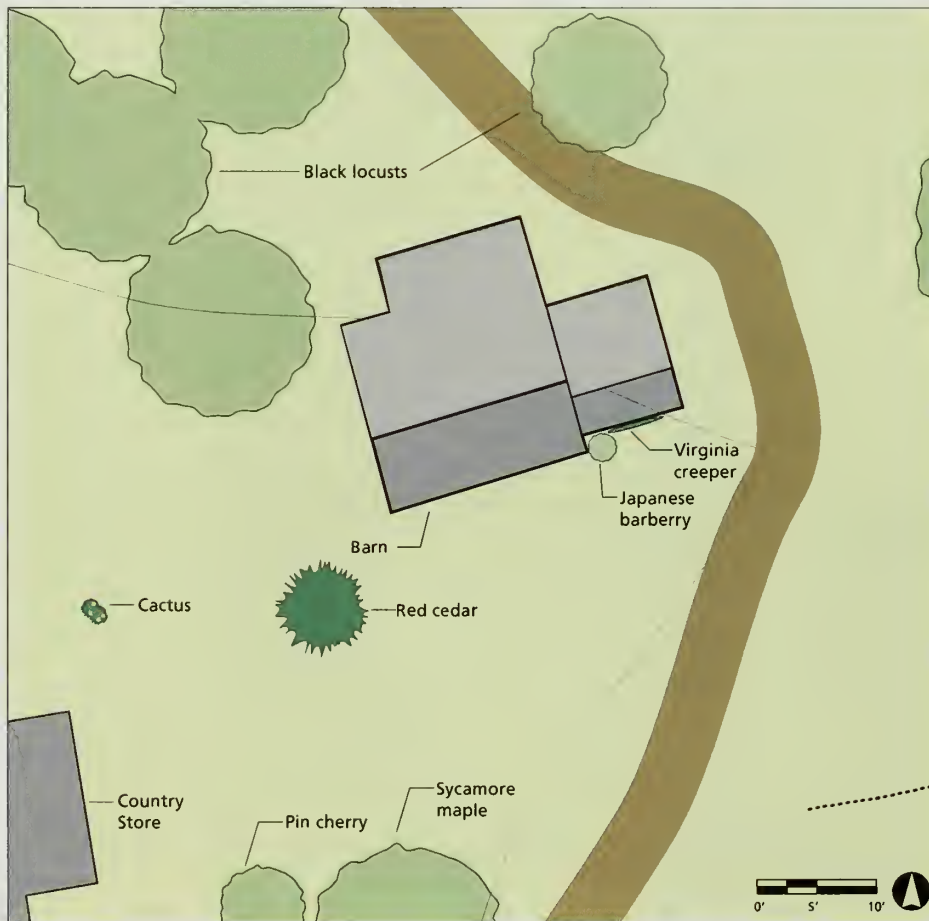




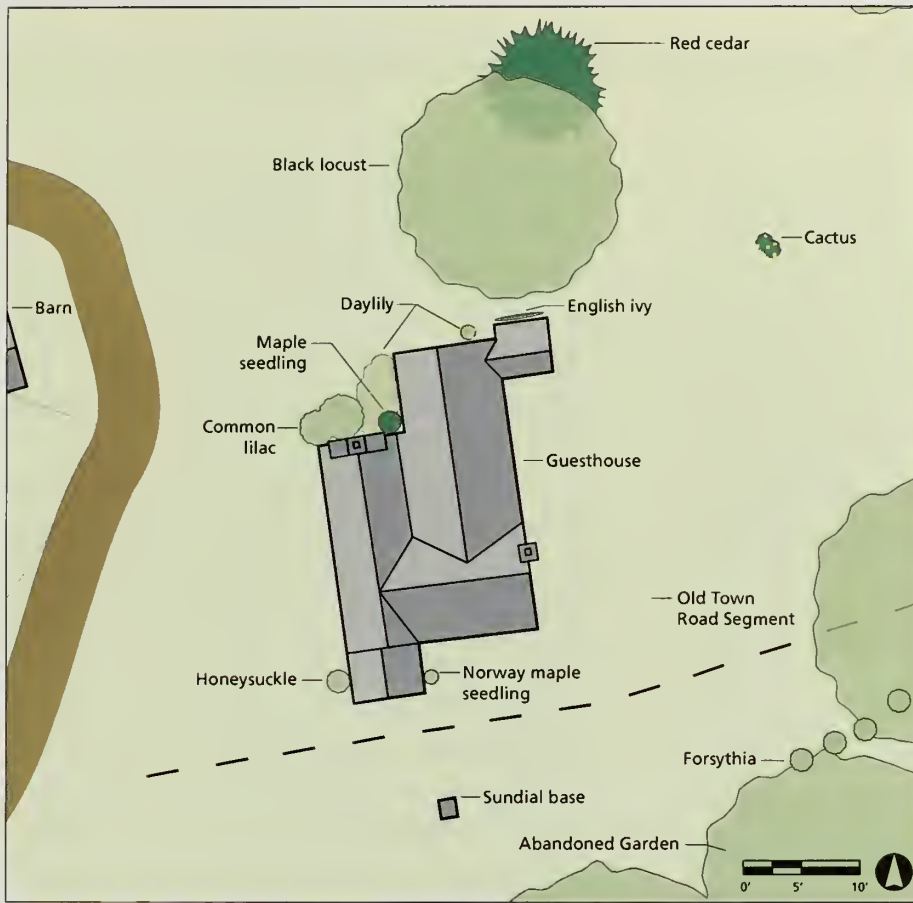
Drawing 3.
 Plan of existing
 features
 surrounding the
 Atwood-Higgins
 House. (OCLP, July
 2010.)



Drawing 4. Plan of existing features surrounding the Country Store. (OCLP, July 2010.)



Drawing 5. Plan of existing features surrounding the Barn. (OCLP, July 2010.)



Drawing 6. Plan of existing features surrounding the Guest House. (OCLP, July 2010.)

LANDSCAPE ANALYSIS AND EVALUATION

When the National Park Service accepted George and Katharine Higgins's donation of the Atwood-Higgins estate in 1961, the agency planned "to faithfully depict to the public, as far as practical, the way of life existing in the vicinity of the historic site and to reflect as far as possible the past history of the house, its adjoining buildings, and surrounding area as representative of Cape Cod."¹ However, plans were delayed as Katharine Higgins continued to use the property until 1975 and the National Park Service decided against a proposal to designate the site a National Historic Site. Documentation and analysis of the significance of the property commenced in 1976, at which time the Atwood-Higgins house was listed on the National Register of Historic Places for its architectural significance. Only recently, in May 2010, was the site evaluated comprehensively to consider multiple areas of significance and the landscape setting.²

This chapter provides an overview of the historical significance of the Atwood-Higgins property in accordance with the May 2010 National Register of Historic Places documentation. The first section reviews the National Register status, areas of significance, and overall integrity of the historic landscape. The second section examines landscape characteristics and compares the findings from the site history with the existing conditions of the landscape as documented in 2010. A summary table and drawings at the end of the chapter identify all documented landscape characteristics and features.

The analysis and evaluation focuses on the Atwood-Higgins Historic District, which encompasses 24 acres surrounding the Atwood-Higgins House (see Drawing 1). The district includes the southeast portion of George K. Higgins's former estate and is delineated by Bound Brook Island Road to the north, the bank of the Herring River and marshland to the south, and historic fence lines to the east and west. These boundaries are limited to the developed section of the property and

do not include the adjacent densely wooded land within the National Seashore that was also acquired from George K. Higgins. Though outside of the historic district, the schoolhouse site plaque and small pox cemetery were historically part of the Atwood-Higgins property and are now on National Seashore land. Both sites are briefly described in this chapter but not identified as contributing features for the Atwood-Higgins Historic District.

NATIONAL REGISTER EVALUATION

The following section summarizes the areas of significance according to the National Register criteria for evaluation, which recognize properties that are: (A) Associated with events that have made a significant contribution to the broad patterns of history; (B) Associated with the lives of persons significant in our past; (C) Embody the distinctive characteristics of a type, period, method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or (D) Yield or be likely to yield information on prehistory or history.³

SUMMARY OF EXISTING NATIONAL REGISTER DOCUMENTATION

The Atwood-Higgins site was listed on the National Register of Historic Places in 1976 under Criterion C in the area of architecture. While this documentation recognized the Atwood-Higgins house as one of the oldest intact examples of a Cape Cod cottage on the Lower Cape, it did not address the significance of later periods of development undertaken by George K. Higgins and the property's archeological resources. A subsequent study by the National Park Service in 1996 considered whether the other structures on the property, including the Country Store, Barn, Guest

House and outbuildings, should be listed on the National Register. While the study determined that the buildings were ineligible, an analysis in 1999 by the University of Massachusetts recommended the reconsideration of the property by the Keeper of the National Register. The current 2010 National Register documentation finds Atwood-Higgins Historic District possesses significance under National Register Criteria A, C, and D at the local level. The period of significance begins in 1730, the approximate construction date of the first building on the property, and ends in 1961, when George K. Higgins transferred ownership of the property to the National Park Service.⁴

National Register Criterion A: Colonial Period Settlement

The original homestead portion of the Atwood-Higgins Historic District possesses significance at the local level under Criteria A in the area of exploration/settlement. The most notable resource is the Atwood-Higgins House, which has important associations with the Colonial period development of the Town of Wellfleet. Initially part of Eastham, Wellfleet's first European settlement occurred in the mid- to late seventeenth century in the hamlet of Billingsgate, which later broke off from Eastham in 1763 to become the Town of Wellfleet. Constructed about 1730, the house is one of the oldest and best preserved Colonial period dwellings in the town. For more than 150 years, the occupants of the house were ancestors of the Nauset settlers who were associated with the maritime industry. Situated on the bank of the Herring River and Duck Harbor, the property was easily accessible from Cape Cod Bay, allowing the property to be used in a manner consistent with typical local cultural patterns of the eighteenth and nineteenth centuries.⁵

National Register Criterion A: Tourism

The Atwood-Higgins Historic District possesses additional significance under Criterion A in the area of tourism. In the early-twentieth-century, use of the Atwood-Higgins property transitioned from a year-round residence to a seasonal recreational retreat, exemplifying regional trends in tourism and the restructuring of the local economy. The Atwood-Higgins Historic District, including the house, outbuildings, landscape, and ancillary features comprise George K. Higgins's personal version of an ideal, historic Cape Cod homestead, which he acquired in 1919 and improved in an effort to create a specific experience of place for leisure purposes.⁶

During the early twentieth century, an enhanced fascination with both national and personal heritage inspired many vacationers to visit their ancestral communities, often renting or purchasing historic houses there to use for summer recreation. Every summer George Higgins left his home in Brookline, outside Boston, to vacation on his Colonial family homestead in a rural area of Cape Cod. His development of the property into a highly individualized, ideal Colonial complex, personalized with physical expressions of childhood memories that contributed to his personal identity, represents the twentieth-century recreational trend of experiencing an intact or re-created historic place. While the assemblage of re-created buildings and aesthetic improvement of the landscape around a period Cape Cod cottage is not consistent with trends in the growing professional preservation movement of the time, his use of the estate as a summer resort and an indulgence of historical interests provides insight into the popular culture of the early twentieth century. Higgins valued the historic characteristics of the Atwood-Higgins house and property, but based his improvements on nostalgic family memories, and personalized interpretations of history and aesthetics.⁷

National Register Criterion C: Architecture

The Atwood-Higgins House possesses significance at the local level under Criterion C in the area of architecture as one of the earliest and best-preserved examples of an early-eighteenth-century Cape Cod cottage, constructed with typical Plymouth Colony building techniques. The house is a remnant of the gradual expansion of the original Nauset Grant settlement in Eastham, which did not extend north into Wellfleet until the late seventeenth century. Historic additions to the house are characteristic of the building type and relate to the continuous use of the property as a year-round residence through the mid nineteenth century. Higgins's subsequent efforts to restore and preserve the house ensured its survival, making it one of the few Colonial period Cape Cod cottages remaining in the region, where the national building type evolved. The house retains a high degree of architectural and structural integrity.⁸

National Register Criterion D: Post-Contact Period Archeology

The Atwood-Higgins Historic District possesses local level significance in the area of post-contact period archeology under Criterion D. Archeological excavations conducted on the property to date have yielded valuable information about the specific construction chronology of the house, dating to about 1730. Excavations also have yielded information about previously undocumented building alterations and repairs both inside and outside of the house. Furthermore, the identification of an intact topsoil stratum containing eighteenth-century domestic debris and cultural features suggests the potential for additional intact soils on the property containing similar deposits. These deposits, in turn, have the potential to address questions of local and regional importance including the early settlement of the island, early agriculture on the Lower Cape, and the establishment and modification of transportation networks. Due to limited disturbance, the site retains a high level of integrity.⁹

EVALUATION OF HISTORICAL INTEGRITY

Integrity, as defined by the National Register, is the ability of a property to convey its significance through its physical resources. The National Register recognizes seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.¹⁰ Retention of these qualities is essential for a property to convey its significance, though all seven qualities need not be present to convey a sense of past time and place. The following evaluation is based on the period of significance for the property extending from 1730 to 1961.

Location

Location is defined by the National Register as the place where the historic property was constructed or the place where the historic event occurred. The Atwood-Higgins House and outbuildings remain in their historic locations and the property retains the land associated with the Atwood-Higgins Historic District.

Evaluation: Retains integrity of location

Design

Design is defined by the National Register as the combination of elements that create the form, plan, space, structure, and style of a property. The layout of the Atwood-Higgins buildings, associated outbuildings, driveways, and most small-scale landscape features remain intact from the early 1960s, when George K. Higgins donated the property to the National Park Service. Around the buildings, much of the ornamental vegetation remains, though is not as well tended. The deterioration and recent collapse of some of the fences and gates, as well as the loss of ornamental flower beds near the house, diminishes the spatial organization and definition of spaces within the historic district.

Evaluation: Retains integrity of design

Setting

Setting is the physical environment of a property and the general character of the place. During the historic period, the Atwood-Higgins property began to show the effects of vegetative succession, transitioning from an open agricultural landscape to a wooded island with cleared areas around the domestic core. This vegetative succession has continued, creating an clearing within a pine and oak forest. The loss of views of the adjacent estuary to the south of the property diminishes the setting, yet overall the property retains its rustic, rural, isolated character.

Evaluation: Retains integrity of setting

Materials

Materials are the physical features that were combined or deposited during the period of significance in a particular pattern or configuration to give form to the property. In terms of built materials, Atwood-Higgins retains the wood frame buildings, stone and brick foundations, cedar fences, whale-bone fence post, and markers. The general palette of plant materials, including the lawn, specimen trees, ornamental shrubs, and perennials remains from the historic period, although reduced in quality.

Evaluation: Retains integrity of materials

Workmanship

Workmanship is the physical evidence of the crafts and methods of construction used during the specified historic period of significance. The Atwood-Higgins property retains workmanship characteristic of its historic period. Repairs have been made to the structures in keeping with the historic materials and methods of construction. In the case of the outbuildings, such as the Barn, Country Store, Guest House, and privies, a limited level of maintenance has preserved much of the original workmanship and materials, though repairs are needed.

Evaluation: Retains integrity of workmanship

Feeling

Feeling is the expression of the aesthetic or historic sense of a particular time resulting from the presence of physical features that, taken together, convey a property's historic character. The Atwood-Higgins property evokes the sense of place created by George and Katharine Higgins in the early 1960s, though the property now feels abandoned.

Evaluation: Retains integrity of feeling

Association

Association is the direct link between an important event or person and the property. Although the Atwood-Higgins property is no longer in private ownership, evidence of its connection to the Atwood-Higgins family is evident due to the presence of the buildings, ornamental plantings, and some small-scale features.

Evaluation: Retains integrity of association

Overall Integrity

The cultural landscape at Atwood-Higgins retains sufficient integrity to convey the significance of the landscape for the period of significance from 1730 to 1961. All of the buildings and most landscape features remain in their original locations and the rustic, secluded setting of the property has been preserved. The buildings retain their historic designs, and the majority of materials remain in the contributing buildings. The Atwood-Higgins Historic District embodies the feeling of a rural Cape Cod retreat that includes an early-eighteenth-century homestead. The neglected condition of the landscape and the growth of the surrounding woods are reversible and therefore can still convey the character of this historic resource.

EVALUATION OF LANDSCAPE CHARACTERISTICS

This section evaluates the historic character of the Atwood-Higgins Historic District landscape and its setting by contrasting historic conditions (1730–1961) with existing conditions. The evaluation includes a brief history of the landscape characteristic followed by an evaluation of extant associated features.

Character-defining features that have been lost since the end of the historic period are also described.

Features are evaluated as contributing or non-contributing to the historic character of the property, or unevaluated if there is insufficient information.

Existing features, features added since the end of the historic period, and features lost since the end of the historic period are listed in Table 1 and shown on Drawings 7 through 10, while historic and contemporary photographs show comparative views.

NATURAL SYSTEMS AND FEATURES

This characteristic is comprised of the natural aspects that shape the landscape. Included within this characteristic is the natural vegetation (woods), but not managed vegetation (see vegetation characteristic); natural landforms, and not built topography (see topography characteristic). The house and associated outbuildings were constructed on this site in part due to its natural features, including its proximity to the Herring River, its south facing slope, and availability of a fresh water spring. Overall, the natural systems are less visible due to natural succession of vegetation on the island and surrounding wetlands.

Herring River

Evaluation: Contributing

The Herring River forms its southeast boundary of the Atwood-Higgins Historic District. Historically, the Herring River, Bound Brook, and Duck Harbor connected Duck Creek, Blackfish Creek, and Wellfleet Harbor to the Cape Cod Bay. These waterways cut between the Bound Brook, Griffin, Great, and

Billingsgate islands along the west side of Wellfleet. The Herring River was one of several corridors that provided water transportation, which was vital to the early settlement and maritime economy of Wellfleet. The Herring River formerly separated Bound Brook Island from the rest of Wellfleet. The river course is now reduced in size after more than 100 years of diking, tidal restriction, and channel modifications (see Figure 46). Views of the river are now obstructed by the steep wooded slopes to the south, east, and west of the domestic core of the property. The once extensive salt marshes comprising the river's flood plain are now dominated by salt-intolerant, opportunistic, and largely non-native vegetation. Efforts by the National Park Service, Town of Wellfleet, and other agency partners are now underway to restore tidal flow to the river. When implemented, the physical connection between the river and Wellfleet Harbor will be reestablished. Salt water will once again flow throughout the floodplain, leading to significant improvements to water quality and estuarine habitat and dramatically altering the character of the river. Dense stands of woody vegetation will die back and native salt marsh grasses and other salt-tolerant vegetation will proliferate, creating a visual impression of the river and its floodplain much more in keeping with the character of the historic period. A draft Environmental Impact Statement for the Herring River Restoration Project is expected early in 2011.¹¹

Bound Brook Island

Evaluation: Contributing

The Atwood-Higgins Historic District is sited on the southeast side of Bound Brook Island. The island is part of the Wellfleet Plain, formed during the maximum extent of the Wisconsin Glacial Episode about 18,000 years ago. As the glacier retreated, piles of glacial debris formed Bound Brook Island, as well as the neighboring Griffin and Great islands to the south. The soil consists of gravelly sand, scattered boulders, and some clay. The island is surrounded by Bound Brook and its salt marshes to the north, Herring River

and its salt marshes to the east, the former Duck Harbor to the south, and Cape Cod Bay to the west (see Figure 46). The sedimentation and vegetative succession of the surrounding wetland areas diminishes from the island's character during the historic period.

SPATIAL ORGANIZATION

Spatial organization is defined by the arrangement of elements creating the ground, vertical, and overhead planes that define and create spaces. From the eighteenth through the early twentieth century, the spatial organization of the Atwood-Higgins property reflected the vernacular pattern of a Colonial period settlement. From 1919 onward, the spatial organization was altered by the nostalgic interests of George K. Higgins. His addition of several buildings, fences, ornamental plantings, and other features reflected the growing trend of tourism on Cape Cod. Higgins embellished his property to celebrate the history of Cape Cod and his ancestor's associations with the property, to create a summer retreat, as well as to accommodate relatives and guests.

Atwood-Higgins Grounds

Evaluation: Contributing Site

The Atwood-Higgins grounds are listed as a contributing site in the National Register documentation (2010) and cover the 24-acre historic district. As a contributing resource, the grounds encompass numerous associated features including the topography, natural features, views, buildings, circulation features such as the driveway and Old Town Road trace, fences and gates, the rolling upper meadow, and house terrace front lawn, the wood arbor, granite sundial base, planting beds and trees, a hand pump, and dry well.¹²

The house is centrally located in the Atwood-Higgins grounds and faces south, away from the outbuildings, with an open front lawn and an arched wood arbor at its southern end (see Figure 57). Additional

outbuildings associated with the house, deteriorating fence sections, and overgrown paths are located in the woods east and west of the house. At a higher elevation and north of the house is the route of the former Town Road. As described in more detail under circulation, a trace extends east from the upper meadow and west from the Guest House, now part of the driveway loop, and continues west to the north of the Garage and on to associated land outside the district (see Figures 51, 86, and 112). The Barn is oriented to face the former Old Town Road. A granite sundial base is located a few feet east of the Guest House (see Figure 94).¹³

During the Higgins period of ownership from 1919 to 1961, informal planting beds and trees were added to provide visual interest to the property. The extant ornamental plantings now comprise less than half of those on the property during the first half of the twentieth century. Climbing roses, iris, lilac, day lilies, and English ivy plants remain against some of the buildings. The majority of the forest retains a mix of native pine and oak, as well as non-native black locust trees. Prickly pear cactus and yucca remain in the open areas around the buildings. A sycamore maple stands south of the Barn and Norway maples grow east of the house. Both maple species have self-seeded in the surrounding woods. Other species have self-seeded in the meadow, around structures, and in the woods—including chives, phlox, dandelions, garlic mustard, Japanese honeysuckle, pin cherry, and Eastern red cedar.

The driveway provides circulation through the property, and has the aesthetic of a historic country road. The majority of the driveway is sand with grass growing in the middle. The north section near Bound Brook Island Road has a layer of gravel that is covered with pine needles. Since the drive is comprised of natural materials, it blends in with the surrounding landscape and follows its natural contours (see Figures 48, 54, 55, and 56).

The property's system of split-rail fences delineates spaces within the property and reflects the early 1900s

dwindling agricultural use on the island. The fence network includes sections with two and three rails that span approximately 8 to 10 ½ feet between cedar posts. The fence system was reconfigured several times after its initial construction in the 1920s and historically included a horse paddock west of the Barn. Notable fence features include a whale-bone post immediately north of the house and the weight box for a swing gate near the entrance to the property (see Figures 48, 54, 65, and 73). The split-rail fence continues along Bound Brook Island Road and Bound Brook Way outside the district. Remnants of additional gates are found along fences in the woods.

George K. Higgins added electric and telephone utilities to the property, which are partially present. Similarly, his water system installed in the 1920s and 1930s is visible immediately north of the house where a hand pump and hose hookup remain (see Figure 64). The base of a second hose hookup is located at the east side of the Woodshed. The original 1,500 reservoir tank and more than 600 feet of pipe are underground. Additionally, a manhole cover set into concrete in the ground northeast of the Woodshed marks the location of a 1938 septic tank that served the house (see Figure 76). A historic period dry well is located east of the house (see Figure 78).¹⁴

The meadow currently retains its open character, but now consists of a mix of grasses and broad-leaf wildflowers, including dandelion, English plantain, Queen Anne's lace, red sorrel, hawkweed, and garlic mustard. The loss of some of the split-rail fences within the meadow area and the growth of the trees surrounding and in the meadow have slightly altered the character of the space.

Old School House Site and Plaque

Evaluation: Non-contributing, outside of Historic District, contributes to landscape setting

Bound Brook Island residents constructed a local school house in 1844 to the northeast of the Atwood-Higgins House. Later known as the Pine Hill School,

notable pupils included George Byrne, a well-known Boston contractor who successfully practiced for over 50 years; Captain Lorenzo Dow Baker, founder of the Boston Fruit Company, later to become Chiquita Brands International; and Nehemiah Somes Hopkins, an ophthalmologist who established China's first eye hospital, completed in 1908, as well as the Peking Union Medical College.¹⁵ Hopkins was also held during World War II by the Japanese as a prisoner of war before regaining his freedom.¹⁶ Hopkins was responsible for the plaque at the school house site, which was dedicated in 1924 and consists of an engraved bronze metal plate, made in China and fastened to a partially polished rock.¹⁷ The script was composed by Dr. Hopkins himself and reads (see Figures 116 and 117):

Erected in Grateful Remembrance of the Island School House 1924. Though few remain who once met here, and scattered are afar and near, with love they hold in memory still, the island school house on the hill, and gladly do they mark the spot, that it may never be forgot.¹⁸

The stone itself is inscribed with "Built 1844." The school house site and plaque are outside of the historic district but contribute to the historic landscape setting.

Cemetery

Evaluation: Non-contributing, outside of Historic District, contributes to landscape setting

When South Truro resident, Mary Lombard, died of small pox on February 13, 1859 at the age of 44, the community established a small cemetery on Bound Brook Island, predicated on the fear that burial in the town cemetery might contribute to the spread of the disease. Located high on the ridge of the island, the cemetery plot was within sight of her former home.¹⁹ Her tombstone reads, "Mary P. Wife of Thomas Lombard Died Feb. 13, 1859 Age 44 yrs. 8 mos." Inscribed beneath is the following verse:

I shall be satisfied when I awake with the likeness
 My wife sleeps her end was peace
 We sorrow but with hope
 The believers life shall never cease
 And Christ shall raise her up

Mary Lombard's husband and son were later buried under a single headstone in the same plot. Their stone reads: "Thomas Lombard Died Sep. 23, 1873 Age 60 yrs 1 mo" and "James H. Son of T & M P Lombard Died Aug 13 1870, Aged 24 yrs 9 mos" (see Figures 120, 121, and 122). As if to match that of their wife and mother, inscribed near the bottom of this stone are the lines:

Oh blessed thought we shall not always
 Go in darkness and in sadness walk alone
 There comes a glorious day when we
 Shall know as we are known

George K. Higgins subsequently purchased the property that contained the cemetery, then passed the property to the National Park Service.²⁰ The National Park Service is responsible for maintaining the cemetery. The plot is in fair condition with extensive growth of vegetation surrounding the plot. The cemetery is outside of the historic district but contributes to the historic setting.

TOPOGRAPHY

Topography is defined as the manipulated, three-dimensional form of the landscape (natural landforms are addressed under the natural systems and features characteristic). Prior to the construction of the Atwood-Higgins homestead in the 1730s, the natural landform was manipulated to provide a level terrace for the home. Subsequent earth moving occurred in the upper meadow area, notably in the vicinity of the Barn sites, Garage sites, Country Store, and to a lesser extent, for the Guest House. Overall, the amount of earthmoving was minimal and each building was sited to conform to the rolling coastal landscape. Similarly, the Old Town Road, Bound Brook Island Road, and Atwood-Higgins driveway were laid out across the

landscape, with minor changes to the natural grade (as detailed under circulation features).

House Lawn Terrace

Evaluation: Contributing

Since its construction in c. 1730, the Atwood-Higgins House has rested on a flat terrace, which appears to have been cut from the steep slope of the southeast side of Bound Brook Island. The flat terrace was covered with grass and remained open throughout the historic period, with minimal vegetation adjacent to the historic house. A row of trees, most likely black locust, and a split-rail fence defined the north side of the space. The house lawn currently retains its open character and is mowed infrequently (Figures 123 through 143). The infrequent mowing has allowed a mix of grasses and broad-leaf wildflowers to thrive. The growth of the trees surrounding the lawn has altered the character of the space, creating a more enclosed feeling as it is no longer possible to view Duck Harbor or the Herring River salt marshes. The lawn terrace is still evident and contributes to the character of the historic district. The increasing number of non-native exotic species encroaching on the space is described in more detail under Vegetation. The loss of the split-rail fences surrounding the house and lawn terrace has altered the character of the space.

Upper Meadow

Evaluation: Contributing

In a taped interview, George K. Higgins recalled that the original Barn stood to the northeast of the current Barn on a steep slope. The original bank barn configuration allowed livestock and carriages to enter at two levels. This barn was gone by the early twentieth century. During his tenure beginning in 1919, George K. Higgins documented several grading projects associated with buildings he added in the upper meadow including a new Barn, constructed in 1924 with minimal grading (Figure 144 through 163). He noted that a considerable amount of earth leveling was

necessary to construct a Garage in 1929 (Figure 164). Installed the same year, the Guest House included a cellar. Higgins also installed a cesspool to the southeast of the house in 1925, relocated the road to the north in 1929, and buried a water reservoir to the northeast of the Garage in 1932. His most extensive earth moving project appears to have been the leveling of a hill west of the Barn in 1943 in preparation for the construction of the Country Store.

At the end of the historic period, when Higgins's gifted their property to the National Park Service, the open upper meadow surrounding the Country Store, Barn, and Guest House was bounded by split-rail fences and surrounded by successional vegetation including non-native black locust, and native oak and pine. The meadow was predominantly grass, but not carefully clipped, resembling an agricultural pasture with a rolling terrain. With no subsequent earth moving, the topography remains as it was during the historic period and contributes to the character of the property.

LAND USE

This characteristic describes uses that affect the physical form of the landscape. During the historic period, the property was used for leisure, passive recreation, agriculture, and pasturing livestock, and also included a small pier for boats. In the early 1900s, the Lower Cape became an increasingly popular destination for people seeking an escape from the lives they led elsewhere. As the culture of tourism grew throughout the United States, U.S. Route 6 provided reliable road access to the tip of Cape Cod in the 1920s. The Lower Cape region transitioned from a maritime and agricultural to a tourist economy, and Bound Brook Island changed from an open pastoral landscape to one of dispersed summer residences, accessible by lightly traveled sand drives and tucked in secluded wooded settings. The Atwood-Higgins Historic District is intact, but use is limited to occasional ranger-led summer interpretive programs.

Leisure and Recreation

Evaluation: Contributing

The use of the Atwood-Higgins property as a destination for recreation and leisure correlates with the acquisition of the property by George K. Higgins in 1919. The Higgins family used the property seasonally in the summer, and added a Guest House to accommodate visitors. George Higgins advocated for improvements to the roads and bridges to Bound Brook Island to improve vehicle access. The pasturing of horses and cows continued into the twentieth century. The Higginses had a horse and a 1920s photograph shows a cow standing by the woodshed. The National Park Service also stabled patrol horses in the Barn up until the late 1900s.

The Atwood-Higgins property is no longer occupied, but Bound Brook Island consists of predominantly seasonal residences used for recreation and leisure. Access is limited by Bound Brook Road, which becomes a sand drive after passing the Atwood-Higgins property. The use of Bound Brook Island for recreation and leisure contributes to the character of the historic district. Though underutilized at present, the Atwood-Higgins property can continue to offer opportunities for recreation and leisure, and as stated in the park's 1977 Interpretive Prospectus, depict "the way of life existing in the vicinity of the historic site and to reflect as far as possible the past history of the house, its adjoining buildings, and surrounding area as representative of Cape Cod."

Agriculture

Evaluation: No longer present, non-contributing

During the historic period, occupants of the Atwood-Higgins House relied on local agriculture and fishing for sustenance. Agriculture diminished in the late 1800s and is no longer practiced on Bound Brook Island.

Maritime Industries

Evaluation: No longer present, non-contributing

During the early historic period, occupants of the Atwood-Higgins House worked in the maritime industries. These industries diminished in the late 1800s and are no longer associated with Bound Brook Island.

CIRCULATION

Circulation describes systems of movement through the landscape. During the early historic period, occupants of the Atwood-Higgins House relied predominantly on boats for transportation. Cart paths, and later carriage and automotive roads, were rough and often flooded until the early twentieth century. George K. Higgins played a lead role in improving roadways, adding bridges, and rerouting roads to improve access to Bound Brook Island and preserve a rustic setting for the Atwood-Higgins home.

Bound Brook Island Road

Evaluation: Contributing

The original cart road across Bound Brook Island traveled west from the southeast corner of the island and was known as the Town Road. The road passed just to the north of the Atwood-Higgins House and south of a Barn, but this section of road is now a trace. The road continued past a schoolhouse and to the western side of the island. Noted for its poor condition, particularly at its eastern end, the salt meadows to the south of the island were diked in 1908 in an effort to improve the condition of the road. After purchasing his property in 1919 and in the 1920s, George K. Higgins advocated for improvements to the road, which were carried out by the Town of Wellfleet. Higgins further advocated for the relocation of the road away from his house, and in 1926 the alignment was shifted to the north side of his Barn (see Figures 144 through 147). Again, in 1944, Higgins advocated moving the town road further north. At this time the

road was moved to its current alignment, passing the Atwood-Higgins property on a ridge north of the property. The relocated road was called the Town Road, while the abandoned trace was called the Old Town Road. Beyond the Atwood-Higgins Garage, it was known as Pine Road. While these relocations altered the historic spatial organization of the house, Barn, and road—this was an aspect of the vernacular Cape Cod homestead that Higgins was not interested in preserving. The current alignment of Bound Brook Island Road to the north of the domestic core dates to the historic period and contributes to the significance of the cultural landscape.

Old Town Road Segments

Evaluation: Contributing, Associated Feature

As described above, the original road across Bound Brook Island traveled east to west across the Atwood-Higgins property, between the house and original Barn. After purchasing his property in 1919, George K. Higgins shifted the alignment of the road north in 1926 and further north in 1944, leaving the trace of the original road, referred to as the Old Town Road or Old Town Road trace. The original alignment is still evident as a footpath and portion of the Atwood-Higgins driveway. A foot path extends west from Bound Brook Island Road to the upper meadow and aligns with the Guest House. On the west side of the Guest House, the Old Town Road serves as a portion of the driveway to the Garage. West of the Garage, the Old Town Road becomes a trace or footpath again (see Figures 168 and 169). Eventually it reconnects with a road across the island. The Old Town Road segments are contributing associated features to the historic district.

Driveway

Evaluation: Contributing, Associated Feature

The driveway to the Atwood-Higgins property descends south from Bound Brook Island Road via a gravel and dirt driveway that leads to a wooden swing

gate. The gate has a weight box at one end to facilitate opening and closing. From the gate, the driveway descends to a gently rolling meadow in the center of the property (see Figures 170 and 171). A cluster of inward-facing, rustic outbuildings, including the Barn, Country Store, and Guest House, are located in the center of the meadow, which is spotted with trees and low plantings. The drive loops around the Country Store and Barn and west of the Guest House. The northern portion of the driveway, notably the access from Bound Brook Island Road is the most recent section of driveway, and was added after 1944 when the Bound Brook Island Road was relocated to the north. As described above, the relocation was carried out at the request of George K. Higgins to enhance the seclusion of his property. The section of driveway that connects to the Garage overlays the original Old Town Road alignment. The driveway entrance and loop were added during the George K. Higgins period of ownership and contribute to the character of the historic landscape.

The oldest portion of the Atwood-Higgins driveway extends south from the driveway loop around the Barn to the rear of the house. This section of driveway originally connected the house to the Old Town Road, and led across the road to the original Barn, which is no longer extant. George K. Higgins successfully advocated that the town relocate the Old Town Road to the north of his Barn in 1926 and to the ridge north of his property in 1944. As a result, the original driveway to the Atwood-Higgins House is now separated from the road. The original driveway to the back of the house is intact and in fair condition. It descends down a steep slope and is gullied in the center, with two partially effective water bars to slow the flow of storm water. The driveway still provides access to the house and contributes to the character of the historic landscape (see Figures 139, 140, 172, and 173).

Bound Brook Way

Evaluation: Outside of Historic District, contributes to landscape setting

Bound Brook Way is outside the boundaries of the historic district. The sand drive forks off of Bound Brook Island Road and leads north to several summer homes and eventually connects with Ryder Beach Road (see Figure 115). Access to the Mary Lombard small pox cemetery is from along Bound Brook Way, a quarter mile after it splits from Bound Brook Island Road. The secluded, unpaved character of the road contributes to the historic landscape setting.

VEGETATION

This characteristic focuses on the managed trees, shrubs, vines, groundcovers, and herbaceous materials in the landscape. Because the management of vegetation at the Atwood-Higgins site is now minimal, areas of successive vegetation are also described where they influence the character of the landscape. Broad patterns of vegetation are described under Natural Systems and Features characteristic. The role of vegetation in defining areas is described under Spatial Organization. The effect of vegetation on views is described under Views and Vistas.

Late nineteenth century photographs and descriptions of Bound Brook Island indicate that the landscape was very open, except a few apple and shade trees. Grazing and farming, and to a lesser extent regrading for structures, had stripped the island of its fertile soil. When grazing diminished at the beginning of the twentieth century, tree species that required little moisture or soil fertility colonized the landscape, including pine, oak, black locust, and blackberry. When the Higginses purchased the property in 1919, George recalled removing “trees, stumps, and underbrush” and thorny blackberries and introducing “new soil and sod,” plus “seeding and fertilizing and rolling.” He set out Austrian pines, which did not survive. He retained some aged apple trees, removed

those in decline, and planted four new apple trees in 1921 to the south of the house, none of which are extant.

Photographs from the 1920s through 1960s chronicle the transition from an agricultural homestead to a well-tended summer retreat with numerous flower beds. While the hardier vegetation has persisted with minimal maintenance, many of the ornamental herbaceous plants are no longer present. In unmanaged areas, non native species have spread throughout the wooded edge including Norway maple, euonymus, forsythia, and most recently, garlic mustard.

Planting Beds and Trees

Evaluation: Contributing, Associated Feature

When George Higgins purchased the property in 1919, several mature trees including apple trees, persisted on the property, while young native pines and oaks, and non-native black locusts were quickly colonizing the abandoned pasture areas. The cultivated trees that were extant in 1919, notably several apple trees, are gone. It is likely, however, that some of the young pines, oaks, and black locusts are still standing and certainly others grew up during the Higgins period of ownership from 1919 to 1961. During this same period, George Higgins planted several trees, vines, and herbaceous plants. The configuration and species associated with each building is detailed below.

Collectively, the planting beds and trees, both retained and planted with in the historic core, are a contributing associated feature in the historic district (Drawings 7 through 10).

Meadow Landscape and House Lawn

Evaluation: Contributing, Associated Feature

Historic photographs and recollections by George Higgins indicate that during the historic period the lawn areas were predominantly clipped grass, with few broadleaf plants (weeds). The lawn areas now contain

an abundance of broadleaves including drifts of red sorrel (*Rumex acetosella*), hawkweed, English plantain, and Queen Anne's lace. The areas are mowed infrequently, resulting in an abundance of wildflowers. The lawn areas associated with the domestic core are a contributing associated feature within the historic district, though the appearance and level of maintenance differs from that of the historic period.

Atwood-Higgins House Plantings

Evaluation: Contributing

During the historic period, apple trees, black locust, maple, ornamental shrubs, vines, and herbaceous plants grew near and to the south of the house. Photographs from the 1920s indicate that when the Higginses purchased the property, the house was relatively unadorned (see Figure 128). In the early 1920s, George Higgins built or rebuilt trellises on either side of the front door and planted "'Excelsior' rambler rosebushes" (see Figures 123, 124, and 129)²¹ Note that 'Excelsior' is not a recognized rose variety. A lilac stood at the southwest corner of the house and mature apple trees grew to the south of the house (see Figures 126 and 127). George Higgins removed most of the mature declining apple trees and planted four new trees, which he noted included the Red McIntosh variety (see Figures 131 and 132). He retained one enormous aged apple tree, which stood through the Hurricane of 1938 and finally toppled during a storm in the late 1950s (see Figure 22).

A photograph taken in 1959, close to the end of the historic period, shows enlarged ornamental beds on the south and east sides of the house. Carefully tended, the beds contain roses and an assortment of annuals with a sweet alyssum border (see Figure 124). Of the front planting, Higgins wrote, "It has been my custom to have two simple beds of old-fashioned flowers in front of the main house and a simple bed of tall and dwarf marigolds interspersed, on the end towards the door, with heliotrope, coleus, and so forth." South of the house, a mature bridal veil spirea arched over the lawn adjacent to a small grape arbor (see Figure 129

and Drawing 7). Scrub pines were allowed to grow up beyond the periphery of the lawn terrace. As described in greater detail under lawn areas, the turf was entirely grass without broadleaves and neatly clipped.

After the property was passed to the National Park Service in 1961, George Higgins died in 1963 and Katharine Higgins continued to use the property until 1975, and passed away in 1978. Photographs from the 1960s indicate that the roses south of the house persisted but many of the herbaceous plants did not. Today, several roses still grow along the south façade of the house, including a bright pink cultivated rose and the non-native invasive multiflora rose. The spirea persists thirty-five feet south of the house and is mixed with multiflora rose in a mass of vegetation that is twenty-five feet long and ten to twelve feet across (see Figure 130).

A pair of globe arborvitae plants (*Thuja occidentalis* *Globosa*) persist on the west edge of the lawn (see Figure 70). The lilac at the southeast corner of the house is no longer extant. Vinca (*Vinca minor*) and English ivy (*Hedera helix*) grow along the southeast edge of the lawn. Norway maple, euonymus, pin cherry, black locust all grow along the southeast edge of the lawn and down the steep slope (see Figure 132). George Higgins planted two maples to the east of the house after an August 1924 storm blew over the existing shade trees (these may have been north of the house, and include the extant sycamore maple to the east of the Country Store). The cultivated rose by the house, the spirea in the lawn, and the globe arborvitae, vinca, and English ivy on the lawn edge date to the historic period and contribute to the character of the landscape. Documentation from George Higgins suggests that two of the Norway maples were introduced during the historic period, however the rest are likely self-seeded. The spread of Norway maple, euonymus, and garlic mustard throughout the wooded edge does not contribute to the historic character of the landscape.

Fence and Water Pump Flower Beds

Evaluation: Contributing

A 1922 photograph captures some of the early ornamental plantings in the area between the water pump and fence above. Bearded iris grew in masses on the slope and within a grass lawn. Young black locust also dotted the slope, each carefully pruned (see Figure 133). George Higgins wrote in his journal about trimming pine and locust trees, activity whose woody debris prompted the 1923 construction of a woodshed addition for storage.²²

A photograph taken some time after 1923 shows an enlarged ornamental planting to the north, east, and southeast of the water pump (see Figure 135). Species visible in the photograph include prickly pear cactus, English ivy, and variegated goutweed, while English ivy grows up an adjacent tree. In a taped interview, George Higgins indicated that the prickly pear had been on the property for several generations. A photograph dating to about 1959 shows a cultivated pink rose hanging on the fence to the west of the whalebone post (see Figure 137 and Drawing 7).

Today, remnants of earlier ornamental plantings persist north of the water pump and predominantly along the fence line. Species include cultivated pink climbing roses (*Rosa sp.*), yellow day lilies (*Emmercallis sp.*), bearded iris (*Iris sp.*) and yarrow (*Achillea millefolium*). Additional cultivated species in the vicinity of the water pump include prickly pear cactus, phlox (*Phlox sp.*) and English ivy (*Hedera helix*). The cultivated pink rose, prickly pear cactus, iris, day lilies, phlox, English ivy, and surrounding black locust trees date to the historic period and contribute to the character of the landscape (see Figures 134, 136, 138, 195, and Appendix C).

Woodshed Plantings

Evaluation: Contributing

George Higgins planted a trumpet vine (*Campsis radicans*) to grow on a trellis mounted to the south

side of the Woodshed, ornamenting the utilitarian structure (see Figures 139 and 142).²³ A photograph dated 1923 shows trumpet vine, and possibly wisteria, covering the south side of the Woodshed (Drawing 7). Photographs also show several black locusts growing in the vicinity of the Woodshed. Higgins recalled after a storm in 1954, “four large locust fell on the Woodshed carrying with them the wisteria and part of the trumpet vines and damaging the building to some extent (Figure 63).”²⁴ Today the trumpet vine remains on the southeast corner of the building, but the trellis is gone. The trumpet vine is pruned annually so that it does not cover the building. The trumpet vine contributes to the character of the historic landscape (see Figures 141, 142, and 143).

Barn Plantings

Evaluation: Contributing

George Higgins constructed the Barn in the upper meadow in 1924 and in the decade that followed, the building stood unadorned in an open and sandy meadow (see Figures 144, 146, 148, and 149). A few mature trees, most likely black locust, stood around the building. Subsequent photographs show a grove of young black locust to the northwest of the Barn. A photograph from 1959 shows the eastern end of the Barn covered with Virginia creeper vine. Today, this grove is mature and the closest black locust is six feet from the northwest corner of the Barn. Growing about eight feet from the southwest corner of the Barn is a mature Eastern red cedar, while some Virginia creeper is visible up by the edge of the roof in the corner of its southeast side, between the main building and the adjoining shed. A large, most likely self-seeded barberry grows by the southeast corner of the Barn (see Figure 150 and Drawing 9). Throughout its history the south, east, and west sides of the Barn have not been embellished with ornamental vegetation. The building is surrounded by a broadleaf and grass mix. The black locust, Eastern red cedar, and Virginia creeper contribute to the character of the historic landscape, but the barberry does not.

Country Store Plantings

Evaluation: Contributing

The plantings around the Country Store area are not well documented. George Higgins completed the Country Store in the upper meadow in 1949 (see Figure 151). Prior to its construction he re-graded the site, leveling a small hill, after which he seeded the area with winter rye, an annual grass that is typically plowed under the following spring to improve soil fertility. Without a plow, Higgins cut the grass to a stubble after it grew to a height of five feet. In about 1948, Higgins removed the last of the diseased 1,000 Austrian pines that he had planted to the southeast of the Country Store, which had not thrived in the Cape Cod climate and Bound Brook Island soils. Plants visible in photographs that were added during the historic period include prickly pear cactus, yucca, rose, and a sycamore maple. However, the boundaries and configuration of the original plantings are not well documented and the cactus appears to have spread over a greater area. These plantings contribute to the character of the historic landscape, though the shape of the original beds is undocumented and the prickly pear cactus has likely spread beyond its original beds. Additional plants have grown up including barberry, white pine, and pin cherry and do not contribute to the character of the historic district (see Figures 152 and 154; Drawing 8)

Guest House Plantings

Evaluation: Contributing

The plantings around the Guest House appear in numerous photographs taken from shortly after the construction of the building in 1929 through the 1960s. A photograph from about 1929 shows a vine climbing the building to the left side of the entry door, a young Lombardy poplar planted about ten feet west of the front entry, possibly two black locust trees to the south or right of the entry door, and a young dwarf apple tree and ornamental shrubs, likely lilacs, to the northwest and north of the building (see Figure 155). A photograph taken in the early 1930s shows the same

vine on the building, the Lombardy poplar towering over the house, the black locusts to the south shading the house, and the same young apple tree and ornamental shrubs to the northwest and north of the building. Also evident are low shrubs or herbaceous flowers along the west elevation (see Figure 156). A photograph from 1950 shows the Lombardy poplar is gone. This fast growing species is highly vulnerable to pests and diseases and commonly short-lived. One of the two black locusts south of the building is gone as well, most likely due to the addition on the south end of the building. The apple tree to the northwest of the building remains, as does the vine to the north (left) of the entry door (see Figures 158 and 159). The bed of plants along the west elevation is full and appears to be flowering. The image also shows a cluster of vegetation to the east of the parking area for the Guest House, which was delineated with a telephone pole or log laid on the ground. The species can not be identified from the photograph, but may be the red cedar and black locust that are present today (see Figure 158). A partial view of the Guest House in a 1970s photograph indicates that the apple tree persisted throughout the historic period.

Plants that remain at present around the Guest House include a cedar, lilac, and two black locusts to the north of the building, and vines and perennials around the foundation. The apple tree is no longer present. The black locusts, red cedar, shrubs, herbaceous plants, and vines around the Guest House that remain contribute to the character of the historic property. Forsythia to the south of the building may have been planted by George Higgins and its significance is undetermined. (Another stand of forsythia grows a short distance from the northwest corner of the Atwood-Higgins House, just beyond the privy.) A honeysuckle growing against the southwest foundation of the Guest House is non-contributing (see Figures 157 and 159).

Guest House Garden

Evaluation: Undetermined

A cluster of forsythia and the remnants of a vegetable garden persist to the south of the Guest House (Drawing 10). Forsythia is mentioned in George Higgins's records, but the planting location is undetermined. The garden feature is not recorded in historic documentation, but was recorded in 1974 on the National Park Service Development Concept Plan. The young forsythia plants are likely offspring from a larger forsythia. The origin of the garden is undetermined. The forsythia is non-native and is naturalizing along the edge of the woods. The historical significance of the garden on the edge of the woods and young forsythia are undetermined.

Garage Plantings

Evaluation: Non-contributing

Photographs from the historic period show young pines surrounding the Garage and a vine trained to the northwest corner of the Garage. The vine is no longer extant. The vines conceal the Garage and contribute to the character of the historic landscape (see Figures 160 through 165).

BUILDINGS AND STRUCTURES

This characteristic includes the three-dimensional constructs, with buildings defined as constructs for shelter such as houses, barns, and garages; and structures as constructs that do not provide shelter, such as fences and gates. While all of the Atwood-Higgins buildings are clustered within the core of the larger property formerly owned by the Higginses, three buildings are visually clustered, while others are set apart, either in the woods or at varying elevations. The three clustered buildings, which face each other, are the Country Store facing east, the Barn facing south, and the Guest House facing west. Set at a lower elevation is the house, which also faces south. Set at a distance and obscured by a slope and vegetation is the

three bay Garage to the west and Summer House to the southwest. Set apart but visible are the Guest House Privy and Atwood-Higgins House Privy. Set apart at a lower elevation is the well house. Tucked in the woods and in a dell is the privy associated with the Country Store, also known as the Northwest Privy (see Appendix B). Fence lines with various gates and openings surround most of the buildings, though many have collapsed or are gone (Appendix C).

Atwood-Higgins House

Evaluation: Contributing Building

The Atwood-Higgins House is located downhill from the majority of the outbuildings at the terminus of the driveway through the property. It faces south toward a flat lawn and the woods that obstruct views of the Herring River to the southeast. The house is a one-and-one-half-story, post-and-beam, Cape Cod cottage constructed in approximately 1730 as a half-cape. The main entrance is located in the middle bay of the south elevation. An addition was erected by 1850 and has a door comprised of two wide boards on the south elevation. Because of the keen preservation interest of George K. Higgins, the house was not substantially altered in the twentieth century. Changes were generally limited to repairs and surface treatments, including the removal of shutters in 1919, replacement of the roof and east wall shingles, replacement of the sills, and repainting.²⁵ Overall, the house retains a high degree of structural, architectural, and material integrity that reflect its use over time. The house and setting contribute to the character of the historic landscape (see Figures 123 through 130).

Woodshed

Evaluation: Contributing Building

A portion of the Woodshed likely dates to the eighteenth century. At the time of George K. Higgins' first occupation of the property in 1919, the Woodshed was a simple one-and-a-half-story, single room structure with a fieldstone foundation, flush

vertical wooden batten siding, and a shingled north-south gabled roof. In 1920, when the singles were removed from the main house roof, George K. Higgins placed these on the north and south elevations of the Woodshed. In 1923, a second single room, open Woodshed was constructed adjacent to the existing Woodshed. The new space allowed the old structure to be used for general storage.

In 1938 George Higgins installed a bathroom with a flush toilet and a laundry room in the eastern half of the Woodshed.²⁶ This allowed the house occupants access to a modern bathroom without disturbing the structure's historic character.²⁷ To service the new amenities, a large septic tank with a manhole cover was built to the north and east of the shed.²⁸ The tank and cover remains and reflects the built features added during the Higgins period of ownership of the property (see Figure 154).

The Woodshed has three foundations, all corresponding to each period of construction of the structure. The exterior cladding on all four elevations is wood shingles laid in a coursed pattern. The Woodshed has three doorways and three windows. The roof is an assembly of gable-shaped roofs clad in sawn wood shingles. The siding of the building is unpainted except for the trim which is painted red. Due to weathering, some areas have little paint left. In his journal, George Higgins cites that the Woodshed was last painted with "Pittsburgh Barnhide Red" paint in 1965. The National Park Service carried out extensive repairs to the north elevation in the 1990s and the trim has not been repainted. The house and setting contribute to the character of the historic landscape (see Figures 135, 136, 139 through 143, 172, and 173).

Atwood-Higgins House Privy

Evaluation: Contributing Building

A privy was likely associated with the original house, though there is no documentation for the structure. The existing privy was reconstructed in 2007 utilizing

some of the fabric from the original and constructed to its original dimensions. During the reconstruction, it was re-oriented to face south, instead of east toward the house. The privy is located approximately 18 feet from the southwest corner of the house near the edge of the woods. The wood-frame structure has a front gable roof, painted plank trim, and rests on pressure-treated wood. All exterior surfaces are clad in wood shingles. Similar to the Guest House Privy, it has a centered plank door on the south elevation, and a small window and access hatch on the north elevation. The privy is in good condition and contributes to the historic character of the property (see cover, Figure 70, and Appendix B).

Barn

Evaluation: Contributing Building

George K. Higgins designed his Barn in 1923, constructed it in 1924–25, added an annex in 1927, and a lean-to in 1928. The Barn is a wooden-framed, compound plan that consisted of a one-and-a-half story principal mass with a one-story, two-room projection on the north side. Higgins finished the interior of the Barn with boards from an abandoned Barrel Factory, located on the Baker estate on Bound Brook Island. He also recycled boards to build an annex on the east elevation. Shortly afterward, a lean-to open porch roof was constructed on the west elevation. In 1930, a bird refuge was constructed and placed in the interior of the Carriage Room east wall gable peak, with an accompanying door and platform on the exterior east elevation gable peak. Minor alterations occurred after this time. In 1951, the south side of the roof was reshingled with clear white cedar shingles and the building was wired for electricity. In 1955, the Barn doors were replaced with lumber from Shelbourne, New Hampshire.

The Barn is currently in fair condition and in need of structural repairs. The siding on the south elevation of flush vertical wooden boards is deteriorated. The five doorways that punctuate the exterior of the Barn and ten windows are also in need of repairs. The exterior is

primarily unpainted with red trim. The Barn and setting contribute to the character of the historic landscape (see Figures 144 through 150).

Country Store

Evaluation: Contributing Building

Between 1947 and 1949, George Higgins constructed the Country Store, which was largely inspired by his childhood memories of the general store in his grandfather's hometown of North Pomfret, Vermont. It consists of a wooden, balloon-framed structure with a compound plan made up of one-and-a-half stories and several rooms that contained a post office, drygoods department, hardware department, shoe counter, and grocery department. A porch extended from the east side of the structure. The majority of the Country Store is unpainted, with the exception the trim, which is finished in red. The original building is in good condition and has not been substantially altered. The Country Store and setting contribute to the character of the historic landscape (see Figures 151 through 154).

Guest House

Evaluation: Contributing Building

Constructed in 1929, George Higgins sought to create an authentic reproduction of a Cape Cod house. He reused hand hewn beams from an abandoned barn on Bound Brook Island and relocated a privy from elsewhere on the island as well. The two-room, single-story structure housed guests and employees. In 1951, desiring more "modern" living, George K. Higgins added a bathroom, a new bedroom, and a closet addition for the Guest House. In 1952, he added a Pullman-style kitchen to the southwest corner of the structure. The Guest House is in good condition and rests on a brick foundation. There are four doorways that punctuate the structure's exterior and a total of 15 windows that fenestrate the house. With the exception of the red trim, the majority of the house is unpainted. The Guest House and setting contribute to the

character of the historic landscape (see Figures 155 through 159).

Guest House Privy

Evaluation: Contributing Building

George Higgins received the Guest House Privy from a friend on Bound Brook Island and placed it in its current location in 1930, though the structure dates to the 1800s. The green-painted privy door faces south and is located more than 100 feet west of the Guest House, not far from the woodland edge where the land drops steeply to the Herring River. The privy is a one-story, one-bay-wide, wood-frame, unpainted wood-shingle clad structure. The structure rests on concrete blocks set into the ground. The privy is in fair condition and contributes to the historic character of the property (see Figure 92 and Appendix B).

Garage

Evaluation: Contributing Building

The 1929 Garage was built from the materials of a Garage constructed in 1923 that was located northeast of the main house. The site of the new Garage required substantial regrading. The three-bay Colonial Revival style Garage was constructed as a salt-box gabled, wooden-framed, single-story, two-room compound plan. The structure has a poured concrete foundation, and is sided in flush wooden vertical boards, and roofed in weathered wood shingles. With the exception of the gutters, which are painted red, the structure is unpainted.

The roof and the wood shingles on the southwest elevation were replaced in 2007 and are in excellent condition; the shingles on the southeast elevation appear to have been replaced as well. Several gutters are missing and those that exist are in poor condition. The Garage and setting contribute to the character of the historic landscape (see Figures 160 through 165).

Summer House

Evaluation: Contributing Building

George K. Higgins and his father, Richard Higgins carefully chose the isolated ridge overlooking Bound Brook estuary for the site of the Summer House constructed in 1935-36, and rebuilt in 1960. The Summer House, located on the ridge southwest of the main house, is a 12 square foot wood-framed, single-story, single room structure with a wood-shingle, pyramidal hipped roof. The structure rests on a concrete block foundation. Its lower half is sided with horizontal wooden clapboards and its upper portion consists of 8 windows and awning-style wooden shutters. The only entrance is located on the east elevation. The exterior of the structure appears to have been painted red at one time, but due to environmental conditions, the paint has deteriorated. The Summer House and setting contribute to the character of the historic landscape (see Figures 166 and 167).

Wellhouse

Evaluation: Contributing Building

George Higgins constructed the Wellhouse in 1932 as part of a piped water system that included a 1,500 gallon brick reservoir to the northeast of the Garage, and hose connections near the shed and Guest House lawn. He extended water system connections to the Barn and Country Store in 1947 and to the main house lawn the following year, which required laying more than 600 feet of underground water pipes. The Wellhouse is in fair condition and stands on the steep slope southeast of the house, not far from the riverbank. The Wellhouse, associated features, and setting contribute to the historic landscape character (see Figures 102, 107, 199 and Appendix B).²⁹

Northwest Privy

Evaluation: Contributing Building

There is little historic documentation for the Northwest Privy. The privy was likely constructed in

association with the Country Store. The most obscure of the three privies on the property, it is located in the wooded hollow about 100 feet west of the driveway and west of the Country Store. It is a one-story, one-bay-wide, wood-frame structure similar in design to the Guest House Privy. The structure is currently in poor condition and barely standing. The front gable roof has rotted through and only the rafters remain. Wood shingles cover the rest of the exterior. An unfinished, plank door is centered on the southeast elevation. The privy is in poor condition and contributes to the historic character of the property (see Figure 87 and Appendix B).

Gate

Evaluation: Contributing, Associated feature

Shortly after his purchase of the property in 1919, George K. Higgins erected numerous fence lines, purchasing cedar posts by the hundreds. In the early 1920s, Higgins employed David Curran to construct a fence and gate to keep out livestock from neighboring properties, while also creating a barnyard around his 1925 Barn. The gate was a carefully constructed replica of an old gate Higgins had seen in Ipswich, Massachusetts that included a weight box.³⁰ The fence followed the realigned Bound Brook Island Road (or New Island Road), which was relocated to the north side of the Barn in 1926.

By the end of 1927, Higgins had fenced in the New Island Road from the eastern edge of his property west, all the way to the building complex. At the point where it reached the Barn area was the Ipswich-style gate described above, while “on the north, a small picket fence with a picket gate joined the annex to the Barn.”³¹ The fence and gate that stood on the northwest side of the Barn in 1941 was perhaps the same old gate described by Higgins on the edge of the Barn area.

After George K. Higgins successfully advocated for the relocation of Bound Brook Island Road to the ridge north of his buildings in 1944, he extended his

driveway to meet the new road alignment. Higgins had Frank Williams build the “stone balance gate” across the new entrance to the building complex in 1945. The gate and fences served to “protect the property” from cows and humans alike. The current wooden swing gate and weight box is made up of replacement parts and in poor condition as it is missing the gate itself. The gate is an associated feature that contributes to the character of the historic landscape (see Figures 170 and 171).

Split-rail Fence Network

Evaluation: Contributing, Associated Feature

George K. Higgins constructed a network of split-rail fences that both added to the agricultural aesthetic of the property and preserved the domestic core from grazing cattle, which were still prevalent on the island in the early 1900s. The fence network includes sections with two and three rails that span approximately 8 to 10 1/2 feet between posts. The fence system was reconfigured several times after its initial construction in the 1920s and historically included an animal enclosure west of the Barn. Notable fence features include a whale-bone post immediately north of the house and a weighted swing gate near the entrance to the property (described above) and several openings for gates. The split-rail fence continues along Bound Brook Island Road and Bound Brook Way outside the district. George K. Higgins pointed out that he always used cedar for his fence posts, which were cut into 6 foot long logs and split down the middle. He also recommended that a wood preservative be used on the posts to prevent decay, such as “Wood Life or its equivalent,” but struggled to preserve the wood. Higgins decided upon locust wood for these repairs because of its high resistance to rot and thus ability to reinforce the soundness of each post. The fence network is divided into sections below, most of which were three-rail fences (see Appendix C).

- Fences run along both sides of Bound Brook Island Road. The fences are not visible in historic photographs. Remnants of a three rail fence

currently stand along the south side of the road and remnants of a two rail fence stand along the north side of the road. The two rail fence continues along Bound Brook Way (see Figures 111 and 114).

- Fences run along the east and west sides of the driveway entrance and include a gate with weight box installed in 1945. Both sides had three rails as shown in photographs from 1948, 1950s, and 1970s (see Figures 170 and 171).
- A three rail fence continues from the driveway entrance along the west side of driveway loop to north side of Old Town Road trace and past the Garage. The fence includes sections dating to the 1920s and 1940s as shown in photographs from 1929, 1948, 1950s, and 1970s (see Figures 168 through 171).
- A fence extends from the Woodshed east to the Garage and historically included a gate by the whale bone post. One section of two rail originally stood near the Woodshed. The fence is mostly three rail from whale bone post extending east and is visible in photographs from 1921, 1922, 1923, and 1959 (see Figures 133 through 140, 172 and 174).
- A fence originally enclosed the area northwest of Barn within the driveway loop. It was a three rail fence with a section of two rail fence near a gap at northwest corner as the driveway fork and a section of two rail near the board gate at the southwest corner of the Barn, as seen in photographs from 1948, 1950s, 1970 and 1973. Note that the fences that stood in this area in the 1920s and 30s were reconfigured after the 1944 driveway relocation (see Figures 149, 150, 170, and 171).
- A fence section blocks the former Old Town Road northwest of Garage. It is not visible in historic photographs but is still standing. The road block consists of two sections of three rail fence with cross braces. The road block aligns with adjacent

sections of three-rail fence, thus two posts are next to each other (see Figure 106).

- A fence extends from south of the Garage, east, turning south past Summer House, then turning east down slope to south end of lawn terrace. The fence is not recorded in historic photographs, but most of the fence is lying on the ground including posts that indicate this was a three rail fence (see Figures 100, 101, and 105).
- Fence remnants are located southeast of the Atwood-Higgins House and extend down the slope to the Wellhouse. This fence section is not recorded in historic photographs. The remaining posts indicate this was a three rail fence (see Figure 77).
- A non-historic fence section stands at the eastern terminus of the Old Town Road trace. This fence section appears to have been added by the National Park Service to block vehicular access to the property by the Old Town Road trace (see Figure 51).

The fence sections are recognized as a historic feature associated with the Atwood-Higgins grounds and contribute to the character of the historic landscape.

Arbor

Evaluation: Contributing, Associated Feature

A decorative white-painted arched arbor stands 108 feet south of the Atwood-Higgins House. There is little recorded information, but an arbor appears in a 1921 photograph that closely resembles the existing feature and is in the same location (see Figures 131, 132, and 194). The arbor was one of several similar structures added by the Higginses including a grape arbor in the middle of the house lawn and trellises on the house, Woodshed, and Guest House. The arched arbor has been reconstructed in the early 2000s and appears to be supported on pressure-treated boards, painted white (see Figure 57). The arbor is in good condition and contributes to the character of the historic landscape.

Hand Pump, Well, and Shelter

Evaluation: Contributing Associate Feature with missing shelter

According to Higgins, in 1921 the water for the house was supplied by a pump located downhill and to the south of the Woodshed. The pump was in poor condition and ceased working altogether in early April of 1922. Higgins constructed a new well the same year just north of the kitchen and drilled to a depth of sixty-one feet. Higgins installed a hand pump on the well head and constructed a shelter over the pump and surrounded the platform with ornamental plantings and a bench. The hand pump is extant but the shelter is no longer standing.³² The shelter is in storage. The hand pump is a contributing feature of the historic district (see Figures 55 to 58 and Appendix C).

Dry Well

Evaluation: Contributing, Associated Feature

There is little documentation about the dry well. It dates to the historic period and is an associated contributing feature (see Figure 78).

VIEWS AND VISTAS

Views are generally broad prospects, while vistas are designed or directed. During the historic period, there were broader views of the surrounding landscape. The loss of grazing on the island resulted in a gradual reforestation of the island and loss of views. The lack of designed vistas within the Atwood-Higgins property reflects the unique assemblage of re-created buildings by George Higgins, who sited each building individually and not in accordance with a master plan.

Views from House

Evaluation: Contributing, but obscured

Historic photographs from the late 1800s and early 1900s show the open views to the south and southeast from the house and house lawn. However, during the

Higgins period of ownership from 1919 to 1961, these views became increasingly obscured by tree growth around the perimeter of the house lawn. Figures 131 and 132 illustrate the density of vegetation obscuring views to the marsh in the 1920s and at present. Similarly, Figures 131, 132, 172 and 173 show the density of tree coverage to the south of the house in the 1920s and at present. Intense storms, notably in the 1920s, 1930s, 1950s, and most recently in the 1990s blew down many of the trees, particularly black locust, that would have obscured the view south, underscoring the dynamic nature of the viewshed for the property. To the southwest of the house, a ridge obscures views of the marsh. The Summer House sits atop this ridge. The partial view of the salt marsh from the house, obscured by native trees, contributes to the character of the historic landscape.

Views from Summer House

Evaluation: Contributing, though partially obscured by trees.

The Summer House was designed for outward views of the landscape. Set atop a ridge to the southwest of the house, the screened structure captured breezes from the ocean and allowed for views of the surrounding landscape. Figures 166 and 167 illustrate the change in vegetation surrounding structure, while also documenting the presence of pines immediately around the structure, perhaps to provide shade.

Views from Country Store Porch

Evaluation: Contributing, though partially obscured by trees.

After its construction in 1949, the Country Store porch provided a seating area for guests of George K. and Frances Katharine Higgins. From the porch visitors could gaze north towards the grove black locusts, northeast to the Barn, east to the Guest House and meadow, southeast to the salt marsh, and south to the roof of the Atwood-Higgins house. Today, the views to the north, northeast, and east remain and contributes

to the character of the historic landscape. The views to the southeast of the marsh and south to the house are obscured by tree growth.

SMALL-SCALE FEATURES

Small-scale features are the elements that provide detail and diversity in the landscape for utility or aesthetics, including such things as benches, markers, and signs. During the historic period there were numerous small-scale features within the core of the Atwood-Higgins property that reflected its use as a seasonal home for recreation and entertainment including a light post, a “Post Office” sign for the Country Store, a sundial by the Guest House, and a grinding stone by the Barn, as well as a weathervane on the roof of the Barn. Also present was a variety of features for outdoor seating including a milking stool by the Barn, seats and benches on the Country Store porch, a bench by the old apple tree, and a bench by the water pump. The only feature that remains is the base of the sundial.

Sundial Base

Evaluation: Contributing, Associated feature

In the early 1950s, George K. Higgins likely installed the granite post to the south of the Guest House as it appears in a 1951 photograph. In a taped interview Higgins describes the sundial as “just outside of the door [to the Guest House], dated 1778 and made in Salem, Mass.”³³ While most of Higgins’s historic artifacts were stored within his buildings, this was one of a few features that was placed in the landscape. The original sundial is in the museum collection, however the granite sundial base is located a few feet southeast of the Guest House and contributes to the character of the historic landscape (see Figures 158, 159, and 198).

ARCHAEOLOGICAL SITES

Atwood-Higgins Archaeological Site

Evaluation: Contributing Site

The Atwood-Higgins Archaeological Site covers an area of 4,650 square feet that includes the Atwood-Higgins House. Archeological features located within this area include a heavily disturbed builder’s trench and brick walkway along the north foundation of the house; a cobble platform or floor inside the existing chimney; a relict eighteenth to early-nineteenth-century yard surface underneath the western half of the house and extending into the south and west lawns; a late-eighteenth to early-nineteenth-century midden deposit in the east lawn; a possible clay-lined drainage conduit; and an early-eighteenth to early-nineteenth-century midden feature at the cellar entrance along the west foundation wall and extending beneath the west addition. The site is relatively undisturbed and has the potential to provide additional information regarding the evolution of the house, early agriculture, transportation networks, as well as landscape organization and household succession among the Atwood and Higgins families during the eighteenth and nineteenth centuries.³⁴

Hopkins House Site

Evaluation: Undetermined

There is no physical or documentary evidence, but George Higgins believed the Hopkins family house stood in the meadow and was inhabited only through the early part of the nineteenth century. The building may have been flaked, or cut up and moved, to Wellfleet not long before the start of the twentieth century.³⁵ A depression in the meadow is all that remains to mark its former location. Whether this is a contributing feature of the landscape is undetermined.

Underground Utilities*Evaluation: Contributing*

Higgins installed a gas line to the house in 1938, which allowed him to install a gas kitchen stove and refrigerator in the house, and a radiator and laundry room boiler in the Woodshed. Higgins allowed the

town to erect telephone and electric transmission lines on the south side of the property in 1946. Higgins extended the electric service to the house in 1947 and the Country Store in the following year. Higgins installed telephone service in the house in 1953. The utilities date to the historic period and contribute to the character of the historic district.

TABLE 1. SUMMARY OF LANDSCAPE CHARACTERISTICS, ATWOOD-HIGGINS HISTORIC DISTRICT

Characteristic or Feature Name	Present in 1730s	Present in 1961	Present in 2010	Evaluation	Comments	Page
Natural Systems and Features						
Herring River	Yes	Yes	Yes	Contributing	Southern edge of Historic District	119
Bound Brook Island	Yes	Yes	Yes	Contributing	Historic District on island	119
Spatial Organization						
Atwood-Higgins Grounds	Yes	Yes	Yes	Contributing Site		120
Old School House Site and Plaque	No	Yes	Yes	Non-contributing	Outside of Historic District, contributes to landscape setting	121
Cemetery	No	Yes	Yes	Non-contributing	Outside of Historic District, contributes to landscape setting	121
Topography						
House Lawn Terrace	Yes	Yes	Yes	Contributing		122
Upper Meadow	Yes	Yes	Yes	Contributing		122
Land Use						
Leisure and Recreation	No	Yes	Yes	Contributing		123
Agriculture	Yes	No	No	Non-contributing		123
Maritime Industries	Yes	No	No	Non-contributing		124
Circulation						
Bound Brook Island Road	No	Yes	Yes	Non-contributing	Alignment since 1944. Outside of Historic District, contributes to landscape setting	124
Old Town Road Segments	Yes	Yes	Yes	Contributing, Associated Feature	Trace still evident	124
Driveway	No	Yes	Yes	Contributing, Associated Feature	Established after road relocated to the north in 1944, sections overlay Old Town Road trace	124
Bound Brook Way	No	Yes	Yes	Non-contributing	Outside of Historic District, contributes to landscape setting	125

Characteristic or Feature Name	Present in 1730s	Present in 1961	Present in 2010	Evaluation	Comments	Page
Vegetation						
Planting Beds and Trees	No	Yes	Yes	Contributing Associated Feature	Plants added or retained throughout the Higgins period of ownership from 1919 to 1961. Some plantings are missing	126
Meadow Landscape and House Lawn	Yes	Yes	Yes	Contributing Associated Feature	Composition of lawns and level of maintenance has changed	126
Atwood-Higgins House Plantings	No	Yes	Yes	Contributing		126
Fence and Water Pump Flower Beds	No	Yes	Yes	Contributing		127
Woodshed Plantings	No	Yes	Yes	Contributing		127
Barn Plantings	No	Yes	Yes	Contributing		128
Country Store Plantings	No	Yes	Yes	Contributing		128
Guest House Plantings	No	Yes	Yes	Contributing		128
Guest House Garden	No	No	Yes	Undetermined		129
Garage Plantings	No	Yes	Yes	Contributing		129
Buildings and Structures						
Atwood-Higgins House	Yes	Yes	Yes	Contributing Building	LCS# 007489. Built in c. 1730, enlarged in c. 1850	130
Woodshed	Yes	Yes	Yes	Contributing Building	LCS# 040423. Portion dates to 1700s, enlarged in 1923, and again in 1938	130
Atwood-Higgins House Privy	No	Yes	Yes	Contributing Building	LCS# none. Current privy is a 2007 reconstruction of what was on the site in the 1960s	130
Barn	No	Yes	Yes	Contributing Building	LCS# 007490. Built between 1924 and 1925, additions in 1927 and 1928	131
Country Store	No	Yes	Yes	Contributing Building	LCS# 007491. Built between 1947 and 1949	131
Guest House	No	Yes	Yes	Contributing Building	LCS# 007492. Built in 1929	131
Guest House Privy	No	Yes	Yes	Contributing Building	LCS# 040422. Built in the 1800s, moved to the site in 1930	132

Characteristic or Feature Name	Present in 1730s	Present in 1961	Present in 2010	Evaluation	Comments	Page
Garage	No	Yes	Yes	Contributing Building	LCS# 040421. Built in 1923, moved in 1930	132
Summer House	No	Yes	Yes	Contributing Building	LCS# 040409. Built between 1936 and 1936, rebuilt in 1960	132
Wellhouse	No	Yes	Yes	Contributing Building	LCS# 040425. Built in 1932	132
Northwest Privy	No	Yes	Yes	Contributing Building	LCS# none. Likely built in c. 1949 in association with the Country Store	132
Gate	No	Yes	Yes, portions of gate remain	Contributing, Associated Feature	LCS# none. Constructed in c. 1945, replaced in late 1900s, portions missing in 2010	133
Split-rail Fence Network	No	Yes	Yes, portions of fence remain	Contributing, Associated Feature	LCS# 040445. Constructed in c. 1944, sections replaced in 2007, many sections on ground	133
Arbor	No	Yes	Yes	Contributing, Associated Feature	LCS# 040445. Built in 1922, reconstructed in the early 2000s	134
Hand Pump, Well, and Shelter	No	Yes	Yes	Contributing, Associated Feature	LCS# 040432. Added in 1922. Shelter is missing	135
Dry Well	No	Yes	Yes	Contributing, Associated Feature	LCS# 040396. Constructed in 1925	135
Views and Vistas						
Views from House	Yes	Yes	Yes	Contributing	Obscured by trees	135
Views from Country Store porch	No	Yes	Yes	Contributing		135
Small-Scale Features						
Sundial base	No	Yes	Yes	Contributing		136
Archaeological Sites						
Atwood-Higgins Archaeological Site	Yes	Yes	Yes	Contributing Site	Historic resources within the 4,650 sq. ft. area date from about 1730 to 1850	136
Hopkins House Site	Unknown	Unknown	Unknown	Undetermined		136
Underground Utilities	No	Yes	Yes	Contributing	Installed in 1947, 1948, and 1953	137

ENDNOTES

- ¹ Interpretive Prospectus, NPS, 1977, 1.
- ² Jennifer R. Fields and Stephen A. Olausen, PAL, "National Register of Historic Places Registration Form: Atwood-Higgins Historic District." May 2010.
- ³ According to the National Register, some part of a property's districts, sites, buildings, structures or objects must meet at least one of the four criteria defined by the National Register of Historic Places Program. These characteristics must have integrity of location, design, setting, materials, workmanship, feeling or association and must: (A) Be associated with events that have made a significant contribution to the broad patterns of history; (B) Be associated with the lives of persons significant in our past; (C) Embody the distinctive characteristics of a type, period, method of construction, or represent the work of a master, or possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or (D) Yield or be likely to yield information on prehistory or history.
- ⁴ Fields and Olausen, May 2010.
- ⁵ Ibid.
- ⁶ Ibid.
- ⁷ Ibid.
- ⁸ Ibid.
- ⁹ Ibid.
- ¹⁰ Seven aspects of integrity defined by the National Register: Location is the place where the historic property was constructed or the historic event occurred. Design is the combination of elements that create the form, plan, space, structure and style of a property. Setting is the physical environment of a historic property. Materials are the physical elements of a particular period, which include plant materials, paving and other landscape features. Workmanship includes the physical evidence of the crafts of a particular period. Feeling is a property's expression of the aesthetic or historic sense of a particular period. Association is the direct link between an important historic event or person and a historic property.
- ¹¹ Review comments, Tim Smith, Restoration Ecologist, Cape Cod National Seashore, August 2010.
- ¹² Fields and Olausen, May 2010.
- ¹³ Ibid.
- ¹⁴ Ibid.
- ¹⁵ Russ Moore, National Park Service Volunteer, interview by Margie Coffin Brown and Emily Donaldson, May 23, 2007.
- ¹⁶ Daniel Lombardo, *Wellfleet: A Cape Cod Village* (Charleston, SC: Arcadia Publishing, 2000), 57.
- ¹⁷ George K. Higgins, "Journal" (Brookline, MA: February 1950), 4.
- ¹⁸ Russ Moore, National Park Service Volunteer, interview by Margie Coffin Brown and Emily Donaldson, May 23, 2007.
- ¹⁹ Ibid.
- ²⁰ George K. Higgins, "Journal" (Brookline, MA: February 1950), 4.
- ²¹ Ibid, 50.
- ²² Ibid, 31, 50, 80.
- ²³ Ibid, 50.
- ²⁴ Ibid, 138.
- ²⁵ For more details on the historic buildings, refer to the historic structures report section of this document.
- ²⁶ Larry Lowenthal, "Historic Assessment: Atwood-Higgins Property" (Amherst, MA: University of Massachusetts, 1996), 16.
- ²⁷ George K. Higgins, "Journal" (Brookline, MA: February 1950), 84; Harold Cutler, friend and employee of Higginses, interview by Emily Donaldson, October 17, 2007.
- ²⁸ George K. Higgins, "Journal" (Brookline, MA: February 1950), 86.
- ²⁹ Ibid.
- ³⁰ George K. Higgins, "Journal" (Brookline, MA: February 1950), 61.
- ³¹ Ibid, 61.
- ³² George K. Higgins, "Journal" (Brookline, MA: February 1950), 44.
- ³³ George K. Higgins, "The Atwood-Higgins House Cape Cod National Seashore Taped Statement," transcribed by Deborah Mercurio (Wellfleet, Massachusetts, August 1960), 14.
- ³⁴ Fields and Olausen, May 2010.
- ³⁵ Edison Lohr, "Memorandum to Superintendent, Cape Cod" written for Superintendent Cunningham (Cape Cod, 1973); George K. Higgins, "Draft Appendage" (Typescript, n.d.), 1.



Figure 123. Looking northwest at the newly resingled Atwood-Higgins House, in 1920. (Cape Cod NS archives.)



Figure 124. Looking northwest at the Atwood-Higgins House on August 6, 1959. Note the carefully tended flower beds and lawn. The hillside beyond supports several trees. (Cape Cod NS archives, H6-008.)



Figure 125. Looking northwest at the Atwood-Higgins House, May 2010. (OCLP.)



Figure 126. Two workmen applying the first coat of paint to the west side of the Atwood-Higgins House in 1920. Note the lilac at right. (Cape Cod NS archives.)



Figure 127. West side of the Atwood-Higgins House with pine and black locust in the foreground, May 2010. (OCLP)



Figure 128. View north of overgrown lawn south of the Atwood-Higgins House, said to be partially covered in blackberry vines, in 1918. (Cape Cod NS archives.)



Figure 129. View north of house, lawn and Woodshed, in a photo likely taken for the Library of Congress, 1959. (Cape Cod NS archives, H6-115.)



Figure 130. View north of house, lawn and Woodshed, May 2010. Note the mature black locust in the center of the lawn is gone (OCLP)



Figure 131. Enclosed apple trees located in the lawn south of the house, 1921. (Cape Cod NS archives.)



Figure 132. Looking southeast at the Front Lawn to the south of the Atwood-Higgins House, May 2010. (OCLP)



Figure 133. Looking northwest past the new water pump at the fenceline and bare hills beyond, 1922. (Cape Cod NS archives; Higgins 1950, 44.)



Figure 134. Looking northwest past the water pump at the fenceline beyond, May 2010. The grove of black locusts seen in the 1922 image is now a mixed stand of oak, pine, pin cherry, and black locust. (OCLP.)

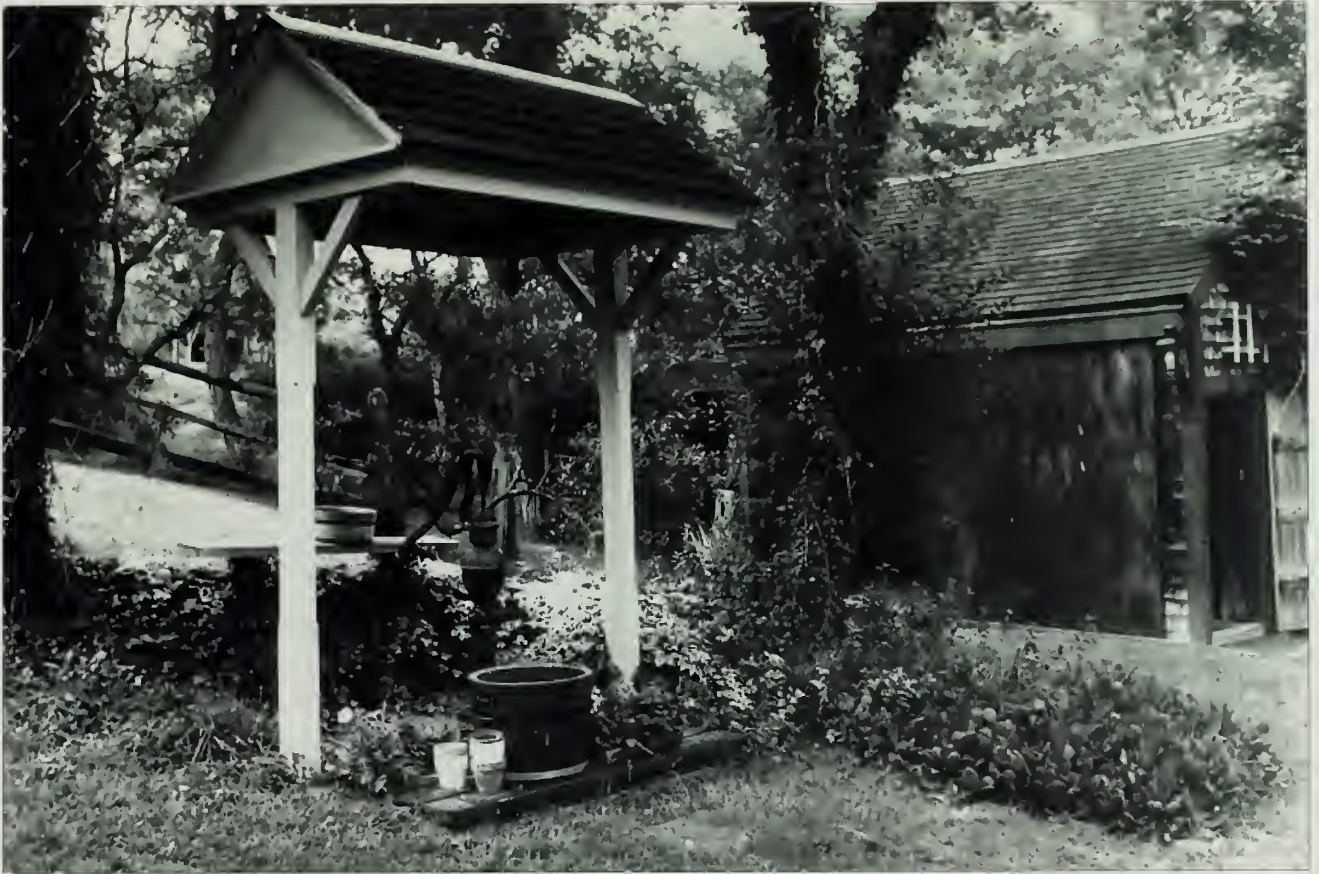


Figure 135. Looking northeast at the hand pump, shelter and Woodshed north of the Atwood-Higgins House, after 1923. Note the wisteria and trumpet vines growing on the woodshed, at far right. (Cape Cod NS archives, H6-130.)



Figure 136. Looking northeast from the north side of the house at the hand pump without a shelter, and Woodshed beyond, May 2010. The mature, vine-covered black locusts present in the 1920s are gone. (OCLP.)



Figure 137. Looking southwest across the hillside to the north of the house at the whale bone fence post just behind the gate, c. 1959. Roses and black locusts grow along the fence. (Cape Cod NS archives, H6-096.)



Figure 138. Looking southwest across the hillside to the north of the house at the whale bone fence post, May 2007. (OCLP)



Figure 139. Looking north from the Atwood-Higgins House with a cow at center, in 1921. Note the Woodshed at right, and the sloped land beyond where later the Country Store would stand. (Cape Cod NS archives.)



Figure 140. Looking north at the Woodshed (at right), whale bone fence post (at left), and driveway spur to the the Atwood-Higgins House (at center), May 2010. Note the gate, fence section, and nearby black locust by the hand pump are gone, as is the cow. (OCLP)



Figure 141. Looking northeast toward the Woodshed and the hillside beyond, in 1920. Note what appears to be recently cleared land on the slopes at left. A wheelbarrow rests by the Woodshed, which George Higgins recalled was needed for bringing goods to the house when the Bound Brook Island crossing was impassible by vehicle (Cape Cod NS archives.)



Figure 142. South side of the Woodshed showing the growth of wisteria and trumpet vines on the trellis, some time after 1923. (Cape Cod NS archives, H6-143.)



Figure 143. Looking northeast toward the Woodshed and the hillside beyond. Note the loss of the trellis structure. The vine remains but is small, May 2010. (OCLP)



Figure 144. Looking southeast toward the Barn, 1924. Note the sparse vegetation on all sides. (Cape Cod NS archives.)



Figure 145. Looking southeast toward the Barn with black locusts in the foreground, May 2010. (OCLP)



Figure 146. Looking northwest toward the Barn, 1924. Note the bare hill behind and the lone black locust to north of the Barn. (Cape Cod NS archives.)



Figure 147. Looking northwest toward the Barn, May 2010. Note the grove of black locusts to the northwest of the Barn. (OCLP)



Figure 148. Looking west down the old route followed by Bound Brook Island Road as it led between the Barn and the Guest House, c. 1929 (Cape Cod NS archives, H6-191).



Figure 149. Looking west at the Barn and east side annex with George K. Higgins sitting on his horse, Imp, likely in the early 1930s. Note the lack of vines on the side of the structure, which was roughly a decade old. (Cape Cod NS archives, H6-194.)



Figure 150. Looking west at the Barn and east side annex, May 2010. (OCLP)



Figure 151. Looking northeast at the Country Store, 1948. Note the path of Bound Brook Island Road, just visible leading west at left. (Cape Cod NS archives.)



Figure 152. Looking northeast at the Country Store, May 2010. (OCLP)



Figure 153. George K. Higgins with Katharine Higgins (far right) and friends, looking northwest likely in the 1950s. Note the street lamp in the foreground and the Country Store behind them. (Cape Cod NS archives, H6-139.)



Figure 154. Looking northwest toward the Country Store, May 2010. (OCLP.)



Figure 155. Looking northeast at the Guest House, 1929. (Cape Cod NS archives.)



Figure 156. Looking northeast at the Guest House, 1930. Note the increased vegetation around the structure, including a poplar tree, apple, lilacs, and vines. (Cape Cod NS archives.)



Figure 157. Looking northeast at the Guest House, May 2010. (OCLP)



Figure 158. Looking east at the Guest House, complete with 1951 and 1952 additions, likely in the 1950s. Note the granite sun dial base, at right, and the additions of an extra bedroom and bathroom (at left) and Pullman kitchen (at right) to the building (Cape Cod NS archives, H6-267).



Figure 159. Looking east at the Guest House, May 2010 (OCLP).



Figure 160. Looking northwest at the new Garage, 1929. Note the sparse vegetation and disturbed soil, likely due in part to grading at this location. (Cape Cod NS archives, H6-187.)



Figure 161. Looking northwest toward the Garage, May 2010. (OCLP.)



Figure 162. Looking west at the new Garage, 1929. (Cape Cod NS archives.)



Figure 163. Looking west at the new Garage, May 2010. (OCLP)



Figure 164. Looking west at the sand bank next to the Garage which was "bulkheaded" with railroad ties, c. 1929. (Cape Cod NS archives.)



Figure 165. Looking west at the sand bank next to the Garage, May 2010. (OCLP)



Figure 166. View of the Summer House looking northeast, c.1950. (Cape Cod NS archives.)



Figure 167. View of the Summer House looking northeast, May 2010. (OCLP.)



Figure 168. Looking northeast toward the Barn and Guest House, c. 1929. Note the fencing with three rails which by then enclosed the historic district and stretched from one end of the property to the other. Also note the route of the town road, to be altered once again in 1944. (Cape Cod NS archives, H6-192.)



Figure 169. Looking northeast toward the Barn and Guest House, May 2010. (OCLP)



Figure 170. Entrance drive to the Atwood-Higgins Historic District, showing the current path of the driveway looking south from Bound Brook Island Road, with the crank gate installed in 1945 visible at left. Note the fences lining each side. (Cape Cod NS archives, H6-097.)



Figure 171. View south of entrance drive to the Atwood-Higgins Historic District, May 2010. (OCLP.)



Figure 172. Looking southeast at the Woodshed down the slope, in 1923. Note the heavy vegetation beyond. (Cape Cod NS archives, H6-189.)



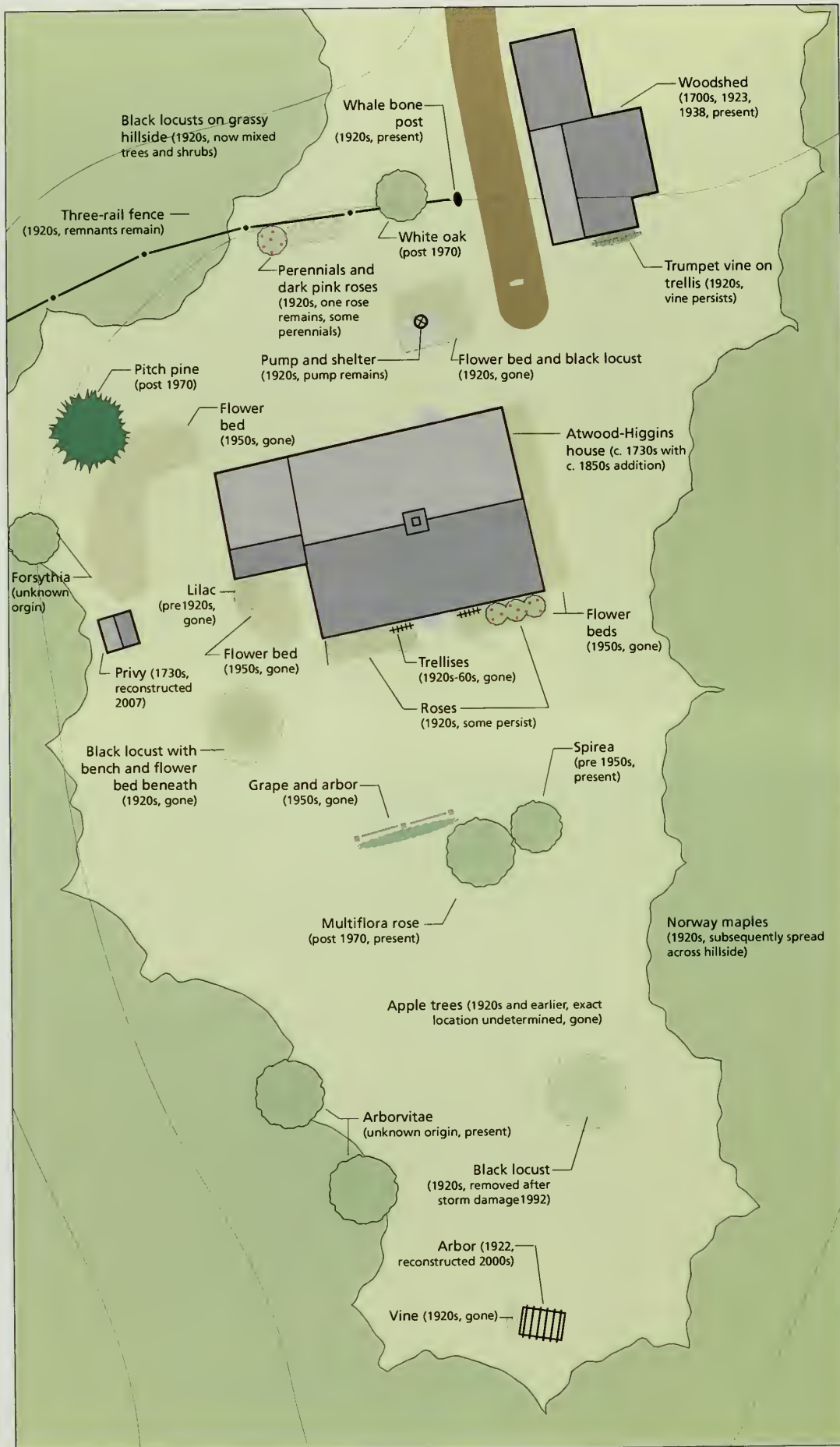
Figure 173. Looking southeast at the Woodshed down the slope, May 2010. (OCLP)



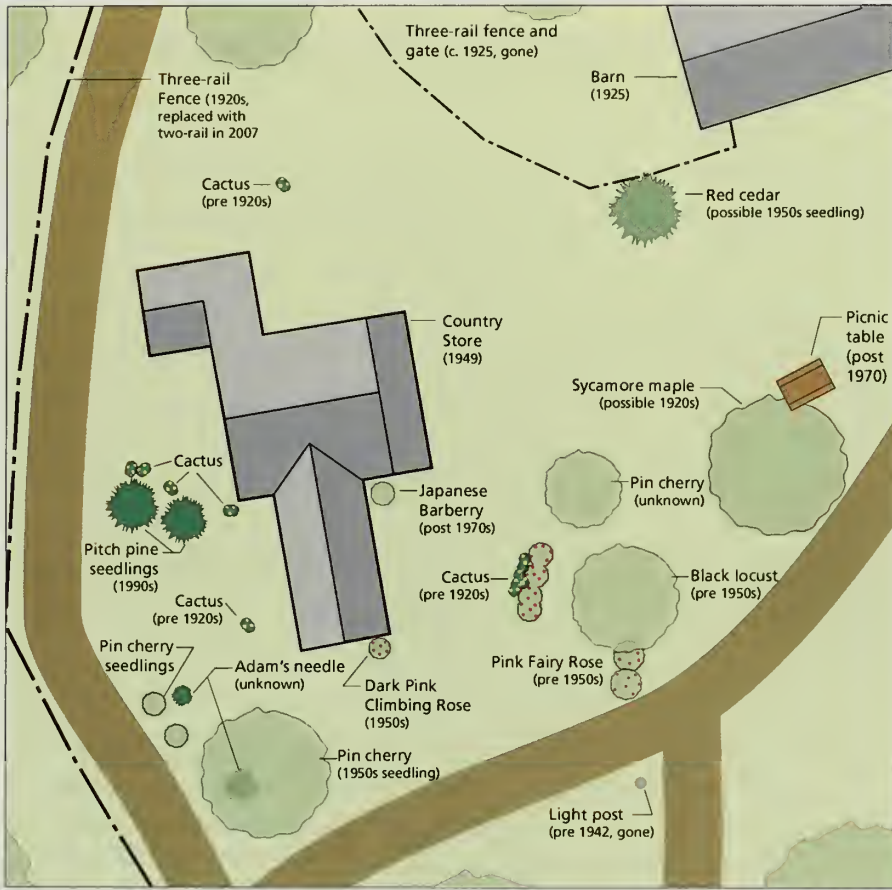
Figure 174. George K. and Katharine Higgins (together at center) with friends, looking west c. 1947. Note the assortment of chairs and benches on the porch and the Post Office sign in the foreground. (Cape Cod NS archives, H6-215.)



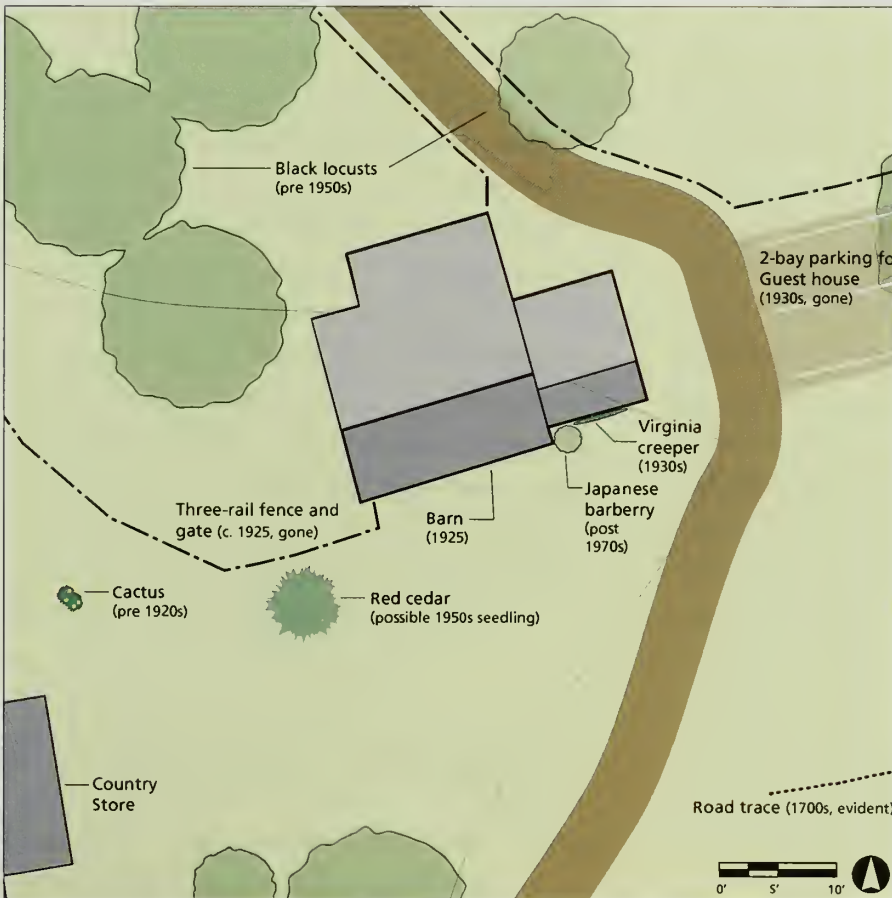
Figure 175. Looking west toward the Country Store porch, May 2010. (OCLP)



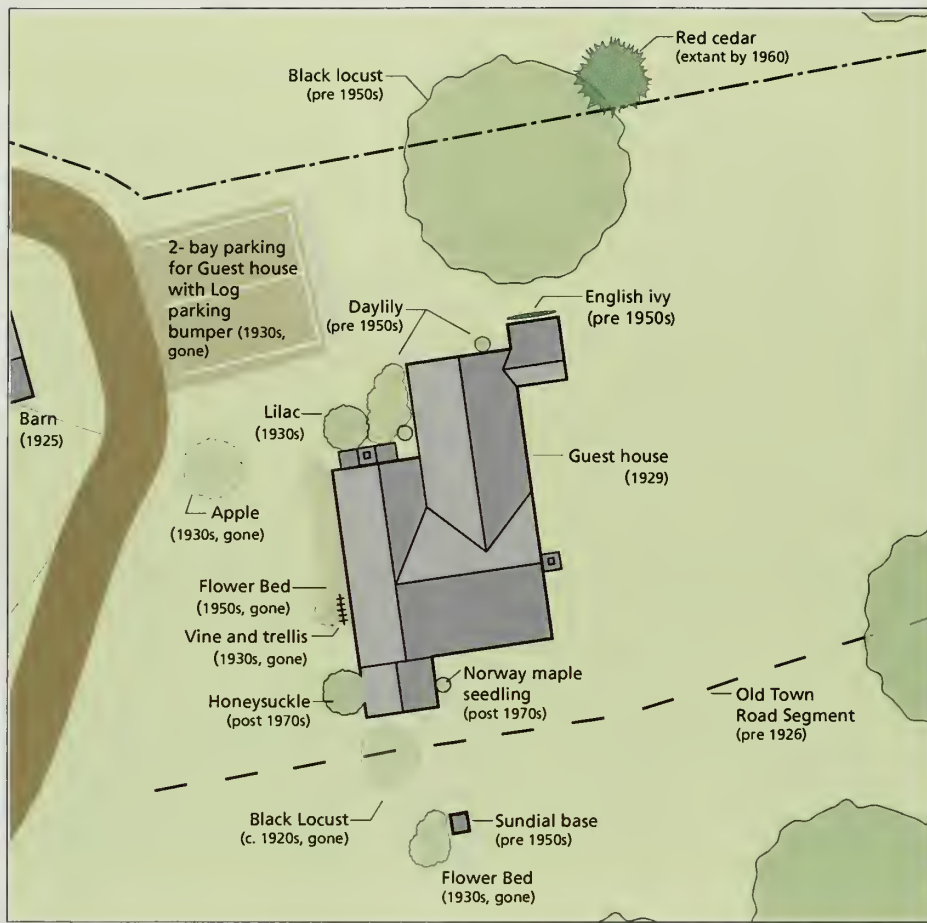
Drawing 7. Analysis of extant and missing features surrounding the Atwood-Higgins House that contribute or post-date the end of the period of significance in 1961. (OCLP, July 2010.)



Drawing 8. Analysis of extant and missing features surrounding the Country Store that contribute or post-date the end of the period of significance in 1961. (OCLP, July 2010.)



Drawing 9. Analysis of extant and missing features surrounding the Barn that contribute or post-date the end of the period of significance in 1961. (OCLP, July 2010.)



Drawing 10. Analysis of extant and missing features surrounding the Guest House that contribute or post-date the end of the period of significance in 1961. (OCLP, July 2010.)

LANDSCAPE TREATMENT RECOMMENDATIONS

The landscape of the Atwood-Higgins Historic District retains its overall historic character, but many of its features are lost or obscured. The growth of the surrounding wooded hillsides and the limited maintenance of the domestic core detract from the historic feeling of a well tended collection of Cape Cod buildings and associated landscape. This chapter provides guidance for the long-term management of the landscape within the historic district. The chapter begins with a treatment framework based on applicable policies, standards, and regulations that establish an overall treatment philosophy for the landscape character of the historic district. Based on this framework and summary of general treatment issues, the chapter provides narrative tasks to preserve and enhance the historic character of the landscape.

The National Park Service defines treatment as a preservation plan with the goal of enhancing the historic character of a cultural landscape within the context of its contemporary function.¹ Treatment essentially describes how the landscape should look in the future. Guidance on the long-term management of the cultural landscape is intended to be both broad, encompassing the overall character of the landscape, and specific, relating to individual features. While focused on historic preservation, treatment also addresses other park management goals, such as accessibility, natural resource management, and interpretive objectives. Treatment does not address routine and cyclic maintenance, such as mowing and annual pruning, necessary to maintain the existing character of the landscape, as these tasks should be addressed comprehensively in a preservation maintenance plan for the property.

FRAMEWORK FOR TREATMENT

The framework for treatment of the Atwood-Higgins Historic District is guided by the mission of the

National Park Service stated in the Organic Act of 1916, “to conserve the scenery and the natural and historic objects and the wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for future generations.” The application of this mission is defined in *National Park Service Management Policies* (2006), which calls for the National Park Service to “provide for the long-term preservation of, public access to, and appreciation of, the features, materials, and qualities contributing to the significance of cultural resources.” These policies are based on *The Secretary of Interior’s Standards for Treatment of Historic Properties* (1995) and the *Guidelines for the Treatment of Cultural Landscapes* (1996), and are further articulated in *National Park Service Resource Management Guidelines* (NPS-28).²

ENABLING LEGISLATION

The enabling legislation that created Cape Cod National Seashore in 1961 articulated the need to preserve a special ambiance and feeling on Cape Cod. The legislation states, “Lower Cape Cod cannot be considered solely as a geographical area with certain physical characteristics. The Lower Cape must also be viewed as a way of life—a culture—which though conditioned by its environment finds its essence in the people who have lived and are living there. This bill seeks to preserve the way of life which these people have established and maintained on the Cape.” The legislation further detailed the types of activities which would promote the public enjoyment and understanding of the unique natural, historic, and scientific features of Cape Cod, specifying “that the Secretary [of the Interior] may develop for appropriate public uses such portions of the seashore as he deems especially adaptable for camping, swimming, boating, sailing, hunting, fishing, the appreciation of historic

sites and structures and natural features of Cape Cod, and other activities of similar nature.”

PARK PLANNING

The framework for treatment of the Atwood-Higgins Historic District landscape is also derived from park planning. The park’s 1998 General Management Plan notes that the Cape Cod landscape is like no other, as “Cape Cod’s beauty, sense of solitude, and other aesthetic values have created a place for people to come for inspiration and renewal for over 100 years.”³ The purposes of the Cape Cod National Seashore are to “preserve the nationally significant and special cultural and natural features, distinctive patterns of human activity, and ambience that characterize the Outer Cape, along with the associated scenic, cultural, historic, scientific, and recreational values,” and to “provide opportunities for current and future generations to experience, enjoy, and understand these features and values.” These purposes are the foundation of the park’s management philosophy, which guides its actions and decision making. The General Management Plan specifically lists the Atwood-Higgins complex as one of the park’s priority properties to be interpreted for visitors and to be actively managed and maintained as federally owned historic property.⁴

With regard to a treatment approach, the plan outlines parkwide goals to preserve and protect cultural landscapes and to preserve or restore historic buildings or rehabilitate as necessary, particularly those that are adaptively reused.⁵ The plan states “the highest priority will be to preserve and maintain those historic structures that best exemplify the character of the Outer Cape,” such as the Atwood-Higgins complex.⁶ Furthermore, “Efforts to maintain or improve the condition of historic buildings within the national seashore will continue, in accordance with new servicewide goals, such as pursuing increases in appropriations for preservation efforts, staffing, and other creative solutions.”⁷

TREATMENT PHILOSOPHY

In accordance with applicable policy, legislation, and park planning, the overall treatment philosophy for the Atwood-Higgins Historic District is to enhance its historic character so that it more closely reflects its character at the time it was passed from George and Katharine Higgins to the National Park Service in July 1961. The landscape character at this time reflected multiple generations of private ownership and use and, in particular, the preservation efforts of George Higgins. This treatment philosophy will perpetuate the stewardship established by George Higgins and reflect the well-kept condition of the domestic landscape during a 42-year period of stewardship, during which time the landscape evolved in response to management decisions, as well as several severe storms. This treatment philosophy seeks to preserve and enhance the historic characteristics of the landscape while allowing for cyclical and long-term changes inherent in natural systems and land-use practices. This allows for accommodation of public use while preserving, rehabilitating, restoring, or reconstructing lost or altered features to enhance historic character. Park furnishings or other changes necessary to accommodate public use, should be inconspicuous and compatible with the historic rural character of the landscape. Adjacent development will be screened, where feasible, with the long-term goal of preserving the rural setting.

To implement this treatment philosophy, the treatment approach for the Atwood-Higgins Historic District is derived from the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*. The Standards outline four approaches to treatment: *Preservation* (maintenance of the landscape as it currently exists); *Restoration* (returning the landscape to a prior historic condition); *Reconstruction* (rebuilding of a lost landscape); and *Rehabilitation* (enhancing the historic character of the landscape while making compatible modifications to address contemporary uses and needs). These four treatments share a common philosophical approach that

emphasizes retention of historic character and repair rather than replacement of historic materials.⁸

Based on the treatment direction provided by the park's General Management Plan, the recommended treatment for the Atwood-Higgins landscape is preservation with a designated zone for rehabilitation. This approach recognizes the high level of historical integrity to the historic period as well as the opportunities for adaptive reuse. The designation of preservation and rehabilitation zones allows the park to develop a sustainable approach to protecting the property that meets cultural and natural resource management objectives (Drawing 11).

Preservation

Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. This approach prescribes the maintenance and repair of the site as it currently exists, and allows existing features to be replaced in-kind, yet does not permit the addition of new features. This treatment involves the least intervention, and perpetuates the current management practices. A preservation approach requires replacement of plants in-kind and in location. Replacing plants with a different species is considered rehabilitation.⁹

The following standards for preservation were developed as part of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The Standards are intended to promote responsible preservation practices to protect cultural resources.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Rehabilitation

Rehabilitation acknowledges the need to meet continuing or changing uses through alterations or new additions while retaining the historic character of the property. It allows for repairs and alterations of the cultural landscape, and for improving the utility and function of landscape features. It is used to make an efficient, compatible use while preserving those

portions or features of the property that contribute to its historical significance. For the Atwood-Higgins Historic District, changes may be necessary to allow for leasing of the outbuildings, to accommodate visitor use, or to improve the safety of the area. In other cases, modifications may be necessary for sustainable management.

A rehabilitation strategy allows for the replacement of missing features as they existed historically based on documentary evidence, or replacement with compatible features. Under the rehabilitation approach, one must constantly assess the impacts of minor changes to the property's overall historic integrity. The cumulative effect of many changes to the landscape could compromise the historical setting, materials, and feeling of the district. The following standards for rehabilitation were developed as part of *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. The rehabilitation standards supplement the preservation standards listed above.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.¹⁰

TREATMENT ZONES

Recommended treatment zones are depicted in Drawing 11. A preservation zone would encompass the Atwood-Higgins House, Woodshed, house lawn, three privies, surrounding fence network, and the

majority of the wooded areas in the 24-acre historic district, including segments of the Old Town Road trace. The preservation zone would seek to preserve the historic materials, workmanship, setting, and feeling with these areas, without introducing modern features, with the exception of those needed to improve accessibility. Landscape features would be nurtured, rejuvenated, propagated, re-established, or rebuilt as needed to preserve the historic character of the property.

A rehabilitation zone would include the outbuildings in the upper meadow area, specifically the Guest House, Barn, and Country Store, and the outbuildings on the western edge of the historic district, including the Garage and Summer House. Within the rehabilitation zone, outbuildings could be adaptively reused for occupancy, for museum or educational programs, social gatherings, grazing animals, or recreational use. Reuse would promote stewardship of the property, its structures, and bring vitality to the landscape. The preservation zone would include an accessible path to the Herring River, while the rehabilitation zone would allow for river access for pedestrians, canoeists, or for picnicking was identified as a potential recreational use of the site. In all cases, use should be in keeping with the park's mission to promote the appreciation of historic sites and structures and natural features of Cape Cod. More detail on the character-defining features associated with each outbuilding that should be preserved can be found in the historic structures part of this report.

TREATMENT DATE

A treatment date provides a reference to guide treatment efforts by identifying a time during the period of significance when the landscape reached its height of development and when it best reflected the characteristics for which it is significant. Further consideration is given to the level of historical documentation and to the existing conditions. The determination of a treatment date is informed by the

site's history, documentation, existing conditions, and interpretive goals.

The period of significance for Atwood-Higgins Historic District is 1730 to 1961, a period that begins with the construction of the house and ends with the transfer of the property from the Higginses to the National Park Service. Recommended treatment actions presented in this chapter seek to preserve the integrity of the historic period, including the location, design, setting, materials, workmanship, feeling and association evident in the physical characteristics of the historic property.

The recommended treatment date is circa 1961, the end of the period of significance (see Drawing 1, 1961 Period Plan). The rationale for this date includes:

- By 1961 George K. Higgins had completed several physical changes to the property that are still evident today. These physical changes created an assemblage of buildings and landscape plantings that, while not consistent with trends in the growing professional preservation movement of the time, reflected his personal historical interests and provide insight into the popular culture of the early twentieth century and the growth of tourism on Cape Cod.
- The photographic landscape documentation for the late 1950s is very good, allowing the property managers to understand the appearance of the property at this time. A taped interview with George K. Higgins in 1960 provides additional information on the physical appearance of the landscape at this time.
- The site retains a high level of integrity to the 1961 appearance as well as its landscape setting. The Atwood-Higgins House was in good condition at this time and still retains its historical integrity as an intact example of an early Cape Cod cottage. A treatment date of 1961 is also in keeping with the National Park Service's statement in 1961, "to faithfully depict to the public, as far as practical,

the way of life existing in the vicinity of the historic site and to reflect as far as possible the past history of the house, its adjoining buildings, and surrounding area as representative of Cape Cod."¹¹

GENERAL TREATMENT ISSUES

The following are general treatment issues that inform the treatment guidelines and tasks in the second part of the chapter. Overall, these issues concern the loss of historic character in the landscape, changes to the landscape setting, and loss of small-scale features that are associated with the residential use of the property.

Loss of Ornamental Vegetation

At the end of the historic period in 1961, ornamental flower beds surrounded the house, extending along the south and east elevations of the house. Additional beds surrounded the hand pump and the whale bone fence to the north of the house. Beds also surrounded black locust trees in the house lawn as well as a mature lilac on the west side of the house. Ornamental beds also grew on the west side of the Guest House and in the lawn south of the building. Apple trees grew to the south of the house and west of the Guest House, while lilacs grew at the southwest and northwest corner of these two buildings. Roses and trumpet vines climbed trellis structures affixed to the house, Woodshed, and Guest House. Grape vines climbed over a low frame next to an ornamental spirea bush in the center of the lawn to the south of the house. A few maples and groves of black locusts provided shade for seating areas. Collectively these plants contributed to the domestic character of the property. Only remnants of these ornamental plantings remain and are in fair condition.

Collapse of Original Split-rail Fence

During the historic period, a network of split-rail fences surrounded the historic core. Initially installed to exclude livestock, and later to contain horses, the fences also defined spaces around each of the

structures on the property. Now fifty years since the end of the historic period, most of the original fences and gates have collapsed or are gone, including those associated with the Barn paddock and surrounding the house. However, a few sections remain on the ground. Some have been replaced, but with two rail rather than three rail fences. Most notably, the whale-bone post remains and is in good condition.

Spread of Non-native Invasive Species

Norway maple, euonymus, garlic mustard, black locust, and Japanese honeysuckle have spread throughout the adjacent woodland. Of these species, the Norway maple was likely introduced to the site by George K. Higgins. He also retained many existing black locusts within the core of the property. The other species were possibly introduced by birds and have colonized along the woodland edge. The mix of non-native species is particularly evident along the eastern perimeter of the house lawn where it slopes down to the pump house, an area that would have been disturbed during the installation of the water system and been more open at the end of the historic period. In contrast, areas that were left undisturbed during the Higgins years, such as the slopes to the west of the Country Store and north of the Barn, contain a mix of native species including pine, oak, and bearberry, as well as some poison ivy.

Access

Physical access to all areas of the property, including restrooms and building access, are key issues. Parking that complies with the Uniform Federal Accessibility Standards (UFAS) is not clearly defined. The landscape grade descends in elevation approximately fifty feet between the visitor parking sites along Bound Brook Island Road and the house, resulting in slopes ranging from fifteen to twenty percent along the upper part of the driveway and north of the house. Some visitors have difficulty descending the slope and use the adjacent split-rail fence for stability.

Limited Use

Perhaps the greatest challenge facing the property and its historical integrity is the feeling of abandonment. Since none of the structures are used regularly or inhabited, the property lacks the domestic and well-tended appearance. The lack of active use also diminishes the interpretation of the Cape Cod way of life that is articulated in the park's enabling legislation. The loss of small scale features, such as outdoor furniture, the sun dial, and garden beds, and the loss of animals, such as the cattle and horses that were present during the historic period, diminish the character of the landscape.

Limited Maintenance

The landscape within the historic core contains remnants of former garden beds, some remaining ornamental shrubs and vines, and a few of the trees planted by George Higgins, but most of the plant material is gone due to lack of maintenance. A higher level maintenance is needed to retaining the integrity of the historic core of the landscape. Reductions in permanent and seasonal staff have resulted in a reduced level of maintenance for the historic core. The change in character is gradual, but some of the key features cannot be properly maintained. If maintenance reductions continue, other aspects of the landscape's character may be lost.

Limited Interpretation

When not staffed, visitors gain a limited understanding of the property's history and significance. Existing interpretation and signs are limited and there are currently no podcasts available to visitors.

Limited Views

During the historic period, the landscape transitioned from an open agricultural landscape to a secluded summer retreat surrounded by native woods. The presence of livestock and later horses minimized the growth of the shrub layer. While shade and fruit trees surrounding the buildings partially blocked distant

views, historic photographs indicate that the landscape was more open in the 1960s with partial distant views.

TREATMENT TASKS

The following treatment tasks are intended to guide the preservation and rehabilitation of the Atwood-Higgins property in response to the issues outlined earlier in this chapter. Tasks are organized by landscape characteristics including spatial organization, land use, circulation, vegetation, buildings and structures, views, and small-scale features. A summary list of tasks is at the end of the chapter in Table 2 and shown in Drawing 11.

SPATIAL ORGANIZATION

SO-1. Preserve features that define spaces within the Atwood-Higgins property including fences, drives, and wooded areas.

By the end of the historic period in 1961, most of the Atwood-Higgins buildings lay in two clearings, bounded by native woods of oak, pine, and black locust. Spaces were further delineated by a network of fences and drives (Figures 176 and 177). These spaces are still present, though the wooded edge is denser.

The house lawn clearing is bounded by native woods and contains the house, Woodshed, and privy (Figure 177). The upper meadow clearing is also bounded by native woods and contains the Barn, Country Store, Guest House and Guest House privy (see Figures 176 and 178). Buildings tucked in the wooded hillsides included the Summer House, Garage, Wellhouse, and northwest privy. Fences run along Bound Brook Road, along the driveway, and around the house and Garage. These features need to be preserved to express the character of the landscape as it was during the historic period. As detailed under Buildings and Structures, several fences need to be repaired or replaced in-kind. As detailed under Circulation, steep sections of the driveway require stabilization. As detailed under

Vegetation, the wooded edge requires thinning to remove the extensive non-native invasive shrub layer.

LAND USE

LU-1. Promote use of the buildings and landscape for habitation, recreation, and leisure

The Atwood-Higgins property was a working agricultural landscape for two centuries and a summer home for the Higginses for over forty years (see Figure 33). The property is now abandoned and none of the structures are used regularly or inhabited. The adaptive reuse of some of the outbuildings would help engender a higher level of stewardship and foster greater care for the property. Uses could include lodging in the Guest House, hosting educational programs and special events at the Country Store, use of the Summer House for picnicking, stabling horses or other grazing animals in the Barn, and promoting use of walking trails and wildlife observation on National Seashore property on Bound Brook Island.

CIRCULATION

CR-1. Provide universal access to the property and preserve natural slopes

George Higgins advocated that the Town of Wellfleet relocate Bound Brook Island Road further from the Atwood-Higgins House to its present alignment along a ridge above his property. As a result, the driveway descends at a steep grade, dropping approximately fifty feet in elevation between the visitor parking sites along Bound Brook Island Road and the Atwood-Higgins House. Slopes range from fifteen to twenty percent along the upper part of the driveway and north of the house (see Figures 54, 63 and Drawing 11).

To provide access to the site in compliance with the Uniform Federal Accessibility Standards (UFAS), parking spaces should be designated near the Guest House and Garage. During the Higgins period of ownership, two parking spaces were located north of the Guest House, which were delineated with a log

bumper (see Figure 158). Cars were also parked in and by the Barn (see Figures 146 and 168). Cars were, of course, parked in and by the front of the Garage, though there is no photographic record that parking spaces were delineated in this area (see Figures 160, 161, 162, and 163).

The Garage area is very suitable for accessible parking because it is not visible from the historic core, and an accessible path could be constructed to gain access to the house, and an accessible bathroom can be placed in the area. At present, a portable toilet is placed near the Garage, but portable or permanent restrooms that meet accessibility standards are needed for the property (see Figure 161). This is an ideal location as it is not visible from the other structures. An accessible path could be developed from this site to the lower lawn terrace for access to the Atwood-Higgins House area (see Drawing 11).

Another parking area could be developed at the base of the hill just to the north of the house, near the Woodshed, however, during the historic period, no parking spaces were located near the house or Woodshed, as they would have detracted from the character of the eighteenth century homestead (see Figures 172 and 173). Therefore, any accessible parking in the vicinity of the house should be as unobtrusive as possible. As described below, a walking path at a comfortable grade would be more in character with the historic setting of the house.

When the upper gate at Bound Brook Island Road into the property is closed, a walking route with grades no greater than five percent could provide universal access. The route should be laid out across the hillside, which would allow visitors to walk at a comfortable grade from Bound Brook Island Road down to the upper meadow, along the existing drive, then again across the hillside to reach the flat lawn terrace that surrounds the Atwood-Higgins House.

Three potential accessible routes are shown on Drawing 11: from the parking area at Bound Brook Island Road to the Country Store; from the Garage to

the house; and from the Woodshed to Herring River. A field survey of the slopes and construction drawings of the walkway are necessary.

CR-2. Redefine parking area by the Guest House and install log bumper

Two parking bays existed on the west side of the Guest House during the historic period. The front end of these parking bays was delineated by a log parking bumper (see Figure 158). The parking area and log parking bumper and can be signed as a universally accessible parking area. Alternatively, if the Guest House is leased, accessible parking can be located by the Garage.

CR-3. Preserve section of Bound Brook Island Road along the ridge north of the Atwood-Higgins Property on its current alignment and preserve earlier road trace

During the historic period, the alignment of the main road across the island shifted north from the historic core of the Atwood-Higgins property to its current location on the ridge of the island (see Figure 25). The abandoned Old Town Road segments should be preserved as a footpath and as segments of the current Atwood-Higgins driveway to interpret the layers of history evident in the landscape. As described under Land Use above, the abandoned sections could become part of a network of trails throughout the National Seashore land on Bound Brook Island. The alignment of Bound Brook Island Road to the east of the site and at a lower elevation is outside of the project area and historic district. Here, the road elevation will be raised as part of the Herring River Restoration Project.¹²

CR-4. Preserve sand and gravel driveway and control storm water

Steep sections of the sand driveway are susceptible to erosion. Historic photographs depict the Atwood-Higgins driveway as compacted sand (Figures 179 and 180). It appears that gravel and asphalt were

subsequently added by the National Park Service to harden the surface, particularly on the steep sloped sections. These additions appear to be concentrated on the steep sections near Bound Brook Island Road and by the Woodshed to the north of the house. These steep sections range from fifteen to twenty percent slopes. The lower steep section between by the Woodshed includes one log and one stone water bar to slow the flow of storm water (see Figure 63). Rather than adding substantial amounts of gravel or asphalt that would alter the character of the sand driveway, the steep sections of driveway should be strengthened with log or stone water bars and water dips that direct the water off of the driveway. Gullying should be repaired as soon as possible to prevent further loss of the sand surface, which ultimately can flow into the Herring River.

VEGETATION

VG-1. Remove native and non-native volunteer vegetation and encourage native seedlings in the house lawn and upper meadow

Numerous non-native and native trees and shrubs have self-seeded within the open areas in the historic core of the property. Certain species of these volunteer plants should be removed. However, a few native trees should be retained to preserve the historic character of a lawn dotted with small shade trees.

Specific volunteer plants to remove include pitch pines (*Pinus rigida*) in proximity of the structures, such as a small cluster of four to the west of the Country Store and another cluster west of the house (see Figures 70 and 80). George Higgins planted numerous pines, but at a distance from the structures, as he considered them a potential fire hazard. Historic photographs depict pines at a distance from the buildings, but not in the core open areas.

During the historic period, George Higgins retained numerous black locusts (*Robinia pseudoacacia*) in the lawn areas, which have since been lost during storms (see Figures 129 and 131), along the fence line north of

the house (see Figures 133, 135, and 137), south and west of the Guest House (see Figures 158 and 181), and north of the Barn (see Figures 144, 168, and 170). These trees are particularly susceptible to wind and ice storms. Because black locust is classified as a non-native invasive species on the Cape and is highly susceptible to uprooting or breaking during storms, black locust should not be allowed to regenerate within forty feet of the structures.

Alternative species that would be in character in the historic core are pin cherry (*Prunus pensylvanica*) and oak (*Quercus sp.*). A few of these trees should be preserved in lawn areas in order to create dappled shade over the lawns. Several young oaks and pin cherry are currently growing in the lawn area and should be preserved (see Figures 66 and 80).

VG-2. Remove non-native, invasive vegetation from the edge of the woods

Several non-native species are well established along the wooded edge of the property and adjacent to building foundations. With the exception of Norway maple (*Acer platanoides*) and forsythia (*Forsythia sp.*), the introduction of these species is not documented during the Higgins period of ownership. In most cases, the plants were likely introduced by birds depositing the seeds. Non-native plants to be removed include Japanese barberry (*Berberis thunbergii*) plants on the southeast side of the Barn and east side of the Country Store; Tatarian honeysuckle (*Lonicera tatarica*) and Morrow's honeysuckle (*Lonicera morrowii*) on the west side of the Guest House and east side of the Garage; multiflora rose (*Rosa multiflora*) and Japanese honeysuckle vine (*Lonicera japonica*) in the spirea (*Spiraea sp.*) planting in the house lawn and around the wooded edge; and garlic mustard (*Alliaria petiolata*) and euonymus (*Euonymus europaea*) throughout the wooded edge, particularly by the house lawn. Removal of Norway maple seedlings throughout the property is recommended, however, the oldest Norway maples by the house should be retained as these were likely planted by George Higgins. Since the seed source

should be retained, the removal of seedlings will be an ongoing task.

When the Norway maples on the slope to the east of the house decline, a preservation approach dictates that the trees should be replaced in-kind, whereas a rehabilitation approach allows the trees to be replaced with a compatible species. In this location, sycamore maple would be an ideal substitute as it is similar in form and character and tolerates similar growing conditions, but is native and is not invasive.

VG-3. Preserve undocumented species in the historic core

Several plants in the historic core are not documented, but may date to the historic period. These include the sycamore maple to the south of the Barn, the largest pin cherry to the south of the Country Store, and the Eastern red cedars to the west of the Barn and north of the Guest House. The sycamore maple is possibly visible in a historic photograph (Figure 184). The cedars are not visible in historic photographs, but may have been seedlings in 1961 (see Figures 90 and 97). Prior to removing these trees, the plants should be cored to determine their ages.

VG-4. Preserve ornamental and native vegetation introduced or retained by the Higginases

Several cultivated plants that were present during the historic period are missing while others are present but in need of rejuvenation.

English Ivy: Historic photographs show English ivy growing around the hand pump (see Figures 135, 136, and 187). Remnant ivy also grows by the Guest House. The ivy is in need of rejuvenation.

Roses: Historic photographs show roses along the south side of the Atwood-Higgins House, with two on either side of the front door trained to trellises (see Figures 124 and 188). Additional roses grew along the whale bone fence section, as seen in a historic photograph (see Figure 137). This rose is still present,

but in need of rejuvenation. Similarly, a rose grows on the south side of the Country Store (see Figures 81 and 82). While this rose is not documented in historic photographs, it appears to be similar in variety to those present along the fence and should be preserved. Roses also grew in the lawn to the southeast of the Country Store. These roses are recorded in historic photographs, are still present, and should be preserved (Figures 185 and 186).

Spirea: A spirea shrub in the lawn south of the house dates to the historic period (see Figure 129). The shrub is in good condition and should be preserved. Multiflora rose should be removed from the shrub.

Grape and arbor structure: During the historic period, a grape arbor and structure stood to the west of the spirea plant in the lawn south of the house (see Figure 129). If time can be allocated for spring and summer pruning and weeding, the grape arbor can be rebuilt and remnants of the grape vine retrained to the structure. Multiflora rose and honeysuckle vine should be removed.

Arborvitaes: Two arborvitaes grow at the western edge of the house lawn (see Figure 70). Though not well documented, the trees likely date to the historic period and should be preserved. Surrounding vegetation should be removed, and the tree canopy should be thinned to ensure adequate penetration of sunlight to this edge of the lawn.

Flower beds: Historic photographs show flower beds to the south, east, north, and west of the house and south and west of the Guest House (see Figures 124, 129, 156, 158, 187, 188, 191, 192, and 193). The bed along the west foundation of the Guest House may have been discontinued by the end of the historic period. These beds around the house and the bed south of the Guest House may be replanted if they do not disturb archeological resources. In a taped interview, George K. Higgins specifically mentions that “landscaping should be very simple,” recalling that the “old-fashioned flowers” he planted in front of the

house and Guest House included tall and dwarf marigolds, heliotrope, and coleus. A historic photograph also shows sweet alyssum border along the front of the house beds (see Figure 124). Roses filled the backs of the beds. A historic photograph of the back or north side of the house shows a bed of day lilies blooming at the northwest corner of the house, a planter with flowers on the ground north of the west back door (Figure 187). Perennials and groundcover are visible in beds to the southwest of the house (Figure 188). Day lilies and Solomon seal are visible in photographs of the beds to the south of the Guest House (Figures 191 and 192). The flower beds should be replanted if they can be tended regularly during the summer months.

Semi-dwarf McIntosh apple tree: Higgins planted several apple trees. However, the only tree clearly visible in historic photographs is an apple tree to the northwest of the Guest House (see Figures 155, 156, 158, and 182). This tree appears to be a semi-dwarf tree. Based on George Higgins's journal, the tree should be a Red McIntosh variety.

Lilacs: Lilacs are visible in historic photographs by the west side of the house and the north side of the Guest House (Figures 182, 183, and 188). The lilac to the north of the Guest House should be preserved. The lilac to the west of the house may be replanted if it does not disturb archeological resources.

Iris and lilies: Iris and lilies grow along the fence north of the house, by the hand pump, and by the Guest House. These perennials should be weeded annually and encouraged, as they were present during the historic period and contribute to the cultivated character of the domestic landscape (see Figures 68, 133, 187, and 192).

Yucca: Yucca grows to the south of the Country Store. The plants were present during the historic period and should be preserved (see Figure 94).

Prickly pear cactus: Prickly pear cactus grows to the southwest, south, and southeast of the Country Store (see Figures 80, 83, 84, 185, 186, and 187). During the historic period, there was also a bed of cactus near the hand pump (see Figure 135). The cactus was present during the historic period and should be preserved. Furthermore, the plant is a Massachusetts State Threatened species and should be protected.

Black locusts: Areas with open groves of black locusts during the historic period included northwest of the Barn, in the house lawn, along the fence north of the house, and south of the Guest House (see Figures 129, 131, 133, 135, 137, 144, 168, 170, 180, 181, 183, 184, 185, 186, 187, 188, 189, 191, and 192). As indicated above, black locusts are listed as non-native, invasive species on the Cape. Additional black locusts should not be planted. Furthermore, the trees are susceptible to uprooting or breakage in windstorms. Existing trees should be at a safe distance to avoid potential damage to the structures—approximately 30 to 40 feet, depending on the height and configuration of the tree. Alternative native species to encourage in stands around the buildings and along fence lines include pin cherry or oak trees (see Figures 66 and 80).

VG-5. Preserve lawn area and edge

Since the end of the historic period, the expanse of lawn and the edge of the maintained lawn in the upper meadow and around the house has remained consistent and is depicted on Drawing 11. The existing lawn area should be preserved by routine mowing. One exception is the slope to the north of the Atwood-Higgins House. Treatment of this area is detailed in the next task (VG-6).

VG-6. Rehabilitate sloped lawn north of house

During the historic period, the slope north of the house was mown grass, which was lightly shaded by a grove of black locusts, with beds of roses and perennials along the fence and around the hand pump (see Figures 187, 189, and 195). The slope is now a mix of trees, shrubs and remnant perennials (see Figures

133, 134, 137, and 138). The topsoil appears thin and eroded. The recommended treatment for this area is a gradual clearing, reseeding, and stabilization of the slope; re-establishing a grove of deciduous canopy trees. Though black locusts were present at the end of the historic period, the park would like to reduce the population of these non-native, invasive species. A recommended rehabilitation approach is to allow pin cherry and oak trees to grow in the lawn area and maintain a lawn understory. Perennials should be nurtured in historic bed locations and require weeding, fertilizing, mulching, dividing, and watering to re-establish their vigor. Topdressings of locally composted materials (such as composted grass trimmings from the site) should be used as a topdressing and a mulching mower used to reestablish the organic layer and encourage a sustainable lawn.

BUILDINGS AND STRUCTURES

BS-1. Preserve and repair portions of the gate with weight box at the property entrance

George Higgins requested that local handyman David Curran construct a gate with a weight box, a replica of a gate he had seen in Ipswich, Massachusetts. A portion of the gate and the associated fence and posts remain today, though portions of the gate are missing (see Figures 170 and 171). The remaining portions of the gate should be preserved and the missing portions replaced in-kind to be fully operable for interpretive programs. The gate is highly visible upon entering the property and reflective of the Yankee ingenuity admired by George Higgins.

BS-2. Preserve the Arbor

Historic photographs show an arbor present at the south end of the house lawn (see Figures 131 and 194). The arbor on the south end of the front lawn is a reconstruction and should be preserved and reconstructed again when necessary (see Appendix C). According to the List of Classified Structures documentation, the existing arbor was reconstructed

from the original in 1998 by park volunteer, Russ Moore. The current arbor is anchored in place with pressure treated planks set in the ground. The lifespan of the feature is about 15 to 20 years, depending on how well the paint coating is maintained.

BS-3. Rebuild Hand Pump Shelter

A two-post shelter covered the hand pump on the north side of the Atwood-Higgins House (see Figures 133, 135, 187 and 195). The structure is no longer in place but is in storage. A new shelter should be installed using the historic shelter as a template for accurate construction (Appendix C). Replanting of the ornamental flower bed that once surrounded the pump is detailed under Vegetation (see VG-4 and VG-5).

BS-4. Preserve, repair, and replace in-kind the split-rail fence and gates

A series of three-rail, split-rail fences helped to define the spatial organization of the property during the period of significance (see Figures 176, 177, and 180). Many of these wooden fences have collapsed and some have been recently replaced with two-rail fences. The fences are important the historic character of Atwood-Higgins and should be preserved, repaired, and replaced in-kind, as necessary, to the historic specifications (Appendix C). The sections of fence include the following, determined by existing fences and a map drawn by George Higgins in 1935 (see Figure 35):

East Property Line and East of Driveway: A fence runs from Bound Brook Island Road (east side of driveway), heading south down the east branch of the driveway, turning due east before reaching the Guest House and extending to the east property boundary, heading southeast along the property boundary to the Herring River (see Figures 24, 27, and 35). A connected section extended east from the driveway at the weight box gate to the east property boundary, then south to reconnect with the fence. The resulting rectangular

area may have been used for pasturing horses. The locations of gates for these fences are undocumented.

West of Driveway: A fence runs from Bound Brook Island Road (west side of the driveway) heading south, following the driveway to the Garage and then turning north and heading back up to Bound Brook Island Road along the property line. This roughly rectangular area may have been used for horse pasture and included a gate at its northeast corner and possibly northwest corner (see Figures 24, 27, 31, and 35)

Barn Paddock: The Barn paddock extended from the north side of the Barn northwest along the driveway to the confluence of the branches of the driveway, headed southwest along the west branch of the driveway, and turned east to intersect the east side of the Barn. A board gate was located at the southwest corner of the Barn, as seen in historic photographs (see Figure 42). This fence likely served as a paddock for the Higgins's horse, Imp.

House Area Enclosure: Fence sections surrounded the house area to keep out grazing livestock. A fence extended from the east side of the Garage, down the hillside toward the Woodshed, terminating at the whale bone post and gate. A short section of fence extended from the gate to the Woodshed and kept livestock from entering the house lawn area, as shown in a historic photograph of a cow at the fence (see Figure 139). The fence continued on the east side of the Woodshed heading east and then turning 90 degrees and heading south down the slope on the west side of the Wellhouse to the base of the slope (Figure 199). The fence then turned west and back uphill toward the Summer House, turning about 90 degrees near the Summer House, and heading north toward the Garage, turning 90 degrees west before the Garage, then 90 degrees north again to the west of the Garage and extending to the Old Town Road trace, turning 90 degrees west at a gate and extending along the Old Town Road for some ways before ending.

BS-5. Rebuild in-kind the whale bone gate

A small pedestrian gate existed on the west side of Woodshed adjoining to the whalebone post (see Figures 137 and 139). The gate existed throughout the historic period, first as a white painted gate that was part of the enclosure for livestock, then as a natural cedar reproduction. The gate should be rebuilt in-kind using historic photographs and Drawing 11 (see Appendix C).

BS-6. Replace trellis structures and replant or retrain vines

During the historic period, George Higgins mounted four trellis structures on the sides of buildings within the Atwood-Higgins complex. Two trellises stood on either side of the front door on the south side of Atwood-Higgins House and supported roses. One trellis stood on the south side of the Woodshed, which extended up the wall and over the doorway and supported trumpet vine and wisteria. One small trellis, which is difficult to see in historic photographs, stood on the west side of the Guest House on the north side of the entry door. This trellis may have supported trumpet vine. The trellises should be rebuilt using the specifications developed from historic photographs (see Appendix C and Figures 123, 124, 129, 135, 139, 142, 155, 156, and 158). As described under Vegetation, the vines should be retrained to the trellises, but will require routine maintenance to ensure that they do not damage the historic structures.

VIEWS

VW-1. Reopen and maintain view south from the house front

During the historic period, there were partial views beyond the lawn to the south of the house. The lawn area contained several mature trees including apple, black locust, and maple trees (see Figures 27 and 31). These trees partially obscured views to Herring River and Duck Harbor. In addition, trees grew up the steep

slope to the southeast and south of the lawn terrace, but the tree canopy was not as dense as it is today (see Figures 131 and 132).

The existing tree cover on the slopes to the southeast and south of the house lawn should be thinned lightly to allow partial views, but not so much as to encourage a flush of understory shrub growth. Non-native vegetation should be removed in favor of cherry, oak, and pine. As noted under vegetation, the black locust should not be encouraged around the perimeter of the property, as it is a non-native invasive on the Cape.

VW-2. Reopen and maintain views to the surrounding hillside

During the historic period, the woods surrounding the upper meadow were in an early stage of succession, particularly the steep sloped areas to the north of the house and the west of the Country Store (see Figures 24, 27, 31, 133, and 134). This allowed more extensive views of the hillside from the upper meadow area. For approximately two hundred years, the landscape was grazed by livestock. During the twentieth century, the Higgins's horse, Imp, was pastured on the property followed by the National Park Service patrol horses (see Figures 21 and 149). With active use of the area for grazing animals, the fences were intact and the landscape was a mix of grasses and trees, with a limited shrub layer. To reestablish the character of the surrounding woods and the views of the hillsides, the shrub layer should be minimized. As noted under Vegetation, many of the shrubs that have colonized the wooded areas are non-native and should be removed. Alternatively, a horse could be pastured in the areas that were historically fenced as depicted in Figure 35.

SMALL-SCALE FEATURES

SS-1. Install replica sundial on the base south of the Guest House

The sundial base contributes to the historic significance. Although the original sundial is now in the park's museum collection, the sundial base still

exists on the south side of the Guest House (see Figures 158 and 159). A replica sundial should be placed on the sundial base (Figure 198).

SS-2. Place domestic features in the landscape

During the historic period there were numerous small-scale domestic features, in addition to the sun dial, that contributed to the character of the landscape. These elements, in combination with the flower beds and trellises, add to the domestic character of the landscape and should be reintroduced as is feasible.

Features included:

- Light on a post to the southeast of the Country Store (see Figures 28 and 177)
- Golden fish weathervane on the Barn (see Figures 32 and 197)
- Bench under the large apple tree on house lawn (see Figure 22)
- Bench under black locust tree on house lawn (see Figure 188).
- Bench by the hand pump shelter (see Figure 135)
- Bench and chairs on the Country Store porch (see Figure 174)
- Bench and small table by the Guest House (see Figures 190 and 191).
- Wooden Adirondack and painted metal lawn chairs and small tables in the lawn areas between the buildings under the black locust trees (see Figure 181).
- Planters (perhaps whiskey barrels) north of the house by the hand pump (see Figures 135 and 187).
- Grinding wheel and milking stool (see Figures 18 and 158)
- Sign at entrance (see Figure 200).

- Wooden wheelbarrow by the Woodshed (see Figure 141).

A wooden picnic table presently rests in the lawn area between the outbuildings, in the shade of the sycamore maple (see Figures 83 and 85). While the picnic table is not in character with the furnishings from the historic period, it offers a welcoming place for visitors to gather and relax.

SS-3. Place interpretive waysides in the landscape

Many visitors come to the property when there is no ranger presence. A limited number of waysides could provide historical information, site orientation, regulations, and historical images. Recommended locations include near the driveway entrance at Bound Brook Island Road, in the vicinity of the Country Store, and in the vicinity of the Atwood-Higgins House. Waysides should be placed where they do not detract from the buildings, views, or the landscape setting. Recommended locations are shown on the Treatment Plan (Drawing 11).

ARCHEOLOGY

AR-1. Preserve archeological features

Archeological resources contribute to the significance of the Atwood-Higgins Historic District. Archeological surveys around the Atwood-Higgins House perimeter and yard have yielded substantial materials dating from the early eighteenth to the twentieth century, but no pre-Contact materials. Most recently, an excavation along the east wall in 2004 yielded earthenware, glass, nails, screws, brick fragments, mortar, and other materials. The investigation also found evidence of the use of clay for pargeting the foundation—as a means of diverting water away from the foundation.¹³ The area has been disturbed several times: by George Higgins during the historic period for installation of his water system; by the National Park Service several times for repairs to the foundation, installation of a perimeter drainage system, and for an alarm system. The replanting of any shrubs or flower beds, or a watering system that requires excavation, should be carried out in consultation with the park archeologist.

TABLE 2. SUMMARY OF TREATMENT TASKS FOR ATWOOD-HIGGINS HISTORIC DISTRICT

Treatment Task	Priority for Action and Notes 1-Immediate Action 2-Future Action	Page
Spatial Organization		
SO-1. Preserve features that define spaces within the Atwood-Higgins property including fences, drives, and wooded areas	1-Address component recommendations below for features that define spaces	175
Land Use		
LU-1. Promote use of the buildings and landscape for habitation, recreation, and leisure	2-Requires active use or on-site occupancy of the property to implement	175
Circulation		
CR-1. Provide universal access to property and preserve natural slopes	1-Requires construction drawings and survey to implement	175
CR-2. Redefine parking area by the Guest House and install log bumper	2-Implement when house is actively used or occupied	176
CR-3. Preserve Bound Brook Island Road along ridge north of Atwood-Higgins property on its current alignment and preserve earlier road trace	2-No action required	176
CR-4. Preserve sand and gravel driveway and control storm water	1-Immediate action needed to protect resource	176
Vegetation		
VG-1. Selectively remove native and non-native volunteer vegetation from the open areas in the historic core and encourage native species	1-Immediate action will enhance historic character of the landscape and improve natural resource condition	177
VG-2. Remove non-native, invasive vegetation from the woods	1-Immediate action will enhance historic character of the landscape and improve natural resource condition	177
VG-3. Preserve undocumented species in the historic core	2-Requires no immediate action	178
VG-4. Preserve ornamental and native vegetation introduced or retained by the Higginses	1-Immediate action will enhance historic character of the landscape and ensure plant species are not lost	178
VG-5. Preserve lawn edge	1-Ongoing maintenance will ensure that the edge is retained	179
VG-6. Rehabilitate sloped lawn north of house	2- Because of the routine maintenance component of this task, it would be more feasible to implement with active use or on-site occupancy of the property	179

Treatment Task	Priority for Action and Notes 1-Immediate Action 2-Future Action	Page
Buildings and Structures		
BS-1. Rebuild portions of the weight box gate at the property entrance	1-Immediate action will enhance the visitor experience and appreciation of the site and this very visible feature	180
BS-2. Preserve, repair, and replace in-kind the split-rail fence and gates	1-Prioritize repairs and replacement to care for fences and gates that are most visible. However, also stabilize features that are recently collapsed or about to collapse, such as the gate to the west of the Garage	180
BS-3. Reinstall whale bone gate	1-Immediate action will enhance the visitor experience and appreciation of the site and this very visible feature	180
BS-4. Preserve the arbor	2-The feature was recently rebuilt, so immediate action is not needed	180
BS-5. Rebuild the hand pump shelter	1-Immediate action will enhance the visitor experience and appreciation of the site and this very visible feature	181
BS-6. Rebuild trellis structures	2- Because of the routine maintenance component of this task (training and pruning vines), it would be more feasible to implement with active use or on-site occupancy of the property	181
Views		
VW-1. Maintain view south from house	2- Because of the routine maintenance component of this task (selective thinning annually), it would be more feasible to implement with active use or on-site occupancy of the property	181
VW-2. Maintain views to the surrounding hillsides	2- Because of the routine maintenance component of this task (selective thinning annually), it would be more feasible to implement with active use or on-site occupancy of the property	182
Small-Scale Features		
SS-1. Install replica sundial on the base south of the Guest House	1-Immediate action will enhance the visitor experience and appreciation of the site and this very visible feature	182
SS-2. Place additional domestic features in the landscape	2-Requires active use or on-site occupancy of the property to implement	182
SS-3. Place interpretive waysides in the landscape	2-Decisions regarding use and occupancy of the site may dictate the location of waysides	183
Archaeology		
AR-1. Preserve archeological features	2-There are no immediate plans to excavate, so action is not needed	183

ENDNOTES

¹ Robert R. Page, Cathy A. Gilbert, and Susan A. Dolan, *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques* (Washington, D.C.: National Park Service, 1998), 81.

² <http://www.nps.gov/history/hps/tps/standguide/>

³ *General Management Plan*, 3.

⁴ *Ibid*, 48.

⁵ *Ibid*, 45-49.

⁶ *Ibid*, 49.

⁷ *Ibid*, 49.

⁸ *Secretary of the Interior Standards for the Treatment of Historic Properties*, 1995.

http://www.cr.nps.gov/local-law/arch_stnds_8_2.htm.

⁹ *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, 1996, 31-32.

¹⁰ *Secretary of the Interior Standards for the Treatment of Historic Properties*, 1995.

http://www.cr.nps.gov/local-law/arch_stnds_8_2.htm.

¹¹ *Interpretive Prospectus*, NPS, 1977, 1.

¹² Review comments, Tim Smith, Restoration Ecologist, Cape Cod National Seashore, August 2010.

¹³ Frederica Dimmick and Beth Nelson, Cape Cod National Seashore, "Intensive Archaeological Survey, Atwood-Higgins House, East Wall, Wellfleet, MHC#RC.35566," September 2004.



Figure 176. View west of spatial organization of buildings, vegetation, and spaces bounded by fences, 1927. (George Higgins Journal.)



Figure 177. View northwest of the Barn and Guest House with driveway in foreground, 1942. Note the light fixture at the far right. (Cape Cod archives.)



Figure 178. View north of front of house. Note lack of trees directly in front of the house and black locust in the foreground, 1920s. (George Higgins Journal.)



Figure 179. Car parked at the Atwood-Higgins property. Note the compacted sandy earth surface of the driveway and parking areas. (George Higgins Journal.)



Figure 180. View northwest of the driveway passing by the barn, c. 1950. Note the compacted sandy earth surface of the driveway and the three and two-rail fences lining the driveway. (Cape Cod archives, H6-095.)



Figure 181. Katharine Higgins with guests at the Atwood-Higgins property sitting in lawn chairs in the light shade of a grove of young black locusts, c. 1950. Note the variety of lawn furniture. (Cape Cod archives, H6-106.)

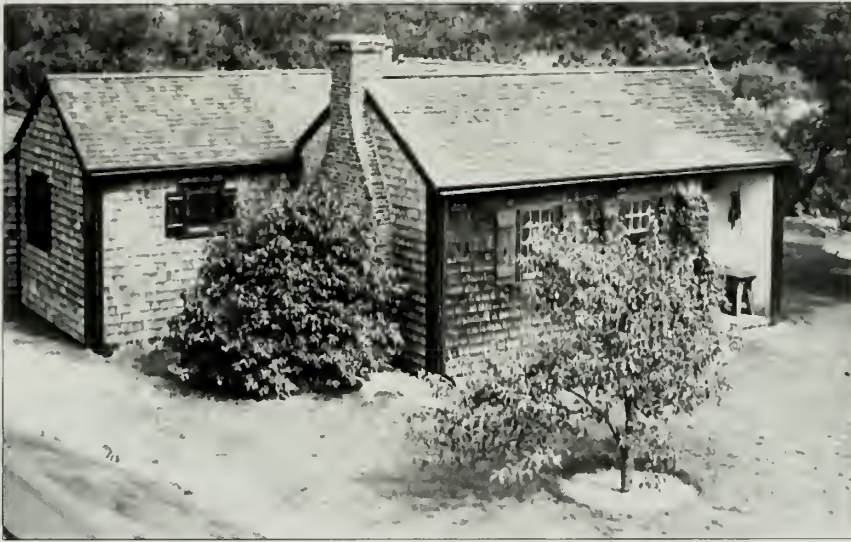


Figure 182. View southeast of Guest House from the Barn roof. Note the lilac at left and apple tree in foreground, 1951. (Cape Cod archives, H6-149.)



Figure 183. Guest House with lilac at left and young black locust trees along the west facade, 1951. (Cape Cod archives, George Higgins Journal.)



Figure 184. View west of Country Store with maple tree visible in left foreground and young black locusts at center, c. 1950. (Cape Cod archives, H6-107.)



Figure 185. Prickly pear cactus and roses, with young black locust near the Country Store and Barn, c. 1950. (Cape Cod archives, H6-102.)

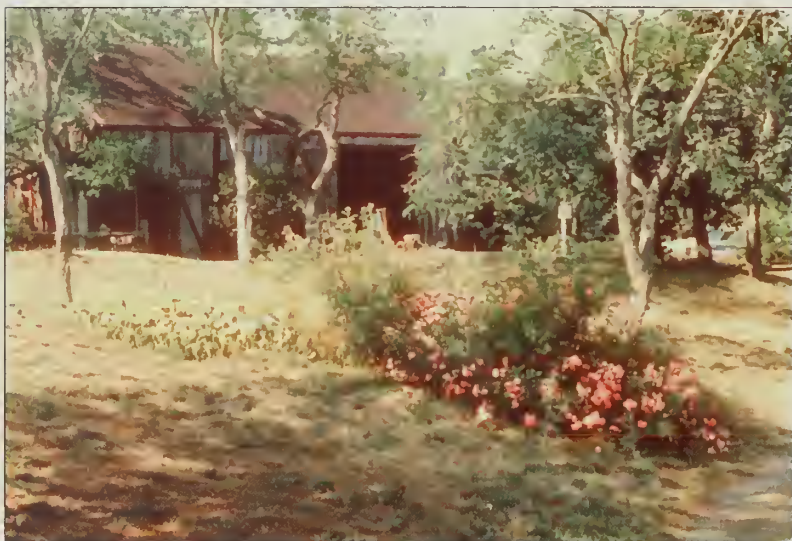


Figure 186. Prickly pear cactus and roses, with young black locust near the Country Store and Barn, c. 1950. (Cape Cod archives, H6-103.)



Figure 187. View west of the flower beds north of the house, 1959. (Cape Cod archives, H6-117.)



Figure 188. View northeast of the flower beds south and west of the house, 1959. Note the bench under the black locust tree and the mature lilac against the house. (Cape Cod archives, H6-116.)



Figure 189. View northeast of the flower beds south and west of the house, 1959. Note the bench under the black locust tree and the mature lilac against the house. (Cape Cod archives, H6-116.)



Figure 190. Vines growing on the Guest House, 1952. Note bench, lawn chair, and small table and small sumac at right. (Cape Cod archives, H6-147.)



Figure 191. View north of the Guest House with black locust at left (southwest) corner of the building, with a mass of Solomon seal in the foreground and sumac at right, 1952. Note the bench and table by the house. (Cape Cod archives, H6-121.)



Figure 192. View northeast the Guest House with black locust in foreground, vine on west side of Guest House, and mass of perennials and day lily to the south of the building, 1952. Also note the lilac on the north side of the building. (Cape Cod archives, H6-122.)



Figure 193. View east of the Guest House with a mature black locust at right, heavy vine at center, and lilac at left, 1952. (Cape Cod archives, H6-120.)



Figure 194. Arbor in the lawn south of the house with vine trained on one side and adjacent trees, 1938. (Cape Cod archives, H6-253.)



Figure 195. Hand pump and shelter north of the house. Note the stepping stones from the back door of the house to the pump. (Cape Cod archives, H6-198.)



Figure 196. Atwood-Higgins House Privy decorated on the interior and adjacent to large shrubs, 1929. (George Higgins Journal).



Figure 197. View north of weathervane on the Barn, 1950s. (Cape Cod archives, H6-090.)



Figure 198. The sundial from the Atwood-Higgins property is currently stored in the park's museum collection (Cape Cod NS photograph, CACO1495).



Figure 199. Wellhouse for the Atwood-Higgins property, c. 1950. Note the density of hillside vegetation and fence. (Cape Cod archives, H6-197.)



Figure 200. Sign for the Atwood-Higgins property, 1950s. (Cape Cod archives, H6-105).

Cultural Landscape Report

Atwood-Higgins Historic District Wellfleet, MA

Treatment Plan



National Park Service
Olmsted Center for Landscape Preservation
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








SOURCES

1. Aerial photography, Mass GIS, 2007
2. NPS GIS data
3. Field Visit, Andrew Louw, May 2010

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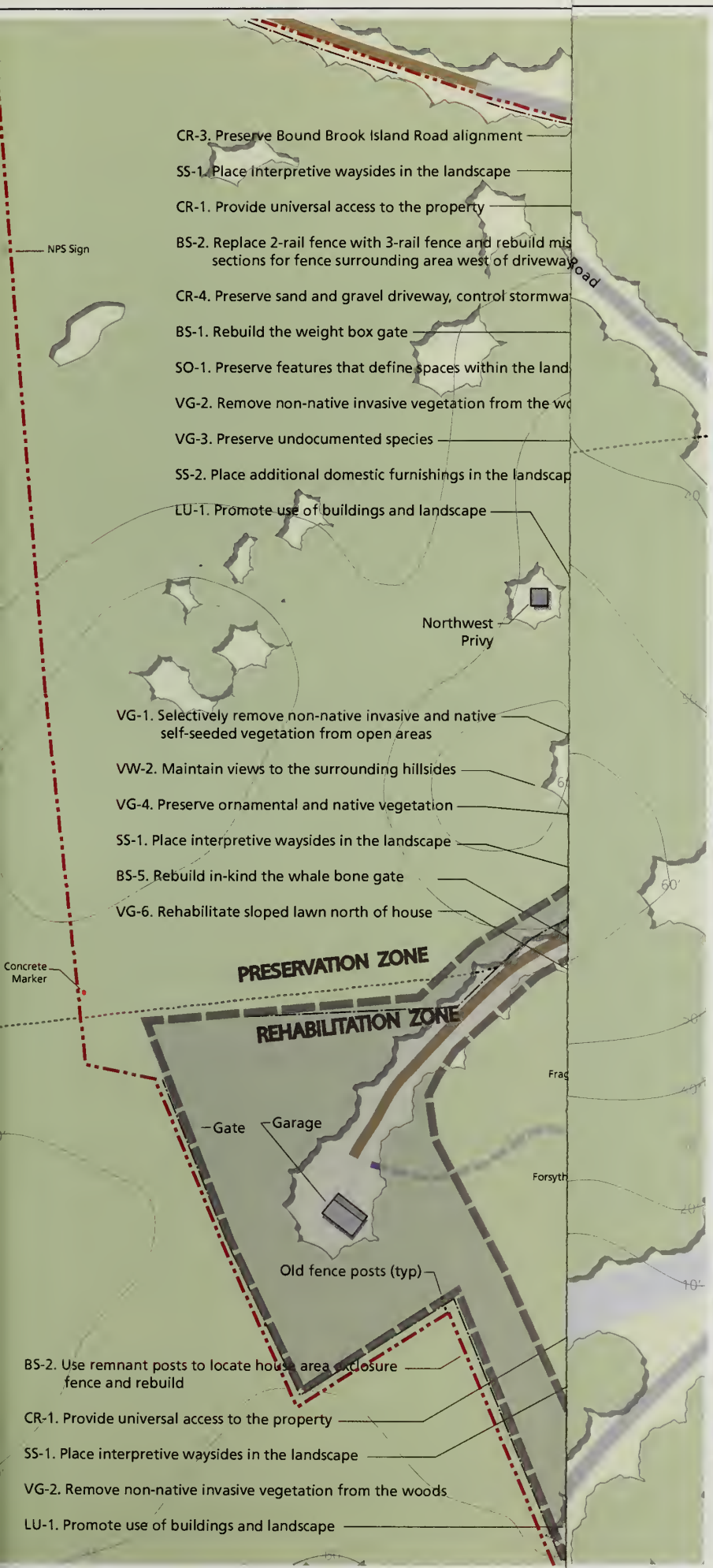
Andrew Louw, Cassandra Bosco,
 ArcGIS 9.3, AutoCAD Map 2011, Adobe Illustrator CS3

LEGEND

-  Canopy
-  Water
-  Cut Meadow
-  Building
-  Road
-  National Register Boundary
-  Dirt Road
-  Abandoned Road / Footpath
-  Contours
-  Wood Fence

NOTES

Location and scale of features are approximate



Atwood-Higgins
Historic District
Wellfleet, MA

Treatment Plan



National Park Service
Olmsted Center for Landscape Preservation
www.nps.gov/oclp

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Outbuildings at Atwood-Higgins Historic District including Barn at right, Country Store at center, and corner of Guest House at left, May 2010.

PART 2. HISTORIC STRUCTURES REPORT

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INTRODUCTION

EXECUTIVE SUMMARY

This Historic Structures Report focuses on six outbuildings located within the Atwood-Higgins complex in the town of Wellfleet, Massachusetts. The Atwood-Higgins complex consists of a cluster of ten buildings within a 24-acre property that is part of Cape Cod National Seashore. This report focuses on the following six outbuildings: Woodshed (LCS# 040423), Garage (LCS# 040421), Barn (LCS# 007490), Guest House (LCS# 007492), Summer House (LCS# 040409), and Country Store (LCS# 007491). The Atwood-Higgins House (LCS# 007489) is documented in a separate report. Additional smaller outbuildings are described in the May 2010 National Register documentation and the Cultural Landscape Report, including the Guest House Privy (LCS# 040422), Wellhouse (LCS# 040425), Atwood-Higgins House Privy (no LCS#), and Northwest Privy (no LCS#).

The purpose of this report is to provide Cape Cod National Seashore with documentation of the construction and chronology of the six outbuildings, a current physical description of each of the structures, the identification of character-defining features, and recommendations to provide guidance in the treatment of the structures. The report is written according to *Director's Order 28 – Cultural Resource Management Guideline, Chapter 8*.

STATEMENT OF SIGNIFICANCE

A summary of the statement of significance for the Atwood-Higgins Historic District nomination completed in May 2010 is presented in Chapter 3 of the Cultural Landscape Report in Part 1 of this document.

RESEARCH CONDUCTED

This report documents the current physical description of the six outbuildings located within the

Atwood-Higgins complex, Cape Cod National Seashore. Documentation relies on physical investigation of extant building materials, the journal of George K. Higgins, and park archival files and materials. The Historic Structure Report, Architectural Data Section, The Atwood-Higgins House, Cape Cod National Seashore, South Wellfleet, Massachusetts written by Marsha L. Fader in 1980 was also consulted.

RECOMMENDED TREATMENT AND PROPOSED USE

In February 1998, Cape Cod National Seashore completed the *Cape Cod National Seashore General Management Plan, Forging a Collaborative Future, Final Environmental Impact Statement, Volume 1: Environmental Impact Statement*, Cape Cod National Seashore, Barnstable County, Massachusetts. The proposed action, Alternative 2, identifies the treatment of historic buildings to include preservation and rehabilitation. The General Management Plan (GMP) states:

Exterior preservation or restoration for most buildings, and interior rehabilitation treatments for some buildings, would be undertaken; full restoration or minimal stabilization treatment would only be used as necessary.¹

The proposed use for the structures as stated in the GMP calls for the structures located within the Atwood-Higgins complex to be interpreted for visitors by the National Park Service:

The interiors of selected historic buildings would be preserved or rehabilitated to improve interpretive opportunities. Exhibits, climate control, and security devices would be installed when necessary and appropriate.²

The preservation and/or rehabilitation the six outbuildings located within the Atwood-Higgins complex for interpretive use should be executed according to the *Secretary of the Interior's Standards*

for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and guided by the character-defining features of each building as outlined in the Recommendations Section of this report.

ADMINISTRATIVE DATA

LOCATION OF SITE

The Atwood-Higgins complex is located on Bound Brook Island in Barnstable County, Wellfleet,

Massachusetts. Bound Brook Island is situated in the northwest corner of the town of Wellfleet, bounded on the north by the town of Truro, on the east by Bound Brook and the Herring River, and on the south by the Herring River and marshlands. All of Bound Brook Island is contained within the administrative boundary of Cape Cod National Seashore.

NATIONAL REGISTER OF HISTORIC PLACES

The main Atwood-Higgins House, located within the 24-acre historic core of the property, was listed on the National Register of Historic Places on July 30, 1976

TABLE 3. CORRESPONDENCE REGARDING ATWOOD-HIGGINS NATIONAL REGISTER STATUS

Date	To	From	Summary
May 31, 1989	Valerie Talmage, SHPO, MHC	Steven H. Lewis, Acting Regional Director, North Atlantic Region	MHC and the park disagree on the National Register eligibility of the Atwood-Higgins Washhouse, Outhouse, and Wellhouse.
Dec. 16, 1991	Robert McIntosh, Associate Regional Director, National Park Service	Judith B. McDonough, SHPO, MHC	MHC agrees that the Atwood-Higgins Wellhouse is of modern construction and a non-contributing element of the complex. Letter also states that the Atwood-Higgins property is eligible as a complex. The period of significance would include the twentieth century use of the property, and elements from this period would be considered contributing elements.
May 31, 1996	Judith McDonough, SHPO, MHC	Terry Savage, Superintendent Boston Support Office	Refers to letter dated December 16, 1991, in which "NPS states that your office found the site and buildings surrounding the 18 th century Thomas Atwood House (entered documented 7/30/1976) potentially eligible under a later theme of early 20 th century historic preservation. The NPS has decided to research this area of significance and will discuss the findings with your office. In the meantime, the buildings of the Atwood-Higgins complex are included on the List of Classified Structures [LCS] to be managed as cultural resources."
July 8, 1996	Terry Savage, Superintendent, Boston Support Office	Judith McDonough, SHPO, MHC	"Atwood-Higgins Complex, Wellfleet: Concur that the house, Thomas Atwood House, is listed in the National Register of Historic Places and that the nomination should be amended to include the potentially contributing buildings and structures on the property that reflect its later use and significance, in the 20 th century, as the Colonial Revival vision of its then-owner, George Higgins."
April 28, 2010	Keeper, National Register	Dennis Reidenbach, Regional Director, Northeast Region	National Register documentation updated by Jenny Fields and Stephen Olausen of PAL as Atwood-Higgins Historic District with significance in the areas of early eighteenth century architecture, historic archeology, settlement, and tourism with a period of significance from 1730 to 1961.
July 30, 2010	Dennis Reidenbach, Regional Director, Northeast Region	Keeper, National Register	The Keeper of the National Register approved the National Register documentation submitted on April 28, 2010.

(NRIS# 76000154). The nomination was updated in 2010 to include the outbuildings on the property, including the Woodshed, Garage, Barn, Guest House, and Country Store. Correspondence regarding the listing exchanged between Cape Cod National Seashore (CACO) and the State Historic Preservation Officer (SHPO) of Massachusetts of the Massachusetts Historical Commission (MHC) is summarized in Table 3.

LIST OF CLASSIFIED STRUCTURES (LCS) INFORMATION

Information for the six subject outbuildings located within the Atwood-Higgins complex are listed in Table 4. All six structures were determined eligible by the State Historic Preservation Officer on July 8, 1996 and are considered contributing resources. The additional four outbuildings listed as contributing resources are listed in the Appendix.

TABLE 4. LIST OF CLASSIFIED STRUCTURES INFORMATION FOR OUTBUILDINGS

Preferred Structure Name	Structure Number	Other Structure Names	LCS ID	Short Significance Description
Atwood-Higgins Woodshed	W-259	n/a	040423	Woodshed on site in 1919 when George K. Higgins acquired the property. Served as utility, laundry and bathroom for the Thomas Atwood house. Its use reflected Higgins' decision to forego any modern improvements in the Thomas Atwood house.
Atwood-Higgins Garage	W-256	George K. Higgins Garage	040421	Atwood-Higgins complex is an example of one man's early antiquarian-inspired creation of an "ideal" Colonial era setting. The Garage is an example of George Higgins' concession to the conveyances of the 20th century within his idealized 18th-century complex.
Atwood-Higgins Barn	W-25-56	George K. Higgins Barn	007490	Built by George Higgins to be similar "to his great grandfather's barn that stood only slightly to the north and west of the present site." Part of George Higgins' early antiquarian-inspired efforts to create an "ideal" Colonial-era setting.
Atwood-Higgins Guest House	W-25-58	George K. Higgins Guest House	007492	Built as part of Higgins' effort to recreate an "ideal" colonial era complex. The Guest House represents Higgins' attempt to construct a house using period appropriate materials, but adapting the design to the 20th century.
Atwood-Higgins Summer House	W-257	Summer House	040409	The Summer House is one of Higgins' few concessions to the modern world within the context of his antiquarian landscape. The Summer House, along with other modern elements, illustrates the necessary differences between 20th- and 18th-century life.
Atwood-Higgins Vermont Store	W-25-57	Country Store	007491	The store was the last structure added to Higgins' "ideal" colonial era reconstruction. Attempt to re-create a store visited by Higgins as a boy in Vermont. Designed to function as a museum. Materials for construction came from older structures.

RELATED STUDIES

The following reports identified in the Cultural Resources Bibliography (CRBIB) were consulted in the preparation of this report. These reports have provided useful background information to frame the context in which this report was written. The publications are listed below.

Forging a Collaborative Future, Final Environmental Impact Statement for the General Management Plan, Volume 2: Comments and Responses on the Draft Environmental Impact Statement, Cape Cod National Seashore, Barnstable County, Massachusetts. Wellfleet, MA: U.S. Department of the Interior, National Park Service and US Department of Transportation, Federal Aviation Administration, Feb. 1998.

“Development Concept, Atwood-Higgins Complex, Cape Cod National Seashore, Massachusetts.” U.S. Department of the Interior, National Park Service, Aug. 1974.

“Interpretive Prospectus: Atwood-Higgins Complex, Cape Cod National Seashore.” Wellfleet, MA: U.S. Department of the Interior, National Park Service, July 1977.

Rickey, Nan V. *Atwood-Higgins House, Cape Cod House Tour, Cape Cod National Seashore, Massachusetts.* Wellfleet, MA: U.S. Department of the Interior, National Park Service, June 1973.

Holmes, Richard D., Carolyn D. Hertz, and Mitchell T. Mulholland. *Archaeological Reconnaissance Survey of the Atwood-Higgins Complex, Cape Cod National*

Seashore, Wellfleet, Massachusetts. Boston, MA: U.S. Department of the Interior, National Park Service, North Atlantic Regional Office, July 1995.

Higgins, George K. “The Atwood-Higgins House Cape Cod National Seashore Taped Statement.” Transcribed by Deborah Mercurio. Wellfleet, MA: U.S. Department of the Interior, National Park Service, Aug. 1960.

Fader, Marsha L. *Historic Structure Report, Architectural Data Section, The Atwood-Higgins House, Cape Cod National Seashore, South Wellfleet, Massachusetts.* Boston, MA: U.S. Department of the Interior, National Park Service, North Atlantic Region, North Atlantic Historic Preservation Center, Sept. 1980.

Pearce, F. C. *Historic Structure Report: Architectural Data Section, Atwood-Higgins House, Wellfleet, MA.* Denver, CO: U.S. Department of the Interior, National Park Service, Oct. 1973.

Chilcoat, Richard. “Atwood Higgins House Preservation, Completion Report, Cape Cod National Seashore, Wellfleet, Massachusetts.” Boston, MA: U.S. Department of the Interior, National Park Service, North Atlantic Region, Cultural Resources Center, Building Conservation Branch, 1994.

Pfeiffer, Brian. *Historic Structure Inventory, Cape Cod National Seashore. Cultural Resources Management Study.* U.S. Department of the Interior, National Park Service, 1981.

CHRONOLOGY OF DEVELOPMENT

INTRODUCTION

The evolution of the six structures included in this report—the Woodshed, Garage, Barn, Guest House, Summer House, and Country Store—are discussed individually and are covered in the order in which they were built. As a result of a limited amount of documentation, the written chronology focuses on general configuration, dimensions, and exterior elements only (doorways, windows, roofs, chimneys, and siding), and not on the original appearance of the interior of the structure. The journal of George K. Higgins was relied on extensively to provide information for the following “Alterations” section of this report. Below is a brief introduction to each outbuilding. For a floor plan with locations of doorways and windows for each structure, refer to the Current Description section.

The Woodshed faces west and is located 25 feet northeast of the main Atwood-Higgins House.³ The exact date of construction of the Woodshed is unknown and there is no documentary evidence to suggest that the building was moved during Higgins’ tenure. This is the only structure of the six included in this report that was on the site in 1919 when George K. Higgins acquired the property from Captain B. Atwood. Higgins first acquired an undivided half-interest in the property from Captain B. Atwood on the condition that Higgins agree to the care and maintenance of the property. Captain B. Atwood passed away just ninety-days after this agreement, and his wife, Deborah Atwood, deeded to George K. Higgins the remaining half-interest, making Higgins the sole owner of the property.⁴ The major alterations of the Woodshed took place in 1923 (open Woodshed addition) and 1938 (Laundry/Bath addition).

The Garage was first constructed in 1923 and was originally located northeast of the main Atwood-Higgins House. In 1929, the Garage was dismantled and rebuilt at its present location, approximately 160 feet northwest of the main house.⁵ Material from the 1923 Garage was

reused to construct the Garage in 1929; however, the 1929 Garage differed greatly from the earlier Garage in both the size and design.⁶ Documentary evidence of the original 1923 Garage was not available, therefore, for the purpose of this report, the 1929 Garage will be considered the original structure.

Construction of the Barn began in December 1924 and was completed by the fall 1925. The design of the Barn was a collaborative approach between George K. Higgins and his father, Richard Higgins. In 1923, they drew the plans for the Barn, inspired by a former Barn built by George K. Higgins’ paternal grandfather, that had stood slightly to the north and west of the current site.⁷ The site of the current Barn is approximately 220 feet north of the main Atwood-Higgins House.⁸ The Barn remains today as it was constructed in 1924–1925, with two periods of major alterations in 1927 and 1928, including the addition of the east elevation annex and a lean-to open porch roof on the west elevation respectively.

George K. Higgins constructed the Guest House, which is located approximately 210 feet northeast of the main Atwood-Higgins House, in 1929.⁹ His intention for building such a structure, as stated in his journal, was to create an accurate reproduction of a Colonial-era Cape Cod house:

My object in building this addition [Guest House] was twofold, first to provide increased accommodations for guests, and second, to show that if one did not possess an old house, they could with sufficient care, pains, and of course means, create a very acceptable reproduction.¹⁰

The original Guest House as constructed in 1929 consisted of two rooms: the Living Room and the South Bedroom. A major period of alteration in 1951 added the Bath, North Bedroom, and Closet to the northeast corner of the Guest House. In 1952, a second major period of alteration added the Kitchen to the southwest corner of the Guest House. The overall expense of the construction of the Guest House totaled \$3,500.00.¹¹ George K. Higgins, despite his

determined efforts to build an accurate reproduction of an “old house,” was, to some degree, dissatisfied with the overall outcome of the final product.

The Guest House may have all of this but to me it will never have ‘the feel’ of the main house. To get this intangible something, a house must have been lived in—the life and passing of generations, their sorrow and their joys.

Despite Higgins’ dissatisfaction, he stood by his work and stated in his journal that the Guest House “is in every detail as authentic a reproduction as could, it seems to me, to be made.”¹²

The Summer House was inspired by Higgins’ father, Richard Higgins, and was constructed as a memorial to him in 1935–1936. Richard Higgins had “for a long time suggested a summer house on the hill above the old house and overlooking the meadow.”¹³ This structure remained until 1959 with only one major period of alteration in 1950 when the roof was reshingled. The Summer House was rebuilt in 1960 in the same location, reusing only the roof component of the previous structure. The Summer House is located approximately 170 feet southwest of the main Atwood-Higgins house.¹⁴

The Country Store was the final structure conceived of and constructed by George K. Higgins on the Atwood-Higgins property. Higgins started drawing the plans for the Country Store in the fall of 1945, though construction did not begin until 1947. The Country Store is located approximately 150 feet north of the main Atwood-Higgins House.¹⁵ The Country Store is perhaps the most nostalgic structure built by Higgins. In his journal, George vividly recalled childhood memories in which he visited his grandmother living in North Pomfret, Vermont (Figure 223):

This was an undertaking I had long in mind. Each year as a small boy it had always been a great adventure to ride in an old stage coach from West Hartford, Vermont to North Pomfret, Vermont. . . It is the memory of all of this that has, impelled me to create this old store. Perhaps, here I shall find some trace of what I lost. If so, I shall be satisfied. Perhaps others will share with me some

fragment, some faint sense of bygone days. It’s a far cry, and a very feeble attempt, I realize, but if I should grasp only a small bit of long ago, I shall be content!¹⁶

Construction of the Country Store was completed by 1947, though Higgins appeared unsure of its ultimate success:

It stands today to be fully seen and examined. It is sufficient to say that whatever I knew, whatever I had to give the future I poured into this project. Whether I succeeded or not or whether it was worthwhile, time alone will tell. I did my best.¹⁷

The Country Store has not undergone any major alterations since its construction. Any changes made during Higgins’ tenure and beyond have been limited to the interior and minor cosmetic alterations to the exterior.

WOODSHED

ORIGINAL APPEARANCE

The Woodshed, at the time of conveyance to George K. Higgins, was a simple one-and-a-half-story, one room structure used for the storage of wood and measuring 16 feet 6 inches wide (north-south direction) by 14 feet 6 inches deep (west-east direction). At the time of Higgins' first occupation of the property, the Woodshed had a fieldstone foundation, flush vertical wooden batten siding, and a shingled north-south gable roof (Figure 201). There were two batten doorways, D101 and D102, in the west and south elevations respectively. In 1919, the Woodshed did not have any windows.¹⁸

ALTERATIONS

The first documented alteration of the Woodshed by George K. Higgins was in 1920, when the old shingles were removed from the roof of the main Atwood-Higgins House and placed on the north and south elevations of the 'slab-sided' Woodshed (Figure 202). Also at this time, interior plank flooring was laid and the wall ladder was constructed on the interior north wall.

A single room, open Woodshed was constructed on the north elevation of the main Woodshed in 1923 (Figure 203). It measured 14 feet 6 inches wide (north-south direction) by 8 feet 6 inches deep (west-east direction). The saltbox-gabled Woodshed addition was sided with wooden shingles and was constructed on a wooden post foundation. The addition was constructed without doorways or windows, but with two bay openings in the west elevation. The newly constructed open Woodshed addition was to be used for the storage of wood, allowing the original Woodshed structure to be used for general storage.

The next series of major alterations took place in 1938 with the construction of the Laundry/Bath addition on the east elevation of the Woodshed (Figure 204). This addition was constructed with an enclosed lean-to wood shingled roof, wood shingled siding and a brick foundation. One batten wooden door (D103) was constructed in the south elevation, two windows (W101 and W102) were placed in the east elevation, and one window (W103) was placed in the north elevation. The east slope of the Storage Room had to be raised and extended to accommodate this new addition.¹⁹ Table 5 outlines the alterations to the Woodshed in detail.

TABLE 5. WOODSHED REPAIRS AND ALTERATIONS

Date	Architectural Information	Source
1920	The roof of the main house was reshingled. The old shingles were used to cover the side walls of the slab-sided (vertical-board sheathing) Woodshed (that at the time had only a dirt floor).	GKH Journal, p. 43
1920	Heavy plank flooring was laid about a foot above grade level.	GKH Journal, p. 43
1920	The scaffold and wall ladder were built.	GKH Journal, p. 43
1921	Photograph and caption reads: "Part of first fence, some of the tree trimmings for fire wood and the old shed before the woodshed addition."	GKH Journal, p. 46
1923	Woodshed addition constructed on north side of old shed. Photograph with caption: "The open-faced woodshed built by Dave Curran and Frank Williams in 1923 and attached to north side of the old shed."	GKH Journal, p. 56
1932	Four foot deep ditches were dug for new waterworks. Work took all of the fall and early winter resulting in an engine house at the bottom of the hill just above creek level. Outlets were established for hose connection on the Woodshed.	GKH Journal, p. 85
1938	Laundry/Bath addition constructed. East slope of the Storage Room was raised and extended.	Fader HSR, p. 75
1938	A large septic tank was placed below ground to the northeast of the shed.	GKH Journal, p. 95
1948	In June, a concrete base was installed for the new washing machine as well as a plug-in small refrigerator for supplemental house use until the bar at the store was ready to receive it.	GKH Journal, p. 114
1948	In February, electric cable was laid from the Woodshed to the Country Store.	GKH Journal, p. 114
1948	In May, all kerosene lamps were adapted to electricity.	GKH Journal, p. 114
1951	Trim was painted with one coat of "Pittsburgh Barnhide Red."	GKH Journal, p. 132
1953	A new electric hot water heater was installed to replace a gas hot water heater.	Fader HSR, p. 75
1954	Four large locust fell on the Woodshed and damaged the building to some extent.	GKH Journal, p. 148
1956	Red trim painted on Woodshed with one coat of "Pittsburgh Barnhide."	GKH Journal, p. 152
1958	Woodshed roof oiled.	GKH Journal, p. 155
1958	Woodshed newly reshingled.	GKH Journal, p. 155
1961	The floor in the bathroom in the Woodshed was re-laid, a new toilet was mounted, and gas refrigerator from main house installed.	GKH Journal, p. 168
1962	Woodshed roof oiled.	GKH Journal, p. 168
1965	Repairs on Woodshed done by Ernest Rose.	GKH Journal, p. 169
1965	Trim painted on Woodshed by Ernest Tesson.	GKH Journal, p. 169
1966	Electric water heater replaced in Woodshed.	GKH Journal, p. 169



Figure 201. Woodshed, northeast of the main Atwood-Higgins house, as it appeared in 1919 when George K. Higgins acquired the Atwood-Higgins property. Note flush vertical wooden 'slab-sided' exterior walls. (GKH Journal, p. 35).



Figure 202. Woodshed in 1921 with newly shingled north and south elevations. (CACO Archives/GKH Journal).



Figure 203. Woodshed in 1923 with newly constructed open Woodshed addition on the north elevation. (GKH Journal, p. 56).



Figure 204. Laundry/Bath addition constructed in 1938 on east elevation of Woodshed. (CACO Archives, GKH Scrapbook, Photo H6-297b).

GARAGE

ORIGINAL APPEARANCE

The 1929 Garage was built using reused materials from a 1923 Garage formerly located northeast of the main house. The site of the new Garage required a good amount of preparation. As George K. Higgins noted in his journal: “considerable leveling of the ground [took place] that involved bulk heading a sandbank with railroad ties on the north [west] side of the building” (Figures 205 and 206)²⁰.

The 1929 Garage was designed and constructed as a saltbox-gabled, wooden-framed, single-story, two-room compound plan with minor irregularities in shape due to projections on the northeast, northwest and southwest elevations. Both rooms of the Garage, Room 101 and Room 102, were constructed at the same time. Room 101 measured 18 feet on the northeast elevation, 20 feet on the northwest elevation, 17 feet 6 inches on the southwest elevation, and 20 feet on the southeast elevation, and was constructed with two bay openings in the northeast elevation with the “curved top” corners. Room 102 measured 11 feet 6 inches on the northeast elevation, 20 feet on the northwest elevation, 12 feet on the southwest elevation, and 20 feet on the southeast elevation, and was constructed with one bay opening in the northeast elevation with the “cut-cornered doors.” In his journal, Higgins noted: “I designed this garage to give

an example of both the curved top as well as the cut-cornered doors” (see Figures 205 and 206).

The overall dimensions of the Garage were 29 feet 6 inches wide on the northeast and southwest elevations by 23 feet deep on the northwest and southeast elevations. The building was constructed with a poured concrete foundation, sided with flush wooden vertical boards, and roofed in weathered wooden shingles (Figure 207). Three doorways, D101, D102, and D103, were hung with pine batten double doors in 1930 (Figure 208). One window, W101, was placed in the northeast elevation on the exterior of Room 102. This window contained a two-over-two casement window with muntins, as evidenced in a photograph from Higgins’ journal (see Figure 206).²¹ For a detailed description of doorways and windows, refer to the Current Description, Garage, Exterior Elements section of this report.

ALTERATIONS

The most significant modification to the Garage took place in 1935 when the southeast and southwest elevations were sided with wooden shingles. The current Garage, with the exception of repairs and the shingle siding, exists as it did in 1929. Documentation suggests that there were no major periods of alterations to this structure after 1929 and only minor modifications were made. Table 6 outlines the repairs and alterations to the Garage.

TABLE 6. GARAGE REPAIRS AND ALTERATIONS

Date	Architectural Information	Source
1923	Mr. Frank Williams suggested to Higgins that he build on his land, without any consideration, a "slab-sided, pitched-roof building at the bend of the road as it crossed the meadow."	GKH Journal, p. 55
1929	Relocation and reconstruction of the Garage. Photograph with caption that reads: "The new garage and its new site."	GKH Journal, p. 75
1929	The relocation of the Garage to its present site required considerable leveling of the ground that involved bulk heading a sandbank with railroad ties on the north [west] side of the building.	GKH Journal, p. 78
1929	George Higgins designed the Garage to give an example of both the curved top as well as the cut-cornered doors.	GKH Journal, p. 78
1929	The size and design of the Garage was completely different than the old Garage across the meadow (the material of which was used to reconstruct the new Garage).	GKH Journal, p. 78
1929	Relocation of the Garage to its present site. Had been located at its previous site since 1923.	GKH Journal, p. 76
1930	Garage equipped with batten pine doors. Heavy planks footed in the ground were wedged against these doors for the winter to allow for shrinkage and expansion.	GKH Journal, p. 80
1933	In March, GKH bought 1500 feet of Hemlock wide boarding to be used to board the inside walls of the Garage.	GKH Journal, p. 88
1948	In May, all kerosene lamps were adapted to electricity.	GKH Journal, p. 114
1953	November, Garage shingled and new corner post added.	GKH Journal, p. 145
1954	Oiled the new shingles on east side of Garage.	GKH Journal, p. 148
1956	Garage front roof oiled.	GKH Journal, p. 152
1962	Garage roof oiled.	GKH Journal, p. 168
1965	Trim painted on Garage by Ernest Tesson.	GKH Journal, p. 169



Figure 205. Northeast elevation of 1929 Garage depicting George Higgins' design of the curved top (left) and cut-cornered (right) bay openings. (GKH Journal, p. 75, 1929).



Figure 206. Northeast elevation of Garage, northwest end. Note two-over two casement window located in W101, and railroad ties used for the bulk heading of the sandbank (right). (GKH Journal, p. 75, 1929).



Figure 207. Garage, 1929. Note vertical siding on southeast elevation not yet sided with wooden shingles. (Scrapbook, Photograph H6-187).



Figure 208. Northeast elevation of 1929 Garage. Note three bay openings with pine batten double doors, D101, D102, and D103. (GKH Journal, p. 75, 1929).

BARN

ORIGINAL APPEARANCE

The Barn as constructed in 1924–1925 was a wood-framed, compound plan that consisted of a one-and-a-half-story principal mass with a one-story, two-room projection on the north side. Overall dimensions of the Barn measured 35 feet wide (west-east direction) by 32 feet deep (north-south direction). The principal mass consisted of 5 rooms: the Entry/Hallway, Stall, Box Stall, Harness, and Carriage Room. The projection on the north side consisted of 2 rooms: the Bunk Room and the Open Shed. For dimensions of each room, refer to the Current Description, Barn, Interior Elements section of this report.

The Barn initially had two roofing profiles. The principal mass was constructed with a west-east gable roof with a medium slope; the projection on the north elevation had an extended gable roof that stemmed from the gable roof of the principal mass. The south elevation was originally constructed with doorways D101 and D102, as well as with window W101; the east elevation was originally constructed with doorway D104 and window W104; the north elevation was originally constructed without any doorways and with window W106; the west elevation was originally constructed with doorway D105 and windows W108, W109, and W110.²² For a detailed description and locations of the above-mentioned doorways and windows, refer to the Current Description, Barn, Exterior Elements section of this report.

Old weathered boards obtained in 1925 from the “Old Barrel Factory” (dismantled by the Baker Estate)²³ were used as the Barn’s standing finish.

ALTERATIONS

The Barn remained as constructed until 1927, when the east elevation annex was constructed (Figure 210). Higgins noted in his journal, “I was immediately impressed with this tremendous blank wall as I came up the Town Road towards the premises [Figure 211]. The addition of this [east elevation] annex proved not only usefully but architecturally beneficial to the very blank appearance which this end of the Barn had formerly given.”²⁴ In 1928, shortly after this east elevation addition, a lean-to open porch roof was constructed on the west elevation (Figure 212).²⁵ Two years passed, and, in 1930, the east elevation was sided with wooden shingles below the eave line and clapboards above the eave line (Figure 213). Also in 1930, a bird refuge was constructed and placed in the interior of the Carriage Room east wall gable peak with an accompanying door and platform on the exterior east elevation gable peak (Figure 214).²⁶

In 1931, Higgins converted a room in the north side projection of the Barn that was originally intended to function as a tool room into a Bunk Room. In order to accomplish this, Higgins laid hardwood flooring over the heavy plank floor, insulated the walls using Cellotex, and finished the walls with pine feather boards.²⁷ No other major alterations to the Barn occurred until 1951, when the south side of the roof was resingled with clear white cedar shingles and the building was wired for electricity.²⁸ In 1953, a new stringer for the lean-to porch roof on the west elevation was added and the window on the north elevation of the Bunk Room was replaced.²⁹ New Barn doors were constructed in the south elevation of the Barn in 1955, using lumber shipped from Shelburne, New Hampshire.³⁰ Other minor alterations to the Barn occurred throughout George K. Higgins’ tenure and are detailed in Table 7.

TABLE 7. BARN REPAIRS AND ALTERATIONS

Date	Architectural Information	Source
1923	"Plans drew for Barn. The sketch before it was given to the architect was planned by my father and me to be as near possible similar to my great grandfather's Barn which had stood only slightly to the north and west of the present site."	GKH Journal, p. 57
1924	Plans complete for Barn. Work started on the foundation in December of 1924.	GKH Journal, p. 60
1925	Work on Barn in full progress.	GKH Journal, p. 63
1925	Barn completed in the fall of 1925.	GKH Journal, p. 63
1925	Old weathered boards were obtained by David Curran and Frank Williams from the "Old Barrel Factory" being dismantled by the Baker Estate, to face the standing finish in the Barn.	GKH Journal, p. 64
1926	In May of this year, old boards used for the facing of the annex on east end of Barn were obtained from Arthur Atwood.	GKH Journal, p. 65
1927	Excavated cellar for annex of Barn in December of this year. Intended to hold ice but never used for that purpose. Instead, used as a catchall.	GKH Journal, p. 70
1927	Annex built to east end of Barn. Intended to pull down the appearance of the east end of Barn.	GKH Journal, p. 70
1928	In January of this year, the lean to porch roof designed by GKH was attached to the west elevation of the Barn.	GKH Journal, p. 72
1930	The east end of the Barn was shingled by David Curran. Above the eave-line, clapboards were used. At the peak, an interior bird refuge was constructed with an exterior door and platform.	GKH Journal, p. 82
1931	In the summer, a room originally intended to be used as a tool and workroom was changed to a boy's sleeping room (Bunk Room). A hardwood floor was laid over the heavy plank floor. Walls were insulated with Cellotex and covered with pine feather boarding as the standing finish.	GKH Journal, p. 84-85
1948	In May, all kerosene lamps were adapted to electricity.	GKH Journal, p. 114
1951	During the latter part of July, the south side of the Barn was reshingled with clear white cedar shingles.	GKH Journal, p. 130
1951	Two coats of linseed oil applied to south side of the roof, spaced about four weeks apart.	GKH Journal, p. 131
1951	Trim was painted with one coat of "Pittsburgh Barnhide Red".	GKH Journal, p. 132
1951	Barn was wired for electricity.	GKH Journal, p. 130
1952	Southern roof of Barn oiled.	GKH Journal, p. 140
1953	Southern roof of Barn oiled.	GKH Journal, p. 145
1953	November, a new stringer under the lean-to and double-framed window in boy's room (Bunk Room) was replaced.	GKH Journal, p. 145
1954	North side of Barn roof oiled.	GKH Journal, p. 148
1955	Saddle board of Barn painted with two coats of "Pittsburgh Red Barn Hide" paint.	GKH Journal, p. 149

Date	Architectural Information	Source
1955	Lumber to rebuild the big doors to the Barn was shipped from Shelburne, New Hampshire. Order consisted of ten 10 foot by 10 inch boards and two 16 inch width and equal length, and 6 inch lumber for battens. Doors were constructed by Ernest Rose in the fall.	GKH Journal, p. 150
1956	Red trim painted on Barn with one coat of "Pittsburgh Barnhide".	GKH Journal, p. 152
1956	Barn roof oiled.	GKH Journal, p. 152
1958	Barn roof oiled.	GKH Journal, p. 155
1958	Barn roof reshingled.	Fader HSR, p. 75
1960	Barn roof oiled.	GKH Journal, p. 165
1965	Trim painted on Guest House by Ernest Tesson.	GKH Journal, p. 169

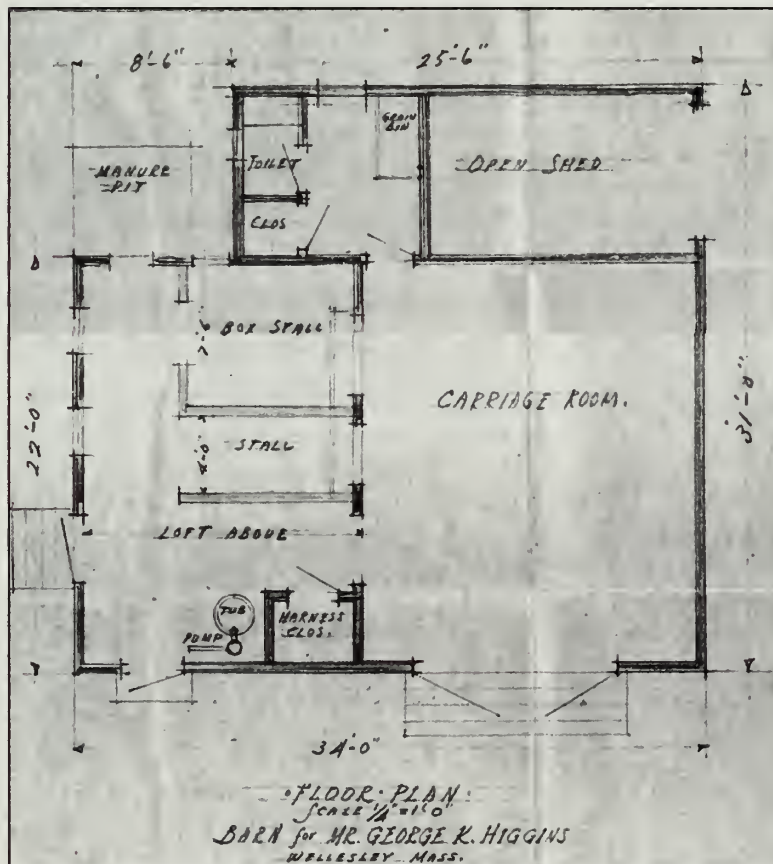
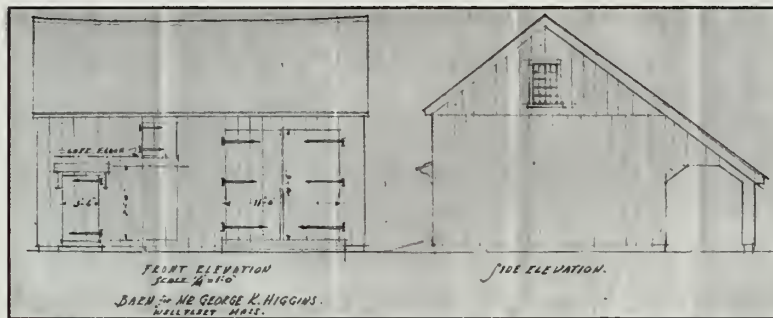


Figure 209. Elevation and floor plan of the Barn drawn by George K. Higgins and his father, Richard Higgins, in 1923. (CACO AH File Drawer).



Figure 210. East elevation of Barn depicting east side annex constructed in 1927. (GKH Journal, p. 69)



Figure 211. East elevation of Barn prior to addition of the east side annex. (Higgins Scrapbook H6-293).



Figure 212. West side elevation of Barn depicting the lean-to open porch roof addition constructed in 1928. (GKH Journal, p. 71).



Figure 213. Barn prior to the addition of siding on the east elevation (siding added in 1930). (CACO AH File Drawer).



Figure 214. East elevation of Barn. Note the exterior of the bird refuge at the gable peak, constructed in 1930. (Higgins Scrapbook H6-194).

GUEST HOUSE

ORIGINAL APPEARANCE

The Guest House was conceived and constructed in 1929 as a two-room structure with overall dimensions of 20 feet 6 inches wide (north-south direction) by 23 feet 6 inches deep (west-east direction) (Figure 215). The two rooms original to the Guest House are the Living Room, measuring 20 feet 6 inches wide (north-south direction) by 12 feet 6 inches deep (west-east direction), and the South Bedroom, measuring 9 feet wide (north-south direction) by 11 feet deep (west-east direction). The configuration of the Guest House roof consists of a north-south gable roof over the Living Room with a west-east gable roof over the South Bedroom that intersects the south end of the Living Room gable roof at a 90-degree angle. The Guest House was constructed with one chimney in the outside north wall of the Living Room.

The west elevation was originally constructed with doorway D101 as the main entrance to the Guest House, and windows W101 and W102 (Figure 216). The south elevation was originally constructed with W106 and W107. It is unknown if D103 and W105 were part of the original construction in 1929. A photograph of the east elevation (rear) and north elevation of the Guest House could not be located and the number and location of any doorways or windows is unknown.³¹ Once constructed, it is believed the doorways and windows were not altered in form or materials. For a detailed description of the doorways and windows, refer to the Current Description, Guest House, Exterior Elements section of this report.

The Guest House was originally sided with unfinished Cypress Virginia wooden shingles on all four elevations.³²

ALTERATIONS

George K. Higgins drew plans for the Guest House during winter 1927–1928, began construction in spring 1929, and completed construction during summer 1929. The original two-room structure contained a Living Room and Bedroom. Wanting more “modern” living, Higgins drew plans for a Bath, a new Bedroom, and a Closet addition for the Guest House in fall and winter 1950 (Figure 217). Construction of the new addition began in 1951 and included a new Bath measuring 6 feet wide (north-south direction) by 11 feet deep (west-east direction) with a bathtub shower, console table sink, and a toilet, as drawn in detailed plans by Higgins (Figure 218). The new addition also included a the North Bedroom, that measured 16 feet 6 inches wide (north-south direction) by 11 feet deep (west-east direction) and was almost twice as wide as the South Bedroom, and a Closet that measured 7 feet 6 inches wide (north-south direction) by 8 feet 6 inches deep (west-east direction) (Figures 219 and 220). Originally, Higgins planned to connect to the main house to access the water supply, but instead, in 1951, he drove a jet well under the new Bath. This new well provided a satisfactory water supply for the Guest House.

In 1952, George K. Higgins drew plans for a new Pullman-style kitchen that measured 9 feet wide (north-south direction) by 8 feet deep (west-east direction) to be added to the southwest corner of the Guest House (Figure 221). By May of that year, the Kitchen had been framed and shingled and, by July, the Kitchen was completed.

Other minor alterations and cosmetic changes occurred to the Guest House during George K. Higgins’ tenure and are outlined in detail in Table 8.

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TABLE 8. GUEST HOUSE REPAIRS AND ALTERATIONS

Date	Architectural Information	Source
1925	Hand hewn beams were obtained for use in the ceiling of Guest House. Came from an old barn belonging to the Island dismantled in 1925, from the north side of the road on the way to the beach.	GKH Journal, p. 64
1928	Frank Williams gave to George Higgins the old cupboard, which stands to the right of the old fireplace in the present Guest House.	GKH Journal, p. 73
1928	During winter 1927-1928, Higgins drew plans for the Guest House.	GKH Journal, p. 73
1929	George Higgins was laying plans to build the present Guest House.	GKH Journal, p. 74
1929	Mr. Jake Dalby was hired by George Higgins to build the Guest House.	GKH Journal, p. 74
1929	In April, work began on the Guest House. Joe Rose was building the outside chimney.	GKH Journal, p. 76
1929	In May, the Guest House was plastered and shingled.	GKH Journal, p. 76
1929	In June, the standing finish was up on the Guest House.	GKH Journal, p. 76
1929	Guest House completed.	GKH Journal, p. 77
1929	In November, the floors were painted yellow and were to be splashed by Forsyth next spring.	GKH Journal, p. 76
1930	In May, Forsyth finished painting the floors in the Guest House by splattering them. Numerous pails of color, a brush and a strong stick (to splatter) were required. A heavy coat of Spar varnish was applied.	GKH Journal, p. 80
1932	Four foot deep ditches were dug for new waterworks. Work took all of the fall and early winter resulting in an engine house at the bottom of the hill just above creek level. Outlets were established for hose connection on the Guest House lawn.	GKH Journal, p. 85
1948	In May, all kerosene lamps were adapted to electricity.	GKH Journal, p. 114
1950	Addition of bath and extra room to the Guest House was measured and planned. Higgins drew plans during the fall and winter of this same year.	GKH Journal, p. 123
1951	Plans for the addition to the Guest House were forwarded to Ernest Rose in hopes that he may look them over and prepare himself to do the work and complete it before the summer of 1951.	GKH Journal, p. 125
1951	Ernest Rose excavated the cellar under the new rooms.	GKH Journal, p. 125
1951	Higgins drew plans for four bathroom walls as to tile work, location of fixtures, doors, etc.	GKH Journal, p. 128
1951	The Guest House bath and chamber addition was framed, boarded in, roofed and shingled (all but the side walls), the opening for heating ducts cut and the water pump installed.	GKH Journal, p. 129-130
1951	Floor in new chamber in the Guest House Addition was treated with Minwax and Puritan pine color, followed by one coat of Moore's floor hardening, one coat of Linex rubbed down with medium steel wool, and one coat of Linex not rubbed down. The floor was carefully sanded before any applications were applied.	GKH Journal, p. 131
1951	Front vestibule of Guest House was repainted over the old cold water paint with special flat "titanium white" manufactured by U.S. Gypsum Co.	GKH Journal, p. 131

Date	Architectural Information	Source
1951	Addition to Guest House was shingled using the white cedar shingles in place of split Cypress Virginia shingles originally used when the Guest House was built in 1929. These new shingles were given one heavy coat of oil.	GKH Journal, p. 132
1951	Trim was painted with one coat of "Pittsburgh Barnhide Red."	GKH Journal, p. 132
1951	A jet well was installed in the basement under the new rooms rather than connect to the main water system as had originally planned. The location of the jet well was immediately under the proposed new bath. Higgins was satisfied with this and thought this would give the Guest House complete independence as far as water was concerned.	GKH Journal, p. 126
1951	Electricity was installed in the Guest House. It was routed from the Country Store by way of the Barn and from the east elevation annex of the Barn, under the road, to the basement of the Guest House.	GKH Journal, p. 126
1951	Walls of new cellar under the Guest House were given one heavy coat of "Color Thru No. 72 Universal Grey" waterproof paint.	GKH Journal, p. 133
1952	February 26, Ernest Rose received plans and is ready to start construction on Pullman kitchen on southwest corner of Guest House.	GKH Journal, p. 138
1952	Height of stud in Pullman kitchen lowered from 7'3" to 7' to cut down elevation and approve appearances.	GKH Journal, p. 138
1952	March 23, Rose stopped construction of new Pullman kitchen because he was dissatisfied with the height of the new addition that interrupted the window in the peak of the main building. It was decided to lower the kitchen 6", add English style casement window on west elevation, both of which allowed the roofline to be lowered.	GKH Journal, p. 139
1952	May 13, kitchen addition shingled and framed only.	GKH Journal, p. 139
1952	May 19, Rose laid linoleum and cut door from the living room of the main building to the new kitchen.	GKH Journal, p. 139
1952	July 1, Guest House kitchen finished.	GKH Journal, p. 139
1952	September 16, GKH installed shelves over counters in Guest House kitchen.	GKH Journal, p. 140
1952	Guest House roof oiled.	GKH Journal, p. 140
1955	Guest House vestibule painted with "Tontine" paint.	GKH Journal, p. 149
1955	Saddle board of Guest House painted with two coats of "Pittsburgh Red Barn Hide" paint.	GKH Journal, p. 149
1955	New bulkhead window to cellar, west of Guest House North bedroom, to help with dampness. New screens for winter use built to fit these cellar windows.	GKH Journal, p. 149
1955	Guest House roofs oiled.	GKH Journal, p. 150
1956	Red trim painted on Guest House with one coat of "Pittsburgh Barnhide". New shutters constructed by Rose painted with same paint and with two or three coats.	GKH Journal, p. 152
1956	Ernest Rose undertook carpentry repairs on Guest House as needed.	GKH Journal, p. 152
1958	Guest House roof reshingled.	Fader HSR, p. 75
1958	Guest House roof oiled.	GKH Journal, p. 155
1960	Guest House roof oiled.	GKH Journal, p. 165
1965	Trim painted on Guest House by Ernest Tesson.	GKH Journal, p. 169



Figure 215. Guest House as originally constructed in 1929 (GKH Journal, p. 77).



Figure 216. West elevation of Guest House as originally constructed in 1929, showing the locations of W102, W103, and D101 (GKH Scrapbook).

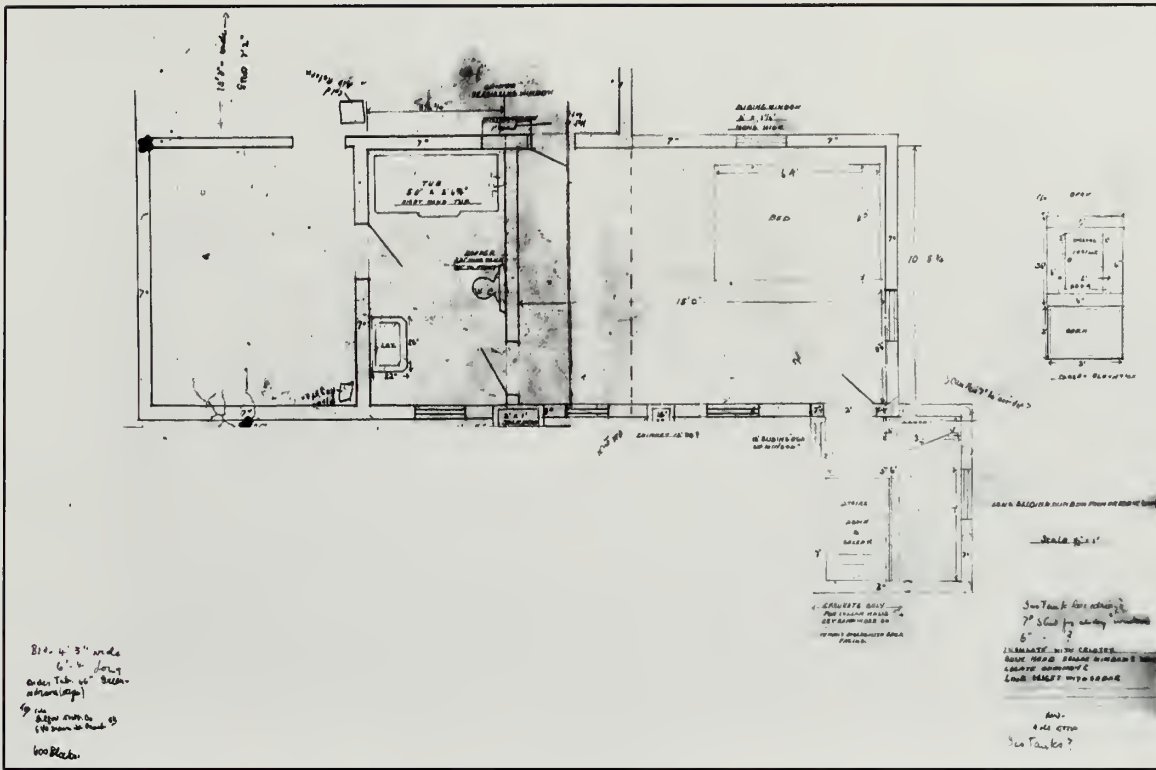


Figure 217. Detailed elevations of new bath for the Guest House drawn by George K. Higgins in 1950 (CACO Archives, Papers and Collections of George K. Higgins, Box 2, Folder 9).

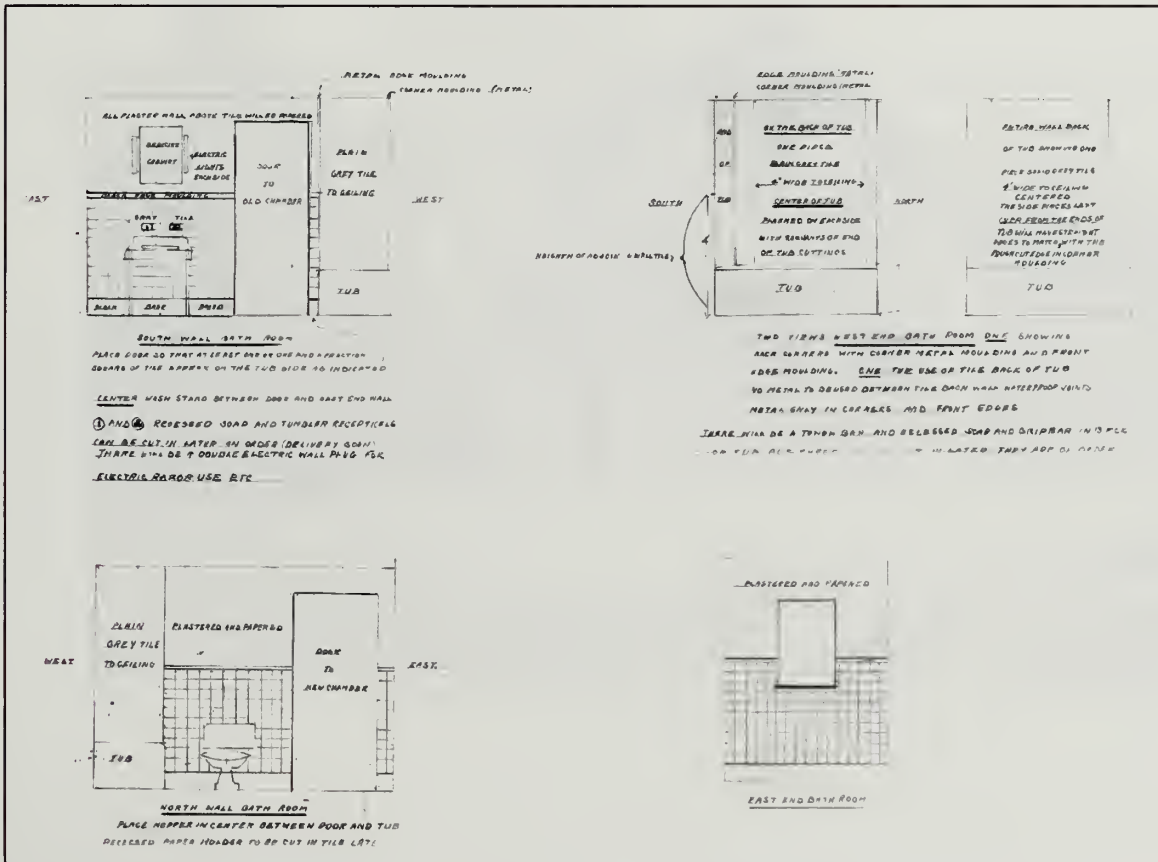


Figure 218. Floor Plan of addition to the Guest House that includes the bath, north bedroom, and closet drawn by George K. Higgins in 1950 (CACO Archives, Papers and Collections of George K. Higgins, Box 2, Folder 9).



Figure 219. Addition constructed in 1951 on east elevation of Guest House (GKH Journal, p. 129).



Figure 220. Addition constructed in 1951 on north elevation of Guest House (GKH Journal, p. 129).

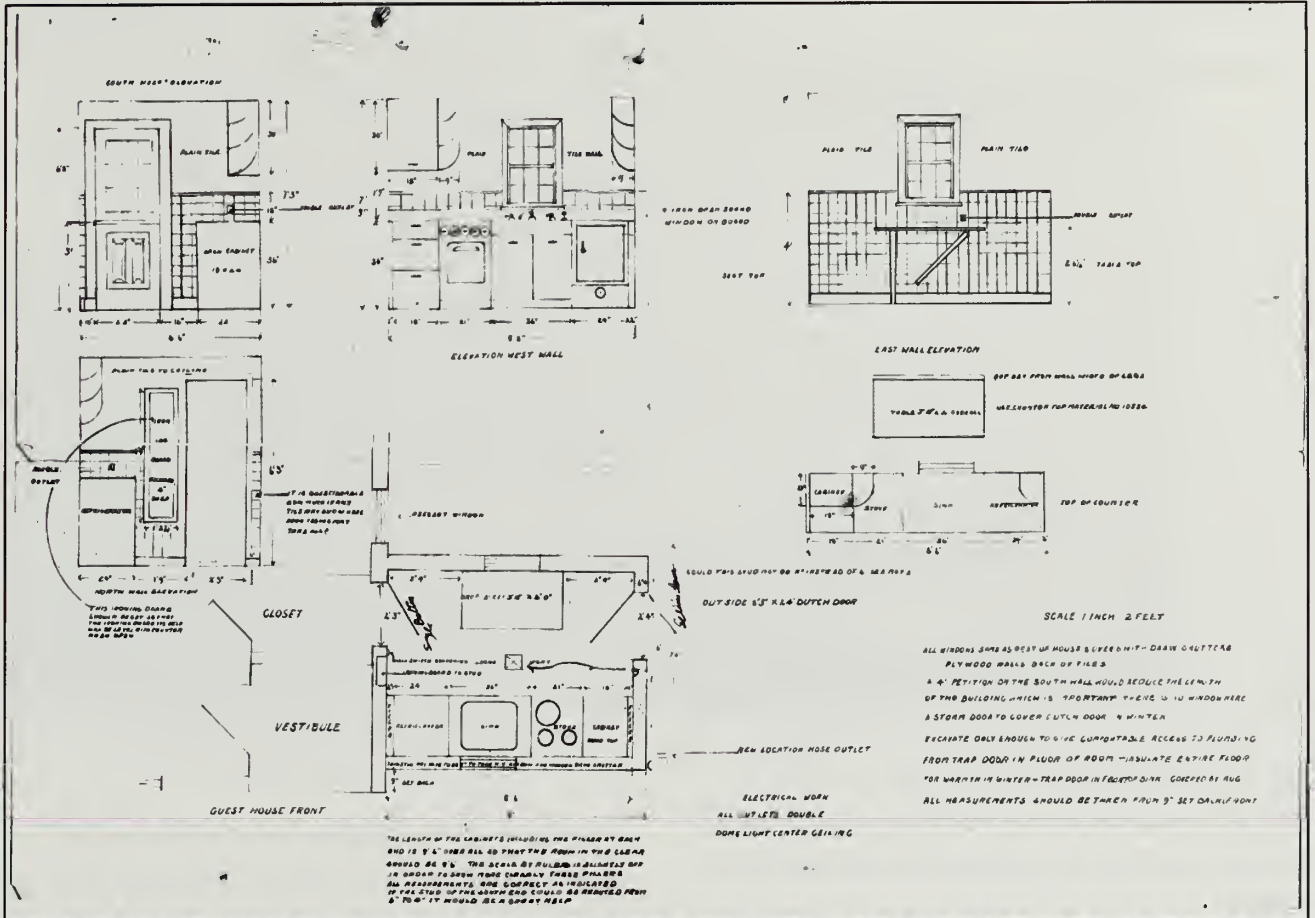


Figure 221. Detailed plans and elevations drawn by George K. Higgins of new kitchen added to the Guest House in 1952. (CACO AH File Drawer 12.0, George K. Higgins Personal File).

SUMMER HOUSE

ORIGINAL APPEARANCE

Information of the original appearance of the Summer House constructed in 1935–1936 is drawn from one photograph, the only documentation of this structure that could be located (Figure 222). According to the photograph, the size, shape, and door and windows of the 1935–1936 Summer House appear to have been very similar to the existing Summer House constructed in 1960, which has been described in the Current Description, Summer House, Exterior Elements section of this report. The extant Summer House, constructed in 1960, is square and measures 12 feet 1 inch on the west and east elevations by 10 feet 1 inch on the north and south elevations. The upper halves of the walls were constructed as windows and one doorway was constructed located on the east elevation. The pyramidal roof of the 1935 -1936 Summer House was the only element of the structure that was reused for the building of the Summer House in 1960.

The walls in the 1960 structure appear to have been different than the previous. The bottom halves of the 1935–1936 Summer House walls appeared to have been composed of split logs, which gave the Summer

House an Adirondack-style appearance. The upper halves of the walls were windows very similar to the current (1960) structure; however, instead of shutters there appeared to have been cloth awnings that covered the screened openings.

ALTERATIONS

The Summer House that was constructed in 1935–1936 proved unsatisfactory to George Higgins. Specifically, he disliked the window mechanisms as well as the labor required for opening and closing the structure each season:

The awnings and their iron rods, cords, and pulleys have been a source of trouble and annoyance, opening and closing each year. . . The furniture had to be removed; the awnings taken down and carefully stored, the screens also; the cedar summer house had to be caulked each spring to keep the mosquitoes out.³³

Therefore, in 1959, Higgins drew the plans for the rebuilding of the Summer House to eliminate these problems, saving only the roof to be reused for the new Summer House. As noted in his journal, the cost of building this new structure was \$700.00.³⁴ These and other minor alterations to the Summer House can be found in Table 9.

TABLE 9. SUMMER HOUSE REPAIRS AND ALTERATIONS

Date	Architectural Information	Source
1936	Summer House was built by Mr. Lovest of Dorchester as a memorial to GKH's father.	GKH Journal, p. 91
1950	Carpenters removed the cedar roof to the Summer House and resingled it.	GKH Journal, p. 123
1951	Roof oiled twice, four weeks apart.	GKH Journal, p. 131
1956	Summer House roof oiled.	GKH Journal, p. 152
1959	GKH drew plans for the new Summer House and submitted to Ernest Rose in December.	GKH Journal, p. 157
1959	The Summer House built in 1935–1936 was rebuilt. The only component salvaged was the roof.	GKH Journal, p. 157
1962	Summer House roof oiled.	GKH Journal, p. 168



Figure 222. Summer House constructed in 1935–1936 (no longer extant) (GKH Journal, p.90).

COUNTRY STORE

ORIGINAL APPEARANCE

The Country Store constructed in 1947 consisted of a wood, balloon-framed structure with a compound plan made up of a one-and-a-half story, one-room principal mass with a one-story, two-room projection on the north elevation and a one-story, one-room projection on the south elevation (Figures 224 and 225). Upon completion, the overall dimensions of the Country Store measured 35 feet wide (west-east direction) by 32 feet deep (north-south direction). The one-room principal mass consisted of the Country Store Room and measured 18 feet wide (north-south direction) by 24 feet deep (west-east direction). The two-room projection on the north elevation consisted of the Store Room and Bath and measured 11 feet 6 inches wide (north-south direction) by 16 feet deep (west-east direction). The one-room projection on the south elevation consisted of the Study that measured 18 feet 6 inches wide (north-south direction) by 15 feet deep (west-east direction).

The Country Store was built with a series of intersecting wooden-shingled gable roofs, one wooden-shingled porch roof, and one wooden-

shingled shed roof. A medium-pitched, west-east gable roof was constructed over the Country Store Room, and a medium-pitched, north-south roof was constructed over the Study. The roof constructed over the Store Room and Bath consisted of an extended gable roof on its east end from the Country Store Room as well as a medium-pitched, west-east gable roof on its west end. The east elevation was originally constructed with doorways D101 and D102, as well as windows W101, W102, W103, W104 and W201 (Figure 226). The north elevation was originally constructed with window W105. The west elevation was constructed with doorways D103 and D104, as well as windows W106, W107, W108 and W202 (Figure 227). The south elevation was constructed with windows W109, W110, W111, W112 and W203 (Figure 227).³⁵ For a detailed description and locations of the doorways and windows, refer to the Current Description, Country Store, Exterior Elements section of this report.

ALTERATIONS

The Country Store constructed in 1947 remains relatively unchanged, with the exception of minor alterations to both the interior and exterior of the structure. These minor alterations are listed in Table 10.

TABLE 10. COUNTRY STORE REPAIRS AND ALTERATIONS

Date	Architectural Information	Source
1925	Hand hewn beams were obtained for use as side beams to the main beams in the New England Store. Came from an old barn belonging to the Island dismantled in 1925 from the north side of the road on the way to the beach.	GKH Journal, p. 64
1945	Plans drawn [by George K. Higgins] for the Post Office [Country Store] that was to be built later in 1947.	GKH Journal, p. 107
1946	Plans were finished for the Old New England Store and Post Office and Study, this and early next year.	GKH Journal, p. 110
1947	Ernest Rose was the builder of the Country Store.	GKH Journal, p. 111
1947	By fall it [Country Store] was rough wired, roofed and boarded in and made fast for winter.	GKH Journal, p. 111
1947	Country Store was primarily framed and closed. A hand-hewn pine beam was purchased from the Brown Company, split and placed in the ceiling [in the Country Store Room] as it now appears.	GKH Journal, p. 113-114
1947	The plumbers working on the Country Store trenched about two feet deep and laid water pipe from the outlet on the Guest House lawn to the watering trough by the Barn and to the Country Store sink and bar.	GKH Journal, p. 113
1947	Country Store construction complete.	GKH Journal, p. 116
1949	In May, all kerosene lamps were adapted to electricity.	GKH Journal, p. 114
1948	Electricians complete all electrical work and hang fixtures over counter and in window.	GKH Journal, p. 117
1948	Work has progressed on Country Store to a point where all is ready for plastering. Work was done by day labor from a contractor from Brewster.	GKH Journal, p. 117
1948	In October, interior and exterior painting completed in store and study.	GKH Journal, p. 117
1948	Country Store exterior and interior complete.	GKH Journal, p. 118
1948	In February, electric cable was laid from the Woodshed to the Country Store.	GKH Journal, p. 114
1949	In May, oak floor laid in Study of Country Store and two coats of Linex applied.	GKH Journal, p. 119
1949	In June, carpenters finished bar in store, installed refrigerator and other small work to complete this undertaking.	GKH Journal, p. 119
1949	First season of the complete new building on the hill.	GKH Journal, p. 119
1950	A coat of linseed oil was applied to the roof of the main house and to the roof of the Store and Study. This is the second coat of linseed oil applied the Country Store and Study; the first was applied as soon as they were finished.	GKH Journal, p. 123
1951	The entire roof was oiled except the northern side.	GKH Journal, p. 131
1951	Trim was painted with one coat of "Pittsburgh Barnhide Red" [paint].	GKH Journal, p. 132
1952	September 16, [George K. Higgins] installed shelf on south wall of store.	GKH Journal, p. 140

Date	Architectural Information	Source
1953	Study's east side of roof (next to chimney) oiled.	GKH Journal, p. 145
1955	Saddle board of Country Store painted with two coats of "Pittsburgh Barnhide Red " paint.	GKH Journal, p. 149
1955	Country Store roofs oiled.	GKH Journal, p. 150
1956	Red trim painted on Country Store with one coat of "Pittsburgh Barnhide Red " [paint].	GKH Journal, p. 152
1958	Counter of the Dry Goods Department was taken out, narrowed, and brought forward as far as the front door would allow. Shelves were added on the east and south wall.	GKH Journal, p. 154
1958	A Hardware Department was installed on the wall behind the back door of the store.	GKH Journal, p. 154-155
1958	A new shoe counter was built to the east of the door leading to the Study.	GKH Journal, p. 155
1958	Country Store roofs oiled.	GKH Journal, p. 155
1959	Three new shelves were put in the shipping room to receive miscellaneous new merchandise.	GKH Journal, p. 161
1960	Country Store roofs oiled.	GKH Journal, p. 165
1965	Trim painted on Country Store by Ernest Tesson.	GKH Journal, p. 169



Figure 223. Photograph of North Pomfret, Vermont, home of George K. Higgins's grandparents. A country store in North Pomfret, Vermont, visited frequently by George K. Higgins as a child, served as the inspiration for the construction of the Country Store on the Atwood-Higgins property. (GKH Journal, p. 20).



Figure 224. Photograph of construction framing of the west elevation of the Country Store in 1947. (GKH Journal, p. 112).



Figure 225. Photograph of construction framing of the east elevation of the Country Store in 1947. (GKH Journal, p. 112).



Figure 226. Photograph of the east elevation of the Country Store in 1948 upon completion. (GKH Journal, p. 118).



Figure 227. Photograph of the west elevation of the Country Store in 1948 upon completion. (GKH Journal, p. 118).

ENDNOTES

- ¹ U.S. Department of the Interior, National Park Service and U.S. Department of Transportation, Federal Aviation Administration, *Forging a Collaborative Future, Final Environmental Impact Statement for the General Management Plan, Volume 1: Environmental Impact Statement, Cape Cod National Seashore, Barnstable County, Massachusetts* (Wellfleet, MA: U.S. Department of the Interior, National Park Service, Feb. 1998), p. 78.
- ² *Ibid*, p. 80.
- ³ Brian Pfeiffer, *Historic Structure Inventory, Cape Cod National Seashore. Cultural Resources Management Study* (U.S. Department of the Interior, National Park Service, 1981).
- ⁴ George K. Higgins, *Journal of George K. Higgins, 1919 - 1966* (Wellfleet, Massachusetts: Cape Cod National Seashore Archives), p. 34.
- ⁵ Pfeiffer.
- ⁶ Higgins, p. 78.
- ⁷ Higgins, p. 57
- ⁸ Pfeiffer.
- ⁹ Pfeiffer.
- ¹⁰ Higgins, p. 78.
- ¹¹ *Ibid*.
- ¹² Higgins, p. 76.
- ¹³ Higgins, p. 91.
- ¹⁴ Pfeiffer.
- ¹⁵ Pfeiffer.
- ¹⁶ Higgins, p. 107-108.
- ¹⁷ Higgins, p. 111.
- ¹⁸ What is known about the original number and location of doorways and windows has been drawn from photographic evidence only.
- ¹⁹ Marsha L. Fader, *Historic Structure Report, The Atwood-Higgins House, Cape Cod National Seashore, South Wellfleet, Massachusetts* (Boston, MA: U.S. Department of the Interior, National Park Service, North Atlantic Region, North Atlantic Historic Preservation Center, Sept. 1980), p. 75.
- ²⁰ Higgins, p. 78.
- ²¹ What is known about the original number and location of doorways and windows has been drawn from photographic evidence only.
- ²² What is known about the original number and location of doorways and windows has been drawn from photographic evidence only.
- ²³ Higgins, p. 64.
- ²⁴ Higgins, p. 70.
- ²⁵ Higgins, p. 72.
- ²⁶ Higgins, p. 82.
- ²⁷ Higgins, p. 84-85.
- ²⁸ Higgins, p. 130-131.
- ²⁹ Higgins, p. 145.
- ³⁰ Higgins, p. 150.
- ³¹ What is known about the original number and location of doorways and windows has been drawn from photographic evidence only. The historic photographs that were available did not show all four elevations, which has created an uncertainty regarding the number and placement of these original features.
- ³² Higgins, p. 132.
- ³³ Higgins, p. 161.
- ³⁴ Higgins, p. 162.
- ³⁵ What is known about the original number and location of doorways and windows has been drawn from photographic evidence only.

CURRENT PHYSICAL DESCRIPTION

WOODSHED

EXTERIOR ELEMENTS

General Configuration

The Woodshed is a wood-framed, compound plan of one, one-and-a-half story room and two, one-story rooms constructed between pre-1919 and 1938 (Figure 232). The original one-and-a-half story Woodshed (now referred to as the Storage Room, a name derived from the 1973 F. C. Pearce drawing) was built pre-1919; the single story Woodshed addition located on the north elevation of the original Woodshed was built in 1923; and the single story Laundry/Bath addition located on the eastern elevation of the original Woodshed was built in 1938. The Storage Room (original pre-1919 Woodshed) measures approximately 16 feet 6 inches wide (north-south direction) by 14 feet 6 inches deep (west-east direction), the Woodshed addition measures 14 feet 6 inches wide (north-south direction) by 8 feet 6 inches deep (west-east direction); and the Laundry/Bath addition measures approximately 14 feet 6 inches wide (north-south direction) by 6 feet 6 inches deep (west-east direction).

Foundation

The Woodshed has three different foundations, all corresponding to the three periods of construction of the structure. The one-story Storage Room was built on a foundation of fieldstone of irregular courses. The Woodshed addition, located north of the Storage Room, was constructed on a simple wooden post foundation. The Laundry/Bath addition to the east of the Storage Room was built on a brick foundation (Figure 233).

Siding

The exterior cladding on all four elevations of the Woodshed is wooden shingles (Figures 228, 229, 230, and 231). The wooden shingles on all elevations are laid in a coursed pattern.

Doorways

There are three doorways that punctuate the exterior of the Woodshed (D101, D102, and D103). For the location of each doorway, refer to Figure 232.

Dimensions and descriptions of the three doorways are listed in Table 11.

TABLE 11. WOODSHED DOORWAY DIMENSIONS

Doorway Number	Width	Height	Description
D101	90 ½ inches	94 inches	D101 has a large red sliding batten door and is located in the west elevation of the Woodshed (Figure 234). D101 provides access to the storage room of the Woodshed. There is no visible exterior door hardware on the door of D101.
D102	36 ¾ inches	78 inches	D102 has an unfinished single batten door and is located in the south elevation of the Woodshed (Figure 235). D102 provides access to the storage room of the Woodshed. The hardware on the door of D102 consists of a modern padlock, a piece of strap metal (of unknown function), and a wooden turn latch.
D103	25 ½ inches	71 inches	D103 has an unfinished single batten door and is located in the south elevation of the Woodshed (Figure 236). D103 provides access to laundry/bath addition of the Woodshed. The door hardware on the door of D103 consists of modern padlock, a modern embedded deadbolt lock, an unknown metal piece, and a wooden door pull. Below D103 is a wooden step that measures 38 inches wide by 11 inches deep.

TABLE 12. WOODSHED WINDOW DIMENSIONS

Window Number	Width	Height	Description
W101	20 ¾ inches	37 ½ inches	W101 is located in the east elevation of the Woodshed and opens into the Bath of the Laundry/Bath addition (Figure 237). W101 contains a pair of double hung three-over-three sashes. Each pane of glass measures 5 ½ inches wide by 7 ½ inches tall. The muntins have a flat, angular profile that measures ¾ inch wide by ¼ inch deep. The casing on the top, right, and left sides of W101 measures 4 ½ inches wide and the sill measures 1 ¾ inches tall. The casing, sill, and muntins are painted red.
W102	20 ½ inches	37 ½ inches	W102 is located in the east elevation of the Woodshed and opens into the Laundry of the Laundry/Bath addition (Figure 237). W102 contains a pair of double hung three-over-three sashes. Each pane of glass measures 5 ½ inches wide by 7 ½ inches tall. The muntins have a flat, angular profile that measures ¾ inch wide by ¼ inch deep. The casing on the top, right, and left sides of W102 measures 4 ½ inches wide and the sill measures 1 ¾ inches tall. The casing, sill, and muntins are painted red.
W103	20 ¾ inches	36 ½ inches	W103 is located in the north elevation of the Woodshed and opens into the Laundry of the Laundry/Bath addition (Figure 238). W102 contains a pair of double hung three-over-three sashes. Each pane of glass measures 5 ½ inches wide by 7 ½ inches tall. The muntins have a flat, angular profile that measures ¾ inch wide by ¼ inch deep. The casing on the top, right, and left sides of W103 measures 4 ½ inches wide and the sill measures 1 ¾ inches tall. The casing, sill, and muntins are painted red.

Windows

There are three windows located on the exterior of the Woodshed (W101, W102, and W103). For the location of each window, refer to Figure 232.

Dimensions and descriptions of the three windows are listed in Table 12.

Roof

The roof of the Woodshed is an assembly of gabled-shaped roofs. The Storage Room has a medium-pitched, side-gabled roof that runs in a north-south direction. The Woodshed addition, north of the Storage Room, has a medium-sloped saltbox roof that also runs in a north-south direction. The Laundry/Bath addition on the east elevation of the Storage Room has an enclosed lean-to roof with a medium-to-low slope. The roofing material on all three sections of the structure is sawn wooden

shingles. Two vent pipes pierce the eastern slope of the enclosed lean-to roof of the Laundry/Bath addition. There is no evident gutter system on the Woodshed at this time.

Painted Finishes

The exterior of the Woodshed does not have any painted finishes, except for the trim. The rake boards, corner boards, the sliding door in the west elevation (D101), window trim, sills, and muntins are painted red. Some areas have very little paint left due to weathering. George Higgins cites in his journal that this paint is called “Pittsburgh Barnhide Red” and was last painted in 1965, according to George K. Higgins. The trim on the Woodshed addition on the north elevation is unpainted and extensive repair was done by the National Park Service in 1990s. It is not known if the rest of the trim on the Woodshed has been repainted since 1965 under the National Park Service’s ownership.



Figure 228. West elevation, Woodshed (2007).



Figure 229. South elevation, Woodshed (2007).



Figure 230. East elevation, Woodshed (2007).



Figure 231. North elevation, Woodshed (2007).

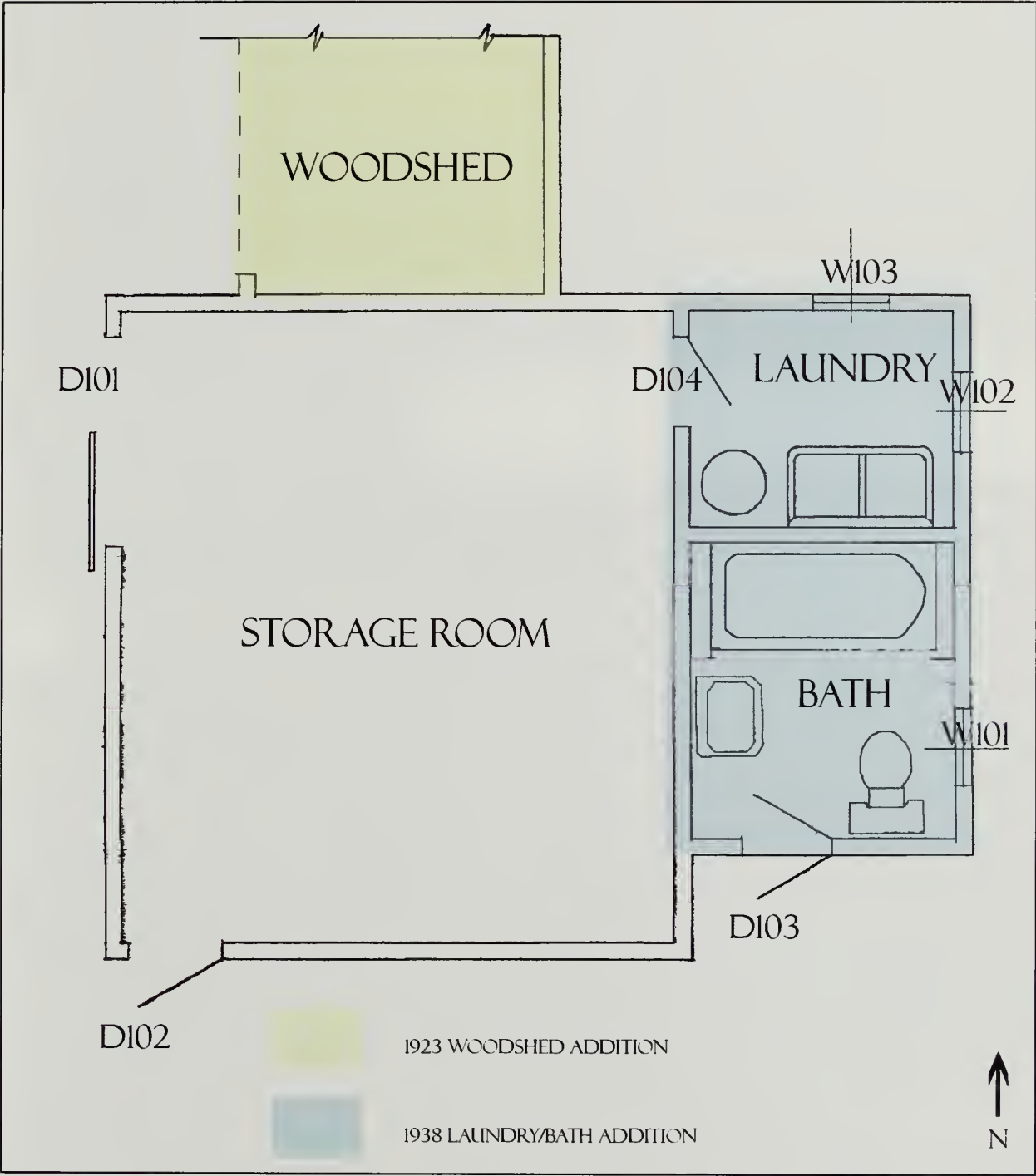


Figure 232. Woodshed Floor plan with locations of doorways and windows . Two periods of alterations in 1923 (yellow) and 1938 (blue) depicted. Drawing not to scale (Laham, 2007).



Figure 233. East elevation, Woodshed, showing brick foundation on Laundry/Bath addition (2007).



Figure 234. D101 in west elevation, Woodshed (2007).



Figure 235. D102 in south elevation, Woodshed (2007).



Figure 236. D103 in south elevation, Woodshed (2007).



Figure 237. W101 and W102 in east elevation, Woodshed (2007).



Figure 238. W103 in north elevation, Woodshed (2007).

INTERIOR ELEMENTS

Storage Room

The Storage Room is a one-and-a-half story, single room that was the site's original Woodshed. The room name is derived from the 1973 drawing by F. C. Pearce. This structure measures 16 feet 6 inches wide (north-south direction) by 14 feet 6 inches deep (west-east direction) and can be accessed in three ways (2 exterior doorways, 1 interior doorway): one point of access is on the exterior of the west elevation, through D101, the second point of access is on the exterior of the south elevation through D102, the third point of access is from the interior of the Laundry section of the Laundry/Bath addition through D104. There is a loft space for supply storage located in the upper half of the east wall of the room. The flooring in the Storage Room consists of wide, unpainted wooden planks running in a north-south direction (Figure 239).

All four walls in the Storage Room are unpainted, flush, wooden horizontal plank boards with built-ins on the south, east, and north walls. On the west end of the south wall there is a built-in cabinet supported by two wooden legs. This built-in cabinet has a two-paneled door that extends $\frac{3}{4}$ the height of the wall. Immediately to the left of this built-in on the south wall is a shelf that extends just short of the east wall (Figure 240). The east wall has a built-in shelving unit with five shelves (Figure 241). In addition to this shelving unit on the east wall there is a loft space that spans the entire length of the wall (Figure 242). On the west end of the north wall there is a built-in cabinet and two shelves. Immediately to the right of this built-in on the north wall is a wall ladder to access the loft storage space located on the east wall (Figure 243). There are two additional shelves located on the southern end of the west wall.

The ceiling in the Storage Room is the exposed roofing system: a basic common rafter system with exposed sheathing. One tie beam is located on the northern most pair of ceiling rafters (Figure 244). D104 is

located in the northern end of the east wall in the Storage Room that accesses the Laundry section of the Laundry/Bath addition. This doorway contains a wooden vertical beadboard door with three ventilation holes cut in the top. The door hardware is an iron thumb latch (Figure 245). There are no windows located in this room.

Laundry/Bath Addition

The Laundry/Bath addition is located on the eastern elevation of the original Woodshed, now referred to as the Storage Room. The one-story Laundry/Bath addition is 14 feet 6 inches wide (north-south direction) by 6 feet 6 inches deep (west-east direction) and is accessed two ways. The Laundry section of the Laundry/Bath addition is accessed from the Storage Room through D104, previously described, located on the northern end of the east wall. The Bath section of the Laundry/Bath addition is accessed from the exterior of the building through D103. Access to the Bath section of the Laundry/Bath addition could not be provided at the time of the site visit. The following text will refer to the Laundry section of the Laundry/Bath addition only.

The flooring in the Laundry section of the Laundry/Bath addition is a combination of unpainted, wide wooden planks that run in a north-south direction and a dirt floor (Figure 246). The west, south, east, and north walls in the Laundry section are flush, unpainted, horizontal wooden boards. The ceiling in the Laundry section is white plaster, with one light fixture located in the center. The light fixture is a dropped pendant onion-style lantern (Figure 247).

D104 is located in the north end of the west wall. Beneath this doorway is a small wooden step located in the Laundry section. There are two windows located in the Laundry, W102 and W103, in the east and north wall respectively. For a detailed description of the windows, refer to the Current Description, Exterior Elements, Woodshed – Windows section of this

report. The interior trim on W102 and W103 is unpainted, flat, wooden boards (Figure 248).

The only built-in element in the Laundry section of the Laundry/Bath addition is shelving located on the south and east wall. The shelving on the south wall consists of two shelves that span the majority length of the wall. The shelving on the east wall is one shelf on the southern end of the wall and spans the length of space between the south wall and window W102. A white porcelain two-bay sink is located on the south wall (Figure 249).

Woodshed

The one-story Woodshed addition is located on the north elevation of the original Woodshed (now referred to as the Storage Room.) The Woodshed is 14 feet 6 inches wide (north-south direction) by 8 feet 6 ½ inches deep (west-east direction) and is accessed only through its west elevation, which has two large open bays without doors.

The floor in the Woodshed addition is half dirt floor and half wide, wooden plank flooring that runs in a north-south direction. The dirt floor occupies the western half of the Woodshed addition with the wood

floor is located on the eastern half. The wooden floor appears to have been constructed to hold storage items that cannot rest on the dirt floor (Figure 250). The south wall in the Woodshed addition is the exterior shingled wall of the Storage Room (Figure 251). The east and north wall of the Woodshed addition are flush horizontal wooden boards, which are the sheathing boards of the exposed framing of the Woodshed addition. As previously mentioned, the west walls are two open bays without doors.

The ceiling in the Woodshed addition is the exposed roof framing. The roofing system, like that of the Storage Room, is a simple rafter system, with collar ties between each pair of rafters (Figure 252). On the west elevation, the northernmost open bay measures 82 inches wide by 73 ½ inches tall; the southernmost open bay measures 80 inches by 73 ½ inches tall. There are no windows in this section of the Woodshed addition. A special feature noted in the Woodshed addition is a concrete slab located at on the southern end of the room, constructed up against the southern wall. This concrete slab is 44 inches wide by 30 ½ inches deep (west-east direction) and currently supports a green metal utility cabinet (Figure 253).



Figure 239. Floor of Storage Room, Woodshed (2007).



Figure 240. Built-in cabinet and shelving, south wall in the Storage Room, Woodshed (2007).



Figure 241. Shelving unit on east wall in the Storage Room, Woodshed (2007).



Figure 242. Loft on east wall in the Storage Room, Woodshed (2007).



Figure 243. Built-in cabinet and wall ladder, north wall in the Storage Room, Woodshed (2007).



Figure 244. Ceiling of Storage Room, Woodshed (2007).



Figure 245. Thumb latch on the door between Storage Room and Laundry section of Laundry/Bath addition, Woodshed (2007).



Figure 246. Floor in Laundry section of Laundry/Bath addition, Woodshed (2007).



Figure 247. Light fixture in Laundry section of Laundry/Bath addition, Woodshed (2007).



Figure 248. Window trim of W102 in Laundry section of Laundry/Bath addition, Woodshed (2007).



Figure 249. East and south wall shelving and white porcelain sink on south wall in Laundry section of Laundry/Bath addition, Woodshed (2007).



Figure 250. Floor in Woodshed addition, Woodshed (2007).



Figure 251. South wall in Woodshed addition, Woodshed (2007).



Figure 252. Ceiling in Woodshed addition, Woodshed (2007).



Figure 253. Concrete Slab in Woodshed addition, Woodshed (2007).

GARAGE

EXTERIOR ELEMENTS

General Configuration

The Garage is a wood-framed, single-story, two room compound plan with minor irregularities in shape due to projections on the northeast, northwest and southwest elevations (Figure 258). The overall dimensions of the structure are 29 feet 6 inches wide (southeast-northwest direction) by 23 feet deep (northeast-southwest direction). The first room of the Garage, Room 101, extends 18 feet on the northeast elevation, 20 feet on the northwest elevation, 17 feet 6 inches on the southwest elevation, and 20 feet on the southeast elevation. The second room of the Garage,

Room 102, extends 11 feet 6 inches on the northeast elevation, 20 feet on the northwest elevation, 12 feet on the southwest elevation, and 20 feet on the southeast elevation.

Foundation

The Garage has a poured concrete foundation. Concrete blocks sit on top of the poured concrete foundation on the southwest elevation of Room 102. The sill was recently replaced by the National Park Service in this section of the building, which would account for the concrete blocks.

Siding

The exterior siding on the northeast elevation is comprised of flush, vertical, wooden boards. There are

TABLE 13. GARAGE DOORWAY DIMENSIONS

Doorway Number	Width	Height	Description
D101	97 inches	87 ½ inches	D101 is located in the northeast elevation and provides access to Room 101 (Figure 259). D101 is constructed with curved top corners and is hung with a set of unfinished double wooden batten doors. Each door has a width of 48 ½ inches. There are two iron strap hinges located on the upper and lower halves of each door (Figure 260). The hardware on the doors within D101 consists of two iron hook and eye fasteners (one large and one small), a modern imbedded deadbolt, a modern padlock, and an iron thumb latch door pull (Figure 261). There is also a metal cane bolt on the interior of Room 101 that provides a locking mechanism for the door of D101.
D102	97 inches	86 ½ inches ¹	D102 is also located in the northeast elevation and provides access to Room 101 (Figure 262). D102 is constructed with curved top corners and is hung with a set of unfinished wooden batten doors. Each door has a width of 48 ½ inches. There are two iron strap hinges located on the upper and lower halves of each door. There is no external door hardware on the doors of D102; however, there is a metal cane bolt located on the interior of Room 101 that provides the locking mechanism for the door of D102. Note: The difference in height between D101 and D102 is due to the rotting wood at the bottom of D102
D103	86 inches	89 inches	D103 is located in the northeast elevation and provides access to Room 102 (Figure 263). D103 and is thinner and taller than D101 and D102 and is constructed with cut top corners unlike the curved top corners of D101 and D102 (Figure 264). D103 is hung with a set of unfinished wooden batten doors, each door measuring 43 inches wide. There are two iron strap hinges located on the upper and lower halves of both doors. There is no external hardware located on the door of D103; however, there is a metal cane bolt located on the interior of Room 102 that provides the locking mechanism for the door of D103.

three bay door openings on this elevation constituting the majority of the elevation (Figure 254). The siding on the northwest elevation is also flush, vertical, wooden boards. The southwest and southeast elevation is sided with wooden shingles, some appearing newer than others (Figures 256 and 257). The wooden shingles on the southwest elevation projection of Room 102 were replaced in 2007 and are in excellent condition; the shingles on the southeast elevation of Room 101 also appear to have been recently replaced as well.

Doorways

The northeast elevation of the Garage has three bay openings (D101, D102, and D103). For the location of each doorway, refer to Figure 258. Dimensions and descriptions of the three doorways are listed in Table 13.

Windows

The Garage has one window, W101, located in the northwest end of the northeast elevation. For the

location of W101, refer to Figure 258. Dimensions and a description can be found in Table 14.

Roof and Gutter System

The roofs over the two rooms that comprise the Garage are two separate saltbox gable roofs with medium slopes running in a southeast to northwest direction. The roofing material is sawn wooden shingles. At the time of the site visit, a tarp covered the roof, which was undergoing repair work.

The gutter system on the Garage is comprised of wooden gutters supported by wooden brackets. Several gutters and brackets are missing and those extant are in poor condition. Gutters that were visible beneath the tarp were painted red (Figure 266).

Painted Finishes

The exterior of the Garage is primarily unpainted, with the exception of the remaining gutters that were painted red.

TABLE 14. GARAGE WINDOW DIMENSIONS

Window Number	Width	Height	Description
W101	9 ¼ inches	15 ¾ inches	W101 is located in the northwest end of the northeast elevation of the Garage and opens into Room 102 (Figure 265). W101 does not contain a window sash, but rather a wooden batten shutter comprised of two unpainted, vertical wooden boards. The casing surrounding the top, right, and left sides of W101 are 2 ¾ inch wooden flat boards. The sill of W101 measures 1 ½ inches tall. The casing and sill are unpainted.



Figure 254. Northeast elevation, Garage (OCLP, 2010).



Figure 255. Northwest elevation, Garage (OCLP, 2010).



Figure 256. Southwest elevation, Garage (OCLP, 2010).



Figure 257. Southeast elevation, Garage (OCLP, 2010).

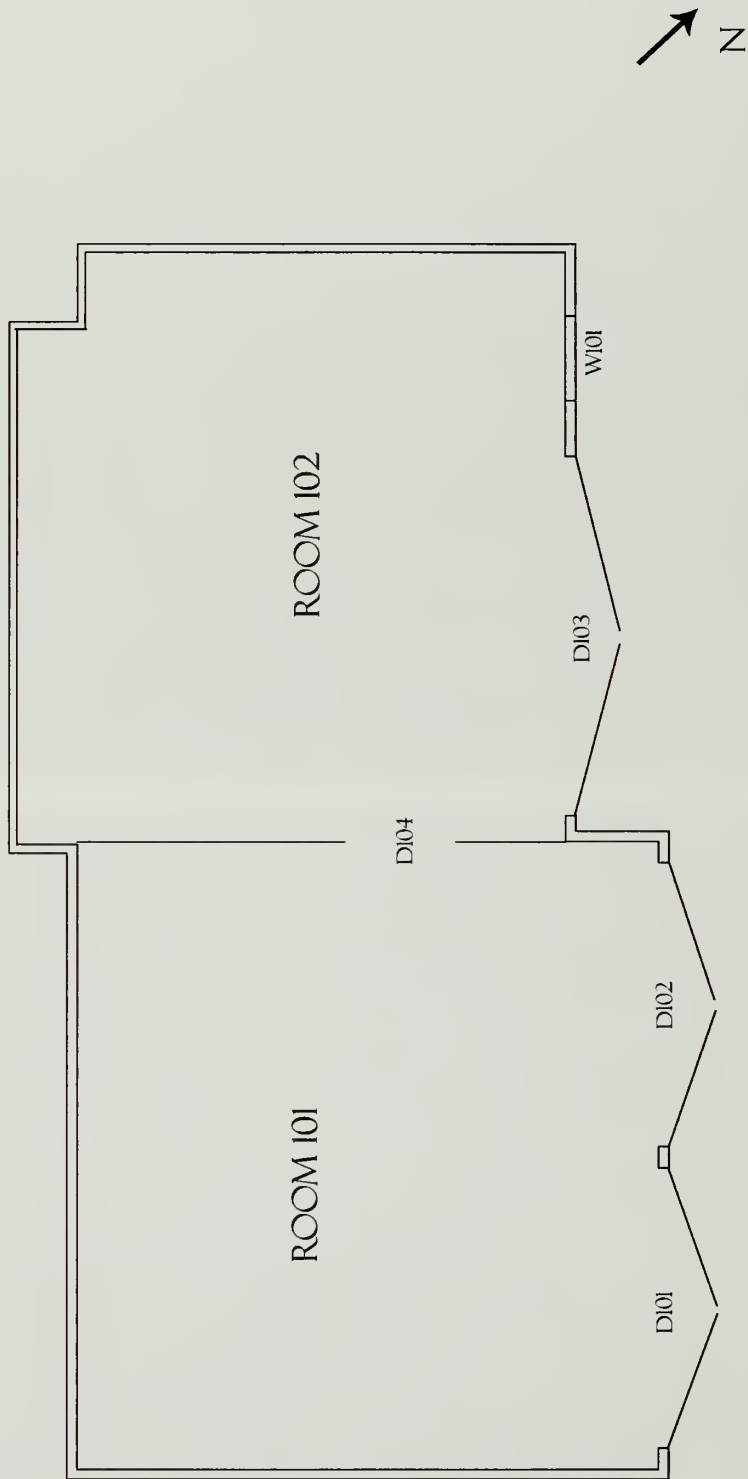


Figure 258. Floor plan of Garage showing locations of doorways and windows. Drawing not to scale (Laham, 2007).



Figure 259. D101 in northeast elevation, Garage (OCLP, 2010).

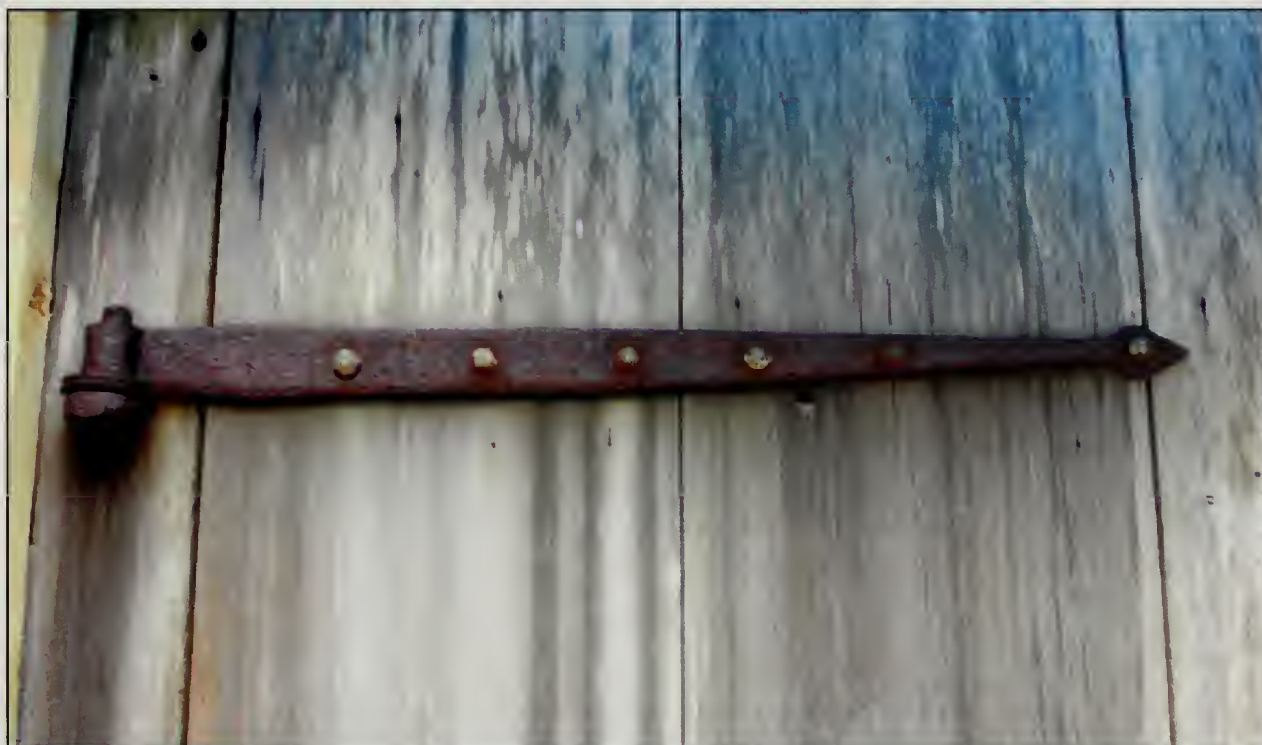


Figure 260. Iron strap hinge on door within D101, northeast elevation, Garage (2007).



Figure 261. Hardware on door within D 101: large hook and eye fastener, small hook and eye fastener, modern embedded deadbolt, modern padlock, and iron thumb latch door pull. Northeast elevation, Garage (2007).



Figure 262. D102 in northeast elevation, Garage (OCLP, 2010).



Figure 263. D103 in northeast elevation, Garage (OCLP, 2010).



Figure 264. Detail of northeast elevation where exterior of Room 101 joins with exterior of Room 102. Note curved top corner of D102 and the cut top corner of D103 (OCLP, 2010).



Figure 265. W101 in northeast elevation, Garage (OCLP, 2010).



Figure 266. Gutter system on northeast elevation, Garage. Repair in progress in 2007 above and 2010 below (2007 and OCLP, 2010).



INTERIOR ELEMENTS

Room 101

Room 101 is a one-story, single room located at the southeast end of the Garage. This Room measures 18 feet on the northeast elevation, 20 feet on the northwest elevation, 17 feet 6 inches on the southwest elevation, and 20 feet on the southeast elevation.

Room 101 can be accessed from the exterior through the two doorways, D101 and D102, located in the northeast elevation and through one interior doorway, D104, located between Room 101 and Room 102. The flooring in Room 101 is poured concrete (Figure 267).

The northeast wall is comprised of the two sets of double bay wooden batten doors located within D101 and D102. The northwest, southwest, and southeast walls are constructed of unpainted, wooden flush horizontal boards (Figure 268). There are two built-in cabinets in Room 101. One is located on the northwest wall just left of the doorway D104 (Figure 269). This built-in element consists of a two-door cabinet with three interior shelves, measures 38 inches wide by 23 ½ tall, and is surrounded by a flat board 2 inch casing. The second built-in is also located on the northwest wall and to the right of D104 (Figure 270). This built-in element consists of a single cabinet door with three interior shelves, measures 18 inches wide by 30 ½ inches tall, and is also surrounded by a flat board 2 inch casing.

Room 101 is accessed from the exterior in two ways, through D101 and D102 on the northeast wall previously described in the Current Description, Garage, Exterior Elements - Doorways section of this report. The third point of entry into Room 101 is through an interior doorway, D104, located between Room 101 and Room 102 (Figure 271). D104 measures 23 inches wide by 26 ½ inches tall, has a 1 inch threshold and is cased with 3 ½ inch trim. A small shelving unit is built-in on the lower right hand corner of D104 and has two shelves. This small shelving unit measures 11 inches wide by 29 inches tall and

surrounded by 3 ½ inch flat board casing. There are no windows in this room.

The ceiling in Room 101 is the exposed roofing system (Figure 272). The roofing system is a basic common rafter system with exposed sheathing. There are seven sets of rafters in Room 101, each tied with a collar beam for support. At the time of the site visit, the ceiling was undergoing several repairs by the National Park Service, mainly on the southwest slope of the roof. Several sheathing boards and shingles have been replaced. Other repairs included the sistering of several collar beams between the rafters and the placement of a beam towards the southwest end of Room 101 to support the roof rafters above (Figure 273). There are no interior painted finishes in Room 101.

Room 102

Room 102 is a single-story room that comprises the second half of the Garage and is located on the northwest end of the structure. Room 102 measures 11 feet 6 inches on the northeast elevation, 20 feet on the northwest elevation, 12 feet on the southwest elevation, and 20 feet on the southeast elevation. Room 102 is accessed from the exterior on the northeast elevation through doorway D103. The flooring in Room 102 is poured concrete.

The northeast wall in Room 102 is comprised of doorway D103 and unpainted, wooden flush horizontal board siding. The northwest and southwest wall are also constructed of wooden flush horizontal board siding. The southeast wall of Room 102 is sided with exterior wooden shingles and contains interior doorway D104 (Figure 274). The presence of exterior shingles on this wall suggests the wall is a reused element from the previous garage built in 1923.

Several built-in cabinets are located within Room 102. The first is located on the northeast wall below window W101 and has two interior shelves (Figure 275). This built-in measures 16 ½ inches wide by 16 inches tall and surrounded by 2 inch flat board casing.

Two additional built-in cabinets are located on the northwest wall. One is located on the northeast end of the northwest wall, consists of a single door cabinet, measures 26 ¾ inches wide by 17 ¾ inches tall and is surrounded by 2 ¼ inch flat board casing (Figure 276). The other built-in on the northwest wall is located in the middle of the wall, is also a single door cabinet with four interior shelves, measures 28 inches wide by 20 ½ inches tall and is surrounded by 2 ¼ inch flat board casing (Figure 277). A shelf supported by two wooden brackets is also located on the northwest wall to the left of these built-ins, placed approximately halfway up the wall (Figure 278).

Room 102 can be accessed in two ways: through exterior doorway, D103, in the northeast elevation or through interior doorway, D104, between Room 101 and Room 102. There is one window located in Room

102 in the northeast elevation that was previously described in the Current Description, Garage, Exterior Elements – Windows section of this report.

The ceiling in Room 102, similar to Room 101, is the exposed roofing system, which is comprised of common rafter and exposed sheathing construction (Figure 279). There has been extensive repair to the ceiling/roof system in Room 102. Numerous sheathing boards have been replaced on the southwest slope, several new rafter boards have been sistered to existing rafters; a rafter support beam on the southwest wall has been sistered with an additional rafter beam, and several posts on the southwest wall have also been added for extra support (Figure 280). There are no interior painted finishes in Room 102.



Figure 267. Poured concrete floor of Room 101, Garage (2007).



Figure 268. Southeast wall, flush horizontal boards, Room 101, Garage (2007).



Figure 269. Built-in, cabinet left of D104. Northwest wall, Room 101, Garage (2007).



Figure 270. Built-in cabinet, right of D104. Northwest wall, Room 101, Garage (2007).

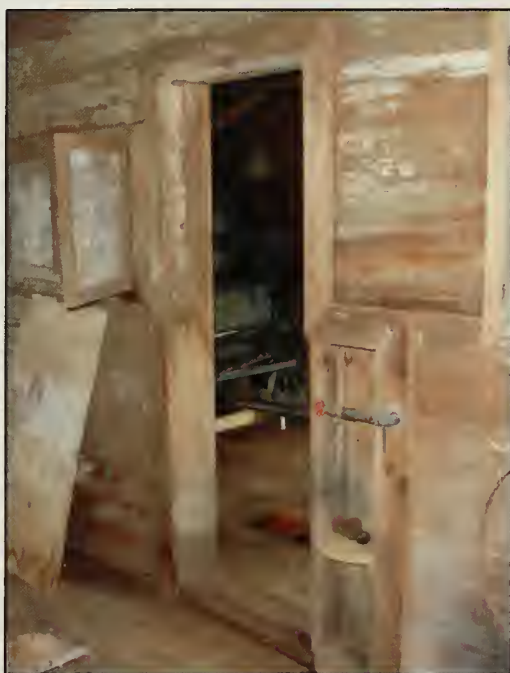


Figure 271. D104, between Room 101 and Room 102. Garage (2007).



Figure 272. Ceiling of Room 101, Garage (2007).



Figure 273. Ceiling of Room 101, Garage. Note sheathing repairs, placement of beam to support rafters, and sistering of collar ties between rafters (2007).



Figure 274. Southeast wall of Room 102, Garage. Note siding is exterior wooden shingles (2007).



Figure 275. Built-in cabinet, northeast wall of Room 102, Garage (2007).



Figure 276. Built-in cabinet, northeast end of northwest wall, Room 102, Garage (2007).



Figure 277. Built-in cabinet, in center of northwest wall, Room 102, Garage (2007).



Figure 278. Shelf, northwest wall of Room 102, Garage (2007).



Figure 279. Exposed roofing system of Room 102, Garage (2007).



Figure 280. Ceiling and wall, southwest elevation, of Room 102, Garage. Note replaced sheathing boards, sistered rafters, sistered rafter support beam, and support posts (2007).

BARN

EXTERIOR ELEMENTS

General Configuration

The Barn is a wood-framed, compound plan that consists of a one-and-a-half-story principal mass with a one-story, two-room projection on the north side and a one-story, one-room projection on the east side. The one-and-a-half-story principal mass of the Barn encompasses the Carriage Room, Stall, Box Stall, and Loft. The projection on the north side of the Barn comprises the Bunk Room and the Open Shed, both part of the original 1924-1925 construction. In 1927, a projection on the east elevation of the Barn was added,

functioning as the Shed. The one-and-a-half-story principal mass and the one-story projection on the north side measure approximately 35 feet wide (west-east direction) by 32 feet deep (north-south direction) and the one-story Shed on the east elevation measures 14 feet wide (west-east direction) by 11 feet 6 inches deep (north-south direction) (Figure 285).

Foundation

The Barn is built on a wooden post foundation. Evidence of this foundation can be found in the Open Shed, looking at the south wall on the north side of the Barn where wall siding is missing (Figure 286).

TABLE 15. BARN DOORWAY DIMENSIONS

Doorway Number	Width	Height	Description
D101	35 inches	78 ½ inches	D101 is located in the south elevation provides access to the entry area within the Barn (Figure 287). A single, unfinished, wooden batten door is hung within D101. The hardware on this door consists of two iron strap hinges, an iron thumb latch, an iron hook and eye fastener, and a modern padlock that is hung from a piece of iron (Figure 288). There are two large stone steps currently located under D101 (Figure 289).
D102	108 ½ inches	109 inches	D102 is located in the south elevation of the Barn, has a set of large, unfinished, wooden batten doors, and provides access to the Carriage Room (Figure 290). There are three metal strap hinges on each door hung within D102. A long board has been placed across both doors as the locking mechanism.
D103	38 inches	81 inches	D103 is located in the east elevation of the east side annex of the Barn and provides access to the Shed (Figure 291). The hardware on the door of D103 consists on iron strap hinge and two iron eyes of what appeared to have been parts of iron hook and eye fasteners (Figure 292).
D104	101 inches	103 inches	D104 is located in the east elevation of the Barn and provides entry into the Open Shed (Figure 293). There are no doors within D104.
D105	42 inches	90 inches	D105 is located in the west elevation of the Barn and provides access to the Hallway/Entry Area (Figure 294). The door hung within D105 is a single, unfinished, wooden batten door. The hardware on this door consists of two iron strap hinges and similarly to the door within D103, two iron eyes of what appeared to have been parts of iron hook and eye fasteners.

Siding

The exterior siding of the Barn is a combination of unpainted, flush, vertical wooden boards, unpainted horizontal wooden clapboards, and unpainted wooden shingles laid in a coursed pattern. The siding on the south elevation of the Barn, on both the principal mass and under the porch roof on the east side annex added in 1927, is flush vertical wooden boards (Figure 281). The east elevation of the Barn has all three types of siding. On the east elevation of the east side annex, there are discontinuous flush vertical wooden boards that terminate at the eave line and smaller flush vertical wooden boards continue on the gable peak. Horizontal wooden clapboards side the top quarter (gable peak) of the east elevation of the principal mass and wooden shingles cover the lower three quarters of the principal mass east elevation (Figure 282). The north elevation has a combination of flush vertical wooden board siding on the east side annex and wooden shingles on the principal mass (Figure 283). The west elevation has wooden shingles on the north side projection and, similar to the east elevation of the east side annex, flush vertical boards that are cut at the eave line and continue again to cover the gable peak (Figure 284).

Doorways

Five doorways punctuate the exterior of the Barn. There are two doorways in the south elevation (D101 and D102), two doorways in the east elevation (D103 and D104), and one doorway in the west elevation (D105). For the location of each doorway, refer to Figure 285. Dimensions and descriptions of the five doorways are listed in Table 15.

Windows

There are a total of ten windows located in the Barn: three in the south elevation (W101, W102, and W103), two in the east elevation (W104 and W105), two in the north elevation (W106 and W107), and three in the

west elevation (W108, W109, and W110). For the location of each window, refer to Figure 285. The ten windows located in the Barn differ from one another. Detailed descriptions can be found in Table 16.

Roof and Gutter System

The Barn has three roofing profiles, corresponding to the three units that comprise the structure (principal mass, north elevation projection, and east elevation projection). The principal mass of the Barn has a west-east gable roof with a medium slope. The projection on the north elevation of the Barn has an extended west-east gable roof that stems from the gable roof of the principal mass. The east elevation annex has a salt box gable roof that faces in a southern direction.

There is partial evidence of a gutter system on the Barn. On the north elevation, there is a wooden gutter that spans the western half of the elevation. There are also seven wooden brackets that span the entire length of the north elevation, which were likely placed to support a gutter on this (eastern) half of the elevation at some time (Figure 305).

Two miscellaneous exterior features that relate to the roof system are visible on the Barn. The first is a set of two posts that are affixed to the west elevation of the Barn. Historic photographic documentation shows these posts were constructed to support a former open porch roof that was once on this elevation (Figure 306). The second feature in place as part of the roofing system of the Barn is a lightning rod on the east end of the gable roof of the principal mass (Figure 307).

Painted Finishes

The exterior of the Barn is primarily unpainted with the exception of the trim. The rake boards, corner boards, window trim, sills, and muntins are all painted red. The posts and braces that support the south elevation porch roof of the east elevation annex are also painted red.

TABLE 16. BARN WINDOW DIMENSIONS

Window Number	Width	Height	Description
W101	28 inches	34 inches	W101 is located in the south elevation of the Barn and opens into Hallway/Entry Area (Figure 295). W101 does not contain a window sash but rather consists of an unfinished, wooden batten casement shutter with two iron strap hinges located on its left-hand side. Several pieces of metal are fastened to the exterior of this window and used as patching for missing material.
W102	27 inches	12 inches	W102 is located in the south elevation of the Barn and punctuates the interior south wall of the Harness (Figure 296). W102 is a single awning transom window with four lights. Each pane of glass within W102 measures 6 inches wide by 8 inches tall. The muntins located within W102 have flat, angular profiles and measures $\frac{3}{4}$ inch wide by $\frac{1}{4}$ inch deep. The flat board casing that surrounds W102 is $2\frac{1}{2}$ inches wide on the top and sides and the sill measures 35 inches wide by 1 inch tall. The casing, muntins, and sill are all painted red.
W103	n/a	n/a	W103 is located in the south elevation of the Barn and opens into the interior of the Shed of the east side annex (Figure 297). W103 does not contain a window sash and is covered by an unfinished, wooden batten fixed shutter. Measurements of W103 were not taken due to severe insect infestation in the immediate area making the window inaccessible. The flat board casing surrounding W103 is painted red.
W104	n/a	n/a	W104 is located in the east elevation of the Barn and opens into the interior of the Carriage Room (Figure 298). W104 consists of an opening and casing only, with no actual window or sill in place. Measurements were not taken of W104 because of its inaccessibility due to its height from both the exterior and interior of the Barn. The flat board casing of W104 is painted red.
W105	15 inches	10 $\frac{1}{2}$ inches	W105 is located in the east elevation of the east side annex of the Barn and punctuates the interior east wall of the Shed (Figure 299). W105 is a single fixed transom window with two lights. Each pane of glass within W105 measures 6 inches wide by 8 inches tall. The muntins located within W105 have flat, angular profiles and measures $\frac{3}{4}$ inch wide by $\frac{1}{4}$ inch deep. The flat board casing that flanks W105 on the left and right sides measures $2\frac{1}{2}$ inches and is missing from the top of the window. The casing and muntins are painted red.
W106	31 $\frac{3}{4}$ inches	22 inches	W106 is located in the north elevation of the Barn and opens into the interior of the Bunk Room (Figure 300). W106 is a horizontal sliding sash window with three-over-three sashes. Each pane of glass within W106 measures 6 inches wide by 8 inches tall. The muntins located within W106 have flat, angular profiles and measure $\frac{1}{2}$ wide by $\frac{1}{4}$ inch deep. $3\frac{1}{2}$ inch flat board casing surrounds W106 and the sill measures 38 $\frac{3}{4}$ inches wide by 1 $\frac{3}{4}$ inches tall. The casing, muntins, and sill are all painted red.

Window Number	Width	Height	Description
W107	56 ½ inches	25 inches	W107 is located in the north elevation of the Barn and opens into the interior of the Hallway/Entry Area (Figure 301). W107 does not contain any windows sashes. The exterior of W107 is covered with one casement wooden batten shutter on the left and one fixed wooden batten shutter on the right. The wooden shutter on the left measures 17 inches wide by 25 ½ inches tall; the wooden shutter on the right measures 25 inches wide by 25 inches tall. There is no casing surrounding W107, however there is a flat board header on top of the window that measures 56 ½ wide by 6 inches tall. Both wooden batten shutters are painted red. It is possible the header was finished in red paint and this finish has worn off. The hardware on W107 consists of two iron strap hinges located the wooden shutter on the left.
W108	20 ½ inches	39 inches	W108 is located in the west elevation of the Barn and opens into the interior of the Bunk Room (Figure 302). W108 is a double hung, three-over-three sash window. Each pane of glass measures 6 inches wide by 8 inches tall. A pane of glass is missing in the top sash in the lower left hand corner. The muntins of W108 have flat, angular profiles and measure ½ inch wide by ¼ inch deep. 3 inches of flat board casing surround W108 and the sill measures 26 ½ inches wide by 1 ¾ inches tall. The casing, muntins, and sill are all painted red.
W109	20 ½ inches	39 inches	W109 is located in the west elevation of the Barn and opens into the interior of the Hallway/Entry Area (Figure 303). W109 does not contain a window sash. A fixed unfinished, wooden batten shutter covers the exterior of W109. The flat board casing surrounding W109 measures 3 inches wide. The sill of W109 measures 20 ½ inches wide by 1 ¾ inches tall. The casing and sill are painted red.
W110	20 ½ inches	39 inches	W110 is located in the west elevation of the Barn and opens into the interior of the Hallway/Entry Area (Figure 304). W110 does not contain a window sash. The exterior of W110 is covered by a fixed unfinished wooden batten shutter. The flat board casing surrounding W110 measures 3 inches wide. The sill of W110 measures 20 ½ inches wide by 1 ¾ inches tall. The casing and sill are painted red.



Figure 281. South elevation, Barn (2007).



Figure 282. East elevation, Barn (2007).



Figure 283. North elevation, Barn (2007).



Figure 284. West elevation, Barn (2007).

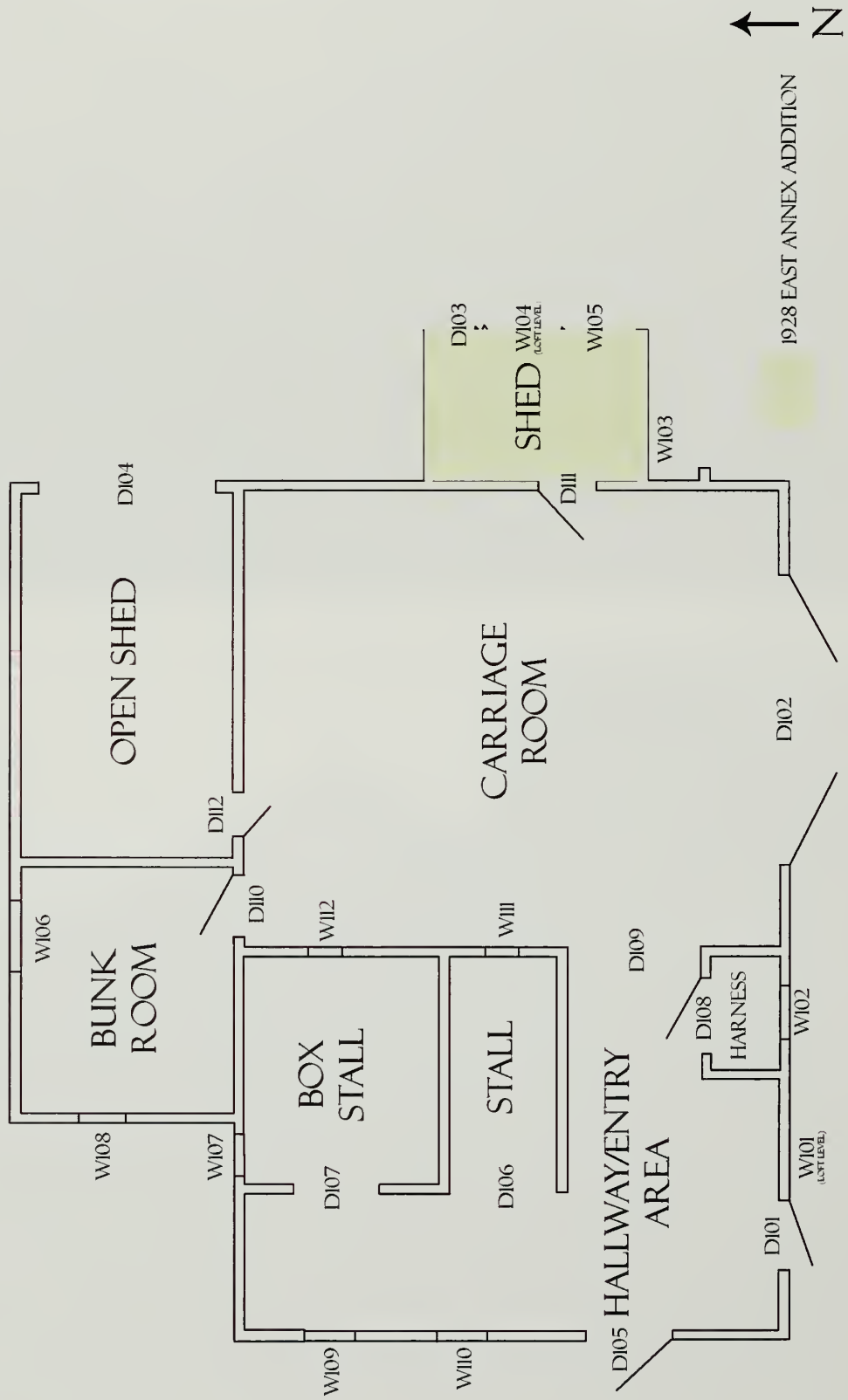


Figure 285. Floor plan of Barn showing locations of doorways and windows. Drawing not to scale (Laham, 2007).



Figure 286. Wooden post foundation, Barn. (Photograph taken in the Open Shed looking at the south wall on the north side of the Barn where wall siding is missing) (2007).



Figure 287. D101 in south elevation, Barn (2007).

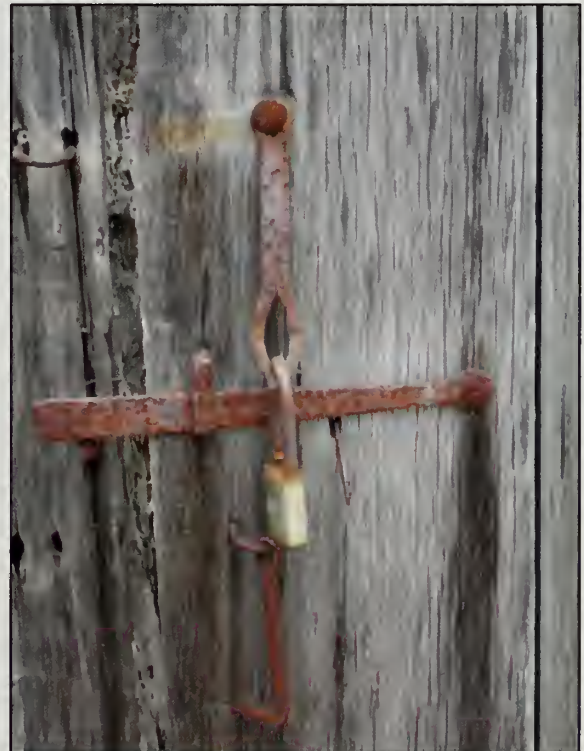


Figure 288. Hardware on door within D101 in south elevation, Barn (2007).



Figure 289. Two large stone steps, under D101 on south elevation, Barn (2007).



Figure 290. D102 in south elevation, Barn (2007).



Figure 291. D103 in east elevation, Barn (2007).



Figure 292. Hardware (two iron eyes) on door within D103, east elevation, Barn (2007).



Figure 293. D104 in east elevation, Barn (2007).



Figure 294. D105 in west elevation, Barn (2007).



Figure 295. W101 in south elevation, Barn (2007).



Figure 296. W102 in south elevation, Barn (2007).



Figure 297. W103 in south elevation, Barn (2007).



Figure 298. W104 in east elevation, Barn (2007).



Figure 299. W105 in east elevation, Barn (2007).



Figure 300. W106 in north elevation, Barn (2007).



Figure 301. W107 in north elevation, Barn (2007).



Figure 302. W108 in west elevation, Barn (2007).



Figure 303. W109 in west elevation, Barn (2007).



Figure 304. W110 in west elevation, Barn (2007).



Figure 305. Gutter brackets on eastern end of north elevation, Barn (2007).



Figure 306. Wooden posts that once supported a former open porch roof, west elevation, Barn (2007).



Figure 307. Lightning rod on eastern end of gable roof, Barn (2007).

INTERIOR ELEMENTS

The room names for the Barn are derived from a 1973 drawing by F. C. Pearce.

Hallway/Entry Area

The Hallway/Entry Area is a one story, L-shaped room located in the south and west end of the Barn. This area can be accessed from the exterior through D101, on the Barn's exterior south elevation. The lower portion of the L of this room, located in the southwest corner of the Barn, measures 9 feet 6 inches wide (west-east direction) by 8 feet deep (north-south direction); the top portion of the L located on the west end of the Barn measures 5 feet wide (west-east direction) by 12 feet deep (north-south direction).

The flooring material in the Hallway/Entry Area is plywood sheeting. The south, east, and west walls are constructed with horizontal wooden boards and the north wall is constructed with vertical wooden boards. There are six doorways located within the Hallway/Entry Area: 4 interior doorways that access the Stall (D106), Box Stall (D107), Harness (D108), and Carriage Room (D109); and 2 exterior doorways, D101 and D105, located in the south and west walls that access the exterior of the Barn. For a detailed description of the exterior windows, refer to the Current Description, Barn, Exterior Elements – Doorways section of this report.

There are four windows located in the Hallway/Entry Area. W101 located in the south wall, W107 located in the north wall, and W109 and W110 both located in the west wall. For a detailed description of these windows, refer to the Current Description, Barn, Exterior Elements – Windows section of this report. The ceiling in the Hallway/Entry Area is the exposed wood joist flooring system of the loft space above.

There are no painted finishes or special features visible in the Hallway/Entry Area.

Stall

The Stall is a one-story single room located in the middle of the Barn, flanked by the Hallway/Entry Area on the west and south, Carriage Room on the east and the Box Stall on the north. This room measures approximately 4 feet wide (north-south direction) by 8 feet 6 inches deep (west-east direction). The Stall is accessed through doorway D106, located in the lower half of the west wall.

The flooring material in the Stall consists of unpainted wooden boards that run in a west-east direction (Figure 308). The south wall of the Stall is a half-wall with the bottom half constructed of horizontal wooden boards. The top half of the south wall is open, with the exception of the exposed framing posts (Figure 309). The east wall of the Stall is composed of unpainted, horizontal wooden boards and the north wall is covered with unpainted plywood sheeting (Figure 310). The west wall includes doorway, D106, on the southern end of the bottom half of the wall and plywood on the top and bottom northern end (Figure 311).

The half-door hung within D106 in the west wall is unpainted and composed of a plywood sheet framed with wooden boards. A horizontal brace runs from the top corner to the opposite bottom corner in a diagonal direction. D106 measures 39 inches wide by 42 ½ inches tall. There is one window located in the east wall of the Stall, W111, and opens into the Carriage Room. W111 does not contain a window sash but rather is covered by an awning style wooden shutter composed of horizontal wooden boards. W111 measures 24 inches wide by 25 inches tall. The ceiling in this room is the exposed wood joist flooring system of the loft space above (Figure 312).

There are no painted finishes within the Stall. One special feature, a corner iron trough, is installed on the northwest corner of the Stall (Figure 313).

Box Stall

The Box Stall is a one-story, single room located on the northern end of the Barn, flanked by the Stall on the south, Carriage Room on the east, partially by the Bunk Room on the north, and the Hallway/Entry Area on the west. This room measures approximately 7 feet 6 inches wide (north-south direction) by 8 feet 6 inches deep (west-east direction). The Box Stall is accessed through doorway D107, located in the lower half of the west wall.

The flooring material in the Box Stall is plywood sheeting (Figure 314). Similar to the Stall, the walls in the Box Stall are all constructed of unpainted wood: the south wall is composed of plywood sheeting (Figure 315); the east wall is composed of horizontal wooden boards (Figure 316); the north wall is composed of horizontal wooden boards on the lower half of the wall and vertical wooden boards on the upper half of the wall (Figure 317); the bottom half of the west wall is composed of D107 on the southern end, plywood sheeting on the northern end, and the upper half of the west wall is open (Figure 318).

The half-door hung within D107 in the west wall is unpainted and composed of a plywood sheet framed with wooden boards. A horizontal brace runs from the top corner to the opposite bottom corner in a diagonal direction (Figure 319). D107 measures 39 ½ inches wide by 43 inches tall. There is one window located in the east wall in the Box Stall, W112, and opens into the Carriage Room. W112 does not contain a window sash but rather is covered with an awning style wooden shutter composed of horizontal wooden boards. W112 measures 36 inches wide by 25 inches tall. Similarly to the Stall, the ceiling in this room is the exposed wood joist flooring system of the loft space above. There are no painted finishes or special features visible in the Box Stall.

Harness

The Harness is a single-story, single room located on the southern side of the Barn, flanked by the exterior

of the Barn on the south, the Carriage Room to the east, and the Hallway/Entry Area to the north and west. The Harness measures approximately 4 feet wide (west-east direction) by 2 feet 6 inches deep (north-south direction). The Harness is accessed through doorway D108, located in the north wall.

The flooring material in the Harness is plywood sheeting (Figure. 320). The walls in the Harness (south, east, north and west) are all flush vertical boards finished in white paint (Figure 321). D108 is located in the north wall of the Harness (Figure 322) and has a door that measures 21 ¾ inches wide by 72 inches tall, constructed of unpainted, vertical beadboard, and has an iron thumb latch for hardware (Figure 323). Also located in this door are two small windows, each measuring 5 ½ inches wide by 7 ½ inches tall (Figure 324). The panes of glass are both missing from these windows. W102 is located in the south wall and is previously described in the Current Description, Exterior Elements – Windows section of this report. The ceiling in the Harness is constructed of beadboard and is finished in white. There are no special built-in features located in the Harness.

Carriage Room

The Carriage Room is a one-and-a-half story, single room located on the eastern side of the Barn and is flanked by the exterior of the Barn on the south wall, partially by the exterior of the Barn and by the Shed on the east wall, by the Open Shed and Bunk Room on the north wall, and by the Hallway/Entry Area, Stall and Box Stall on the west wall. The approximate measurements of the Carriage Room are 18 feet wide (west-east direction) and 20 feet deep (north-south direction). This room is accessed through four different doorways: one exterior doorway (D102) and four interior doorways (D109, D110, D111, D112). D102 is located in the south wall and leads to the exterior of the Barn, D111 is located in the east wall that connects to the interior of the Shed, D110 and D112 are located in the north wall that connects to the interior of the Bunk Room and Open Shed

respectively, and D109 is located in the west wall that connects to the interior of the Hallway/Entry Area.

The flooring material of the Carriage Room is wide, wooden boards that are unpainted (Figure 325). The south wall of the Barn is composed of vertical wooden board siding and two large wooden batten doors hung within D102 (Figure 326). The east wall is similarly composed of vertical wooden board siding with D111 located in the middle of the wall and leading to the interior of the Shed. W104 is located at the gable peak of the east wall (Figure 327). The north wall is also composed of vertical wooden board siding and has one small doorway, D112, which leads to the Open Shed and one full doorway, D110, which leads to the interior of the Bunk Room (Figure 328). The northern end of west wall of the Carriage Room is constructed with horizontal wooden boards that extend one-story tall, punctuated with windows W111 and W112 (Figure 329). The southern half of the west wall is punctuated by D109 that leads into the interior of the Hallway/Entry Area. The half-story above the west wall contains the loft space and resides above the Hallway/Entry Area, Stall, Box Stall and Harness.

There are several built-in features in the Carriage Room of the Barn. On the south wall there is a built-in shelf on the west end of the wall (Figure 330). The east wall of the Carriage Room has four built-in features. Beginning on the southern end of the wall, there is a built-in workbench with shelving above (Figure 331). Above D111 is a built-in platform (Figure 332). Also located above D111 is a birdhouse at the gable peak that is accessed from the exterior of the Barn (Figure 333). The other built-in feature on the east wall is a cabinet located on the northern end of the wall. This cabinet protrudes from the east wall in a three sided projected oriel manner. The center of the cabinet has a door with 12 panes of glass, and each side of the cabinet has 8 panes of glass (Figure 334).

As previously mentioned, there are four full doorways (one exterior, three interior) and one small doorway (interior) located in the Carriage Room. Located in the

south wall is D102, hung with two large, unpainted, wooden batten barn doors (Figure 326). Located in the east wall is D111 that connects to the interior of the Shed of the east side annex. D111 is hung with a four-paneled door finished in blue paint and measuring 25 inches wide by 70 ½ inches tall (Figure 335). This door is equipped with an iron thumb latch (Figure 336). Located in north wall are D110 and D112. D110 connects to the interior of the Bunk Room and is hung with a five-paneled door finished in blue paint on the Carriage Room side and unpainted on the Bunk Room side (Figure 337). D110 measures 25 ½ inches wide by 75 ½ inches tall and is equipped with an iron thumb latch and an aluminum header and kick plate on the Bunk Room side. D112 is located in the middle of the north wall and leads into the Open Shed of the north side projection of the Barn. D112 is sealed with an awning-style, unpainted, wooden batten shutter and measures 24 inches wide by 41 inches tall (Figure 338). The fourth full doorway, D109, is located in the south end of the west wall of the Carriage Room, is not equipped with any doors, and measures 50 inches wide by 84 inches tall (Figure 339).

There are currently three windows in the Carriage Room of the Barn, W104, W111, and W112. W104 is located at the gable peak of the east wall. This opening presently does not have a window sash and is continually exposed to the exterior. Measurements of this window could not be made due to inaccessibility. W111 and W112 are located in the west wall of the Carriage Room and open into the interior of the Stall and Box Stall respectively.

The ceiling in the Carriage Room is the exposed roofing system of the Barn. The roofing system is a basic common rafter system with exposed sheathing (Figure 340)

There are no painted finishes in the Carriage Room, except for the two doors that access the Shed in the east side annex and Bunk Room of the north side projection, both of which are finished in blue paint.

Bunk Room

The Bunk Room is a one-story, single room located within the north side projection of the Barn. To the south of the Bunk Room is the Box Stall and Carriage Room, to the east is the Open Shed, and to the north and west is the exterior of the Barn. The Bunk Room measures approximately 9 feet 6 inches wide (west-east direction) by 8 feet (north-south direction). The Bunk Room is accessed through doorway D111, (described above) located in the south wall of the Bunk Room and leading into the interior Carriage Room.

The flooring material in the Bunk Room is poured concrete (Figure 341). All four walls (south, east, north, and west) are sided with aluminum sheets that extend from floor to ceiling (Figure 342). There are two windows, W106 and W108, located in the north and west wall respectively. For a detailed description of these windows, refer to the Current Description, Barn, Exterior Elements – Windows section of this report.

The ceiling in the Bunk Room is covered with aluminum sheeting and strapped with three plywood boards that run in a west-east direction (Figure 343). There are no painted finishes or special features in this room.

Open Shed

The Open Shed is a one-story, single room located in the north side projection of the Barn. To the south of the Open Shed is the Carriage Room, to the east and north is the exterior of the Barn, and to the west is the Bunk Room. The approximate measurements of the Open Shed is 8 feet wide (north-south direction) by 14 feet 6 inches deep (west-east direction). The Open Shed is accessed through two ways: one large open doorway in the east wall of the room (D104) and one small doorway in the south wall of the room (D112).

The floor of the Open Shed is a dirt floor (Figure 344). The south, north, and west walls are constructed of vertical wooden boards (Figure 345). The entire east wall is made up of doorway, D104, which does not

have a door and is exposed to the exterior of the Barn. This open doorway was constructed with cut corners and was previously described in the Current Description, Barn, Exterior Elements – Doorways section of this report. The second and smaller doorway, D112, is located in the south wall and opens into the interior Carriage Room (described above).

The ceiling of the Open Shed is the exposed roofing system of the Barn. The roofing system is a basic common rafter system with exposed sheathing (Figure 346). There are no windows, painted finishes, or special features located in the Open Shed of the Barn.

Shed

The Shed is a one story, single room located within the east side annex of the Barn. To the west of the Shed is the Carriage Room and to the south, east, and north is the exterior of the Barn. The Shed measures approximately 8 feet wide (north-south direction) by 5 feet deep (west-east direction). The Shed is accessed in two ways: through D103, located on the exterior east elevation of the Barn, and through D111, located between the Shed and the Carriage Room.

The flooring material consists of unpainted, wooden boards that run in a west-east direction (Figure 347). All four walls in the Shed (south, east, north, and west) are sided with vertical wooden boards (Figure 348). There are four built-in rectangular cubbyholes located in the upper half of the south wall and one built-in rectangular cubbyhole located in the lower half of the south wall (Figure 349). There is a built-in shelf on the eastern end of the north wall (Figure 350).

Two doorways provide access to the shed: D111 (described above) and D103. For a detailed description of D103, refer to the Current Description, Barn, Exterior Elements – Doorways section of this report. There is one window in the Shed, W105. For a detailed description of W105, refer to the Current Description, Barn, Exterior Elements – Windows section of this report.

The ceiling in the Shed is covered with 8 inch wooden boards that run in a north-south direction (Figure 351). A set of stairs consisting of three treads and three risers is located below D111. Each riser measures 7 ½ inches tall and each tread measures 6 inches deep (Figure 352). There are no visible painted finishes or special features located within the Shed.

Loft Area

The Loft Area of the Barn was inaccessible at the time of the site visit and a detailed description of the interior will not be included in this report (Figure.353).



Figure 308. Floor of Stall, Barn (2007).



Figure 309. South wall of Stall, Barn (2007).



Figure 310. North wall of Stall, Barn (2007).



Figure 311. West wall and D106 of Stall, Barn (2007).



Figure 312. Ceiling of Stall, Barn (2007).



Figure 313. Iron trough in northwest corner of stall, Barn (2007).



Figure 314. Floor of Box Stall, Barn (2007).



Figure 315. South wall of Box Stall, Barn (2007).



Figure 316. East wall and W112 of Box Stall, Barn (2007).



Figure 317. North wall of Box Stall, Barn (2007).



Figure 318. West wall of Box Stall, Barn (2007).



Figure 319. D107 in west wall of Box Stall, Barn (2007).



Figure 320. Floor of Harness, Barn (2007).



Figure 321. West wall of Harness, Barn (2007).



Figure 322. D108 in Harness, Barn (2007).



Figure 323. Iron thumb latch of door within D108, Harness, Barn (2007).



Figure 324. Two windows in door of D108, Harness, Barn (2007).



Figure 325. Floor of Carriage Room, Barn (2007).



Figure 326. South wall and D102 of Carriage Room, Barn (2007).



Figure 327. East wall and D11 of Carriage Room, Barn (2007).



Figure 328. North wall and D110 of Carriage Room, Barn (2007).



Figure 330. Built-in shelf on south wall of Carriage Room, Barn (2007).



Figure 329. West wall of Carriage Room, Barn (2007).



Figure 331. Built-in workbench on east wall of Carriage Room, Barn (2007).



Figure 332. Built-in shelf above D111 in Carriage Room, Barn (2007).



Figure 333. Built-in birdhouse, gable peak of east wall in Carriage Room, Barn (2007).



Figure 334. Built-in cabinet on east wall of Carriage Room, Barn (2007).



Figure 335. D111 in east wall of Carriage Room (leads to Shed), Barn (2007).

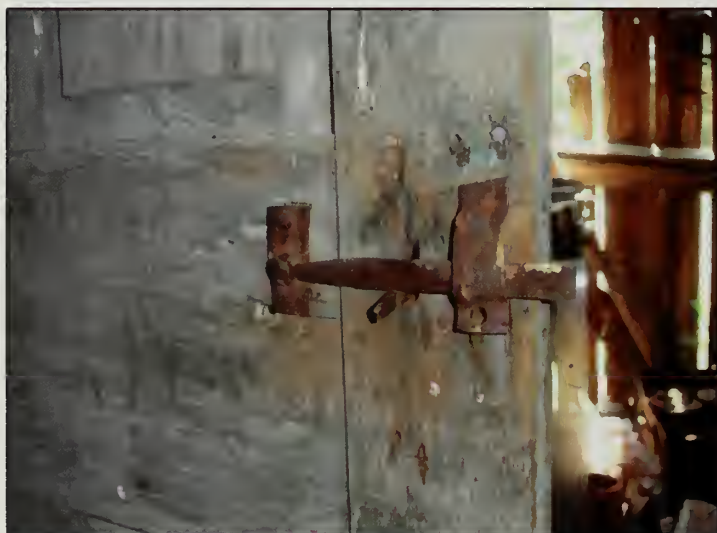


Figure 336. Iron thumb latch of door within D111, Carriage Room, Barn (2007).



Figure 337. D110 in north wall of Carriage Room, Barn (2007).



Figure 338. D112 in north wall of Carriage Room, Barn (2007).



Figure 339. D109 in west wall, of Carriage Room, Barn (2007).



Figure 340. Ceiling of Carriage Room, Barn (2007).



Figure 341. Floor of Bunk Room, Barn (2007).



Figure 342. West wall of Bunk Room, Barn (2007).



Figure 343. Ceiling of Bunk Room, Barn (2007).



Figure 344. Floor of Open Shed, Barn (2007).



Figure 345. South wall of Open Shed, Barn (2007).



Figure 346. Ceiling of Open Shed, Barn (2007).



Figure 347. Floor of Shed, Barn (2007).



Figure 348. East wall of Shed, Barn (2007).



Figure 349. South wall of Shed, Barn (2007).



Figure 350. Built-in shelf on north wall of Shed, Barn (2007).

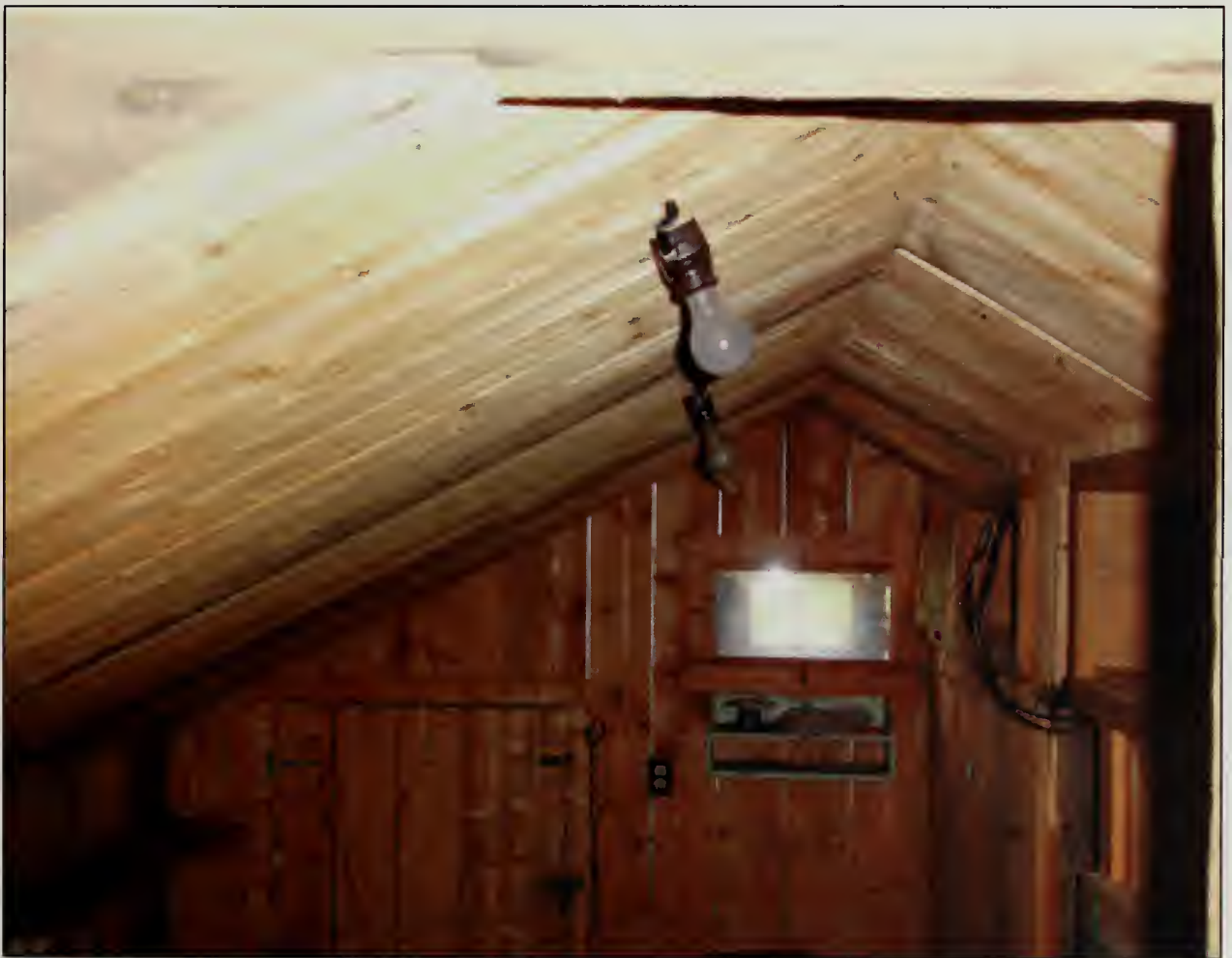


Figure 351. Ceiling of Shed, Barn (2007).



Figure 352. Stairs located below D111 in Shed, Barn (2007).



Figure 353. Loft of Barn (2007).

GUEST HOUSE

EXTERIOR ELEMENTS

General Configuration

The Guest House is a wood-framed, single-story, compound plan with projections from the principal mass on the northeast corner and south elevation of the building. The overall dimensions of this building measure 42 feet wide (north-south direction) by 31 feet deep (west-east direction) (Figure 358). The Guest House originated as a rear-facing L-shaped plan and consisted of two rooms: the Living Room and the South Bedroom. The overall dimensions of this section of the building measure 20 feet 6 inches wide (north-south direction) by 23 feet 6 inches deep (west-east direction). An addition was constructed in 1951 on the east elevation of the structure, which added the Bathroom, North Bedroom and Closet. The dimensions of the Bathroom and North Bedroom section measure 22 feet wide (north-south direction) by 11 feet deep (west-east direction). The Closet addition, located on the northeast corner of the Bathroom/North Bedroom addition, measures 7 feet 6 inches wide (north-south direction) by 9 feet deep (west-east direction). The Kitchen, built in 1952, was the final addition to the Guest House and was constructed on the south elevation of the building. The Kitchen measures 9 feet wide (north-south direction) by 7 feet 6 inches deep (west-east direction).

Foundation

The Guest House rests on a brick foundation.

Siding

The Guest House is sided with unpainted, wooden shingles laid in a coursed pattern on all four elevations (Figures 354, 355, 356, 357). George K. Higgins notes on page 132 of his journal that the “addition [1951 Bathroom/North Bedroom/Closet Addition] was shingled using the white cedar shingles in place of split Cypress Virginia shingles originally used when the

Guest House was built in 1929.” It is unknown if the shingles noted are those presently on the Guest House.

Doorways

Four doorways punctuate the Guest House’s exterior: D101 in the west elevation, D1102 and D103, located in the south elevation, D104 in the east elevation, and no doorways in the north elevation. For the location of each doorway, refer to Figure 358. Dimensions and descriptions of each of the doorways are listed in Table 17.

Windows

Fifteen windows fenestrate the Guest House. There are four windows in the west elevation (W101, W102, W103, and W104), four windows in the south elevation (W105, W106, W107, and W108), five windows in the east elevation (W109, W110, W111, W112, and W113), and two windows in the north elevation (W114 and W115). For the location of each window, refer to Figure 358. Detailed descriptions of each window can be found in Table 18.

Roof and Gutter System

The Guest House roofing system consists of a series of intersecting gable roofs. The original section of the building, comprised of the Living Room and South Bedroom, consists of two intersecting gable roofs. The roof over the Living Room is a north-south gable roof and has a medium pitch. The roof over the South Bedroom is a west-east gable roof, also with a medium pitch, that intersects the roof over the Living Room at a 90-degree angle on its southern end, resulting in the L-shaped plan of the original structure.

The 1951 addition added the Bathroom, North Bedroom, and Closet. The roof covering the Bathroom and North Bedroom is a north-south gable roof and intersects the roof over the South Bedroom at a 90-degree angle. The Closet, constructed on the northeast corner of the Guest House, is covered with a south-facing, medium-pitched saltbox roof that intersects the

TABLE 17. GUEST HOUSE DOORWAY DIMENSIONS

Doorway Number	Width	Height	Description
D101	29 ½ inches	77 inches	D101 is located in the west elevation of the Guest House and provides access to the Living Room (Figure 359). D101 is hung with a wooden batten door constructed of beaded board and is painted red. This door has an iron thumb latch for hardware with no apparent locking mechanism (Figure 360). D101 is cased with flat 5 ¼ inch wooden boards on the top, right, and left sides that are also painted red. There is a threshold at the bottom of D101 that measures 3 ¾ inches wide (Figure 361).
D102	27 inches	75 inches	D102 is located in the south elevation of the Guest House and provides access to the Kitchen (Figure 362). D102 is hung with a Dutch door. The upper half of the Dutch door consists of 9 fixed lights; the lower half consists of 2 raised wooden panels. This door is painted red with much of the finish worn off due to environmental conditions. The door hardware is located on the upper half of the door and consists of an iron pull and two embedded deadbolt locking mechanisms (Figure 363). D102 is cased on the top, right and left sides with flat, wooden boards that measure 4 ½ inches wide and are painted red. Located on the ground next to D102 is a shutter door that appears to fit this doorway. The measurements of this shutter door are 27 inches wide by 75 inches tall. The threshold of D102 measures ¾ inch tall.
D103	28 inches	78 ½ inches	D103 is located in the south elevation of the Guest House and provides access to the South Bedroom (Figure 364). D103 is hung with two doors, one exterior door and one interior door. The exterior door is a wooden batten door constructed of 6 unpainted, flush vertical flat boards. The hardware on this door is a wooden doorknob pull and a modern metal imbedded deadbolt locking mechanism (Figure 365). The interior door is also a batten door and is constructed of wooden beaded boards that are finished with red paint. The interior door does not have any hardware facing the exterior door. Located on the top, right, and left sides of D103 is a casing comprised of 4 ½ inch , flat, wooden boards finished in red paint. Also located on top of D103 is a small and shallow shed roof. There is a white wooden screen door with two screen panels (one on the top and one on the bottom) located on the floor of the South Bedroom that appears to be fitted for D103. The threshold of D103 measures 1 ¼ inch tall.
D104	33 ½ inches	72 inches	D104 is located in the east elevation of the Guest House and provides access to the Closet (Figure 366). D104 is hung with a wooden batten door constructed of 3 unpainted, flush vertical flat boards. The exterior hardware on this door consists of an iron circle door pull, a modern metal embedded deadbolt, and 2 metal strap hinges on the northern end of the door (Figure 367). D104 is cased on the top, bottom, right and left sides with flat, wooden boards that measure 4 ½ inches wide and are painted red. The threshold of D104 measures 1 ¼ inches tall.

roof over the new North Bedroom at a 90-degree angle. The 1952 Kitchen addition stands on the southern elevation of the Guest House with a medium-pitched, north-south gable roof, the same direction of the roof over the Living Room.

The gutter system on the Guest House is comprised of wooden gutters held in place by wooden brackets (Figure 381). There are 7 downspouts on the exterior of the Guest House (Figure 382). Starting on the west elevation and moving in a counterclockwise direction, the downspouts are in the following locations: northwest corner of Closet, northwest corner of Living Room, southwest corner of Kitchen, southeast corner of Kitchen, southeast corner of South Bedroom, middle of east elevation, and the southeast corner of Closet. The gutters, brackets, and downspouts are finished in red paint.

Chimneys

There are two chimneys on the exterior of the Guest House. One chimney is located on the southern end of

the east elevation, on the exterior gable wall of the South Bedroom (Figure 383). This chimney is a straight stack from the ground up, has two courses of corbelling at the top of the stack, and metal flashing at the chimney roof junction. The second chimney is located on the western end of the north elevation, opposite the interior north wall of the Living Room (Figure 384). This chimney is an exterior fireplace chimney constructed with a broad base that narrows as it extends upwards with two courses of corbelling at the top and metal flashing at the chimney roof junction. On the lower east side of this chimney, stone patching repairs are evident. Both chimneys consist of a red brick and mortar laid in a running bond.

Painted Finishes

The majority of the Guest House is unpainted with the exception of the following: ridge board of the roof, rake boards, corner posts, gutters, gutter brackets, downspouts, window trim and shutters, door trim and the doors hung within D101 and D102.

TABLE 18. GUEST HOUSE WINDOW DIMENSIONS

Window Number	Width	Height	Description
W101	18 inches	22 ½ inches	W101 is located in the west elevation of the Guest House and punctuates the interior west wall of the North Bedroom (Figure 368). W101 contains a two-over-two sash fixed window. Each pane of glass measures 8 inches wide by 10 inches tall. The muntins have flat, angular profiles and measure ½ inch wide by ¼ inch deep. There are 4 ½ inch wide, flat, wooden boards that case W101 on the top, right and left sides, and the sill measures 1 ½ inches tall. Two wooden batten shutters are located on the exterior of W101 and both measure 10 inches wide by 22 ½ inches tall and have two metal strap hinges located on the top and bottom. The muntins, casing, sill and shutters are finished with red paint.
W102 and W103	22 inches	38 inches	W102 and W103 are in the west elevation of the Guest House and both open into the interior of the Living Room (Figure 369). W102 and W103 contain three-over-three double hung sash windows. Each pane of glass measures 5 ½ inches wide by 7 ½ inches tall. The muntins have flat, angular profiles and measure ¾ inch wide by ½ inch deep. Both windows are surrounded by 4 ½ inch, flat, wooden board casing on the top, right and left sides. The sills measure 1 ¼ inches tall. There are two wooden batten shutters located on the exterior of each window. All four shutters measure 11 inches wide by 38 inches tall. Each shutter has two metal strap hinges located on the top and bottom. The muntins, casing, sills and shutters are finished with red paint.

Window Number	Width	Height	Description
W104	38 inches	34 inches	W104 is located in the west elevation of the Guest House and opens into the interior of the Kitchen (Figure 370). W104 contains a double casement window with a diamond leaded glazing pattern. Each diamond section measures 5 inches wide by 6 ½ inches tall. There are no muntins located within W104. The wood casing surrounding the top, right, and left sides of W104 consists of flat boards that measure 4 ½ inches wide. The sill of W104 measures 1 ¾ inches tall. There are two wooden batten shutters located on the exterior of W104: the northern shutter measures 18 ½ inches wide by 34 inches tall, the southern shutter measures 19 ½ inches wide by 34 inches tall. Both shutters are held open against the west elevation by two iron shutter dogs. The shutter, casing, and sill are all finished with red paint.
W105	n/a	n/a	W105 is located in the south elevation of the Guest House at the gable peak of the original section of the house that was constructed in 1929 (Figure 371). W105 was not accessible and therefore measurements could not be taken. W105 has a wooden batten shutter on the exterior that is held in place by two metal turn locks on the right and left sides. The shutter, casing, and sill are all finished with red paint.
W106	22 inches	38 inches	W106 is located in the south elevation of the Guest House and opens into the interior of the Living Room (Figure 372). W106 contains a three-over-three double hung sash window. Each pane of glass measures 5 ½ inches wide by 7 ½ inches tall. The muntins have flat, angular profiles and measures ¾ inch wide by ½ inch deep. The casing that surrounds W106 on the top, right and left sides measures 4 ½ inches. The sill is 1 ¾ inches tall. There are two wooden batten shutters on the exterior of W106. Both shutters measure 11 inches wide by 38 inches tall. There are metal strap hinges located at the top and bottom of the western shutter and one metal strap hinge located at the top of the eastern shutter (the bottom metal strap hinge of eastern shutter is missing). The muntins, casing, sills and shutters are finished with red paint.
W107	24 inches	20 inches	W107 is located in the south elevation of the Guest House and punctuates the interior south wall of the South Bedroom (Figure 373). W107 contains a two-over-two sash fixed window. Each pane of glass measures 8 inches wide by 10 inches tall. The muntins have flat, angular profiles and measure ½ inch wide by ¼ inch deep. There are 4 ½ inch wide, flat, wooden boards that case W107 on the top, right and left sides, and the sill measures 1 ½ inches tall. There is one wooden batten shutter located on the exterior of W107 with two iron strap hinges on the right side of the shutter. The muntins, casing, sills and shutters are finished with red paint.
W108	19 ½ inches	24 ½ inches	W108 is located in the south elevation of the Guest House and opens into the interior of the Closet. W108 contains a two-over-two fixed sash window. Each pane of glass measures 7 ¾ inches wide by 9 ¾ inches tall. The muntins have flat, angular profiles and measure ½ inch wide by ¼ inch deep. There are 4 ½ inch wide, flat, wooden boards that case W108 on the top, right and left sides, and the sill measures 1 ½ inches tall. There is a wooden batten shutter that is located on the exterior of W108 with two iron strap hinges located on the left side of the shutter. The muntins, casing, sill and shutter are finished with red paint.

Window Number	Width	Height	Description
W109	19 inches	23 ½ inches	W109 is located in the east elevation of the Guest House and opens into the interior of the Kitchen (Figure 374). W109 contains a three-over-three double hung sash window. Each pane of glass measures 5 ½ inches wide by 7 ½ inches tall. The muntins on W109 have flat, angular profiles and measure ½ inch wide by ¼ inch deep. The casing surrounding the top, right and left sides of W109 consists of 4 ½ inch wide, flat, wooden boards. The sill measures 1 ¾ inches tall. There are two wooden batten shutters located on the exterior of W109, both measuring 11 inches wide by 37 ¾ inches tall. There are two iron strap hinges located on each shutter, one the top and one on the bottom. The muntins, casing, sill, and shutters are finished with red paint.
W110	19 inches	24 inches	W110 is located in the east elevation of the Guest House and punctuates the interior of the east wall of the South Bedroom (Figure 375). W110 contains a two-over-two fixed sash window. Each pane of glass measures 8 inches wide by 9 ½ inches tall. The muntins have flat, angular profiles and measure ½ inch wide by ¼ inch deep. The casing that surrounds the top, left, and right sides of W110 consists of flat, wooden boards that measure 4 ½ inches wide. The sill of W110 measures 1 ¾ inches tall. There is a single wooden batten shutter located on the exterior of W110 with two iron strap hinges on the left side of the shutter. The muntins, casing, sills and shutters are finished with red paint.
W111	21 ¼ inches	38 inches	W111 is located in the east elevation of the Guest House and opens into the interior of the Bathroom (Figure 376). W111 contains a three-over-three double hung sash window. Each pane of glass measures 5 ½ inches wide by 7 ½ inches tall. The muntins have flat, angular profiles that measure ½ inch wide by ¼ inch deep. The casing that surrounds W111 consists of 4 ½ inch, flat, wooden boards on the top, right, and left sides. The sill of W111 measures 1 ¾ inches tall. There are two wooden batten shutters on the exterior of W111. Both shutters measure 11 inches wide by 37 ¾ inches tall. There are two iron strap hinges located on the top and bottom of each shutter. The muntins, casing, sills and shutters are finished with red paint.
W112	21 ¼ inches	38 inches	W112 is located in the east elevation of the Guest House and opens into the interior of the North Bedroom (Figure 377). W112 contains a three-over-three double hung sash window. Each pane of glass measures 5 ½ inches wide by 7 ½ inches tall. The muntins have a flat, angular profile and measure ½ inch wide by ¼ inch deep. The casing that surrounds the top, right, and left sides of W112 consists of 4 ½ inch, flat, wooden boards. The sill of W112 measures 1 ¾ inches tall. W112 has two wooden batten exterior shutters. The southern shutter measures 11 inches wide by 37 ¾ tall; the northern shutter measures 11 ¼ inches wide by 37 ¾ inches tall. There are two iron strap hinges located on the top and bottom of each shutter. The muntins, casing, sills and shutters are finished with red paint.
W113	22 ¼ inches	37 ½ inches	W113 is in the east elevation of the Guest House and opens in the interior of the North Bedroom (Figure 378). W113 contains a three-over-three double hung sash window. Each pane of glass measures 5 ½ inches wide by 7 ½ inches tall. The muntins of W113 have flat, angular profiles and measure 1 inch wide by ¼ inch deep. The casing that surrounds the top, right, and left sides of W113 consists of 4 ½ inch, flat, wooden boards. The sill of W113 measures 1 ¾ inches tall. There are two wooden batten shutters located on the exterior of W113. The southern shutter measures 10 ¾ inches wide by 37 ½ inches tall; the northern shutter measures 11 ¼ inches wide by 37 ½ inches tall. There are two iron strap hinges located on the top and bottom of each shutter. The muntins, casing, sills and shutters are finished with red paint.

Window Number	Width	Height	Description
W114	11 $\frac{3}{4}$ inches	39 $\frac{3}{4}$ inches	W114 is located in the north elevation of the Guest House and punctuates the interior north wall of the Closet (Figure 379). W114 is a fixed transom window with 6 lights. Each pane of glass measures 5 $\frac{1}{2}$ inches wide by 7 $\frac{1}{2}$ inches tall. The muntins of W114 have flat, angular profiles and measure $\frac{3}{4}$ inch wide by $\frac{1}{4}$ inch deep. The casing that surrounds the right and left sides of W114 consists of flat wooden boards that measure 4 $\frac{1}{2}$ inches wide. The top casing of W114 also consists of a flat, wooden board and measures 4 inches wide. The sill of W114 measures 1 $\frac{3}{4}$ inches tall. There is a screen with a 1 $\frac{1}{2}$ inch wide wooden frame that covers the exterior of W114.
W115	22 $\frac{1}{4}$ inches	38 $\frac{1}{4}$ inches	W115 is located in the north elevation of the Guest House and opens into the interior of the North Bedroom (Figure 380). W115 is a three-over-three double hung sash window. Each pane of glass measures 5 $\frac{1}{2}$ inches wide by 7 $\frac{1}{2}$ inches tall. The muntins of W115 have flat, angular profiles and measure $\frac{3}{4}$ inch wide by $\frac{1}{4}$ inch deep. The casing that surrounds the top, right, and left sides of W115 consists of flat, wooden boards that measure 4 $\frac{1}{2}$ inches wide. The sill measures 1 $\frac{3}{4}$ inches tall. There are two wooden batten shutters located on the exterior of W115. The eastern shutter measures 11 inches wide by 37 $\frac{3}{4}$ inches tall; the western shutter measures 11 $\frac{1}{4}$ inches wide by 37 $\frac{3}{4}$ inches tall. There are two iron strap hinges located on the top and bottom of each shutter. The muntins, casing, sills and shutters are finished with red paint.



Figure 354. West elevation, Guest House (OCLP, 2010).



Figure 355. South elevation, Guest House (OCLP, 2010).



Figure 356. East elevation, Guest House (OCLP, 2010).



Figure 357. North elevation, Guest House (OCLP, 2010).

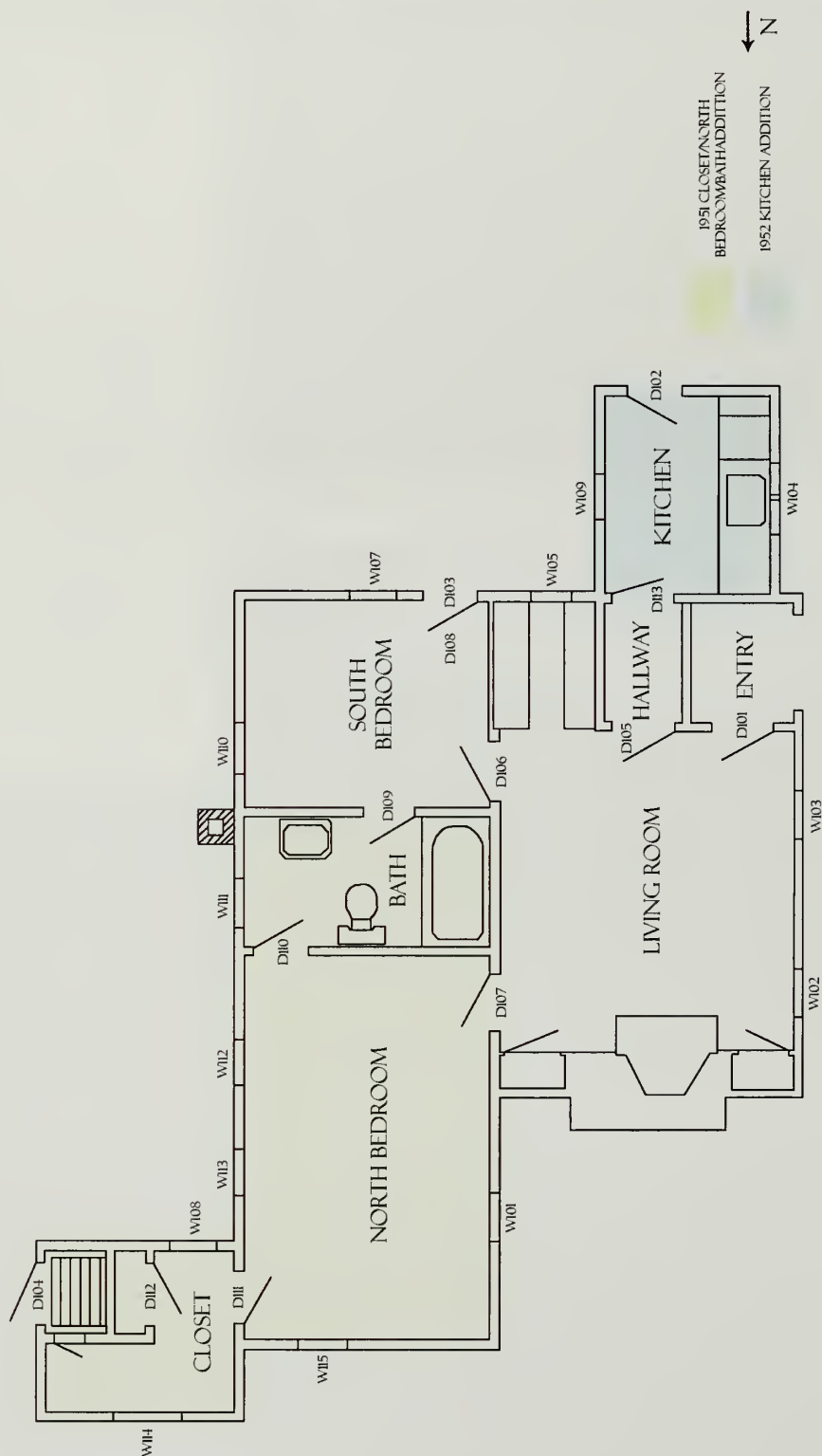


Figure 358. Floor plan of Guest House showing the locations of doorways and windows and the two periods of alterations in 1951 and 1952. Drawing not to scale (Laham, 2007).



Figure 359. D101 in east elevation, Guest House (2007).



Figure 360. Iron thumb latch on door within D101, west elevation, Guest House (2007).



Figure 361. Threshold located within D101, west elevation, Guest House (2007).



Figure 362. D102 in south elevation, Guest House (2007).



Figure 363. Hardware on door within D102, south elevation, Guest House (2007).



Figure 364. D103 in south elevation, Guest House (2007).



Figure 365. Hardware on door within D103, south elevation, Guest House (2007).



Figure 366. D104 in east elevation, Guest House (2007).



Figure 367. Hardware on door within D104, east elevation, Guest House (2007).



Figure 368. W101 in west elevation, Guest House (OCLP, 2010).



Figure 369. W102 and W103 in west elevation, Guest House (OCLP, 2010).



Figure 370. W104 in west elevation, Guest House (2007).



Figure 371. W105 in south elevation, Guest House (OCLP, 2010).



Figure 372. W106 in south elevation, Guest House (OCLP, 2010).



Figure 373. W107 in south elevation, Guest House (OCLP, 2010).

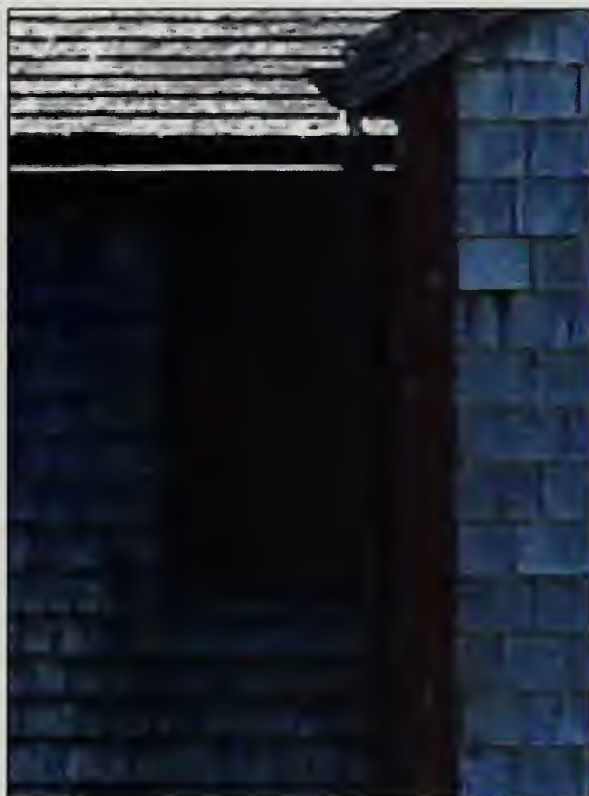


Figure 374. W109 in east elevation, Guest House (2007).



Figure 375. W110 in east elevation, Guest House (OCLP, 2010).



Figure 376. W111 in east elevation, Guest House (OCLP, 2010).



Figure 377. W112 in east elevation, Guest House (OCLP, 2010).



Figure 378. W113 in east elevation, Guest House (OCLP, 2010).



Figure 380. W115 located in north elevation, Guest House (OCLP, 2010).



Figure 379. W114 in north elevation, Guest House (OCLP, 2010).



Figure 381. Gutter on north elevation, Guest House (2007).



Figure 382. Downspout on exterior northeast corner of the Closet, Guest House (2007).



Figure 383. Chimney on southern end of east elevation, Guest House (2007).



Figure 384. Chimney on north elevation, Guest House (2007).

INTERIOR ELEMENTS

The room names are derived from the 1973 drawing by F. C. Pearce.

Cellar

The cellar was inaccessible at the time of the site visit and a detailed interior description will not be included in this report.

Entry

The Entry is a one-story, single room located slightly off center on the west elevation of the Guest House. The Entry is flanked by the exterior of the Guest House to the west, Kitchen to the south, the Hallway to the east, and the Living Room to the north. This area is a perfect square, measuring approximately 4 feet 6 inches on all four sides. The Entry serves as the main access point to the interior of the Guest House and contains doorway D101. The Entry flooring material consists of red brick, with the courses running in a west-east direction (Figure 385). The south, east, and north walls are composed of horizontal wooden boards finished with white paint. The boards are of varying widths and measure between 11 ½ inches and 19 ¼ inches wide (Figure 386). The west side of the Entry area is completely open and exposed to the exterior of the Guest House. There are no windows in the Entry area. The ceiling is constructed of plaster finished in white paint. In the southeast corner of the ceiling, there is a single hanging pendant lamp (Figure 387). Several wooden pegs are affixed on the walls: one on the south wall, and three on the east wall (Figure 388).

Living Room

The Living Room is a one-story, single room located in the western half of the Guest House. This room is surrounded by the exterior of the Guest House to the west, the Entry, the Hallway and the exterior of the Guest House to the south, the South Bedroom, Bath, and North Bedroom to the east, and the exterior of the Guest House to the north. The overall dimensions of

this room are 20 feet 6 inches wide (north-south direction) by 12 feet 6 inches deep (west-east direction). The Living Room is accessed through four separate doorways: D101 and D105 located in the south wall, and D106 and D107 in the east wall. The flooring material of the Living Room consists of wide, wooden boards of varying lengths running in a north-south direction and finished in a mustard yellow paint with splatters of white, green, red, and brown paint (Figure 389). There is a large hole in the northeast corner of the floor next to the threshold of D107 (Figure 390).

The west, south, and east walls in the Living Room are primarily constructed of unpainted tongue and groove wooden siding, varying in both size and direction. The west wall is composed of tongue and groove wooden siding laid in a horizontal direction and the exposed posts and girts of the post and girt framing (Figure 391). The south wall is composed of wooden siding on the east end of the wall and D105 and D106 in the west end of the wall. The siding on the east end of the south wall is tongue and groove wooden siding and is laid in a vertical direction. D105 and D106, located in the west end of the south wall, provide access to the Hallway and the Entry respectively (Figure 392). The east wall of the Living Room has vertical tongue and groove wooden siding on the south end of the wall and horizontal tongue and groove siding on the center and north end of the wall (Figure 393). The east wall also contains D106 and D107 that lead into the interior of the South Bedroom and North Bedroom respectively. The north wall of the Living Room is different from the west, south, and east walls and is composed of built-in cabinets on the west and east ends of the wall, a brick fireplace in the lower half of the center of the wall, and an unpainted, white plaster wall on the upper half of the center of the wall (Figure 394).

There are three interior doorways located within the Living Room of the Guest House: D105 located in the south wall that provides access to the Hallway, and D106 and D107 in the east wall providing access to the South Bedroom and North Bedroom respectively.

D105 measures 26 inches wide by 77 ¼ inches tall. This doorway is hung with an unpainted, wooden batten door, is cased with 3 ¾ inch, flat wooden boards on the top, right and left sides, and has a threshold that rises ¼ inch tall (Figure 395). D106 measures 25 ½ inches wide by 73 ½ inches tall and has a ½ inch tall threshold. This doorway is hung with an unpainted, wooden 4-paneled door with the panels raised facing the Living Room and recessed facing the South Bedroom. The top of this door also has 3 fixed lights fitted with bullseye glass panes that measure 5 ½ inches wide by 7 ½ inches tall. Facing the Living Room, this doorway is cased with 3 ¾ inch molded trim and equipped with an iron thumb latch (Figure 396). The third interior doorway in the Living Room, D107, is also located in the east wall and provides access to the North Bedroom. This doorway measures 27 ½ inches wide by 73 ¾ inches tall and has a 1 ½ inch tall threshold. D107 is hung with an unpainted, wooden 6-paneled door with the panels raised facing the Living Room and recessed facing the North Bedroom. Facing the Living Room, D107 is cased with 3 ¾ inch molded trim and fitted with an iron thumb latch (Figure 397).

There are three windows that punctuate the interior walls of the Living Room: two in the west wall (W102 and W103) and one in the south wall (W106). Refer to the Current Description, Guest House, Exterior Elements – Windows section of this report for detailed descriptions of each window. All three windows have the same molded interior trim that measures 4 ½ inches wide (Figure 398). The ceiling in the Living Room is constructed of unpainted white plaster and the exposed beams and girts of the post and girt framing (Figure 399).

There are several special features in the Living Room. One is the fireplace, located in the north wall. The fireplace has two openings: the firebox, which is a large square opening measuring 48 ¾ inches wide by 31 ¾ inches tall; and an arched-top opening, likely used for the storage of wood, measuring 17 inches wide by 16 ½ inches tall. The hearth of the fireplace is constructed of red brick with the courses laid in a west-east direction

(Figure 400). Located above the fireplace is an unpainted wooden shelf that measures 66 inches long by 6 inches deep (Figure 401). As previously mentioned, there are two built-in cabinets on the north wall that flank the right and left sides of the fireplace. The built-in located to the left of the fireplace consists of 7 interior shelves. This built-in cabinet has one, unpainted, 3-paneled wooden door on its lower half and no door on the upper half (Figure 402). The built-in cabinet located to the right of the fireplace is similar to the cabinet on the left, with the exception of a door located on the upper half of the right cabinet. This door consists of 12 lights, with each pane of glass measuring 3 inches wide by 4 inches tall (Figure 403). On the west wall of the Living Room there is a small built-in cabinet located on the south end of the wall. This cabinet consists of 3 shelves and has a door constructed of the same unpainted tongue and groove horizontal siding observed on the west wall (Figure 404).

South Bedroom

The South Bedroom is a one-story, single room located in the southeast corner of the Guest House. This room is surrounded by the Living Room to the west, the exterior of the Guest House to the south and east, and the Bath to the north. The South Bedroom measures 9 feet wide (north-south direction) by 11 feet deep (west-east direction). This room is accessed through 2 interior doorways and 1 exterior doorway: D106 in the west wall (interior), D109 in the north wall (interior), and D103 in the south wall (exterior). The flooring material of the South Bedroom is similar to that observed in the Living Room, consisting of wide wooden boards of varying lengths finished in a mustard yellow paint with splatters of white, green, red, and brown paint. However, the floor boards in the South Bedroom run in a west-east direction, unlike those of the Living Room that run in a north-south direction (Figure 405).

The west, east, and north walls in the South Bedroom are similar in construction and materials to the Living

Room. These three walls are constructed of unpainted, vertical tongue and groove wooden siding of varying lengths (Figure 406). The south wall is constructed of unpainted, horizontal tongue and groove siding on the lower three-fourths of the wall and plaster on the upper one-fourth of the wall (Figure 407). The west, south, and north walls are punctuated with three doorways respectively. Cased girts and beams of the structural framing system are exposed on the west, south, east, and north walls (Figure 408).

As previously described, three doorways are located within the South Bedroom. D106 is located in the north end of the west wall that leads into the interior of the Living Room (described above) (Figure 409). D109 is located in the center of the north wall that leads to the interior of the Bath and measures approximately 25 ¼ inches wide by 78 ¼ inches tall and is hung with an unpainted, 6-paneled door, with the panels raised facing the South Bedroom and recessed facing the Bath (Figure 410). The threshold rises ¼ inch and the door is equipped with an iron thumb latch (Figure 411). D103 is located in the west end of the south wall and leads to the exterior of the Guest House. For a detailed description, refer to the Current Description, Guest House, Exterior Elements – Doorways section of this report.

There are two windows located in the South Bedroom, one in the south wall (W107) and one in the east wall (W110). Detailed descriptions of these windows can be found in the Current Description, Guest House, Exterior Elements – Windows section of this report. Both windows have the same molded interior trim that measures 4 inches wide (Figure 412). The ceiling in the South Bedroom is composed of plaster. Exposed beams and girts cased with beaded boards of the post and girt framing are on the perimeters of the ceiling (Figure 413).

There are three built-in cabinets in the South Bedroom of the Guest House. One is located in the upper half of the north end of the east wall. This unit has three interior shelves and is covered with a wooden, vertical

tongue and groove sided door that is flush with the surrounding wall (Figure 414). Two additional built-in cabinets are located on the upper half of the west end of the north wall. There are no interior shelving units in these cabinets and, similar to the built-in cabinet on the east wall, both are covered with a wooden, vertical tongue and groove sided door that is flush with the surrounding wall (Figure 415).

Bath

The Bath is a one-story, single room located in the center of the east half of the Guest House. Located to the west is the Living Room, to the south is the South Bedroom, to the east is the exterior of the Guest House, and to the north is the North Bedroom. The Bath is rectangular in shape and measures 6 feet wide (north-south direction) by 11 feet deep (west-east direction). This room is accessed through two doorways: D109, located in the south wall, and D110, located in the north wall.

The flooring materials in the Bath consist of cream-colored and black vinyl asbestos tiles, laid in a checkered pattern (Figure 416). With the exception of the west wall, the walls in the Bath are finished with heather gray/blue masonite sheets designed with a tile pattern on the lower three-quarters of the wall, and butterfly patterned wallpaper on the upper one-quarter of the wall (Figure 417). A mint green ceramic shower tub spans the length of the entire west wall and rises approximately one quarter the height of the west wall. The upper three quarters of the west wall consists of heather gray/blue masonite sheeting with no pattern (Figure 418).

D109 is located in the western half of the south wall and provides access to the South Bedroom (described above), and D110 is located in the eastern half of the north wall and provides access to the North Bedroom (described below). There is one window (W111) located in the Bath and it is placed in the center of the east wall. For a detailed description, refer to the Current Description, Guest House, Exterior Elements – Windows section of this report. The interior trim

that surrounds this window measures 3 ¾ inches wide (Figure 419).

The ceiling is constructed of drywall finished in white paint and has a hanging light placed in the center (Figure 420). Special features in the bathroom include: a mint green ceramic shower tub located on the west wall, a mint green ceramic console table sink located on the south wall (Figure 421), and a mint green ceramic toilet located on the north wall (Figure 422).

North Bedroom

The North Bedroom is a one-story, single room located in the north end of the eastern half of the Guest House. The North Bedroom is flanked by the Living Room and exterior of the Guest House on the west side, the Bath on the south side, the exterior of the Guest House on the east side, and the Closet and exterior of the Guest House on the north side. The North Bedroom is rectangular in shape and measures 16 feet 6 inches wide (north-south direction) by 11 feet deep (west-east direction). The North Bedroom is accessed through three interior doorways: D107, located in the west wall, D110, located in the south wall, and D111, located in the east wall.

The flooring consists of unpainted, wide wooden boards of varying lengths that run in a north-south direction (Figure 423). All four walls are similar in construction, with the bottom half of the wall composed of horizontal, unpainted tongue and groove wooden siding and the top half of the walls composed of white plaster (Figure 424). The west wall is punctuated by D107 on its south end, the south wall is punctuated by D110 on its east end, and the east wall is punctuated by D111 on its north end. The North Bedroom has cased exposed girts and beams from the structural framing system. A small built-in cabinet is located in the west end of the south wall, in the lower half of the wall (Figure 425).

As previously described, three doorways are located within the North Bedroom and provide access to the Living Room, Bath, and Closet respectively. D107,

located in the south end of the west wall, provides access to the interior of Living Room (described above). The trim surrounding D107 on the North Bedroom side measures 3 ¾ inches wide. D110 is located in the east end of the south wall, provides access to the interior of the Bath, and measures 28 inches wide by 76 ¾ inches tall. D110 is hung with an unpainted, 6-paneled door with the panels raised on the North Bedroom side and recessed facing the Bath (Figure 426). The hardware on this door is an iron thumb latch (Figure 427). The threshold of D110 rises 1 inch tall and the trim surround measures 3 ½ inches wide. The third doorway, D111, is located in the north end of the east wall and provides access to the interior of the Closet. D111 measures 28 inches wide by 77 inches tall and is hung with an unpainted, 4-paneled door with the panels raised on the North Bedroom side and recessed facing the Closet side (Figure 428). This door is equipped with an iron thumb latch (Figure 429). The threshold of D111 rises 1 inch tall and the trim surround measures 3 ¾ inches wide.

There are four windows in the North Bedroom: one located in the west wall (W101); two windows located in the east wall (W112 and W113), and one located in the north wall (W115). For detailed description of these four windows, refer to the Current Description, Guest House, Exterior Elements – Windows section of this report. The interior molded trim that surrounds all four windows are the same and measure approximately 3 ¾ inches wide (Figure 430). The ceiling in the North Bedroom is composed of plaster with a stucco-like finish, as well as the cased exposed beams and girts of the post and girt framing system (Figure 431).

Closet

The Closet is a one-story, single room located on the northeast corner of the Guest House. This room is surrounded by the exterior of the Guest House on the south, east, and north sides, and half on the west side. Located on the other half of the west side is the North Bedroom. The room is square and measures

approximately 7 feet 6 inches wide (north-south direction) by 8 feet 6 inches deep (west-east direction). This room is accessed in two ways: through an interior doorway, D111, located in the west wall of the Closet that leads into North Bedroom, and through a second interior doorway, D112, located in the east wall that opens into a stairwell leading to the basement of the Guest House.

The Closet flooring consists of unpainted, wide wooden boards of varying lengths that run in north-south direction (Figure 432). All four walls (west, south, east, and north) in the Closet are composed of unpainted, vertical tongue and groove wooden siding (Figure 433). D111 and D112 punctuate the south ends of the west and east walls respectively. D111 provides access to the interior of the North Bedroom (described above). The second doorway located in the Closet, D112, punctuates the south end of the east wall. Measurements of this doorway could not be taken due to the inaccessibility of this area of the Closet. D112 is hung with an unpainted, 4-paneled door with the panels raised on the Closet side and is equipped with an iron thumb latch (Figure 434).

There are two windows located in the Closet: W108, located in the south wall and W114, located in the north wall. For a detailed description of both of these windows, refer to the Current Description, Guest House, Exterior Elements – Windows section of this report. The molded trim surrounding W108 measures 3 ¾ inches wide (Figure 435) and the trim on W114 could not be accessed for measurements. The ceiling in the Closet is composed of white plaster with a stucco-like finish (Figure. 436).

Hallway

The Hallway is located on the south end of the Living Room and is a one-story, single room that connects the Living Room to the Kitchen. Located to the west is the Entry, to the south is the Kitchen, to the east and north is the Living Room. The Hallway measures 5 feet 6 inches wide (north-south direction) by 4 feet deep (west-east direction). The Hallway is accessed through

two interior doorways: D105 that leads into the interior of Living Room and D113 that leads into the interior of the Kitchen.

The Hallway flooring is a continuation of that found in the Living Room, consisting of wide, wooden boards of varying length that run in a north-south direction, finished in a mustard yellow paint with splatters of white, green, red, and brown paint (Figure 437).

D105 is in the north wall and D113 is in the south wall and the west and east walls are constructed of the same unpainted, tongue and groove wooden vertical siding found in the Living Room (Figure 438). D113 measures 27 ¼ inches wide by 75 ¼ inches tall and has a ¼ inch tall threshold. There is no door hung within this doorway. D105 is described above. There are no windows located in the Hallway.

The ceiling of the Hallway is constructed of unpainted white plaster. There are also 4 wooden pegs nailed on a flat wooden board located two-thirds up the west wall of the Hallway (Figure 439).

Kitchen

The Kitchen is a one-story, single room located on the southwest corner of the Guest House. To the west, south, and east of the Kitchen is the exterior of the Guest House. This room is rectangular in shape and measures approximately 9 feet wide (north-south direction) by 8 feet deep (west-east direction). The Kitchen is accessed through two doorways: one exterior doorway, D102, located in the south wall and one interior doorway, D113, located in the north wall.

The floor in the Kitchen is covered in rolled linoleum with a brick pattern design (Figure 440). The west, south, east, and north walls in the Kitchen are covered in masonite. The top half of the walls are covered in ice-blue colored masonite sheeting and the bottom half of the walls are covered in a slightly lighter blue masonite sheeting with a tile pattern design (Figure 441). Also located on the bottom of the walls are black masonite baseboards. Cabinets and appliances occupy

the length of the lower half of the west wall and include an oven and a built-in refrigerator (Figure 442). As previously mentioned, D102 and D113 punctuate the east ends of the south and north walls respectively, and there is one built-in cabinet unit located in the center of the north wall.

D113 leads into the interior of the Hallway and measures 27 ¼ inches wide by 75 ¼ inches tall and has a threshold that rises ¼ inch tall. The molded trim that surrounds D113 and faces the interior of the Kitchen measures 3 ¾ inches wide (Figure 443). For a detailed description of the D102 on the east end of the south wall that leads to the exterior of the Guest House, refer to the Current Description, Guest House, Exterior Elements – Doorways section of this report.

There are two windows located in the Kitchen: W104, located in the west wall and W109, located in the east

wall. For a detailed description of both of these windows, refer to the Current Description, Guest House, Exterior Elements – Windows section of this report. The molded trim surrounding both W104 and W109 measures 3 ½ inches wide (Figure 444). The ceiling in the Kitchen is composed of drywall painted white (Figure 445).

There are several special features in the Kitchen: a built-in drop table measuring 3 feet 10 inches long by 2 feet deep located in the center of the east wall (Figure 446), two shelving units located on the north side of the east wall (Figure 447), one shelving unit located on the south side of the east wall (Figure 448), a built-in cabinet in the north wall (Figure 449), and two shelving units located in the northeast corner of the room spanning the north side of the west wall and the west side of the north wall (Figure 450).



Figure 385. Floor of Entry, Guest House (2007).



Figure 386. South and east walls of Entry, Guest House (2007).



Figure 387. Ceiling of Entry, Guest House. Hanging pendant lamp in the southeast corner (2007).



Figure 388. Wooden peg seen on south and east walls of Entry, Guest House (2007).



Figure 389. Floor of Living Room, Guest House (2007).



Figure 390. Large hole in northeast corner of floor in Living Room, Guest House (2007).



Figure 391. West wall of Living Room, Guest House (2007).



Figure 392. South wall of Living Room, Guest House (2007).



Figure 393. East wall of Living Room, Guest House (2007).



Figure 394. North wall of Living Room, Guest House (2007).



Figure 395. D105 in Living Room (leads into Hallway), Guest House (2007).



Figure 396. D106 in Living Room (leads into South Bedroom), Guest House (2007).



Figure 397. D107 in Living Room (leads into North Bedroom), Guest House (2007).



Figure 398. Interior trim surrounding windows in Living Room, Guest House (2007).



Figure 399. Ceiling of Living Room, Guest House (2007).



Figure 400. Fireplace in north wall of Living Room, Guest House (2007).



Figure 401. Shelf above fireplace on north wall of Living Room, Guest House (2007).



Figure 402. Built-in cabinet in west end of north wall in the Living Room, Guest House (2007).



Figure 403. Built-in cabinet in east end of north wall in Living Room, Guest House (2007).



Figure 404. Built-in cabinet in south end of west wall in Living Room, Guest House (2007).



Figure 405. Floor of South Bedroom, Guest House (2007).



Figure 406. East wall of South Bedroom, Guest House (2007).

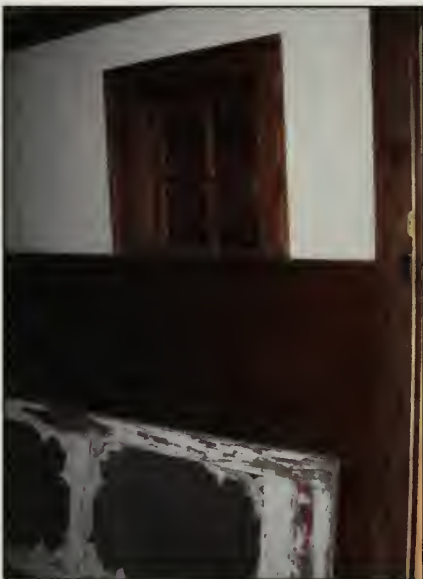


Figure 407. South wall of South Bedroom, Guest House (2007).



Figure 408. Example of cased girts and beams of the structural framing system exposed on all walls in the South Bedroom, Guest House (2007).



Figure 409. D106 in South Bedroom (leads into Living Room), Guest House (2007).



Figure 410. D109 in South Bedroom (leads into Bath), Guest House (2007).



Figure 411. Iron thumb latch on door within D109 in South Bedroom, Guest House (2007).



Figure 412. Example of interior window trim surrounding windows in South Bedroom, Guest House (2007).



Figure 413. Example of exposed beams and girts cased with beaded boards of the post and girt framing seen on the perimeters of the ceiling in South Bedroom, Guest House (2007).



Figure 414. Built-in cabinet in north end of east wall of South Bedroom, Guest House (2007).



Figure 415. Two built-in cabinets on west end of north wall in South Bedroom, Guest House (2007).



Figure 416. Floor of Bath, Guest House (2007).



Figure 417. North wall of Bath, Guest House (2007).

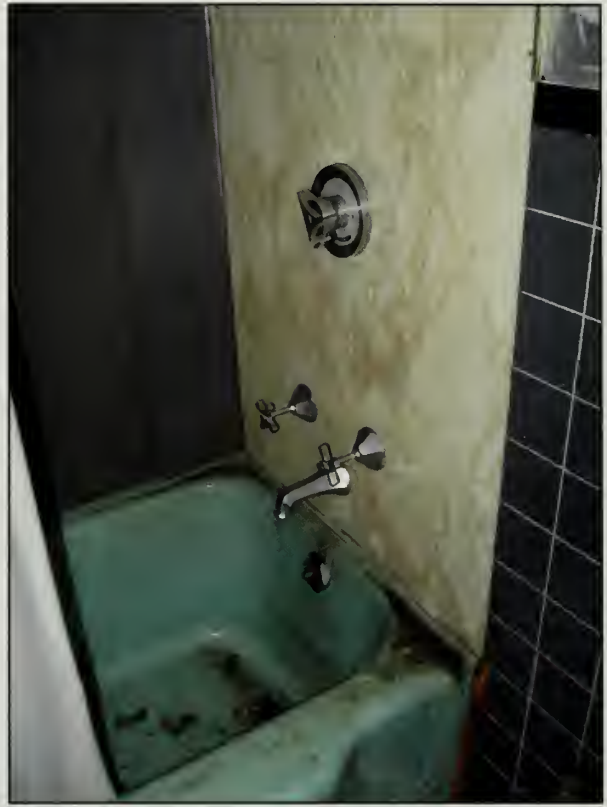


Figure 418. Northwest corner of Bath, Guest House (2007).



Figure 419. Interior window trim of W111 of Bath, Guest House (2007).



Figure 420. Hanging light in center of ceiling of Bath, Guest House (2007).



Figure 421. Console table sink on south wall of Bath, Guest House (2007).



Figure 422. Toilet on north wall of Bath, Guest House (2007).



Figure 423. Floor of North Bedroom, Guest House (2007).



Figure 424. West wall of North Bedroom, Guest House (2007).



Figure 425. Built-in cabinet in lower half of west end of south wall in North Bedroom, Guest House.



Figure 426. D110 in North Bedroom (leads into Bath), Guest House (2007).



Figure 427. Iron thumb latch on North Bedroom side of door located within D110, Guest House (2007).



Figure 428. Door located within D111, Guest House (2007).



Figure 429. Iron thumb latch on door within D111, Guest House (2007).



Figure 430. Example of interior window trim on windows in North Bedroom, Guest House (2007).



Figure 431. Ceiling and exposed beams and girts of the framing system of North Bedroom, Guest House (2007).



Figure 432. Floor of Closet, Guest House (2007).



Figure 433. North wall of Closet, Guest House (2007).



Figure 434. D112 in east wall of Closet, Guest House (2007).



Figure 435. Window trim on W108
iof Closet, Guest House (2007).



Figure 436. Ceiling of Closet, Guest
House (2007).



Figure 437. Floor of Hallway, Guest
House (2007).



Figure 438. West wall of Hallway, Guest House (2007).



Figure 439. Wooden pegs on west wall of Hallway, Guest House (2007).



Figure 440. Floor of Kitchen, Guest House (2007).

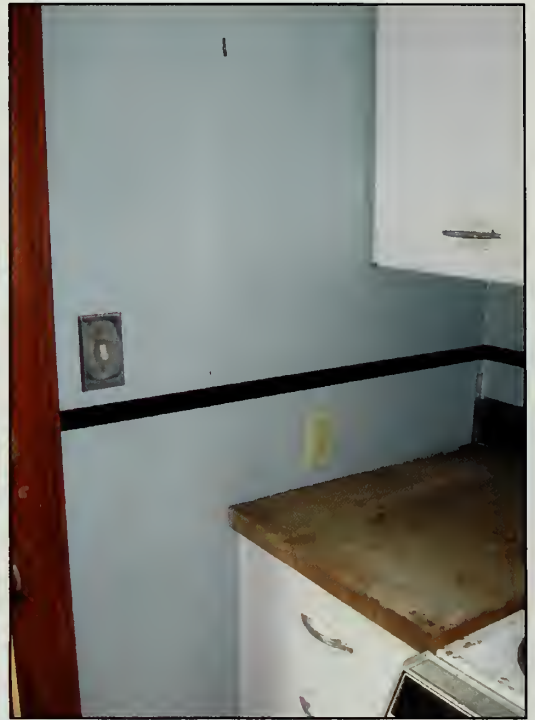


Figure 441. South wall of Kitchen, Guest House (2007).



Figure 442. Lower west wall of Kitchen, Guest House (2007).



Figure 443. D113 in north wall of Kitchen, Guest House (2007).



Figure 444. Window trim on W109 on east wall of Kitchen, Guest House (2007).

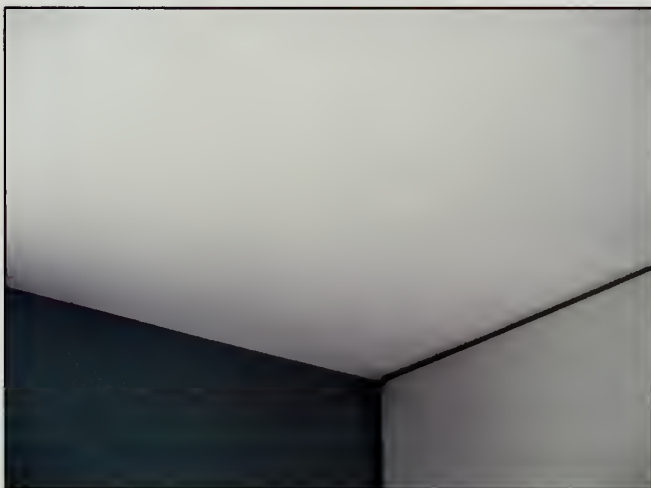


Figure 445. Ceiling of Kitchen, Guest House (2007).

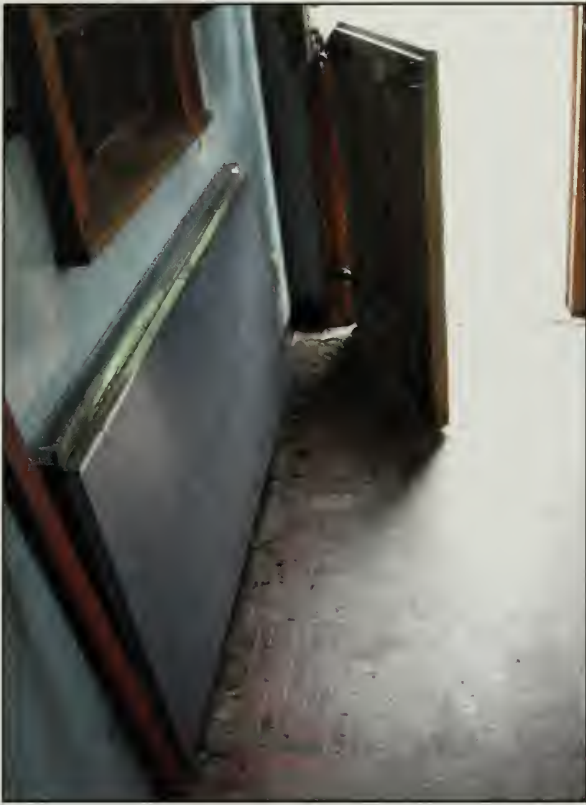


Figure 446. Built-in table on east wall of Kitchen, Guest House (2007).



Figure 447. Two shelving units on north side of east wall in Kitchen, Guest House (2007).



Figure 448. Shelving unit on south side of east wall in Kitchen, Guest House (2007).



Figure 449. Built-in cabinet in north wall in Kitchen, Guest House (2007).



Figure 450. Built-in shelving units on northeast corner in Kitchen, Guest House (2007).

SUMMER HOUSE

EXTERIOR ELEMENTS

General Configuration

The Summer House is a wood-framed, one-story, single room structure with a pyramidal hipped roof. The west and east elevations extend 12 feet 1 inch and the north and south elevations extend 10 feet 1 inch (Figure 455).

Foundation

The Summer House rests on a concrete block foundation (Figure 456). Each concrete block measures 15 inches long by 7 ½ inches deep. There are 8 blocks in total, 4 of which support the weight of one wall and 4 that support the weight of two walls.

Siding

The exterior siding on the lower half of all four elevations is horizontal wooden clapboards, 6 on each side with a 6 ½ inch exposure. The upper half of each elevation consists of a window with awning-style wooden shutters constructed of plywood sheeting (Figures 451, 452, 453, and 454).

Doorways

One doorway, D101, accesses the interior of the Summer House and is located in the east elevation. For the location of this doorway, refer to Figure 455. Dimensions and a description of this doorway can be found in Table 19.

Windows

There are 8 windows in the Summer House: W101, W102, W103, W104, W105, W106, W107, and W108. There are two windows located in the upper half of each elevation (Figure 460). For the location of each window, refer to Figure 455. Dimensions and description of the windows can be found in Table 20.

Roof

The Summer House is topped with a low, sloped, pyramidal hip roof. The structural system of the roof is comprised of 4 double board hip rafters with 7 jack rafters in between on each side (Figure 464). All rafters are exposed and notched into the wall plate. The eaves are wide at the roof-wall junction and have an open overhang that measures 15 inches on the north and south sides and 11 inches on the west and east sides (Figure 465). The sheathing placed on top of the rafter is wooden bead boarding that measures approximately 3 ¾ inches wide including the ¼ inch bead. The exterior roofing material is wooden shingles.

Painted Finishes

The entire exterior (corner boards, shutters, clapboarding) of the Summer House appears to have been painted red at one time, but due to environmental conditions, some of this paint is no longer extant. The only components of the building's exterior that appear to have never been painted are the wooden shingles that cover the roof.

TABLE 19. SUMMER HOUSE DOORWAY DIMENSIONS

Doorway Number	Width	Height	Description
D101	31 ½ inches	86 inches	D101 is located in the east elevation of the Summer House and provides access to the interior (Figure 457). D101 contains a door constructed of 4 flush vertical batten boards and diagonal bracing. The hardware on the door is a modern imbedded metal deadbolt and a modern metal door pull (Figure 458). There are three metal strap hinges located on the northern end of the door (Figure 459). D101 is cased on the right and left with 4 inch, flat, wooden boards.

TABLE 20. SUMMER HOUSE DOORWAY DIMENSIONS

Window Number	Width	Height	Description
W101, W102, W103, W104, W105, W106, W107, and W108	52 inches	46 ½ inches	W101 and W102 are located in the south elevation, W103 and W104 are located in the west elevation, W105 and W106 are located in the north elevation, and W107 and W108 are located in the east elevation. These windows do not contain window sashes and are covered by awning-style exterior plywood shutters. Each shutter measures 52 ½ inches wide by 48 inches tall. On the top of each plywood shutter are two metal strap hinges (Figure 461). Additional window hardware consists of two turn locks located on the lower right and left sides of each shutter (Figure 462). The sills located beneath each window are 1 ¾ inches deep by 1 ½ inches tall (Figure 263).



Figure 451. South elevation, Summer House (2007).



Figure 452. East elevation, Summer House (2007).



Figure 453. North elevation, Summer House (2007).



Figure 454. West elevation, Summer House (2007).

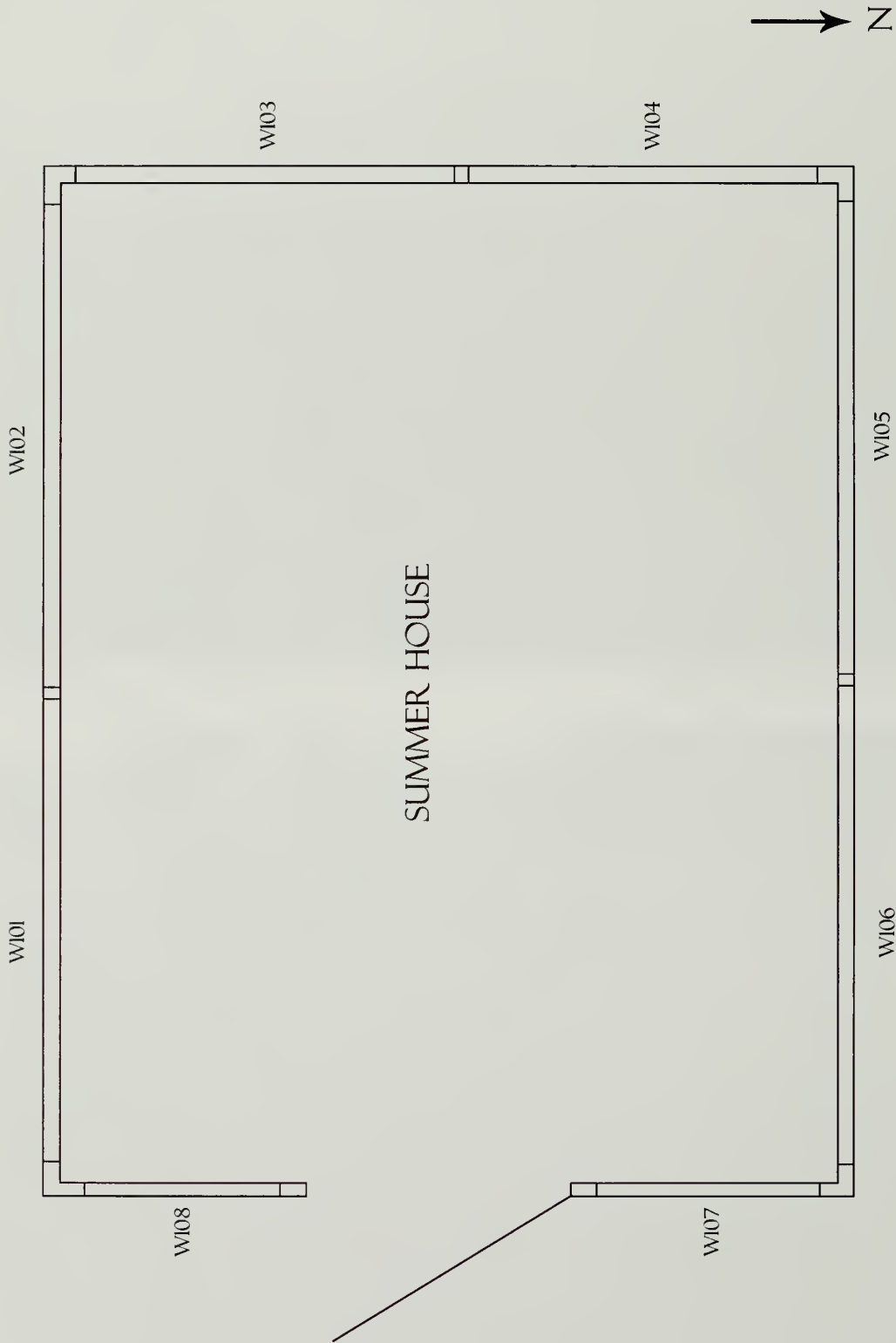


Figure 455. Floor plan of Summer House showing locations of doorways and windows. Drawing not to scale (Laham, 2007).



Figure 456. Concrete block foundation, Summer House (2007).



Figure 457. D101 in east elevation, Summer House (2007).

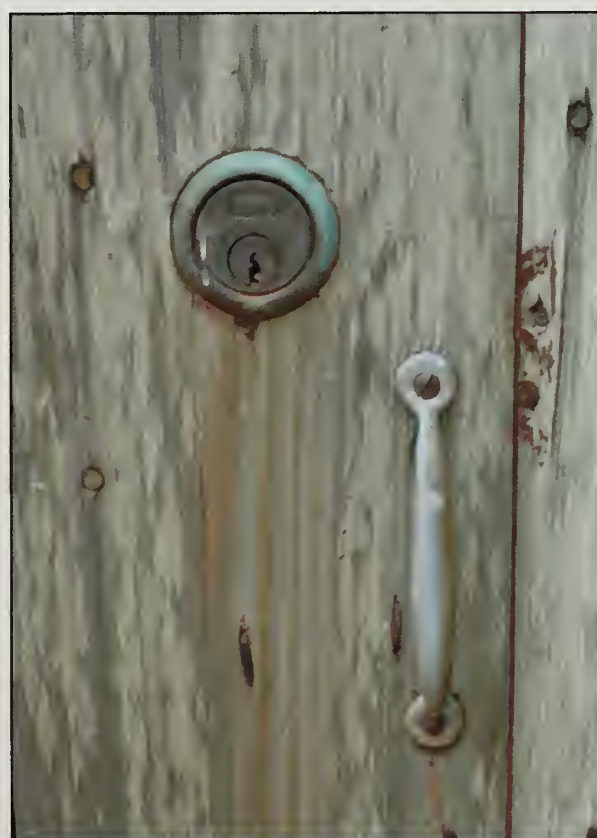


Figure 458. Embedded deadbolt lock and door pull on door located within D101 in east elevation, Summer House (2007).



Figure 459. Metal strap hinge on door within D101 in east elevation, Summer House (2007).



Figure 460. Four windows and shutters in the north and west elevation, Summer House (2007).



Figure 461. Typical metal strap hinge found on shutter on exterior window, Summer House (2007).



Figure 462. Typical turn lock mechanism for shutters on exterior window, Summer House (2007).



Figure 463. Typical windowsill, Summer House (2007).



Figure 464. Roofing system, Summer House (2007).

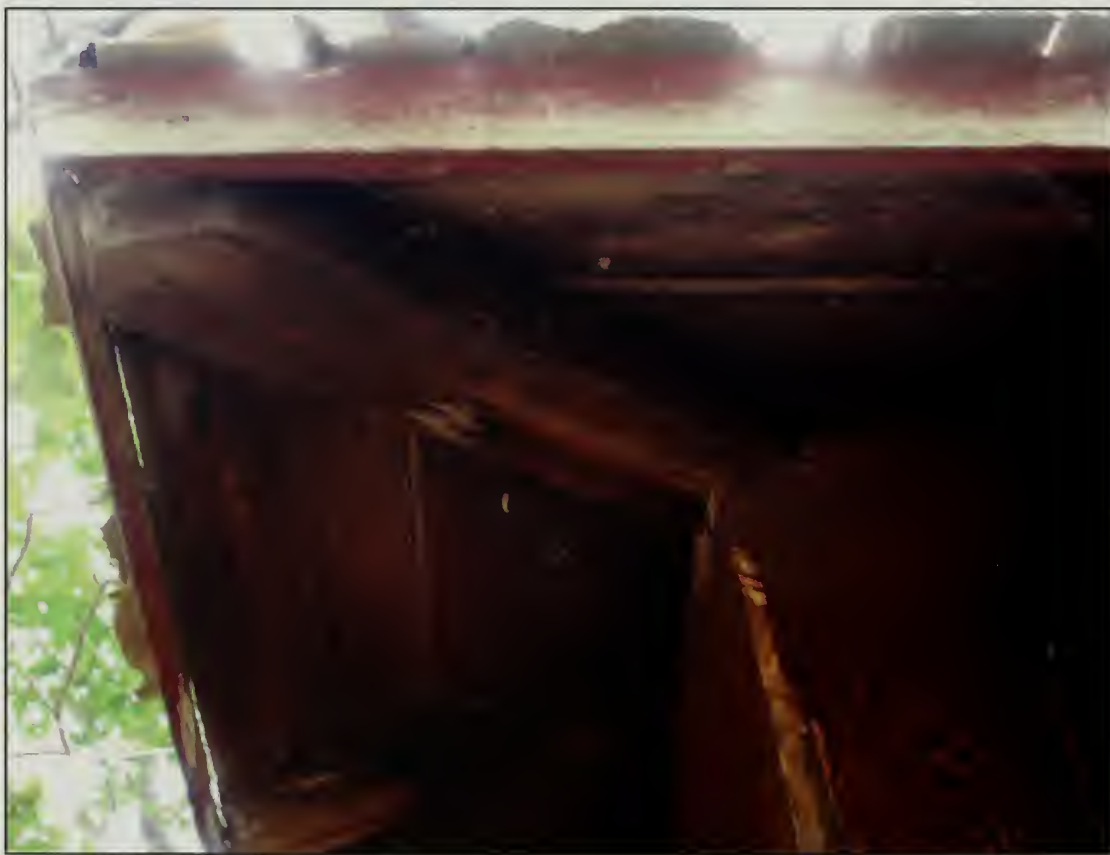


Figure 465. Wide eave and open overhang at roof-wall junction, Summer House (2007).

INTERIOR ELEMENTS

The Summer House is a one-story, single room structure and measures approximately 10 feet 1 inch on the north and south sides of the structure and 12 feet 1 inch on the west and east sides of the structure. The interior of the Summer House is accessed through one doorway, D101, located in the east elevation of the building.

The flooring materials in the Summer House consist of wooden floorboards that run in a north-south direction (Figure 466). Each floor board is unpainted and measures approximately 3 ½ inches wide. The south, west, and north walls are composed of the windows (W101, W102, W103, W104, W105, and W106) in the upper half of the walls and exposed framing and plywood sheeting on the bottom half of the walls (Figure 467). The east wall is also constructed of two windows (W107 and W108) in the upper half of the wall and exposed framing and plywood sheeting on the bottom half of the wall. The east wall contains a doorway, D101, located in the middle of the wall that leads to the exterior of the Summer House (Figure 468).

D101 is fitted with a wooden batten door with interior diagonal bracing that measures 31 ½ inches wide by 86 inches tall that was previously described in the Current Description, Summer House, Exterior Elements – Doorways section of this report. The interior hardware consists of a modern metal deadbolt lock and metal door pull (Figure 469). A screen door fitting D101 is being stored inside the Summer House.

As previously described, there are two windows in all four elevations of the Summer House. The windows measure approximately 52 inches wide by 48 inches tall and were previously described in the Current Description, Summer House, Exterior Elements – Windows section of this report. Screens for each window (8 total) are located in the interior of the Summer House (Figure 470).

The ceiling in the Summer House is the exposed roofing system of the pyramidal hip roof. The roofing system was previously described in the Current Description, Summer House, Exterior Elements – Roof section of this report.

There are no applied finishes or special features located in the interior of the Summer House.



Figure 466. Floor inside Summer House (2007).



Figure 467. South wall inside Summer House (2007).



Figure 468. East wall inside Summer House (2007).



Figure 469. Deadbolt lock and metal door pull on interior of D101, Summer House (2007).



Figure 470. Interior view of windows W101 and W102 with screens in south wall, Summer House (2007).

COUNTRY STORE

EXTERIOR ELEMENTS

General Configuration

The Country Store is a wooden, balloon-framed structure with compound plan that consists of a one-and-a-half-story, one-room principal mass with a one-story, two-room projection on the north elevation and a one-story, one-room projection on the south elevation. The one-and-a-half-story, one-room principal mass contains the Country Store Room. The one-story, two-room projection on the north elevation contains the Store Room and Bath; and the one-story, one-room projection on the south elevation contains the Study. The overall dimensions of the Country Store are 47 feet wide (north-south direction) by 32 feet deep (west-east direction) (not including the porch on the east elevation) (Figure 475).

Foundation

The foundation of the Country Store is a composite of continuous brick walls and individual brick piers. The principal mass (Country Store Room) and the projection on the south elevation (Study) rest on a continuous brick foundation wall. The foundation of the projection on the north elevation (Store Room and Bath) rests upon individual brick piers (Figure 476).

Siding

The Country Store is covered with four different types of unpainted wooden siding: horizontal wooden clapboards with a 4 inch reveal, horizontal flush wooden boards, wooden shingles, and vertical flush wooden boards. The south end of the east elevation (exterior of the Study) is covered with horizontal wooden clapboarding. The center of the east elevation (exterior of the Country Store Room) is covered with two different types of siding: the first story is covered with horizontal wooden clapboarding and the gable peak is covered with horizontal flush wooden boards. The north end of the east elevation (exterior of the Store Room and Bath) is covered with wooden

shingles laid in a coursed pattern (Figure 471). The north elevation is covered in two different types of siding: the east end of the north elevation (exterior of Country Store Room) is sided with wooden shingles laid in a coursed pattern; the west end of the north elevation (exterior of the Store Room and Bath) is sided with vertical flush wooden boards (Figure 472). The entire length of the west elevation is sided with wooden shingles laid in a coursed pattern (Figure 473). The south elevation is covered in two different types of siding: the west end (exterior of the Store Room and Bath) and center (Study) are sided with wooden shingles laid in a coursed pattern; the east end of the south elevation is sided with horizontal wooden clapboards (Figure 474).

Doorways

There are a total of four doorways that punctuate the exterior of the Country Store: two doorways (D101 and D102) are located in the east elevation and two doorways (D103 and D104) in the west elevation. For the location of each doorway, refer to Figure 475. Dimensions and descriptions of the doorways and doors are listed in Table 21.

Windows

There are a total of fifteen windows that punctuate the exterior of the Country Store: five are located in the east elevation (W101, W102, W103, W201); one is located in the north elevation (W105); four are located in the west elevation (W106, W107, W108, W202); and five are located in the south elevation (W109, W110, W111, W112, W203). For the location of each window, refer to Figure 475. The fifteen windows that punctuate the exterior of the Country Store differ from one another. Detailed descriptions can be found Table 22.

Roof and Gutter System

The roofing system of the Country Store consists of a series of intersecting wooden-shingled, gable roofs, one wooden-shingled porch roof, and one wooden-shingled shed roof. The roof over the Country Store Room is a west-east gable roof with a medium pitch. To the south of the Country Store is the Study. The north-south gable roof over the Study intersects the center of the Country Store roof at a ninety degree angle and has a medium pitch. To the north of the Country Store Room is the Store Room and Bath. The roof that covers these rooms is a combination of an extended gable roof on its east end from the Country Store Room as well as a west-east, medium pitched gable roof on its west end. The porch roof is located

on the exterior east elevation of the Country Store Room over the exterior porch. The shed roof is located on the exterior west elevation of the Country Store Room over doorway D104.

The wooden gutters remaining in place on the exterior of the Country Store are held up by wooden brackets finished in red paint. The gutters and brackets are currently located in the following locations: exterior east elevation of the Study, exterior north elevation of the Country Store Room, exterior west elevation of the Study, and the exterior south elevation of the Country Store Room. There are two downspouts attached to the exterior of the Country Store, located on the southeast and southwest corner respectively (Figure 501).

TABLE 21. COUNTRY STORE DOORWAY DIMENSIONS

Doorway Number	Width	Height	Description
D101	31 ½ inches	79 inches	D101 is located in the east elevation of the Country Store and provides access into the Study (Figure 477). D101 is hung with a vertical wooden batten door that consists of three boards finished in red paint. The hardware on the door within D101 consists of a modern padlock and two metal butt hinges (Figure 478). The casing that flanks the right and left sides of D101 measures 4 ½ inches wide and the header above D102 measures 6 inches wide.
D102	33 ½ inches	82 ¾ inches	D102 is located in the east elevation of the Country Store and provides access to the Country Store Room (Figure 479). D102 is hung with a wooden vertical batten door consisting of 4 boards finished in red paint. The hardware on the door within D102 consists of a modern padlock and two metal strap hinges (Figure 480). The casing that flanks the right and left sides of D102 measures 4 ½ inches wide and the header above D101 measures 6 ½ inches wide.
D103	24 ¾ inches	72 inches	D103 is located in the west elevation of the Country Store and provides access to the Store Room and Bath (Figure 481). D103 is hung with a wooden vertical batten door consisting of 2 unpainted boards. The hardware on D103 consists of an iron thumb latch, an iron door pull, a hook and eye fastener, and two iron strap hinges (Figure 482). The casing that surrounds the top, left and right sides of D103 measures 4 ½ inches wide.
D104	33 ½ inches	75 ¼ inches	D104 is located in the west elevation of the Country Store and provides access to the Country Store Room (Figure 483). D104 is hung with an exterior wooden vertical batten door and an interior 6-paneled door (Figure 484). The exterior batten door consists of 4 vertical boards painted red. The interior door is finished in blue paint has 6 panels - recessed facing the exterior of the Country Store and raised facing the interior of the Country Store. There is no hardware on the exterior batten door. The hardware on the interior door consists of a modern embedded deadbolt, metal doorknob, and metal doorknocker. A small shed roof remains above D104 (Figure 485).

Chimneys

The Country Store has one chimney that punctuates the north end of the eastern slope of the north-south gable roof over the Study. This chimney is constructed of brick stacked in a running bond pattern. The bottom of the chimney (chimney-roof junction) is flashed with metal sheeting. The top of the chimney consists of three courses of corbelling, finished with a wooden chimney cap painted red (Figure 502).

Painted Finishes

The majority of the Country Store is unpainted, with the exception of the following elements that are painted red: ridge boards, chimney cap, rake boards, corner boards, gutters, gutter brackets, downspouts, east elevation porch posts, window trim and shutters, door trim, and the doors hung within D101, D102 and D104.

Special Features

Two exterior porches are still in place on the exterior of the Country Store. One porch is located on the exterior east elevation of the Country Store Room and is constructed of unpainted wooden boards that run in a west-east direction. This porch measures 211 ¼ inches wide (north-south direction) by 54 ¼ inches deep (west-east direction). The second porch is located on the exterior west elevation of the Country Store Room and is also constructed of unpainted wooden boards that run in a north-south direction. This porch measures 69 inches wide (north-south direction) by 45 ½ inches deep (west-east direction). A metal shoe scrape is affixed to the southwest corner of this porch. Two additional special features are found on the east elevation of the Country Store: two metal brackets affixed to the center of the porch roof. It is believed that these once functioned to hold up the exterior sign for the Country Store (Figure 503).

TABLE 22. COUNTRY STORE WINDOW DIMENSIONS

Window Number	Width	Height	Description
W101 and W102	23 ¼ inches	41 inches	W101 and W102 are located in the east elevation of the Country Store and open into the Study. W101 and W102 contain three-over-three double hung sash windows (Figures 486 and 487). Each pane of glass measures 6 ½ inches wide by 8 ½ inches tall. The muntins have flat, angular profiles and measure ¾ inches wide by ¼ inch deep. There are 4 ½ inch wide wooden flat boards that case W101 and W102 on the top, right and left sides. The sills measure 1 ¾ inches tall. Two wooden batten shutters are located on the exterior of both W101 and W102 and each shutter measures 11 ½ inches wide by 41 inches tall and have two metal strap hinges located on the top and bottom. Both W101 and W102 have metal shutter dogs on the north side of the windows. The muntins, casings, sills and shutters are finished with red paint.
W103	51 inches	56 ½ inches	W103 is located in the east elevation of the Country Store and opens into the Country Store Room (Figure 488). W103 contains a four-over-four, double hung sash window. Each pane of glass measures 11 ½ inches wide by 12 ½ inches tall. The muntins have flat, angular profiles and measure ¾ inches wide by ¼ inch deep. The flat board casing that surrounds W103 measures 4 ½ inches wide and the sill measures 1 ¾ inches tall. There is one wooden batten shutter composed of 5 vertical boards that cover the exterior of W103. The muntins, casing, sill and shutter are finished in red paint.

Window Number	Width	Height	Description
W104	20 ¼ inches	37 inches	W104 is located in east elevation of the Country Store and punctuates the east wall of the Store Room (Figure 489). A full description of this window cannot be made because the shutters are currently sealed shut and the interior of the Store Room is inaccessible. W104 is surrounded by 4 ½ inch wide flat board casing and has a sill that measures 1 ¾ inches tall. W104 has two exterior shutters: the northern shutter measures 10 ¼ inches wide by 37 inches tall and the southern shutter measures 10 inches wide by 37 inches tall. Two metal strap hinges are located on the top and bottom of each shutter. There is one metal shutter dog located on the west side of the window. The casing, shutters, and sill are finished in red paint.
W105			W105 is the only window located in the north elevation of the Country Store and opens into the Country Store Room (Figure 490). W105 contains a three-over-three, double hung sash window. Each pane of glass measures 6 ¾ inches wide by 8 ½ inches tall. The muntins have flat, angular profiles and measure ¾ inches wide by ¼ inch deep. The flat board casing that surrounds W105 measures 4 ½ inches wide. The sill measures 1 ¾ inches tall. Two wooden batten shutters are placed on the exterior of W105 and both measure 11 ¾ inches wide by 41 inches tall. Two metal strap hinges are located on the top and bottom of each shutter. There are two metal shutter dogs located on the west and east sides of the W105. The muntins, casing, sill and shutter are finished in red paint.
W106	16 ¼ inches	12 inches	W106 is located in the west elevation of the Country Store and opens into the Store Room (Figure 491). A full description of this window cannot be made because the shutter is currently sealed shut and the interior of the Store Room is inaccessible. The casing that surrounds the top, right and left sides of W106 consists of 4 ½ inch wooden flat boards. The sill measures 1 ½ inches tall. The casing, shutter, and sill are finished in red paint.
W107	18 ½ inches	20 ¾ inches	W107 is located in the west elevation of the Country Store and opens into the Country Store Room (Figure 492). W107 contains a single casement window with a diamond leaded glazing pattern. Each diamond section measures 5 inches wide by 6 ½ inches tall. One wooden batten shutter is located on the exterior of W107. Two metal strap hinges are located on the top and bottom of this shutter respectively. There is one shutter dog located to north of this window. The casing that surrounds the top, right and left sides of W107 consists of 4 ½ inch wooden flat boards. The sill measures 1 ¾ inches tall. The casing, shutter, and sill are finished in red paint.
W108	23 ¼ inches	41 inches	W108 is located in the west elevation of the Country Store and opens into the Study (Figure 493). W108 contains a three-over-three, double hung sash window. Each pane of glass measures 6 ½ inches wide by 8 ½ inches tall. The muntins have flat, angular profiles and measure ¾ inches wide by ¼ inch deep. The flat board casing that surrounds the top and sides of W108 measures 4 ½ inches wide and sill measures 1 ¾ inches tall. Two wooden batten shutters are placed on the exterior of W108. Each shutter measures 11 ¾ inches wide by 41 inches tall. Two metal strap hinges are located on the top and bottom of each shutter. Two metal shutter dogs are located on the north and south sides of W108. The muntins, casing, sill and shutters are finished in red paint.

Window Number	Width	Height	Description
W109	20 ½ inches	26 inches	W109 is located in the south elevation of the Country Store and opens into the Store Room (Figure 494). A full description of this window cannot be made because the shutter is currently sealed shut and the interior of the Store Room is inaccessible. The casing that flanks the right and left sides of W109 consists of 4 ½ inch, flat, wooden boards. The sill measures 1 ¾ inches tall. The casing, shutter, and sill are finished in red paint.
W110	17 inches	18 ¾ inches	W110 is located in the south elevation of the Country Store and opens into the Country Store Room (Figure 495). W110 contains a single casement window with a diamond leaded glazing pattern. Each diamond section measures 5 inches wide by 6 ½ inches tall. The casing that surrounds the top, right and left sides of W110 consists of 4 ½ inch, flat, wooden boards. The sill measures 1 ¾ inches tall. The casing, shutter, and sill are finished in red paint.
W111 and W112	23 ¼ inches	41 inches	W111 and W112 are located in the south elevation of the Country Store. W111 opens into the Study and W112 opens into the Country Store Room (Figures 496 and 497). W111 and W112 each contain a three-over-three, double hung sash window. Each pane of glass measures 6 ¾ inches wide by 8 ½ inches tall. The muntins have flat, angular profiles and measure ¾ inches wide by ¼ inch deep. The flat board casing that surrounds the top and sides of W111 and W112 measures 4 ½ inches wide. The sills of W111 and W112 measure 1 ¾ inches tall. A pair wooden batten shutters are placed on the exterior of both W111 and W112 and measure 11 ¾ inches wide by 41 inches tall. Two metal strap hinges are located on the top and bottom of each shutter. There are two metal shutter dogs located to the west and east sides of W111, and one shutter dog located on the east side of W112. The muntins, casing, sill and shutter are finished in red paint.
W201	n/a	n/a	W201 is located in the east elevation of the Country Store just under the gable peak of the Country Store Room (Figure 498). W201 contains a three-over-three, double hung sash window. Measurements and a full description of W201 cannot be made because the window is currently inaccessible from both the interior and exterior. Two wooden batten shutters are located on the exterior of W201, each having a metal strap hinge located at the top and bottom of each shutter. Two metal shutter dogs are located on the north and south sides of W201. The muntins, casing, sill and shutters are finished in red paint.
W202	n/a	n/a	W202 is located in the west elevation of the Country Store, just under the gable peak of the Country Store Room (Figure 499). Measurements and a full description of W202 cannot be made because the window is currently inaccessible from both the interior and exterior. One unpainted wooden batten shutter is placed on the exterior of W202. The shutter hardware on W202 consists of two metal strap hinges located on the top and bottom of the shutter, as well as a metal padlock. There is a hook on the south side of W202. The casing and sill are finished in red paint.
W203	n/a	n/a	W203 is located in the south elevation of the Country Store, just under the gable peak of the Study (Figure 500). Measurements and a full description of W203 cannot be made because the window is currently inaccessible from both the interior and exterior. One wooden batten shutter is placed on the exterior of W203. The casing, sill and shutter are finished in red paint.



Figure 471. East elevation, Country Store (2007).



Figure 472. North elevation, Country Store (2007).



Figure 473. West elevation, Country Store (2007).



Figure 474. South elevation, Country Store (2007).

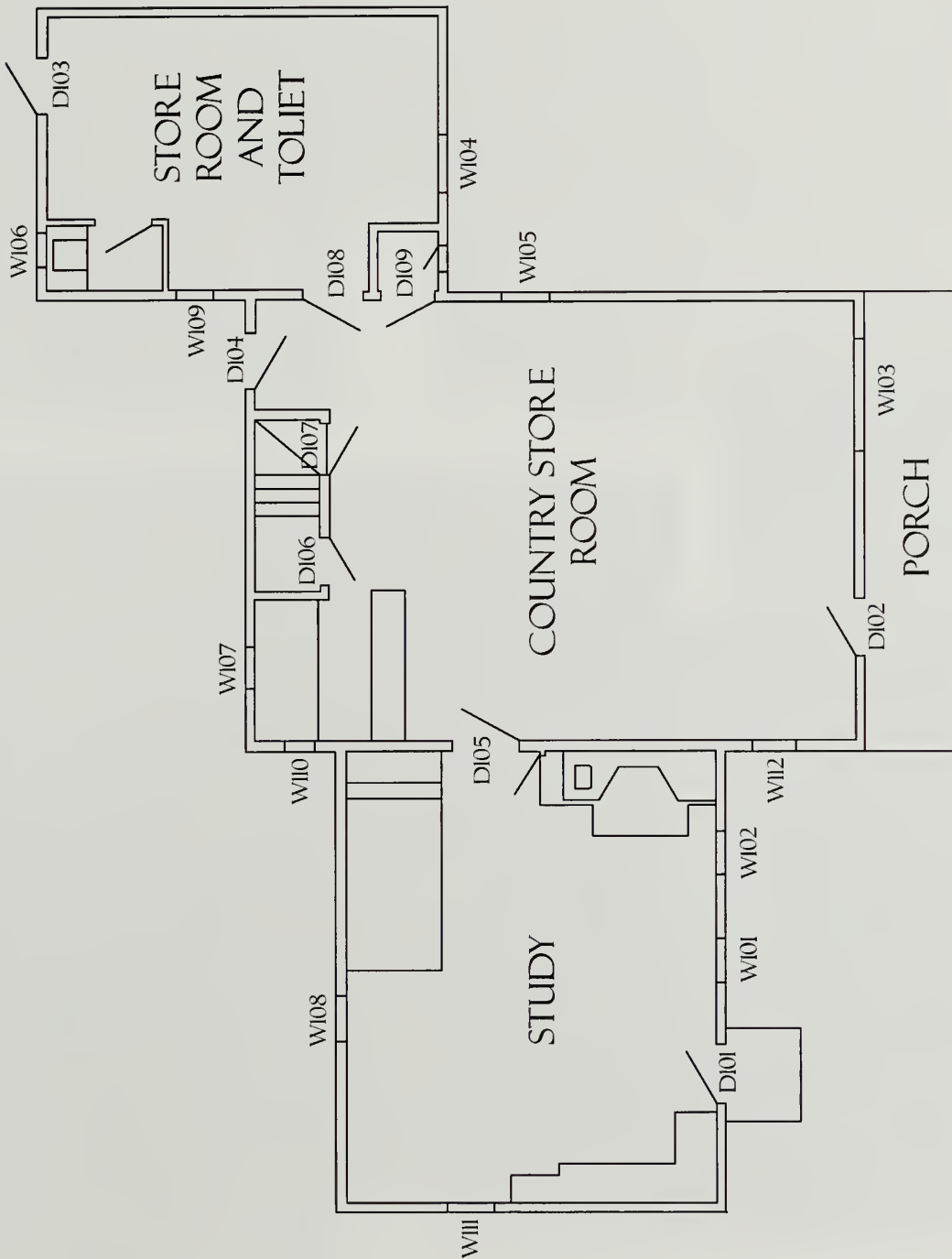


Figure 475. Floor plan of Country Store showing locations of doorways and windows. Drawing not to scale (Laham, 2007).



Figure 476. Brick pier foundation under north projection (Store Room and Bath), Country Store (2007).



Figure 477. D101 in east elevation, Country Store (2007).



Figure 478. Hardware located on door within D101, Country Store (2007).

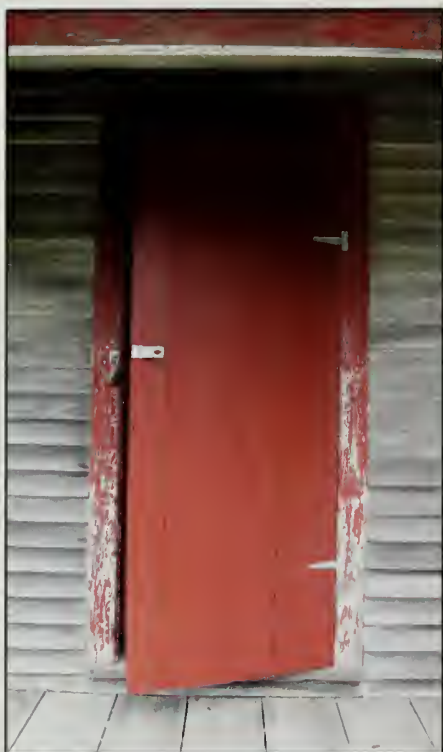


Figure 479. D102 in east elevation, Country Store (2007).

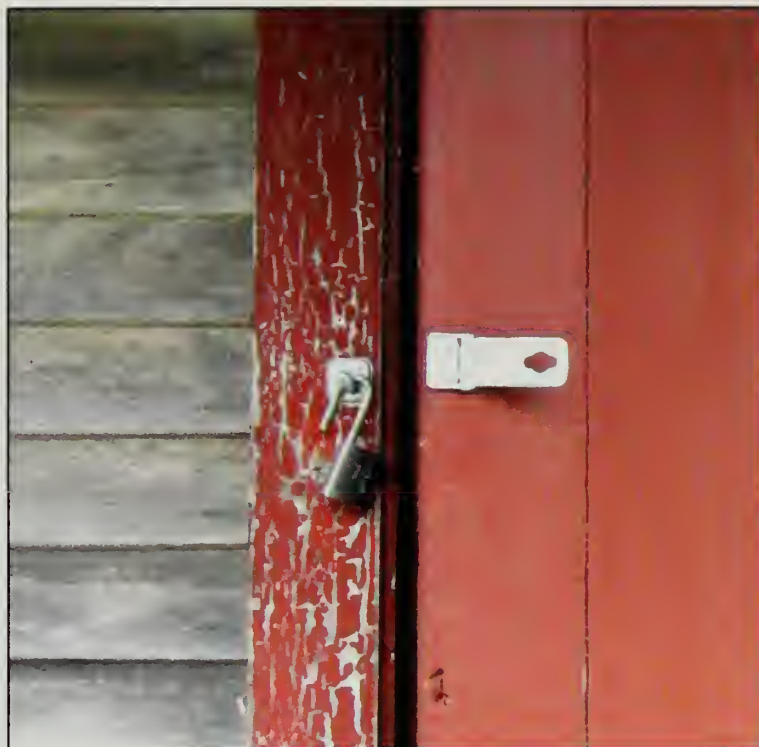


Figure 480. Hardware on door within D102, Country Store (2007).



Figure 481. D103 in west elevation, Country Store (2007).

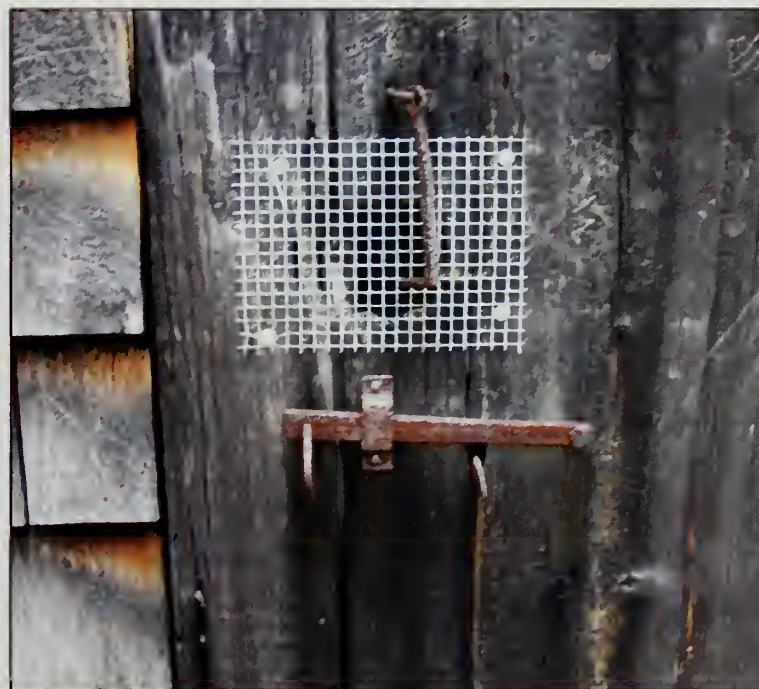


Figure 482. Hardware on door within D103, Country Store (2007).



Figure 483. D104 in west elevation, Country Store (2007).



Figure 484. Interior door within D104 in west elevation, Country Store (2007).



Figure 485. Shed roof over D104 on west elevation, Country Store (2007).



Figure 486. W101 in east elevation, Country Store (2007).



Figure 487. W102 in east elevation, Country Store (2007).



Figure 488. W103 in east elevation, Country Store (2007).



Figure 489. W104 in east elevation, Country Store (2007).



Figure 490. W105 in north elevation, Country Store (2007).



Figure 491. W106 in west elevation, Country Store (2007).



Figure 492. W107 in west elevation, Country Store (2007).



Figure 493. W108 in west elevation, Country Store (2007).



Figure 494. W109 in south elevation, Country Store (2007).



Figure 495. W110 in south elevation, Country Store (2007).



Figure 496. W111 in south elevation, Country Store (2007).



Figure 497. W112 in south elevation, Country Store (2007).



Figure 498. W201 in east elevation, Country Store (2007).



Figure 499. W202 in west elevation, Country Store (2007).



Figure 500. W203 in south elevation, Country Store (2007).



Figure 501. Gutter and downspout on east elevation, Country Store (2007).



Figure 502. Chimney on east slope of the north-south gable roof over the Study, Country Store (2007).



Figure 503. Two metal brackets affixed to center of the porch roof on east elevation, Country Store (2007).

INTERIOR ELEMENTS

Study

The Study is a one-story, single room that occupies the projection on the south elevation of the Country Store.¹ The Study is flanked by the Country Store Room to the north, and the exterior of the building to the west, south and east. This room is rectangular in shape and measures 18 feet 6 inches wide (north-south direction) by 15 feet deep (west-east direction). The Study is accessed through two doorways: D101, located in the east wall and D105, located in the north wall. The flooring is unpainted wooden boards that run in a north-south direction and measure approximately 3 inches wide (Figure 504).

All four walls in the Study are of similar construction. The lower one-third of the walls are constructed with flat, un-paneled wood painted off-white with an off-white single bead molding serving as a chair rail on the top and an off-white molded baseboard on the bottom. The upper two-thirds of the walls are constructed of unpainted gray plaster topped with wooden crown molding painted off-white. The east wall is punctuated by D101 in the south end and W101 and W102 in the north end (Figure 505). The north wall is occupied by a fireplace in the north end, D105 in the center (Figure 506), and a built-in headboard/ set of drawers on the west end. The west wall has a built-in bed on the north end of the wall and is punctuated by W108 in the center (Figure 507 and 508). The south wall is punctuated by W111 in the center of the wall and has built-in shelving in the east end (Figure 509).

As previously described, the Study is accessed through two doorways: D101 and D105. D101 is located in the center of the east wall and provides access to the exterior of the Country Store. For a detailed description of this doorway, refer to Current Description, Country Store, Exterior Elements – Doorways section of this report. D105 is located in the center of the north wall and provides access to the Country Store Room (Figure 510). D105 measures 28 inches wide by 76 inches tall. D105 is hung with an

unpainted, wooden, six-paneled door, with the panels recessed facing the Study and raised facing the Country Store Room (Figure 511). Facing the Study, D105 is cased on the right and left sides by 4 ½ inch trim and on the top by 6 ¾ inch trim. The hardware on the door within D105 facing the Study consists of a glass doorknob (Figure 512).

There are a total of four windows located in the Study: W101 and W102 located in the east wall, W108 located on the west wall, W111 located in the south wall. Refer to the Current Description, Country Store, Exterior Elements – Windows section of this report for a detailed description of each window. The Study ceiling is unpainted white plaster (Figure 513).

There are two special features located within the Study. The first is a fireplace located in the east end of the north wall (Figure 514) that measures 36 inches wide by 31 ½ inches tall. The fireplace and semi-circular hearth is constructed of brick. The trim surrounding the fireplace is decorative stone painted black that measures 4 ½ inches on the right and left sides and 6 ¾ inches on the top. Located within the fireplace is an iron fireplace crane fastened on the left side. The second special feature located within the Study is the built-in bed placed on the north end of the west wall (Figure 515). The bed frame is painted off-white, extends one-quarter up the west wall and contains 5 built-in drawers.

Country Store Room

The Country Store Room is one-story, single room that occupies the entirety of the principal mass of the Country Store. The Country Store Room is flanked by the Study to the south, the exterior of the structure to the east and west, and the exterior and the Store Room to the north. This room is rectangular in shape and measures 18 feet wide (north-south direction) by 24 feet deep (west-east direction). The Country Store Room is accessed through 5 doorways: D102, located in the east wall, D108, located in the north wall, D104

and D107, located in the west wall, and D105, located in the south wall. The flooring is unpainted, wide wooden planks running in a west-east direction (Figure 516).

The walls in the Country Store Room vary in both materials and design. The north wall is constructed of a combination of tongue-and groove, vertical wooden siding on the west end and unpainted white plaster and built-in shelving on the east end. W105 punctuates the center of the wall and D108 (that provides access to the Store Room) and D109 (that provides access to a closet) punctuate the west end of the wall (Figure 517). The south wall of the Country Store Room is also a combination of tongue-and groove, vertical wooden siding, plaster and plywood sheeting. The bottom half of the wall the left of D105 is constructed of unpainted, plywood sheeting. (D105 is located in the center of the wall and provides access to the Study.) The top half of the wall is constructed of plaster with various combinations of shelving. To the right of D105, the wall is covered with tongue-and-groove, vertical wooden siding. W110 punctuates the very west end of the south wall (Figure 518). The east wall in the Country Store room is constructed with unpainted plywood sheeting on the bottom half of the wall and white plaster on the top half of the wall. W103 punctuates the north end of the wall and D102 (that provides access to the exterior of the structure) punctuates the south end of the wall (Figure 519). The west wall of the Country Store is covered with tongue-and-groove, vertical siding and punctuated with W107, D106, D107 and D104. W107 is located in the south end of the wall along with D106, which provides access to a closet. The north end of the wall is punctuated with D107, which provides access to the stairwell leading to the second floor, and by D104, which provides access to the exterior of the building.

There are a total of 7 doorways currently in the Country Store Room: D102, D105, D106, D107, D104, D108 and D109. D102 and D104, located in the east and west walls respectively, provide access to the exterior of the Country Store. For a detailed

description, refer to the Current Description, Country Store, Exterior Elements – Doorways section of this report. D105 is located in the south wall and is described above. D106 is located in the south end of the west wall and provides access to a closet (Figure 520). D106 is hung with a wooden door constructed of the unpainted, vertical, tongue-and-groove siding seen on the west wall. The hardware on this door consists of a small metal handle. To the right of D106 is D107. D107 provides access to the stairwell leading to the second floor of the Country Store and measures 27 inches wide by 73 ½ inches tall (Figure 521). D107 is hung with an unpainted 4-paneled door with the panels raised facing the Country Store Room and recessed facing the stairwell. The hardware on this door consists of an iron thumb latch. D108 is located in the north wall and provides access to the Store Room (Figure 522). D108 measures 29 ½ inches wide by 74 ¼ inches tall. D108 is hung with a wooden door constructed of the unpainted, vertical, tongue-and-groove siding seen on west end of the north wall. The hardware on the door within D108 consists of a wooden door latch. D109 is located to the immediate right of D108 and provides access to a closet (Figure 523). D109 measures 25 ¾ inches wide by 71 inches tall. D109 is hung with a 2-paneled door with the panels raised facing the Country Store Room and recessed facing the interior of the closet. The hardware located on this door consists of an iron thumb latch.

There are a total of five windows located in the Country Store Room: W103 located in the east wall, W112 and W110 located in the south wall, W107 located in the west wall, and W105 located in the north wall. Refer to the Current Description, Country Store, Exterior Elements – Windows section of this report for a detailed description of each window. The ceiling in the Country Store Room is constructed of plaster and simulated exposed floor joists and beam (Figure 524).

There are a few notable special features in the Country Store Room: a hanging gas chandelier (now wired for electricity) that hangs from the ceiling located above

W103 (Figure 525) and two bars. One bar is located in the southeast corner of the room and extends from the south end of the east wall (Figure 526). Just beyond this bar is a potbelly stove affixed to the floor (Figure 527). Located in the southwest corner of the room is the second bar that extends from the west end of the south wall (Figure 528). A wooden counter that spans three-quarters the depth of the room bisects the northern half of the room in a west-east direction (Figure 529). A small wooden sink is located on the west end of the north wall, to the immediate right of D109 (Figure 530).

Store Room and Toilet

The Store Room and Toilet were inaccessible at the time of the site visit and a detailed description of the interior will not be included in this report.

Second Floor

The second floor of the Country Store was inaccessible at the time of the site visit and a detailed description of the interior will not be included in this report.



Figure 504. Floor of the Study, Country Store (2007).



Figure 505. East wall of Study, Country Store (2007).



Figure 506. North wall of Study, Country Store (2007).



Figure 507. North end of west wall in Study, Country Store (2007).



Figure 508. South end of west wall in Study, Country Store (2007).



Figure 509. South wall of Study, Country Store (2007).



Figure 510. D105 in north wall of Study, Country Store (2007).



Figure 511. Door hung within D105 in north wall of Study, Country Store (2007).

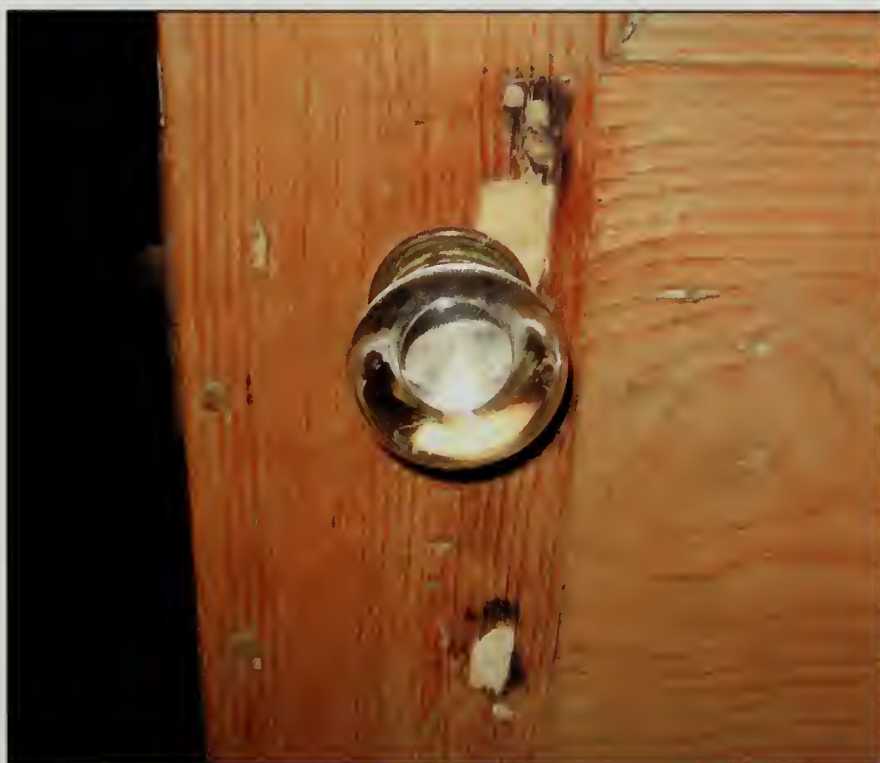


Figure 512. Glass doorknob of door within D105 in Study, Country Store (2007).



Figure 513. Ceiling of Study, Country Store (2007).



Figure 514. Fireplace in north wall of Study, Country Store (2007).



Figure 515. Built-in bed on north end of west wall in Study, Country Store (2007).



Figure 516. Floor of Country Store Room, Country Store (2007).



Figure 517. North wall of Country Store Room, Country Store (2007).



Figure 518. South wall of Country Store Room, Country Store (2007).



Figure 519. North end of east wall in Country Store Room, Country Store (2007).



Figure 520. D106 in west wall of Country Store Room, Country Store (2007).



Figure 521. D107 in west wall of Country Store Room, Country Store (2007).



Figure 522. D108 in north wall of Country Store Room, Country Store (2007).

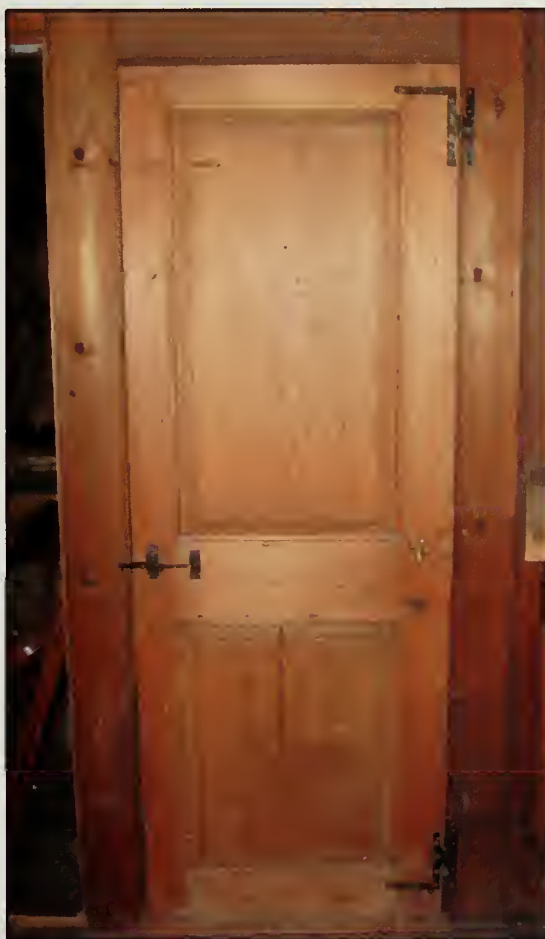


Figure 523. D109 in north wall of Country Store Room, Country Store (2007).



Figure 524. Ceiling of Country Store Room, Country Store (2007).



Figure 525. Chandelier hung from the ceiling near W103 in the Country Store Room, Country Store (2007).



Figure 526. Bar in southeast corner of Country Store Room, Country Store (2007).



Figure 527. Potbelly stove in the Country Store Room, Country Store (2007).



Figure 528. Bar in southwest corner of Country Store Room, Country Store (2007).



Figure 529. Bar in northern half of Country Store Room, Country Store (2007).



Figure 530. Sink on west end of north wall in Country Store Room, Country Store (2007).

ENDNOTES

¹ Access to the interior of the Country Store was limited and therefore the level of description of various elements may appear brief. Room names derived from drawing: F.C. Pearce, *Atwood-Higgins Complex, Bound Brook Island Road, Cape Cod National Seashore*, Scale $\frac{1}{4}$ " = 1'0", National Park Service, Northeast Region, March 1973.

CHARACTER-DEFINING FEATURES AND RECOMMENDATIONS

CHARACTER-DEFINING FEATURES

INTRODUCTION

The Secretary of the Interior's Standards for the Treatment of Historic Properties focus on two goals: 1) to preserve historic materials and, 2) to preserve a building's distinguishing character.¹ The character of a building refers to those features that relate to a structure's significance, both on the exterior and in the interior of a structure. Preserving these features results in preserving a structure's integrity, which is a structure's ability to convey its significance. In the process of change, it is essential that the various features that provide a building's visual character be retained in order to achieve the highest level of preservation. *Preservation Brief 17: Architectural Character: Identifying the Visual Aspects of Historic Building as an Aid to Preserving Their Character* provides guidelines for the identification of a historic structure's character-defining features. The *Brief* outlines a three-step process to determine the elements that characterize a historic structure.

The first step in the process outlined in *Preservation Brief 17* is to identify the overall visual aspects of a building. This involves looking at the building from a distance to understand its overall setting and architectural context. Elements to examine in this first step of the process include but are not limited to: overall shape, openings, roof and related features, projections, trim, and setting. The second step involves the identification of the visual character at close range. This step requires a closer look at the exterior of the structure and examination of materials (color, shape, and texture) and craftsmanship (texture or deliberately derived surface). The third step of the process involves the identification of the visual character of the interior spaces, features, and finishes and strongly emphasizes

moving through the interior spaces one at a time. Elements to examine in the third and final step of the process include but are not limited to: individually important spaces, related spaces, interior features, surface materials and finishes, and exposed structural elements.²

The Atwood-Higgins complex is a key interpretive facility for Cape Cod National Seashore. The identification of the character-defining features of the six structures included in this report will not only aid in the preservation of the individual structures, but will ensure the overall integrity of the property.

WOODSHED

Exterior Elements

Setting

- Located uphill and 25 feet northeast of the main Atwood-Higgins House.
- The first secondary structure on the property that served the main Atwood-Higgins House.

Design

- Wood-framed compound plan of one, one-and-a-half story room and two, one-story rooms.
- Utilitarian design of structure to serve main Atwood-Higgins House.
- Woodshed addition/projection on the north elevation of the original structure (Storage Room).

Openings

- Large doorway (D101) in west elevation of the Storage Room with sliding batten door finished in red paint.

- Two bay openings, with cut corners, in the Woodshed addition.
- Two doorways (D102 and D103) in the south elevation (Storage Room and Laundry/Bath addition) with unpainted batten doors.
- Three windows with three-over-three, double hung sash windows located in the east (W101 and W102) and north (W103) elevations, consistent with typical windows found on other structures on the Atwood-Higgins property.

Materials

- Fieldstone foundation supporting the one-story Storage Room (original structure); wooden post foundation supporting the Woodshed addition located on north elevation; brick addition supporting the Laundry/Bath addition on east elevation.
- Wood shingle siding on all four elevations.
- Wood shingle roofing on roofs.

Roof and Related Features

- North-south, medium pitched gable roof over the Storage Room (original structure).
- Extension of north-south gable roof over the Laundry/Bath addition.
- North-south, medium-pitched gable roof over the Woodshed addition.

Interior Elements

- Exposed structural framing.
- Interior loft space in the Storage Room.
- Wide, wooden, unpainted plank flooring in the Storage Room running in a north-south direction; combination of wide, wooden, unpainted plank flooring and dirt floor of Woodshed and Laundry/Bath addition.
- Unpainted, exposed sheathing interior walls.

- Ceiling consists of exposed roofing system in the Storage Room and Woodshed.
- White plaster ceiling in the Laundry/Bath Addition.
- Interior doorway features located in the Storage Room: D104 vertical beadboard door with three small holes located in the upper half of the door and iron thumb latch mechanism.
- Built-in cabinets and shelving in the south, east, and north wall of the Storage Room.
- Built-ins located in the Laundry section of the Laundry/Bath addition: shelving located on the south and east walls.
- Plain board interior casing of windows (W101, W102, and W103).
- Pendant, onion-style light fixture located in the Laundry section of the Laundry/Bath addition.
- Wooden step located in the Laundry section of the Laundry/Bath addition under D104.
- Sink located in the Laundry section of the Laundry/Bath addition.

GARAGE

Exterior Elements

Setting

- Located 160 feet northwest of the main Atwood-Higgins House.
- First structure designed and constructed by George K. Higgins on the Atwood-Higgins property.

Design

- Wood-framed, single-story, two-room compound plan with minor irregularities in shape due to projections on the northeast, northwest and southwest elevations.

- Utilitarian design to provide shelter for motor vehicles.
- Intentional design of George K. Higgins' of the two curved top corners of bay openings (D101 and D102) located in the southeast end of the northeast elevation and cut top corners of the bay opening (D103) in the northwest end of the northeast elevation.

Openings

- Three bay openings (D101, D102, and D103) located in the northeast elevation, each hung with a set of double unpainted batten doors.
- One window (W101) located in northwest end of northeast elevation.

Materials

- Poured concrete foundation.
- Wood shingling on southeast and southwest elevations and partial wood shingling on northwest elevation.
- Flush, vertical, unpainted batten boards on northeast and northwest (partial) elevations.
- Iron strap hinges located on the top and bottom of each wooden batten door hung within D101, D102, and D103.
- Large and small iron hook and eye fasteners and iron thumb latch door pull located on the doors hung within D101.
- Flat, wooden board casing surrounding the top, right, and left sides of W101.

Roof and Related Features

- Medium-pitched, saltbox gable roofs over two units, Room 101 and Room 102, facing in a northeast direction.
- Gutter system is comprised of wooden gutters supported by wooden brackets; both components are painted red.

Finishes

- Gutters and gutter brackets finished in red paint.

Interior Elements

- Exposed structural framing.
- Poured concrete flooring in Room 101 and Room 102.
- Unpainted, exposed sheathing interior walls.
- Ceiling consisting of exposed common rafter roofing system of Room 101 and Room 102.
- Features of interior doorway D104: wooden trim and small built-in shelving unit on the lower right hand corner of doorway.
- Interior window trim of W101 in Room 102.
- Two built-in cabinets located in Room 101 on the northwest wall.
- Built-ins cabinets and shelving located in Room 102 on the northeast and northwest walls.
- Metal cane bolts fastened to the interiors of the doors hung within D101, D102, and D103.
- Shingled southeast interior wall of Room 102.
- Walls without windows in Room 101.
- Absence of interior painting.

BARN

Exterior Elements

Setting

- Located approximately 220 feet north of the main Atwood-Higgins House.
- Design was inspired by a former barn constructed by George K. Higgins' paternal grandfather that was located slightly to the north and west of current site.

Design

- Wood-framed, compound plan that consists of a one-and-a-half story principal mass with a one story, two-room projection on the north elevation and a one story, one-room projection on the east elevation.
- The design of structure was a collaborative approach between George K. Higgins and his father, Richard Higgins.
- Utilitarian design of structure to serve the maintenance of property and caring of animals.
- Projections on north and east elevations.

Openings

- Two doorways in south elevation: D101 located in the west end and hung with an unpainted, wooden batten door, and D102 located in the east end and hung with two large, unpainted, wooden batten doors.
- Two doorways in east elevation: D103 located in the east elevation annex and hung with an unpainted, wooden batten door, and D104 located in the east elevation of the north side projection and is a large open bay.
- One doorway in west elevation: D105 located in the south end and hung with an unpainted, wooden batten door.
- Ten windows located in all four elevations of the Barn: three in the south elevation (W101, W102, and W103), two in the east elevation (W104 and W105), two in the north elevation (W106 and W107), and three in the west elevation (W108, W109, and W110). Design and construction of the ten windows are distinct from one another.

Materials

- Wooden post foundation.
- Unpainted, wooden flush vertical boards on the south, east (partial), north (partial), and west (partial) elevations.

- Horizontal wooden clapboards located on the gable peak of the east elevation of the principal mass.
- Wood shingle siding located on the east (partial), north (partial), and west (partial) elevations.
- Wooden batten doors located within four doorways D101, D102, D103, and D105.
- Iron strap hinges on the doors hung within D101, D102, D103, and D105.
- Door hardware on door within D101: iron thumb latch and iron hook and eye fastener; door hardware on doors within D102: long wooden board that spans the width of the two doors; door hardware on door within D103: two iron eyes; door hardware on door within D105: two iron eyes.
- Flat board casing painted red surrounding the nine windows (W102, W103, W104, W105, W106, W107, W108, W109, and W110) that fenestrate the Barn.
- Wood shingling on the roof.

Roof and Related Features

- West-east, medium-pitched gable roof over principal mass of Barn.
- Extended gable roof over the north elevation projection that stems from the west-east gable roof over the principal mass.
- Saltbox gable roof that faces south over the east elevation annex.
- Gutter system consisting gutter and supporting brackets, both painted red and partially located on the north elevation.
- Lightning rod located on the east end of the gable roof of the principal mass.
- Two post located on the south end of the west elevation that were constructed to support an open porch roof (now missing).

Finishes

- Rake boards, corner boards, window trim, sills, and muntins finished in red paint.
- Posts and braces supporting the south elevation porch roof of the east elevation annex finished in red paint.

Interior Elements

- Exposed structural framing.
- Plywood sheathing flooring in Hallway/Entry Area, Box Stall, Harness; unpainted, wooden plank flooring in Stall (laid in a west-east direction), Carriage Room (laid in a north-south direction), and Shed (laid in a west-east direction); poured concrete flooring in Bunk Room; and dirt floor in Open Shed.
- Unpainted, exposed sheathing interior walls in all rooms except for the Harness and Bunk Room. Flush vertical boards finished in white paint in the Harness, and aluminum sided walls in the Bunk Room.
- Ceiling in Hallway/Entry Area, Stall and Box Stall: exposed wood joist flooring system of loft space above; ceiling in Harness: wooden beadboard painted white; ceiling in Carriage Room: exposed roofing system; ceiling in Bunk Room: aluminum sheathing; ceiling in Open Shed: exposed roofing system; ceiling in Shed: 8 inch wooden boards than run in a north-south direction.
- Features of interior doorway D106: unpainted, wooden plywood half-door with diagonal bracing.
- Features of interior doorway D107: unpainted, wooden plywood half-door with diagonal bracing.
- Features of interior doorway D108: beadboard door with two small windows on the top of door and iron thumb latch.
- Features of interior doorway D110: 5-paneled door finished in blue paint on the Carriage Room side and unpainted on the Bunk Room side, iron

thumb latch, and aluminum header and kick plate on the Bunk Room side.

- Features of interior doorway D111: 4-paneled door painted blue and iron thumb latch.
- Features of interior doorway D112: awning-style, unpainted, wooden batten door.
- Interior windows and shutters (W111 and W112) located in the Stall and Box Stall.
- Built-in units and shelving within the Carriage Room: shelf in south wall; workbench, shelving, platform, oriel-style cabinet, and bird house/refuge on the east wall.
- Built-in units within Shed: cubbyhole units located in south wall; built-in shelf on north wall.
- Set of stairs located in the Shed.
- Corner iron trough located in the northwest corner of the Stall.

GUEST HOUSE**Exterior Elements****Setting**

- Located 210 feet northeast of the main Atwood-Higgins House.

Design

- Wood-framed, single story compound plan with projections from the principal mass of the structure on the northeast corner and south elevation of the building.
- Designed with the intention of creating the most authentic reproduction possible of a Colonial-era structure.
- Created to increase accommodations for visiting guests.
- Additions to the Guest House in 1951 and 1952 highlighted the desire for increased modern technology, which deviated from the original

intention of creating an authentic “Colonial-era” style house.

Openings

- One doorway in the west elevation: D101, located in the south end of the elevation and hung with a wooden batten door painted red.
- Two doorways in the south elevation: D102 and D103 located in the west end and center of the elevation. D102 is hung with a Dutch door painted red: upper half consists of 9 fixed lights and lower half consists of 2 raised wooden panels. D103 is hung with two doors: one exterior, unpainted, wooden batten door and one interior, wooden batten door painted red.
- One doorway in the east elevation: D104 located in the north end of the elevation and hung with an unpainted, wooden batten door.
- Fifteen windows located in all four elevations: 4 in the west elevation (W101, W102, W103, and W104), 4 in the south elevation (W105, W106, W107, W108), 5 in the east elevation (W109, W110, W111, W112, and W113), and 2 in the north elevation (W114 and W115). Design and construction are distinct from one another.

Materials

- Brick foundation.
- Unpainted, wooden shingles laid in a coursed pattern on all four elevations.
- Wooden batten doors located within D101, D103, and D104. Dutch door located within D102.
- Door hardware on door within D101: iron thumb latch; door hardware on door within D102: iron pull; door hardware on door within D103 wooden door knob pull on exterior door; door hardware located on door within D104: iron circle door pull and two metal strap hinges on the northern end of the door.
- Add in window hardware.

- Flat board casing painted red surrounding the fifteen windows.
- Two brick chimneys: one located on the south end of the east elevation and one located on the west end of the north elevation.
- Wood shingling on roof.

Roof and Related Features

- Medium-pitched, north-south gable roof over the Living Room.
- Medium-pitched, west-east gable roof over the South Bedroom.
- Medium-pitched, north-south gable roof over the Bathroom and North Bedroom.
- Medium-pitched, south-facing saltbox roof over the Closet.
- Medium-pitched, north-south gable roof over the Kitchen.
- Gutter system consisting of gutters, supporting brackets, and downspouts (located on northwest corner of the Closet, northwest corner of the Living Room, southwest corner of the Kitchen, southeast corner of the Kitchen, southeast corner of the South Bedroom, middle of east elevation, and southeast corner of the Closet). All components of the Gutter system are painted red.
- Two brick chimneys: one located on the south end of the east elevation and one located on the west end of the north elevation.

Finishes

- Ridge boards, rake boards, corner posts, gutters, gutter brackets, downspouts, window trim and shutters, door trim and door hung within D101 and D102 finished in red paint.

Interior Elements

- Exposed structural framing in the Living Room, South Bedroom, North Bedroom

- Red brick flooring in the Entry with courses that run in a west-east direction; wide, wooden boards of varying length that run in a north-south direction and are finished in mustard yellow paint with splatters of white, green, red, and brown paint found in the Living Room, South Bedroom, and Hallway; unpainted, wide wooden boards of varying length that run in a north-south direction in the North Bedroom and Closet; rolled linoleum with a brick pattern design in the Kitchen; and cream-colored and black vinyl asbestos tiles laid in a checkered pattern in the Bath.
- Horizontal wooden boards painted white in the Entry; unpainted, tongue-and-groove wooden siding of varying size and direction in Living Room; unpainted, vertical tongue-and-groove siding in South Bedroom; heather gray/blue masonite sheeting designed with a tile pattern and wallpaper with a butterfly pattern in the Bath; unpainted, horizontal tongue-and-groove siding and white plaster walls in the North Bedroom; unpainted, vertical tongue-and-groove siding in the Closet; unpainted vertical tongue-and-groove siding in Hallway; and masonite siding in the Kitchen.
- Plaster ceilings in Entry, Living Room, South Bedroom, North Bedroom (with stucco-like finish), and Closet (with stucco-like finish).
- Drywall ceiling finished with white paint in Bath and Kitchen.
- Features of interior doorway D105: unpainted, wooden batten door and wooden trim.
- Features of interior doorway D106: unpainted, 4-paneled wooden door with three fixed bullseye glass panes on top of door, iron thumb latch, and wooden trim.
- Features of interior doorway D107: unpainted, 6-paneled wooden door, iron thumb latch, and wooden trim.
- Features of interior doorway D109: unpainted, 6-paneled wooden door, iron thumb latch, and wooden trim.
- Features of interior doorway D110: unpainted, 6-paneled wooden door, iron thumb latch, and wooden trim.
- Features of interior doorway D112: unpainted, 4-paneled wooden door, iron thumb latch, and wooden trim.
- Wooden trim surrounding D105 and D113 of the Hallway.
- Interior wooden trim of W102, W103, and W106 in Living Room; W107 and W110 in South Bedroom; W111 in Bath; W101, W112, W113, and W115 in Bath; W114 in Closet; and W104 and W109 in Kitchen.
- Brick fireplace and hearth in Living Room located on the north wall.
- Built-in features in the Living Room: built-in cabinets located in the west and east ends of the north wall, built-in shelf located above the fireplace on the north wall, and built-in cabinets located in the west wall.
- Built-in features in the South Bedroom: built-in cabinet located in the north end of the east wall; two built-in cabinets located on the west end of the north wall.
- Special features and built-ins in the Kitchen: built-in drop table on east wall; two shelving units located on the north side of the east wall; one shelving unit located on the south side of the east wall; built-in cabinet in the north wall; and two shelving units located in the northeast corner of the room spanning the north side of the west wall and the west side of the north wall.
- Special features in the Bath: mint green ceramic shower tub located on the west wall; mint green ceramic console table sink located on the south

wall; and a mint green ceramic toilet located on the north wall.

- Four wooden pegs located on the west wall in the Hallway.
- Hanging pendant lamp in Entry.
- Hanging light in Bath.
- Iron thumb latch hardware on doors hung within D106, D107, D109, D110, D111, D112 and D113.
- Bullseye glass panes located on top of the door hung within D106.

SUMMER HOUSE

Exterior Elements

Setting

- Located approximately 170 southwest of the main Atwood-Higgins House.
- Removed and somewhat isolated setting on a hill that, when constructed, overlooked a meadow.

Design

- Wood-framed, one-story, single room plan.
- Concept and design was inspired by George Higgins's father, Richard Higgins, and was constructed as a memorial to him.
- Awning-style shutters on upper halves of all four elevations.
- Original Adirondack-style appearance in 1936.

Openings

- One doorway: D101, located in the east elevation and hung with a wooden batten door that is painted red. Measures 31 ½ inches wide by 86 inches tall.
- Eight windows located in the upper half of all four elevations: two in the south elevation (W101 and W102), two in the west elevation (W103 and W104), two in the north elevation (W105 and

W106), and two in the east elevation (W107 and W108). Windows are identical and measure 52 inches wide by 46 ½ inches tall.

Materials

- Concrete block foundation.
- Horizontal wooden clapboarding on the lower halves of all four elevations: total of 6 clapboards on each elevation, each having approximately a 6 1/2 inch exposure.
- Three metal strap hinges located on the door hung within D101.
- Plywood awning-style shutters on all four elevations.
- Window hardware that consists of two metal strap hinges located on the top of each shutter and two metal turn locks located on the lower right and left sides of each shutter.
- Wooden shingles on roof.

Roof and Related Features

- Low-sloped, pyramidal hip roof constructed of 4 double board hip rafters with 7 jack rafters in-between on each side.
- Exposed rafters notched into wall plate.
- Wide eaves at the roof-wall junction with open overhangs that measure 15 inches on the north and south sides and 11 inches on the west and east sides.
- 3 ¾ inch beadboard sheathing.
- Roof covering of wooden shingles.

Finishes

- Entire exterior (corner boards, shutters, clapboarding), with the exception of wooden shingles on roof, painted red.

Interior Elements

- Exposed structural system.
- Unpainted, wooden floorboards that run in a north-south direction and measure approximately 3 1/2 inches wide.
- East wall made up of the following: two windows (W107 and W108) in the upper half of the wall, exposed framing and plywood sheeting on bottom half, and D101 that punctuates the center.
- South, west, and north walls made up of the following: the windows (W101, W102, W103, W104, W105, and W106) in the upper halves of the walls, and exposed framing and plywood sheeting on the lower halves of the walls.
- Ceiling consists of exposed roofing system of the pyramidal hip roof.

COUNTRY STORE

Exterior Elements

Setting

- Located approximately 150 north of the main Atwood-Higgins house.
- Constructed on a hill that was lowered approximately 10-15 feet at the time of construction.

Design

- Final structure conceived and constructed by George Higgins on the Atwood-Higgins property.
- Designed and constructed to replicate a functioning Country Store.
- Most nostalgic structure constructed and designed by George Higgins on the property: inspired by George's childhood memories of visiting his grandparents in North Pomfret, Vermont.
- Wooden, balloon-framed structure with a compound plan that consists of a one-and-a-half

story, one-room principal mass with a one-story, two-room projection on the north elevation and a one-story, one-room projection on the south elevation.

- Two exterior porches located on the east and west elevations.

Openings

- Two doorways in the east elevation: D101, located in the south end and hung with a red painted, wooden batten door; and D102, located in the center of the elevation and hung with red painted, wooden batten door.
- Two doorways in the west elevation: D103, located in the north end of the elevation and hung with an unpainted, batten door; and D104, located in the north end/center of the elevation and hung with a red painted, wooden batten door.
- Fifteen windows located in all four elevations of the Country Store: five in the east elevation (W101, W102, W103, W201), one in the north elevation (W105), four in the west elevation (W106, W107, W108, W202) and five in the south elevation (W109, W110, W111, W112, W203). Design and construction of the fifteen windows are distinct from one another.

Materials

- Brick foundation.
- Siding on the east elevation: horizontal wooden clapboarding with 4 inch reveal, horizontal wooden boards, and wooden shingles laid in a coursed pattern.
- Siding on north elevation: wooden shingles laid on a coursed pattern and vertical wooden boards.
- Siding on the west elevation: wooden shingles laid in a coursed pattern.
- Siding on the south elevation: wooden shingles laid in a coursed pattern and horizontal wooden clapboards.

- Hardware on door within D102: two metal strap hinges; and hardware on door within D103: iron thumb latch, iron door pull, hook and eye fastener, two iron strap hinges.
- Flat board casing that surrounds W101, W102, W103, W104, W105, W106, W107, W108, W109, W110, W111, W201, W202, and W203.
- Iron strap hinges located on shutters of the following windows: W101, W102, W104, W105, W107, W108, W110, W111, W112, W201, W202.
- Iron shutter dogs to hold back shutters located on the following windows: W101 and W102: north side, W104: west side, W105: east and west sides, W107: north side, W108: north and south sides, W111: west and east sides, W112: east side, W201: north and south sides.
- Iron lock on shutter of window W202.
- Two metal brackets affixed to the center of the porch roof on the east elevation.
- Metal shoe scrape affixed to the southwest corner of porch, located on the west elevation.
- Brick chimney with metal flashing on the bottom and wooden cap on the top.
- Wood shingles on roof.

Roof and Related Features

- Medium-pitched, west-east gable roof over the Country Store Room.
- Medium -pitched, north-south gable roof over the Study.
- Combination of extended gable roof and medium-pitched west-east gable roof over the Store Room and Bath.
- Porch roof over the exterior porch on east elevation.
- Shed roof over D104 located on the west elevation.

- Wooden gutters held up by wooden brackets painted red and extant in the following locations: exterior east elevation of Study, exterior north elevation of the Country Store Room, exterior west elevation of the Study, and the exterior south elevation of the Country Store Room.
- Two downspouts attached to the exterior of the Country Store, located on the southeast and southwest corner respectively.
- Brick chimney that punctuates the north end of the eastern slope of the north-south gable roof over the Study.

Finishes

- Majority of the exterior of the Country Store is unpainted, with the exception of the following that are painted red: ridge boards, chimney cap, rake boards, corner boards, gutters, gutter brackets, downspouts, east elevation porch posts, window trim and shutters, door trim, and the doors hung within D101, D102 and D104.

Interior Elements

- Unpainted, wooden board flooring that runs in a north south direction in the Study; unpainted, wide, wooden plank flooring that runs in a west-east direction of the Country Store Room.
- Walls in Study: flat, paneled wood, painted off-white on the lower one-third of walls with an off-white single bead molding chair rail on the top and an off-white molded baseboard on the bottom. Upper two-thirds of the walls constructed of unpainted, gray plaster topped with wooden crown molding painted off-white.
- Walls in the Country Store Room: north wall constructed of a combination of tongue-and-groove vertical wooden siding and white plaster; south wall constructed of a combination of tongue-and-groove vertical siding, plaster, and plywood sheeting; east wall constructed of unpainted plywood sheeting on the bottom half of

the wall and white plaster on the top half of the wall; west wall constructed of tongue-and-groove vertical siding.

- Unpainted, white plaster ceiling in Study.
- Unpainted, white plaster ceiling in Country Store Room with simulated exposed floor joists and beams.
- Built-ins located in Study: built-in bed placed on the north end of the west wall and built-in shelving on the south wall.
- Built-ins located in Country Store Room: built-in shelving on south wall.
- Interior doorway features located in the Study: D105 six-paneled interior door, glass door knob, and wooden trim.
- Interior doorway features located in the Country Store Room: D106 unpainted, tongue-and-groove door and small metal handle; D107 unpainted, 4-paneled door, iron thumb latch, and wooden trim; D108 unpainted tongue-and-groove door, wooden door latch, and wooden trim; D109 unpainted, 2-paneled door, iron thumb latch, and wooden trim.
- Interior window trim on W101, W102, W108, and W111 located in the Study.
- Interior window trim on W103, W112, W110, W107 and W105 in the Country Store Room.
- Fireplace located in the north wall of the Study that measures 36 inches wide by 31 ½ inches tall. Semicircular hearth constructed of brick. Iron crane located on the left side of the firebox.
- Hanging glass chandelier located above W103 in the Country Store Room.
- Two bars in Country Store Room: one in the southeast corner of the room and the other located in the southwest corner of the room.
- Potbelly stove located in the Country Store Room.
- Wooden counter located in Country Store Room.
- Small wooden sink located on the north wall in the Country Store Room.

RECOMMENDATIONS

INTRODUCTION

This Historic Structures Report focuses on six outbuildings contained within the Atwood-Higgins complex located within the Cape Cod National Seashore. Five of the six outbuildings were designed and constructed by George K. Higgins between the years of pre-1919 and 1947 (part of the Woodshed was pre-existing prior to 1919 when George K. Higgins acquired the property). All construction and maintenance was overseen by George K. Higgins up until his death in 1964, and subsequently by his wife Katherine Higgins up until she permanently vacated the premises in 1975. All six structures retain a great deal of integrity based on the seven aspects of integrity outlined in “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation”. The structures retain all seven aspects of integrity: location, setting, materials, design, workmanship, feeling, and association.

The recommended treatment for the six Atwood-Higgins outbuildings is in accordance with the *Cape Cod National Seashore General Management Plan, Forging a Collaborative Future, Final Environmental Impact Statement, Volume 1: Environmental Impact Statement*, Cape Cod National Seashore, Barnstable County, Massachusetts, completed in February 1998. The proposed action, Alternative 2, calls for the treatments for historic buildings to include preservation and rehabilitation.

Exterior preservation or restoration for most buildings, and interior rehabilitation treatments for some buildings, would be undertaken; full restoration or minimal stabilization treatment would only be used as necessary.³

The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings define preservation as:

As detailed in the Cultural Landscape Report, Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.⁴

Rehabilitation is defined as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”⁵ Further details on the preservation and rehabilitation standards are detailed in the Cultural Landscape Report.

The General Management Plan also calls for the nine buildings located within the Atwood-Higgins complex to be interpreted for visitors by the National Park Service.⁶ In keeping with the proposed action, Alternative 2, the GMP states: “The interiors of selected historic buildings would be preserved or rehabilitated to improve interpretive opportunities. Exhibits, climate control, and security devices would be installed when necessary and appropriate.”⁷

The act of preserving and/or rehabilitating the six outbuildings located within the Atwood-Higgins complex for interpretive use should be guided by the retention of the character-defining features that have been outlined, building specific, in the preceding section of this report. It is these features that provide the distinguishing character of each structure and that should be retained to achieve the highest level of preservation.

WOODSHED

Exterior Elements

- The setting and location of the Woodshed should be retained as it provides visual information regarding the utilitarian function of the structure.
- The fenestration of the Woodshed should be preserved and replaced in kind where appropriate. This would include doorways D101, D102, D103 and windows W101, W102, and W103.
 - Specifically, the large sliding batten door in the west elevation of the Storage Room, D101, and two large bay openings, D102 and D103, in the west elevation of the Woodshed Addition, should be preserved as they also provide visual information regarding the utilitarian function of the structure.
 - Three windows fitted with three-over-three double hung sash windows located in the east elevation (W101 and W102) and north elevation (W103) should be preserved. They are consistent with typical windows found in the other outbuildings located within the Atwood-Higgins complex.
- Exterior materials should be preserved and replaced in kind where appropriate. This would include: fieldstone, wooden post, and brick foundations (the different materials in the foundation correspond to the three periods of construction), wood shingle siding and roofing, wooden batten doors hung within D101, D102 and D103, three-over-three double hung sash windows located in W101, W102, and W103, and the plain board casings painted red surrounding W101, W102, and W103.
- The north-south, medium-pitched gable roofs and the extended north-south gable roof should be preserved.
- The exterior of the Woodshed should remain unpainted and the exterior trim should remain

painted red. Features of the exterior trim that are painted red include: rake boards, corner boards, sliding door on the west elevation (D101), window trim, sills, and muntins. Color should match as close to “Pittsburgh Barnhide Red” as George K. Higgins notes in his journal, which was applied to the Woodshed in 1965 and unknown thereafter.⁸

Interior Elements

- Exposed internal framing should be preserved. It emphasizes the utilitarian function of the structure as well as the simple construction techniques employed by George K. Higgins.
- Combinations of wooden plank flooring and dirt floors should be retained. Both illustrate the simplicity and functionality of the structure.
- The walls consisting of the exposed sheathing should be preserved.
- Interior loft space should be preserved, demonstrating the storage space it provided during George K. Higgins’ tenure.
- Built-in cabinets and shelving should be preserved. They provided the storage space needed to aid in the day-to-day operations in and around the Woodshed during George K. Higgins’ tenure.
- Features of the interior doorway, D104, should remain and be replaced in kind, if necessary. This would include interior door trim, the door, and door hardware.
- The plain board window casings that surround the interior of the windows should be preserved or replaced in-kind where appropriate, as they exemplify the simplicity of the structure.
- The unpainted interior should remain to emphasize the simplicity and functionality of the structure.
- The sink should remain in the Laundry section of the Laundry/Bath addition as it visually informs a

visitor of the room's function during George K. Higgins' tenure.

GARAGE

Exterior Elements

- The setting and location of the Garage should be retained. Originally constructed in 1923, the Garage was moved to its present location in 1929 by George K. Higgins and emphasizes his feelings of the importance of this site.
- The design of the Garage should be preserved. As previously mentioned, the Garage was originally constructed by George K. Higgins in 1923, dismantled and rebuilt in 1929. The demolition and reconstruction of a fairly new structure demonstrates George K. Higgins' passion for creating the idealistic compound of Colonial Revival buildings. The curved (D101 and D102) and cut corners (D103) of the bay openings in the northeast elevation should be preserved. George K. Higgins states in his journal the two different constructions were intentional and designed to show examples of both styles.
- The fenestration in the northeast elevation of the Garage should be preserved. This would include: the three bay openings, D101, D102, and D103 that illustrate the functionality of the structure to house motor vehicles, and the window, W101.
- The materials of the Garage should be retained and replaced in kind, where appropriate. This would include: the poured concrete foundation, wood shingling on the southeast and southwest elevations and partial wood shingling on the northwest elevation, the unpainted batten boards on the northeast and northwest (partial) elevations, wood shingling on the roof, wooden batten doors within D101, D102, and D103, wooden batten shutter on the exterior of W101, and plain board casing on the exterior of W101.

- The two-over-two casement window depicted in historic photographs should be replaced within W101.

- The medium-pitched, saltbox gable roof should be retained. Repair of these roofs was undertaken by CACO NS maintenance staff during the summer of 2007; therefore the roofs should be carefully monitored for any necessary future repairs.
- The gutter system (gutters and gutter brackets) on the northeast elevation of the Garage should be preserved and replaced in kind, where appropriate.
- The exterior of the Garage should remain unpainted. The gutters and gutter brackets should remain painted red.

Interior Elements

- Exposed internal framing and roofing should be preserved. It emphasizes the utilitarian function of the structure as well as the simple construction techniques employed by George K. Higgins.
- The poured concrete flooring in Rooms 101 and 102 should be preserved. They also emphasize the utilitarian function of the structure.
- The walls consisting of the exposed sheathing should be preserved.
- Built-in cabinets and shelving should be preserved. They provided the storage space needed to aid in the day-to-day operations in and around the Garage during George K. Higgins' tenure.
- The plain board window casing that surrounds the interior of D104 and W101 should be preserved. They exemplify the simplicity of the structure and should be replaced in kind, where appropriate.
- The unpainted interior should remain, as it also emphasizes the functionality and simplicity of the structure.

- The wood shingling on the southeast interior wall of Room 102 should remain, as it indicates that this was once an exterior wall that was reused in the construction of the present structure.

BARN

Exterior Elements

- The setting and location of the Barn should be preserved. The Barn was inspired by a previously existing barn constructed by George K. Higgins' paternal grandfather, located slightly north and west of the current site.
- The utilitarian design of the Barn should be retained.
- The fenestration of the Barn should be preserved, where possible. All doorways (D101, D102, D103, D104, D105) should be retained; all windows (W101, W102, W103, W104, W105, W106, W107, W108, W109, and W110) should be preserved and windows should be replaced in kind, where appropriate.
- Doorway D102 in the east end of the south elevation should be retained as a key feature that is distinct to the design of a Barn.
- The materials of the Barn should be retained and replaced in kind, where appropriate. This would include: wooden post foundation, unpainted wooden flush vertical boards on the south, east (partial), north (partial), and west (partial) elevations, horizontal wooden clapboards located at the gable peak of the east elevation of the principal mass, wood shingle siding located on the east (partial), north (partial) and west (partial) elevations, wood shingles on roof, windows located in the windows, wooden batten doors within four doorways D101, D102, D103, and D105, and the flat board casing painted red surrounding the nine windows (W102, W103, W104, W105, W106, W107, W108, W109, and W110).
- Batten boards on the exterior elevations of the Barn should be replaced in kind where completely missing or partially rotted.
- W202 should be fitted with a three-over-three, double hung sash window (presently missing) similar to the three-over-three sash windows found in the other buildings located on the property and that appears in historic photographs. Various panes of glass should be replaced on windows, where missing or damaged.
- Roof constructions and orientations should be retained. This would include: the west-east, medium-pitched roof over the principal mass, the extended gable roof over the north elevation projection, and the south-facing saltbox roof over the east elevation annex.
- The partially remaining gutter system (gutter and gutter brackets) on the north elevation should be preserved and replaced in kind, where appropriate.
- The exterior of the Barn should remain unpainted and the exterior trim should remain painted red. Features that comprise the exterior trim include: rake boards, corner boards, window trim, sills, and muntins. The posts and braces that support the south elevation porch roof of the east elevation annex should also remain painted red.
- The exterior platform and three-hole fenestration for bird refuge that was once located at the gable peak on the east elevation of the Barn should be reconstructed. Design and construction should be based upon historic photographs.
- Exterior open porch roof (presently missing) on the west elevation should be reconstructed. Construction should be based on historic photographs.
- Missing gutters and brackets on the north elevation should be replaced in kind.

Interior Elements

- Exposed internal framing and roofing of the Barn should be preserved. It emphasizes the utilitarian function of the structure as well as the simple construction techniques employed by George K. Higgins.
- The flooring in the Barn should be preserved and replaced in kind, where appropriate. This would include: plywood sheeting flooring in the Hallway/Entry Area, Box Stall, Harness; unpainted wooden plank flooring in the Stall (laid in a west-east direction), Carriage Room (laid in a north-south direction), and Shed (laid in a west-east direction); poured concrete flooring in the Bunk Room; and dirt floor in the Open Shed.
- Built-in cabinets and shelving in the Barn should be preserved. They provided the storage space needed to aid in the day-to-day operations in and around the Garage during George K. Higgins' tenure. This would include: the shelf on south wall, the workbench, shelving, platform, oriel-style cabinet, and bird house/refuge on the east wall of the Carriage Room; and the cubbyhole units located in south wall and built-in shelf on north wall of the Shed.
- Features of the interior doors located within doorways D106, D107, D108, D110, D111, and D112 should be preserved and replaced in kind, where appropriate. This would include surrounding trim, doors, and door hardware.
- Interior windows and shutters located within the Stall and Box Stall should be retained and replaced in kind where appropriate. The windows visually illustrate the functionality of these two rooms.
- Interior windows casings should be preserved and replaced in kind, where appropriate.
- The unpainted interior should remain as it also emphasizes the functionality and simplicity of the structure.

- The corner iron trough should remain in the Stall. It visually illustrates the function of this room.
- The sheet of plexiglass should be replaced (or glass panes inserted) in the door window panes located within D108. Because of the lack of historic photographic documentation, it is unknown what material would have been originally used in these two small windows.

GUEST HOUSE

Exterior Elements

- The setting and location of the Guest House, approximately 210 feet northeast of the main Atwood-Higgins House, should be preserved. The Guest House was constructed to provide increased accommodations for guests who visited the Atwood-Higgins property.
- The design of the Guest House should be retained and preserved. The Guest House represents the strongest effort put forth by George K. Higgins, among all of the structures located within the Atwood-Higgins complex, to recreate an authentic reproduction of a Colonial-era house.
 - The additions to the Guest House constructed in 1951 and 1952 should be preserved as they represent the Higgins' desire for increased modern technology despite his efforts of creating a simplistic, authentic Colonial-era house.
- The fenestration of the Guest House should be preserved, where possible. All doorways (D101, D102, D103, and D105) and windows (W101, W102, W103, W104, W105, W106, W107, W108, W109, W110, W111, W112, W113, W114, and W115) should be retained.
- All materials of the Guest House should be preserved and retained as much as possible. This would include: the brick foundation, wooden shingles on all four elevations, wood shingles on roof, wooden batten doors hung within D101,

D103, and D104, wooden Dutch door hung within D102, the panes within the fifteen windows, the flat board casing surrounding the fifteen windows, and two brick chimneys located on the east and north elevations.

- Inappropriate patching on the brick chimney on the north elevation should be repaired with materials in kind.
- All roof constructions, designs, and orientations should be preserved and include: the medium-pitched, north-south gable roof over the Living Room, the medium-pitched, west-east gable roof over the South Bedroom, the medium-pitched, north-south gable roof over the Bathroom and North Bedroom, the medium-pitched, south-facing saltbox roof over the Closet, and the medium-pitched, north-south gable roof over the Kitchen.
- The gutter system consisting of gutters, supporting brackets and downspouts should be preserved and replaced in kind, where appropriate.
- The exterior of the Guest House should remain unpainted and the exterior trim should remain painted red. Features of the exterior trim include: ridge boards, rake boards, corner boards, gutters, gutter brackets, window trim, sills, and muntins, door trim, and the wooden doors hung within D101 and D102.

Interior Elements

- Exposed framing in the Living Room, South Bedroom, and North Bedroom in the Guest House should be preserved. It was an intentional design feature by George K. Higgins to create a Colonial Revival Style house.
- The flooring in the Guest House should be preserved. This would include: the red brick flooring in the Entry with courses that run in a west-east direction; wide wooden boards of varying length that run in a north-south direction and finished in mustard yellow paint with splatters

of white, green, red, and brown paint found in the Living Room, South Bedroom, and Hallway; the unpainted wide wooden boards of varying length that run in a north-south direction in the North Bedroom and Closet; the rolled linoleum with a brick pattern design in the Kitchen; and the cream-colored and black vinyl asbestos tiles laid in a checkered pattern in the Bath. The flooring choices also reflect an intentional design choice of George K. Higgins to aid in his attempt to recreate an authentic Colonial-era house.

- Presently there is a large hole in the floor in the northeast corner of the Living Room. This hole should be repaired with in kind materials to match the existing floor.
- All interior walls and wall surfaces should be preserved and retained. Repairs should be made in kind, where appropriate. This would include: horizontal wooden boards painted white in the Entry; unpainted tongue-and-groove wooden siding of varying size and direction in Living Room; unpainted vertical tongue-and-groove siding in South Bedroom; heather gray/blue masonite sheeting designed with a tile pattern and wallpaper with a butterfly pattern in the Bath; unpainted horizontal tongue-and-groove siding and white plaster walls in the North Bedroom; unpainted vertical tongue-and-groove siding in the Closet; unpainted vertical tongue-and groove siding in Hallway; and masonite siding in the Kitchen. The walls and wall surface materials also reflect an intentional design choice of George K. Higgins to aid in his attempt to recreate an authentic Colonial-era house.
- The ceiling in each room of the Guest House should be preserved and replaced in kind where appropriate. This would include: the plaster ceilings in Entry, Living Room, South Bedroom, North Bedroom (with stucco-like finish), and Closet (with stucco-like finish); and the drywall ceiling finished white paint in Bath and Kitchen.

- Built-in cabinets and shelving in the Guest House should be preserved. This would include:
 - Built-in features in the Living Room: built-in cabinets located in the west and east ends of the north wall, built-in shelf located above the fireplace on the north wall, and built-in cabinets located in west wall.
 - Built-in features in the South Bedroom: built-in cabinet located in the north end of the east wall; two built-in cabinets located in the west end of the north wall.
 - Built-in features in the Kitchen: two shelving units located on the north side of the east wall; one shelving unit located on the south side of the east wall; built-in cabinet in the north wall; and two shelving units located in the northeast corner of the room spanning the north side of the west wall and the west side of the north wall.
- Features of interior doorways (D105, D106, D107, D109, D110, D112, and D113) should be preserved and replaced in kind, where appropriate. These features would include (where extant) surrounding trim, doors, and hardware. These features were carefully chosen by George K. Higgins to aid in his attempt at creating an authentic Colonial-era house.
 - The bullseye glass panes located on the top of the door hung within D106 should be preserved and replaced in kind if necessary.
- Interior window casing should be preserved on windows (W101, W102, W103, W104, W106, W107, W108, W109, W110, W111, W112, W113, W114 and W115). The trim is an additional feature that was intentionally selected by George K. Higgins to “look old” and add to his overall design of recreating a Colonial-era style house. Interior window trim should be replaced in kind, where appropriate.
- All interior finishes should be preserved.
- There are several features located within the Guest House that should be retained and preserved. These features should be replaced in kind, if necessary and where appropriate. These special features include:
 - Special features in the Living Room: brick fireplace and hearth in Living Room located in and in front of the north wall.
 - Special feature located in the Kitchen: built-in drop-table on east wall in Kitchen.
 - Special features located in the Bath: Mint green ceramic shower tub on west wall, mint green ceramic console table sink on the south wall, mint green ceramic toilet on the north wall, and hanging lamp in the center of the ceiling.
 - Special feature in Entry: hanging lamp in center of the ceiling.

SUMMER HOUSE

Exterior Elements

- The setting and location of the Summer House should be retained. This site was carefully chosen by George K. Higgins and his father, Richard Higgins, for its somewhat isolated setting on a hill overlooking a meadow.
- The original Summer House was constructed in 1936, subsequently torn down (only the roof was salvaged) and the existing structure was built in 1960. The design of the 1960 Summer House should be preserved and retained. However, the design of the 1936 Adirondack-style Summer House is also a character-defining feature and reconstruction based on historic photographic documentation of features of this design would be an acceptable preservation treatment.
- All fenestration on the Summer House should be preserved. This would include all windows (W101, W102, W103, W104, W105, W106, W107, and W108) and doorway (D101).

- The materials of the Summer House should be retained and replaced in kind where appropriate. This would include: brick foundation, horizontal wooden clapboarding on the lower halves of all four elevations (total of 6 clapboards on each elevation each having approximately a 6 1/2 inch exposure), wood shingles on roof, wooden batten door hung within D101, plywood awning-style shutters on all four elevations, three metal strap hinges located on the door hung within D101, and window hardware that consists of two metal strap hinges located on the top of each shutter as well as two metal turn locks located on the lower right and left sides of each shutter.
- The pyramidal roof of the Summer House should be preserved and retained. Replacement of any material should be made in kind.
 - The roof was the only salvaged component from the original Summer House constructed in 1936 by George K. Higgins.
- The exterior (corner boards, shutters, clapboarding) of the Summer House is painted red, with the exception of the roof. This finish should be retained and if repainting is needed, the color should be matched as close as possible to what is extant.

Interior Elements

- Exposed structural framing (walls and ceiling) should be preserved. It emphasizes the simple construction techniques employed by George K. Higgins.
- The flooring in the Summer House that consists of 3 ½ inch wooden floor boards that run in a north-south direction should be preserved and replaced in kind, where appropriate.
- The unpainted interior should be retained to emphasize the simplicity of the structure.

COUNTRY STORE

Exterior Elements

- The location and setting of the Country Store should be preserved. The Country Store was constructed on a hill that was lowered approximately 10-15 feet at the time of construction.
- The design of the Country Store should be preserved. The design was conceived by George K. Higgins and largely inspired by George's childhood memories of visiting North Pomfret, Vermont where his grandfather lived. It is the most nostalgically-inspired structure located within the Atwood-Higgins complex.
- All fenestration of the Country Store should be preserved, where possible. All doorways (D101, D102, D103, and D104) and windows (W101, W102, W103, W104, W105, W106, W107, W108, W109, W110, W111, W112, W201, W202, and W203) should be retained.
- All materials of the Country Store should be preserved and retained as much as possible. This would include:
 - Brick foundation.
 - Siding on the east elevation: horizontal wooden clapboarding with 4 inch reveal, horizontal wooden boards, and wooden shingles laid in a coursed pattern; siding on north elevation: wooden shingles laid on a coursed pattern and vertical wooden boards; siding on the west elevation: wooden shingles laid in a coursed pattern; and siding on the south elevation: wooden shingles laid in a coursed pattern and horizontal wooden clapboards
 - Wood shingles on roof.
 - All door related features of D101, D102, D103, and D104. This includes exterior trim, doors, and door hardware.

- All window related features located within the fifteen windows. This would include all windows and exterior window trim.
- Missing shutter dogs should be replaced in kind, where appropriate.
- Brick chimney that punctuates the north end of the eastern slope of the north-south gable roof over the Study.
- All roof constructions, designs, and orientations should be preserved and include: the medium-pitched, west-east gable roof over the Country Store Room, the medium-pitched, north-south gable roof over the Study, the combination extended gable roof and medium-pitched west-east gable roof over the Store Room and Bath, the porch roof over the east elevation exterior porch, and the shed roof over D104, located on the west elevation.
- The majority of the roof covering of the shed roof over D104, on the west elevation, is missing and should be replaced in kind.
- The gutter system consisting of wooden gutters supported by wooden brackets should be preserved where it exists in the following locations: the exterior east elevation of the Study, exterior north elevation of the Country Store Room, exterior west elevation of the Study, and the exterior south elevation of the Country Store Room. Gutter and downspouts should be replaced in kind where appropriate. Two downspouts located on the southeast and southwest corner of the Country Store respectively should also be preserved and replaced in kind, when and where appropriate.
- The exterior of the Country Store should remain unpainted and the exterior trim should remain painted red. The exterior trim features that are painted red include: ridge boards, chimney cap, rake boards, corner boards, gutters, gutter brackets, downspouts, east elevation porch posts,

window trim and shutters, door trim, and doors hung within D101, D102, and D104.

Interior Elements

- Exposed framing in the Study and Country Store Room should be preserved. Though the Country Store was constructed with balloon framing, George K. Higgins had wooden posts and beams inserted to give the appearance of post-and-girt framing. This was a key feature in Higgins' effort to create a Colonial Revival style structure.
- The flooring in the Country Store should be preserved. This would include: the unpainted, wooden board flooring that runs in a north south direction in the Study and the unpainted, wide wooden plank flooring that runs in a west-east direction of the Country Store Room. The flooring should be replaced in kind, where appropriate. The flooring choices also reflect an intentional design feature Higgins chose to aid in his attempt to recreate an authentic Colonial-era structure.
- All interior walls and wall surfaces should be preserved and retained and repairs should be made in kind, where appropriate. This would include:
 - Walls in Study: flat, paneled wood, painted off-white on the lower one-third of walls with a with an off-white single bead molding chair rail on the top and an off-white molded baseboard on the bottom. Upper two-thirds of the walls constructed of unpainted gray plaster topped with wooden crown molding painted off-white.
 - Walls in the Country Store Room: north wall constructed of a combination of tongue-and-groove vertical wooden siding and white plaster; south wall constructed of a combination of tongue-and-groove vertical siding, plaster, and plywood sheeting; east wall constructed of unpainted plywood sheeting on the bottom half of the wall and white plaster on

- the top half of the wall; west wall constructed of tongue-and-groove vertical siding.
- Unpainted, white plaster ceiling in Study.
 - Unpainted, white plaster ceiling in Country Store Room with simulated exposed floor joists and beams.
 - The ceiling in each room of the Country Store should be preserved and replaced in kind, where appropriate. This would include: the unpainted, white plaster ceiling in Study and the unpainted, white plaster ceiling in Country Store Room with simulated exposed floor joists and beams.
 - Built-in cabinets and shelving in the Country Store should be preserved. This would include: the built-in bed placed on the north end of the west wall and built-in shelving on the south wall in the Study and the built-in shelving on the south wall in the Country Store Room.
 - Features of interior doorways (D105, D106, D107, D108, and D109) should be preserved and replaced in kind, where appropriate. These features would include (where extant) surrounding trim, doors, and hardware. These features were carefully chosen by George K. Higgins to aid in his attempt at creating an authentic Colonial-era house.
 - Interior window casings should be preserved on windows W101, W102, W103, W105, W107, W108, W110, W111, and W112. The casings should be replaced in kind, where appropriate.
 - All interior finishes should be preserved.
 - There are several special features located within the Country Store that should be retained and preserved. These features should be replaced in kind, if necessary and where appropriate. These special features include:
 - Fireplace located in the north wall of the Study that measures 36 inches wide by 31 ½ inches tall. Semicircular hearth constructed of brick.
 - Iron crane located on the left side of the firebox.
 - Hanging glass chandelier located above W103 in the Country Store Room.
 - Two bars in Country Store Room: one in the southeast corner of the room and the other located in the southwest corner of the room.
 - Potbelly stove located in the Country Store Room.
 - Wooden counter located in Country Store Room.
 - Small wooden sink located on the north wall in the Country Store Room.

ENDNOTES

¹ Lee Nelson, *Preservation Brief 17: Architectural Character, Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (Washington D.C.: Preservation Assistance Division, National Park Service, U.S. Department of Interior, 1998).

² Ibid.

³ U.S. Department of the Interior, National Park Service and U.S. Department of Transportation, Federal Aviation Administration, *Forging a Collaborative Future, Final Environmental Impact Statement for the General Management Plan, Volume 1: Environmental Impact Statement, Cape Cod National Seashore, Barnstable County, Massachusetts* (Wellfleet, MA: U.S. Department of the Interior, National Park Service, Feb. 1998), p. 78.

⁴ *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (Washington D.C.: Preservation Assistance Division, National Park Service, U.S. Department of the Interior, 1995).

⁵ Ibid.

⁶ U.S. Department of the Interior, National Park Service and U.S. Department of Transportation, Federal Aviation Administration, *Forging a Collaborative Future, Final Environmental Impact Statement for the General Management Plan, Volume 1: Environmental Impact Statement, Cape Cod National Seashore, Barnstable County, Massachusetts* (Wellfleet, MA: U.S. Department of the Interior, National Park Service, Feb. 1998), p. 77.

⁷ Ibid, p. 80.

⁸ GKH Journal, p. 169.

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APPENDIX A: SITE CHRONOLOGY

Prepared by Emily Donaldson, Olmsted Center for Landscape Preservation, 2007.

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
21000	BC	21000	BC	Established	Hills and hollows of the Lower Cape are formed by streams of melt-water draining westward into Glacial Lake Cape Cod (Newman 2001).
16000	BC	16000	BC	Established	By this date, Bound Brook Island, Griffin Island, and Great Island have been formed (Newman 2001).
13000	BC	13000	BC	Established	Outwash plains of Cape Cod are formed by rising sea levels and marine erosion (McManamon and Borstel 1984:96).
10000	BC	8000	BC	Inhabited	Paleoindians are present on Cape Cod (UMass 2004:70).
7000	BC	7000	BC	Established	Cape Cod landscape is marked by red maple, tupelo, black gum and other shrubs (McManamon and Borstel 1984:102).
6000	BC	5700	BC	Inhabited	The earliest pottery and arrowhead remains date from no later than this period (UMass 2004:70).
1620	AD	1620	AD	Explored	Pilgrims explore the Cape Cod bay area for the first time (Fader 1980:7).
1635	AD	1640	AD	Built	The Atwood-Higgins House is possibly constructed, though its earliest component dates to 1730 (Holmes et al. 1995:15).
1644	AD	1644	AD	Colonized	Early settlers occupy Bound Brook Island and found the original site for the town of Wellfleet (then called Nauset). The island is "a favored sheltered area, and remained there until the 'town' moved slowly eastward to its present site" (Nye 1920).
1720	AD	1720	AD	Built	The first public highway out to the Lower Cape is constructed using sand (Doane n.d.:1a).
1723	AD	1723	AD	Settled	Wellfleet becomes the Billingsgate Parish of the Town of Eastham (Holmes et al. 1995:11).
1727	AD	1747	AD	Settled	Thomas Higgins moves to Wellfleet (Holmes et al. 1995:15).
1730	AD	1730	AD	Built	The Atwood-Higgins House is most likely constructed; its earliest component dates to this year (Holmes et al. 1995:15).
1763	AD	1763	AD	Settled	Wellfleet becomes its own district (Holmes et al. 1995:11).
1768	AD	1768	AD	Altered	The General Court passes legislation forbidding the pasturing of animals on Bound Brook Island, meant to curb the rapid sand filling of the Herring River due to clearing and wind erosion (Holmes et al. 1995:18).
1771	AD	1771	AD	Developed	There are 30 whaling ships operating out of Wellfleet (Nye 1920).
1775	AD	1775	AD	Altered	Wellfleet becomes a town under the Revolutionary General Act of August 23, 1775 (Holmes et al. 1995:12).

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
1776	AD	1776	AD	Settled	Wellfleet has a population of 1,235 people, up from 928 in 1765 (Holmes et al. 1995:11).
1778	AD	1802	AD	Altered	Following the Revolutionary War, Bound Brook Island undergoes great change, and whaling ceases almost entirely. By 1802, the majority of Wellfleet's 25 fishing vessels are engaged instead in mackerel or cod fishing (Doane n.d.:6).
1794	AD	1794	AD	Developed	There are 10 houses and a windmill on Bound Brook Island (Doane n.d.:1b).
1795	AD	1795	AD	Developed	A windmill is depicted on the western portion of Bound Brook Island, on a map from this year (Holmes et al. 1995:13).
1800	AD	1800	AD	Built	The ship "Freemason" is constructed on the south shore of Bound Brook Island by Reuben Rich (Holmes et al. 1995:17).
1800	AD	1800	AD	Developed	Salt making begins as a local industry around this date, along various creeks in the area including the Herring River (Holmes et al. 1995:12).
1805	AD	1805	AD	Purchased	Thomas Atwood buys the Atwood-Higgins House for \$53.62 (Fader 1980:14).
1830	AD	1830	AD	Settled	Wellfleet has a population of 2,046 people (Holmes et al. 1995:12).
1831	AD	1831	AD	Developed	A map from this year depicts 17 structures on Bound Brook Island, including the Atwood-Higgins building complex (Holmes et al. 1995:13).
1841	AD	1841	AD	Developed	Map of Bound Brook Island from this year depicts the school (Holmes et al. 1995:13).
1844	AD	1844	AD	Built	The Bound Brook Island school is constructed, also known as the Pine Hill School (Doane n.d.:5).
1848	AD	1848	AD	Developed	Map from this year shows saltworks on the western side and southwestern shore of Bound Brook Island (Holmes et al. 1995:14).
1869	AD	1870	AD	Developed	The Cape Cod Central Railroad is extended into Wellfleet Center (Holmes et al. 1995:12; Fader 1980:7).
1873	AD	1919	AD	Neglected	Thomas Atwood dies, leaving the Atwood-Higgins House to fall into seasonal use and near abandonment until George Higgins' purchase of the property in 1919 (Doane n.d.:7).
1880	AD	1880	AD	Altered	A Map from this year depicts 12 houses in the Wellfleet portion of Bound Brook Island, as well as the railroad running along the eastern edge of the island. A road also crosses Duck Harbor just west of the Atwood-Higgins building complex, and development is concentrated in the northwest corner of the island (Holmes et al. 1995:14).
1897	AD	1897	AD	Purchased/Sold	The Atwood-Higgins House comes back into the Atwood and Higgins family (Higgins 1950:20,25).

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
1900	AD	1900	AD	Altered	The population of Bound Brook Island is down to about six houses, from the mid-nineteenth century peak of about 16 houses. The Atwood-Higgins House is unoccupied (Holmes et al. 1995:14).
1908	AD	1908	AD	Altered	The town of Wellfleet installs dikes in the meadows east of Bound Brook Island, to facilitate the agricultural use of the area and allow for the production of fresh rather than salt hay (Doane n.d.:2).
1915	AD	1915	AD	Altered	Wellfleet is associated primarily with tourism, and population figures no longer represent the actual use of the area due to summer visitors (Holmes et al. 1995:13).
1919	AD	1919	AD	Restored	George Higgins begins his restoration of the Atwood-Higgins House (Pearce 1973:1).
1919	AD	1919	AD	Land Transfer	George Higgins is given a half-interest in the Atwood-Higgins House and surrounding land by his half-great uncle, Captain Edward B. Atwood, on the condition that Higgins care for the property (Holmes et al. 1995:15; Doane n.d.:7; Higgins 1950:27).
1919	AD	1919	AD	Built	The Old Town Road is built up to withstand the tides. It runs roughly east to west between the present locations of the Higgins house and Barn (Higgins 1950:2).
1920	AD	1920	AD	Land Transfer	Captain Edward B. Atwood dies, leaving the Atwood-Higgins property to his widow who deeds the remaining half-interest to George Higgins (Higgins 1950:34).
1920	AD	1920	AD	Altered	House is reshingled (Higgins 1950:36).
1920	AD	1929	AD	Planted	Austrian pines planted at the site; these lasted 25 years before George K. Higgins removed them (Higgins 1950:50).
1920	AD	1929	AD	Memorialized	A stone marker is donated by Nehemiah Hopkins to mark the location of the old school (Holmes et al. 1995:24).
1922	AD	1923	AD	Built	Hand pump and shelter are built outside the kitchen door of the house to the north. It is 61 feet deep (Higgins 1950:40, 44).
1922	AD	1922	AD	Altered	An old millstone is placed at the front door of the house. This is a different stone from the one at the kitchen door, which is original to the house (Higgins 1950:46).
1922	AD	1922	AD	Built	A lattice-work structure is built around the privy west (of the house?) (Higgins 1950:44).
1922	AD	1922	AD	Purchased/Sold	In April, Higgins buys the gate which in the '60s stood "at end of fence by the [Wood]shed" (Higgins 1950:46).
1922	AD	1922	AD	Rehabilitated	George Higgins has the chimney in the house repaired by raising it two courses and installing a new cap (UMass 1999:23).
1923	AD	1923	AD	Built	An addition to the Woodshed is built in this year on its north side, to provide shelter for stacked wood (Holmes et al. 1995:23).

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
1923	AD	1923	AD	Planned	Plans for the Barn are drawn up in the fall and winter of this year, with significant input from Richard Higgins, George K. Higgins' father, to try to achieve as close a replica of the old Barn (which was almost at the same location) as possible (Higgins 1960:9).
1923	AD	1923	AD	Planned	Dredging of the Herring River is planned (Higgins 1950:48).
1923	AD	1923	AD	Built	George Higgins constructs trellises on either side of the front door of the house, which then serve to support roses (UMass 1999:24).
1923	AD	1923	AD	Built	George Higgins constructs a Garage on the edge of the meadow near Pamet Point Road (Higgins 1950:48).
1923	AD	1923	AD	Planted	George Higgins plants roses on either side of the front door of the house (UMass 1999:24).
1924	AD	1924	AD	Graded	Land on the north side of the building complex is graded so that the new Barn can be built on flat ground (Higgins 1950:94).
1924	AD	1925	AD	Built	Barn is built south and slightly east of the old Barn site (Higgins 1950:53; Higgins 1960:9).
1924	AD	1925	AD	Planted	New maples are planted on the east side of the house, where black locust had been blown down and lost in 1924 (Higgins 1950:54).
1925	AD	1925	AD	Purchased/ Sold	Collection of hand-hewn beams is secured from an old Barn, to be used in construction of the Guest House and the Country Store (Higgins 1950:57).
1925	AD	1925	AD	Built	A house cesspool is built slightly south and east of the Woodshed, on the downhill side. Fifty feet of pipe is also installed running to the house (Higgins 1950:57).
1925	AD	1925	AD	Moved	The Herring River is dredged, changing the course of the stream (Higgins 1950:56).
1925	AD	1925	AD	Built	Well is driven 50 feet down inside the present Barn (Higgins 1950:56).
1925	AD	1925	AD	Rehabilitated	Around this date a series of old beams under the house are replaced (Higgins 1960:6).
1926	AD	1926	AD	Moved	In February, the Old Town Road is rerouted north, so as to run just north of the current Guest House (then not yet built) and east of the Barn. The old route went straight through the present Guest House and Garage sites (Higgins 1950:2).
1927	AD	1927	AD	Rehabilitated	Town repairs the Town Road running past the Barn (Higgins 1950:61).
1927	AD	1927	AD	Built	Gate to the Barnyard (entrance gate) constructed by David Curran, a replica of one he had seen in Ipswich, Mass (Higgins 1950:61).
1927	AD	1927	AD	Built	In December, an east annex is added to the east side of the Barn, complete with its own cellar (Higgins 1950:63).

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
1928	AD	1928	AD	Built	In January, a lean-to is added to the west side of the Barn (Higgins 1950:65).
1928	AD	1928	AD	Planned	Guest house is planned by George Higgins during the winter of this year (Higgins 1960:12).
1929	AD	1929	AD	Built	Guest house is built, planned as "an authentic reproduction" (Holmes et al. 1995:18,24; Lowenthal 1996:2; Higgins 1960:12).
1929	AD	1929	AD	Moved	The Garage is rebuilt northwest of the Atwood-Higgins House, using materials from the old structure that was built "across the meadow" near Pamet Point Road in 1923 (Lowenthal 1996:2; Higgins 1950:69).
1930	AD	1930	AD	Planted	A Burre pear tree and a poplar tree are planted to the north of the Guest House (Higgins 1950:75; Quarles 1995:4).
1930	AD	1930	AD	Built	An old privy is built to the east of the Guest House (Higgins 1950:72-3).
1931	AD	1931	AD	Inhabited	First full season of house occupancy by George Higgins and his wife (Higgins 1950:77).
1934	AD	1934	AD	Built	The pump house well pipe is extended (Higgins 1950:80).
1936	AD	1936	AD	Built	The Summer House is built (Lowenthal 1996:2; Higgins 1950:91).
1938	AD	1938	AD	Built	The roof of the south side of the Woodshed is raised, and a laundry room and bathroom are installed (Holmes et al. 1995:17; Higgins 1950:84).
1938	AD	1938	AD	Preserved	An old apple tree blown down by a hurricane in this year is saved by propping it up (Higgins 1950:86).
1943	AD	1943	AD	Military Operation	Camp Wellfleet opens as the home of the Anti-Aircraft Artillery Training Center, which was used as a Navy radar school. It was put on standby status in 1945 and closed in 1961 (Holmes et al. 1995:13).
1943	AD	1943	AD	Built	New roads laid out, to complete a circle around the Barn and then out to the west, following the same path as the present Bound Brook Road (Higgins 1950:96).
1945	AD	1945	AD	Planned	Plans for the Country Store begin (Higgins 1950:98; Higgins 1960:15).
1945	AD	1945	AD	Demolished	In September the Old Town Road, running by the Guest House, is closed and filled. Traffic is diverted to the new and present location of Bound Brook Road, above the Barn (Higgins 1950:98).
1945	AD	1945	AD	Moved	Entrance gate to the Barnyard (with stone balance) is moved in September to its present location as the entrance gate to the site (Higgins 1950:98).
1945	AD	1955	AD	Removed	Austrian pines planted in the 1920s are removed (Higgins 1950:110).
1947	AD	1948	AD	Built	The Country Store and post office are constructed using hand-hewn beams from an old Barn (Holmes et al. 1995:24; Lowenthal 1996:2; Higgins 1950:102).

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
1947	AD	1947	AD	Graded	A hill which existed where the present Country Store is located, once 15 feet high, is removed to provide ground for the Country Store and the road (Higgins 1960:16).
1947	AD	1947	AD	Purchased/Sold	Central beam for the Country Store is purchased in New Hampshire and shipped to Wellfleet (Higgins 1950:104).
1947	AD	1947	AD	Built	A water pipe is built leading out from the Country Store (Higgins 1950:104).
1947	AD	1947	AD	Built	Additional electrical cables and a water pipe are laid underground (Higgins 1950:106).
1948	AD	1948	AD	Planted	George Higgins seeds the land by the Country Store with winter rye, which grows to a height of over 5 feet the following spring before he mows it to stubble (Higgins 1960:16).
1950	AD	1950	AD	Memorialized	George K. Higgins puts together a compilation of his memories of his property in a "Journal" he later leaves to the National Park Service (Lowenthal 1996:3).
1950	AD	1950	AD	Maintained	The roof of the Summer House is resingled (Higgins 1950:123).
1951	AD	1951	AD	Built	An additional bedroom and a bath, cellar, heating and electric wiring are added to the Guest House (Lowenthal 1996:2; Higgins 1960:12).
1951	AD	1951	AD	Built	A well is dug by the Guest House to provide it with a water supply independent of the old house (Higgins 1950:117).
1952	AD	1952	AD	Planned	Plans are drawn up for the kitchen facilities addition to the Guest House, written by George Higgins during the winter of this year (Higgins 1960:12).
1952	AD	1952	AD	Built	The pullman kitchen is added to the Guest House (Holmes et al. 1995:24; Higgins 1960:12).
1953	AD	1953	AD	Planned	Electrical rights of way for the property are discussed (Higgins 1950:131).
1954	AD	1954	AD	Destroyed	The old apple tree blown down by a hurricane in 1938 is again blown down, and this time lost (Higgins 1950:137).
1959	AD	1959	AD	Planned	The Advisory Board on National Parks, Historic Sites, Buildings and Monuments officially recommends that the National Park Service should accept the Atwood-Higgins House, Barn and Country Store as a valuable historic and architectural resource, should George Higgins offer to donate the property; the Secretary of the Interior approves these plans on February 16 (Lowenthal 1996:4; NPS n.d.).
1959	AD	1959	AD	Planned	George Higgins plans to reconstruct the Summer House (Higgins 1950:147).
1960	AD	1960	AD	Reconstructed	George Higgins rebuilds the Summer House, using the roof of the old Summer House, in the same location in which it stood before (Higgins 1950:161-2).

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
1960	AD	1960	AD	Preserved	George Higgins records a taped statement concerning the Atwood-Higgins House and property, in August (Higgins 1960).
1960	AD	1960	AD	Removed	The Cape Cod Railroad is completely removed from Wellfleet (Fader 1980:7).
1960	AD	1960	AD	Built	A photograph from this date illustrates a wooden lattice framing the front door of the house, on the south side (Robinson 1960).
1960	AD	1960	AD	Planted	A photograph from this date illustrates flower beds on either side of the front door of the house, on the south side. Vegetation reaches up to the height of the bottom window sashes (Robinson 1960).
1960	AD	1960	AD	Planted	A photograph from this date illustrates a wide bush which grows right up against the eastern side of the house (Robinson 1960).
1960	AD	1960	AD	Planted	A photograph from this date illustrates a tree standing by the southwest corner of the house, only a few feet west of the cellar door (Robinson 1960).
1960	AD	1960	AD	Planned	On February 16 of this year, the Secretary of the Interior issued an approval for the NPS to go ahead with the Atwood-Higgins property donation as a National Historic Site (NPS n.d.).
1960	AD	1960	AD	Preserved	A Cape Cod Survey I is conducted of the property by the Historic American Buildings Survey, including measured drawings (Fader 1980:2).
1961	AD	1961	AD	Land Transfer	The Atwood-Higgins property is accepted by the National Park Service as a National Historic Site on June 28 of this year. On July 2, an informal ceremony presenting the property to NPS Director Conrad L. Wirth is held, and on July 5 George Higgins signs a Cooperative Agreement to donate about 45 acres of the land, including the buildings. The Secretary of the Interior Stewart L. Udall signs the Cooperative Agreement on August 30 for all 154 acres of land (Lowenthal 1996:5; NPS n.d.).
1961	AD	1961	AD	Established	Public Law 87-126 establishes the Cape Cod National Seashore (NPS n.d.).
1962	AD	1962	AD	Sale	Bill of Sale transfers the contents of the old house and Guest House to the National Park Service on September 20, and expresses the intent of property use (NPS n.d.).
1962	AD	1962	AD	Established	The Bill of Sale for the Atwood-Higgins collections is accepted on behalf of the U.S.A. by Assistant Director Ben H. Thompson, on October 10 (NPS n.d.).
1962	AD	1962	AD	Planned	An amendment is made to the Cooperative Agreement on November 9, eliminating the retained life estate in favor of a Special Use Permit (Fader 1980:2).

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
1963	AD	1963	AD	Preserved	In February, a letter of appreciation is sent by Director Wirth to Mr. and Mrs. Higgins, acknowledging the donation of the Atwood-Higgins homesite as a National Historic Site (NPS n.d.).
1963	AD	1963	AD	Preserved	Additional donations are made to the historic site on February 24 (NPS n.d.).
1963	AD	1963	AD	Preserved	On May 2, NPS Superintendent Gibbs reconfirms the intent to designate the Atwood-Higgins homesite as a National Historic Site (NPS n.d.).
1973	AD	1973	AD	Built	A photograph from this year illustrates a split rail fence with three rails curving around along the drive to the west of the Country Store and up the Old Town Road to the west (Pearce 1973).
1973	AD	1973	AD	Built	A photograph from this year illustrates a split rail fence with three rails running down the hill to the east of the Woodshed (Pearce 1973).
1973	AD	1973	AD	Planted	A photograph from this year illustrates a vine growing up the east side of the Woodshed to the level of the windows (Pearce 1973).
1973	AD	1973	AD	Built	A photograph from this year illustrates a wooden lattice with vines growing on it, placed above and to the right of the Woodshed's south-facing door (Pearce 1973).
1973	AD	1973	AD	Planted	A photograph from this year illustrates a thick vine growing on the east side of the Barn, in the open space beside where the adjoining shed extends east (Pearce 1973).
1973	AD	1973	AD	Built	A photograph from this year illustrates two posts by the southeast corner of the Barn, one short and granite and the other taller, made of what appears to be wood (Pearce 1973).
1973	AD	1973	AD	Built	A photograph from this year illustrates a split rail fence with three rails running west from the Barn, presumably to border the driveway. The third post west from the Barn is part of a gate (Pearce 1973).
1973	AD	1973	AD	Planted	A photograph from this year illustrates a large tree growing just beside the Barn, to the right of the western door on the building's south side (Pearce 1973).
1973	AD	1973	AD	Planted	A photograph from this year illustrates two large trees growing just southwest of the Guest House. A lilac bush also grows in the northwestern crook of the building, between the two sections (Pearce 1973).
1973	AD	1973	AD	Planned	Preliminary interpretive planning reconnaissance is conducted by the Mid-Atlantic Region NPS, on January 30 (NPS n.d.).
1973	AD	1973	AD	Planned	A Planning Directive is issued on June 7 for the preparation of a Development Concept Plan for Atwood-Higgins (NPS n.d.).

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
1973	AD	1973	AD	Planned	On July 10, the Interpretive Planning Concepts is reviewed, preliminary to the Development Concept Plan (NPS n.d.).
1973	AD	1973	AD	Planned	On October 19, Mrs. Higgins concurs with Superintendent Arnberger that the Maker house can be relocated to the Atwood-Higgins homesite area as a caretakers' residence (NPS n.d.).
1974	AD	1974	AD	Planned	Regional Director Chester Brooks approves the Atwood-Higgins Development Concept Plan, on February 7 (NPS n.d.).
1974	AD	1974	AD	Planned	The DCP and Environmental Assessment for the Atwood-Higgins site are transmitted to the Advisory Council on Historic Preservation for Section 106 review on July 2 (NPS n.d.).
1974	AD	1974	AD	Planned	On September 19, the ACHP concurs in a determination of no significant affect for the work proposed on the Atwood-Higgins historic structures (NPS n.d.).
1976	AD	1976	AD	Established	The Atwood-Higgins House is first opened to the public during the summer of this year, featuring a twice weekly guided tour of eight visitors (Fader 1980:2).
1976	AD	1976	AD	Altered	In January, Superintendent Lawrence C. Hadley signs the Agreement for the Mutual Cancellation of Permit, releasing the Federal Government and Katherine F. Higgins of their respective obligations as described in the Special Use Permit signed on December 23, 1962 (Hadley 1976).
1976	AD	1976	AD	Preserved	The Atwood-Higgins House and surrounding 24 acres are listed in the National Register of Historic Places on July 30, as the Atwood-Higgins Historical Complex (Holmes et al. 1995:23; Lowenthal 1996:2; Fader 1980:2).
1976	AD	1976	AD	Preserved	A Draft Historic Structures Report is issued for the Atwood-Higgins structures, on October 1 (NPS n.d.).
1976	AD	1976	AD	Preserved	The Collections Management Plan for Atwood-Higgins is completed and submitted to the Superintendent for implementation, on December 22 (NPS n.d.).
1977	AD	1977	AD	Planned	The Atwood-Higgins Interpretive Prospectus is approved by the Regional Director, Jack E. Stark, on November 30 (NPS n.d.).
1978	AD	1978	AD	Planned	The Comprehensive Design, Building and Site Improvements, Drawing No. 609/41032 is approved by the Acting Regional Director, Gilbert Calhoun, on May 31 (NPS n.d.).
1978	AD	1978	AD	Inhabited	The Atwood-Higgins Barn and surrounding area are used as an NPS horse Barn and pasture, beginning on August 8 (Hadley 1978).
1979	AD	1979	AD	Planned	In November, a Proposed Revision is submitted for the Scope of Collections for Cape Cod National Seashore (NPS n.d.).

Start Year	Start Era	End Year	End Era	Major Event	Major Event Description
1980	AD	1980	AD	Preserved	Marsha L. Fader publishes a Historic Structures Report for the Atwood-Higgins House (Fader 1980).
1982	AD	1982	AD	Planned	In January, a Proposed Revision is submitted for the Scope of Collections for Cape Cod National Seashore (NPS n.d.).
1991	AD	1991	AD	Abandoned	Hurricane Bob knocks out power to the Atwood-Higgins Historic Site, and all inhabitants leave (Burke 2007).
1994	AD	1994	AD	Preserved	An unpublished "Final Report: Archaeological Testing at the Atwood-Higgins House, 1992 and 1994 Field Seasons, Cape Cod National Seashore" is researched and written by Leslie A. Mead for the National Park Service (Mead c. 1992).
1995	AD	1995	AD	Altered	Five standing historic structures were inventoried by the National Park Service on Bound Brook Island: Atwood-Higgins House, Ebenezer L. Atwood house, Henry Atwood house, Baker house and Bryne house (Holmes et al. 1995:15).
1995	AD	1995	AD	Preserved	An "Archaeological Reconnaissance Survey" is conducted of the Atwood-Higgins Complex by Richard D. Holmes, Carolyn D. Hertz and Mitchell T. Mulholland (Holmes et al. 1995).
1996	AD	1996	AD	Planned	An "Historical Assessment of the Atwood-Higgins Property" is written by Larry Lowenthal (Lowenthal 1996).
1999	AD	1999	AD	Planned	An essay on the "National Register Eligibility of the Atwood-Higgins House" is written by Mitchell T. Mulholland of the University of Massachusetts (Mulholland 1999).
1999	AD	1999	AD	Preserved	The University of Massachusetts writes an "Amendment to the National Register" for the Atwood-Higgins building complex (UMass 1999).

APPENDIX B.

ADDITIONAL OUTBUILDINGS

Adapted from the “National Register of Historic Places Registration Form: Atwood-Higgins Historic District,” prepared by Jennifer R. Fields and Stephen Olausen, PAL, Pawtucket, RI, May, 2010.

ATWOOD-HIGGINS HOUSE PRIVY

The Atwood-Higgins House Privy is a wood-framed structure located approximately ten feet west of the house, near the edge of the wooded slope (Figures 531 through 534). The National Park Service reconstructed the privy in 2007 utilizing some of the fabric from the original privy, and constructed it to its original dimensions. The original privy was documented by the List of Classified Structures team in the 1990s and likely dated to about 1919, when George K. Higgins acquired the property. One of the privies, perhaps the original house privy, was known as the Vermont privy because it was moved to the property from Vermont.

During the reconstruction, the privy was reoriented to face south instead of east toward the house. The wood-frame building has a gable roof, painted plank trim, and rests on pressure-treated wood. All exterior surfaces are clad with wood shingles. Similar to the Guest House privy, the structure has a centered plank door in the south elevation, a small window for light, and an access hatch on the north elevation. Rectangular vents are located at the roofline on the side elevations. An uncut stone functions as a step to the door. The interior of the privy contains a single-seat bench, plank floors, and plank walls. The door is fastened with a lock.

GUEST HOUSE PRIVY

The Guest House Privy is a one-story, one-bay-wide, wood-framed structure located approximately 100 feet east of the Guest House, near the edge of the wooded slope that descends to the Herring River. The structure faces south (Figures 535 through 542).

The structure was moved to its current location in 1930 by David Curran, one of Higgins’s local workmen. The structure likely dates to the nineteenth century. The exterior of the privy is clad with wood shingles and rests on concrete blocks set into the ground. A single green-painted plank door with a Yale and Twine Company lock is centered on the facade (south elevation). The north (rear) elevation includes a two-light window below the gable and an approximately 2-foot high access door at the bottom. The side elevations are blank. The interior is finished with plank floors and plank walls with remnants of wallpaper. The bench inside the privy is a simple plank box with three seats and plank covers. The privy is in fair condition. Some of the floorboards and exterior shingles are deteriorating. The door is left latched but unlocked.

NORTHWEST PRIVY

The Northwest Privy is a wood-framed structure located approximately 70 feet west of the Country Store and driveway, in a depression in the woods (Figures 543 through 546). The structure is a one-story, one-bay-wide, wood-frame building similar in design to the Guest House Privy. The front gable faces south and has rotted through. Only the rafters remain. Wood shingles cover the exterior, but are rotting. An unfinished, plank door is centered in the facade (south elevation). The privy is in poor condition and close to collapsing. The roof is gone and vines climb over the northeast half of the structure.

WELLHOUSE

The Wellhouse is a small, concrete-block, utilitarian building set into the hillside at the southeast edge of the property, near a sharp bend in the Herring River (Figures 547 through 549). The Wellhouse faces southeast toward the river and is not visible from the other structures in the Historic District. The Wellhouse has an asphalt-clad, front gable roof with overhanging eaves and exposed rafter tails painted green. A single, wood plank, pedestrian door centered in the east facade provides access to the pump inside. The concrete block Wellhouse was constructed in 1932, during the installation of the water system upgrade that provided water to the house and lawns (see Figure 199). The Wellhouse is in good condition. The structure is surrounded by mature and declining trees, some of which have toppled near the structure. A fragment of a trellis is leaning near, but not attached to the structure.

HAND PUMP AND SHELTER

The hand pump is located immediately north of the Atwood-Higgins House, at the base of a sandy slope and in close proximity to the whale bone fence post. A hose hook up stands nearby to the northeast. A shelter, photographed in 1993 as part of the List of Classified Structures documentation, stood over the handpump during the Higgins period of ownership is now in storage. The shelter was a wood-shingle gable-roof structure supported by 2 x 4 posts. The hand pump is made of iron and is at the center of a 5' x 5' wood platform built from 6" wide boards (see Appendix C for detailed specifications).



Figure 531. South elevation, Atwood-Higgins House Privy, rebuilt in 2007 (OCLP, August 2010).



Figure 532. East elevation, Atwood-Higgins House Privy, rebuilt in 2007 (OCLP, August 2010).



Figure 533. East and north elevations, Atwood-Higgins House Privy, rebuilt in 2007 (OCLP, August 2010).



Figure 534. West elevation, Atwood-Higgins House Privy, rebuilt in 2007 (OCLP, August 2010).



Figure 535. South elevation, Guest House Privy (OCLP, August 2010).



Figure 536. East elevation, Guest House Privy (OCLP, August 2010).



Figure 537. North elevation, Guest House Privy (OCLP, August 2010).



Figure 538. West elevation, Guest House Privy, rebuilt in 2007 (OCLP, August 2010).



Figure 539. Interior view of west and north walls of Guest House Privy (OCLP, August 2010).



Figure 540. Interior view of north wall and seats in Guest House Privy (OCLP, August 2010).



Figure 541. Interior view of north wall and ceiling, Guest House Privy (OCLP, August 2010).



Figure 542. Latch on south side of Guest House Privy (OCLP, August 2010).



Figure 543. South and east elevations, Northeast Privy (OCLP, August 2010).



Figure 544. East elevation, Northeast Privy (OCLP, August 2010).



Figure 545. North elevation, Northeast Privy (OCLP, August 2010).



Figure 546. West elevation, Northeast Privy (OCLP, August 2010).



Figure 547. South and east elevations, Wellhouse (OCLP, August 2010).

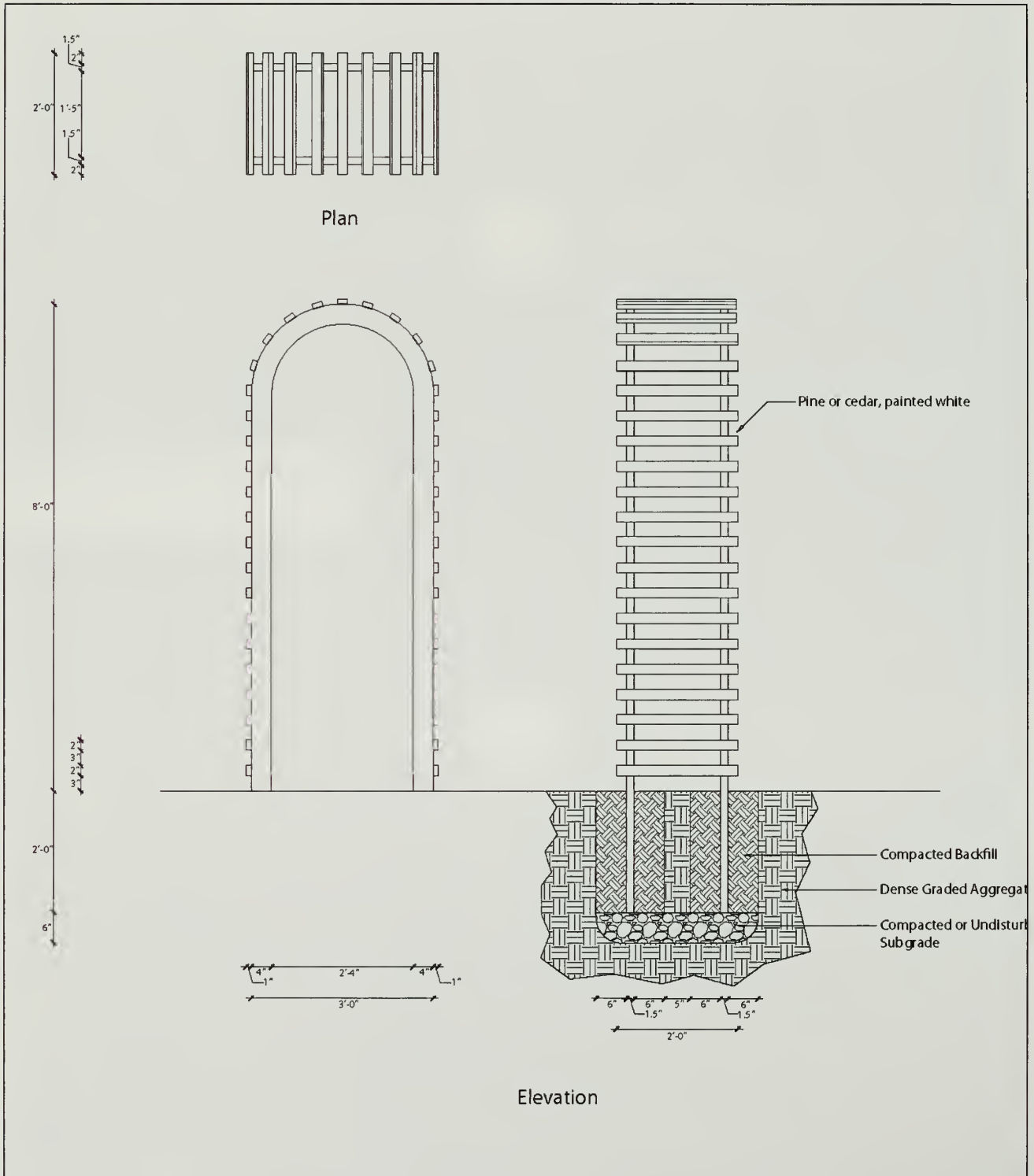


Figure 548. North elevation, Wellhouse (OCLP, August 2010).

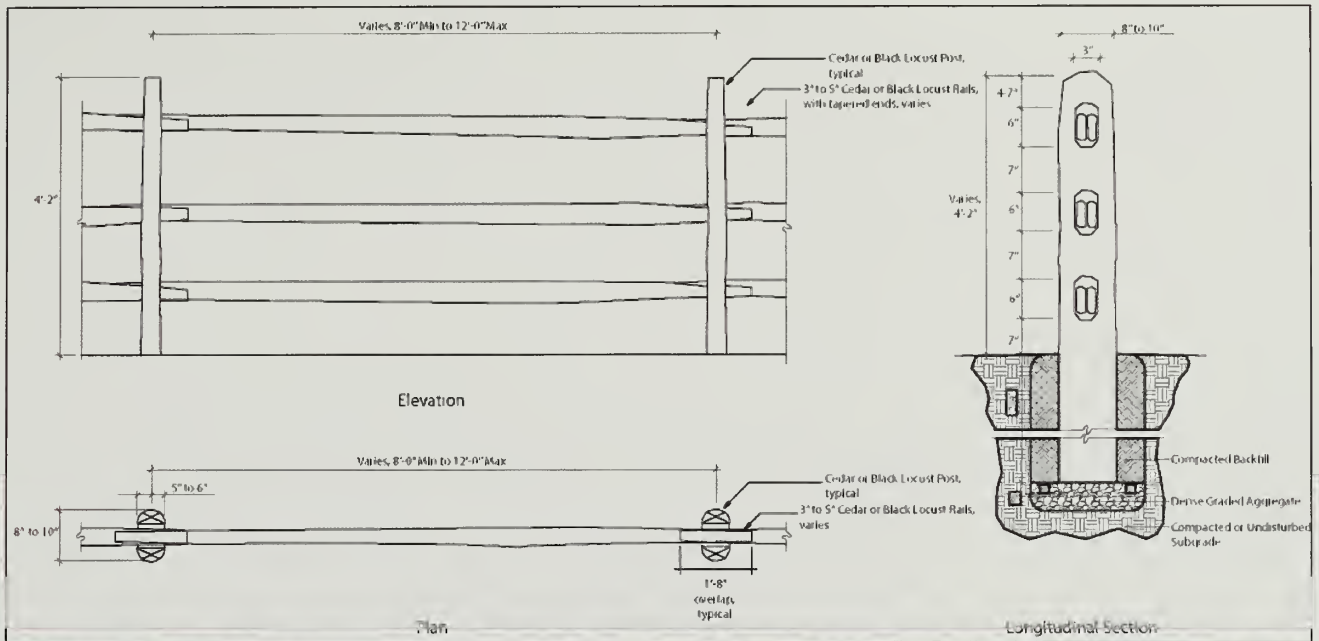


Figure 549. West elevation, Wellhouse (OCLP, August 2010).

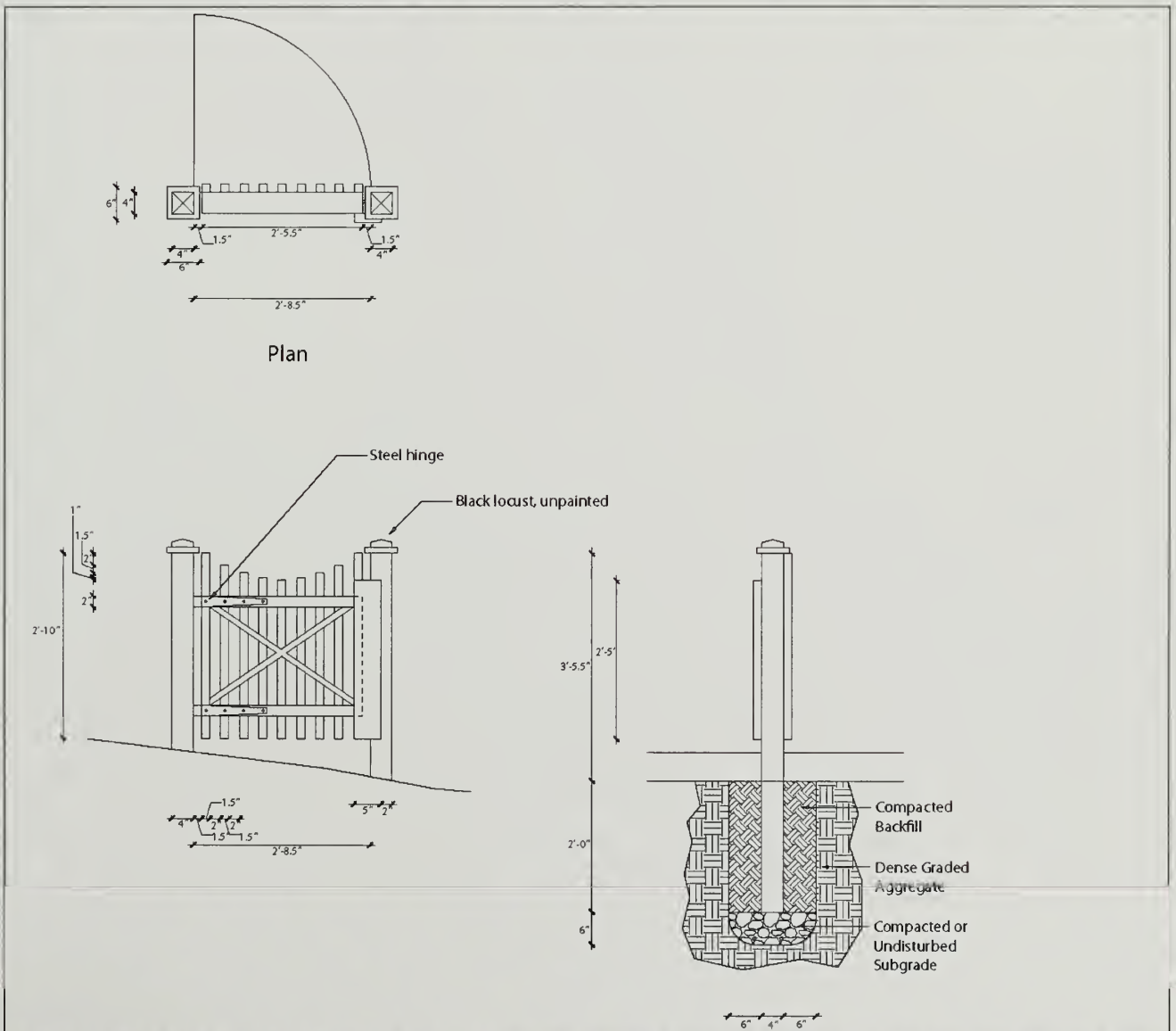
APPENDIX C. SPECIFICATIONS FOR ARBOR, FENCES, GATE, TRELLISES, AND HAND PUMP SHELTER



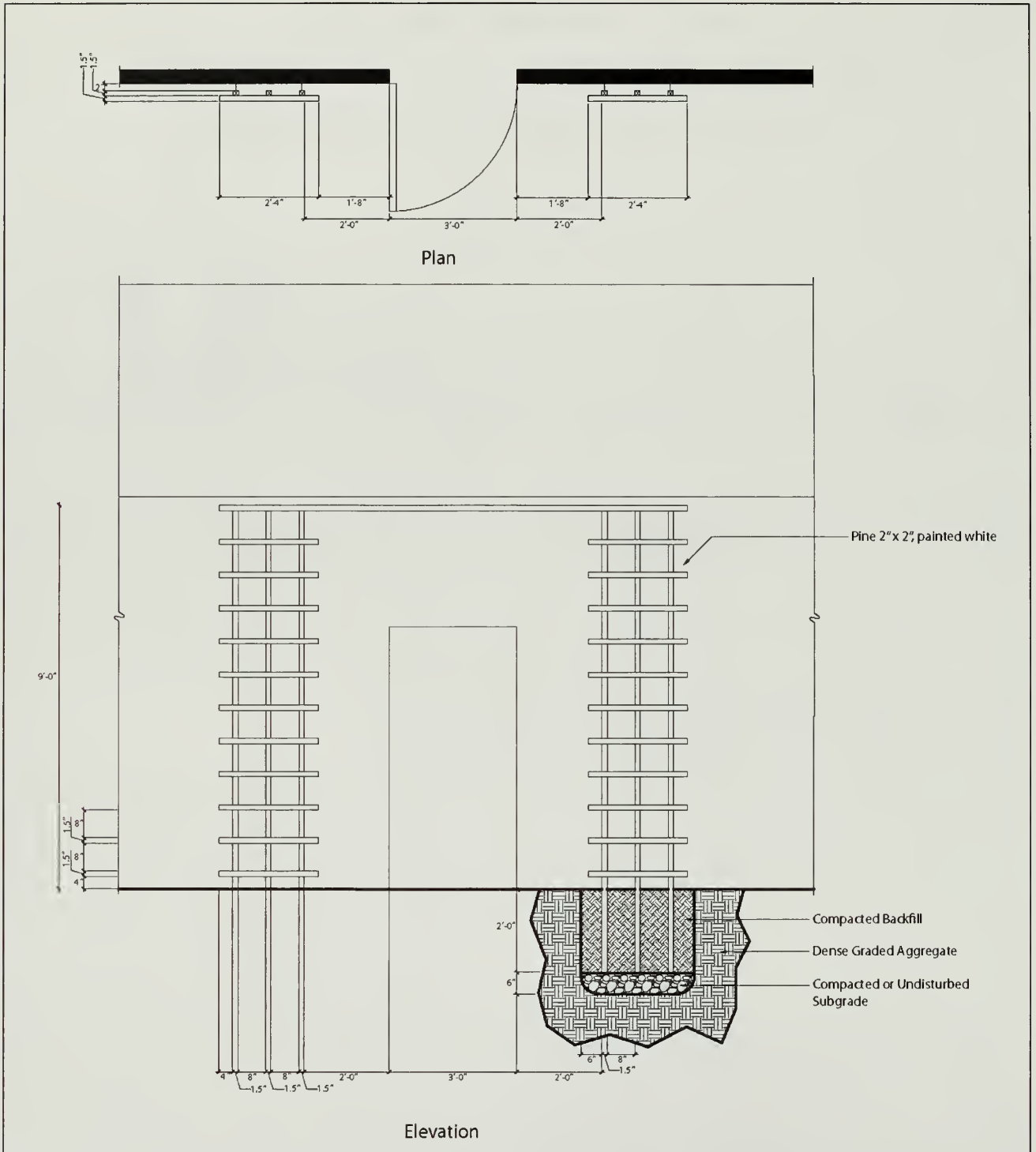
Specifications for arbor in lawn south of the Atwood-Higgins House, drawn by A. Louw, OCLP, 2010 (see Figures 131, 132, and 194).



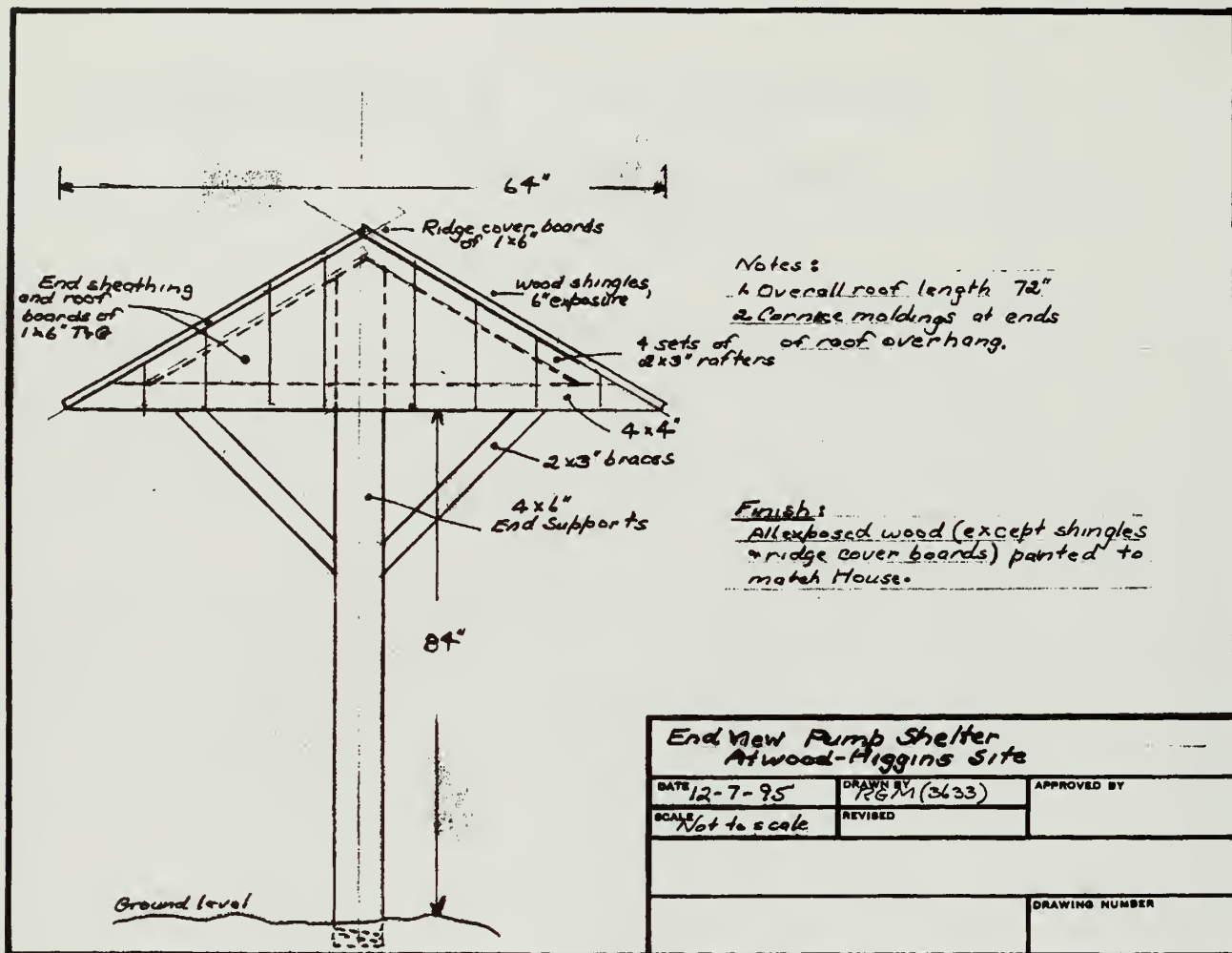
Specifications for three-rail fence, drawn by OCLP, 2010. Post width and height vary (see Figures 35, 37, 38, 133, 137, 155, 180, and 199).



Specifications for gate located next to whale bone fence post by Woodshed, drawn by A. Louw, OCLP, 2010 (see Figures 137 and 139).



Specifications for trellises around the south-facing front door of the Atwood-Higgins House to support roses, drawn by A. Louw, OCLP, 2010 (see Figures 123, 124, and 129).



Specifications for the hand pump shelter north of Atwood-Higgins House, drawn by R. Moore, CACO, 1995 (see also Figures 133, 135, 187, and 195).



OLMSTED CENTER FOR LANDSCAPE PRESERVATION
Boston National Historical Park
Charlestown Navy Yard, Quarters C
Boston, Massachusetts 02129
web: www.nps.gov/oclp/

HISTORIC ARCHITECTURE PROGRAM
Northeast Region
Boott Cotton Mills Museum, 4th Floor
115 John Street
Lowell, MA 01852