

HISTORIC STRUCTURES REPORT *CACO.097c.2*  
PART I *CRBIB# 000430*

*609/130841*

Jedediah Higgins House  
Cape Cod National Seashore

U.S. DEPT. OF THE INTERIOR, NATIONAL PARK SERVICE

HISTORIC STRUCTURES REPORT

Part 1

JEDEDIAH HIGGINS HOUSE

(Bldg. No. 13-13)

Truro, Massachusetts

Approved by: (Sgd) Stanley C. Joseph Date: JUN 14 1968

Approved by: *Ernest Allen Connally* Date: *8-13-68*  
Chief, Office of Archeology and  
Historic Preservation

United States Department of the Interior, National Park Service, Cape Cod  
National Seashore, South Wellfleet, Massachusetts

# HISTORIC STRUCTURES REPORT

## Part 1

### JEDEDIAH HIGGINS HOUSE

Truro, Massachusetts

#### ADMINISTRATIVE DATA SECTION

1. The Jedediah Higgins House, Building Number 13-13, is located on Higgins Hollow Road (Off Longnook Road) Truro, less than a mile from the Mid-Cape (Route 6) Highway.

2. It is proposed that this house be rehabilitated (improve the structure's condition with no radical change nor attempt to restore as original).

This house is carried on the Cape Cod National Seashore Master Plan under Dr. E. A. Connally's number 13-13, and is identified as shown on Map G-23, dated 1962.

There is no mention of this home in the Master Plan regarding Interpretive purposes, nor is any potential use mentioned in the Interpretive Prospectus because the latter documents were written before the house was acquired. Revisions of these documents do not contain reference to the structure. Mention is made of the house in the recent Historical Resource Management Plan and it is stated there that "no more than routine maintenance is intended on (this) house." But subsequent rapid deterioration of this dwelling makes more than routine maintenance necessary.

3. It is recommended that this house be rehabilitated sufficiently so as to serve adequately as staff quarters (its present function), or be used as an interpretive exhibit later if true restoration is desired. As a last resort, the structure might be sold and moved from the Seashore. Its overall condition is very poor. The house has had a dormer added in recent times--this modern addition destroys the otherwise good lines of this 19th century structure.

4. Rehabilitation of the structure would require the following repairs:  
(Recommended by Mr. F. Cliff Pearce, Resident Architect):

a. Exterior repairs: to preserve the structure from damage due to weathering and to prevent interior damage due to rotten wooden gutters:

- (1) Renew front cornice members, including fascia and wooden gutter, full length of the house. Renew rear gutter where this is rotted.
- (2) Install new stock two-inch diameter galvanized downspouts at end of all gutters, where present downspouts are defective.
- (3) Blinds at front windows are too large for the windows and could be replaced with new stock blinds of the proper height.
- (4) Paint all presently painted surfaces, after proper preparation by removing all loose paint. Should have primer and one coat of House Paint.
- (5) Re-putty all window glass where putty has become loose.
- (6) Replace present front door with similar design stock fir door, cut down to fit present frame. Paint both sides 3 coats.
- (7) Re-grade at rear of house to prevent rain water from running under the house. Grade slopes toward the house at present.

b. Interior repairs:

- (1) Re-plaster ceilings of Southwest first floor room and entrance hall also at all other locations where present plaster is defective.
- (2) All outside walls of the house have settled badly due to the fact that the present wooden sills are rotted, causing a slope of as much as eight inches from the level of the fireplace hearth bricks toward the outside walls. Correcting this would be a very expensive operation, requiring that the house be jacked up and new sills and possibly floor joists to be replaced. Suggest that no attempt be

(2) continued

made to correct this condition.

(3) In general, except for the sloping floors as above in paragraph (2), the interior of the house is in fairly good condition and requires only papering and painting all presently papered and painted surfaces to preserve the interior of the house.

5. Cost of repairs, preliminary estimate: This house can hardly be brought up to good condition for \$20,000, yet to fail to spend this amount, and very soon, will certainly make rehabilitation impossible. The next step, then, would inevitably be a restoration job.

6. Photograph, exterior of house.



7. There is no PCP on this structure.

Signed:

Stanley C. Joseph  
Cape Cod National Seashore  
June 1968

HISTORIC STRUCTURES REPORT

Part 1

JEDEDIAH HIGGINS HOUSE

Truro, Massachusetts

HISTORICAL DATA SECTION

By

Edison P. Lohr

Park Historian

June 1968

## Historical Data Section. Jedediah Higgins House

which was added to the rear to increase bed and bathroom accommodations upstairs. This change has destroyed the fine old lines of the original structure and would have to be removed if any attempt were made to restore the house to its original state. The same is true of the modern kitchen, an East ell recently added. (Both of these major changes occurred prior to Park acquisition).

### D. Closing Historical Statement

The house is in poor to fair condition, inside and out. The deterioration of the sills has caused eight inch differences in floor elevations--to repair this would be very expensive and is not recommended by the resident architect at this time. Prompt repairs suggested by the architect would save the house until major repairs or structural changes could be made. The house has no known nationally important person or even associated with it. No final decision on the building's ultimate use has been made--probably its present use as a staff member's home would be desirable pending further studies.

Interpretively, its old elements are worth viewing and comment, and its and its rehabilitation would make its use as a tour stop possible. The problem of reconciling its use as a dwelling, with its use interpretively, would still remain even after vital rehabilitation has been accomplished.

The Jedediah Higgins House, Higgins Hollow Road, Truro, Massachusetts

A. Architect, Designer and Builder

The Architect of this modified early 19th century Cape Cod Double House is unknown. The Builder was no doubt the original Higgins owner. Until purchased by the Federal government, the house had been in possession of the Higgins family since its building.

B. General History of the House

Under "Legal Description," page 2 of the Appraiser's report on Tract 13T-2602, Cape Cod National Seashore, a successive owner summary is given, the last owner being Miss Evalyn D. Higgins, no longer a Cape resident. The land on which this house stands is described as the homestead of the Higgins family--it consists of several acres of land with house and garage. A total of 7 acres  $\frac{1}{2}$  - was purchased by the Federal government. Historic only in the "way-of-life" sense it represents, the Jedediah Higgins House has many old elements, some of which could pre-date 1800. Later, China closets of mid-nineteenth century were installed--this is certain because the glass appears to be Sandwich glass or at least its age equivalent.

C. Successive Structural Changes

This house was originally a typical Cape Cod double (full) house with undoubtedly shingle roof and sides. Today, white clapboard siding has replaced the shingles on the front and back--East and West ends are still shingled, but the roof is asphalt shingled, done in recent times and replaced once recently by the Park Service.

The chimney is modern, much smaller than the original.

Perhaps the most important structural change is the big, modern dormer

HISTORIC STRUCTURES REPORT

Part 1

JEDEDIAH HIGGINS HOUSE

Truro, Massachusetts

ARCHITECTURAL DATA SECTION

By

F. Cliff Pearce

(Resident Architect)

June 1968

United States Department of the Interior, National Park Service

Cape Cod National Seashore

The Jedediah Higgins House, Higgins Hollow Road, Truro, Massachusetts

A. Structural and Architectural Design

1. External:

This rectangular Cape Cod full (double) house measures 29x3½ feet, and faces south with an east ell. The exterior wall surfaces, except for the north and south sides which are clapboards, are shingled. Brick underpinnings have cement layer covering. The structure is post and beam. There are exposed "gun stock" posts in the Northern half of the main house. The doors have red brick stoops. Main house has chimney (modern) in center of ridge. The gable roof is covered with asphalt (modern) shingles. Roof planks run perpendicular to the ridge and are supported on purlins and timbers of about 4 x 8 inches. There is a simple box cornice.

The front door is at center of the south side--it seems to be a late century replacement of the original. The other exterior door is from modern east ell. Windows are obviously nineteenth century replacements; they are 2 light over 2 light and 6 light over 6 light double hung Colonial type sash. Slat blind shutters on front and sides of house, but none are on the rear. Concrete and brick steps lead to brick front steps which have hand-wrought iron handrails on both sides.

2. Internal: There are 10 rooms, one full bath and a lavatory room.

First Floor: There is a small reception hall with a stairway to the second floor, two living rooms (one on either side of the reception hall), a large dining room with fireplace, one small bedroom off one of the living rooms and dining room, a large closet off dining room, both off the dining room; a pantry between the dining room and the kitchen on the first floor. The two first floor living rooms each have blocked up

Architectural Data Section. Jedediah Higgins House

fireplaces, walls partly wood panelled, each has built-in china closet and storage closet. The right hand living room has a built-in bookcase on one wall. China closet doors are glazed with early American Sandwich or Sandwich-type glass. Practically all interior finish on the first floor is authentic hand-tooled early American, as is the handmade wrought iron hardware.

Second floor: Keyhall with brick chimney in middle, 5 bedrooms and a lavatory room. The flooring is 1"x6" square edge. Rafters are hand hewn. The first floor floors are 22" wide softwood. Floor joists are hand-hewn in the main dwelling. Sheathing--roof and wall, wide board softwood. Typical Cape Cod circular cellar under the main dwelling. There is a very modern garage to the west of the house.



T-13-13 HIGGINS House

Jedediah



T-13-13 HIGGINS House

Sedediah

H30  
NER

NOV 21 1968

*Nelligan*  
11/18

Memorandum

To: Director  
Attn: Office of Archeology and Historic Preservation

From: Acting Regional Director, Northeast Region

Subject: Historic Structures Reports, Cape Cod

We concur with Chief, Division of History Studies R. M. Utley's suggestion that Historic Structures Reports, Parts II for the Jedediah Higgins House and the Clarence H. Rowell House, Cape Cod be waived.

George A. Palmer

George A. Palmer

cc:  
General (Dr. Nelligan) ✓  
Daily  
Area  
MHNelligan/mrf 11/18/68



UNITED STATES  
DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE  
OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
801 19TH STREET, N. W.  
WASHINGTON, D. C. 20006

IN REPLY REFER TO:

H30-HH

October 11, 1968

Memorandum

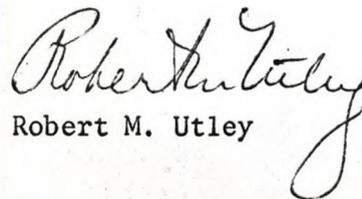
To: Regional Director, Northeast

From: Acting Chief, Office of Archeology and Historic  
Preservation

Subject: Historic Structures Reports, Cape Cod

In looking over the Historic Structures Reports, Part I, on the Jedediah Higgins House and the Clarence H. Rowell House at Cape Cod, we do not feel that it will be necessary to do a Part II on either structure. Neither of these structures is architecturally complex nor of great historical significance. It is extremely doubtful that research would turn up more than a modicum of further documentary evidence useful to the restoration of both structures.

We propose, therefore, waiving Part II reports on both structures. If you concur with our assessment, we will delete these two projects from this year's research program.

  
Robert M. Utley

In Duplicate

*AB Lukens  
Aug 23, 1968  
w/legit  
8/23*

AUG 23 1968

E30  
(NER-OM)

Memorandum

To: Superintendent, Cape Cod  
From: Assistant Regional Director, Operations, Northeast Region  
Subject: Historic Structures Report, Part I, Jedediah Higgins House, Truro, Mass.

On August 14 we forwarded for your information a copy of Chief, Office of Archeology and Historic Preservation Connally's memorandum of August 13, subject same as above. No doubt you were pleased, as we were, to note that the report had been approved.

We would like to know what available funds, either from Quarters or M.R accounts, you may be planning to spend on the Jedediah Higgins House, and the approximate time when this work may be undertaken, so that we can reply to the question at the end of Dr. Connally's memorandum.

*Thomas E. Whitcraft*

Thomas E. Whitcraft

cc:  
Director

general  
daily  
area  
maintenance

LUKENS:emh  
8/23/68



UNITED STATES  
 DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE  
 OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
 801 19TH STREET, N. W.  
 WASHINGTON, D. C. 20006

IN REPLY REFER TO:

H30-HHA

AUG 13 1968

NORTHEAST REGION		Initial and Date
Res. Director		
Asst. Reg. Director		
Hist. Presv.		
Public Affairs		
Prog. Coord.		
Asst. RD. Admin.		
Personnel		
Property		
Finance		
Asst. RD. Operations		
Interns & VS		
Maintenance		
Rec. Manag. & VP		
Civ. Cons. Corps.		
Archeological Research		

Memorandum

To: Regional Director, Northeast Region  
 From: Chief, Office of Archeology and Historic Preservation  
 Subject: Historic Structures Report, Part I, Jedediah Higgins House, Truro, Massachusetts

The subject report has been reviewed by the interested divisions in this office, who concur with the recommendations given. I have signed approval of the report this date.

If the repairs to be made to this structure are restricted to those outlined, we believe a Part II report could be waived. We note this work is not in the current construction program nor in tentative future programs we now have available. Is it anticipated that the cost of these repairs will be made from maintenance funds?

*Ernest Allen Connally*  
 Ernest Allen Connally

Forwarded to Cape Cod  
 from Northeast Regional Office  
 for Information  
 By: M.R.F. Date: 8-14-68

H30  
NER

*Nelly*  
*7/17*

JUL 17 1968

**Memorandum**

**To: Director**

**From: Regional Director, Northeast Region**

**Subject: Historic Structures Report, Part I, Jedediah Higgins House,  
Truro, Massachusetts**

Enclosed are two copies of the subject report. We recommend it be approved.

(60N) LEMUEL A. GARRISON

**Lemuel A. Garrison**

**Enclosures**

cc:

Supt. Cape Cod

General

Daily

Area

MHNelligan/mrf 7/17/68

UNITED STATES GOVERNMENT

# Memorandum

TO : Murray Nelligan

DATE: 7/9/68

FROM : Paula Bame

SUBJECT: Re attached

No problem on the Higgins House, evidently; concur with recommendations in report

Re the Rowell House: Mrs. Roberts' offer is worth exploring further. I would assume there would have to be a cooperative agreement, and we would have to spell out the standards for the restoration which she would have to agree to abide by. The Administrative Data section would have to be revised to reflect the details of the "restoration" (rather than rehabilitation) that she would undertake.

7/2/60

Regional Architects' Comments:

Heartily concur in Cliff  
Pearce's recommendations that  
at least \$20,000 be spent on  
both houses as soon as possible

Rowell House :- Mrs. Roberts'  
offer sounds like a godsend  
since we have no other source  
of adequate funds to fix this house

Jedediah Higgins House: Since it  
is in use as an employee  
residence, they should be able  
to spend some Quarters Funds  
on it. Let's encourage them.

Approval of the reports so  
recommended - John B. Lubben

(PS property)

HISTORIC AMERICAN BUILDINGS SURVEY

JEDEDIAH HIGGINS HOUSE (J Higgy #5 ca 1850 SHAP)

Located on the north side of Higgins Hollow Road 1/3 mile from the intersection of Higgins Hollow and Longnook Roads, in Truro, Barnstable County, Massachusetts.

Building number 13-13 in Cape Cod National Seashore.

Owner: Miss Evelyn Higgins, Truro, Massachusetts.

PART II. ARCHITECTURAL INFORMATION

The Jedediah Higgins House is a one and a half story Cape Cod "double house" of wood. The rectangular house faces ~~south~~<sup>west</sup> with an east ell. All exterior wall surfaces, except north and south facades which are clapboards, are shingled. The house is surrounded with residential lawns and planting. The early nineteenth century house has been very little altered and remains in the same family to 1962.

Over-all dimensions of the house are 34' on the ~~south~~<sup>west</sup> by 29' on the west. The brick underpinnings have a layer of cement covering them. The walls are plank construction with north and south exterior surfaces clapboards. Interiors are plastered. The ends and ell exterior surfaces are shingled, and the interiors are plastered. The structure is post and beam. There are some exposed "gun stock" posts in the northern half of the main house. All doors have red brick stoops. The main house has a chimney in the center at the ridge, <sup>which is much smaller than the</sup>

The front door is at the center of the south <sup>west</sup> side; it seems to be a late century replacement of the original. The other exterior door is from the modern east ell. The windows also seem to be nineteenth century replacements. They are 2/2 light double hung. The house has green exterior blinds.

The gable roof is covered with black asphalt shingles. The roof planks run perpendicular to the ridge and are supported on purlins and timbers of about 5" x 8". There is a simple box cornice.

The first floor has two front rooms and a large room to the rear. The center of the south ~~front~~<sup>west</sup> has the main door which opens into an entry and stair hall, which is flanked on either side by a primary room. To the rear or north is a large room that is the old kitchen, now a dining room. This room is flanked by two rooms on the east and two rooms on the west. One of these small rooms is a modern bath. The east ell has one large room, a modern kitchen. The second floor has four modern bedrooms and a bath. A modern dormer to the north makes this possible. Under the main house is a small circular Cape Cod cellar.

JEREDIAH HIGGINS HOUSE  
Architectural Information  
page 2

The main stair runs from the south front to the center of the second floor. There is some evidence that there was another stair running from the west wall of the old kitchen to the attic. The flooring is random width planking from 9" to 20".

The walls and ceilings are plastered. There is wainscoting in the old kitchen, in the east room and in the west room. These painted wood panels are up to 20" in width. The fireplace walls in the old kitchen, the west room and the east room are paneled as is the north wall of the east room. The doors throughout the first floor are four panel painted wood. The doors have iron lift latches and exposed hinges. Most trim has mitered corners and is molding upon molding.

The lighting is from modern electric lamps.

There is a modern garage to the southwest of the house. The house overlooks Higgins Hollow Road.

Prepared by:

---

Donald B. Myer  
National Park Service  
Cape Cod Survey II  
Truro field office  
August 14, 1962