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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Truro Highlands Historic District

other names/site number Highland House Resort

2. Location

street & number Highland Light Road not for publication

city or town Truro vicinity

state Massachusetts code MA county Barnstable code 001 zip code 02652

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Robert A. Minto, Chief Historian, Designated FPO/NPS
October 7, 2011

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
 - See continuation sheet
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
 - See continuation sheet.
- removed from the National Register.
 - See continuation sheet.
- other (explain)

Signature of the Keeper

Patrick Andrews

Date of Action

11/22/2011

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box.)

- buildings
- district
- site
- structure
- object

Number of Resources within Property
(Do not include any previously listed resources in the count.)

Contributing	Noncontributing	
4	1	buildings
1	0	sites
1	1	structures
0	0	objects
8	2	total

Name of related multiple property listings
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

2

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: hotel

RECREATION AND CULTURE: sports facility

AGRICULTURE: agricultural field

Current Functions
(Enter categories from instructions.)

RECREATION AND CULTURE: sports facility, museum

DOMESTIC: single dwelling

TRANSPORTATION: water related

7. Description

Architectural Classification
(Enter categories from instructions.)

NO STYLE

Materials
(Enter categories from instructions.)

foundation BRICK; CONCRETE

walls WOOSD: shingle, stucco

roof ASPHALT

other GLASS

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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DESCRIPTION

Location and Setting

The Truro Highlands Historic District is located on Highland Light Road in the northeast corner of the village of North Truro in the Town of Truro, Barnstable County, Massachusetts. The district consists of an area of approximately 85 acres of land within the boundaries of the Cape Cod National Seashore (Cape Cod NS) managed by the National Park Service. The district is comprised of eight contributing and two non-contributing resources. Contributing resources include five early-twentieth-century buildings that are representative of the tourist accommodations available at the Highland House resort during its period of significance; the Highland Golf Links, an important early example of an American links-style golf course, Highland Light Road, and the Highland Light Station. Two contributing resources, the Highland House and the Highland Light Station, have been previously listed in the National Register.

The district occupies a portion of the Highland Plain, an elevated bluff that rises above Highland Beach and provides sweeping views of the Atlantic Ocean beyond. The entire Highland Plain is elevated above surrounding areas and particularly above the area to the north. The most distinctive topographic feature of the district is the sharp cliff along the eastern edge of the site that drops more than 100 feet down to the sandy beach below. Within the district boundaries, the topography generally slopes down from the northern portion of the area around the Highland Light Road to the southern boundary. A variation to this is the slight rise south of the road where three contributing cottages are sited on a low hill.

The unique geological characteristics of the Highlands have had significant positive and negative impacts on the development of the area. The Highland Plain is distinguished by dense middle layers of clay, which trap infiltrating rainwater and retain it or channel it to points of drainage from the cliff face. The clay base produced arable soils that made the area one of the few places on Truro's ocean side suitable for farming. As such, it was the first area on the ocean side of Truro to attract settlement. During the late eighteenth and early nineteenth centuries the Highland House farm became one of the leading suppliers of produce to the town. The clay also provided a relatively stable foundation upon which to build, especially in comparison to the surrounding sand base common on the Cape. These conditions played an important role in the selection of the Highlands as the location for Cape Cod's first lighthouse. They also, however, have contributed to the major threat to the integrity of the area as the continuous drainage and seepage resulting from the presence of the underlying soil layers are major factors in the erratic and sometimes drastic erosion from slope failure along the cliff face.

The district is immediately surrounded on the north, south, and west by large expanses of pitch pine (*Pinus rigida*) and scrub oak (*Quercus ilicifolia*) barrens. The eastern boundary is defined by an open buffer between the playing area and the Highlands cliff edge. The undulating topography and absence of tall vegetation in the

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district produces a variety of dramatic views of the Atlantic Ocean and surrounding area. Immediately to the south are several prominent man-made structures, including the Jenny Lind Tower, a granite tower that was originally part of the 1850 Fitchburg Railroad Depot in Boston and was moved to the site by Harry Aldrich, a Boston attorney and Truro summer resident. Near the tower is a prominent elevated radar dome that was part of the North Truro Air Force Station. Views of Provincetown Harbor to the north can be had from several of the highest vantage points within the district. The immediate surrounding area is characterized by low-density residential development and large expanses of low-growth vegetation. Many of the residences are owned by summer residents of the community.

The layout of the Truro Highlands Historic District evolved organically over time and did not conform to a formal plan. Highland Light Road, which extends from Highland Road to the Light Station, is the organizing feature for the buildings and structures, which are all located in the northern one-third of the property. The Highland House, the district's largest building, is located near the western end of the road on the north side. Immediately southeast of the Highland House is the Margaret Adams Cottage, which now serves as the clubhouse for the Highland Golf Links. A group of three historic cottages, including the Rock, Haven, and Beacon (Slade), are located across Highland Light Road to the south. The Highland Light Station anchors the building complex on the eastern end. Surrounding the road and buildings to the north and south is the Highland Golf Links, the dominant landscape feature of the district.

Contributing Buildings

The **Highland House (LCS No. 07499, MHC No. TRU.1)** is located at the western edge of the district. It is the first building on the north side of the Highland Light Road and the largest wood-frame building in the district. The building is oriented toward the main Highland Road, minimizing its exposure to both the lighthouse and the coastline. As indicated by the location of its original porch, the best views from the area were considered to be north and northwest over the dunes to Provincetown.

The main part of the Highland House is two stories high with a gable roof and measures 92 feet 7 inches long by 32 feet 4 inches wide (seven bays by three bays). A one-story hip-roof open porch (32 feet long by 7 feet 10 inches) extends across the full width of the front (west) wall and shelters the primary entrance. The height of the porch ceiling is approximately 7 feet 7 inches. A one-story shed-roof addition measuring 48 feet 4 1/2 inches long by 15 feet 4 1/2 inches wide runs along the west half of the main building's north wall and juts past the west wall of the main building. A two-story, three-bay-by-two-bay, gable-roofed ell is attached to the east end of the main building's south wall by a two-story gable-roofed hyphen.

The main building and southeast ell have red brick foundations. On the east side of the main building, the foundation is approximately 6 feet high, measuring to the top of the two garage doorways at basement level.

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The north addition is supported by concrete-block piers. The exterior walls of the main building, the ell, and the north addition are sided with wooden replacement shingles nailed to sheathing. The original five-row belt course of decorative shingles seen in early photographs on all four walls of the main building has been replicated on the north, east, and south walls as well as all three exposed sides of the ell.

The gable roof of the main building has an open soffit that overhangs approximately 12 to 18 inches. The overhang at the west and east ends of the roof is supported by rake outriggers. The overhang at the south and north sides of the roof is carried on the exposed ends of the roof rafters. Wooden closure boards set at an angle to the plane of the wall are located between the rafter ends. Wooden closure pieces set flush with the plane of the wall are located between the rake outriggers. The ends of the outriggers and rafters are finished with a cornice composed of a fascia topped by a cyma-recta crown molding. The gable roof of the southeast ell has a similar open overhanging soffit and cornice. The overhang at the west and east ends of the roof is carried on the exposed ends of the roof rafters, while the overhang at the south end is supported by rake outriggers. The shed roof of the north addition has a pitch different from that of either the main building or the west porch. Its outer edge is trimmed with a cornice that consists of two fascia boards with no crown molding. All three roofs are covered with asphalt shingles. There are two interior brick chimneys: one is located on the east wall of the main building, just south of the roof ridge, and the other sits on the north wall of the main building, somewhat east of the northwest corner.

The deck of the front porch is pitched away from the west wall of the main building and consists of 3-inch boards oriented east-to-west. The south side of the porch deck rests on the ground; the north side has been raised 7 ½ inches off the ground to make the porch level. The porch ceiling consists of plywood. The hipped roof is supported by six turned posts and has an overhang of 18 inches. Its exposed rafter ends are covered with a simple fascia board. A wooden gutter is hung on the face of this board. The roof covering is asphalt shingles. A wooden sign reading "HIGHLAND HOUSE," painted with large white block letters, sits on the roof.

Exterior trim consists of simple wood corner boards, painted white. All window openings in the main building and the ell are trimmed with simple wood casings, painted white. Unless otherwise specified, the openings are rectangular and contain two-over-two double-hung wood sash. The west wall of the main building retains all of its original window openings: two at the first story, three at the second story, and one at attic level. The first-story windows are asymmetrically placed because of the location of the interior stairway. The middle and north second-story windows contain two-over-one sash. The south wall of the main building has a row of seven windows at the first- and second-story levels. None of the windows in the east wall of the main building are aligned with any other window on that wall, primarily due to the location of the interior chimney on that wall. One window is located at first-story level at the north end of the wall, three window openings are located at the second-story level, and a single window opening is located at the attic story. The north wall has five windows at first-story level and eight windows at second-story level, as well as one boarded-up basement window at the

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east end. The west wall of the southeast ell contains two windows at first-story level and three windows at second-story level. The south wall contains three windows at first-story level and two at second-story level. The east wall contains two windows at first-story level and three at second-story level, all asymmetrically spaced. The hyphen connecting the main building to the southeast ell contains a single window at each level.

The west wall of the north addition contains a wide window opening holding a pair of windows with two-over-one double-hung sash. The west end of the north wall of the north addition contains a pair of single-light round-arched windows. The center of the wall contains two six-over-one double-hung windows. The extreme east end of the wall has a two-over-one double-hung window next to the doorway.

The main entrance to the Highland House is located in the center of the west wall of the main building and opens onto the porch. The rectangular opening contains a wood six-panel door and a wood screen door. Because the ground falls away from the west to the east side of the main building, the east wall of the basement story is at ground level. Two modern garage doorways were installed here. The southeast ell has one entrance in the north bay of the west elevation. The rectangular doorway contains a modern four-panel door and is accessed by a short wooden ramp with wood railings that leads up to a small open railed porch.

There is one rectangular doorway centered on the section of the north addition's south exterior wall that forms the north side of the west porch; this opening is covered with a plywood panel. The north wall of the north addition has one rectangular doorway at its east end. It contains a modern six-panel door and is accessed by a set of wooden ramped steps. The east wall of the north addition has one rectangular doorway at the northeast corner that at one time opened into a small attached shed, no longer extant. It contains a wood six-panel door with a single square light in the top half and has no stair access.

When the Highland House was built in 1907 as a resort facility, the one-story porch across the west wall of the main building wrapped around the northwest corner and continued along the north wall for approximately 40 feet. Two cellar doorways were located in the east foundation wall. The original southeast ell rested on brick piers and had its own chimney. Its entrance was located in the south wall and had a small deck. The west side of the main building had two-over-one sash; most of the other openings probably had two-over-two sash. All the roofs were covered with wooden shingles. Sometime prior to 1921, a one-story shed-roof extension with a tiny shed at the east end of its south wall was built onto the east wall of the main building; this space housed laundry-washing facilities for the resort and dishwashing and garbage-disposal facilities for the restaurant. Before 1941 the north end of the west section of the porch was screened in. In the mid-1950s the section of the porch on the north side of the main building was removed and replaced with the current one-story shed-roof enclosure. (The physical evidence indicates that the addition was not created by enclosing the north section of the porch but rather by tearing down the porch and building anew.) The two westernmost first-story windows on the north side of the main building were removed at this time. Sometime prior to 1966, the north-wall chimney

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was shortened, aluminum siding was applied to the west wall above the porch roof, the sign on the porch roof was raised to the space between the second- and third-story windows, the porch screening was removed, and shutters were added to the second- and third-story windows on the west side of the building. The aluminum siding and shutters were removed and the sign was returned to its original location on the porch roof sometime after 1973. In 1974 the one-story extension on the east wall of the main building was removed, along with its small shed. In 1982 the original southeast ell was demolished, as well as a deck along the north side of the north addition. The ell was reconstructed in the 1990s.

The interior space of the first floor is divided into four main rooms: an entry at the west end; the main museum exhibition room; a small rectangular office that connects with the entry, created by partitioning off the southwest corner of the main exhibition room; and a storage room and two restrooms at the east end. The one-story north addition contains two rooms. An L-shaped stairway to the second story with an open stringer is located in the southwest corner of the entry. The northeast corner of this room features a large fireplace made of cobblestones with a white-painted wood mantel shelf. An oval bas-relief plaque resembling green-and-white Wedgewood-ware and depicting the Highland Light is embedded in the stonework at each upper corner of the fireplace surround. The exhibition room is basically rectangular, except for the southwest corner where the office is located. The ceiling in this room is divided by longitudinal beams into three sections; the two outer sections are of equal width, while the middle section is narrower. These beams support the second story without the aid of columns and are likely made of cast iron.

Access to all second-story rooms is provided by a main hallway that runs the length of the second story. It consists of three distinct sections: a central, east-west corridor that links an L-shaped hall in the southwest corner and a straight short hall in the southeast corner. The southwest hall abuts the stairway to the first story. The central corridor provides access to all of the guest rooms and one of the second-story restrooms. The southeast hall serves the other second-story restroom, the stairway to the attic, and a linen closet and provides access to the southeast ell. The reason that the southwest hall is L-shaped is that it has to circumnavigate a small guest room centered along the west wall of the building. Eight more guest rooms are located along the north side of the central corridor, while six guest rooms and a restroom are situated along the south side. The guest rooms vary in length, but most are 12 feet 6 inches deep. The second-floor structure is supported by steel rods concealed within the walls and suspended from wooden trusses in the attic.

On the first and second stories, most of the floors consist of maple floorboards laid in a north-south direction. The floor of the west room in the north addition is covered with 12-inch-square vinyl tiles. The walls and ceilings of most of the first-story rooms are finished with sawn lath boards and two-coat plasterwork. The lower sections of the walls are covered with wainscot with baseboard and cap molding. Most of the wainscot is double-beaded, some is single-beaded. The entire ceiling of the main exhibition room, including the longitudinal beams, is covered with pressed-metal panels painted white. It is rimmed with a related pressed-

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metal cornice, also painted white. Most second-story areas do not have wainscot; the walls on this floor are mainly plasterboard that has been painted and wallpapered.

A wooden picture molding runs around the entry and the exhibition room on the first floor. The original 4 5/8-inch-wide molded doorway and window casings with bull's-eye corner blocks at their upper corners remain throughout the first and second stories. The original wooden doors are four-paneled with the top two panels being much longer than the bottom two. On the second story the doorways between the corridor and the guest rooms have original transom windows above them, for ventilation.

The layout of the main building of the Highland House has not been changed significantly from its original configuration. The first floor originally had only three rooms: a "waiting room" at the west end with a fireplace, office area, and stairway to the second floor; a large dining room in the middle; and a kitchen at the east end. The second story consisted of a main hallway flanked by 15 guest rooms, most with a closet, and a "ladies' toilet" at the east end. Interior finishes were narrow maple floorboards and lath-and-plaster walls and ceilings. All of the first-story rooms, and some areas on the second floor, had matched-board wainscot. The original interior plan and finishes of the southeast ell are not known. Sometime soon after construction, the southwest corner of the dining room was partitioned off to form a small office for the innkeeper. From 1909 to 1910, two restrooms and a shower stall were introduced at the east end of the second story. Gas lighting was introduced to the building sometime before 1915. Two restrooms were built at the north end of the kitchen at an unknown date. In 1983 the ceilings of the main hallway and many rooms on the second floor were replaced with plasterboard and the walls were painted and wallpapered. In 1992 some wall areas in the former dining room were covered with plasterboard.

The **Margaret Adams Cottage (Highland Golf Links Clubhouse) (LCS No. 040460, MHC No. TRU.5)**, built in 1917, was used as a residence for operators of the Highland House resort or the adjacent farm, with rooms occasionally being rented to resort guests. In the 1990s it was converted by the NPS for use as a clubhouse for the golf course. The simple two-story, three-bay-by-three-bay, hip-roof, wood-frame building has a one-story hip-roof ell attached to the north two-thirds of the west elevation. Because the clubhouse is sited on a slight north-south slope, the rear (north) foundation is slightly higher than the front. Both the main block and the ell have concrete foundations, unpainted wood-shingled walls, and asphalt-shingled roofs with overhanging closed eaves. A red brick ridge chimney is located on the main block's roof. Simple white-painted wood corner boards, cornices, and door and window surrounds comprise the exterior trim.

Fenestration on the main block consists mainly of two-over-one double-hung sash set in rectangular window openings regularly positioned in the end bays of each elevation. The second-story openings on the south elevation and the first-story openings on the east elevation contain six-over-six double-hung sash. The second-story window casings abut the cornice on the side and rear elevations. A large multi-light rectangular picture

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window is located at the first-story level in the western half of the south (front) elevation, which faces Highland Light Road. At the second-story level of the south elevation, a smaller slightly off-center square window opening containing two-over-one sash abuts the cornice. A similar window appears at the second story on the north elevation. At the first-story level of the north elevation, two small square fixed sash under an attached roll-up cloth awning have replaced the west bay window opening. The west elevation has a typical window in the center bay at the second level; its only first-story window contains one-over-one sash. The ell's fenestration consists of a single two-over-one window in the west bay of the north elevation, two two-over-one windows on the west elevation, and a one-over-one window at the far east end of the south elevation. The casings on all of these windows run into the cornice line.

The main entrance to the clubhouse is situated in the east bay of the south elevation. The rectangular opening contains a door with a single-pane light in its top half and is sheltered by a wide gable-roof hood supported by turned wood posts. A semicircular sign in the wood-shingled closed pediment reads "HIGHLAND LINKS PRO SHOP." A wood deck leads between the posts from the road to the door, and a small wooden ramp is attached to the east side of the deck. The small lawn between the building and the road is partially enclosed by a rustic wood post-and-rail fence. A concrete driveway leads from the road to a large carriage-door opening at the west end of the ell's south elevation; this opening contains three red-painted wood door panels with six-pane lights at the top. A second large rectangular opening containing a sliding-glass door is located east of the carriage door; both door surrounds run into the cornice line. Wood bulkhead doors leading to the basement extend from the west elevation of the main block.

To the east of the main block, a small gravel lot provides parking for golf carts. A wood deck extends from this lot across the entire rear of the main block and partway across the rear of ell. The deck is surrounded by a wood railing, and wood steps with railings lead up to it from the rear lawn at the east end and from the west side at the west end. A large rectangular opening containing a sliding-glass door opens onto the deck from the east bay of the ell's north wall.

The **Beacon (Slade) Cottage (LCS No. 040461, MHC No. TRU.6)** is one of two similar resort guest cottages built in 1902 on the south side of Highland Light Road. As constructed, the cottage provided six guest rooms. In the late 1980s the NPS acquired the building and subsequently used it for personnel housing. Prior to this date, the south ell was added and interior improvements were made.

The two-story, three-bay-by-one-bay, gable-roof, wood-frame building has a one-story shed-roof porch across the front (north) elevation and a one-story shed-roof ell across the rear (south) elevation. The main house and rear ell have concrete foundations (the ell's being slightly higher than that of the main house), while the front porch has a concrete-block foundation. All three roofs are covered with asphalt shingles; the main gable roof has overhanging closed eaves. The building has no chimney, but a PVC vent pipe is located on the ell roof.

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Unpainted wood clapboards cover the first-story walls on the north elevation (under the porch roof); the rest of the building is sheathed in unpainted wood shingles. Exterior trim consists of simple unpainted wood corner boards and an unpainted molded wood cornice on the main gable roof. The porch and ell roofs have plain unpainted wood fascia boards. The porch roof is supported by six built-up wood posts. A single concrete step leads up to the wood plank deck.

A rectangular doorway with a plain unpainted wood surround is located in the center bay of the north elevation; it contains an aluminum storm door and a modern door with a nine-pane light in the top half. This entrance is flanked by diamond-shaped window openings with plain wood surrounds and square corner blocks containing single diamond-shaped lights with multi-light stained-glass borders. A secondary entrance is located on the east elevation of the rear ell, where a large rectangular doorway containing a sliding-glass door opens onto a small concrete slab. Rectangular window openings containing one-over-one double-hung replacement sash are located in each second-story bay on the front and side elevations. The second-story south elevation has two fixed sash in narrow rectangular openings. Modern casement windows in rectangular openings provide fenestration on the east wall's first story and on the south wall of the rear ell. The west wall has two rectangular openings on the first story, one with a fixed sash and one with four-over-four double-hung sash.

Rock Cottage (LCS No. none, MHC No. TRU.7); also constructed in 1902, is the twin to the Slade/Beacon Cottage. Now a private residence, the two-story, three-bay-by-one-bay, gable-roof, wood-frame building has undergone a complete rehabilitation. Like the Slade/Beacon Cottage, it has a one-story shed-roof porch across the entire front (north) elevation and a one-story shed-roof ell across the entire rear (south) elevation. The main house and rear ell sit on a concrete-block foundation, while the front porch rests on wood piers with wood lattice screens. The entire building is sheathed in unpainted wood shingles, and all three roofs have asphalt shingles and overhanging closed eaves. The building has no chimney, but a PVC vent pipe is located on the south slope of the main gable roof. The cornice lines of the porch and ell continue across the side elevations, where the second-story shingles flare out to meet it, creating a slight overhang for the first story.

Exterior trim consists of simple white-painted wood door and window surrounds, corner boards, and base molding. White-painted wood diamond-shaped shingles are arranged in diamond patterns on either side of and above the second-story windows on the east and west elevations. The main gable roof has a white-painted wood molded cornice, while the porch and ell have simple white-painted wood cornice boards. The porch roof is supported by six square white-painted wood posts with cut-out brackets. Three wood steps with white-painted risers run across the entire length of the porch, leading up to the unpainted wood plank deck with boards running north-south. A white-painted wood railing with simple square balusters extends across the east and west ends of the porch.

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A rectangular doorway containing a white-painted wood storm door and a modern door with a six-pane light in the top half is located in the center bay of the north elevation. A secondary entrance is located on the west elevation of the rear ell, where a rectangular doorway containing a white-painted wood storm door and a modern glass-paned door opens onto a small wood deck with lattice screens and a railing identical to those on the front porch. Metal bulkhead doors to the basement are located on the east elevation of the main block.

Window openings on the first story of the main block contain paired two-over-two double-hung square replacement sash separated by a wide vertical board, while those on the second story contain single two-over-two double-hung square replacement sash (with the exception of the west bay on the north elevation, which has a paired window). In addition, smaller single square windows with two-over-two double-hung sash are located above and immediately west of the main entrance on the north elevation and immediately south of the first-story window on the west elevation. A single-light rectangular basement window is located in the west foundation. The rear ell has four irregularly spaced single windows on the south wall and one on the east wall, as well as one single-light rectangular basement window in the south foundation. All the window casings touch the cornice lines of the roofs above.

Haven Cottage (LCS No. none, MHC No. TRU.364) is a simple one-story, three-bay-by-three-bay, wood-frame building with a hip roof. Constructed in 1915 to serve as a guest cottage for the Highland House resort, it is now a private residence. Although the building is in generally good condition, the exterior trim on the south elevation in particular needs a fresh coat of paint. The unpainted wood-shingled walls rise from a concrete-block foundation to the asphalt-shingled roof with overhanging closed eaves. A metal vent pipe extends from the east slope of the roof. Exterior trim consists of simple white-painted wood door surrounds, corner boards, and a molded cornice. Most of the windows have red-painted shutters. A concrete-block deck with a wood plank floor and no railings runs across the entire width of the front (north) elevation. Three concrete steps with a single wood railing lead up to the deck at the center; three wood steps with a single wood railing are attached to the east end of the deck.

A rectangular doorway containing a white-painted wood storm door and a wood-paneled door with a six-pane light in the top half is located in the center of the north elevation. Secondary entrances are located at the south end of the west elevation and at the east end of the south elevation. Both are rectangular openings; the west entrance contains a modern door, while the south entrance contains a six-panel wood door. The fenestration on this building is varied but mainly modern. On the north elevation, the main entrance is flanked by a wide picture window on the east and a short horizontal two-light sliding window on the west. Each side elevation has two rectangular window openings containing one-over-one double-hung sash and a single small square window opening containing fixed sash, as well as two rectangular ventilation openings in the foundation. The south elevation appears to have retained some original sash, including two large six-pane wood windows with thick muntins and one small square fixed wood window.

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Contributing Site

The **Highland Golf Links (LCS No. none; MHC No. TRU.902)** is an exceptional early surviving example of an American link-style golf course. The course was initially laid out in 1898 and has a vernacular design that relied on the features present in the landscape to produce an interesting and challenging golf experience. It encompasses approximately 67 acres and extends to both sides of Highland Light Road, with holes one through seven located on the south side of the road and eight and nine on the north side. The character-defining features that make it a links-style course are its seaside location, natural topography, use of native vegetation as roughs, and open vistas that provide significant views both to and from the course.

The holes of the golf links are laid out along the rolling sand and clay hills. Its undulating topography and geologic characteristics allow for the placement of tees and greens on natural rises, while the fairways extend along broad flat areas and across valleys. The greens and tees consist of velvet bentgrass (*Agrotis canina*) and non-native bluegrass (*Poa spp.*) varieties. Bluegrass mixes are currently used in the fairways in an effort to establish a thicker and more consistent turf cover than would otherwise exist with the native grasses that grow in the sandy soil. Areas off the maintained fairways exhibit this thin and uneven turf cover. In the tradition of links courses in Europe, the fairways are generally straight and water hazards are not present. The course's primary challenges stem from variable winds off the ocean, unpredictable lies caused by sloping hills, thickets of coastal vegetation that are in play, and out-of-bounds locations within easy reach of errant shots. The many species of low growing, shrubby vegetation on the course enhances the character of the rough areas and are distinctive features of links courses. Vegetation found in the rough include native species found in the Heathlands, such as bearberry (*Arctostaphylos uvaursi*) and broom crowberry (*Corema conradii*) as well as several other native coastal plants including fescue, beach plum (*Prunus maritima*), shadbush (*Amelanchier spp.*), and blueberries (*Vaccinium spp.*), and sedges (*Carex spp.*). The chief man-made obstacles are a number of small beach sand bunkers that guard the greens of several holes. Narrow cart paths of asphalt and crushed stone run between and along the holes.

While the Highland Golf Links is a nine-hole course, it is set up to be played as an 18-hole course through the use of alternate teeing areas that shorten or lengthen distances and require different approaches on the second time around. The gross yardage from the men's tees is 5,299 yards and the par is 70. From the women's tees, the yardage is 4,587 yards and par is 72. Hole 1/10 is a short par-4 hole that demands a drive over a waste area to an undulating fairway and an approach to a slightly elevated green protected by small sand bunkers. The hole extends to the south and provides views of the Jenny Lind Tower and the North Truro Air Force Station's radar dome. The tee on the par-5/4, 2nd/11th hole is elevated and leads down to a unique beach canyon surrounded by steep rising hills with thick vegetation. Hole 3/12 is a short par-3 that offers the first dramatic view of the Atlantic Ocean from its greenside. The par 4/5, 4th/13th hole turns back inland northeast and requires a drive

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over heathlands to its broad fairway. Hole 5/14 turns back toward the southeast and is rated as the most difficult on the course against par. The tee box on the 6th/15th hole is the closest point on the links to the sea and affords perhaps the best views of the coastal landscape. The par-5 hole is the longest on the course, playing 464 and 453 yards from the men's tees. The par-3, 7th-16th hole is the final hole on the south side of the course. The otherwise straightforward hole, which runs west to east from tee to green was made unique after the relocation of the Highland Light Station to the north side of its fairway in 1996. Across Highland Light Road, the 8th/17th provides views of the Provincetown Pilgrim Monument in the distance. The tee-box on the finishing 9th/18th hole is located immediately adjacent to the north elevation of the Highland House. It is a very short par-3, measuring only 136/105 yards from the men's tees, but has a difficult tiered green.

Relative to many other golf courses established during the late nineteenth and early twentieth centuries, the Highland Golf Links retains a very high degree of its integrity. The most significant changes to the course occurred during the period of historic significance for the Truro Highlands Historic District and were made in response to environmental causes and advancements in golf technology in order to retain its standing as a regulation 9-hole layout. In its original form, the course probably consisted of a relatively informal layout with sand greens and tees and hard-packed, un-irrigated fairways. Documentary evidence suggests that turf greens and tee boxes were added as early as the 1910s. In the 1950s two of the original holes closest to the cliff's edge were damaged by erosion and abandoned in favor of the creation of two new holes (holes 8/17 and 9/18) on the north side of Highland Road in an area that was originally the site of the garden for the Highland House. Golf carts were introduced about the same time and resulted in the creation of the system of cart paths.

Contributing Structures

Highland Light Road (LCS No. none, MHC No. TRU.925) serves as the central organizing feature of the district, around which the Highland House resort was developed in the late nineteenth and early twentieth centuries. It was initially laid out in 1797 to provide access from Highland Road to the original lighthouse of the Highland Light Station and was formalized and improved as a town road in 1892. The road begins at Highland Road and runs northeast to the coastline, traversing a slight rise. A circular paved drive is located in front of the Highland House, and a small paved parking lot is located to the south and east of the Highland House. The road is paved up to a point just past the Highland House, after which it is surfaced with tightly packed gravel and vehicular access is limited. Large segments of the road are bordered by a wood post-and-rail fence. Vehicular access terminates immediately past the Highland Light Station, where the road becomes a pedestrian path that terminates at an octagonal observation deck near the original location of the Light Station.

The **Highland Light Station** is a three-part building composed of a circular brick Light Tower (LCS No. 040462, MHC No. TRU.LH), a one-and-one-half-story, L-shaped, Queen Anne-style Keeper's Quarters (LCS No. 040463, MHC No. TRU.354), and a two-part Connector. The Light Station was constructed in 1856-1857

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on a bluff at the east end of Highland Light Road. It was listed on the National Register in 1987 as part of the Lighthouses of Massachusetts – Thematic Resources multiple property listing. In 1996 it was moved 450 feet inland to prevent its destruction from erosion of the cliffs on which it sat. It is now located within the boundaries of the Truro Highlands Historic District and is considered a contributing resource. However, it carries its own period and areas of significance and is the subject of a separate individual National Register amendment prepared to document its status subsequent to its relocation. For a detailed description of this resource, please refer to that documentation.

Non-Contributing Resources

The **Highland Golf Links Maintenance Building** is a one-story concrete-block garage associated with the Highland Golf Links. Built in the late twentieth century, the garage is located on the south side of Highland Light Road in a depression to the west of the fourth hole. The building has a flat roof and three garage bays facing south. A recent two-story flat-roof addition is attached to the east elevation.

An **observation deck** is located at the eastern terminus of Highland Light Road near the original location of the Highland Light Station. The observation deck is an octagonal, roofless structure with a ramp extending from its western side. The deck has a wood pile foundation and a wood frame surfaced with composite materials. A wood railing extends around its perimeter. The observation deck was built after the Light Station was moved in 1996 to provide visitors with a safe location to view the Atlantic Coast seascape from near the edge of the cliff.

Statement of Integrity

The Truro Highlands Historic District retains the majority of its original primary and architectural and landscape design concepts, exhibiting a high degree of integrity in terms of its location, setting, design, materials, workmanship, feeling, and association. The road to Highland Light served as a spine around which the resort facilities were arranged, and this orientation is still evident. The majority of the extant resources in the district remain in their original locations and retain their original designs. The district also retains many of its historic setting characteristics. The most significant feature of the setting has historically been the district's proximity to the ocean. The sights, sounds, and smells of the ocean are still clearly apparent in the Truro Highlands Historic District and views to and from the district are intact and essential to the retention of its integrity as a resort.

The most significant alterations to the district since the end of the period of significance in 1955 is the relocation of the Highland Light Station to a site within the district boundaries in 1996 and the removal of several of the cottages that were part of the historic resort complex. The relocation of the Light Station was necessitated by erosion along the Highland cliffs and reflects the inherently changing nature of the coastal site.

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It resulted in the preservation of one of the area's most important historical resources without seriously altering the setting or other aspects of the district's integrity. Buildings associated with the historic Highland House resort moved to other locations outside the district include the Cliff House (moved 1983), Millstone Cottage (moved 1971), and Mayflower Cottage (moved 1971). Overall, however, the existing building stock retains its integrity to a high degree and remains the most intact collection of railroad-era resort buildings in Truro, and perhaps all of Lower Cape Cod.

The district continues to function as an active and productive landscape. Although the site no longer functions as a resort, it remains as one of the most popular recreational areas in Truro, experiencing visitation by tourists who come to see the Highland Light Station and Truro Historical Society Museum housed in the Highland House. The existence of many of the buildings that were developed during the period in which the Highland House was a popular summer resort contributes to the feeling and association of the place as a railroad era resort. The Highland Golf Links continues to be one of the most popular courses on Lower Cape Cod and is operated by the Town of Truro as a public daily fee course under the terms of a lease agreement with the NPS. The Highland Light Station continues to function as an active aid to navigation. Integrity of the district's location, setting, feeling and association is also retained, as the majority of landscape characteristics and features date to the historic period. The sense of openness and natural beauty that characterized the landscape during the historic period is intact and the elevated locations of the district provide panoramic views of the Atlantic Ocean and the surrounding area.

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**Truro Highlands Historic District
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Contributing Resources**

RESOURCE NAME	LCS #	MHC #	NR PROPERTY TYPE	DATE	PHOTO #
BUILDINGS - 5					
Highland House	007499	TRU.1	Building	1907	
Margaret Adams Cottage (Highland Golf Links Clubhouse)	040460	TRU.5	Building	1917	
Beacon (Slade) Cottage	040461	TRU.6	Building	1902	
Rock Cottage	none	TRU.7	Building	1902	
Haven Cottage	none	TRU.364	Building	1915	
SITES - 1					
Highland Golf Links	none	TRU.902	Site	1898	
STRUCTURES - 2					
Highland Light Road	none	TRU.925	Structure	1797, 1892	
Highland Light Station, with attached Keeper's House and connector	040462 040463	TRU.LH TRU.354 TRU.355	Structure	1856-1857	
TOTAL CONTRIBUTING RESOURCES - 8					

Non-contributing Resources

RESOURCE NAME	LCS #	MHC #	NR PROPERTY TYPE	DATE	PHOTO #
Highland Golf Links Maintenance Building	none	none	Building	Late 20 th c.	
Observation Deck	none	None	Structure	ca. 1996	
TOTAL NON-CONTRIBUTING RESOURCES - 2					

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 36) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # HABS MA-750 (Highland Light)
- recorded by Historic American Engineering Record #

Areas of Significance

(Enter categories from instructions.)

- ENTERTAINMENT/RECREATION
- LANDSCAPE ARCHITECTURE
- ARCHITECTURE

Period of Significance

1898-1955

Significant Dates

- 1898 - Highland Golf Links established
- 1907 - Highland House Hotel constructed
- 1955 - Highland Golf Links modified to current layout

Significant Person

n/a

Cultural Affiliation

n/a

Architect/Builder

S.D. Nickerson, builder, Highland House Hotel

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STATEMENT OF SIGNIFICANCE

Summary

The Truro Highlands Historic District is eligible for listing in the National Register of Historic Places under Criteria A and C at the local level in the areas of Entertainment/Recreation, Landscape Architecture, and Architecture. The period of significance for the Truro Highlands Historic District extends from 1898 to 1955 encompassing the expansion of the Highland House, one of Lower Cape Cod's¹ earliest hotels, into Truro's largest and most popular railroad-era tourist resort and its ultimate demise caused by changing tourist preferences after the automobile became the primary means of travel on Cape Cod. During the first three decades of the twentieth century, the owners of the Highland House expanded the resort to include a large central hotel, ancillary cottages, and recreational facilities in response to a growing demand for tourist accommodations on the Lower Cape. While the Highland House was modest in comparison with the grand resort hotels that were constructed on the Upper and Mid-Cape during the period, it was prized by a loyal clientele of visitors from urban areas who returned each year to enjoy its dramatic coastal scenery, fresh sea breezes, and ocean beaches. Those summer colonists banded together to form a social structure that revolved around a variety of entertainment and recreational activities offered by the proprietors. The most significant and enduring recreational facility was the Highland Golf Links, which was initially laid out in 1898 when the game of golf was experiencing its first period of widespread popularity in the United States. The Highland Golf Links was the first golf course established on Lower Cape Cod and is representative of a contemporary trend toward golf course development in resort areas throughout the United States.

Under Criterion C, the district possesses significance in the areas of Architecture and Landscape Architecture. The buildings of the district, including the Highland House and its associated cottages, represent a rare surviving collection of the simple vernacular accommodations that typified local tourism development on Lower Cape Cod before the advent of automobile tourism in middle decades of the twentieth century. The Highlands Golf Links is an early and well-preserved example of an American links-style golf course that embodies many of the characteristics of the ancient links courses of Scotland. Although the layout of the Highland Links was altered several times during the historic period in response to changing golf technology, patron preferences, and erosional forces that damaged several original holes, the defining characteristics of its links-style design remain evident in the course's windswept coastal location, lack of trees, undulating topography, use of natural vegetation as roughs, and native grass fairways, tees, and greens.

¹ The towns of Cape Cod are divided into three geographic regions commonly referred to as the Upper, Mid, and Lower Cape. According to the Cape Cod Commission, Cape Cod's regional land use and planning agency, the Upper Cape consists of the towns of Bourne, Falmouth, Mashpee, and Sandwich. Mid Cape towns are Barnstable, Yarmouth, Dennis, Brewster, Harwich, Chatham, and Orleans. The Lower Cape includes Truro, along with Eastham, Wellfleet, and Provincetown.

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The **Highland Light Station (contributing structure)**, including the Highland Light Tower (LCS No. 040462, MHC No. TRU.LH) and Keeper's Quarters (LCS No. 040463, MHC No. TRU.354), was relocated from the adjacent federally owned lighthouse tract into the Highland Golf Links property in 1996 and is considered a contributing resource within the Truro Highlands Historic District. It is listed in the National Register as an individual property and carries its own areas and period of significance relating to its role as an important aid to navigation. A separate individual National Register amendment was prepared in 2009 to update the original documentation to reflect its current location and status as a moved property that meets Criteria Consideration B. Further reference to the Light Station in this documentation is limited to the role it played in the development of the Truro Highlands as a tourist destination.

CRITERION A: ENTERTAINMENT/RECREATION

Tourism on Lower Cape Cod, 1848–1950²

Before the advent of tourism, maritime industries fueled the economies of Wellfleet, Truro, and Provincetown. Eastham, which did not possess a satisfactory harbor, was the area's leading producer of agricultural products. Between about 1830 and 1850 Wellfleet and Truro had large fleets of shallow-draft mackerel and cod boats that competed successfully with other ports on the coast and spawned a host of related businesses, such as boat building, sail-making, fish processing, and cold storage. Salt processing was also a significant element of the economy and numerous saltworks were established along the bayside from Eastham to Provincetown. The prosperity the towns experienced brought a significant increase in population growth and led to residential, business, and civic development in village centers located around the harbors on the bayside (MHC 1984b:11; Whalen 2002:161–164, 175–176).

By 1860 competition from ports capable of hosting larger deep-draft vessels had seriously undercut the local fishing industry. The salt industry also experienced rapid decline after the establishment of more efficient large-scale operations at inland salt springs in New York, Kentucky, and Virginia. With the exception of Provincetown, which remained an important fishing port well into the twentieth century, the Lower Cape towns

² Except where noted, information pertaining to the history of the Truro Highlands Historic District was compiled from the following sources: Regina Binder and Larry Lowenthal, *Highland House Historic Structure Report, Cape Cod National Seashore, North Truro Massachusetts*, 1994; Michael Commisso, Jan Haenraets, and Margie Coffin Brown, *Condition Report and Treatment Plan for Truro Highlands Historic District, Cape Cod National Seashore*, Olmsted Center for Landscape Preservation, National Park Service, Boston, MA, 2007; Larry Lowenthal and Katherine Lacy, *Cultural Landscape Report for Truro Highlands Historic District*, National Park Service Boston, MA, 1995; and J. Tracy Stakely, Charles Pepper, and Gina Bellavia, *Preservation Maintenance Plan, Highland Golf Links, Cape Cod National Seashore*, Olmsted Center for Landscape Preservation, National Park Service, Boston, MA, 1998.

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entered a protracted period of economic depression and depopulation. Wellfleet and Truro lost more than 50 percent of their population in the second half of the nineteenth century and did not again surpass their boom time marks until the 1990s (Whalen 2002:201, 249).

The void left by the demise of the local maritime industries was ultimately filled by tourism, but the change was slow in coming. The Lower Cape towns did not participate to any significant extent in the first period of Cape Cod tourism, which began after the Cape Cod Branch Railroad was constructed from Middleboro to Sandwich in 1848 and ended with the completion of Cape Cod's rail system in the early 1870s. Without the benefit of a rail connection, the towns of Lower Cape Cod remained isolated and received relatively few visitors. Overland travel to the area required a long and arduous long journey over poor sand roads that were often impassable. Steam and sail packets provided a far more convenient way to get from Boston to Provincetown, but those services existed primarily to support the fishing industry. Little was done to promote the area as a tourist destination. The seaside, which was to become its primary tourist draw, was viewed as a place of work and hazard rather than of play. Most contemporary literature portrayed the marine landscape as a desolate, unattractive wasteland of treeless sand dunes and beaches. Locals did almost nothing to develop the area and the village centers were universally located on the more protected bayside. The pioneer tourists who made the trip to the Lower Cape during the period often found it difficult to secure decent accommodations. There were no hotels or inns on the Lower Cape outside Provincetown and those hotels, which included the Pilgrim House, Atlantic House, and Gifford House, catered to transient seaman rather than vacation travelers. Some found rooms with locals who were willing to provide accommodations as a way to supplement their income. Among them was James Small who began taking in boarders at his farmhouse in the Truro Highlands before the Civil War and expanded his operation into one of the Lower Cape's first popular tourist destinations during the 1860s (Holmes et al. n.d.:124-125; O'Connell 2003:3, 80).

The prospects for tourism development on Lower Cape Cod increased after the completion of the Cape Cod Railroad to Provincetown in 1873. The railroad made travel to the area readily accessible to northeastern urban centers. Economic and societal factors led to an increase in the number of people who desired and were able to afford vacations. During the last quarter of the nineteenth century, after a period of adjustment following the economic depression caused by the panic of 1873, the country entered a long period of general economic prosperity. Increases in pay and labor reforms that created additional time off from work, afforded a growing number of middle class Americans the luxury of travel for pleasure. In order to bring Cape Cod to the attention of those travelers, the Cape Cod Chamber of Commerce, the Old Colony Railroad, and other public and private sources sponsored promotional campaigns targeting audiences in northern industrial centers as the primary markets. Extolling the virtues of the healthful climate, natural beauty, history, and quaintness of the Cape's villages and people, the literature helped to shape a romantic image of Cape Cod as a welcoming and relaxing place of recreation. Land along the rail lines was in high demand during the period as speculators and developers bought up seaside, farmland, and woodland tracts for the purpose of subdividing them into lots for

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summer home development. Grand resort hotels sprang up along the rail lines in the towns of the Upper and Mid-Cape. They tended to be self-contained and offered guests a far greater variety of amenities than the more modest hotels and inns of the Civil War era. Guest stays were long, often extending to an entire summer season, and significant attention was given to providing recreational facilities, including swimming pools, ocean bath houses, bowling alleys, baseball and polo fields, and theaters, on the grounds to keep them entertained and increase the likelihood that they would return (Bradley et al. 1986:310–313).

The widespread attention that the Cape received led to the first significant period of tourism development in the towns of the Lower Cape beginning in the mid-1880s. The number of tourists who came to the area increased dramatically after the establishment of railroad service. The demise of the area's maritime industries made locals more receptive to the idea of promoting tourism and the perception of the Lower Cape as a tourist destination began to change as the notion of seaside vacations gained broader appeal. Urban dwellers from New York and Boston found the area's distinctive natural scenic beauty, outdoor recreational opportunities, Colonial and maritime history, and the availability of existing housing stock for purchase as summer homes particularly appealing. Tourist resort development on the Lower Cape was far more restrained than that which occurred on the Upper and Mid-Cape. Most were small, family run operations in converted houses or inns. Lorenzo Dow Baker's Chequessett Inn in Wellfleet was a notable exception. Baker, a Wellfleet who made his fortune by establishing the United Fruit Company, purchased the Mercantile Wharf off Mayo Beach on the bayside and spent \$100,000 converting the old wharf buildings into the elegant 62-room Chequessett Inn. Other hotels established in Wellfleet during the late nineteenth and early twentieth centuries included the Holbrook House, Indian Neck Mansion Hotel, and the Wellfleet Hotel. Provincetown hotels that were expanded or otherwise improved to accommodate tourists included the Pilgrim House, Atlantic House, and New Central House. No large hotels were constructed in Truro, but several notable local tourist developments were established during the period. They included Sheldon W. Ball's Ballston Beach Colony, Lorenzo Baker's Corn Hill Beach Colony, and Will Rich's Long Nook Beach Colony. Several bayside houses in Truro were converted into tourist boardinghouses, including the Atwood House (later Bayview House) on Pond Road, Central House in Pamet Village, Bayside House near the railroad station, and Corlew House on Tom's Hill overlooking Pamet River (Bradley et al. 1986:117; Holmes et al. n.d.:117–118; Whalen 2002:269–272).

The pace of tourism development on Lower Cape Cod accelerated dramatically during the middle decades of the twentieth century when a combination of changing American leisure patterns, improved modes of transportation, and concerted efforts by local boosters to market the region to prospective visitors transformed Cape Cod into one of the leading tourist areas of the country. The general prosperity that the nation experienced during the 1920s combined with the availability of cheap mass-produced automobiles afforded a greater number of middle class the opportunity to travel for pleasure and discover new perspectives by breaking away from work routines and drab industrial surroundings that permeated urban life. The automobile provided the freedom to travel when and where a person chose and encouraged individualized recreation plans that were no longer

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limited to areas within the proximity of railroad stations. National advertising campaigns undertaken by the Cape Cod Chamber of Commerce, along with a plethora of travel guides portrayed the Cape as a place of distinctive natural beauty, simplicity, and history where vacationers could escape the increasing complexities of every day life. Year-round residents of the Cape realized that the quaint charm of their seafaring villages was among the area's greatest assets and efforts were made to enhance their appeal through preservation of the historic building stock and village beautification projects. Many former homes were converted for use in tourist related business such as maritime museums, gift shops, antique barns, and art studios. The pace of summer home construction increased dramatically as did the purchase of existing homes for seasonal use. "Day-trippers" whose stays were shorter and tended to be tied to the roadways made up an increasingly important component of the Cape's tourist economy. Changing tourist preferences toward more privacy, convenience, and modern amenities led to tremendous number of roadside accommodations in the form of motels, overnight cottage complexes, restaurants, and gasoline stations. As a consequence, the railroad-oriented resort hotels became increasingly anachronistic. Most gradually went out of business and were ultimately demolished (Alexander 1953:323; Bradley et al. 1986:317; O'Connell 2003:63-64).

Like the rest of the Cape, the Lower Cape communities experienced tremendous growth in seasonal residential and transient tourist development during the period. Provincetown's transformation from a maritime community to a tourist mecca was perhaps the most dramatic change, but Truro, Wellfleet, and Eastham all experienced significant tourist-related development. Seasonal home development in Truro expanded dramatically after the opening of U.S. Route 6 was constructed through the town in the 1920s. Shortly thereafter about 40 cottages were constructed in the Pilgrim Beach cottage subdivision. During the mid-twentieth century, development expanded to include additional cottages, motels, and associated seasonal businesses to the point where the area is today the most densely developed section of Truro. Other clusters of summer cottages were developed at Pilgrim Heights on High Head Road and Great Hollow along Route 6. By the 1990s, summer residences outnumbered year-round homes by more than two to one. Concern that unbridled development would destroy the special qualities that made the Lower Cape desirable to tourism sparked a conservation movement that ultimately resulted in the creation of the Cape Cod National Seashore in 1961 (MHC 1984:14; O'Connell 2003:80).

Origins of Tourism in the Truro Highlands 1848-1876

While extant resources in the Truro Highlands Historic District are products of the late nineteenth and early twentieth century, the area experienced its first tourism before the Civil War when James Small began offering room and board to summer sojourners who came to see the Highland Light Station and explore the Truro coastline. By that time, the Small family had owned the property that would ultimately be the location of the Highland House resort for more than a century. Known to early residents as the "Clay Pounds," or "Clay Ponds," the Highlands contained ample sources of fresh water and some of the best agricultural soils on Lower

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Cape Cod. James Small's father Isaac constructed a house on the west side of present-day Highland Road shortly after he married in 1779 and established a prosperous farm on his property, which extended across the Highlands to the Atlantic Ocean. In 1785 he built a wind-powered gristmill on a knoll near the present Highland House where he milled corn that he and other local farmers raised. Truro historian Shebnah Rich later described Small's property as "uniformly the best land in town, perhaps, originally, in the county," with "dwellings of good dimensions and long corn houses, and ample barns for hay and stock."

In August 1796, Isaac Small sold a 10-acre tract of oceanfront land to the federal government for use in constructing Cape Cod's first lighthouse. The original Cape Cod Light was completed in 1797 and Small was appointed its first keeper. The wood structure was replaced by the Second Cape Cod Light, a shorter masonry structure, in 1831. In 1856-1857, owing to the high importance of the beacon to the safety of transatlantic shipping, the light was again replaced with a more substantial brick tower incorporating a first order Fresnel lens. New quarters for a keeper and two assistant keepers were also constructed and over time a number of support buildings and structures were added to the lighthouse tract. Reflecting the nomenclature later adopted by the U.S. Lighthouse Service for manned lighthouses, the complex became officially known as the Highland Light Station.

After Isaac Small's death in 1816, his farm was divided among his two eldest sons. James Small inherited the land between South Highland Road and the lighthouse tract formed the basis for what would later become the Highland House resort. In 1835 he built a large farm house that became known as the "Highland House" on the northeast corner of the intersection of South Highland and Highland roads. He continued to farm the property and operate the gristmill that his father had constructed there. He also became involved in local civic affairs and served nine terms in the State Legislature. The Highland House Farm was an important source of local agricultural products during a local economic boom that Truro experienced between 1830 and 1860. By the latter year, James Small's total land holdings amounted to 100 acres of improved land and 50 acres of unimproved land. On the farm he raised rye, corn, Irish potatoes, and salt hay and a limited number of milk cows, beef cattle, and pigs.

In addition to farming and his political career, James Small served several terms as the keeper of the Highland Lighthouse between 1843 and 1855 and it was during that period when he entertained the first tourists who made their way to Truro. The operation of the light commanded his constant attention to keep the lamps trimmed and lit, the glass windows clean, and a variety of other activities necessary for the maintenance of the facility. Small was assisted in these duties by his wife, Jerusha, and to avoid making frequent trips to the light from the farm house about one-quarter of a mile distant, the Smalls moved into the light keeper's quarters. As the tallest and most prominent manmade structure on Lower Cape Cod, the lighthouse naturally attracted the attention of early visitors who made their way out to the Lower Cape. Fascination with the operation of the light and the opportunity to hear firsthand stories of shipwrecks and maritime adventures from its keeper prompted

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some of the early visitors to request overnight accommodations, which the Smalls were willing to provide both at the light keepers quarters and their vacant farmhouse.

Noted naturalist, philosopher, and author Henry David Thoreau and his companion Ellery Channing were among the first to take a room with the Small family when they appeared at the door of the lighthouse in October 1848 and requested to stay the night. Thoreau made three subsequent trips to Lower Cape Cod over the course of the following decade to study the area. His experiences formed the basis for lectures he delivered in the Boston area and a series of articles that appeared in national periodicals of the day. The works were later published in a book entitled *Cape Cod*, which was issued in 1865 and ultimately helped to popularize the Lower Cape as a tourist destination. In *Cape Cod* he recommended the Highland Light Station to those wishing to visit as a place where "there is a more uninterrupted view of the Ocean and Bay, and in the summer there is always some air stirring on the edge of the bank there, so that the inhabitants know not what hot weather is. As for the view, the keeper of the light, with one or more of his family, walks out to the edge of the bank after every meal to look off, just as if they had not lived there all their days. In short, it will wear well" (Thoreau 1865). Thoreau evidently talked with Small about the possibilities of hosting tourists at the Highland House and in an 1855 letter from the Light Station he urged his friend Harrison Blake to join him mentioning that "our host has another larger and very good house, within a quarter of a mile, unoccupied, where he says he can accommodate more" (Whalen 2002:184).

In the closing paragraph of *Cape Cod*, Thoreau summed up his favorable impressions of Lower Cape Cod and the Highlands area in particular as places worthy of visitation and predicted its subsequent development as a tourist destination:

The time must come when this coast will be a place of resort for those New-Englanders who really wish to visit the sea-side. At present it is wholly unknown to the fashionable world, and probably it will never be agreeable to them. If it is merely a ten-pin alley, or a circular railway, or an ocean of mint-julep, that the visitor is in search of, — if he thinks more of the wine than the brine, as I suspect some do at Newport — I trust that for a long time he will be disappointed here. But this shore will never be more attractive than it is now . . . A storm in the fall or winter is the time to visit it; a light-house or a fisherman's hut the true hotel. A man may stand there and put all America behind him (Thoreau 1865).

By the early 1860s James Small was actively engaged in providing accommodations to seasonal tourists at Highland House. Writing later, his son Isaac ("Mort") Small recalled that "My father and mother [Jerusha Small] were taking boarders at the beginning and during the Civil War." A report that appeared in the Barnstable *Patriot* newspaper on September 3, 1863 indicates that the Highland House was gaining popularity among tourists to Lower Cape Cod as a desirable place to visit and the Small's were entertaining relatively large groups during the summer season:

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DEAR MAJOR: The "season" has been a successful one here, and greatly enjoyed by the crowds that have visited this delightful summer retreat. 'Squire Small has been crowded to an overflow, and many have departed with a sigh that there was no room for them.

In this age of enterprise it seems strange that there are not increased accommodations for the increasing numbers who desire to breathe the healthful and invigorating air of Provincetown and Truro. Many who have come down in the steamer have been obliged to return the next day because there was no room for them; and many more have not come at all because there was no room for them. . . .

Large and small parties from Provincetown and Wellfleet come here every day, and enliven the place by their great diversity of character. To provide for them and her house full of boarders, without any market to go to, tries the ingenuity of Mrs. Small, who can accomplish as much as any other woman.

Further development of Highland House Farm as a resort in the late nineteenth century is attributable to Mort Small, who took over operation of the farm from his father by in the mid-1860s. Small had a long and colorful life as one of Truro's leading citizens. In 1863 he began his employment as the local marine reporter, a position he held for the remainder of his life. He also served as a regular correspondent for newspapers on Cape Cod and the Boston *Globe* reporting on activities on the Lower Cape. Like his father James, Mort was very active in civic affairs, serving as a selectman, member of the board of assessors, chairman of the school committee, and an overseer of the poor, as well as serving two terms in the State Legislature. In the 1870s, he married for the first time and with his wife Sarah, had three children, Willard M., James, S. and Lillian M. (Whalen 2002:265).

The completion of the Cape Cod Railroad through Truro in 1873 presented Mort Small with the opportunity to expand his operation. Through his connections as a marine reporter and newspaper correspondent, Small was well aware of the trends in the developing tourism industry that followed in the path of the railroad down the Cape. In anticipation of its arrival in Truro, Small, along with his distant cousin, Edward E. Small, purchased a 17-acre tract of land abutting the Highland House Farm and lighthouse tracts from his father on September 20, 1872. The cousins probably intended to subdivide the tract and sell lots for summer residential construction and may have found inspiration in a much larger scheme of similar nature undertaken by an entity called the Cape Cod Land Company, which filed a plan to develop a 204 lot oceanfront subdivision just north of the Highland Light in early 1873. Nothing, however, became of either development because of the economic downturn after the Panic of 1873, and it was not until 20 years later that the Smalls' revived plans for its development.

In the meantime, Small threw his efforts into expanding the Highland House, which he inherited after his father's death in 1874. In 1876 he hired his cousin, Abram C. Small, to construct a large two-story wing that more than doubled the size of the house. The addition represented the first structure in the Highlands (and

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probably anywhere in Truro) built exclusively for tourist purposes. In another decision made at least partially with tourism in mind, Small built a separate house for his family nearer to the ocean at the northeastern corner of his property in 1880. Small named it Cliff House and it served both as a residence and headquarters for his marine observer activities. After moving into the Cliff House, the entire Highland House was available for hosting guests during the summer season.

Small made several moves in the late 1880s and early 1890s to expand his tourism business. Visitation to the Lower Cape was increasing steadily as more and more people took advantage of the railroad connection to come to the area. For rail travelers who often came with extensive baggage for extended stays, the Highland House, which was more than 1.5 miles distant from the nearest station on North Truro's bayside, was difficult to reach. In order to resolve the problem, Small purchased several horse-drawn wagons and carriages and offered to meet guests at the station to transport them to the hotel free of charge. He also increased his efforts toward promoting the resort in Boston and other urban areas. One early promotional pamphlet written in 1891 and entitled *Highland Light: This Book Tells You All About It*, served both as a guide to the Light Station, which continued to draw the fascination of visitors to the area, and an advertisement for the Highland House. In 1894, Small and his cousin Edward Small subdivided the 17-acre tract they had acquired in 1872 for the purpose of selling them to prospective summer residents for cottage development. The tract was divided into 174 small cottage lots, most of which measured only 60 by 80 feet.

Nothing, however, was done to expand the facilities at Highland House and for the first time its position as the most popular tourist destination in Truro was challenged by other resorts developed during the period. The most serious competition came from the Ballston Beach Bungalow Colony. In 1890 Sheldon W. Ball of New York City came to Truro and purchased about 250 acres of beachfront land adjacent to the Pamet life-saving station, about 3 miles south of the Highland House. The following year he began construction of a complex of buildings that ultimately included seven bungalow cottages, a clubhouse that served as a community building and dining hall, a bowling alley, and other recreational facilities. Ball advertised the colony in New York City in an effort to attract visitors seeking escape from their urban existence. Although the bungalows were Spartan accommodations, they were prized by the colony's regular clientele that returned each year to Ballston Beach for the summer season. Ballston Beach remained viable for more than 50 years until most of the cottages were destroyed by storms and erosion. Another contemporaneous cottage tourist development was the Corn Hill, which was established in the late 1890s by Lorenzo Dow Baker as an adjunct to the Chequessett Inn in Wellfleet. The Corn Hill cottage colony overlooked Cape Cod Bay and, unlike the Highland House and Ballston Beach resorts, was serviced directly by the railroad through a small shelter from which trains could be flagged down (Whalen 2002:269-270).

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Development of the Highland House Resort, 1898–1930

Of the competitor resorts on the Lower Cape around the turn of the twentieth century, Ballston Beach was the most analogous in terms of size and type to the Highland House and its success likely prompted the Small family to use it as a model for improving their business. The physical improvements, which included a new and larger hotel, a number of cottages, and recreational facilities, ultimately increased capacity by more than five fold. Though modest in comparison with the grand resorts of the Upper and Mid-Cape, the Highland House, with its simple accommodations, dramatic scenery, cool climate, ocean beach, recreational opportunities, and excellent table fare provided by its associated farm, was prized for its unpretentious qualities by a growing number of loyal customers that returned each season and established vibrant summer colony society. In terms of facilities and numbers of guests, Highlands House firmly reestablished its position as the leading tourist resort in Truro.

The year 1898 marked the turning point in the direction of the Highland House. Despite Smalls' active marketing efforts, only a few lots were sold in the cottage lot subdivision and the summer resort colony never materialized. Demand for lodging at the Highland House, however, continued to increase so Small turned his focus to developing his own rental cottages to house more tourists. The first cottage was built on the site of the gristmill, about 250 feet east of the Highland House in 1898. Small named the cottage "Millstone" because the gristmill's grinding stones were used as front steps, establishing the practice of providing colorful names to distinguish accommodations on the site in a manner similar to that used at Ballston Beach. The following year, Small bought his cousin's share of the cottage subdivision property, and using a portion of that land, built two identical six-room cottages along the south side of Highland Road in 1902. The cottages were constructed by Provincetown contractor S.D. Nickerson and named the "**Rock Cottage**" (LCS No. n/a; MHC No. TRU.7, **contributing building**) and "**Beacon Cottage**" (LCS No. 040461; MHC No. TRU.6, **contributing building**). They provided Small the flexibility of either renting them out for an entire season to a single family or using their rooms to supplement the hotel. The construction of the cottages also served to establish **Highland Road** (LCS No. n/a; MHC No. TRU.925, **contributing structure**) as the central organizing feature for subsequent development of the resort. It originally existed as a path leading from South Highland Road to the Highland Light Station and was presumably the access right-of-way purchased by the federal government from Small's grandfather in 1797. The road was formalized and incorporated into the Town of Truro's road system in the late nineteenth century and there is record that it was widened and improved by the Town to its current route and dimensions in 1892.

While he remained the guiding force for the development of the resort, Mort Small's other various business and civic pursuits placed demands on his time that required he delegate the day-to-day management responsibilities of the Highland House resort to members of his family and hired help. As early as 1880, his cousin John Small was placed in charge of managing the hotel and held the position for a number of years. Small's eldest son

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Willard M. Small (1873–1911) took over the management of the resort upon returning from college in 1892 or 1893. Willard was interested in sports, and under his management the recreational facilities available to guests of the Highland House were expanded to include a pool table, bowling alley, skating rink, baseball field, and tennis courts.

Highland Golf Links

Willard Small’s most significant and lasting contribution to the Highland resort was the **Highland Golf Links (LCS No.; MHC No. TRU.902, contributing site)**. It is not known for certain when golf started to be played at the Highland resort, but most sources agree that the links were laid out by Willard in August 1898, making the Highland Golf Links the first golf course on Lower Cape Cod and the fourth oldest on the entire Cape behind Cummaquid Golf Club, which was established in Yarmouthport in 1895, and the Hyannis Port Club and Osterville’s Seapuit Club started in 1897. The initial nine-hole links were entirely located on the south side of Highland Road on land that was part of his father’s failed 1894 summer cottage subdivision. In its earliest form links probably consisted of little more than stakes in the ground to mark tees and greens. In short order, however, the holes were formalized with defined teeing areas, “sand greens,” and bunkers, which were essential features of early links courses. Turf tee boxes and greens may have been added as early as 1913. It was common for early courses to be constructed around or incorporate existing recreational facilities, and for a number of years baseball was played on an informal diamond located on the links southeast of the Rock and Beacon cottages. The scenic golf links soon became an important draw for the Highland resort and was advertised by the Small’s in their promotional materials as being “2000 yards around . . . in attractiveness not equaled in the New England Coast.”

The Highland Golf Links were laid out at a time when the game of golf was in its infancy in the United States and it is associated with an early and enduring trend toward the development of courses at tourist resorts throughout the nation. Played in Europe since at least the fifteenth century, golf did not catch on in America until the late 1800s when the Industrial Revolution produced a leisure class that had time and money to participate in recreational sport. It was initially introduced in the Mid-Atlantic region in the 1880s through the efforts of travelers who had encountered the game while visiting Europe and native Scotsmen who brought the game with them from their homeland. The first organized golf club in the United States was the St. Andrews Golf Club in Yonkers, New York, which was established in 1888 and named for the famous links course in Scotland. New England’s first club was founded in Newport, Rhode Island in 1890. Florence Boit, who was introduced to the game during a vacation in Pau, France, is credited with its initial establishment in Massachusetts. In 1892 she demonstrated the game on her uncle Arthur B. Hunnewell’s estate to several members of The Country Club of Brookline. Among them was Laurence Curtis, who was so taken with it that he convinced the board of directors of the club to allow him to lay out a six-hole course in the spring of 1893 (Sheehan 2002:16).

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That same summer, the *Boston Daily Globe* reported that summer the curiosity that the game was generating among the wealthy and presaged its growth in the state:

Surely the lawn game newest to America is golf. It is played extensively in England, and has always been a national sport in Scotland. It will be tried here this season at various exclusive country houses and it will probably become popular . . . The few here who know how to play it are enthusiastic about it, and another season, perhaps this, may see golf clubs spring up like mushrooms in a single night (*Boston Daily Globe* 1893a).

By the end of the year, there were at least 17 established golf clubs in the United States. New York led the way with seven, followed by New Jersey, Pennsylvania, and Massachusetts with two apiece. In addition to The Country Club of Brookline, Massachusetts' other course was a six-hole layout at the Myopia Hunt Club in Hamilton (Golf Guide Company 1931:85).

The rapid growth of the sport predicted by the *Boston Daily Globe* began in earnest in 1894 and was accompanied by the founding of the USGA by five charter member golf clubs, including the Country Club of Brookline. Its mission was to organize American golf by establishing a central body to write rules, conduct national championships, and establish a national system of handicapping that opened the game to players of all abilities. The following year, several publications, including the A.G. Spalding Company's *Official Golf Guide* and *Golf in America* by James P. Lee, were published to disseminate information regarding the rules of play, proper swing techniques, equipment, and instruction on laying out courses. It was estimated that by 1895 there were 75 clubs in America that maintained golf links. By the turn of the twentieth century Josiah Newman, editor of the annual *Official Golf Guide*, compiled a list of more than 1,000 golf clubs, including 117 in Massachusetts alone, and estimated that more than 200,000 people were actively playing the game (Lee 1895:33; Newman 1900:n.p.; USGA 2008a).

During its early years golf was decidedly a game for the wealthy, and it was at the playgrounds of the rich where it first gained its association with resort development. During the summer of 1893 Newport's social elite "400" summer colony, so named because that was the number of people that fit into the Astor's Beechwood mansion ballroom, was reportedly "wild about golf. There are games every day, and they have a fine place [Newport Country Club] for them." Other early resort golf clubs formed by summer colony members were Shinnecock Hills (1891) in Southampton, New York and Kebo Valley (1891) in Bar Harbor, Maine. The initial development of golf on Cape Cod followed this trend. Founded in 1895, Cummaquid Golf Club, the oldest documented golf club on the Cape, began as separate private layouts on the adjoining estates of summer residents Henry C. Thatcher in Yarmouth Port and Dr. Gorham Baker in Barnstable. Two other early clubs,

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Seapuit in Osterville and Old Harbor in North Chatham were similarly established on private estate courses (*Boston Daily Globe* 1893b; Golf Guide Company 1931:85; Sheehan 2002:17).

Owners of less exclusive resorts were quick to grasp the attraction that golf had for the leisure class and began adding courses on their property to attract clientele. By the spring of 1898, the year the Highland Links were laid out, golf vacationers could find information about travel and accommodations to hotels “where a specialty is made of the Royal and Ancient Game” from the Golf Information Bureau in New York City. Nearly all major resort areas from Maine to Florida and out west to California had hotels with associated golf courses. Resort golf development was especially active in Florida where competing railroads, including Henry Flagler’s East Coast Railway and Henry Plant’s Atlantic Coast Line Railroad, established golf courses at their fantastic Mediterranean Revival-style hotels to cater to winter tourists (USGA 1898:54–58).

Highland House Hotel and Cottages

After the addition of the Rock and Beacon cottages, the Small’s were able to provide up to 40 rooms for guest accommodations. Still, with the numbers of tourists coming Mort Small determined that demand for lodging at his resort could support additional facilities. In the spring of 1906 he decided to construct a large hotel with a large kitchen and dining hall that would provide a central gathering place for the expanding summer colony. The hotel would replace the original farmhouse as the main building in the complex and was given the name **Highland House (LCS No. 07499; MHC No. TRU.1, contributing building)**. Thereafter, the original Highland House was known as Highland Lodge.

Small once again hired S.D. Nickerson to serve as contractor to oversee construction of the new Highland House. Nickerson may also have been responsible for the design of the building. Its vernacular and strictly utilitarian design indicates that it was not the work of a professional architect and was probably produced from informal, roughly drawn plans. Work began in May with the laying of the foundation on an elevated site just east of the Millstone Cottage. By August, the exterior walls of the building were going up and by September 20, the roof was shingled and the windows and inside partition walls were being installed. After a break during the winter, work resumed in March 2007 and the building was largely completed by April 11. In one of his newspaper columns for the Provincetown *Advocate* filed on that date, Small wrote of the curiosity of people who were eager to inspect the new hotel, “We are glad to see our friends at the new house, but just a present we are deep in the work of painting and varnishing the interior and if the visits of friends can be deferred for a few weeks, we will then be pleased to show them the house.”

The building was fully completed by May 30, in time to receive the first guests arriving for the 1907 summer season. Because it was then the largest and most important guest facility at the resort Small decided to name it Highland House, which was essentially the brand by which the resort was known. After the completion of the

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new Highland House, the original Highland House located in James Small's converted farmhouse was renamed Highland Lodge. The kitchen and dining facilities in the Highland Lodge were removed creating space for additional guest rooms and a ballroom, which largely consisted of a piano placed in the original dining room. With these improvements in place, the resort could accommodate as many as 100 guests at a time and during the 1907 season it operated at full capacity.

Between 1915 and 1928 a number of additional cottages were added to the resort grounds. Mort Small was by that time advancing in age and kept busy by marine reporting and civic duties. As such, he removed himself almost totally from the operation of the resort. Subsequent development was undertaken by other members of the family who both owned and profited by the cottages they constructed. The daily operation of the resort was handled by Ernest H. (Hayes) Small, who became manager of the resort after the death of Willard Small in 1911, and his older sister Lillian J. Small, who had married Mort Small in the 1890s after the death of his first wife, Sarah.

Completed in 1915, the **Haven Cottage (LCS No.; MHC No. TRU.364, contributing building)** was the first of the cottages added during the period. The simple square, one-story, wood-shingled building with a hip roof, was located between the Rock and Beacon cottages. The following year Hayes Small hauled the deckhouse of the *Coleraine*, one of three barges that had run aground on a bar off Highland Beach during a storm, up the cliff and converted it for use as a five-room guest cottage (not extant). In 1917 his children received an inheritance and part of the money was used to erect the **Margaret Adams Cottage (LCS No. 040460, MHC No. TRU.5, contributing building)**, which was named in honor of the children's benefactor. The Margaret Adams Cottage was the first of the cottages constructed on the north side of Highland Road. Its architecture was much along the simple lines of the Haven Cottage, except that it was two-stories in height. In 1920, after a brief lull in construction during World War I, Lillian Small moved a building that she inherited in North Truro to the north side of Highland Road, east of the Margaret Adams. The building was a former post office and general store and was converted into a five-room cottage called the Pilgrim (not extant). The Mayflower Cottage (not extant) was built in 1928 and located east of the Pilgrim. The completion of the Mayflower marked the end of cottage development by the Small family. It was a substantial two-story building with nine apartments and eight baths. The Mayflower's modern amenities, which were unlike those of the hotel or any of the other cottages, suggest that the Small's were reacting to a growing trend toward a desire for privacy that was just beginning to impact the tourism industry on Cape Cod.

The family nature of the business was evident in the ownership pattern, which was established early on when Mort Small's daughter Lillian M. and son Willard were given ownership of the Beacon Cottage after it was constructed in 1902. Mort's wife Lillian J. Small retained ownership of the Pilgrim cottage and Hayes Small retained ownership of the Coleraine cottage, since he had done the work of salvaging it. He also controlled the Adams cottage as trustee for his children and, after 1933, owned it outright. Hayes Small's family seems to

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have used Adams as their residence during most of its history, making it unlikely that it saw much use as a summer rental property. The Smalls continued farming throughout their period of ownership of the property. On the resort property they maintained gardens on a long strip of land between the Highland House and the lighthouse tract. The garden provided fresh produce that enhanced the quality of food offered to the resort's guests and had long been one of the qualities for which the Highland resort was known. In addition, Mort Small had other farm holdings where he raised livestock and poultry. While serving as manager of the resort, Hayes Small improved and expanded the Highland House's cattle stock and became heavily involved in raising swine and fowl by the early 1930s.

Following the general pattern of resort development during the railroad era, the Highland House and Cottages (as it was commonly referred to by its owners after the construction of the new Highland House in 1907) served an increasingly dedicated clientele of repeat visitors and a summer colony social structure began to take shape. Most guests were couples or families and there were few, if any, single people. The period of their stays ranged from a few days to an entire season. With no independent means of transportation, guests tended to remain close to the hotel and participate in group recreational activities offered by the Smalls. As the social fabric of the resort became more established, some of the regular guests began taking the lead in organizing group sporting events, dances, and other entertainments. In the summer of 1907 guests arranged a masquerade ball that took place at the ballroom in the Highland Lodge. At various times, depending on the level of talent among the guests staying there at the time, the Highland House fielded a baseball team that challenged other area teams. The games were usually played on the field laid out on the golf links, but sometimes the team traveled as far as Wellfleet to compete. Willard Small supported and participated in many of the sporting activities until his untimely death from an apparent heart attack suffered during one such game on the Highland diamond on July 29, 1911.

Perhaps the best example of how closely knit the summer colonists at Highland House occurred in 1919 when the group began planning an ambitious pageant to commemorate the tercentenary of the Pilgrim landing at Cape Cod. A committee consisting of both guests and full-time Truro residents was formed in the parlor of the Highland House on August 20, 1919. J.H. McKinley, a New Yorker who was the acknowledged leader of the colony during the 1910s, assumed the role of president. The pageant was held the following summer and consisted of a dramatized recreation of the Pilgrim landing at Cape Cod and other events associated with the establishment of the settlement at Plymouth. Some 3,000 people were present and the pageant received a good deal of attention from regional news outlets.

A new element in the development of the resort property began after 1920 when Mort Small finally succeeded in selling some of the lots from his 1894 subdivision. The purchasers were Henry M. (Harry) and May D. Aldrich of Lexington, Massachusetts. Henry Aldrich, a prominent Boston attorney, already owned a large tract of land south of the golf course and is best known for moving the "Jenny Lind Tower," a vestige of the former

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Fitchburg Railroad Depot, there in 1927. A measure of the importance of the golf links to the resort was the restriction that Small placed on the transaction: "No structure of any kind shall be erected . . . that shall interfere with play upon Highland House Golf Links as they are laid out at the time this deed is given, so long as the present eastern holes of said links shall be kept as a part of said golf links." By 1932, the Aldriches owned 25 lots, including some that were acquired from those few who had purchased lots from Mort Small in the early part of the century, and developed a compound of five cottages (not extant) in an area immediately south and west of the lighthouse tract.

Decline of the Highland House Resort (1931–1963)

Changing tourism patterns, the effects of the Great Depression, and the deaths of Lillian and Mort Small in early 1930s, contributed to the beginning of a slow and inexorable decline of the Highland House resort. The decline coincided with the general trends of tourism on Cape Cod after the automobile was adopted as the primary means of travel. Increasing expectations among tourists for greater privacy, convenience, and modern amenities, made resorts like the Highland House anachronistic. The management of the resort suffered from a lack of focus after Mort Small died on February 5, 1934. His only surviving child Lillian M. Small inherited most of the property that comprised the resort. She was living in Buzzard's Bay at the time and made arrangements with her brother Willard's two daughters, Hazel D. Shorey and Evelyn Morton Stevens, to take over management of the operation. The change in management occurred at the height of the Great Depression, which had a deleterious affect on tourism throughout the Cape. Although the Highland resort remained open through the depression, no new construction or improvements that might have otherwise served to modernize and sustain the resort were undertaken. Just as the economy showed signs toward full recovery, the United States entered World War II and tourism on the Cape was drastically reduced during the early years of the 1940s. The Highland resort did not open at all during the first season of the war in 1942.

Near the end of the war, Lillian M. Small, who was in her sixties at the time, decided to sell the resort. She had her land surveyed in 1945 in anticipation of the sale. She died the following March, however, and the land was left to her husband and executor Fred C. Small. On June 25, 1947, Fred Small sold Lillian's holdings at the resort to Harold C. Conklin of Paterson, New Jersey, effectively ending the more than 150-year ownership of the property by the Small family. Mort Small's Cliff House and surrounding lots were not included in the sale as Lillian M. Small had granted a life's tenancy to Olive Williams, her father's long-time assistant. After Williams's death in 1948, Fred Small sold the Cliff House and lots were sold to William B. Spink of Boston. The Margaret Adams Cottage and the resort's produce garden, which ran between the Highland House and the lighthouse tract, were also not part of the sale. That property had been sold by E. Hayes Small to Sumner Horton in 1935. Horton lived in the cottage and continued to farm the land into the 1950s. In 1955 the Conklins purchased the cottage and garden from Horton, thereby completing the reassembly of most of the original Highland resort lands, with the exception of about 9 acres that was still owned by the Aldrich family, under a

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single owner. Shortly after making the purchase, the Conklins moved into the Margaret Adams Cottage and Harold used the garden plot to expand the golf links.

In 1947 Conklin and his wife Evelyn reopened Highland House resort and continued to operate it into the 1960s. By 1950 there had been a clear change in the resort's clientele. Few if any came for extended stays and the summer colony social fabric that had contributed to its success in the early twentieth century had disappeared. The Conklin's did not possess the wherewithal to adapt the resort to meet the expectations of tourists during the period and the infrastructure suffered. In order to raise cash to keep the resort open, Conklin sold the Highland Lodge to a couple from Provincetown in 1950. It was ultimately moved by successor owners Stanley and Esther Chamberlain to a new location on Old County Road in South Truro in 1962. When the Coleraine Cottage roof began to leak, Conklin's solution was to pour a slab of concrete over it. The building could not support the weight and ultimately needed to be razed in the mid-1950s. The resort's bar was located in the Coleraine and was among the Conklin's few profitable enterprises. Conklin moved the bar to a poorly conceived addition to the Highland House. The north portion of the veranda, which provided the best views from the hotel, was removed and a shed addition was erected. Afterwards the bar remained a profitable local watering hole, but the large dining room had to be closed for lack of patronage.

The Highland Light Station remained a popular draw for sightseers and Conklin sought to capitalize by converting the Pilgrim Cottage into a hot dog and souvenir stand and moving to the south side of Highland Road immediately west of the lighthouse tract. It was not especially successful, however, and in 1957 Conklin sold the building to two of his employees, Joe Colliano and Bill Hastings, who moved it back to its original lot and converted it to apartments. The two moved another small building to the 1-acre Pilgrim lot and constructed a small building that became known as the "Jobi," a combination of their first names, craft shop.

Further fragmentation of the Highland resort occurred in the 1960s. Presumably in anticipation of the formation of the Cape Cod National Seashore, Conklin subdivided the cottage cluster on the south side of Highland Road into five small lots, all but one had an existing building. The entire area encompassed by the subdivision totaled just slightly more than 1 acre. The cottages, including the historic Beacon, Rock, and Haven and one called the Driftwood that had been moved to its sight by the Conklins in the 1950s, were sold to individuals from Massachusetts, Connecticut, New York, and New Jersey in 1960.

While the building stock of the resort suffered under his ownership, Conklin's contributions to the Highland Golf Links were considerable. Conklin was an avid golfer and the golf links were likely the main factor in his decision to buy the resort property. Under his ownership, the golf links became a daily fee course open to the public and became his most reliable source of revenue as the number of tourists seeking to stay at the resort fell off. Conklin made significant changes to the golf links to improve playing conditions and maintain its integrity as a nine-hole course. When two of the original holes closest to the cliff face were either damaged or threatened

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by erosion, he abandoned them and created two new holes (holes 8 and 9) north of Highland Light Road in the area where the Highland House garden was previously located. These improvements, which created the course that essentially exists today, were completed in 1955 mark the end of the period of historical significance for the Truro Highlands Historic District.

Incorporation of the Truro Highlands into the Cape Cod National Seashore 1964–present

The Conklin’s managed to run the resort in a limited capacity into the early 1960s due in large part to money generated from the still active, but increasingly anachronistic accommodations, the golf links, bar, and souvenir operations. The question of how long they could continue became moot with creation of the Cape Cod National Seashore (CACO). The National Park Service (NPS) had studied the possibility of establishing the coastline of the Lower Cape as a National Seashore as far back as 1939. The developmental pressures that were exerted on Cape Cod and other seaside areas after World War II brought focus to the coastline preservation movement. In 1954 the NPS conducted the Seaside Recreation Area Survey, a massive study of 3,700 miles of coastline between Canada and Mexico. The resulting report, which was issued in 1955, identified the acquisition of the Cape Cod shoreline between Chatham and Provincetown as the first priority for federal acquisition. The following five years were spent in planning and consensus building among the federal, state, and local officials. Finally, after several attempts by members of the Massachusetts congressional delegation, the legislation that would ultimately result in the creation of CACO was introduced in the Senate and Congress on September 3, 1959. It took two more years of tinkering with the bill before it finally passed and was signed into law by President John F. Kennedy, one of the bill’s original sponsors, on August 7, 1961 (Burling 2000).

On July 30, 1964, the Conklins sold their entire holdings in the Highlands to the NPS. As a condition of the sale, the Conklins reserved the right to continue the operation of the Highland resort for three more years, with an option to renew for two additional years after that. Soon afterward, however, the Conklins transferred those rights to Colliano and Hastings, and with the proceeds garnered from the sale purchased another resort in Laconia, New Hampshire. The period of operation by Colliano and Hastings has been referred to by the NPS as the “Jobi” era and marked the final years of the operation of the resort, which finally closed for good in 1969. The following year, the NPS granted the Truro Historical Society’s request to locate its museum in the Highland House, a function that the building continues to serve today. The Highland Golf Links was subsequently leased to the Town of Truro, which currently operates it as a public golf course. The Margaret Adams Cottage was later converted for use as a clubhouse for the golf course. In the late 1980s the Park Service acquired the Beacon Cottage and subsequently used it for park ranger housing. The Rock and Haven cottages remain in private ownership.

Other elements of the historic resort complex did not fare as well. The NPS’s early mission at CACO, centered on the acquisition of open land policies, were put in place for auctioning off buildings to those willing to move

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them off seashore property. The Millstone and Mayflower cottages were the first to go in 1971, with the former being relocated to Pond Road and the latter to a motor inn complex on Route 6 in North Truro. The following year, Colliano and Hastings sold their 1-acre property to the NPS, but retained ownership of the Pilgrim Cottage and Jobi Shop. The buildings were moved in 1973 to a site on South Highland Road. The final and most significant loss to the historic building fabric of the resort was the removal of the Cliff House. The NPS acquired the property from William Spink in 1974. Spink reserved the right to move the building, but did not do so and it remained vacant for nearly a decade. It was sold at an auction on April 29, 1983 and was moved by its new owner, Daniel Del Gizzi, a distance of 1.25 miles to Alden Road where it remains today, though in considerably altered condition.

The final major event in terms of the physical development of the Truro Highlands Historic District was the move of the Highland Light Station from the lighthouse tract to the grounds of the golf links in 1996. Throughout the nineteenth and twentieth centuries the Highland cliff had eroded at an average rate of about 3 ft per year until, by the early 1990s, the light station stood just more than 100 ft from the edge. In the mid-1980s the Truro Historical Society approached the Coast Guard to voice concern over the future of the light. Through successful lobbying and fundraising campaigns the Society was instrumental in getting Massachusetts Senators Edward Kennedy and John Kerry, along with Congressman Gerry Studds, to sponsor legislation for the preservation of the light station. In 1996 \$1 million in federal funds and \$500,000 in state funds were combined with the money the Society had raised to pay for the move of the light station to a site 450 ft west of its original location. The move took 18 days to complete and on November 3, 1996 Highland Light was relit in its new location. It is now operated by the Highland Museum and Lighthouse, Inc. through a concession contract with the National Park Service. The light continues to serve as an aid to navigation and the Coast Guard retains the responsibility for maintaining the optic in the light tower (D'Entremont 2007; US Coast Guard 1992).

Criterion C – Landscape Architecture

The district derives its significance in the area of Landscape Architecture from the Highland Golf Links, an important surviving example of an early American links-style golf course that adheres closely to the criteria of a traditional Scottish links design. In keeping with the other resources of the Truro Highlands Historic District, the Highland Golf Links has a vernacular design that is made remarkable by its location, setting, and use of natural features. Character-defining features that distinguish the course as an example of an American golf links include its location immediately along the Atlantic coastline, sandy soil, rolling topography, use of native vegetation as roughs, small sand bunkers, lack of trees, and broad, open vistas that produce significant views both to and from the course.

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The term "links" has been appended to the names of many courses in the United States that share characteristics of being treeless, flat and within a few miles of a natural body of water. The definition of a true links is more complex, however, and only a select few courses in America can lay claim to meeting most of its criteria. The term "links" was derived from the location of the earliest golf courses in Scotland, which were located on unarable lands between the sea and fertile farmland. Due to its lack of value for farming linksland, which was characterized by low rolling sand hills overlain with alluvial soils left by ancient rivers, was used as common land for grazing animals and as early as the Middle Ages for sporting competitions. Early Scottish links relied solely on the natural environment for their form, difficulty of play, and maintenance. There were limited means other than rudimentary hand tools for altering the landscape so natural landforms determined the layout, design and routing of the course. Hazards included such obstacles as overgrazed bare spots, livestock bedding areas, small game nests, holes, thick heath lands, and barren sand dunes. Fickle and sometimes extreme weather, particularly variable winds off the sea, heightened the challenges of the game and ultimately served to extend their viability in the face of advancements in golf technology. Rain, typically abundant in Scotland, provided the irrigation. Grazing sheep or other livestock kept the minimal turf in check and if it grew too tall, the golfers simply stopped playing.

The most famous and influential golf links is St. Andrews located on Scotland's east coast on the North Sea. It was established as early as 1414 as a 22-hole course. Greens were created in the 1700s and the course redesigned to consist of 18 holes, thereby establishing that number as the norm for course layouts. Although it was not the oldest course in Scotland, the venerable St. Andrews received royal honors in 1834 when King William IV recognized it as the "Royal and Ancient" course. The Royal Society of St. Andrews Golfers became a dominant force in establishing the rules of the game and organizing matches with other prominent clubs in Scotland, Ireland, and England. The Society considered linksland as only proper place to play the game as it was originally conceived and no inland course was permitted to use links in its name. The term "golf course" was subsequently coined to distinguish inland courses from links courses.

The precedence of European links courses was naturally a strong influence on early American course layouts. Although there are relatively few areas that have the characteristics of linksland in America they were among the first to be selected for golf course development and are the locations of some of the nation's most significant layouts. Among the earliest and best known links courses were Shinnecock Hills in Southampton, New York and Newport Country Club in Newport, Rhode Island, which were laid out in the early 1890s and were two of the five golf clubs that participated in the founding of the USGA. Shinnecock Hills was initially laid out in 1892 by Willie Dunn, who began his career in golf as a club maker and came to the United States at the behest of William Vanderbilt to perform the work after meeting him at the Biarritz resort in France. The course was later redesigned on an adjacent site in the 1920s by the golf architecture firm of Toomey & Flynn. The Newport Golf Club's course began as a nine-hole course laid out by the club's first professional, William Davis, in 1894. It

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was later expanded by prominent early-twentieth-century golf course architect Donald Ross and was redesigned by A.W. Tillinghast, another significant architect, in 1924 (GolfAtlas.com 2000a).

Another significant early links course was the National Golf Links, which was completed in 1911 and is also located in Southampton, New York. It was the initial design of Charles B. MacDonald, who is considered to be America's first professional golf architect. Around the turn of the twentieth century, MacDonald concluded that there were no courses in the United States that rivaled those of Europe and thereafter devoted some four years abroad to the study of those courses. The National Golf Links was the result of MacDonald's adaptation of distinctive features he sketched at some of the most famous holes at the European links and when the course was completed it was heralded as the finest course in America. Eastward Ho! in Chatham is Cape Cod's most significant professionally designed historic links. It was designed by Herbert Fowler of Great Britain in 1922 and is notable for his siting of the holes within the natural rolling topography and the surrounding coastal vegetation. The combination of wind and course undulations presents golfers with a difficult challenge of controlling the trajectory of their shots. Only a portion of the course, however, meets the definition of a traditional links as some of the holes extend inland to a heavily treed area (GolfAtlas.com 2000b; McMurry 2008; Mendik 2007; Sheehan 2002:250).

While the Highland Golf Links does not possess the pedigree or renown of those prominent courses, it comes as close as any of them in exhibiting the qualities that define an American links course and its organic vernacular layout, which evolved over time without intervention by a professional designer, is perhaps more in keeping with the traditions of the ancient Scottish links. Little is known about the original layout of the course as it was conceived by Willard Small in 1898 because no formal plan or description survives. Small's initial layout probably followed the common practice of early courses by marking tees and greens with stakes that indicated the hole number and direction of play. As an avid sportsman, it is likely that he had some familiarity with European golf course design. His nine-hole course was located entirely on the south side of Highland Road and it is obvious from what exists today that he took advantage of the rolling landforms, views to the ocean and naturally occurring hazards when siting the holes. Promotional literature for the Highland House advertised the course as being 2,000 yards long. Other clues that Small was following the links pattern are his use of local materials both in construction and planting. Written documentation indicates that he relied upon readily available sand gravel for the construction of the tees and greens. He also used native plants to vegetate the fairways and rough areas of the course, taking advantage of their natural tolerance of the extreme environmental conditions. The fairways were grass and sand, the greens were gravel and sand, except for the seventh green which was a thin layer of sand over concrete. The rough consisted largely of the native grasses and low, heath-like shrubs.

Small's course likely remained relatively informal until the 1910s when it is believed that turf greens and tee boxes were installed. It is also probable that the small sand bunkers that guard some of the greens on the course

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date from that time. J.H. McKinley, an active Highland House summer colonist and avid golfer, is credited with redesigning the course and formalizing the direction of play. In 1910 the Provincetown *Advocate* reported that McKinley had “much improved the golf links by some changes.” Mort Small later wrote that the course was “relaid by me in 1913 from plans by Mr. J.H. McKinley.”

After he acquired the Highland House resort in 1947, Harold Conklin made significant changes that resulted in the course’s current layout. Under his direction the golf course was expanded and the direction of play modified. When erosion to the Highland cliffs resulted in the partial loss of the holes immediately along the cliff edge, Conklin decided to create two new holes, the current eight and ninth, on the north side of Highland Road in the area formerly occupied by the resort’s produce gardens. The change allowed for the extension of some of the other original holes on the south side of Highland Road and resulted in an increase in the total yardage from about 2,000 to more than 2,600 yards. Conklin also improved the turf of the tees, fairways, and greens and introduced golf carts to the course, resulting in creation of partially paved and sand paths connecting the holes. He did not, however, conduct any significant land moving, as was characteristic in golf course construction during the period, and the natural features that give the course its distinction, including its rolling contours and natural roughs, remained intact.

Changes such as those undertaken by Conklin on the Highland Golf Links in the 1940s and early 1950s were required for golf courses constructed during the early twentieth century to counteract advancement in golf technologies. When it was originally laid out, the prevailing golf ball of the day was the solid gutta-percha ball, which had severe limitations in terms of distance and its ability to stay round after being hit. In 1898, the year the Highland Links were initially laid out, Coburn Haskell, a Cleveland golfer, invented a superior three-piece rubber ball consisting of a solid core, rubber band winding, and a rubber cover that was widely adopted. The aerodynamic flight characteristics of the ball were greatly improved in 1908 when dimpling was first introduced. Golf clubs also underwent dramatic improvements in the mid-twentieth century as wood hickory shafts were replaced by steel and increasingly sophisticated groove designs and metal alloys were employed in clubface design. Most early golf courses were relatively short and therefore defenseless against the improvements in technology and an increasingly large body of proficient golfers. Those that did not adjust by lengthening their holes or expanding their hazards ultimately did not survive (GolfEurope.com 2008:np; Mendick 2007:n.p).

The Highland Golf Links as it exists today continues to be both a challenging test for golfers and a pleasant place to experience the scenic coastal environment of Lower Cape Cod. The links retains a high degree of its historic appearance and the aspects of integrity, including the course’s location, setting, design, materials, workmanship, feeling, and association, are readily discernible in the landscape. The course allows the golfer to experience varied conditions, lies, and hazards associated with traditional links layouts and the well-preserved setting of the course presents broad vistas that change as the player progresses through the course.

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Criterion C - Architecture

The Truro Highlands Historic District is significant in the area of Architecture for its collection of vernacular buildings that together represent a rare surviving example of a historic resort complex on Lower Cape Cod. The largest and most significant building is the Highland House, which was constructed in 1907 as a hotel and central dining facility for the resort. As it was originally constructed, the building consisted of a large, two-story, rectangular, gable roof main block and a two-story ell that extended from the southeast corner. It had a welcoming veranda porch that ran the length of the main block's facade (west elevation) and wrapped around the north side. The porch offered the only applied ornament in its turned post supports and decorative sawn brackets. The entire building was covered with wood shingles. The interior of the first floor had a guest reception area, large dining room, and a large kitchen. The second floor was divided into fifteen guest rooms and had a ladies toilet providing the first indoor plumbing facilities at the resort. The most significant feature of the building was its dining area, which comprised an expansive space uninterrupted by support columns. This was made possible by Nickerson's use of an elaborate suspended floor system that consisted of metal rods attached to the cross members of the roof trusses and the beams that support the second floor. This technique was commonly used in the construction of mill buildings and other types of structures that required large open interior spaces.

The cottages of the resort, including the Beacon, Rock, Haven, and Margaret Adams, are early examples of the type of small and private accommodations that were offered at the modest, unpretentious resorts on the Lower Cape during the late nineteenth and early twentieth centuries and served as a model for subsequent cottage development that proliferated in the region during the automobile era of tourism. The Beacon and Rock Cottages are the two earliest surviving buildings in the district. Both were constructed in 1902 when the Small family was beginning to expand the resort to take advantage of an increasing demand for tourist accommodations. The two-story, three-bay-by-one-bay, gable-roof, wood-frame buildings have one-story shed-roof porches across their fronts (north elevations) and one-story shed-roof extensions along the south elevation. The exterior fabrics consist of weathered, unpainted wood shingles and clapboard. Decorative elements are limited. The Beacon Cottage has two diamond-shaped fixed windows with stained glass panes. The Rock Cottage has decorative sawn brackets on its porch posts and painted diamond-shaped wood shingle patterns in its gable ends.

The Haven Cottage and Margaret Adams cottages were constructed in the 1910s and have simple vernacular designs. The Haven Cottage was built in 1915 and is located between the Beacon and Rock cottage. It is a simple one-story, three-bay-by-three-bay, wood-frame building with a hip roof and wood shingle siding. The Margaret Adams Cottage, which now serves as the clubhouse for the Highland Golf Links, was built in 1917. It is a simple two-story, three-bay-by-three-bay, hip-roof, wood-frame building with a one-story hip-roof addition

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attached to the north two-thirds of the west elevation. A one-bay pedimented gable roof portico extends from the southeast.

Archaeology Statement

Archeological research within and in proximity to the Truro Highlands Historic District has been limited. Two pre-contact period sites of unknown function or temporal affiliation (19-BN-152, 19-BN-153) were reported by the Massachusetts Archaeological Society east of the district close to the original location of the Highland Light (Johnson 1997; MHC site files). Two historic period sites (TRUHA-7, TRUHA-12) comprising cellar holes and artifact scatters potentially dating from the eighteenth through twentieth centuries also were identified north and south of the district during the Cape Cod National Seashore archeological survey, and subsequently detailed in *Chapters in the Archeology of Cape Cod, III: The Historic Period and Historic Period Archeology*. None of the four sites, however, lie within the boundaries of the district (McManamon 1984; McManamon 1985).

Two professional archeological surveys have been conducted within the boundaries of the district to date. In 1994, a locational archeological survey was conducted in advance of the relocation of the lighthouse to its current position. Four alternative relocation areas (Alternatives 1-4) were tested within a 1.67-acre parcel straddling both sides of Highland Road and within the Highland Golf Course. The subsurface testing identified two building foundations presumed to date to the early twentieth century, and a small assemblage of historic period debris (brick, mortar, window glass, wire and cut nails) associated with the construction and demolition of those buildings. The report does not specifically date or determine the function of the foundations. Review of a historical map dating to 1947, however, indicates that the foundation identified in Alternative 1, located at the far western end of the project impact area, is the remains of the Coleraine Cottage (ca. 1916), a salvaged deckhouse from a grounded barge that was used as the resort clubhouse and demolished in the mid 1950s. That same map also suggests that the second foundation, located within Alternative 3 in the northeast portion of the project area, is either the remains of the Pilgrim House (ca. 1920), or the Jobi Shop (ca. 1957) both of which were relocated in 1973. The soils across the project parcel were heavily disturbed and maintained little stratigraphic integrity relative to the identified late historic period foundations. Based on the results of the survey, the author concluded that the proposed relocation project would not threaten any potentially significant archeological resources and recommended no additional survey work for the project area (Commisso et al. 2007:10, 13, 32; Donta 1994:9).

A second locational survey, also conducted in 1994 in advance of the proposed construction of four parking areas and a restroom, resulted in a similar conclusion regarding the archeological integrity of the landscape surrounding the Highland House. The survey identified four historic period structural features dating to the use of the property as a tourist resort in the late nineteenth and twentieth centuries. These features included a concrete retaining wall, a rubble dump, a row of concrete blocks that may have been associated with a former

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garage, and a cobble wall with bricks and a brick-lined well that were likely the remains of the former bowling and pool hall. The soils within the project area had been heavily disturbed by various building demolitions and relocations that occurred throughout the twentieth century, and the construction, maintenance, and expansion of the Highland Golf Course. The report author concluded that the level of the documented landscape disturbance within the project area precluded the structural and interpretive integrity of the identified features and associated cultural material, and that no potentially significant archeological resources would be impacted by project construction (Holmes 1995).

Neither survey resulted in the identification of significant sites, research conclusions, or archeological collections. Archeology does not, therefore, comprise an area of significance for the property, and the data collected to date from the property cannot be considered a contributing feature of the Truro Highlands Historic District.

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Truro Highlands Historic District	Truro	Barnstable, MA
Name of Property	City/Town	County and State
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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Truro Highlands Historic District

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Name of Property

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Page 3

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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
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Truro Highlands Historic District

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Page 4

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United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Truro Highlands Historic District

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Page 5

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Truro Highlands Historic District
Name of Property

Barnstable County, MA
County and State

10. Geographical Data

Acreage of Property 85 acres (approx.)

UTM References

(Place additional references on a continuation sheet.)

1	19	412058	4654724
Zone	Easting	Northing	
2	19	412632	4654168

3	19	412252	4654030
Zone	Easting	Northing	
4	19	412130	4654039

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Stephen A. Olausen and Laura Kline

organization PAL date October, 2008

street & number 210 Lonsdale Avenue telephone 401-728-8780

city or town Pawtucket state RI zip code 02860

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name National Park Service, Cape Cod National Seashore

street & number 99 Marconi Site Road telephone (508) 349-3785

city or town Wellfleet state MA zip code 02667

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and amend listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Truro Highlands Historic District

Truro

Barnstable, MA

Name of Property

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Section Number 10

Page 1

GEOGRAPHIC INFORMATION

Continuation of UTM References

- E. 19.0412142.4654147
- F. 19.0411874.4654338
- G. 19.0411725.4654353
- H. 19.0411707.4654473

Boundary Description

The boundary of the Truro Highlands Historic District is shown on the accompanying map entitled "Truro Highlands Historic District Boundary."

Boundary Justification

The boundary of the Truro Highlands Historic District were established to include all the surviving buildings and landscape features associated with the historic development of the Highland House resort complex during the late nineteenth and early twentieth centuries. It is essentially the same property that was conveyed by Lillian M. Small to Hal Conklin in 1945 when the resort was still active. The remaining four acres of the former 10-acre lighthouse tract that served as the original site of the Highland Light Station is also included in the district.

United States Department of the Interior
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NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Truro Highlands Historic District

Truro

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PHOTOGRAPH INFORMATION

1. From left to right: Highland Light Road, Margaret Adams Cottage (Highland Golf Links Clubhouse), Highland House, and Highland Golf Links, Truro Highlands Historic District
2. Barnstable County, Massachusetts
3. Stephen Olausen
4. November 8, 2007
5. National Park Service, Northeast Region, 15 State Street, Boston, MA 02109
6. Aerial context view facing west from Highland Light Station light tower.
7. 1 of 17

Items 2-5 are the same for the remaining photographs

1. Highland Golf Links, Truro Highlands Historic District
 6. Aerial context view of original section of Highland Golf Links, facing southwest from Highland Light Station light tower.
 7. 2 of 17
-
1. From left to right: Highland Golf Links, Beacon Cottage, Highland Light Station, Highland House, Truro Highlands Historic District
 6. Context view facing west from Highlands cliff.
 7. 3 of 17
-
1. Highland House, Truro Highlands Historic District
 6. View of west elevation and south side, facing northeast from parking lot.
 7. 4 of 17
-
1. Margaret Adams Cottage (Highland Golf Links Clubhouse), Truro Highlands Historic District
 6. View of south elevation and east side, facing northwest from Highland Light Road.
 7. 5 of 17
-
1. Beacon (Slade), Haven, and Rock cottages, Truro Highlands Historic District
 6. Context view facing west from driveway.
 7. 6 of 17

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

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1. Beacon (Slade) Cottage, Truro Highlands Historic District
6. View of north elevation and west sided, facing southeast from driveway.
7. 7 of 17

1. Haven Cottage, Truro Highlands Historic District
6. View of north elevation and west sided, facing southeast from driveway.
7. 8 of 17

1. Rock Cottage, Truro Highlands Historic District
6. View of north elevation, facing southeast from driveway.
7. 9 of 17

1. Highland Golf Links, Truro Highlands Historic District
6. View from first tee, facing southeast.
7. 10 of 17

1. Highland Golf Links, Truro Highlands Historic District
6. View from second tee showing natural vegetation roughs and undulating topography, facing southeast.
7. 11 of 17

1. Highland Golf Links, Truro Highlands Historic District
6. Detail view of large second green and natural sand bunkers, facing east.
7. 12 of 17

1. Highland Golf Links, Truro Highlands Historic District
6. View of greens at holes 3 and 4, facing southwest from sixth tee.
7. 13 of 17

1. Highland Golf Links, Truro Highlands Historic District
6. View of undulating fairway on fifth hole, facing southeast.
7. 14 of 17

1. Highland Golf Links, Truro Highlands Historic District
6. View from sixth tee overlooking Atlantic Ocean, facing northwest.
7. 15 of 17

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Truro Highlands Historic District

Truro

Barnstable, MA

Name of Property

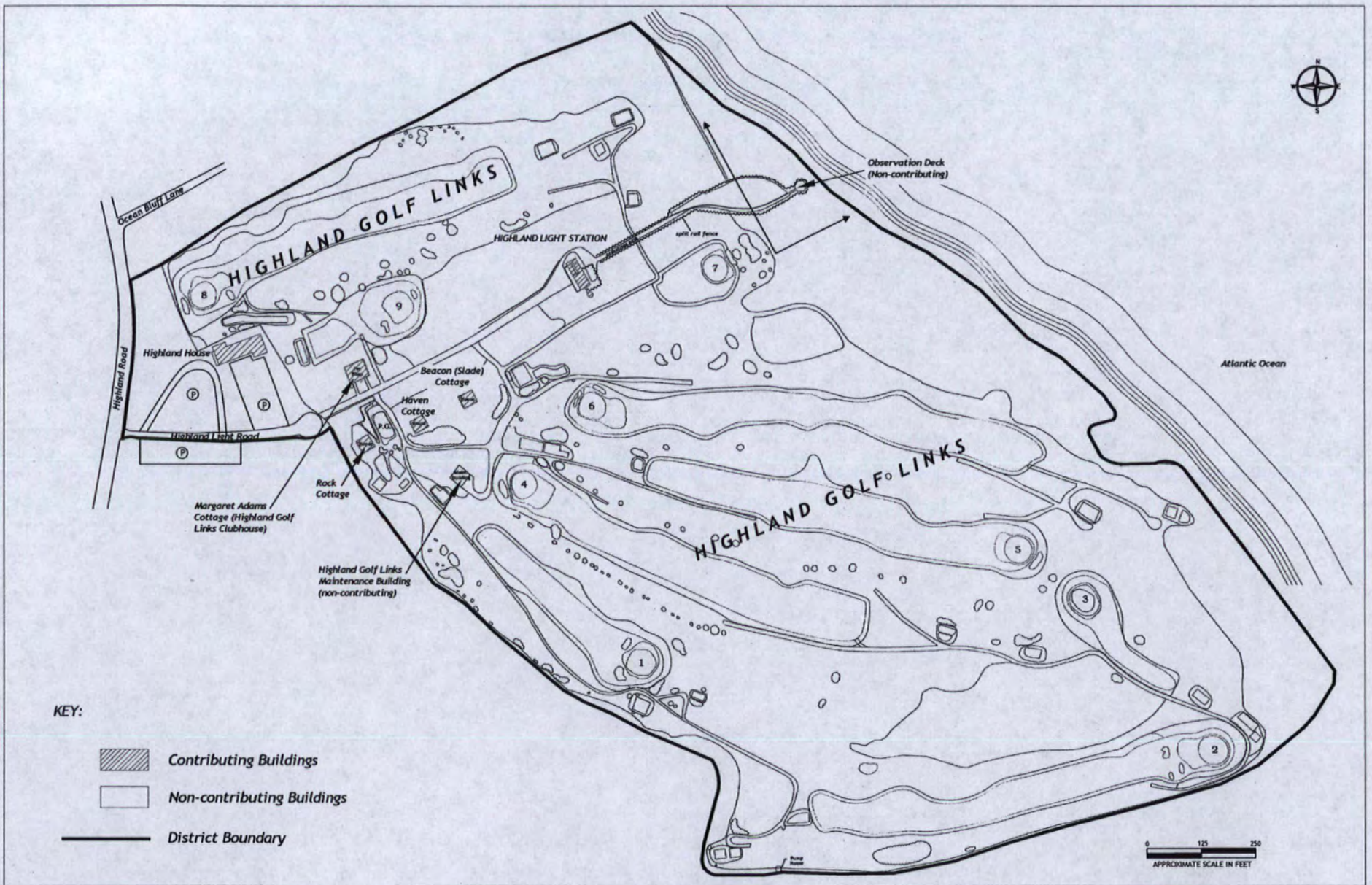
City/Town

County and State

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Page

-
1. Highland Golf Links, Truro Highlands Historic District
 6. View of seventh hole fairway guarded on left by Highland Light Station, facing northeast.
 7. 16 of 17
-
1. Highland Golf Links, Truro Highlands Historic District
 6. View of short par-3 ninth hole with Highland House on right, facing east.
 7. 17 of 17



Truro Highlands Historic District reproduced from drawing by Greg Albanese, GPS New England, 39 Cedar Street, Cohasset, MA.

Barnstable County, MA

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Truro Highlands Historic District

MULTIPLE NAME:

STATE & COUNTY: MASSACHUSETTS, Barnstable

DATE RECEIVED: 10/07/11 DATE OF PENDING LIST: 10/28/11
DATE OF 16TH DAY: 11/14/11 DATE OF 45TH DAY: 11/22/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 11000823

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT PERIOD WAIVED: N REDUCED: N

ACCEPT RETURN REJECT 11/22/2011 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A&C

REVIEWER Patrick Andrus DISCIPLINE Historian

Phone _____ Date 11/22/2011

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the National Park Service.



Two Highlands Historic District
Truro, Barnstable County, Massachusetts
Photo 1



Truro Highlands Historic District
Truro, Barnstable County, Massachusetts

Photo No. 2



Truro Highlands Historic District
Truro, Barnstable County, Massachusetts
Photo No. 3



HIGHLAND HOUSE

Truro Highlands Historic District
Truro, Barnstable County, Massachusetts
Photo No. 4



HIGHLAND LINKS
PRO SHOP

PRO SHOP
SNACK BAR
1988-1997

Coca-Cola
Coca-Cola

Two Highlands Historic District
Truro, Barnstable County, Massachusetts
Photo No. 5



Truro Highlands Historic District
Truro, Barnstable County, Massachusetts
Photo No 6



Truro Highlands Historic District
Truro, Barnstable County, Massachusetts
Photo No. 7



Two Highlands Historic District
Troy, Barnstable County, Massachusetts

Photo No. 8



Two Highlands Historic District
Truro, Barnstable County, Massachusetts

Photo No. 9



Truro Highlands Historic District
Truro, Barnstable County, Massachusetts
Photo No. 10



Two Highlands Historic District
Two Barnstable County, Massachusetts
Photo No. 11



Truro Highlands Historic District
Truro, Barnstable County, Massachusetts
Photo No. 12



Truro Highlands Historic District
Truro, Barnstable County, Massachusetts
Photo No. 13



Truro Highlands Historic District
Truro, Barnstable County, Massachusetts
Photo No. 14

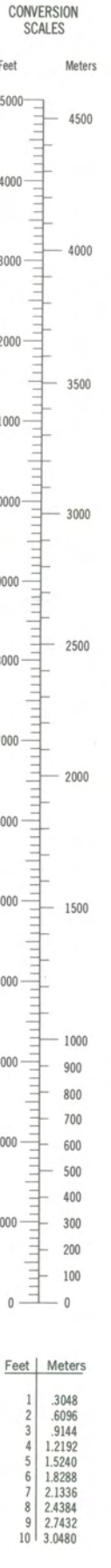


Truro Highlands Historic District
Truro, Barnstable County, Massachusetts
Photo No. 15



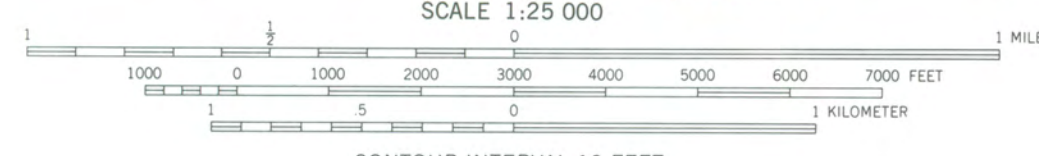
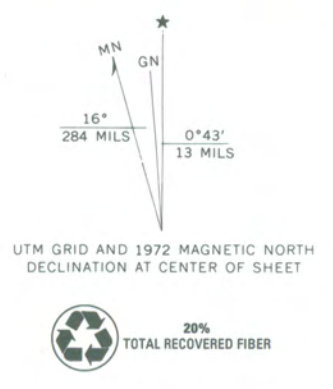
Truro Highlands Historic District
Truro, Barretable County, Massachusetts
Photo No. 16





TRURO HIGHLANDS HISTORIC DISTRICT
TRURO, BARNSTABLE CO., MA
UTM REFERENCES:
A: 19 0412058, 4654724
B: 19 0412632, 4654168
C: 19 0412252, 4654030
D: 19 0412130, 4654039
E: 19 0412142, 4654147
F: 19 0411874, 4654338
G: 19 0411725, 4654333
H: 19 0411707, 4654413

Mapped, edited, and published by the Geological Survey
Control by USGS, USC&GS and Massachusetts Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs
taken 1938. Topography by planimetric surveys 1941-1942. Revised
from aerial photographs taken 1971. Field checked 1972.
Selected hydrographic data compiled from USC&GS Charts 580
and 1208 (1972). This information is not intended for navigational
purposes.
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-meter Universal Transverse Mercator grid,
zone 19
Map photoinspected 1977
No major culture or drainage changes observed



CONTOUR INTERVAL 10 FEET
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 7.6 FEET IN ATLANTIC OCEAN
AND 9.5 FEET IN CAPE COD BAY



ROAD CLASSIFICATION
Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road
Interstate Route
U. S. Route
State Route

NORTH TRURO, MASS.
N4200—W7000/7.5
PHOTOINSPECTED 1977
1972
AMS 6968 II SE—SERIES V814

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST





Truro Historical Commission

Truro Town Hall

Post Office Box 2030

Truro, Massachusetts 02666

Phone: (508) 349-7004

Fax: (508) 349-5505

August 1, 2009

Mr. Gary Palmer, Chair
Truro Board of Selectmen
Town of Truro
PO Box 2030
Truro, MA 02666

RE: National Park Service Nomination
of the Truro Highlands Historic District
and the Highland Light Station
to the National Register of Historic Places

Dear Gary:

At the request of Pam Nolan, Town Administrator, the Truro Historical Commission has reviewed the June 18, 2009 submission by the US Department of Interior National Park Service (NPS) for the above referenced nomination to the National Register.

As stated in the NPS documentation, "The Truro Highlands Historic District is located on Highland Light Road in the northeast corner of the village of North Truro.... The district consists of an area of approximately 85 acres of land within the boundaries of the Cape Cod National Seashore (Cape Cod NS) managed by the National Park Service. The district is comprised of eight contributing and two non-contributing resources. Contributing resources include five early-twentieth-century buildings that are representative of the tourist accommodations available at the Highland House resort during the period of significance [Highland House (Truro Historical Society Museum), Margaret Adams Cottage (Highland Golf Links Clubhouse), Beacon (Slade) Cottage, Rock Cottage, and Haven Cottage]; the Highland Golf Links, an important early example of an American links-style golf course, Highland Light Road, and the Highland Light Station."

August 1, 2009

National Park Service Nomination of the Truro Highlands Historic District
and the Highland Light Station to the National Register of Historic Places

Page 2 of 3

With the exception of two private residences, Rock and Haven Cottages, the National Park Service, which is the nominating party, owns all of the properties covered by the district nomination. Only two are already individually listed on the National Register [Highland House and Highland Light Station].

This district nomination is most likely an exercise in good federal stewardship. It will help the Park Service fulfill its obligation, under the National Historic Preservation Act, to identify properties within its control eligible for National Register listing and to avoid adverse impacts to their historic character where feasible.

National Register listing will automatically cause the district to be listed on the State Register of Historic Places, administered by the Massachusetts Historical Commission, and could also entail Cape Cod Commission review of demolition or major alteration. Although the federal government is not subject to state or local reviews for changes to federal property, these reviews would apply to property lessees. So, if the Town proposes changes to the golf clubhouse or the Historical Society proposes changes to Highland House, they would potentially be subject to these reviews. Since the Park Service presumably must approve these changes under the terms of their lease, and the Park Service already has the obligation to minimize impacts to historic resources within its control anyway, it's not clear that this District listing would impose any additional burden on the town. On the positive side, it would make the properties eligible for state and federal rehabilitation tax credits and MHC grants.

Substantial alterations to historic properties within a National Register District if not part of a Local Historic District, and if referred by the Town Building Inspector, Historical Commission, or other municipal agency, are subject to review by the Cape Cod Commission as a limited Development of Regional Impact (DRI). New construction in a National Register District is not subject to review. Substantial alterations typically include demolition or additions that are greater than 25% of the original historic building size that would impact the historic character-defining features, and does not include ordinary maintenance and repair or changes to non-contributing structures. As stated above, since the National Seashore Park already controls the

August 1, 2009

National Park Service Nomination of the Truro Highlands Historic District
and the Highland Light Station to the National Register of Historic Places


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properties of concern to the Town, the Cape Cod Commission's jurisdiction should not be an issue for this district.

The exceptionally thorough historical documentation provided by the National Park Service in their Nomination is a great resource of information to the Town and well timed to coincide with our Tercentenary Celebration. It describes the historic and cultural significance of the sites and of the Highland Links as one of the earliest American golf links. Nomination will also enhance the tourist attraction of the site, bringing more visitors to the Town and helping support the operation of the Highland Light, the Highland House Museum, and the Highland golf links.

As such, we endorse the nomination of this district to the National Register of Historic Places and urge the support of the Board of Selectmen.

Sincerely yours,



Chuck Steinman, Chair
Truro Historical Commission

cc. Pam Nolan, Town Administrator



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

December 2, 2009

Dennis R. Reidenbach
Regional Director
National Park Service
Northeast Region
United States Custom House
200 Chestnut Street
Philadelphia, PA 19106

RE: Highlands Light Station, Truro
Truro Highlands Historic District, Truro
Atwood Higgins Historic District, Wellfleet

Dear Mr. Reidenbach:

Thank you for providing us with the opportunity to comment on the National Park Service nominations for the above three properties, which are all within the Cape Cod National Seashore. These comments are provided in accordance with 36 CFR 60.9(c).

MHC staff have reviewed all three nominations. In general, we found them to be quite thorough in documenting the significance and integrity of the properties in question. We did have several comments and concerns, however, which we have enumerated on the enclosed memorandum. Please note that several comments arise from the Massachusetts SHPO convention for National Register nominations, and may not be your preferred method of organizing and presenting the nomination. Other questions relate to issues of clarity. If you have any questions regarding any staff concerns, please contact Betsy Friedberg, National Register Director, here at the MHC.

Sincerely,

A handwritten signature in cursive script that reads "Brona Simon".

Brona Simon
State Historic Preservation Officer
Executive Director
Massachusetts Historical Commission

Cc: George E. Price, Jr., Superintendent, Cape Cod National Seashore
Elizabeth Igleheart, National Park Service History Program, Boston
Dr. Janet Matthews, Keeper, National Register of Historic Places
Steven Olausen, PAL



United States Department of the Interior

NATIONAL PARK SERVICE
Northeast Region
200 Chestnut Street
Philadelphia, PA 19106-2878

OCT 13 2010

IN REPLY REFER TO:

H32 (NER-HPPC)

Memorandum

To: Federal Preservation Officer, WASO

From: *Michael J. Reynolds*
Regional Director, Northeast Region

Subject: National Register Documentation for the Truro Highlands Historic District

We are forwarding, for your approval, a National Register of Historic Places documentation form for the Truro Highlands Historic District. The proposed listing is located at Cape Cod National Seashore in Barnstable County, Massachusetts. This document was reviewed by the Northeast Region's cultural resource specialists in the relevant disciplines.

The documentation was submitted to the Massachusetts Historical Commission for review and comment. A copy of their letter with comments, and a chart indicating how the comments were addressed by the National Park Service in the documentation is included with this submittal.

The chief elected officials in Truro were also notified and invited to comment. Their response is attached.

If you have any questions please contact Elizabeth Igleheart, National Register Coordinator, Northeast Region, National Park Service, 15 State Street, Boston, Massachusetts 02109.
Elizabeth_Igleheart@nps.gov, 617-223-5018.

Attachments

Truro Highlands Historic District National Register Nomination Revisions – Response to Comments

Section	Comment	Response
NOTE	Confusion over including Highland Light Station in district	A paragraph added in Section 7 under the heading “Resources” more fully explains the why the Lighthouse is included in the district and refers the reader to the individual nomination.
Photos	Labels	No changes made. Labeling conventions follow National Register guidelines.
	References in text	Parenthetical references to photos added to Section 7 text.
Section 10	Make reference in Section 10, Boundary Description to the fact that the USGS map, which was produced in 1977, shows the Light Station in its original location.	Section 10 Boundary Description revised accordingly.
District Map	Helpful if sketch map shows the original location of the Light Station	Map revised accordingly
Nomination Form	Section 5 should identify Highland Light Station and Highland House as 2 properties that were previously listed in NR	The count in section 5 of form was corrected to six contributing resources, and 2 previously listed resources – Highland House and Highland Light Station.
	Period of significance should extend to 1961 for creation of Cape Cod NS	No change to period of significance made. The 1955 end date was determined to be appropriate through previous discussion with NPS staff
Section 7	7/1 - 8 contributing resources appear to include previously listed lighthouse complex	Discussion of Resources mentioned above clarifies counting and contributing issues
	7/1 – photo of cliff	Photo added
	7/2 – Explain the Jenny Lind Tower	Paragraph reworded to include the story of the tower and provide more about the North Truro AF Station radar tower
	7/2 – MHC style to note construction dates at first mention of resources	Dates added in parenthetical citation
	7/5 – interior photos of Highland House	Two photos added
	7/7 – NPS abbreviation	Corrected
	7/8-9-Description of interior of Rock and Slade Cottage	No change in agreement with NPS
	7/9 – Haven cottage interior description and ownership	No change in agreement with NPS

	7/9 – fence system, pathways, and interior roads at cottages are appropriately contributing structures	No change, fence system is new. LCS does not list these as structures and they are minor
	7/12 – Portland Plaque.	The following added: “A granite boulder with a metal plaque that commemorates the fiftieth anniversary of the 1898 wreck of the Portland steamer about 7 miles offshore is located immediately west of the keeper’s quarters veranda and within the lawn area enclosed by the chain-link fence. The plaque was originally located on the light tower, but was placed on the boulder after the move of the Light Station for better viewing. It is a small scale, commemorative plaque that does not meet National Register Criteria Consideration F and is not included in the resource count.”
	7/13 – Archaeology of removed cottages	This is adequately addressed in the archaeology statement in Section 8
Section 8	8/1 – Level of significance	Statement added to the paragraph on Highland Light Station that acknowledges its significance at the state level.
	8/2 – Criterion consideration B should be checked on form for move of the Light Station	Box checked on form
	8/3 – “boom time” ??	Replaced with “maritime-based economy period”
	8/5 – Cape Cod NS abbreviation	Abbreviation made consistent throughout document
	8/5 – James Small information repeated	First reference to James Small in the context statement on page 8/3 deleted.
	8/8 – where does quote end?	Formatting problem addressed by double indentation and addition of quote marks
	8/16 - Confusion over Smalls marrying Smalls	“nee Small” added in two instances and the first occurrence is footnoted as follows: “There were several unrelated or distantly related families in Truro that had the Small surname. The fact that some Smalls married Smalls makes the discussion of the lineage of owners of the Highland House resort confusing. Where women with the last name Small married another Small, the convention “nee Small” is used.
	8/18 - End date of period of significance should extend to 1961	End date kept at 1955 in agreement with NPS staff

Truro, Truro Highlands HD
MHC NR staff comments

NOTE: There is some confusion created by the separate nomination for the Highland Light Station, now moved into the Truro Highlands HD. For instance, the resource count is not clear—should the Highland Light be counted again, after its move? And if so, should it be counted only in the Highland Light NRHD, and not in the separate documentation for the Light itself? Or should the Light Station nomination material be integrated into the Truro Highlands HD nomination, since the one is now part of the other?

Re photos: None of the photos have been given specific identification on the back (other than to say that they are of the Truro Highlands HD); MHC always labels photos more specifically. Also, MHC convention is to include parenthetical references to the photos in the text.

Re USGS map: the 1977/1977 USGS map, presumably the latest one available, appears to show the Light Station in its original location. It would be helpful to acknowledge this in the verbal boundary description.

Re district map: it would be helpful if the sketch map could show the original location of the lighthouse.

Nomination Form

Section 5 should identify the two previously listed NR properties.

Period of significance might more appropriately go to 1961 and the creation of the CCNS.

7/1 8 contributing resources appear to include the previously listed NR lighthouse complex. No photo effectively shows the 100' cliff, referred to as "the most distinctive topographical feature."

7/2 Explain the Jenny Lind Tower—the date of its move would be helpful here. Confirm that it lies outside the NRHD. It features prominently in some of the landscape photos; the AF radar dome is also prominent and should be acknowledged in some way, even though it lies outside the district boundaries.

7/2 and following—it is MHC style to note construction dates when the resource is first discussed—e.g., "Highland House, built 1907...".

7/5 there is extensive interior detail here, but no photo; a photo would be useful.

7/7 there is no explanation for the abbreviation NPS when it is first encountered on 7/1, para 1.

7/8-9 a description of the interior of Rock Cottage and Slade Cottage would help.

7/9, para 3 Haven Cottage also lacks interior description. It is identified as a private residence; does that mean it has an ownership other than the NPS?

The fence system, pathways, and interior roads would be appropriately included as contributing structures.

(Truro Highlands HD comments, p. 2)

The light station nomination refers to the "Portland" shipwreck plaque installed in 1948 adjacent to the lighthouse, and it appears to lie outside the immediate boundary of the lighthouse itself. It should be mentioned in the Highlands District nomination; because of its move it would ordinarily be noncontributing, but because of the other relocation, it probably can be justified as a contributing resource.

Are all the removed cottages mentioned amongst those described on page 13 of section 7? Might there be the potential for archaeological remains associated with these buildings?

8/1 Regarding the level of significance. Although the district is significant at the local level, the light station was previously listed at the state level of significance.

8/2 If the Light Station information is folded into this nomination, criteria consideration box B should be checked for a moved property.

8/3 line 2: "boom time"??

8/5 Cape Cod National Seashore was previously abbreviated (7/1), so the abbreviation should be used throughout for consistency.

8/5, Last paragraph: James Small information repeats what was presented two pages earlier (8/3)

8/8 where does this quote end?

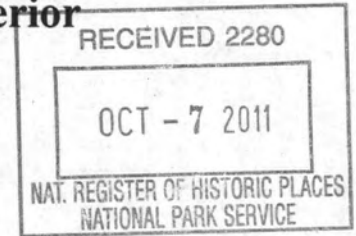
8/16, para 3 Was Lillian Small married to Fred Small? Were they related before their marriage? (in other words, is Lillian's name Lillian Small Small?) Or might something be missing here?

8/18 While 1955 is when lands were reassembled, and when the golf course reached its current dimensions, it might be more appropriate to end the period of significance with the creation of the Cape Cod National Seashore in 1961.



United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, D.C. 20240



Memorandum

To: Keeper, National Register of Historic Places, National Park Service

From: Chief Historian, National Park Service, Designated Federal Preservation Officer

Subject: Truro Highlands Historic District National Register Nomination, Cape Cod National Seashore, Barnstable County, Massachusetts

Robert L. Muth
10/7/2011

Enclosed please find the National Register of Historic Places nomination for the Truro Highlands Historic District. The district is eligible under Criteria A and C, with areas of significance of Entertainment/Recreation, Landscape Architecture, and Architecture.

Please contact Kelly Spradley-Kurowski (202) 354-2266 for further information.

Enclosure