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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 on 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 Atwood-Higgins Historic District

other names/site number _____

2. Location

street & number Bound Brook Island Road

☐ not for publication

city or town Wellfleet

☐ vicinity

state Massachusetts

code MA

county Barnstable

code 001

zip code 02667

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.)

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 Anderson

Date of Action

7/28/2010

Atwood-Higgins Historic District
Name of Property

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County and State

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

10	0	buildings
2		sites
		structures
		objects
12	0	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

1

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: Single Dwelling, Secondary Structures, Camp

Current Functions

(Enter categories from instructions.)

RECREATION AND CULTURE: Museum,

Outdoor Recreation

7. Description

Architectural Classification

(Enter categories from instructions.)

COLONIAL:Georgian

LATE 19th and EARLY 20th CENTURY REVIVALS:Colonial Revival

Materials

(Enter categories from instructions.)

foundation BRICK

walls WOOD: Weatherboard, Shingle

roof WOOD: Shingle; ASPHALT

other WOOD

Narrative Description

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

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DESCRIPTION

Summary

The Atwood-Higgins House was listed in the National Register as an individual property in 1976 under Criterion C as one of the earliest known examples of a Cape Cod Cottage on Lower Cape Cod. This amendment to the National Register nomination is intended to update and clarify the significance of the property, particularly as it pertains to the changes made to the property by George Higgins in the early twentieth century. To accommodate the inclusion of additional resources, the individual listing is expanded into a district that contains 13 contributing resources.

The Atwood-Higgins Historic District is an approximately 24-acre property established as a homestead around 1730 and improved as a private recreational residence during the first half of the twentieth century. The property is located at the east end of Bound Brook Island in Wellfleet, Massachusetts, and is currently within the Cape Cod National Seashore (Cape Cod NS) on the Lower Cape. The district encompasses the southeast portion of George K. Higgins's former estate and is bounded by Bound Brook Island Road to the north, the banks of the Herring River to the south, and historical fence lines to the east and west. These boundaries are limited to the developed section of the property and do not include the adjacent densely forested Cape Cod NS lands acquired from George Higgins. The district includes two contributing sites and eleven contributing buildings, as well as several man-made and natural features. There are no non-contributing properties within the district. The primary resource on the property is a Cape Cod Cottage constructed by the Higgins family in approximately 1730. Several utilitarian and recreational outbuildings are located north of the house. The Atwood-Higgins House was listed in the National Register of Historic Places on July 30, 1976 as an individual property with 24 acres. The house was listed under Criterion C for its architectural significance as a seventeenth-century residence. The purpose of this amendment to the original National Register documentation is to correct the construction date of the house, evaluate the property as a district of resources, describe its current appearance and condition, establish a more detailed significance statement that includes associated historical themes for the whole period of significance; and amend the resource count, period of significance, and National Register boundary.

Setting

The Atwood-Higgins property is situated on a peninsula that extends south from the arm of Cape Cod near the Truro-Wellfleet political boundary. The peninsula is comprised of four former islands created by the network of tidal rivers flowing between the Cape Cod Bay to the west and Wellfleet Harbor to the south and east. Bound Brook Island is at the north end of the peninsula. The portions of Bound Brook, Duck Harbor, and the Herring River that formerly separated the island from the rest of Wellfleet are now primarily salt marshes. Bound Brook

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Island remains isolated from Wellfleet center to the southeast and Route 6, the primary regional road that extends through the east side of Wellfleet toward the tip of the Cape. The island is only accessible from Pamet Point/Old County and Bound Brook Island roads, which connect to Route 6. Bound Brook Island Road continues onto the island as a narrow, dirt road. This remote section of Wellfleet is comprised of undeveloped, natural forest. The Atwood-Higgins property is one of the few clearings on the island.

Resources

The Atwood-Higgins Historic District encompasses 13 contributing and no non-contributing resources. The 13 contributing resources in the district include the early-eighteenth-century Atwood-Higgins House, which was previously listed in the National Register as an individual property. Resources that have not been previously listed, but are included as contributing to the district include 10 contributing outbuildings and two sites. The outbuildings include a woodshed, an early-twentieth-century garage, a barn, a guest house, three privies, a summer house, a replica of a country store, and a wellhouse. The sites are the Atwood-Higgins Grounds landscape and the Atwood-Higgins Archaeological Site.

The buildings of the district are small in scale, made of inexpensive materials, and have minimal ornamentation. The majority have wood shingle or board siding, gable roofs covered in wood shingles, and plank trim painted red. The summer house, garage, wellhouse and two of the privies are located in the forested areas of the district, but the remainder of the resources are sited in the open, central sections of the property. The store, barn, guest house, and guest house privy are located in the meadow, slightly uphill from the woodshed and house to the south. The Atwood Higgins Grounds landscape is comprised of a variety of historic associated features, including remnants of a gate and split-rail fence network, a sundial, pump, dry well, sand drives and former roads, an arbor, and garden plantings. In addition to the secondary features within the landscape, the property formerly contained antiques and manuscripts collected by George K. Higgins, the owner of the property during the first half of the twentieth century. The majority of these collections has been removed from the property and remains in NPS storage.

Resource Descriptions

Atwood-Higgins Grounds

The Atwood-Higgins Grounds (contributing site) consist of the 24-acre parcel of property encompassed by the district boundaries. The area contains all of the contributing resources within the district, as well as a number of associated historic landscape features that are not counted individually, but together add to the landscape's significance. The Atwood-Higgins Grounds is an irregularly shaped area located on the south side of Bound Brook Island Road. The property slopes southeast from the road toward a narrow section of the

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Herring River, which forms its southeast boundary. Views of the river are obstructed by a steep hill to the west and forest growth along the edges of the property. The property is accessed from Bound Brook Island Road via a gravel and dirt **driveway (associated feature)** that leads to a wooden swing **gate (associated feature)**. The gate has a weight box at one end to facilitate opening and closing. From the gate, the driveway descends to a gently rolling **meadow (associated feature)** in the center of the property (Photograph 1). A cluster of inward-facing, rustic outbuildings, including the Barn, Country Store, and Guest House, are located in the center of the meadow, which is spotted with trees and low plantings (Photograph 2). The drive loops through the meadow and continues downhill where it terminates at the rear of the original house on the property. The house faces south, away from the outbuildings and looks out at an open **front lawn (associated feature)** with an arched wood **arbor (associated feature)** at its southern end (Photograph 5). Additional outbuildings, deteriorating fence sections, and overgrown paths are located in the woods east and west of the house. A path located east of the meadow is an abandoned segment of **Old Town Road (associated feature)**, which formerly crossed through the property. Another remaining section of the road extends west from the driveway loop toward associated land outside the district. A granite **sundial base (associated feature)** is located a few feet east of the Guest House.

The property and several of the utilitarian and natural features within it, comprises the setting and contributes to the rustic feeling of the district. The natural landscape and topography of the property, improved with twentieth-century plantings, provide a scenic backdrop for the resources within it. With the exception of the minor leveling of building sites, the property retains its original rolling coastal landscape sloped toward the riverfront, and mature forest that surrounds the central living spaces. Informal **planting beds and trees (associated features)** were arranged to provide visual interest to the property. The extant plantings comprise less than half of those on the property during the first half of the twentieth century. Climbing roses, iris, yarrow, barberry, lilac, day lilies, and English ivy plants remain against some of the buildings. The majority of the forest retains a native mixture of pine, oak, and locust trees. The open fields have a variety of native and non-native plants, including chives, phlox, dandelions, garlic mustard, Japanese honeysuckle, prickly pear cactus, and yucca; and pin cherry, cedar, maple, locust, and oak trees (Donaldson 2007:117–125).

The driveway provides circulation through the property, and has the aesthetic of a historic country road. The majority of the driveway is sand with grass growing in the middle. The north section near Bound Brook Island Road has a layer of gravel that is covered with pine needles. Since the drive is comprised of natural materials, it blends in with the surrounding landscape and follows its natural contours. The driveway retains its historic configuration dating to at least the early twentieth century.

The property's system of **split-rail fences (associated feature)** adds an agricultural aesthetic to the district. The fence network includes sections with two and three rails that span approximately 8 feet between posts. The two-rail fence along the driveway was reconstructed in 2007. The fence system was reconfigured several times after

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its initial construction in the 1920s and historically included an animal enclosure west of the barn. Short, deteriorated sections of fence remain in the woods in the south half the property. Notable fence features include a whale-bone post immediately north of the house and the weight for a swing gate near the entrance to the property. The fence continues along Bound Brook Island Road and Bound Brook Way outside the district.

While the driveway and fence system add scenic value to the district, the remnants of the utility system enabled the use of the property during the twentieth century. Evidence of the water system installed in the 1920s and 1930s is visible immediately north of the house where a **hand pump (associated feature)** and hose hookup remain. The base of a second hose hookup is located at the east side of the Woodshed. The original reservoir tank and more than 600 feet of pipe are underground. Additionally, a concrete manhole cover set into the ground northeast of the Woodshed marks the location of a 1938 septic tank that served the house. A historic period **dry well (associated feature)** is located east of the house.

Atwood-Higgins House

The **Atwood-Higgins House (LCS No. 007498, MHC No. WLF.276, contributing building)** is located downhill from the majority of the outbuildings at the terminus of the driveway through the property (Photograph 3). It faces south toward a flat lawn and the woods that obstruct views of the Herring River to the southeast. The house is a one-and-one-half-story, post-and-beam, Cape Cod Cottage constructed in approximately 1730 as a half-cape. Architectural evidence suggests that that house was expanded into a three-quarter-cape in the late eighteenth-century and enlarged again into a full cape by 1805. The massing of the house is typical of a full cape erected during the period. It measures five bays wide by two bays deep and has a one-and-one-half-story addition on the west (side) elevation that was constructed by 1820 (Photograph 4).

The house has a moderately pitched side gable roof that is clad with wood shingles. A large brick chimney extends above the center of the roof ridge. The exterior walls have wood clapboard siding on the facade and wood shingle siding on the secondary elevations. The corners are trimmed with simple wood boards and the house sits on a continuous brick foundation. Interior structural patterns, the uneven spacing of the windows, and the off-center location of the main door indicate that the east half of the house is the oldest section. The main entrance is located in the middle bay of the facade (south elevation). It consists of a paneled wood door set with a simple Federal style surround with engaged pilasters and a five-light rectangular transom. Half of a granite millwheel is set into the ground and functions as the front step. Two secondary entrances with paneled doors, wide plank surrounds, and the same transom are located at either end of the north (rear) elevation. The secondary entrance at the east end of the building opens into the original half-cape house and the other half of the millwheel is placed in front of it for use as a step. The west entrance opens into the ell. Fenestration on the house consists of symmetrically spaced, single rectangular openings. The two west windows on the facade are spaced farther from the entrance than the two at the east end. The window openings contain original, nine-over-

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six double-hung wood sash and have exterior plank frames. A single louvered window opening is located in each gable end. A one-story, one-by-one-bay, shed roof addition is attached to the west elevation and the west ell encloses exterior cellar stairs. The addition was erected by 1850 and has a door comprised of two wide boards on the south elevation.

The house is constructed of a post-and-beam system with a principal rafter roof, plank-frame walls, and brick foundation. The roof is comprised of six rafter bays supported by common purlins and covered with wood sheathing that runs parallel to the rafters (Fader 1980:53). The wall construction system is typical of Plymouth Colony methods, and includes the use of vertical board sheathing between the corner posts rather than studs and horizontal boards. The corner posts support the horizontal beams and sit on a floor system comprised of sills and joists supported by the brick foundation. The foundation measures from three to seven courses high and was replaced between 1928 and 1929 (Fader 1980:49; Higgins 1919-1961:74). An 8-foot diameter circular brick cellar with a sand floor is located under the ell and likely dates to the early nineteenth century (Fader 1980:55). The cellar is accessible from the exterior enclosure at the south elevation of the ell. The structure of the house becomes lighter and less visible between the earlier east half of the building and the westward additions.

The plan of the Atwood-Higgins House is typical of a full cape, with rectangular rooms arranged in a circular pattern around the central chimney. The house contains six rooms on the main floor, two rooms in the west ell, and an attic loft with an enclosed bedroom at the east end. The main entrance opens to a shallow foyer and an attic stairway located in front of the chimney. Four brick fireboxes connect to the chimney and historically heated the primary spaces in the house. Two, proportionate, approximately 13-foot by 13-foot, square rooms flank the stair hall and chimney in the south half of the house. The East Front Room (101)¹, located in the older portion of the house, functioned as the living room (Photograph 16) and the West Front Room (108), functioned as a bedroom (Photograph 18). The back of the house contains the kitchen and its early-nineteenth-century extensions. The original Kitchen (104) extends across the east side and includes a 7-foot-wide Bedroom (102) and Buttery (103) at its east end. The nineteenth-century Kitchen (105) in the northwest corner of the house has the same proportions as the front rooms, but the firebox is angled as a result of connecting it to the original chimney (Photograph 17). Three doors in the west wall of the nineteenth-century Kitchen (105) provide access into the ell. The north 4 feet of the ell is a second pantry space, called the West Buttery (106). The south 10 feet of the ell contains the West Bedroom (107). The two ell rooms are separated by a second attic stairway constructed circa 1850. The Attic Bedroom is an approximately 17-foot-long, 10-foot-wide, finished room.

The interior of the house is generally finished with plaster walls and ceilings, pine wainscoting and paneling, simple wood window and door casings, and wood floors of wide or various-sized boards. Paneled doors with

¹ The room names and corresponding numbers are cross-referenced to the Atwood-Higgins House Historic Structure Report prepared by Marsha L. Fader in 1980.

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Norfolk thumb-latches and built-in cupboards are also located throughout the house. The interior finishes range in date from the early eighteenth century to the mid-twentieth century and reflect the progression of alterations to the original house over time. The majority of the surfaces have been stripped down to the original wood.

The East Front Room (101) retains its original wide board floor, and framing members, which have been cased in. The cased summer beam extends east-west across the middle of the plaster ceiling. The majority of the plaster walls are covered with wood. Wide boards installed horizontally along the bottom of the south, east, and north walls form wainscoting; and the west wall includes late-nineteenth-century, horizontal, raised paneling over the firebox. Paneled doors south of the firebox lead to a closet and the main entrance.

Two doors in the north wall provide access into the Kitchen (104) and Bedroom (102). The interior of the Kitchen, which is in the older east half of the house, is similar to the East Front Room (101). It has wide plank floors, plaster walls and ceilings, and simple wide board paneling. The Kitchen (104) retains its original paneled east partition with the original casing and door leading to the Buttery (103) (Fader 1980:60). The Buttery (103) and Bedroom (102) off the kitchen are finished with plaster and vertical board walls and various-sized board floors. The south wall of the Kitchen (104) contains the firebox, which was altered during the nineteenth century, and a pine cupboard to the east. The west partition wall is constructed of vertical, wide pine boards and dates to the early nineteenth century when the house was extended into a full cape. A single door in the partition opens to the west Kitchen (105). This room has the same type of floor boards as the rest of the kitchen and retains its original paneled firebox surround. The surround is comprised of two recessed horizontal panels above the firebox, with narrow, vertical panels and small cabinets to the east. The firebox is located in the southeast corner of the room, between the door to the rest of the kitchen and door leading to the West Front Room (108).

The West Front Room (108) reflects an early-nineteenth-century style. It has an original Federal style firebox surround with engaged pilasters and a molded mantel. A recessed panel above the mantel extends into crown molding that continues throughout the room. Other features include more elaborate window and door casings, baseboards and wainscoting, and a cased corner post. The wood floors and trim are painted. Floral wallpaper that dates to approximately 1960 covers the walls. A six-panel wood door in the east wall leads back to the front entry, which retains unpainted wide board floors and wallpaper.

The Buttery (106) and Bedroom (107) in the west ell have similar treatments as the other kitchen spaces. Both rooms have three plaster walls with beaded horizontal board wainscoting, and one wall comprised of beaded, vertical boards. The corner post in the northwest corner of the Buttery is cased. The majority of the wall surfaces in the west ell are painted.

The ell and main staircases have straight alignments, tall risers, and vertical board walls. All of the surfaces within them are painted. The ell staircase is accessible from a painted, four-panel wood door and the main

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staircase retains an original, circa 1730 three-panel door similar to the door between the east Kitchen (104) and buttery (103) (Fader 1980:72). Both staircases are located within the unfinished portion of the attic. The attic has exposed rafters and vertical sheathing, and shiplapped floorboards running east-west. The enclosed bedroom at the east end was converted into a single room from two in 1920. The bedroom has plaster ceilings and walls, wallpaper, and wood trim that date to this conversion (Fader 1980:72). The bedroom floor is similar to the rest of the attic.

Aside from the historic reconfigurations of the house related to expansions, alterations are generally limited to repairs and surface treatments. Exterior alterations include the removal of shutters in 1919, replacement of the roof and east wall shingles, and repainting. Structural alterations stem from replacement of structural members as needed, including the foundation and east sills. The ell roof was also slightly raised in 1938 to create more interior space. On the interior, the original secondary staircase, formerly located in the northeast corner of the West Front Room, was removed when the ell was constructed in the early nineteenth century. The majority of the historic wallpaper and paint was removed in the twentieth century. Efforts to preserve the house in 1994 involved the reconstruction of a portion of the masonry foundation, chimney and firebox repairs, exterior painting, installation of monitoring equipment, installation of a new steel column in the stair closet, and carpentry including epoxy repairs to rafters, shimming sills, and replacement of the deteriorated south door threshold (Chilcoat 1994). Overall, the house retains a high degree of structural, architectural, and material integrity that reflect its use over time.

Woodshed

The **Woodshed (LCS No. 040423, contributing building)** is located immediately northeast of the Atwood-Higgins House and faces west toward the house and driveway (Photograph 6). The building is a one-story, wood-frame building with a wood-shingled, gable roof, wood shingle siding, plank trim and two additions. The original section is an enclosed, rectangular shed with no foundation that was constructed before 1919 when the property served as the permanent residence of the Atwood-Higgins family. A plank hanging barn door is located on the facade and the south (side) elevation has a pedestrian door made of pine plywood. The wood shingle cladding was removed from the house and installed over original vertical board sheathing on the Woodshed in 1920. An approximately 10-foot high, wood-frame shed with two open bays on the facade was added to the north (side) elevation of the original shed in 1923. This addition is clad in wood shingles and has no foundation. The second addition is a one-story, two-bay by one-bay structure constructed in 1938 that extends across the east (rear) elevation. It has a shed roof that continues the slope of the gable on the original shed, which was reconfigured when the addition was erected. Other features include six-over-six, double-hung wood sash, a brick foundation and a pine plywood pedestrian door located on the south (side) elevation.

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The interior of the woodshed is primarily open, but remains separated into three sections. The dirt floor in the original shed was covered with a plank floor in 1920, and the walls are covered with unfinished, horizontally laid wood board. The room currently functions as a workshop. The enclosed rear addition contains a laundry and bathroom. The Woodshed is in good condition and retains its historic twentieth-century design and materials.

Garage

The **Garage (LCS No. 040421, contributing building)** is sited within the forested west edge of the district and is accessible from a drive that extends southwest from the main driveway loop (Photograph 7). A remaining section of the Old Town Road converges with the driveway immediately northeast of the garage. The garage was constructed by handymen David Curran and Frank Williams in 1929. The garage is a one-story, two-bay by one-bay wood frame building with an original one-bay ell attached to the northwest (side) elevation. It has a shallow, wood-shingled gable roof, wood-shingle wall cladding, unpainted plank trim, and no foundation. Three garage doors located on the facade (northeast elevation) consist of vertical plank double doors with strap hinges and curved corners at the top, sawn to resemble a segmental arch. The interior of the Garage is an open space and contains Hemlock boards installed in 1933. The Garage is in good condition, with the exception of moisture damage along the bottoms of the doors and the shingles at grade on the west (rear) elevation.

Wellhouse

The **Wellhouse (LCS No. 040425, contributing building)** is a small, concrete-block, utilitarian building set into the hillside at the southeast edge of the property near a sharp bend in the Herring River (Photograph 8). The Wellhouse faces southeast toward the river and is not visible from the other resources in the district. It has an asphalt-clad, front gable roof with overhanging eaves and exposed rafter tails painted green. A single, wood plank, pedestrian door centered on the facade provides access to the pump inside. The Wellhouse was constructed in 1932 during the installation of a water system upgrade that provided water to the house and lawns. The Wellhouse is in good condition.

Barn

The **Barn (LCS No. 007490, MHC No. WLF.46, contributing building)** occupies the center of the meadow between the Country Store and Guest House, and is oriented facing south (Photograph 9). The driveway loop wraps around the east side of the building. The Barn is a rectangular, one-and-one-half-story, wood-frame, building erected in 1925 with salvaged historic materials. It has a wood-shingled, side-gable roof that overhangs on the west (side) elevation. The walls are constructed of a single layer of vertical pine planks nailed to horizontal planks that run between the wood posts on the interior. The walls are sheathed in wood shingles on

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the east (side) and north (rear) elevations, but the rest of the building is exposed to weathering. The main floor of the building is elevated by wood piers, but the plank walls extend to grade. The exterior of the barn is plain, with no ornament and few windows and doors to divide the elevations. The primary entrance to the barn consists of deteriorated plank double door located at the east end of the facade (south elevation). Two plank pedestrian doors located at the southwest corner of the building provide additional access to the interior. Windows are limited to a few square openings on the west and south elevations and one opening in the east gable that lacks the original six-over-six wood sash. An original, shed-roofed ell with an open carriage bay at the east end extends across the majority of the north (rear) elevation. In 1927, a rectangular, one-story annex was constructed on the east (side) elevation to add aesthetic interest to the otherwise blank wall. The annex has plank walls, and an asphalt-clad side gable roof that overhangs on the facade to provide a shallow shelter for wood or other storage. A lean-to constructed on the west elevation in 1928 is no longer extant.

The barn is of platform frame construction with unfinished pine plank floors and walls on the interior. The interior is primarily open and includes a main floor, crawl space below, and storage loft. A room is walled off in the northwest corner of the barn, and may have served as the tool room, that was converted into a sleeping room in 1931. The double doors open to the primary utility space, which extends to the carriage shed at the north (rear) elevation. The annex is accessible from the barn through a four-panel wood door. The barn retains the majority of its original materials, but is in poor condition due to the deterioration of the wood plank walls.

Guest House

The **Guest House (LCS No. 007492, MHC No. WLF.484, contributing building)** is adjacent to the Barn on the north half of the property and faces west toward the Country Store. The Guest House is a small-scale, wood-frame building that was constructed in 1929 and was designed to replicate an older house (Photograph 10). The Guest House is comprised of five rectangular one-story sections, constructed in three phases. Each section of the building has a gable roof and walls clad in wood shingles, plank trim painted red, and a brick foundation. The original portion of the house includes a three-bay-long, one-bay-wide central section with a side gable roof, and a two-bay-long by two-bay-wide side gabled ell located on the south half of the east (rear) elevation. In 1951, a three-bay-long, one-bay-wide addition constructed along the east (rear) elevation adjacent to the original ell. The 1951 addition extends past the end of the original house and is therefore visible from the facade. It also included a one-bay wide, front gable bathroom ell that extends from its east (rear) elevation. A second one-bay by one-bay addition was constructed on the south side of the original house in 1952 to provide space for a kitchen.

Access inside the house is provided by four entrances. The main entrance is a solid wood door recessed within a porch at the south end of the facade. The porch is finished with a brick floor, horizontal board siding, and a decorative historic light fixture. Ancillary entrances include plank doors on the south elevation of the original

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ell and east elevation of the bathroom ell, and a paneled Dutch door with a nine-light top section on the south side of the kitchen addition. All of the windows are currently covered with plank wood shutters painted red to match the trim. Typical windows include square, four-light and rectangular, six-over-six double-hung wood sash. Paired diamond-pane casement windows ornament the facade of the kitchen addition. A massive, partially inset exterior brick chimney on the north end of the original house further contributes to its aesthetic. A smaller exterior brick chimney is attached to the east (rear) elevation of the original ell.

The Guest House has a platform frame structural system that is designed to look like an older, post-and-beam cottage. The majority of the interior finishes and architectural elements are constructed of salvaged materials. The floor plan is generally open within each of the five sections of the house. The main section of the house contains a living room designed with an interpreted Colonial aesthetic. Hewn beams reused from a local barn ornament the plaster ceiling and the north wall of the room is defined by a brick firebox with flanking built-in shelves. The floors and walls are finished with wide, salvaged wood boards. Bedrooms with similar floor and wall finishes are located in the 1951 addition and original ell, which are accessible from the living room. The kitchen, located in the 1952 addition, is the most modern room in the house. It has a plain dry walled ceiling, walls finished with painted drywall and blue tile, and a linoleum floor. The stove, sink, and laminate countertop are arranged on the west wall. The Guest House is in good condition and has not been substantially altered since 1952.

Guest House Privy

The **Guest House Privy (LCS No. 040422, contributing building)** faces south and is located more than 100 feet east of the Guest House at the edge of the woods (Photograph 11). The privy is a one-story, one-bay-wide, wood-frame building that was moved to its current location in 1930, but likely dates to the nineteenth century. The exterior of the privy is clad with wood shingles and rests on concrete blocks set into the ground. A single, green-painted plank door with a Yale and Twine Company lock is centered on the facade (south elevation). The north (rear) elevation includes a two-light window below the gable and an approximately 2-foot high access door at the bottom. The side elevations are blank. The interior is finished with plank floors and plank walls with remnants of wallpaper. The bench inside the privy is a simple plank box with three seats and plank covers. The privy is in fair condition. Some of the floorboards and exterior shingles are deteriorating.

Summer House

The **Summer House (LCS No. 040409, MHC No. WLF.485, contributing building)** is sited atop a hill in the wooded southwest corner of the property, and overlooks the main house and lawn below (Photograph 12). The building is a one-story, two-bay by two-bay, wood-framed seasonal sleeping cabin constructed in Dorchester and installed on its current site in 1936. It has an overhanging, shallow hip roof clad in wood shingles, and

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plank siding and trim. Concrete blocks elevate the building approximately 1 foot off the ground. Designed for warm weather use, two large rectangular openings span across the top half of each elevation to provide cross-ventilation. The openings are protected by top-hinged plywood covers with latches near the bottom. Access to the interior is provided by a single plank door centered on the facade (east elevation). Alterations to the summer house include the reshingling of the roof in 1950 and a substantial reconstruction in 1960. The building originally sat on a wood platform and had vertical log siding, screens, and an awning system operated by pulleys.

Country Store

The **Country Store (LCS No. 007491, MHC No. WLF.483, contributing building)** is inside the driveway loop adjacent to the Barn and faces east toward the Guest House. The store was constructed between 1947 and 1949 with three sections, and was designed to resemble an older, rural village building that had evolved over time (Photograph 13). The building was constructed with a wood platform frame atop a brick foundation and has wood shingled gable roofs. The central section of the store is a one-and-one-half-story, two-bay wide block with a front gable roof. It has a full-width porch across the facade (east elevation) and a hoist bay on the west (rear) elevation. A lower, one-and-one-half-story, three-bay by one-bay ell projects from its south elevation. The ell has a side gable roof and an interior chimney on the east slope. The third section of the building is a small, one-story, one-bay-wide structure constructed to look like an addition. Its west half is covered by a front gable roof and the east half is covered by a shed roof that extends from the roof of the central section of the building. The exterior of the Country Store has the same simplistic, rustic aesthetic as the other outbuildings in the district. The facade has clapboard siding, but the secondary elevations are clad with wood shingles. Ornament is limited to plank trim and plank window shutters that are painted red. The primary entrance to the Country Store consists of a simple plank door accessible from the front porch. An oversized square window opening adjacent to the main entrance represents a storefront. Secondary entrances include a plank door on the facade of the ell, and two plank doors at the north end of the west (rear) elevation of the building. The windows consist primarily of rectangular openings with original double-hung wood sash. All of the windows are currently covered by the shutters.

Each section of the Country Store contains a single, open room on the interior. The main entrance opens into the primary interior space, which was designed to resemble a historic village convenience store and post office (Photograph 19). Similar to the Guest House, salvaged hand-hewn beams from historic barns were installed in the ceiling to give the appearance of post and beam construction. The floors and majority of the walls in the store room and adjacent north room are covered with unfinished, wide wood boards. The space contains various wood shelves and a paneled counter related to the historic use of the building as antiques storage and design as a replica store/post office. Wood doors with six recessed panels provide access from the primary space into the rooms on either end of the building. A study occupies the south ell. The study is finished with a polished oak

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floor, and plastered walls accented by wood crown molding. The north wall of the study contains a brick firebox with a full-height, paneled pine mantel. A built-in bed with drawers beneath extends across the west wall. The Country Store is in good condition and has not been substantially altered. Most of the antiques originally stored inside have been removed from the property.

Atwood-Higgins House Privy

The **Atwood-Higgins House Privy (contributing building)** is located approximately 10 feet west of the house near the edge of the woods (Photograph 14). The privy was carefully reconstructed in 2007 utilizing some of the fabric from the original and constructed to its original dimensions. During the reconstruction it was re-oriented to face south, instead of east toward the house. The wood-frame building has a front gable roof, painted plank trim, and rests on pressure-treated wood. All exterior surfaces are clad in wood shingles. Similar to the Guest House Privy, it has a centered plank door on the facade (south elevation), and a small window and access hatch on the rear (north) elevation. Rectangular vents are located at the roofline on the side elevations. An uncut stone functions as a step to the door. The interior of the privy contains a single-seat bench, plank floors and plank walls.

Northwest Privy

The **Northwest Privy (contributing building)** is located in the wooded area west of the driveway and Country Store (Photograph 16). It is a one-story, one-bay-wide, wood-frame building similar in design to the Guest House Privy. The front gable roof has rotted through and only the rafters remain. Wood shingles cover the rest of the exterior. An unfinished, plank door is centered on the facade (southeast elevation).

Atwood-Higgins Archaeological Site

The **Atwood-Higgins Archaeological Site (contributing site)** contains a variety of historic period features identified both inside and immediately outside of the Atwood-Higgins House and contained within a roughly 432 square meter area. The constituent features include: a heavily disturbed builder's trench and brick walkway along the north foundation of the house; a cobble platform or floor inside the existing chimney; a relict eighteenth- through the early-nineteenth-century yard surface underneath the western half of the house and extending into the south and west lawns; a late-eighteenth- through early-nineteenth-century midden deposit in the east lawn; a possible clay-lined drainage conduit; and an early-eighteenth- through early-nineteenth-century midden feature at the cellar entrance along the west foundation wall and extending beneath the west addition. The site maintains good integrity and has the potential to provide important information regarding the construction chronology of the house, as well as landscape organization and household succession among the Atwood and Higgins families during the eighteenth and nineteenth centuries. On a broader level, the site

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exhibits a degree of landscape integrity unusual for properties dating to that period. As such, the property may contain a broader range of intact archeological features and cultural material deposits with the potential to address questions of local and regional importance including the early settlement of the island, early agriculture, and the establishment and modification of transportation networks.

Collections Statement

A variety of collections associated with the Atwood-Higgins House District are valuable sources of information about the historical use of the property, but are not contributing resources within the district. Most of the items that make up the collection have been removed from the property and are stored at various locations within the Cape Cod NS, where they are maintained in good condition. Select items were retained on site for the purpose of public interpretation. The collections consist of three primary types: furnishings original to the house, George K. Higgins's personal collection of antiques and periodicals that he displayed on the property during the twentieth-century, and George K. Higgins's personal papers. The NPS also recorded a statement from Higgins in 1960 in which he described the history of his family and the Atwood-Higgins estate, and the origins and locations of some of his personal property.

Higgins inherited several furnishings when he took ownership of the family estate. Items that are original to the house or originated from within the family included several rope beds, stenciled chairs, firebox, andirons and flint, silverware and cookware, a wood bench, a braided rug, original Currier and Ives prints, and a late-eighteenth-century gun and powder horn. Some of the artifacts that Higgins kept in the outbuildings are also original to the property or family, including a carriage, sleigh, some of the farm equipment, a grain cradle, and cattle pokes. The complete inventory of the collections acquired from the property includes a long list of other utilitarian objects, such as clothing, needlework supplies, lamps, mirrors, blankets or quilts, hygiene items, books, hardware, and household tools. The origin of many of these small items is not known, but given their practical uses, it is likely that they are associated with the residential use of the house by the Atwood-Higgins family during their long period of ownership.

The antiques amassed by George K. Higgins and displayed in the Country Store and Barn relate to his interest in historical cultural patterns and genealogy. These items are valuable in terms of understanding Higgins's personal philosophies and goals for the Atwood-Higgins estate, but are not related to the use of this specific property. These objects are primarily small items. They include additional farming equipment such as an oxbow, blacksmith's tools, whaling implements and ship's logs, "Americana" objects such as a cream skimmer and soap-making utensils, historic signs, nineteenth- and early-twentieth-century periodicals, trade posters and catalogs, prints and paintings, and non-family letters dating from 1790 to 1891. The majority of these items were catalogued and removed from the property from 1988 to 1989. They are currently located at the Cape Cod

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NS storage facility and the Salt Pond Visitor Center Museum. A few miscellaneous items remain in the Garage and Country Store on the property.

George K. Higgins's personal papers provide more specific information regarding his genealogy and form a record of his maintenance and alterations to the Atwood-Higgins estate. His papers consist of personal notes, family correspondence, legal and genealogical records from 1821 to 1972, deeds, receipts and accounting books for the property, maintenance records and correspondence with hired workmen, appliance information, photograph albums, personal memorabilia, drawings for construction projects on the property, guest books, and a journal concerning the Atwood-Higgins estate. The journal contains annual entries from 1919 to 1961, in which Higgins describes how he acquired the estate, maintenance projects, landscaping, the construction of new buildings and infrastructure, friends and family who visited the property, periods of Higgins's occupancy, and his thoughts about the estate. Out of all of Higgins's collections, the journal provides the most detailed account of his activities on the property. Higgins's papers have been archived and are stored at the Cape Cod NS.

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National Register District Data Sheet
Contributing Resources

RESOURCE NAME	LCS ID#	MHC #	NR PROPERTY TYPE	DATE	PHOTO #
BUILDINGS - 11					
Atwood-Higgins House	007489	WLF.S (district) WLF.276	Building	ca. 1730 1938-addition	3,4, 16-18
Woodshed	040423	none	Building	Pre-1919, 1923	6
Country Store	007491	WLF.483	Building	1947-1949	13, 19
Barn	007490	WLF.486	Building	1924-25, 1927 annex 1928 lean-to	2,9
Guest House	007492	WLF.484	Building	1929	10
Guest House Privy	040422	none	Building	1930-moved to site	11
Summer House	040409	WLF.485	Building	1936-built 1960-rebuilt	12
Garage	040421	none	Building	1923-built 1929-moved to site	7
Wellhouse	040425	none	Building	1932	8
Atwood-Higgins House Privy	none	none	Building	Reconstructed 2007	14
Northwest Privy	none	none	Building	ca. 1900	15
SITES - 2					
Atwood-Higgins Archaeological Site	none	none	Site	ca. 1730-ca. 1850	none
Atwood-Higgins Grounds	none	none	Site	ca. 1730 - 1961	1,2,3,5
<i>Historic Associated Features of the Atwood-Higgins Grounds</i>					
• Gate	none	none	Feature	1945; replaced late 20 th c.	1
• Split rail fence network	040445	none	Feature	1944	1
• Driveway	none	none	Feature	1944	1,2,3

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RESOURCE NAME	LCS ID#	MHC #	NR PROPERTY TYPE	DATE	PHOTO #
• Old Town Road segments	none	none	Feature	18 th c. (officially closed 1945)	2
• Meadow Landscape and House Lawn	none	none	Feature	ca. 1730-1961	2,5
• Planting Beds and Trees	none	none	Feature	1920s to 1950s	2, 4
• Dry Well	040396	none	Feature	1925	none
• Hand Pump	040432	none	Feature	1922	3
• Arbor	040445	none	Feature	1922	4
• Sundial Base	none	none	Feature	Early 20 th c.	none
TOTAL CONTRIBUTING RESOURCES = 13					

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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
MA-1087
- ☐ recorded by Historic American Engineering Record
#

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

ARCHAEOLOGY: Historic-Non-Aboriginal

SETTLEMENT

OTHER: Tourism

Period of Significance

1730-1961

Significant Dates

1730: Approximate construction date of first building

1919: George K. Higgins acquires the property

1961: NPS acquires the property

Significant Person

N/A

Cultural Affiliation

Euro-American

Architect/Builder

House: Thomas and Solomon Higgins (based on deeds)

Outbuildings: Overseen by George K. Higgins

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Summary

The Atwood-Higgins Historic District possesses significance under National Register Criteria A, C, and D at the local level. The period of significance begins in 1730, the approximate construction date of the first building on the property, and ends in 1961, when ownership of the property was transferred to the National Park Service. The original homestead portion of the Atwood-Higgins Historic District possesses significance at the local level under Criteria A and C in the areas of Exploration/Settlement and Architecture. Under Criterion A, the Atwood-Higgins House has important associations with the Colonial Period development of the Town of Wellfleet. Initially part of Eastham, Wellfleet's first European settlement occurred in the mid- to late seventeenth century and was focused around the hamlet of Billingsgate. The town of Wellfleet was set off from Eastham in 1763. Constructed about 1730, the Atwood-Higgins House is one of the oldest and best preserved Colonial Period dwellings in the town. For more than 150 years, the occupants of the house were ancestors of the Nauset settlers who were associated with the maritime industry and used the property in a manner consistent with typical local cultural patterns of the eighteenth and nineteenth centuries.

The Atwood-Higgins Historic District possesses additional significance under Criterion A in the area of Tourism. The early-twentieth-century transition in use of the Atwood-Higgins property from a year-round residence to a seasonal recreational retreat exemplifies regional trends in tourism and the historic restructuring of the local economy. The Atwood-Higgins Historic District, including the house, outbuildings, landscape, and ancillary features comprise George K. Higgins's personal version of an ideal, historic Cape Cod homestead, which was acquired and improved in an effort to create a specific experience of place for leisure purposes. By the onset of the twentieth century, the negative effects of urbanization and mass-production resulted in a decreased quality of life for many Americans, in which interpersonal relationships, natural human connections to the land, and the formation of personal identity through historical associations with people or places were drastically diminished. Paired with the increased mobility enabled by the automobile, these factors fueled a new scenic and heritage tourism market. Tourists, typically from middle and upper class families, sought naturally scenic, rural destinations that fulfilled a nostalgic desire to experience simpler times, unique places, and to reconnect with their historic origins. Cape Cod was quickly identified as a destination that possessed all of these assets and the region was popularized by the substantial amount of travel writing and advertisements published during the 1920s and 1930s. These documents placed additional emphasis on the local history through detailed nostalgic descriptions of quaint historic landscapes or objects, historical contexts, folklore, and instructions on how to experience the feeling of local places.

This enhanced fascination with both national and personal heritage inspired many vacationers to visit their ancestral communities, often renting or purchasing historic houses there to use for summer recreation. George Higgins annually left his home in Brookline, outside Boston, to vacation on his Colonial family homestead in a rural area of Cape Cod every summer. His development of the property into a highly individualized, ideal

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Colonial complex, personalized with physical expressions of childhood memories that contributed to his personal identity, represents the twentieth-century recreational trend of experiencing an intact or re-created historic place. While the assemblage of re-created buildings and aesthetic improvement of the landscape around a period Cape Cod Cottage is not consistent with trends in the growing professional preservation movement of the time, his use of the estate as a summer resort and an indulgence of historical interests provides insight into the popular culture of the early twentieth century. Advocates and scholars involved in the preservation movement during this period supported a more scientific methodology for restoration and maintenance of historic buildings, based on research, documentation, and physical evidence of historic characteristics. The acceptance of this methodology by supporters of the emerging preservation movement followed debates regarding the retention of material and design integrity during restoration projects. Higgins valued the historic characteristics of the Atwood-Higgins house and property, but based his improvements on nostalgic family memories, and personalized interpretations of history and aesthetics.

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

Under Criterion D, the Atwood-Higgins Historic District possesses local level significance in the area of post-contact period archeology. Archeological excavations conducted on the property to date have yielded valuable corroborative information about the specific construction chronology of the house, ca. 1730, and also have yielded information about previously undocumented building and repair campaigns both inside and outside of the house. Furthermore, the identification of an intact topsoil stratum containing eighteenth-century domestic debris and cultural features suggests the potential for additional intact soils on the property containing similar deposits. These deposits, in turn, have the potential to address questions of local and regional importance including the early settlement of the island, early agriculture on the Outer Cape, and the establishment and modification of transportation networks.

The Atwood-Higgins Historic District retains a high degree of historical integrity. All of the buildings and features remain in their original locations and the natural, secluded, rural setting of the property has been preserved. The buildings retain their historic designs, and the majority of the structure and materials remain in the contributing buildings. Material or structural alterations to the contributing buildings were generally associated with necessary maintenance or repairs. The main house also includes historical alterations associated

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with its period of use. The Atwood-Higgins Historic District embodies the feeling of a rural Cape Cod retreat that includes an early-eighteenth-century homestead as expressed by the main house.

Settlement and Development of Wellfleet to 1763

The Colonial Period history of Wellfleet stems from its identity as an intimate, coastal New England harbor with thriving maritime industries. Permanent settlement of the area began in 1644 when the Plymouth Colony (founded 1620) purchased a tract of land from Nauset Indians that encompassed the present boundaries of Eastham, Wellfleet², and Orleans. The Plymouth Colony had previously sought subsistence goods from this region of the Cape and identified it as the possible site for a relocation of the colony, which was outgrowing Plimouth Plantation. Seven Plymouth Colony members conducted a survey of the Nauset lands in 1643 and determined that it could only support a portion of the population. The same group, comprised of Thomas Prence, John Doane, Josias Cook, John Smalley, Edward Bangs, Nicholas Snow, and Richard Higgins moved to the south portion of Nauset (now Eastham) in 1644 (Freeman 1869:347–348). The latter two settlers are George K. Higgins's ancestors, who arrived at Plimoth Plantation in 1623 on the English ship *Ann* (Fader 1980:15). Richard Higgins (1603–ca. 1675) served as representative of Eastham to the General Court in 1649, 1661, and 1667, and Nicholas Snow was elected town clerk in 1646 (Fader 1980:15; Freeman 1869:356).

Although Nauset became the fourth European settlement on Cape Cod, the community initially remained dependent on supplies from the parent settlement at Plymouth (Holmes et al. n.d.:56). Oak and pine forest and Native American territories physically separated Nauset from settlements in present-day Sandwich, Barnstable, and Yarmouth (Freeman 1869:351). Despite their dependency, these early Lower Cape residents utilized the sandy coastal landscape for subsistence needs. Homesteads typically included apple orchards, pear trees imported from England, small vegetable gardens; hardy crops such as corn, beans, turnips, tobacco, wheat, and rye; and pastures for grazing livestock (Connally 1960:49; Holmes et al. n.d.:56). The sandy soil provided minimal produce, but did support an exportable crop of grain, sold annually in foreign markets (Freeman 1869:354). The Nauset settlers reserved the north section (now Wellfleet) as common land, which yielded a valuable source of wood, salt hay, and shellfish. Fish served dual purposes as food and fertilizer (Freeman 1869:537; Holmes et al. n.d.:57). The Nauset settlement incorporated as the town of Eastham in 1651 and by 1655, the number of adult men (or legal voters) in the community reached 29 (Freeman 1869:359). The 1655 population included another of George K. Higgins's ancestors, Stephen Atwood, who emigrated from Sanderstead, England to Plymouth by 1643 and moved to Eastham (Nauset) in 1644 or 1645 after marrying Abigail Dunham (Fader 1980:21). Stephen Atwood died in Eastham in 1694 (Freeman 1869:373). The population of Eastham grew steadily to 900 people including 101 adult men in 1684 (Freeman 1869:369). The

² The Nausets referred to present-day Wellfleet as Pononakanit (Freeman 1869:101).

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114 adult men in Eastham in 1695 included four members of the Atwood family, six of the Higgins family and nine of the Snow family (Freeman 1869:374–375)

As the initial Nauset settlement grew and agricultural production in overworked sandy soils proved difficult, development extended north into present-day Wellfleet and the local economy expanded to include maritime industries (MHC 1984:5). After 1660, the network of accessible waterways and abundant fishing opportunities in Wellfleet (north Nauset) attracted residential development to the primarily forested area. Two Native American trails provided the only land access to the coast of Wellfleet, including one to the east along the Atlantic Ocean shoreline, and one to the west following the shore of Wellfleet Harbor and the islands (MHC 1984:3). The Herring River, Bound Brook, and Duck Harbor connected Duck Creek, Blackfish Creek and Wellfleet Harbor to the Cape Cod Bay. These waterways formed the Bound Brook, Griffin, Great, and Billingsgate islands along the west side of Wellfleet. Wellfleet emerged as a significant fishing community during the Colonial Period, second to Provincetown in the Lower Cape, for cod, perch, herring, whale, oyster, and mackerel fishing establishments (MHC 1984:7). Before deep-sea whaling became more popular, local whaling originated at Great Island, where men gathered at the Wellfleet Tavern and watched for whales to enter the bay (Holmes et al. n.d.:37–38). Eastham and Wellfleet residents also employed the help of the Nauset tribe, who were expert whalers (Freeman 1869:655). At 12 feet deep, Wellfleet Harbor was large enough to allow passage of 80-ton whaling and fishing vessels, and the rivers and ponds to the north supplied ample opportunity for small-scale, local fishing (Freeman 1869:653). Wellfleet residents began regulating local fishing practices in 1772 to ensure the future abundance of codfish and oysters (Freeman 1869:663). Minor economic setbacks to maritime industries occurred in 1775 when the British blockade of Wellfleet Harbor temporarily impaired whaling concerns and the native ‘Billingsgate’ oyster crop succumbed to disease. The oyster beds were subsequently replanted with Virginia oysters and the industry continued to thrive in the following years (Holmes et al. n.d.:38; MHC 1984:10).

The northern expansion of the growing Nauset settlement resulted in the creation of the North Precinct, or Billingsgate, on July 29, 1723. Billingsgate became the third parish of Eastham and formed after several attempts to incorporate as a separate town failed (Freeman 1869:386). The new parish benefited from increased connectivity with the rest of Eastham that was established with the 1720 construction of the Kings Highway, the first primary land route through the Lower Cape (MHC 1984:9). Residents of Billingsgate (Wellfleet) erected a meetinghouse at Chequessett Neck in 1723. Residents throughout the Nauset communities continued house construction and shipbuilding activities, which rapidly depleted the limited supply of oak and pine trees, exposing the sandy landscape to the elements. They quickly recognized the risk of erosion on shoreline structures and the Massachusetts General Court took action in 1739 by passing a law prohibiting cattle grazing and requiring the planting of beach grass in affected areas.

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The North Precinct finally incorporated as the district of Wellfleet on May 25, 1763, with the stipulation that water rights throughout the region would remain shared (Freeman 1869:395). Ebenezer Atwood was among the new town officers elected on August 4, 1763 and served as an assessor (Freeman 1869:660). James Atwood, another family member, aided his new town by hosting Wellfleet schoolchildren at his house. Before school buildings were constructed, the town held classes in various residents' homes, rotating locations every five weeks (Freeman 1869:662). Other actions taken by the town of Wellfleet in 1763 included the construction of a bridge over Duck Creek and a road from the Kings Highway to the village center at Wellfleet Harbor (Freeman 1869:661–662; MHC 1984:6). Wellfleet continued to grow rapidly in the late eighteenth century, as the Native population declined and the Eastham population remained stable. In 1763, only 11 Nausets remained in Wellfleet, and an additional four lived in Eastham (Freeman 1869:396). Five years after the town incorporation, 193 families occupied Wellfleet, including 49 families who resided in the north—on the Islands, Holbrook's Neck, and Pamet Point (Freeman 1869:662). A total of 1,235 people lived in the town by 1776 (Holmes et al. n.d.:38; MHC 1984:2).

The Cape Cod Building Type

The Atwood-Higgins house is a vestige of the typical residential building form constructed in the Cape Cod region during the eighteenth and nineteenth centuries. The Cape Cod house is an American building type resultant from the modification of the half-timbered medieval English house into an economic dwelling suited to the harsh climate of New England. Colonial settlers transported wood framing techniques from England, but altered the massing and cladding of buildings constructed in new settlements. In New England, the cold climate, harsh winds, and snow necessitated the construction of walls and roofs with multiple layers of overlapping sheathing. Building heights were typically lowered from traditional English houses, with the roof comprising two-thirds of the facade; and house plans were truncated at either end, creating a square shape (Morgan 2006:11–12). The roof pitch and absence of protrusions help shed snow and block wind. Sheathing techniques and foundations varied slightly between the Massachusetts Bay and Plymouth Colony communities, due to the sandier soil in the Cape Cod region and the Dutch influence on the separatists who left southeast England on the Mayflower and formed Plimoth Plantation.

The Cape Cod house was created to meet the challenges of the local environment, so the placement of the house within the landscape became a significant aspect of its design. Until the nineteenth century, houses faced south to maximize sunlight and heat. Houses were also sited adjacent to hills and trees (such as locusts), which served as natural wind barriers and were built on Cape Cod without foundations so they could be moved in case of erosion or a decline in maritime opportunities at that location. Wood split-rail fences typically enclosed animal yards and property boundaries of houses on Cape Cod due to the absence of rocks in the natural landscape (Conally 1960:49; French 1973).

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The Colonial Cape Cod cottage was a one-and-one-half-story, three- to five-bay-wide, wood-framed residence with a side gable roof, wood shingle cladding, and a massive central chimney. The size of the cottage was designed to grow as the occupants required more space, resulting in three manifestations of the form, known as the half cape, three-quarter cape, and full cape or double house. Although some houses were originally constructed as three-quarter or full capes, the expansions commonly symbolized a growing number of children in the family. Additional need for space beyond the full cape was accommodated by side or rear ells. Half cape cottages measured three-bays wide with two windows to one side of the entrance and a chimney located at the gable end of the building. Three-quarter capes incorporated one additional window bay on the opposite side of the entrance; and full capes were more symmetrical, with a central chimney and two window bays on either side of a central entrance. Other Colonial design characteristics included one to four windows that lit the gable ends of the building and protruding window frames with lintels placed close to the roof line.

The post-and-beam structure of the Cape Cod House consisted of sills, and exposed summer beams, corner posts, girts, and plates anchored by the heavy central chimney and covered by a principal rafter roof system. Plymouth Colony buildings typically employed plank wall framing, in which wide, vertically laid boards formed the core of the wall sheathing. The exterior surface of this core was clad with overlapping shingles and in many instances clapboard on the facade. The interior surface was finished with pine paneling or plaster (more typical of later periods) (Candee 1969:39). Stud framing, the alternative sheathing method, more commonly associated with Massachusetts Bay Colony houses, involved the use of horizontal boards installed over vertical studs in lieu of the vertical boards. This plank framing method of the Plymouth Colony is attributed to Dutch influences. Floors were comprised of wide planks fastened to the joists between sills.

Each size variation of the cottage contained the same program of spaces in generally the same sections of the house. The chimney and southern orientation of the Cape Cod cottage inspired the interior plan. The main entrance opened to a stairway ascending to the attic level, located to the south of the chimney core. The rooms were arranged in a circular pattern around the chimney to accommodate fireboxes that heated each room. The primary family living space, commonly referred to as the East Room or Great Room, was located to the east side of the entrance in the front of the house because of the morning sun. The kitchen extended across the rear (north side) of the house, regardless of its size, and included a pantry, buttery, and small bedroom (or Boring Room). Circular brick cellars typically located under the kitchen near the pantry or buttery provided winter food storage space. The cellars were accessible from a trap door, compact interior stairs, or exterior stairs (Conally 1960:50-52; French 1973). The pressure of the sand on the cellar walls necessitated the circular shape and use of brick (French 1973). Three-quarter and full capes contained a second front room to the west of the chimney, used as a Great Room for family or guests, or as a bedroom. Some full capes also incorporated a second bedroom into the kitchen. The attic level of each cottage variation contained bedrooms. The first floor of Colonial era Capes measured 7 feet high between the floor and ceiling. Residents of the early Cape Cod versions cottage also employed unique insulation methods using available local items. Mortar from oyster and

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clam shells, stuck between spaces in the frame prevented draft through the walls. Cold drafts from the floor were remedied through the packing of seaweed between the sills and the nailing of old sails over the floor boards (French 1973).

The Cape Cod building type dominated residential construction on Cape Cod through the nineteenth century. The simple building methods, economic construction costs, efficient use of space, ability to enlarge the original structure, and specialized climate-appropriate design proved well-suited to the population of Cape Cod. While late-eighteenth- and nineteenth-century development of other New England seaports included an influx of more ornate, European Classical architectural styles, simple Cape Cod cottages continued to prevail as the preferred building type in Cape Cod. The Cape Cod region was geographically isolated and therefore not influenced by the same fashionable trends as mainland communities. The shallow harbors of the Cape prevented international trade, which limited some opportunity for the exchange of ideas and for large, multi-regional or national commercial concerns (Morgan 2006:11–12). The Cape Cod Cottage became recognized as a distinct building type by the end of the eighteenth century and was named by Yale President Timothy Dwight in 1800, after he returned from a trip to the region (Fader 1980:26; Morgan 2006:9).

The Cape Cod Cottage building type spread to other rural New England regions through the nineteenth century and functioned well as a connected farmhouse. Alterations to the building type during this period were typically limited to the addition of minor Georgian, Federal, Greek Revival, or occasionally Gothic Revival architectural elements, but the form of the building remained similar. Late-nineteenth-century cottages incorporated modern changes, such as two chimneys, stoves, the lowering of lintels away from the roofline, the raising of the floor height to 8 feet, and occasionally the re-orientation of the building placing the facade on the gable end (Morgan 2006:17). National interest in the Cape Cod Cottage was initiated in the twentieth century through the Colonial Revival movement and the post-World War II suburbanization of the United States. While alterations to the initial form and interior plan of the building type were more liberal in the 1900s, the simple, functional, and economic qualities of the cottage made it a permanent part of the developed American landscape.

Although the Cape Cod Cottage achieved significant popularity in the United States, the number of extant, well-preserved, Colonial examples of the building is not substantial, especially in former Plymouth Colony communities. About 120 First Period (1630–1730) buildings associated with the Massachusetts Bay Colony have been documented in New England and incorporated into a National Register of Historic Places listed Thematic Resource Area (Candee et al. 1990). A study of Plymouth Colony buildings completed in 1969 indicated that possibly no buildings dating earlier than 1700 remain on the Lower Cape (Candee 1969:50–52). Some data concerning extant Cape Cod Cottages on the Lower Cape is available through the Massachusetts Historical Commission's (MHC) Cultural Resource Information System (MACRIS), and the National Park Service's Historic American Building Survey (HABS).

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The MHC Inventory includes more than 500 buildings each in the towns of Wellfleet, Eastham, and Truro. Only five of these 500-plus buildings recorded in Wellfleet were Cape Cod Cottages constructed by 1730, and an additional seven consisted of cottages constructed between approximately 1730 and 1750. HABS records for Wellfleet include 13 Cape Cod Cottages, of which three date between 1700 and 1750—the Atwood-Higgins House (ca. 1730), the Rowell House (ca. 1731 to mid-eighteenth century), and the Joel Atwood House (ca. 1700–1730). The Joel Atwood House is located on Bound Brook Island, along with the Ebenezer L. Atwood House (mid- to late eighteenth century), the David Baker House (1792), and the Samuel Rich House (n.d.). Comparatively, the MHC Inventory included four Colonial Capes in Eastham (constructed in 1672, 1700, and 1720) and three in Truro (constructed in 1719, 1725, and 1730). HABS documentations exist for seven Cape Cod houses in Eastham and 42 in Truro, but the majority of these buildings date from the late-eighteenth or nineteenth century (HABS 2008; MHC 2008).

The Atwood-Higgins House is representative of the Plymouth Colony variant of a Cape Cod Cottage and demonstrates the characteristic practice of modular expansion. The majority of the twentieth-century alterations to the house did not alter its historic architectural characteristics. Changes to the form and plan of the building were limited to the combination of two attic rooms into one larger space, the cutting of two new attic window openings in the west wall, and the raising of the attic floor a few inches. The other alterations generally involved repairs, removal of some layers of interior finishes, and the installation of modern utility connections. Major structural repairs included the construction of a brick foundation and replacement of deteriorated sills.

Atwood-Higgins House, 1730–1918

The **Atwood-Higgins House (LCS No. 007498, MHC No. WLF.276, contributing building)** was constructed on Bound Brook Island shortly after the establishment of the Billingsgate Parish section of Eastham, when development was concentrated along the network of waterways. The first cottage on the Atwood-Higgins site was reportedly constructed by Thomas Higgins (1704–1789), the great grandson of Richard Higgins, who contributed to the founding of Nauset.³ Richard's role in the establishment of Eastham and as a representative to the General Court likely aided him in the acquisition of his significant land acreage in Wellfleet and Eastham.⁴

Thomas Higgins (4)⁵ married Abigail Paine of Eastham in 1727. Abigail was a descendant of Mayflower passengers and of Nicholas Snow. Her mother was also related to the Higgins family. Architectural evidence

³ Property records of this date were damaged and no longer exist. However, research conducted for the Historic Structures Report of the building included an estimated construction date of ca. 1730 and evidence that Thomas Higgins was the first owner of the property.

⁴ Probate records indicated that the property inherited by Richard Higgins's sons did not include any land on Bound Brook Island.

⁵ Denotes fourth generation of the Higgins family on Cape Cod

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suggests that the Atwood-Higgins house was constructed circa 1730 and it is probable that Thomas built it shortly after his marriage. The house is representative of Plymouth Colony Cape Cod Cottage design and demonstrates the characteristic practice of modular expansion. It was originally constructed as a three-bay-wide half house, which was a typical house size for newly married couples before they had children. The plan consisted of one front (south) room to the east of the entrance and chimney, a rear kitchen with a buttery and bedroom on the east side, and an attic space. The post-and-beam frame was left exposed and included plank framed walls and splayed posts. Clapboard and wood shingles covered the exterior wall surface and the interior walls were coated with plaster. The ceilings and walls were whitewashed and the floors painted. The presence of a cellar under the kitchen is unknown.

Thomas was the first Higgins to move to Billingsgate Parish (Wellfleet) and became active in numerous civil affairs involving the development of the district. Thomas and Abigail had eight children and are recorded in town records as living in Wellfleet, although it is unclear how long they remained in the Atwood-Higgins house. Thomas and Abigail Higgins' son, Solomon Higgins (5) (b. 1743) received the Atwood-Higgins House and property on Bound Brook Island from his parents. Solomon (5) married his second wife, Abigail Pierce, in 1773 and served on an "armed vessel" in "defense of the seacoast" from 1775 to 1776, during the Revolutionary War. He had six children including his oldest son, Solomon Jr. (6) (b. 1774). Between approximately 1775 and 1790, the house was expanded into a three-quarter cape by adding a front (south) room west of the main entrance, extending the kitchen west, and enlarging the kitchen fireplace. A second attic stairway inserted between the kitchen and west front room fireplaces provided alternate access. Interior finish alterations included the casement of the framing members and possibly the application of plaster to the ceilings. Solomon Higgins (5) likely constructed this expansion after his second marriage to accommodate his children, although it is also possible that Thomas Higgins (4) expanded it during his occupancy.

Solomon (5) deeded the property to his son Solomon Higgins Jr. (6) on February 27, 1796. Solomon Jr. (6) is the first documented owner of the Atwood-Higgins House. He married Elizabeth Dyer of Wellfleet in 1794 and is recorded on a deed as living in Provincetown in 1800. Either Solomon (5) or his son converted the house into a full cape by 1805. The new full cape plan incorporated an enlargement of the west front room and an additional kitchen located east of the original ca. 1730 kitchen. These program changes necessitated reconfiguration of the chimney and stair core. The fireplace in the west front room was replaced and a new fireplace was installed in the west kitchen. The latter fireplace required the removal of the secondary stairway added in the late eighteenth century. Framing of the full cape extension consisted of post-and-beam construction with smaller structural members and no summer beam.

Captain Thomas Atwood purchased the Atwood-Higgins property, with the full cape (or double) house on February 9, 1805 for \$396.96 (Higgins 1919-1961:19). An excerpt from a re-recorded deed of the 1805 transaction indicates that Atwood did not obtain complete ownership of the house at that time:

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Thomas Holbrook and Solomon Higgins, both yeomen, conveyed to Thomas Atwood, mariner, 'All the Land that we now own in . . . Wellfleet on Bound Brook Island with all the wood on said land, and half the Dwellinghouse now standing on said Island where said Higgins now lives and dwells . . .' (Connally 1960:53).

Capt. Thomas Atwood (1762–1832) was the sixth generation descendant of Nauset settler, Stephen Atwood. Capt. Thomas Atwood (6) may have constructed the west ell that was added to the house by 1820, although it is not clear whether he ever received ownership of both halves of the building. The ell provided an additional buttery and bedroom, but could have been constructed simultaneously with the conversion of the house into a full cape. Exterior stairs on the south side of the ell descended to a circular cellar under the new buttery, west kitchen, and ell bedroom. Minor updating of the west front room, including replacement window and door casings, interior sliding shutters, and the installation of exterior shutters, occurred at approximately the same time as the ell addition.

Capt. Thomas (6) and his wife, Abigail Hatch Atwood, sold the "easterly half of the House and all other buildings" to their son, Thomas Atwood Jr. (7) in 1825 (Fader 1980:21). Thomas Atwood Jr. (7) (1797–1873) was employed as a mariner like his father, and lived in the Atwood-Higgins House until his death in 1873. Thomas Atwood Jr. (7) appears to have had full ownership of the house and likely constructed the shed-roofed addition that enclosed the exterior cellar stairs by 1850. Other mid-nineteenth-century alterations included the insertion of a stairway parallel to the west buttery wall, a new closet near the south stairway, a baseboard in the east buttery, and interior updates to the east front room, east bedroom, and both kitchens.

Thomas Atwood Jr.'s (7) daughter, Jerusha Atwood (8) inherited the house after his death but did not live there. Jerusha married Robert Higgins, an eighth generation descendant of Richard Higgins (1) of Plimoth Plantation and Nauset. Jerusha Atwood (later known as Jerusha Young) sold the Atwood-Higgins property out of the family, to Mary A. Ackerman on March 19, 1891 for 100 dollars. The town of Wellfleet seized the property in 1893 for unpaid taxes.

The property returned to the Atwood and Higgins families on December 20, 1897, when Thomas Atwood Jr.'s grandchildren, Abbie Cole, Anthony A., and Captain Edward Baker Atwood purchased the property from the town. Edward Atwood was born in the house (Higgins 1919–1961:15). Toward the end of his life, Capt. Edward Atwood made arrangements to keep the Bound Brook Island homestead in the family. At a family gathering in Gloucester in the summer of 1919, Capt. Edward Atwood's second cousin, George Kimball Higgins (1887–1964), expressed an interest in the property. George Higgins was Thomas Atwood Jr.'s great grandson. Capt. Edward Atwood and George Higgins discussed plans for Higgins to take responsibility for and maintain the property. After acquiring sole ownership of the property from his siblings, Capt. Edward Atwood

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deeded a one-half share of the estate to Higgins on September 17, 1919 for 100 dollars (Higgins 1919–1961:34). Capt. Edward Atwood died in December of that year and his wife, Deborah, subsequently gave Higgins ownership of the remainder of the property. Higgins immediately began a 45-year restoration of the house and transformation of the property into his personal vision of a Colonial era homestead.

The Roots and Development of Cape Cod Tourism

When George K. Higgins acquired the Atwood-Higgins family estate, the economy of Cape Cod had transitioned from one based on maritime industries to an economy driven by summer tourism. This economic shift resulted in substantial land use changes throughout the Cape, and Higgins's perception of the family estate was consistent with the nostalgic trends of seasonal, rather than year-round residents. During the tenancy of Higgins' relatives in the house, Wellfleet emerged as a prosperous seaport and the majority of its male residents, including the Atwoods, were engaged in maritime concerns. By 1802, 25 ships operated out of the town's harbors (MHC 1984:10). The fleet was used to catch and transport whale products, cod, mackerel and other fish to local and regional markets. The number of fishing and shipping vessels originating from Wellfleet increased to 60 by 1845, ranking the town as the second largest provider of these industries in the state (Holmes et al. n.d.:39;13). Additionally, salt production and shipbuilding concerns spread out along Duck Creek, the Herring River, and Blackfish Creek. Fishing and shipbuilding activities occurred on the Herring River at the edge of the Atwood-Higgins property during the nineteenth century, but the construction of a dike eliminated the adjacent tidal meadows in 1908 (Higgins 1919–1961:11, 17).

During the second half of the nineteenth century, a myriad of factors contributed to the rapid demise of Cape Cod's maritime economy including: competition, erosion, the depletion of natural resources, overharvesting of oysters, and limited access of larger standardized vessels into local waters (Holmes et al. n.d.:39; MHC 1984:16; O'Connell 2003:8). Population changes reflected the economic downturn, as mariners left Wellfleet in search of employment outside of Cape Cod. The number of year-round residents decreased from 2,135 in 1870 to 958 in 1905 (Holmes et al. n.d.:39; MHC 1984:15).

The void left by the demise of the local maritime industries was ultimately filled by Lower Cape Cod's emergence as a summer tourist destination, but the change was slow in coming. The towns of the Upper Cape began to experiencing development from tourism during the pre-Civil War period after the Cape Cod Branch Railroad was constructed from Middleboro to Sandwich in 1848, but the Lower Cape's relative isolation and persisting reputation as a maritime backwater prevented it from participating. Most contemporary literature portrayed the area as a desolate, unattractive wasteland of treeless sand dunes and beaches. Those pioneer tourists who made the trip to the Lower Cape during the period often found it difficult to secure decent accommodations. That perception began to change after the Cape Cod Railroad reached Wellfleet Center in 1870 and was extended through to Provincetown in 1873. The railroad facilitated travel for a growing number

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of urban dwellers who sought respite from increasingly complex daily life brought on by rapid industrialization and urbanization (Belasco 1979:3; O'Connell 2003:9, 63). Tourists from primarily middle or upper class families, who could afford vacations rather than local day trips, began to seek destinations with rural scenic qualities, unique places; and historic character (O'Connell 2003:98).⁶ The Lower Cape was prized by those who sought the natural beauty of its unique maritime landscape. In general, the accommodations that were developed to house visitors were rustic in comparison to the grand railroad-era resorts of 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 (Bradley et al. 1986:117; Holmes et al. n.d.:117-118; Whalen 2002:269-272).

Cape Cod became increasingly accessible with the emergence of auto travel in the early twentieth century. This accessibility encouraged individualized recreation plans focused on experiencing a sense of place (O'Connell 2003:64). Specific road improvements on Cape Cod included the opening of State Route 6 between Orleans and Provincetown in approximately 1910 (paved in 1913) and the construction of State Route 6A in the mid-1920s. The Sagamore and Bourne bridges were constructed over the Cape Cod Canal in 1935 and by 1950 the high amount of summer automobile traffic required the opening of the Mid Cape Highway (MHC 1984:18; O'Connell 2003:47-49, 97). The Cape Cod Chamber of Commerce was established in 1921 to ensure the construction of such necessary infrastructure improvements, regulate development, and promote the Cape to tourists (O'Connell 2003:51).

Promotion of the Cape was also achieved through a plethora of travel guides, post cards, advertisements, and books concerning various aspects of Cape Cod life, lore, and history that emerged in the early twentieth century (O'Connell 2003:64-65). These items fueled tourists' fascination with the historic and established instructions for how to find and experience specific places with character. This influence on tourists is evident in a 1922 editorial, in which one Cape Cod local commented on "westerners' (tourists') interest in old things. He stated that "age and picturesqueness may have a unique value which he [the city tourist] would be loth to admit; and that the family history written in old homesteads and old public buildings and old towns and old cities may have a dignity and worth which is ritualistically denied them in [city] regions" (Dudley 1922). Besides visiting historic places, tourists also grew interested in historical objects, and local residents profited from the sale of unwanted items, purchased as antiques by tourists seeking "authentic souvenirs." (O'Connell 2003:72). An

⁶ Tourism trends changed following World War II to include a broader demographic group, partially due to advances in workplace benefits such as paid vacations, the continuous development of auto-related travel, and the mid-twentieth century boom of economic roadside establishments (O'Connell 2003:98-99).

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interest in Colonial history also emerged as part of federal political encouragement of the American past. In 1935, President Franklin D. Roosevelt commented that “The preservation of historic sites for the public benefit, together with their proper interpretation . . . tends to enhance the respect and love of the citizen for the institutions [and traditions] of his country” (Kammen 1993:460).

An emphasis on history fulfilled a nostalgic desire for simpler times and helped tourists reestablish personal identity through associations with historic places, artifacts, folklore, and genealogical ties. The natural scenic beauty of the coast, outdoor recreational opportunities, Colonial and maritime history, and abundance of extant historic architecture made Cape Cod an especially appealing tourist destination during the 1920s and 1930s (O’Connell 2003:63). An advertisement that appeared in the *Boston Globe* in the summer of 1922 described Cape Cod as a destination with, “seventy miles of gently sloping sandy beaches and picturesque dunes, quaint old-fashioned towns and villages, water free from sea-weed and just warm enough for bathing. Every breeze an ocean breeze. The ideal summer place for children” (NY, NH, & H RR 1922).

Tourists located historic places with the help of books such as Henry C. Kittredge’s *Cape Cod: It’s People and Their History*, published in 1930, and the *Cape Cod Pilot* published by the Works Progress Administration in 1937. The *Cape Cod Pilot* mixed an automobile-based itinerary of sites in multiple Cape Cod towns with enticing stories explaining the curious local people or personal feelings experienced in each place (Berger 1937; O’Connell 2003:48). Detailed descriptions of the scenic and cultural landscape infused with personal interpretations of local historical events seem to have been the most popular topic of Cape Cod travel writing. In her 1920 book entitled, *Old Cape Cod: The Land, The Men, The Sea*, Mary Rogers Bangs provided a nostalgic description of the Cape Cod country:

There was not a jarring note in the scene; and the old houses, set in neighborly fashion on the village street or approached by a winding cart-track ‘across the fields,’ with garden and orchard merging into pasture, suit to perfection the gentle undulating configuration of the land, which is never level, but swells into uplands . . . and sinks away into meadow, or marsh, or hollows overflowing with the warm perfumes of blossomy growth (Bangs 1920:2–3).

The identification of the Cape Cod Cottage as a valuable American Colonial building form emerged in the early twentieth century and quickly gained popularity (Kammen 1993:461). Information about that historic building type and how Colonial houses were constructed was often included in local travel writing and drew interest from tourists. One guide explained that “[Cape Cod] houses have about them a democratic quality which is part of their early American charm, and the virtues of thrift, neatness and independence are built up visibly in the solid frames of hewn oak, hand-split shingles, careful construction and detail (Smith and Shay 1936:79).” The lack of a strong Cape Cod economy after 1850 resulted in the retention of more modest Colonial architecture than other New England seaports, where prosperity encouraged the replacement of older houses with newer,

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high-style buildings. As more people moved away from Cape Cod for improved employment opportunities, families typically shared use of old homesteads in these suddenly desirable locations (Murphy 1995:11; O'Connell 2003:10). A 1922 editorial placed value on these buildings: "We who live in the old homestead are responsible for keeping it in repair, not only for our own sakes, but also for the sakes of other heirs as well. However infrequently they may come home on visits, when they do come home on visits, when they do come the place should be swept and garnished for their welcome (Dudley 1922)." By 1960, the majority of the historic houses on the Lower Cape were occupied by seasonal residents, many of whom claimed ancestral ties to the area (Conally 1960:48).

George K. Higgins and the Development of the Atwood-Higgins Estate as a Summer Retreat, 1919–1964

George Kimball Higgins was the first owner of the Bound Brook Island property to use it as a seasonal retreat, rather than a year-round residence. In keeping with early-twentieth-century regional tourism trends, he possessed a strong interest in history, love of the preserved rural landscape, and pride in his genealogical ties to Cape Cod. Higgins's treatment of the Atwood-Higgins estate as a valued vestige of simple Colonial life, and personalized recreational indulgence characterizes the cultural sentiments that re-created Cape Cod in the early twentieth century.

George Kimball Higgins was born in Cambridge in 1887 to Julia King and Richard Freeman Higgins (1859–1935) (Census 1930). As a child, family trips to the country greatly influenced his interest in history and his emotional ties to the rural New England landscape. His mother's family tended a farmstead in North Pomfret, Vermont, which George Higgins visited in the summer. The property contained multiple small-scale agricultural buildings organized around a simple house (Higgins 1919–1961:20). His grandfather, Isaac King, owned horses, cattle, sheep, and oxen and additionally used the land to grow corn and wheat crops. In his personal journal, Higgins lovingly described the journey to the farm in a manner similar to travel writing of the period:

Each year as a small boy it had always been a great adventure to ride in an old stage coach from West Hartford, Vermont to North Pomfret, Vermont. . . Seven (7) miles from the river it reached North Pomfret, but not until my eyes and heart were full of wonders. The road was an old country road of the times, unfolding scenes I still remember . . . swift-flowing trout brooks, farms and cattle, and the sides in many places green with maiden hair and sword leaf fern and at the end, the Old General Store and one or two characters to meet the stage and see "who's coming" (Higgins 1919–1961:108).

George Higgins's writing indicates that he clearly associated with the rural landscape. In addition to his experiences in Vermont, Higgins took annual vacations as an adult to Shelbourne, New Hampshire in the fall,

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and visited his paternal family homestead on Bound Brook Island in Cape Cod throughout his life. Higgins remarked that his family visited Bound Brook Island "in the summer only . . . using it as a playground, the hills for golf and the house for shelter" (Higgins 1919-1961:36). The scenic, recreational enjoyment Higgins felt about these places was paired with an appreciation for the historical lifeways and artifacts that surrounded him when he visited Vermont and Cape Cod. In explaining his interest in the Atwood-Higgins House, George Higgins wrote:

How could a stripping of my generation know and care so much about past ways and add to all this an almost fanatical devotion to their re-creation? The answer to this was of course that it had been my good fortune to live with and among old things and to appreciate this opportunity while yet the last remnants of family were still alive and using both the implements and many times the language of long ago (Higgins 1919-1961:21).

Higgins's childhood experiences evolved into a facet of his personal identity in adulthood.

Higgins acquired the Atwood-Higgins property at age 32, shortly after he was discharged from Army service during World War I. He resided in a boardinghouse in Cambridge at the time and married Frances Katherine Christian from Willard, Ohio on May 20, 1922. Three years later, Higgins moved to Brookline, Massachusetts where he lived until his death on February 19, 1964. He found employment as an independent real estate broker and agent, occupying an office at 1318 Beacon Street in Brookline, and worked in Brookline through his retirement on June 1, 1954 (Higgins 1919-1961:148, 160, 168). It is unknown whether Higgins was involved in any other activities in the Brookline area during his lifetime, although he does mention a friend employed as a professor at Harvard College (Higgins 1919-1961:123). Higgins seemingly spent the majority of his energy and free time at the Atwood-Higgins homestead on Bound Brook Island. His journal references many close relationships with local people that lived there and briefly mentions that he was in contact with the Wellfleet Historical Society (Higgins 1919-1961:140).

Higgins began traveling to Bound Brook Island from Brookline, Massachusetts in 1919. In the early years of his possession of the property, he visited the estate for approximately one week at a time. After local road improvements allowed him vehicular access to the property in 1931, he began spending entire summers there. As he added accommodations and modern comforts such as indoor plumbing and gas lines, Higgins hosted more guests at the estate. In 1936, he began a tradition of preparing the family's Thanksgiving dinner at the house (Higgins 1919-1961:45, 84, 91, 98). His annual summer excursions from the fringes of Boston to Cape Cod are consistent with the travel patterns of other urbanites.

During each summer trip to the estate, Higgins orchestrated the transformation of the property into an idealized Colonial homestead complex. He carefully restored the house to his interpretation of its historic appearance and

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enhanced the natural setting of the site with landscape improvements (described at the end of this section). To the rear (north) of the original house, Higgins erected a group of outbuildings organized around a central barnyard. The outbuildings were designed to complement the Colonial house, while providing Higgins with space for guests and recreational activities. The buildings represented Higgins's notion of an aesthetically pleasing Colonial farmstead and incorporated design elements of specific memories of his past. Higgins's sentimentality for the property is clear in his comment about his work there: "To the best of my ability I have restored and preserved it [the estate]. May the future be kind to it, for here on these sunny slopes the cod was flaked, for winter, the seaweed banked the house, the storms and vicissitudes of life ebbed and flowed as did the sea that laps its shore line (Higgins 1919-1961:21)."

Higgins's fascination with historic artifacts stemmed from the placement of value on history that attracted tourism to Cape Cod. In addition to the urban societal factors mentioned above, the emerging historic preservation movement as it continued to evolve throughout the twentieth century may have contributed to the mainstream appreciation of historic properties. Specific regional events, contemporary to George Higgins's activities at the Atwood-Higgins estate, include the founding of the Society for the Preservation of New England Antiquities (SPNEA) in 1910. SPNEA, which has now changed its name to Historic New England, developed one of the first networks of historic house museums in the country. The concept of living outdoor museums that allowed people to experience Colonial life developed rapidly during the 1920s to 1940s and paralleled the popularity of exhibits of interiors. Deerfield Village was created in Massachusetts in 1945 and was followed by the opening of Old Sturbridge Village in 1946 and Plimouth Plantation in 1947, also in Massachusetts (Lindgren 1995:42, 69; Murtagh 1997:26, 80, 100). The creation of outdoor history museums in the early to mid-twentieth century stemmed from an effort to protect local architecture, as shown by the Fruitlands Museum in Harvard, Massachusetts, which opened in 1914. The Fruitlands Museum included the original farmhouse and property used for an experimental utopian settlement in the mid-nineteenth century.

When George Higgins acquired the Atwood-Higgins estate, the previous periods of economic stress and infrequent use had caused damage to the house and grounds. Higgins's approach to the repair and maintenance of the property was influenced by the early-twentieth-century philosophies that valued history and its tangible expressions. Higgins commented that he was "determined to restore the house exactly as suited its period in history changing it in no particular [way] and altering it nowhere except where forced to do so, in matters of the utmost convenience or because of decay" (Higgins 1919-1961:39, 41). His first project involved the installation of shutters in 1919 to protect the house from vandals. Higgins's "uncle," Captain Edward B. Atwood communicated his approval of Higgins's first efforts in the stewardship of the estate before he died, likely encouraging Higgins to continue his work plans. The following year Higgins hired a maintenance crew to repair chimney, replace broken sash, reshingle the exterior walls and roof, and oil the roof. When the shell of the building was stable, Higgins painted the exterior to match the color of the house that his father remembered from his childhood visits there. Higgins continued a regular schedule of maintenance to the house, which

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included replacement of rotted sills and repair of cellar brick in 1928. He employed a full crew of local carpenters, friends from Wellfleet, and college-age boys every summer to help him complete his plans (Higgins 1919-1961:36-43, 51, 74).

George Higgins remained true to his vision of Colonial preservation and made a point in his journal regarding his intentions to avoid altering the form or structure of the house during improvements to the property: "It came to me as it is and I intend to leave it to future generations absolutely, both inside and out, exactly as I found it" (Higgins 1919-1961:14). The only structural changes he made were not easily visible. In 1920, Higgins demolished an attic partition that divided two bedrooms and he raised that section of the attic floor three inches. He raised the roof height of the shed addition outside the main house block one-and-one-half feet in 1938 to accommodate a new bathroom and laundry. On the interior of the house, Higgins gradually removed paint and wallpaper to reveal the original pine woodwork. He refinished the kitchen in 1928, living room and one bedroom in 1938, and the dining room, halls, stairs, and two bedrooms (including maid's room) in 1939. He also often painted the interior floors, typically with splattered yellow paint inspired by his father's descriptions of the house. In 1958, he removed the yellow floor finish to reveal the natural aesthetic of the pine. Higgins considered the effect of each alteration on the Colonial character of the house and chose to use materials and designs appropriate to the period to his knowledge. Higgins's method of protecting the historic characteristics of the house was to make improvement plans based on information gathered from family memories of the property. He also occasionally sought out experts in historic artifacts, as he demonstrated when he had the front door lock repaired by the Boston locksmith who completed restoration work on Faneuil Hall (Higgins 1919-1961:41, 45, 74, 93-98).

George Higgins likely found inspiration for the improvement of his property through personal observations of Cape Cod and the detailed descriptions of buildings in travel guides of the period, written by fellow admirers of the Cape Cod heritage. For example, a description of a typical Cape Cod house door that appeared in a travel guide included the statement, "if the house is lucky, it may have a millstone for a doorstep (Smith and Shay 1936:80)." In 1922, Higgins recorded in his journal that he had "secured an old millstone from someone in the village [possibly from an antiques shop] and placed it at the front door" (Higgins 1919-1961:53).

While George Higgins endeavored to maintain the Atwood-Higgins homestead as an experience in Colonial living, his long-term summer occupancy of the estate necessitated modern conveniences. This provides evidence that his recreational use of the property outweighed 'authentic' restoration of it. Higgins commented that his "... original intention was too strictly 'in period' to lend itself to modern demands. Marriage, occupancy, guests, and help all sympathized but did not appreciate such spartan living (Higgins 1919-1961:93)." He compromised by installing modern infrastructure at the estate, but attempting to disguise it or place it in secondary spaces so that the historic feeling of the estate was not disturbed. The earliest improvement consisted of the installation of a new, 61 foot deep water pump outside the kitchen in 1922.

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After spending his first whole summer at the estate in 1932, Higgins constructed a piped water system with a 1,500 gallon brick reservoir northeast of the garage, a Wellhouse (LCS No. 040425, contributing building), and hose connections near the shed and guest house lawn. Water system connections were extended to the barn and country store in 1947 and to a hose connection serving the front (main house) lawn the following year. The most substantial modernization efforts occurred in 1938, when Higgins added a new septic tank with manhole access northeast of the shed and gas line to the house. These improvements allowed for the addition of a kitchen stove and refrigerator in the house, and a radiator and laundry room boiler in the Woodshed. The second major modernization effort was initiated in 1946, when the other residents of Bound Brook Island expressed a desire to acquire telephone and electric service. The transmission lines for these utilities cut through George Higgins's lands. Concerned with the aesthetic impact of the utilities, Higgins consented to these plans with stipulations that protected the character of the landscape. He commented that: "I agreed to allow the poles to enter as they now stand and run on the south side of my land on the Island sheltered by the trees, but only with the understanding that all connecting parties would now and always, wherever they left the shelter of the woods, lay underground cable" (Higgins 1919-1961:109). Higgins extended electric service to the house in 1947, but required the electricians to design a wiring plan so that the wires would not be visible in the house. By the following year, the house was lit by electricity and electric service was also extended to the store. Higgins installed telephone service in the house in 1953, which completed its modernization (Higgins 1919-1961:51, 85-87, 93, 109-115, 119, 144).

George Higgins's recreational use of the Atwood-Higgins estate focused on his passion for historical Colonial life. He sought to create a romantic landscape in which to experience a personalized, historical sense of place; and entertain himself with the design of replica period buildings and the collection of historic artifacts. The addition of multiple Colonial-inspired outbuildings to the property and his cultivation of a rustic, historically appropriate setting mirrored the sentiment that appeared in period entertainment magazines and travel guide books that highlighted New England leisure destinations. George Higgins employed his local friends, David Curran, Frank Williams, and Jake Dolby to complete many of his construction projects. Outbuildings on the property in 1919 included the Woodshed (LCS No. 040423, contributing building) and likely the Atwood-Higgins House Privy (contributing building) located adjacent to the main house.⁷ Higgins restored the wood shed, but was more concerned that it aesthetically fit into the context with the house than he was with alterations to its original features. In 1920, he covered the vertical board sheathing on the wood shed with the old shingles

⁷ The Atwood-Higgins House Privy is a careful reconstruction that contains some of the materials and is of the same dimensions and form of the original. It is therefore included as a contributing resource within the district. Since it is a small scale element within the district and the other contributing resources date from the historic period, the district does not need to meet Criterion Consideration E for reconstructed properties according to the National Register guidelines.

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he removed from the house. To make the wood shed more useful, he installed plank flooring in 1920 and built the open woodshed addition on the north elevation in 1923 (Higgins 1919-1961:23-25, 42, 57).

Two other projects that Higgins initiated in 1923 involved the construction of new buildings on or near the property. The frequently flooded condition of the road to Bound Brook Island inspired Higgins to build a **Garage (LCS No. 040421, contributing building)** on his friend's (Frank Williams) residence at the end of Pamet Point Road. In 1929, he rebuilt the garage with the same materials on his own property, but redesigned it to incorporate an "example of both the curved top as well as the cut-cornered [historic] doors" (Higgins 1919-1961:78). Higgins improved the historic aesthetic of the garage by adding batten pine doors in 1930 and Hemlock boards in the interior in 1933 (Higgins 1919-1961:56, 76-80, 88).

The second project designed in 1923 involved the construction planning for a **Barn (LCS No. 007490, MHC No. WLF.46, contributing building)** that would look "as near possible similar" to Higgins's great grandfather's barn (Thomas Atwood Jr.), which was originally located on the property. The new barn was erected between 1924 and 1925 on a site selected for its proximity to the former site of the original barn. Higgins typically acquired materials from demolished historic New England houses and barns for use in his replicas. The interior of the barn was finished with boards from a barrel factory formerly located on the nearby Baker estate on Bound Brook Island. Historical wood boards were also used to construct an annex addition on the east wall of the barn in 1927. Higgins constructed the annex in an effort to make the originally blank east wall of the barn more aesthetically pleasing from the town road that passed through the property at that time. Other alterations to the barn included the modification of a tool and workroom into a boys' sleeping room in 1931 and the replacement of the barn doors with lumber from Shelbourne, New Hampshire in 1955 (Higgins 1919-1961:57, 64-65, 70, 82-84, 150).

George Higgins added a **Guest House (LCS No. 007492, MHC No. WLF.484, contributing building)** to the complex in 1929, which faced west toward the barn. The guest house simply resulted in Higgins's need for space to accommodate company and employees at the estate. Higgins remarked that the design of the guest house was "in every detail as authentic a reproduction as could . . . be made" (Higgins 1919-1961:76). Higgins incorporated hand hewn beams reused from a former barn on Bound Brook Island into the ceiling structure, used salvaged wood for the interior trim, and installed historic hardware. The Colonial feel of the guest house was completed when a friend salvaged the historic **Guest House Privy (LCS No. 040422, contributing building)** on Bound Brook Island and moved it to the site in 1930. In his journal about the estate, Higgins emphasized that the guest house proved that "if one did not possess an old house, they could . . . create a very acceptable reproduction" (Higgins 1919-1961:78). The idea of constructing a new building to look similar to the extant historic architecture on Cape Cod was captured in a 1936 travel guide:

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It is depressing to see how many good old dwelling have been ruined [altered or demolished] . . . Fortunately, now people have taken an interest in the old houses, there is an increasing amount of good new building on the Cape in harmony with the old. And when it is well done, a new Cape Cod house will settle down indistinguishably from its neighbors, and grace the landscape instead of defacing it (Smith and Shay 1936:84).

Despite his satisfaction that the guest house fit within the historic landscape of the Atwood-Higgins estate, Higgins noted that the guest house would “never have ‘the feel’ of the main house” to him because it had not been lived in for multiple generations of his family (Higgins 1919–1961:78). Higgins made minor alterations to the guest house in the 1950s, including the addition of a bathroom and another room in 1951 and a kitchen in 1952 (Higgins 1919–1961:64, 76–80, 123, 130–131, 139, 149).

The last building added to the complex for sleeping space was the **Summer House (LCS No. 040409, MHC No. WLF.485, contributing building)** completed in 1936.⁸ The summer house was a small, seasonal cabin built offsite by a Mr. Lovey from Dorchester and shipped to Bound Brook Island. Higgins referred to the building as a ‘memorial’ to his father, who had thought of the idea to build it (Higgins 1919–1961:90). Higgins installed the summer house on the hill to the southwest of the main house. It featured awnings operated by pulleys and ropes that opened the upper half of the wall to the air. The pulley system proved difficult to operate and resulted in the reconstruction of the building in 1960. The original roof, which had been resingled in 1950, was reused in the reconstructed building (Higgins 1919–1961:91, 123, 157, 162).

One of the primary manifestations of George Higgins’s idealized historic homestead was the construction of the **Country Store (LCS No. 007491, MHC No. WLF.483, contributing building)** from 1947 to 1949. Higgins initiated planning of the building in 1945 to replicate “as near as possible, an early backwoods, crossroads general store in a sparsely settled district” that he remembered from his childhood travels to North Pomfret, Vermont (Higgins 1919–1961:1960:16). Higgins reflected in his journal that his memory of that landscape “compelled” him to recreate the store on his recreational property. He stated, “Perhaps here [Atwood-Higgins estate] I shall find again some trace of what I lost . . . Perhaps others will share with me some fragment, some faint sense of bygone days” (Higgins 1919–1961:108). The store was fabricated with historic materials, including a hand hewn pine ceiling beam from a barn in New Hampshire. Higgins enhanced the historical ambiance of the building with artifacts such as a sign from a post office in south Truro, a grocery store sign from Wellfleet, a sales counter from a store in Eastham, and section of a post office from Mason, New Hampshire. The creation of this building brought Higgins’s idealistic notion of Colonial living to a new level. Higgins recreated both the exterior aesthetic and interior of the store he remembered from childhood, complete with period goods, which he arranged in a historic manner and displayed to visitors. He noted in a 1960

⁸ Additional sleeping space was also located in the Country Store in the 1940s.

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interview that he experienced difficulty in 'properly' displaying merchandise of such an 'early period' (Higgins 1960:17). In 1958 Higgins reorganized the interior of the building, moving the 'dry goods department' closer to the door and making it more 'authentic' by building shelves on the east and south walls. He also added a 'hardware department' and 'shoe counter' in the 'grocery department.' This addition to the Atwood-Higgins complex paralleled the collection of buildings and demonstration of Colonial life popular at living history museums (Higgins 1919-1961:107-114, 119-120, 150; Higgins 1960:15-16). In 1941, a few years before Higgins planned his store, the Sturbridge Village Museum acquired the Miner Grant store in their effort to re-create a complete model Colonial village where guests could experience interpretations of historic community life. A third privy, referred to in this document as the **Northwest Privy (contributing building)** is located in the woods northwest of the store, on the west side of the access driveway that loops through the property. This privy may have been associated with the store.

George Higgins considered the setting of his re-created Colonial homestead integral to the picturesque feeling of the estate. He conducted as many carefully planned improvements to the landscape of the **Atwood Higgins Grounds (contributing site)** as he did in the development of the buildings within the complex. Higgins also enlarged the acreage of the estate, therefore preserving undeveloped land, and redirected road and river improvements to have the least possible impact on his property. From 1919 to 1935, Higgins amassed a total of 154.43 continuous acres, including land from the neighboring Baker estate. He added another 38 acres "of meadow and waterfront" purchased from the Baker estate on October 21, 1942. Besides securing the natural land that now surrounds each side of the estate, Higgins began clearing overgrown lawns around the main house shortly after acquiring it (Higgins 1919-1961:10, 19, 34, 61, 102).

The most significant permanent changes to the landscape of the Atwood-Higgins estate involved the realignment of local road access and Herring Creek. Although the majority of Cape Cod was easily accessible by train or local road networks in the early twentieth century, the town road that originally passed through the Atwood-Higgins property was often un-navigable by automobile. In 1926, George Higgins requested that the town reconfigure the original Bound Brook Island Road to go around the north side of his barn. The town complied and additionally erected "an old-fashioned bridge" over Bound Brook near the estate in 1927, at George Higgins request. Higgins funded the construction of the bridge. In 1944, the town reconfigured Bound Brook Island Road a second time, to a route outside the boundary of George Higgins's property. This change afforded Higgins more privacy on the estate and enabled him to develop a network of access paths around the property, such as the dirt road encircling the barn. The old road was officially closed in 1945. The town made plans to dredge and reroute the Herring Creek along the east and west sides of the property in 1923. Higgins contested plans that would have eliminated the natural curve of the river along his land, and the town altered the proposed river realignment plans to retain the curve. Other notable permanent changes to the property include the leveling of the hilly ground to provide flat sites for the garage in 1929 and the country store in 1943 (Higgins 1919-1961:9, 17, 56, 70, 78, 105-107).

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Higgins spent the majority of his energy on the landscape erecting and rearranging fences and planting various vines, flowers, and trees. Cape Cod travel writing included potentially inspiring accounts of the local landscape, including descriptions of "screens of shrub and hedge" against modest houses, "tangles of wild rose and cherry, and scented racemes of the locust-tree," and a "rail fence that has worn to a beautiful silvery hue" (Bangs 1920:5). Higgins began building a network of historically inspired split rail fence around the property in 1921 and continued until 1945. At the peak of his fence building around 1927, he acquired fence rails in bulk, purchasing at least 100 at a time. By 1927, the fence followed the east property line, and extended south to a gate across the old town road near the barn. When the town reconfigured the road in 1944, Higgins rearranged the fencing to enclose the north and west boundaries of the property and create a barnyard. He erected a balanced stone gate at the entrance to the property in 1945. The box from this gate is the only original portion of it that remains today (Higgins 1919-1961:49, 69, 105-107). Photographs of Higgins's improved landscape resemble those in travel guides (see photographs at end of document).

Higgins began planting new trees on the property in 1921, but was constantly faced with damage caused by storms and disease. He added four apple trees on the front lawn of the main house and protected them from roaming cows with wire enclosures around the trunks. The apple trees were located near a mature apple tree planted by Higgins's great grandfather that he resurrected after the 1938 hurricane. The presence of the apple orchard is consistent with historical settlement homesteads on Cape Cod. The old apple tree died after the 1954 hurricane. Higgins significantly changed the landscape in 1923 with the planting of 1,000 Austrian pine trees that he purchased from the Commonwealth of Massachusetts Forestry Division. He placed the trees along the southeast boundary of the property and at the head of the road. Native pine trees undoubtedly covered the land in the seventeenth century, but became less prevalent as settlement of Cape Cod progressed and the land was deforested. The Austrian pine trees succumbed to disease in 1949, along with some poplar trees on the property. The period of densest tree cover on the property was likely the early 1930s before these new trees failed. George Higgins diversified the species on the estate by planting a pear tree in 1930 and 25 mountain ash trees in the front (south) lawn in 1946. Many of the trees that survived disease were damaged in the 1954 hurricane that struck New England. Higgins arranged the flowers that he planted on the property along the elevations of the buildings, likely to achieve a charming aesthetic. He installed trellises with roses and trumpet vines at the front door of the main house, and at the west (main house) outhouse in the early 1920s. Shortly after the completion of the guest house, he framed the building with lilacs, lilies, vines, and forsythia plants. In the 1950s, he replanted the flower beds against the east, and west sides of the main house, expanded the flower bed along the south side of the house, and replaced the grape arbor located in the south lawn that was damaged in the hurricane (Higgins 1919-1961:49-51, 57, 61, 80-82, 110, 122, 140-143, 147).

In addition to his carefully planned improvements to the Atwood-Higgins house and property, George Higgins used the estate as a facility for storing, displaying, and enjoying his collection of antiques and historic

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ephemera. The Higgins papers and collections, particularly those he displayed in the replica Colonial outbuildings, are contributing features of the estate that add to the understanding of the complex. Higgins's papers contain substantial information regarding twentieth-century changes to the property and insight into the Atwood and Higgins families. The papers include George Higgins's journal, which provides a personal account of his work at the property. His collections encompass a wider variety of items displayed in or historically used in the buildings on the property. A few notable items in Higgins's collections include an 1844 "Journal of a Tour of Cape Cod," and ship logs, which he was likely interested in because of the Atwood family's associations with whaling. Early-twentieth-century Cape Cod guide books described the value of these log books to descendants within accounts of local history. A 1936 source included the following description: "[In the pre-Revolution years,] nearly every man in Wellfleet was a whaler . . . There is scarcely an old family in Wellfleet but cherishes the whaling log or logs of some forbear" (Smith and Shay 1936:24). A similar account appeared in a 1937 source:

It is in their log-books that life on the whalers is most accurately mirrored. The reading of these old volumes that record the happenings at sea day by day is often a prime way to spend an idle hour. In countless Cape homes, especially in Wellfleet, these musty and yellow but well-posted tomes are treasured by the descendants of the men who wrote them (Tarbell 1937:188).

George Higgins's collections demonstrate his interest in artifacts, ephemera, and genealogy associated with local history. These interests are consistent with tourist trends encouraged by local travel writing of the period.

National Park Service Acquisition of the Atwood-Higgins Complex

George Higgins continued to enjoy his summer resort estate until his death in 1964. Toward the end of his life, the National Park Service (NPS) had begun making arrangements to acquire lands and create a national park that would preserve the undeveloped sections of the Cape Cod shoreline for future generations. NPS publicly released plans for the creation of the Cape Cod NS in 1959 and contacted George Higgins regarding the potential acquisition of the Atwood-Higgins estate. Flattered by the possibility that his beloved family estate was "considered worthy of National preservation," Higgins agreed to will the property to the NPS (Higgins 1919-1961:159).

NPS employees and consultants fully documented the properties to be included in the Cape Cod NS before attaining ownership. The Atwood-Higgins estate was photographed and measured in August 1959 and a verbal account of George Higgins's work on the property was recorded during an interview in the summer of 1960. This information, along with George Higgins's journal, served as a basis for the interpretation of the site. NPS representatives met with George and Frances Higgins at their Brookline house in March 1960 to discuss Higgins's wishes for the future treatment of the estate and the transfer of the property to the Department of the

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Interior "as a national historic shrine" (Higgins 1919-1961:160). In the 1960 interview with NPS representatives, Higgins provided further direction for the treatment of the property. He suggested that "the main house should be restored at once to the semblance of the life of that early period." He recommended removing the signs of twentieth-century modernization and commented on how the estate could be used as a public museum by staging it with Colonial artifacts, such as period table settings (Higgins 1960:19-20). The interview included similar guidance for maintenance of the property itself. Higgins requested that the landscaping remain simple, the fences be retained or replaced in-kind, and the natural-growth pine trees be kept away from the buildings to minimize fire risk. Higgins followed these recommendations with the suggestion to use the guest house or build new accommodations with similar design characteristics near the guest house, to accommodate an NPS caretaker (Higgins 1960:19-23). The NPS did use the guest house for summer housing in the 1970s and 1980s.

George Higgins agreed to donate the estate with all buildings and slightly less than 50 acres, including 3.5 acres on the north side of Bound Brook Island Road to be used for parking. Higgins signed conveyance of the property to NPS on July 2, 1961, with the stipulation that he and his wife retain life tenancy. Higgins was seemingly pleased that other people would be able to experience his historic family homestead (Higgins 1919-1961:156-167; O'Connell 2003:114). In his journal, he commented,

How little we three realized [Higgins, Charles Silva, and David Curran] . . . that our labors to restore to its proper period the old house and place, would amount to any more than passing interest on the part of our generation, or in the times in which we lived. That the result should have received national recognition would certainly have been far beyond our fondest dreams (Higgins 1919-1961:166).

The National Park Service officially established the Cape Cod National Seashore on August 7, 1961. The Cape Cod NS currently spans from Chatham to Provincetown and contains 43,604 acres. On August 30, the United States Secretary of the Interior, Stewart L. Udall, signed a cooperative agreement accepting the donation of the Atwood-Higgins estate and establishing plans to use it as a publicly interpreted site within the Cape Cod NS after gaining full use of the property.⁹ The cooperative agreement, as quoted in the *Atwood-Higgins Complex Interpretive Prospectus* states:

That when the historic site is established and exhibited for public use, visitation, and enjoyment, it shall be administered so as to faithfully depict to the public, as far as practical, the way of life existing in the vicinity of the historic site and to reflect as far as possible the past history of the

⁹ In 1962, the cooperative agreement was modified to replace the lifetime occupancy clause in the property donation with a "revocable permit" allowing George and Mrs. Higgins to continue using the property (NPS 1974).

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house, its adjoining buildings, and surrounding area as representative of Cape Cod (1961 quote in NPS 1977:1).

Knowing that his estate would be used as a publicly interpreted site, George Higgins also donated the papers and collections he stored in the house and guest house to the NPS on September 20, 1962.

It appears that the NPS originally intended to designate the Atwood-Higgins complex as a National Historic Site after gaining full control of the property, as shown by the labeling of the estate as a National Historic Site on a map included in the 1970 master plan for the Cape Cod NS. Mrs. Higgins used the property until 1975, so it was not available for full NPS use until that time. The NPS continued to draft planning documents for the Cape Cod NS and all of the sites within it to establish the overarching vision, interpretation, and development goals for the new park. During this time, the NPS considered all of the buildings located with the Atwood-Higgins estate to be historic. The Atwood-Higgins Complex is mentioned in the historic structures section of the 1970 master plan for the Cape Cod NS, which includes a purpose statement "to assure the preservation of structures of merit as architectural specimens and as part of the Cape Cod scene" (NPS 1970).

However, when the Atwood-Higgins house was listed in the National Register of Historic places on July 30, 1976, it was because of its significance as an early example of the Cape Cod building type. The nomination form did not include the outbuildings on the property. The draft historic structure report also completed in 1976 established that the date of construction for the building as ca. 1730 rather than the late seventeenth century, as suggested in the form; and the report also led the NPS to reconsider its view of the interpretive value of the outbuildings as historic resources.

After 1976 the NPS focused interpretation of the Atwood-Higgins property around the architecture of the historic house. When the NPS opened the complex to the public in the summer of 1976, the NPS explained the progression of additions to the house and familiarized visitors with the general history of the Lower Cape region. The Atwood-Higgins estate is still open to the public, but its isolated location attracts a limited number of visitors.

Archeology within the Atwood-Higgins Historic District

The first archaeological investigations of the Atwood-Higgins Archaeological Site (contributing site) began with a mention in the transcript of George Higgins' 1960 interview, that he had identified a depression containing what he called a "buttery cistern" in a small meadow near the main house. In 1973, NPS Landscape Architect Edward F. Hoppe and Historian Ed Lohr visited the property and noted the cistern location as one typically favored as a house site, suggesting that the possible cistern feature might provide a marker for a previously undocumented residence (Anon. n.d.). A trench excavated across the depression resulted in the

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recovery of several oyster and shell fragments, several pieces of what was described as "fairly modern dish ware," a sawn bone fragment, and a modern paint can or bucket lid. No structural remains were identified and it was concluded that the depression might be the remains of an unused clam bake pit or a loam "borrow pit" for recent gardening activities (Lohr 1973).

Following this early investigation of the buttery cistern, more concerted archeological review of the property was initiated. These projects, ranging from 1979 to 2005, were completed under the auspices of the NPS and, when viewed as a whole, provide a detailed picture of the history, archeological sensitivity, and cultural resources comprised by the Atwood-Higgins site.

The first recognition of the Atwood-Higgins site as a distinct "cultural" resource was provided in Clemensen's *Historic Resource Study: Cape Cod National Seashore* (1979). The study was designed to provide a general history and historical base map for the park to aid with future planning and interpretation activities. The project identified the locations of more than 53 significant historic period sites, including the Atwood-Higgins House, and developed several themes for the organization and interpretation of those sites. Major themes included early exploration of the Cape; the transformation of the landscape subsequent to European settlement; the expansion of the maritime economy; shipbuilding, shipwrecks, and lighthouses; and tourism.

In his review, Clemensen identified Bound Brook Island as an early settlement locus in Wellfleet that, because of deforestation and overgrazing, rapidly became barren and eroded. The loss of productive agricultural lands caused the population of the island to turn to the sea for its livelihood, but that too collapsed after the American Revolution. By the late eighteenth century, only 10 dwellings remained on the island, including the Atwood-Higgins House, an example of a typical "Cape-style" building (Johnson 1997: Figure 15, No. 24). Clemensen notes that the Atwood-Higgins family was engaged in fishing and farming during that period and that they also may have owned slaves (Clemensen 1979:62). While this survey was important in singling out the property as a valuable historical resource, it made no recommendations regarding its archeological sensitivity nor did it provide any management suggestions toward that end (Johnson 1997).

Marlene Rockmore's *Documentary Review of the Historic-Period Archeology of the Cape Cod National Seashore* (1979) was an attempt to address this oversight with the development of a sensitivity assessment for historic period sites within the towns of Eastham, Wellfleet, Truro, and Provincetown. While no fieldwork was conducted as part of the project, it did provide a comprehensive catalog of site types and locations based on the historical settlement patterns of the surveyed towns. It did not provide, however, any guidance about the development of interpretive or research themes for the identified sites, and her treatment of the Atwood-Higgins site was similarly cursory.

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In 1985, the NPS published the first systematic documentation of the historic period archeological sensitivity of the Seashore in general and Bound Brook Island in particular. Entitled *Chapters in the Archeology of Cape Cod, III: The Historic Period and Historic Period Archeology* (McManamon 1985), the report detailed the distribution of post-contact period sites, their temporal and functional variation, and how they represent and elucidate local and regional historical developments. Among the more important contributions of the report was the identification of five site types including *Early Period Scatter*, *Early Period Structure*, *Long-Term Occupation Structure*, *Mid Nineteenth-Century Occupation*, and *Recent Scatter*, and the association of these site types with particular towns contained within the Seashore.

Wellfleet, for example, exhibited a clustered pattern of settlement at Bound Brook and Fresh Brook dating to the eighteenth and nineteenth centuries of which the Atwood-Higgins property is a representative example. Based on McManamon's site typology as derived from the frequency of various ceramic types, the Atwood-Higgins site could be expected to fall within the *Early Period Structure* and *Long Term Occupation Structure* categories. These categories are characterized archeologically by the presence of brick, all major ceramic types, and various landscape and structural features including cellar holes, middens, wells, barns, and outbuildings. While no subsurface testing was conducted on the property as part of the survey, McManamon's work did provide a template for subsequent excavations and interpretations at the property.

The most recent of the non-invasive archeological surveys at the Atwood Higgins site was conducted in 1993 and documented in 1995 in a report entitled *Archaeological Reconnaissance Survey of the Atwood-Higgins Complex, Cape Cod National Seashore, Wellfleet, Massachusetts* (Holmes et al. 1994). This survey was the second of four case studies conducted to demonstrate the connection between the historic contexts outlined in the cultural land use study (Holmes et al. 1994) and the evaluation of historic resources within the Seashore. The report provides a review of the archeological sensitivity of Bound Brook Island by way of a discussion of known archaeological sites. These sites included four pre-contact period sites of unknown temporal or functional affiliation (19-BN-125, 127, 129; WLF09), a Late Woodland shell midden (19-BN-128), and six post-contact period sites including an old house site (WLFHA-2), a schoolhouse marker plaque (WLFHA-5), an Indian reservation (WLFHA-7), a cellar hole and smaller depressions (WLFHA-9/19BN 439/440), two nineteenth-century cellar holes (WLFHA-15, 17), and a nineteenth-century artifact scatter (WLFHA-23).

Drawing from the 1995 cultural land use study, the report then provides several historical contexts with which to predict and interpret the potential archeological resources contained within Bound Brook Island generally and the Atwood-Higgins site specifically. These contexts included 1) Early European exploration and settlement, 2) Maritime Trade, 3) Salt Production, 4) Agriculture and rural life from the seventeenth through twentieth centuries and, 5) Recreational and seasonal residences.

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Four previously identified site locations on the property were cited for their obvious connection to Contexts 1 and 4 including: a potential barn site dating to the Captain Thomas Atwood tenure on the property, ca. 1805; the "Hopkins House" site, a small depression northeast of the existing Guest House and occupied by the Nehemiah S. Hopkins family during the early nineteenth century; a "buttery cistern," possibly marking the site of another undocumented house; and the course of the old town road, reconfigured at George K. Higgins urging, ca. 1920–1921 (Donaldson 2007:17–18, 28; McManamon 1985). The potential barn site, at one time visible as a small depression, was no longer clearly visible at the time of the walkover survey, nor were any artifacts visible on the ground surface at its purported location. The Hopkins House depression was still visible on the property and surface collection at the site yielded some artifacts, but a link among the artifacts, the depression, and a Hopkins occupation could not be conclusively demonstrated. The former alignment of the old town road was still visible and marked by several concrete and stone posts, but no trace of the cistern was found.¹⁰

In addition to assessing the archeological potential of the previously identified resources on the property, the areas around the standing buildings on the property also were assessed. Combining the results of the documentary and archeological research, the authors concluded that the Atwood-Higgins site had the potential to contain historic resources primarily related to the use of the property as a recreational and seasonal residence with particular reference to the Colonial Revival Movement of the earlier twentieth century. They also suggested that the older buildings and features on the property, especially the Atwood-Higgins House and the old town road, had the potential to contribute to the priority research contexts established for Bound Brook Island including the early settlement of the island, early agriculture, and the establishment and modification of transportation networks.

Unlike previous surveys, the report also provided detailed management recommendations for the archeological resources on the property. Much of this information was drawn from the recent excavations conducted by Leslie Mead (see below), and resulted in a moderate to high sensitivity assessment for eighteenth through twentieth-century archeological resources along the west side of the Atwood-Higgins House, the area around the "Hopkins House," and the old town road area.

These areas were specifically singled out as requiring archeological survey work in advance of any proposed undertakings on the property. On a more general level, the report recommended that the property be subjected to an identification survey to provide precise data about the locations, extent, and integrity of subsurface features and artifacts (Holmes et al. 1994:26).

¹⁰ It would appear that Holmes, and McManamon on whose survey results the historic cultural land use study was based, was unaware of the results of Lohr's 1973 work that effectively disproved the existence of the cistern and the earlier house believed to be associated with it.

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In 1992 and 1994, the first systematic subsurface surveys on the property were conducted by NPS archeologist Leslie A. Mead and summarized in the 1996 report entitled *Archeological Testing at the Atwood-Higgins House, 1992 and 1994 Field Seasons, Cape Cod National Seashore*. The purpose of the surveys was to assist in the documentation of the Atwood-Higgins House and to provide a baseline report for the identification and evaluation of archeological resources immediately surrounding the building in advance of proposed rehabilitation efforts (Mead 1996:8). The rehabilitation plan called for the installation of a drainage pipe along the north and south facades of the house; the replacement of the western end of the south foundation; the installation of drainage pipes in the east lawn; and selective grading of portions of the north lawn.

Given these parameters, the surveys comprised several inter-related goals. First, trench and unit excavation along the exterior of the north and south foundation walls of the house was designed to address several basic questions about the foundation itself including its construction method and chronology, how deep it extended below grade, its condition, and whether any drainage facilities existed around its perimeter. Second, test pit and trench excavation inside the house beneath the existing floorboards was designed to identify whether there were any support structures beneath the sagging first floor chimneys, fireboxes, and hearths. This interior testing also was organized to test for the presence of a relict foundation wall that would mark, and possibly date, the relationship between the east and west sides of the structures. Finally, test pit and unit excavation was completed in the yard area surrounding the house to identify potentially significant landscape features (privies, middens, paths) and/or intact historic grades that might be affected by proposed drainage improvements.

The work completed along the north foundation of the house demonstrated that the soil in that location had been heavily disturbed by utility line and dry well installations dating to the early twentieth century (Mead 1996:10-14). Remnants of a brick walkway and a builder's trench also were identified, but their integrity was too heavily compromised to allow for any substantive interpretation of them.

Testing along the southeast foundation wall adjacent to what is believed to be the original half of the building yielded no significant cultural remains. Testing along the southwest portion of the foundation both inside and outside of the house, however, resulted in the identification of a relict yard surface containing domestic and architectural refuse (ceramics, bottle and window glass, nails, ball clay pipes) dating to the second half of the eighteenth century through the early nineteenth century. This deposit stretched underneath the western half of the house and into the south and west lawns as confirmed by testing in those locations.

Testing inside the house was limited to its eastern side and uncovered no evidence of a foundation wall marking what would have been the western wall of the original half house. The lack of pre-1850 artifacts and the use of concrete to repair the hearth floor in the East Parlor did suggest that at some point after the middle of the nineteenth century the floorboards in both the East Parlor and East Kitchen were lifted to perform structural repairs beneath the house. The East Parlor excavations also identified a cobble platform or floor inside the

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existing chimney. This feature was alternately interpreted as the original floor of a much larger hearth that formerly opened into the parlor or the remains of now defunct hearth on the back of the existing hearth that opened into a room that is no longer in existence (Mead 1996:28–29).

Test pit and unit excavations in the lawn area surrounding the house had variable results. Soil stratigraphy in the north lawn was consistent with natural intact Carver series soils, suggesting that subsurface disturbances in that portion of the property have been limited. This lack of disturbance, however, is likely attributable to the fact that the area is fairly steeply sloped and, as such, probably was not intensively used during the historic period. Testing in the east lawn, on the other hand, identified what was interpreted as the remains of a significant midden deposit dating primarily to the late eighteenth through early nineteenth century. Based on the recovery of earlier ceramics in the lower levels of the midden, there is some possibility that portions of the feature pre-date that period, but the nature of the testing was too limited to date individual deposits with any accuracy.

Mead's excavations around the Atwood-Higgins House resulted in several observations about the archeological integrity of the landscape immediately surrounding the building, the most important of which were the identification of an intact midden deposit on the east side of the house and what appeared to be a relict eighteenth- to nineteenth-century landscape surface at the southwest corner of the house. The identification of these features also indirectly suggested some degree of landscape integrity within specific portions of the property and the potential for those intact surfaces to contain additional archeological deposits dating to the early occupation of the house.

Using the 1992 and 1994 excavations as an archeological sensitivity guide, additional testing was conducted around the Atwood-Higgins House in 2004 in advance of proposed repairs to the east foundation wall. Directed by NPS archeologist Frederica Dimmick, the excavation consisted of three 1-x-0.5-meter (m) trenches spaced at 3-m intervals along the foundation. The southernmost excavation unit, N10E1, yielded two house construction-related features including a remnant brick foundation and a clay layer used either to seal the foundation or to act as a drainage conduit (Dimmick 2004). Dimmick speculates that the brick foundation was part of an early sill repair episode at the house, although the mixed nature of the associated soils and recovered cultural material made it difficult to pinpoint an approximate date for that repair. The center excavation unit, N13E1, contained disturbed soils overlying a small clay feature probably associated with the clay deposit in N10E1. N16E1 also contained disturbed soils associated with the installation of an alarm cable and drainage pipes. Despite this disturbance, an artifact-rich coarse sand deposit was identified and tentatively associated with the east lawn midden feature previously identified during the 1994 Mead excavations (see above).

Additional archeological investigations at the cellar entrance off the west wall of the house were conducted in September 2005. The failing brick foundation in this location was slated for repair, and after preliminary hand

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excavation conducted by maintenance personnel yielded fragments of redware, early creamware, tobacco pipes, window glass, hand-wrought nails, shell and animal bone, NPS archeologists were called in to perform a more systematic survey of the project impact area. Two 1-x-1-m units were excavated north of the cellar door along the foundation and yielded a high density of domestic debris from dark, organic soils consistent with the archeological profile of a historic midden. The recovered cultural material included redware, English yellow slipware, English white salt-glazed and Westerwald stoneware, Whieldonware, hand wrought nails, porcelain, shell, and animal bone with no evidence of any modern, intrusive materials. The feature was observed to extend beneath the west wall of the house, indicating that it had been cut with the construction of the west addition to the house (Dimmick 2006).

The content of the midden feature suggests that it was deposited from the early eighteenth through the early nineteenth centuries and, with the exception of the construction of the western addition to the house, underwent very little post-depositional disturbance. This finding supports Mead's earlier conclusions about the relative soil integrity of certain portions of the Atwood-Higgins yard space and expands the documented range of features that have the potential to survive in those intact soils.

The midden also provides valuable corroborative data concerning the construction sequence of the Atwood-Higgins House. Local tradition held that the house was built during the late seventeenth century, a view that was perpetuated by nineteenth-century histories of Wellfleet and remained largely unchallenged into the twentieth century. Fader's HSR for the house, however, suggested a significantly later date for the construction of the original house, ca. 1730, and posited that it was originally built as a three-bay half house. This house plan was subsequently expanded ca. 1775–1790 to comprise a four-bay, three quarter house, and then expanded once again ca. 1800 to encompass a five bay double house. The final addition to the house occurred ca. 1800–1820 to include a west ell (Fader 1980:40–41).

The midden feature appears to support Fader's chronology. The preponderance of material dating from throughout the eighteenth century and the lack of cultural material clearly pre-dating that time suggests that the area was used as a kitchen dump beginning in the early 1700s until around the turn-of-the-century when it would have been largely covered by the ever expanding footprint of the house. The lack of utility installations along the west side of the house has protected the feature from extensive modern soil disturbances and further suggests that more intact portions of the midden, as well as other intact eighteenth-century soil surfaces and features, may survive in that area.

The archeological research at the Atwood-Higgins site has contributed valuable corroborative information about the specific construction chronology of the house, and also has yielded information about previously undocumented building and repair campaigns both inside and outside of the house. Furthermore, the

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identification in the yard area of an intact topsoil stratum containing eighteenth-century domestic debris and cultural features suggests the potential for additional intact soils on the property containing similar deposits.

The survival and archeological identification of eighteenth-century land surfaces within continuously occupied properties is not a common occurrence. Long-term occupation of a site often has the effect of "smearing" the archaeological record as successive families engage in architectural and landscape modifications that effectively disturb or obliterate the potential archaeological signature of the preceding occupation. Several studies focused on seventeenth- and early-eighteenth-century domestic landscapes in Massachusetts argue that the low density of archaeologically recovered cultural material and features dating to those periods is a consequence of subsequent eighteenth-, nineteenth-, and twentieth-century landscaping activities (Yentsch 1988).

This phenomenon has been documented at several early post-contact period houses including the Harlow Old Fort House in Plymouth (ca. 1677), the Peletiah Morse Tavern in South Natick (ca. 1748), the Old Ordinary House in Hingham (ca. 1680), and the Barnaby-Wordell House in Freetown (ca. 1670) (Banister and Heitert 2006; Heitert 2006a,b; Heitert and Graves 2007). In all three instances, evidence of the earliest Euro-American settlements on the sites (e.g., diagnostic ceramics, glass) were recovered during the archaeological survey work, but the material came from mixed soil contexts containing cultural material dating up to the twentieth century, and no intact features dating to that period were identified

Mead's and Dimmick's excavations, however, resulted in the recovery not only of an early cultural material assemblage, but an assemblage recovered from the intact and interpretively significant archeological contexts of a midden and relict yard surface. At a site-specific level, both features have the potential to provide information about issues of landscape organization and household succession among the Atwood and Higgins families during the eighteenth and nineteenth centuries. Their survival also corroborates the general sensitivity assessments for the site as provided in the reconnaissance survey of the property (Holmes et al. 1994).

On a broader level, the survival of those features suggests a degree of landscape integrity unusual for properties dating to that period. This landscape integrity, in turn, suggests that a broader range of features and cultural material deposits may exist within other portions of the domestic core of the site with the potential to address questions of local importance including the early settlement of the island, early agriculture, and the establishment and modification of transportation networks.

In addition to the potentially significant features identified during the Mead and Dimmick excavations, there are several other sites on the property that have the potential to contribute additional information about the history of the property. These resources have been provisionally identified through previous walkover surveys of the site or through reference to personal anecdotes provided by the Higgins family and include the Nehemiah Hopkins House, the Barn Site, and the Old Town Road (Holmes et al. 1995; McManamon 1985).

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Archeological testing at these sites have the potential to expand the cultural landscape history of the property and provide additional information to address the research contexts outlined above. These sites, however, have not been archeologically tested and as such their potential significance cannot be evaluated at this time.

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Morgan, William

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United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Atwood-Higgins Historic District

Wellfleet

Barnstable, MA

Name of Property

City/Town

County and State

Section Number

9

Page

6

-
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Atwood-Higgins Historic District
Name of Property

Barnstable County, MA
County and State

10. Geographical Data

Acreage of Property 24 acres

UTM References

(Place additional references on a continuation sheet.)

1	1	9	4	1	2	2	2	9	4	6	4	5	1	2	5
Zone			Easting						Northing						
2	1	9	4	1	2	3	2	8	4	6	4	4	9	3	9

3	1	9	4	1	2	2	9	5	4	6	4	4	9	0	1
Zone			Easting						Northing						
4	1	9	4	1	2	2	5	9	4	6	4	4	9	3	4

☒ 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 Jenny R. Fields and Stephen A. Olausen

organization PAL date April, 2010

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 Reduction Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Atwood-Higgins Historic District

Wellfleet

Barnstable, MA

Name of Property

City/Town

County and State

Section Number

10

Page

1

GEOGRAPHIC INFORMATION

Continuation of UTM References

E. 19.0412248.4644844

F. 19.0412144.4644901

G. 19.0412111.4645015

H. 19.0412099.4645117

Boundary Description

The boundary¹¹ of the Atwood-Higgins Historic District begins at a point at the east corner of the driveway and Bound Brook Island Road; continues east approximately 275 feet along the south side of the road to a point representing the historic legal property boundary; then continues approximately 695 feet southeast along the historic legal property boundary to a point at the southeast corner of the district; then proceeds approximately 115 feet west, 175 feet north, and 280 feet south along the current path of the Herring River to a point at the south end of the district; then continues approximately 410 feet northwest along the historic legal property boundary to the first fence post; then continues 135 feet north along the fence to a point where the fence turns west; then continues 35 feet west to the terminus of the fence; then continues 240 feet north to a point on the north side of a path extant from a former road; then continues west for approximately 50 feet to a point representing a historic fence line; then continues north for 340 feet to the south side of Bound Brook Island Road; then continues 160 feet east to the point of origin. The boundary of the Atwood-Higgins Historic District is shown on the accompanying map entitled "Atwood-Higgins Historic District Boundary depicted on a 1950 map of the property." The property boundary is also depicted on the attached Wellfleet Tax Assessor's Atlas.

Boundary Justification

The boundaries include the historic resources and associated landscape features that contribute to the setting, and the architectural and associative significance of the Atwood-Higgins Historic District. The east and south district boundaries follow historic legal property lines; and the west and north boundaries follow historic fence lines, as depicted on a 1950 map of the George K. Higgins's estate included in his journal. The district primarily contains the actively used, developed portion of Higgins's former property. The boundaries exclude additional forested land to the north and west that Higgins amassed during the mid-twentieth century and all other land within the Cape Cod National Seashore.

¹¹ Note: All measurements were approximated using TopoScout software.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Atwood-Higgins Historic District

Wellfleet

Barnstable, MA

Name of Property

City/Town

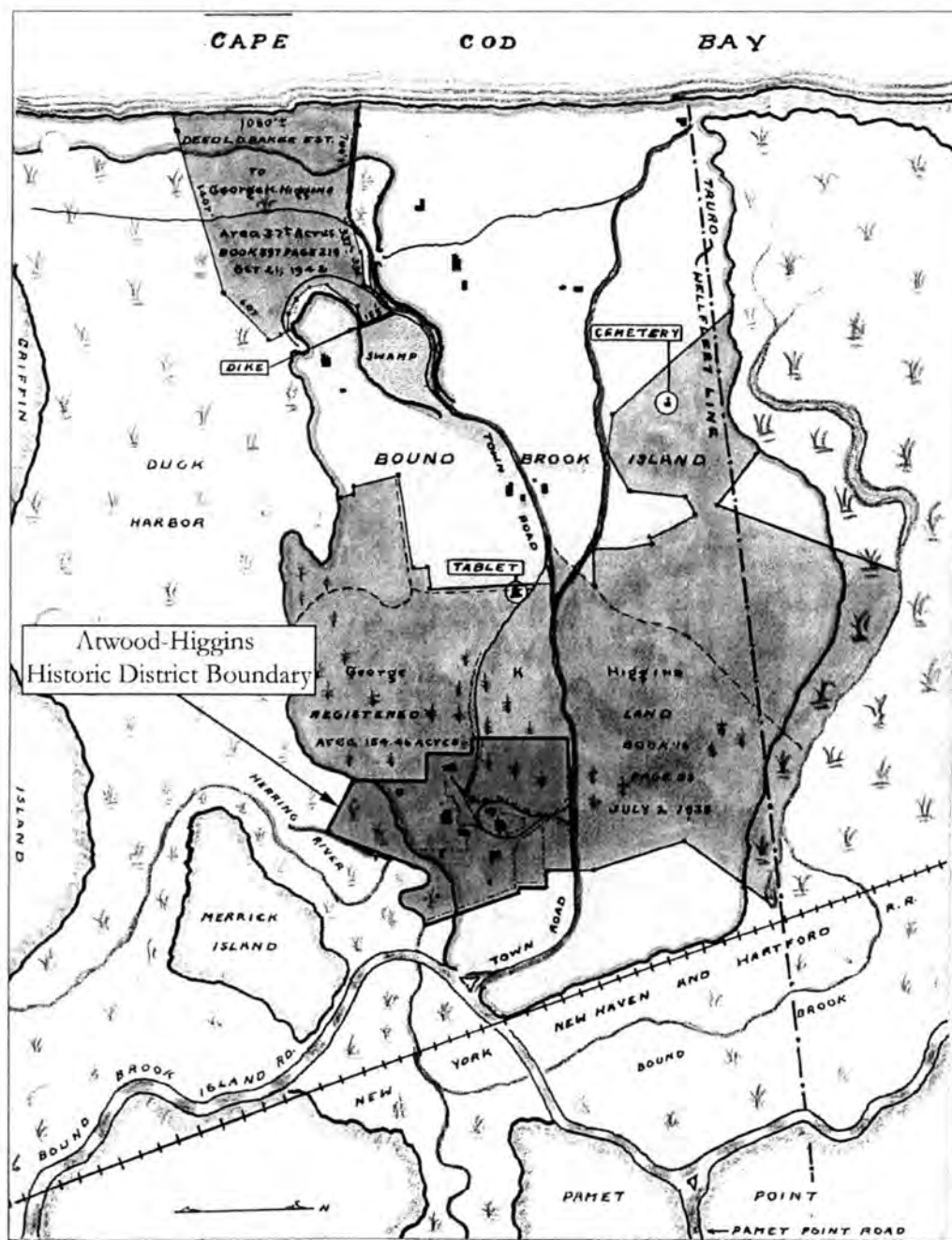
County and State

Section Number

Graphical
Information

Page 1

Atwood-Higgins Historic District Boundary depicted on a 1950 map of the property



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Atwood-Higgins Historic District

Wellfleet

Barnstable, MA

Name of Property

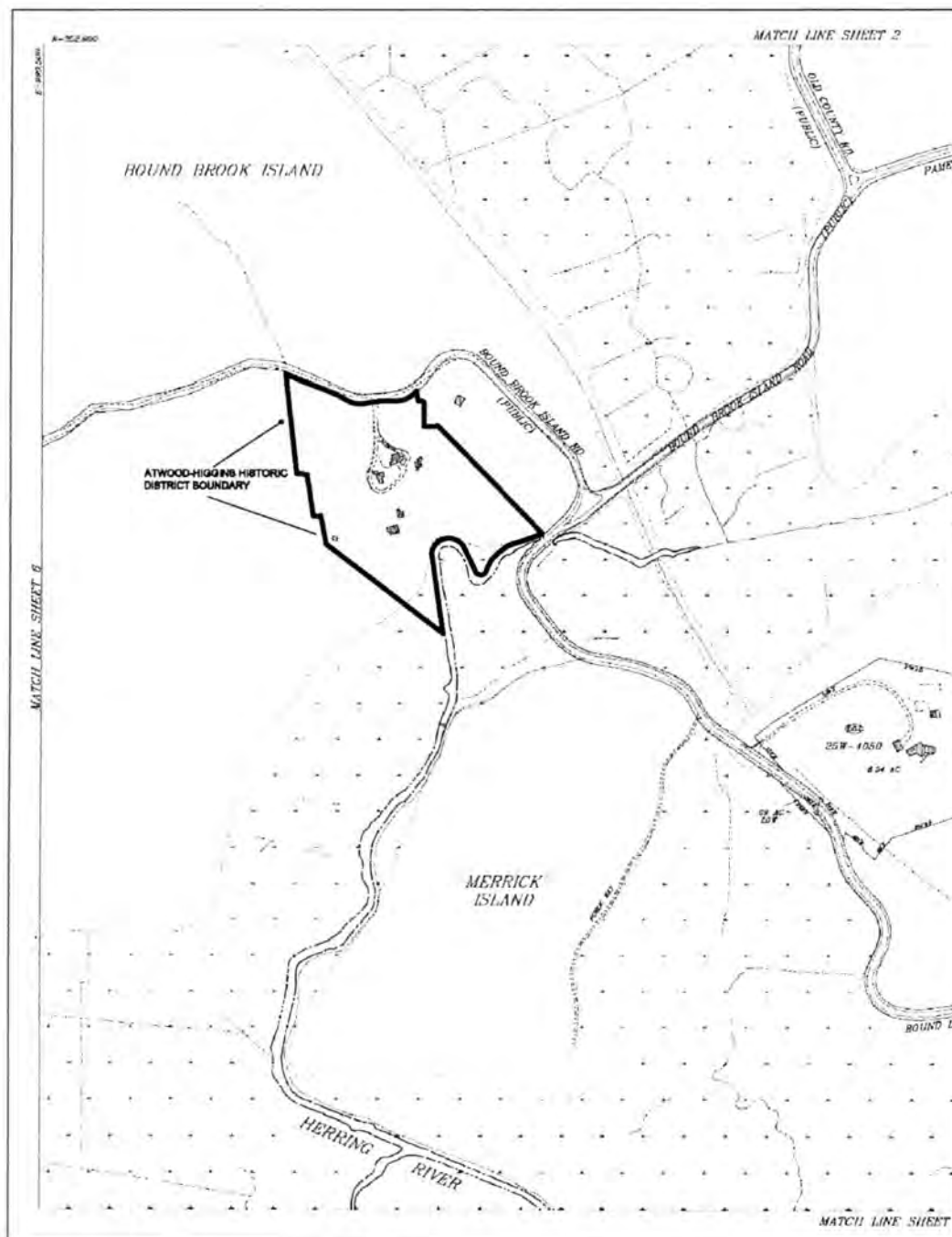
City/Town

County and State

Section Number Graphical
 Information

Page 2

Town of Wellfleet Assessor's Atlas, Sheet 7, showing Atwood-Higgins Property.



United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Atwood-Higgins Historic District

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Information

Page 3

Atwood-Higgins House First Floor Plan

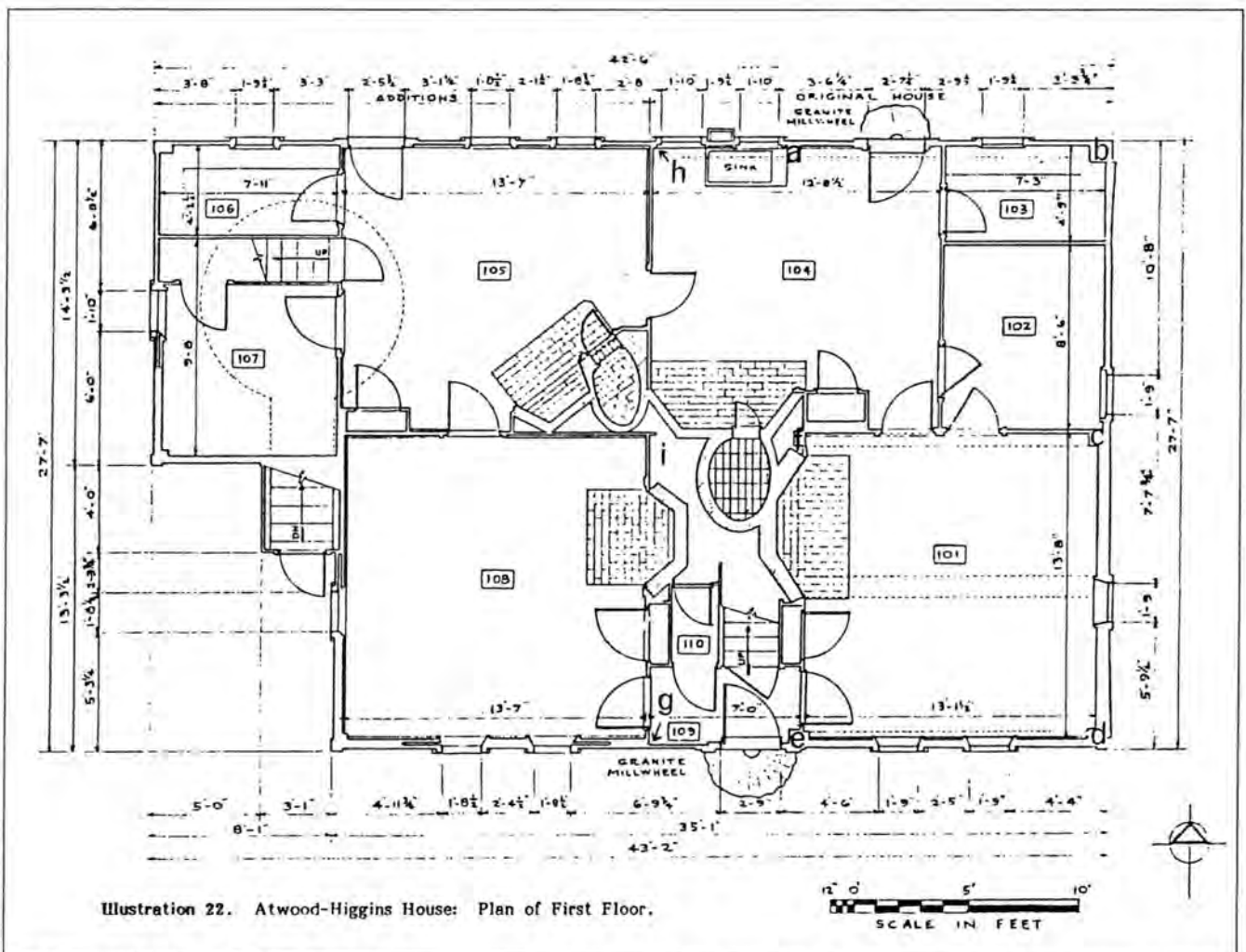


Image Source: Marsha L. Fader, *Historic Structure Report, Architectural Data Section, The Atwood-Higgins House, Cape Cod National Seashore, Wellfleet, MA, 1980.*

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Atwood-Higgins Historic District

Wellfleet

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Name of Property

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 Information

Page 4

Atwood-Higgins House Second Floor Plan

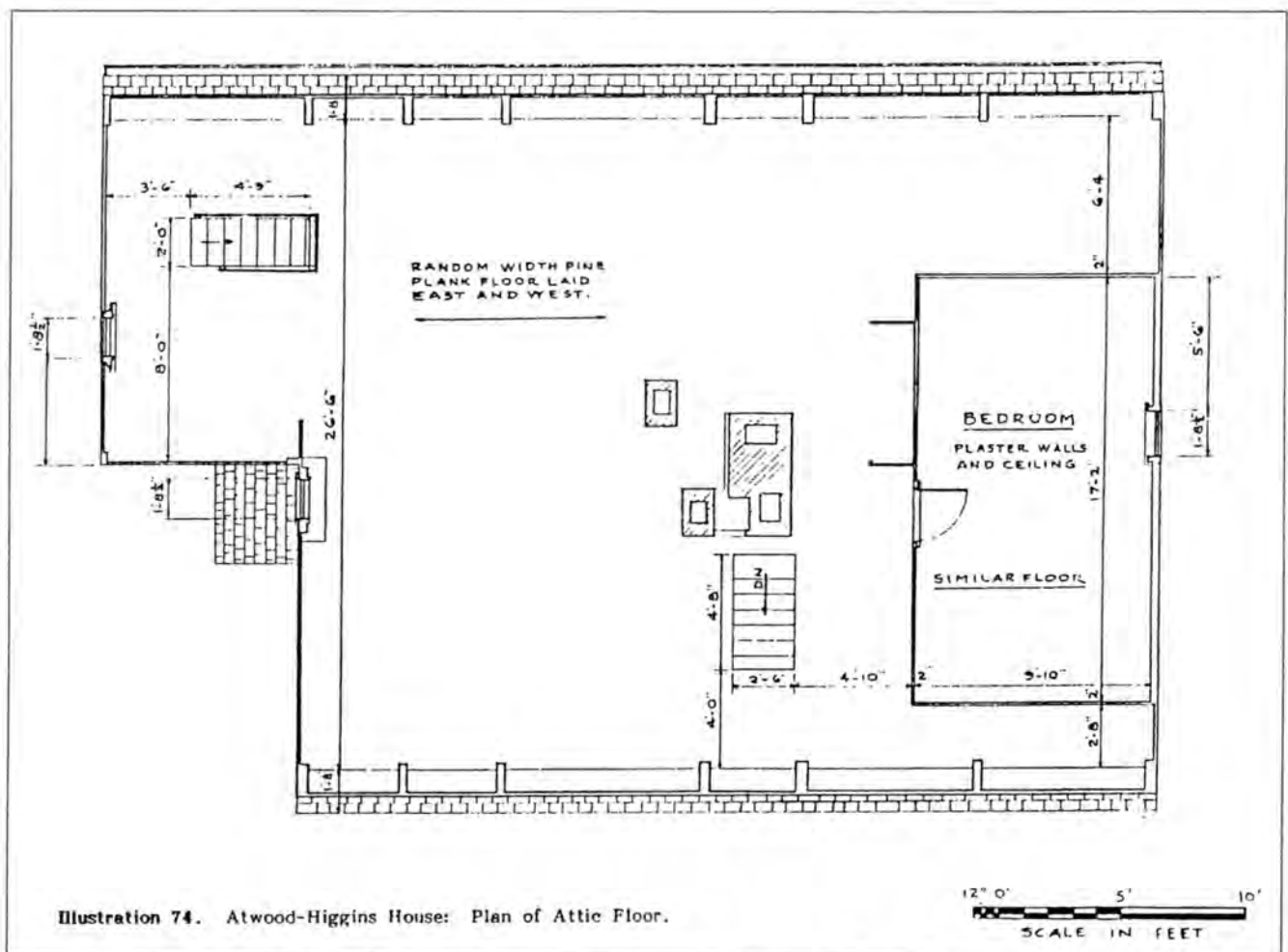


Image Source: Marsha L. Fader, *Historic Structure Report, Architectural Data Section, The Atwood-Higgins House, Cape Cod National Seashore, Wellfleet, MA*, 1980.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Atwood-Higgins Historic District

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Page 5



1920 Photograph of Atwood-Higgins House, looking north from lawn. Source: George K. Higgins's journal, on file, NPS Salt Pond Visitor Center, Eastham, MA.



1942 Photograph of Atwood-Higgins landscape, looking northeast toward Barn and Guest House. Source: George K. Higgins's journal, on file, NPS Salt Pond Visitor Center, Eastham, MA.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Atwood-Higgins Historic District

Wellfleet

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Page

6



1924 Photograph of Atwood-Higgins landscape, looking southeast showing original route of road. Source: George K. Higgins's journal, on file, NPS Salt Pond Visitor Center, Eastham, MA.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Atwood-Higgins Historic District		Wellfleet	Barnstable, MA
Name of Property		City/Town	County and State
Section Number	Photographs	Page	1

PHOTOGRAPH INFORMATION

1. Atwood-Higgins 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. Context view from Bound Brook Island Road at entrance to Atwood-Higgins property, facing south.
7. 1 of 19

Items 2-5 are the same for the remaining photographs

1. Guesthouse (left), Barn (center), Country Store (right), Atwood-Higgins Historic District
 6. Context view, facing southeast from driveway.
 7. 2 of 19
-
1. Woodshed (left), Atwood-Higgins House (center), and whale bone fence post (foreground) Atwood-Higgins Historic District
 6. Context view, facing south from driveway.
 7. 3 of 19
-
1. Atwood-Higgins House, Atwood-Higgins Historic District
 6. Facade (south elevation) and west side, facing northeast.
 7. 4 of 19
-
1. Atwood-Higgins House front lawn, Atwood-Higgins Historic District
 6. Context view facing south from house, showing lawn and arched arbor.
 7. 5 of 19
-
1. Woodshed, Atwood-Higgins Historic District
 6. West elevation and north side, facing southeast.
 7. 6 of 19
-
1. Garage, Atwood-Higgins Historic District
 6. East elevation and south side, facing northwest
 7. 7 of 19

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Atwood-Higgins Historic District		Wellfleet	Barnstable, MA
Name of Property		City/Town	County and State
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1.	Wellhouse, Atwood-Higgins Historic District
6.	East and north elevations, facing southwest.
7.	8 of 19
1.	Barn, Atwood-Higgins Historic District
6.	South elevation, facing northwest.
7.	9 of 19
1.	Guest House, Atwood-Higgins Historic District
6.	Facade (west elevation) and north side, facing southeast.
7.	10 of 19
1.	Guest House Privy, Atwood-Higgins Historic District
6.	Facade (south elevation), facing north.
7.	11 of 19
1.	Summer House, Atwood-Higgins Historic District
6.	North and east elevations, facing north.
7.	12 of 19
1.	Country Store, Atwood-Higgins Historic District
6.	Facade (east elevation), facing west.
7.	13 of 19
1.	Atwood-Higgins House Privy (non-contributing), Atwood-Higgins Historic District
6.	Facade (south elevation) and east side, facing northwest.
7.	14 of 19
1.	Northwest Privy (non-contributing), Atwood-Higgins Historic District
6.	Facade (south elevation) and east side, facing northwest.
7.	15 of 19
1.	Atwood-Higgins House, Atwood-Higgins Historic District
6.	Interior view of East Front Room, view looking northwest.
7.	16 of 19

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES CONTINUATION SHEET

Atwood-Higgins Historic District

Wellfleet

Barnstable, MA

Name of Property

City/Town

County and State

Section Number Photographs Page 3

1. Atwood-Higgins House, Atwood-Higgins Historic District
6. Interior view of nineteenth century kitchen (west rear room), view looking southeast.
7. 18 of 19

1. Atwood-Higgins House, Atwood-Higgins Historic District
6. Interior view of West Front Room, view looking southeast.
7. 17 of 19

1. Country Store, Atwood-Higgins Historic District
6. Interior view of main storeroom, view looking south.
7. 19 of 19



Numcbldg (SUBTOTAL)	Numcsite (SUBTOTAL)	Numcstrc (SUBTOTAL)	Numcobj (SUBTOTAL)
6,263	53	78	38

Wellfleet, Atwood Higgins House Historic District
MHC NR staff comments

Photos: It would be helpful to key them to the text by putting the photo number in parenthesis when a resource is described. Also, the three-tiered numbering system on the photo list is confusing. In photo 5, what is the arched element in the landscape? A few additional photos of the interior would be helpful, especially some showing features mentioned in the text. MHC's practice is to label photos more specifically.

The resource count does not seem to follow standard NR documentation practices. (See specific comments below.)

Cover Sheets

Section 5: Thirteen contributing and no noncontributing resources are listed on the cover sheets. Also noted is 1 previously listed resource, which would be the Atwood Higgins House. Given the narrative on page 7/2, the house also appears to be included in the new count of 13, but it should not be.

Section 7: "Vernacular" is not a choice given for architectural style in the NR bulletin. How about COLONIAL: Georgian or just COLONIAL with no subcategory? And *Colonial Revival* for the 20th century revival subcategory.

Section 7

Page 7/1, first paragraph: "district includes two contributing sites and eleven contributing buildings, as well as several man-made features.... There are no non-contributing properties...." This is confusing and may be incorrect. The data sheet on page 7/15 lists a number of contributing buildings, 2 sites, and 10 features. For NR purposes, each resource needs to be categorized as a building, site, structure or object, and then depending on the date of the resource, either as contributing or noncontributing. If it is outside the period of significance, it's noncontributing. Also, why list two sites—the house site and the A-H property—instead of making the entire property one site?

7/2, first paragraph: Resources—same issue as above. Why wouldn't the entire property be a site? On the site plan the archaeological site excludes the house privy. Same issue again on page 7/7. Why is that?

7/4, first paragraph, line 8: "A side-gable roof comprises more than half of the house façade." Needs to be rephrased for clarity. Sounds like the roof is only on half of the house....

7/12, regarding the house privy: If it was reconstructed in 2007, it might be noncontributing. More discussion of what was done is needed to determine if it now qualifies as a re-creation. As written, it appears to be new. Also clarify that it is on its historic site. Was the site disturbed? This comes up again on pages 8/16-17.

(Wellfleet, Atwood-Higgins comments, page 2)

7/12-13, collections: These are not usually described in section 7 of an NR nomination, and in this case most of the collections are off site. They are discussed again on page 8/21, which is appropriate given that they are part of the history of the property, but they aren't contributing resources. Perhaps they could be deleted here.

7/14, last paragraph: Should be incorporated into the summary statement of significance at the beginning of section 8.

Section 8

8/6, paragraph 2: The number of properties listed through the First Period Thematic is closer to 120, not 200.

8/10-11—text skips over the Railroad era. You might want to consider adding a sentence or two on when the Wellfleet depot was built and if seasonal activity began then or not.

8/14, 3rd paragraph: mention that SPNEA is now Historic New England.

8/18, 4th paragraph: Sounds like the summer house was completely reconstructed in 1960. It still falls into the period of significance as contributing.

8/31, criteria justification: This seems to be the same as a summary statement of significance. The points are usually made in the opening paragraphs of section 8 and then developed in the subsequent narrative.

Section 10

Need to include the current Wellfleet assessors map with the boundaries marked in pencil and reference the assessor's map in the boundary description.

Atwood Higgins Historic District National Register Nomination Revisions – Response to Comments

Section	Comment	Response
Photos	Key text to photographs by providing view numbers in parentheses	Section 7 has been revised to include photo references
	Three-tiered numbering system in photo list is confusing	No change, list format is consistent with the NR photograph labeling guidance.
	“in photo 5, what is the arched element in the landscape?”	Clarified in photograph caption that the arched element is an arbor
	“A few additional photos of the interior would be helpful”	Three photos added, two for Atwood Higgins House interior and one for Country Store interior.
Cover Sheets	Section 5, counting discrepancy	Eliminated double counting of house. Count is now 10 buildings, 2 sites, and one previously listed resource.
	Section 7, vernacular not a style	Styles changed to “COLONIAL:Georgian” for Higgins House and LATE 19 th AND EARLY 20 th CENTURY REVIVALS:Colonial Revival for outbuildings
Section 7	Two related comments regarding counting and the use of associated features that are not included in the counting and site names	Renamed the landscape, “Atwood-Higgins Grounds” and the archaeological site “Atwood-Higgins Archaeological Site”. Clarified in the text that the associated features are elements of the landscape that are not included in the count. Added the standard convention of identifying the associated features by adding those words in parentheses and formatting the text to bold, underlined type face at first mention of feature in Section 7.
	7/4, line 8 “side gable roof”	Correction made
	7/12 Privy	Reinforced that the privy was a careful reconstruction that is true to its original design and materials. The question of whether the district needs to meet Criterion Consideration E for reconstructed properties is addressed in Footnote 7 in Section 8.
	7/12-7/13 Collections	Left as is in agreement with NPS staff.
	7/14 Integrity paragraph	Moved to Section 8 summary of significance.
Section 8	8/6 First Period Thematic number discrepancy	Number changed from 200 to about 120

	8/10-8/11 – Omission of Railroad Era	RR era mentioned more prominently and the context contained on pages 8/12-8/14 rearranged and revised for consistency and readability purposes
	8/14 SPNEA is now Historic New England	Change made
	8/18 Summer hose completely reconstructed in 1960	No change, information is correct as is
	8/31 Criteria Justification	Information was moved to the summary at the beginning of Section 8 with some editing to avoid duplication.
Section 10	Assessor map	Assessor Map included and referenced in Section 10. The information is of marginal value, since the property is publicly owned and does not carry legal lot lines or parcel identification.
Additional Note		The district map was enlarged from an 8.5x11 continuation sheet to a standalone 11x17 map at the end of the document. Some minor changes to the key and resource labeling was done.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Atwood-Higgins Historic District

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Barnstable

DATE RECEIVED: 6/16/10 DATE OF PENDING LIST: 7/15/10
DATE OF 16TH DAY: 7/30/10 DATE OF 45TH DAY: 7/31/10
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000508

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: Y NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 7/28/2010 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA Accept A, C & D

REVIEWER Patrick Andrus DISCIPLINE Historian

TELEPHONE _____ DATE 7/28/2010

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 NPS.



Atwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts
Photo No. 1



Atwood-Higgins Historic District
Wenfleet, Barnstable County, Massachusetts
Photo No. 2



Atwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts
Photo No. 3



Atwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts
Photo No. 4



Atwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts
Photo No. 5



Atwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts
Photo No. 6



Atwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts
Photo No. 7



Atwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts
photo No. 8



Atwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts
Photo No. 9



Atwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts
Photo No. 10



Atwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts
Photo No. 11



W-257

Atwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts
Photo No. 12



Atwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts
Photo No. 13



Fitwood-Higgins Historic District
Wellfleet, Barnstable County, Massachusetts

Photo No. 15



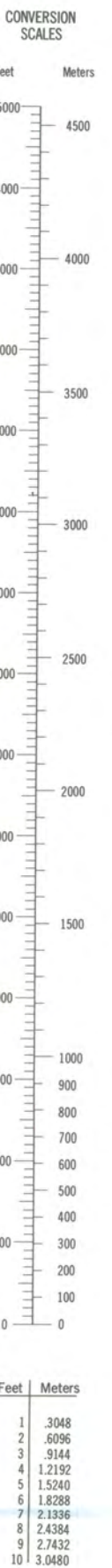


Atwood-Higgins Historic District
Wellfleet, Barnstable County, MA

Photo #18



Atwood-Higgins Historic District
Wellfleet, Barnstable County, MA
Photo #19



UTM REFERENCES:

A	19. 412229. 4645125
B	19. 412328. 4644939
C	19. 412295. 4644901
D	19. 412259. 4644934
E	19. 412248. 4644844
F	19. 412144. 4644901
G	19. 412111. 4645015
H	19. 412099. 4645117

UTM GRID AND 1972 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET



MASS.

QUADRANGLE LOCATION

WELLFLEET, MASS.
N4152.5—W6957.5/7.5
1972
AMS 6967 I NE—SERIES V814





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, reading "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



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE
Northeast Region
United States Custom House
200 Chestnut Street
Philadelphia, PA 19106

H32 (NER-HPPC)

APR 28 2010

Memorandum

To: Federal Preservation Officer, WASO

From: Regional Director, Northeast Region *Daniel R. Tinsley*

Subject: National Register Documentation for the Atwood-Higgins Historic District

We are forwarding, for your approval, the National Register of Historic Places documentation form for Atwood-Higgins 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 Wellfleet were also notified and invited to comment. No comments were received.

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@ps.gov, 617-223-5018.

Attachments

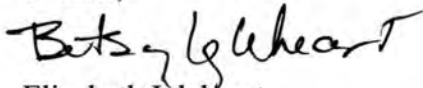
May 7, 2010

Bob,

Per instructions from Alexis Abernathy, please pass the National Register Atwood-Higgins Historic District package on to her and do not date stamp.

On another subject, I look forward to hearing more about the National Register Initiative Project.

Thanks,

A handwritten signature in black ink, appearing to read "Betsy Igleheart". The signature is written in a cursive, flowing style.

Elizabeth Igleheart

National Register Coordinator Northeast Region



United States Department of the Interior

NATIONAL PARK SERVICE

1849 C Street, N.W.
Washington, D.C. 20240

IN REPLY REFER TO:



Memorandum

To: Interim Keeper of the National Register of Historic Places

From: Chief Historian, National Park Service, Designated to act for the Federal Preservation Officer

Subject: Nomination to the National Register of Historic Places

Enclosed is the nomination of the Atwood-Higgins Historic District, Barnstable County, Massachusetts, submitted for listing in the National Register of Historic Places. The Northeast Region of the National Park Service prepared the National Register registration form.