National Park Service
Cultural Landscapes Inventory

2008

Revised: 4/2025



Truro Highlands Historic District

Cape Cod National Seashore

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Introduction

The Cultural Landscape Inventory (CLI)

The Cultural Landscape Inventory (CLI) is a comprehensive inventory of all cultural landscapes in the National Park System. Landscapes that are listed, or eligible for listing, on the National Register of Historic Places, or are otherwise managed as cultural resources and in which the National Park Service has, or plans to acquire, legal interest are included in the inventory. The CLI identifies and documents each landscape's location, size, physical development, landscape characteristics, character-defining features, and condition. Cultural landscapes have approved CLIs when concurrence with the findings is obtained from the park superintendent and all required data fields are entered into the Cultural Resources Information System (CRIS-CL) database. In addition, for landscapes not currently listed on the National Register and/or without adequate documentation, concurrence is required from the State Historic Preservation Officer, Tribal Historic Preservation Officer, or the Keeper of the National Register.

Scope of the CLI

The information contained within the CLI is compiled from primary and secondary sources and through on-site surveys of the landscape. The level of investigation is dependent upon scoping the need for information. The baseline information collected provides a comprehensive look at the historical development and significance of the landscape. Documentation and analysis of the existing landscape identifies character-defining characteristics and features and allows for an evaluation of the landscape's integrity and an assessment of the landscape's condition. The CLI also includes historic maps, drawings, and images; photographs of existing conditions; and a site plan that indicates major features. The CLI documents the existing condition of park landscape resources and identifies impacts, threats, and measures to stabilize condition. This information can be used to develop strategies for improved stewardship. Unlike a Cultural Landscape Report (CLR), the CLI does not provide management recommendations or treatment guidelines for the cultural landscape, but it may identify stabilization measures.

The Cultural Resources Information System (CRIS)

CRIS is the National Park Service's database of cultural resources on its lands, consisting of archeological sites, historic structures, ethnographic resources, and cultural landscapes. Cultural Resources Inventory System (CRIS) replaces three legacy inventory systems: ASMIS (archeology), CLI (cultural landscapes), and LCS (historic structures); and it reinstates the former ERI (ethnographic resources). This Cultural Landscape Inventory document reflects the information in a corresponding CRIS Cultural Landscape record.

Statutory and Regulatory Foundation

The legislative, regulatory, and policy directives for conducting and maintaining the CLI within CRIS are:

- National Historic Preservation Act (NHPA) of 1966 (16 USC 470h-2(a)(1)) Sec. 110
- Executive Order 13287: Preserve America, 2003. Sec. 3 (a and c)
- Secretary of the Interior's Standards and Guidelines for Federal Agency Historic Preservation Programs
- Pursuant to the National Historic Preservation Act, 1998. Std. 2
- Cultural Resource Management Guideline, 1997, Release No. 5, page 22; issued pursuant to Director's Order #28 (DO-28)

The NHPA requires the identification, evaluation, and nomination of historic properties to the National Register of Historic Places and the maintenance and expansion of an inventory of cultural resources. DO-28 requires a cyclic assessment of the current condition of cultural landscapes based on an assessment interval, with a default of six years.

Use

Beyond fulfilling legal and policy requirements, park staff can use the Cultural Landscape Inventory in the following ways:

- To learn about park cultural landscapes (all staff)
- To inform management decisions (park managers)
- To inform project planning and development (park managers, facility managers, project managers, compliance specialists)
- To monitor the condition of the cultural landscape and take measures to protect its significance and integrity (cultural resource managers, facility managers)
- To recognize the stabilization and treatment needs of landscape features and plan work within cultural landscapes to address the needs (facility managers, cultural resource managers)
- To understand the cultural value of natural systems in a cultural landscape (natural resource managers)
- To create programming and educational materials based on site history (interpretation and education specialists)
- To recognize impacts within cultural landscapes and enforce protection measures (visitor and resources protection staff)

General Information

Property Level and CLI Numbers

Inventory Unit Name: Truro Highlands Historic District

Resource Classification: Cultural Landscape

CLI Identification Number: 650110

Parent Landscape: 650110

Inventory Status: Complete

Park Information

Park Name: Cape Cod National Seashore

Alpha Code: CACO

Park Organization Code: 1730

Park District: CACO

Region: Northeast

Restricted: Yes

Landscape Description:

Located in southeastern Massachusetts within Barnstable County, at the northern portion of Cape Cod known as the Outer or Lower Cape, the Truro Highlands Historic District occupies an elevated and open area fronting the Atlantic Ocean. The 85.9-acre historic district is part of North Truro, a village within the town of Truro, which is a community of approximately 2,180 year-round residents. The district is located within Cape Cod National Seashore and includes the following features: Highland Light Station, Highland House, Highland Golf Links, Beacon Cottage, Rock Cottage, Haven Cottage, Adams Cottage, and several other features.

HISTORICAL OVERVIEW

The Truro Highlands Historic District contains elements of a formerly extensive family-owned summer resort complex that originated in the late 1800s, during the first period of tourism on Cape Cod and before the coming of the railroad and reached its fullest development in 1920. Developed largely through the vision and direction of Isaac Morton Small, the Highlands resort was largely self-contained, providing food, lodging, and recreation to its guests. The resort complex encompassed many buildings and facilities, including an early links golf course, known as the Highland Golf Links. In 1947, Harold Conklin purchased the property, ending its lengthy association with the Small family. While the Highlands remained as a resort under Conklin ownership, changes to the area occurred including the subdivision of land, relocation of buildings, and the expansion of the golf course to the north side of Highland Road in 1955.

In 1964, the National Park Service acquired the property as part of the Cape Cod National Seashore, ending its operation as a resort. In ensuing years, some cottages and facilities were demolished or removed. The buildings that remain included the Highland House, Beacon Cottage, Rock Cottage, Haven Cottage, and Adams Cottage. Currently, the Highland House is utilized as a repository and museum, the Beacon Cottage serves as park housing, and the Rock and Haven Cottages are privately owned. The Adams Cottage is used as the Highland Golf Links clubhouse.

Due to cliff erosion, the Highland Light Station was relocated into the Truro Highlands Historic District in 1996. As a result of its relocation, modifications to the landscape included a change in the circulation system and construction of an additional parking lot.

SIGNIFICANCE SUMMARY

The Truro Highlands Historic District is significant under Criterion A within the context of tourism and recreation as an early resort and golf course on the Lower Cape. It also derives significance under Criterion C in the areas of architecture and landscape architecture for its simple vernacular resort structures and links-style golf course. The Truro Highlands Historic District period of significance begins with the construction of the Highland Golf Links in 1898 and ends in 1958. Although the property remained as a resort until its acquisition by the National Park Service in 1964, it does not possess "exceptional importance," and therefore does not meet Criteria Consideration G.

The Highland Light Station was relocated into the historic district in 1996. While not historically within the boundaries of the Truro Highlands Historic District, the Highland Light Station is considered a contributing resource within the district because it meets National Register Criteria. It derives significance under Criterion A for its association to maritime history and Criterion C for its advances in technology and engineering. In addition, the Highland Light Station is recognized under Criteria Consideration B as a property removed from its original location, but still significant for its advances in technology and association to maritime history. It has a separate period of significance, which begins with its construction in 1857 and extends to 1940, the end date for the period of significance established by the "Lighthouses of Massachusetts" Thematic Group Nomination.

ANALYSIS AND EVALUATION STATEMENT

Cliff erosion has fundamentally changed the landscape within the Truro Highlands Historic District. It has decreased the total land area, causing the loss of roads, buildings, and golf holes. In response to erosion, the Highland Light Station was relocated into the district in 1996. While these changes have affected the overall area, the open and windswept character of the Truro Highlands Historic District remains preserved and the landscape patterns are present to help visitors understand the physical development of the district as a resort and links-style golf course, as well as its connection to its maritime past.

The primary landscape characteristics associated with the Truro Highlands Historic District are natural systems, topography, spatial organization, land use, circulation, vegetation, buildings and structures, views and vistas, small-scale features, and archeological sites. Extant historic landscape features that date to the period of significance include the Highland Light Station, Highland House, Beacon, Haven, and Adams Cottages, Highland Golf Links, Highland Road, and pedestrian and golf cart paths. Other features include Highland Road vegetation (blueberry, huckleberry, bearberry, sheeplaurel, and shadbush), pitch pine, oak and scrub oak barrens around the perimeter of the Highland Golf Links, tees and greens, fairways, rough areas, heathland, wood utility poles, and views from Highland Road and Highland Golf Links.

There are several twentieth-century features within the district that are not historic including a maintenance building, trees and shrubs found within the links course, split-rail fencing, "Portland" memorial marker, Highland Light Station relocation marker, and an anchor.

The Truro Highlands Historic District retains sufficient integrity to convey its significance despite the relocation of the Highland Light Station and demolition of several historic structures. Minor changes that diminish the integrity of the district include the construction of a maintenance building, paving of parking lots, and the planting and self-seeding of non-native trees and shrubs.

CONDITION ASSESSMENT

As a result of erosion, invasive plant species, and fertilization and planting practices, the Truro Highlands Historic District is considered to be in fair condition. If left to continue without the appropriate corrective action within three to five years, the cumulative effect of the deterioration of many of the landscape characteristics will cause the inventory unit to degrade to a poor condition.

Recommendations to improve the condition of the landscape include reducing non-historic paths on the Highland Golf Links and minimize the use of fertilizers on fairways, greens, and tees. Other recommendations include the removal of non-native and invasive vegetation, and minimize the planting of trees and shrubs between fairways. As of August 2007, Cape Cod National Seashore and the Highland Golf Links have made substantial progress in addressing current issues.

Landscape Hierarchy Description:

The Truro Highlands Historic District is one of eighteen cultural landscapes within Cape Cod National Seashore. The additional landscapes include Atwood Higgins, Doane Homestead, Dune Shacks of the Peaked Hill Bars, Fort Hill, Fresh Brook Village, Great Island, Hollows, Long Point, Nauset Light Area, North Beach, North Truro Air Force Station, Pamet Cranberry Bog, Penniman House, Race Point, Salt Pond Visitor Center, Small Pox Cemetery, and Wellfleet Ponds.

Landscape Type:

Historic Designed Landscape

Historic Vernacular Landscape

Other Names:

Other Name:	Truro Highlands Historic Dist.	**Other Name Type:**	Both Current And Historic
Other Name:	Clay Pounds	**Other Name Type:**	Historic
Other Name:	Highland Lodge	**Other Name Type:**	Historic
Other Name:	Small Farm	**Other Name Type:**	Historic
Other Name:	Tashmuit	**Other Name Type:**	Historic

Site Plan



Site plan for Truro Highlands Historic District (Olmsted Center for Landscape Preservation, hereafter OCLP, 2006).

Concurrence Information

Concurrence Status:

Park Superintendent Concurrence: Yes

Park Superintendent Date of Concurrence: 04/03/2008

Completion Status Explanatory Narrative:

A working list of cultural landscapes was tentatively agreed on by CACO park staff and OCLP CLI team at a site meeting on August 16, 2000. The working list yet needs to be reviewed further and submitted to the Superintendent for approval. The resources at Highlands (including the golf course, light house, and the hotel) were identified as one landscape.

Work for this project was completed by Michael Commisso in 2008, and was based on a “Condition Report and Treatment Plan for Truro Highlands Historic District” completed in 2007 by Michael Commisso, Jan Haenraets, and Margie Coffin Brown at the Olmsted Center for landscape Preservation.

Concurrence Graphic Information:

Attachment File Path

The CLI fully evaluates the cultural landscape, particularly the associated landscape characteristics and features, and finds that the overall the Truro Highlands Historic District landscape retains integrity to the areas of entertainment/recreation, architecture, and landscape architecture. The landscape characteristics and features that date to the period of significance should be preserved since they contribute to the historic character of the property. As noted previously, three of the property's features compiled on the attached lists have already been listed on the National Register, but areas of significance and the end date of the period of significance have been extended. There are thirty additional features related to natural systems and features, spatial organization, land use, circulation, buildings and structures, vegetation, views, small-scale features, and archeology that also contribute to the significance and historic character of the Truro Highlands Historic District.

We call your particular attention to the Landscape Description, National Register Information, Statement of Significance, and Analysis and Evaluation Summary in the enclosed CLI.

Based on the CLI, we seek your concurrence on the following:

- The cultural landscape retains integrity to the period of significance.
- The property retains landscape features that contribute to the sites' historic character (see attached lists).

If you concur with our categorization of the landscape resources and features within the Truro Highlands Historic District at Cape Cod NS, as contributing, non-contributing, and undetermined, enumerated on the attached list, we ask that you please sign on the space provided and return this letter to Jeff Killion, CLI Coordinator (Address: National Park Service, Olmsted Center for Landscape Preservation, 15 State Street, 6th Floor, Boston, MA 02109) **within thirty days**. Thank you for your attention to these reports. Should you have any questions, please feel free to contact Mr. Killion at 617-223-5053.

Sincerely,

Dennis R. Reidenbach
Regional Director
Northeast Region

Enclosure

cc:
Superintendent, Cape Cod National Seashore

NPS Cultural Landscapes Inventory – Truro Highlands Historic District
Cape Cod National Seashore
List of Contributing, Non-Contributing, and Undetermined Landscape Characteristics and Associated Features
April 2008

Contributing Landscape Characteristics & Associated Features

The following landscape characteristics and associated features contribute to the property's historic character, though not all are considered countable resources according to the National Register of Historic Places. Those marked with an * have been documented on the National Register. Those marked with a # have been determined eligible by the Keeper/State Historic Preservation Office. Those marked with a + have been identified as contributing through the NPS List of Classified Structures program.

Natural Systems and Topography
- Terrain of Highland Golf Links

Spatial Organization
- # Highland Golf Links

Land Use
- Tourism
- Recreation

Circulation
- Highland Road
- Pedestrian/golf cart paths

Buildings and Structures
- *+ Highland House (LCS #007499)
- Rock Cottage
- + Slade House (Beacon Cottage) (LCS #040461)
- Haven Cottage
- + Adams Cottage/Highland Clubhouse (LCS #040460)
- *+ Highland Light Station (LCS #040462)
- *+ Keeper's Quarters (LCS #040463)

(Note: the Rock Cottage and Haven Cottage are privately owned)

Vegetation
- Highland Road Vegetation: Blueberry, huckleberry, bearberry, sheeplaurel and shadbush
- Pitch pine, oak and scrub oak barrens around perimeter of Highland Golf Links
- Tees and Greens
- Fairways
- Rough Areas
- Heathland

On page 50, second paragraph: the use of the phrase "off site features" is confusing; Highland Light and Highland House are within the Truro Highlands Historic District, while Jenny Lind Tower and the air force station lie outside the district.

On page 52, Highland Light Station Site is included on the list of contributing sites, and yet it appears from the map that its original location was outside the boundary of the Truro Highlands Historic District. A better site map would be helpful here, as would a fulsome verbal boundary description. Unless the original site of Highland Light is within the district boundaries, it should not be included as a contributing site.

The CLI includes little information to support the integrity of the sites of various resources no longer extant (e.g., the bowling alley site, the Coloraine Cottage site, etc.) and thus to include them as contributing. While we will agree for the purposes of this CLI that they are contributing, we would suggest that the National Register nomination, when it is prepared, address this question more directly.

Finally, a few minor copy-editing notes:
Page 46, second full paragraph: 1956-1957 should be 1856-1857.

Page 50, last paragraph: It would be more accurate to refer to Samuel Chamberlain as a photographer, rather than as a *Cape photographer* because he photographed all over New England and perhaps elsewhere.

These comments are provided in accordance with Section 110 of the National Historic Preservation Act of 1966 (as amended). Thank you for giving MHC the opportunity to comment on this report. Should you have any questions regarding these comments, please feel free to contact Betsy Friedberg, National Register Director, MHC.

Sincerely,

Brona Simon

Brona Simon
Executive Director
State Historic Preservation Officer
Massachusetts Historical Commission

Cc: Dennis Reidenbach, Regional Director, Northeast Region
George Price, Superintendent, Cape Cod National Seashore

United States Department of the Interior

NATIONAL PARK SERVICE
Northeast Region
U.S. Custom House
200 Chestnut Street
Philadelphia, PA 19106-2878

IN REPLY REFER TO:
H30(NER-RS&S OCLP)

APR 2 9 2008

Ms. Brona Simon
State Historic Preservation Officer
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125-3314

Dear Ms. Simon:

Enclosed you will find a copy of the Cultural Landscapes Inventory (CLI) for the Truro Highlands Historic District landscape located within Cape Cod National Seashore. The CLI includes three previously evaluated resources. We seek your concurrence on the contributing status of other resources and features identified in this CLI previously unevaluated for listing in the National Register of Historic Places. The report has been prepared by a team of historical landscape architects with the National Park Service (NPS) Olmsted Center for Landscape Preservation. The CLI program and the enclosed report continue the NPS efforts to update our cultural resource inventories.

Through the CLI program, the NPS is currently in the midst of a nationwide effort to inventory its cultural landscapes. The CLI is conducted in accordance with Section 110 of the National Historic Preservation Act of 1966 (as amended). It is an inventory of baseline information for all historically significant cultural landscapes within the National Park System, and it examines multiple landscape features that contribute to the significance of historic properties. The CLI process includes gathering information from existing secondary sources and conducting on-site reconnaissance of the existing landscape. The information collected provides a comprehensive look at the historical development and significance of the landscape, placing it in context of the property's overall significance. For landscapes found potentially eligible for the National Register of Historic Places, the evaluation describes their character-defining features and assesses the landscape's overall historical integrity. It also raises questions about the landscape that need further study.

It is important to note that the CLI reports are not intended as comprehensive inventory reports for any one property, although for some properties they provide fuller documentation than for others. For example, the reports do not include a full architectural description of structures, but

document structures as elements of the overall landscape, and similarly documents other characteristics such as vegetation, spatial organization, and views and vistas. The CLI is one component of the NPS inventory effort that also includes cultural resource inventories for historic structures, archeological sites, ethnographic resources, and museum objects. For example, the NPS List of Classified Structures inventory includes structural features of cultural landscapes, but the CLI takes a more encompassing approach to the properties, inventorying all above-ground features in each park in which the NPS has a legal or mandated interest.

The Truro Highlands Historic District includes the Highland House, Highland Golf Links, four cottages, and numerous associated features. In 1996, the Highland Light Station was moved into the district. The Highland House was individually listed in the National Register of Historic Places on June 5, 1975. The Keeper of the National Register of Historic Places determined the Highland Golf Links eligible for listing in the National Register on August 2, 1977. This determination also included the Adams Cottage/Highland Clubhouse and Slade House (Beacon Cottage). On January 13, 1994, your office concurred that the Truro Highlands Historic District was eligible for listing on the National Register, but it has not yet been listed.

The Highland Light Station was documented as part of the "Lighthouses of Massachusetts" Thematic Nomination listed in the National Register on June 15, 1987. The structure was moved approximately 450 feet inland in 1996 and is now located within the Truro Highlands Historic District. The Highland Light Station, although not historically within the boundaries of the district, is considered a contributing resource within the district. It independently meets National Register Criteria.

Areas of significance identified in this CLI include tourism on the Lower Cape, architecture, landscape architecture, and prehistoric and historic archeology. The CLI proposes that the period of significance begin with the construction of the Highland Golf Links in 1898 and end in 1958. While the property remained as a resort until its acquisition by the National Park Service in 1964, it does not possess "exceptional importance," and therefore does not meet Criteria Consideration G. The findings of this CLI are consistent with the National Register documentation for the Truro Highlands Historic District currently underway and scheduled for completion in 2008.

The Truro Highlands Historic District is significant under Criterion A within the context of tourism and recreation as an early resort and golf course on the Lower Cape. It also derives significance under Criterion C in the areas of architecture and landscape architecture for its simple vernacular resort structures and links-style golf course. The Highland Light Station derives significance under Criterion A for its association to maritime history and Criterion C for its advances in technology and engineering. In addition, the Highland Light Station is recognized under Criteria Consideration B as a property removed from its original location, but still significant for its advances in technology and association to maritime history. It has a separate period of significance, which begins with its construction in 1857 and extends to 1940, the end date for the period of significance established by the "Lighthouses of Massachusetts" Thematic Group Nomination.

I concur with above-stated categorizations of the Truro Highlands Historic District landscape resources and features at Cape Cod National Seashore, as contributing, non-contributing, and undetermined.

_____ _____

Massachusetts State Historic Preservation Officer Date

Views and Vistas
- Views from Highland Road to the Highland Golf Links and Highland Light Station
- Views from Highland Golf Links to the Atlantic Ocean, Highland Light Station, Jenny Lind Tower, Highland House, and Truro Air Force Station

Small-scale Features
- Wood utility poles

Archeological Sites
- James Small House Site
- Highland House Extension Site
- Coloraine Cottage Site
- Millstone Cottage Site
- Mayflower Cottage Site
- Bowling Alley Site
- Golf House Site
- Miniature Golf Course Site
- Water Tower Site
- Pilgrim Cottage Site
- Cliff House Site
- Aldrich Cottage Site
- Vegetable Garden Site
- Highland Light Station Site (#CACO00034) (#CACO35)

Non-Contributing Landscape Characteristics & Associated Features

Building and Structures
- Maintenance building

Vegetation
- Wisteria vine at site of Millstone Cottage
- Trees and shrubs within links course

Small-scale Features
- Split-rail fencing
- "Portland" memorial marker
- Highland Light Station relocation marker
- Anchor

Undetermined Landscape Characteristics & Associated Features

Circulation
- Cottage concrete paths and steps



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

September 23, 2008

Jeff Killion
CLI Coordinator
National Park Service
Olmsted Center for Landscape Preservation
15 State Street
6th Floor
Boston, MA 02109

RE: Truro Highlands Cultural Landscape Inventory

Dear Mr. Killion:

I am writing in response to the recent letter of Dennis Reidenbach seeking Massachusetts Historical Commission concurrence with the contributing status of resources identified in the Cultural Landscapes Inventory for the Truro Highlands Historic District. MHC staff has reviewed the CLI report and we have the following comments:

We concur that the cultural landscape retains integrity to the period of significance for the Truro Highlands, (we would note that the report actually defines two periods, one from 1898 to 1958 for the district, and the second from 1847-1940 for the relocated Highland Light, moved into the district in 1996). We also concur that the property retains landscape features that contribute to the sites' historic character.

We do have several comments on the report and on the contributing/noncontributing categorization of certain resources, which we will enumerate below. These comments have bearing largely on the pending National Register nomination for the Truro Highlands district.

A map on which are keyed all features, contributing, noncontributing, and not determined, would have been very helpful. The National Register nomination for the Truro Highlands district, when submitted, should be accompanied by such a map.

The nomination, when completed, should also include a context for Highland Light as well as for Truro Highlands and the links golf course, and should discuss the lighthouse's continued integrity in its new location.

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.state.ma.us/sec/mhc

SHPO concurrence letter, September 23, 2008 (8 pages).

CULTURAL LANDSCAPES INVENTORY
CONCURRENCE FORM

Truro Highlands Historic District
Cape Cod National Seashore

Cape Cod National Seashore concurs with the findings of the Cultural Landscape Inventory (CLI) for the Truro Highlands Historic District including the following specific components:

MANAGEMENT CATEGORY: Should Be Preserved and Maintained

CONDITION ASSESSMENT: Fair

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The Cultural Landscape Inventory for the Truro Highlands Historic District is hereby approved and accepted.

for _____ April 3, 2008
Superintendent, Cape Cod National Seashore Date

Park concurrence form, April 3, 2008.

Cultural Landscapes Inventory
CLI Update Certification Form
2025

Cape Cod National Seashore
Atwood-Higgins Historic District, Dune Shacks of the Peaked Hill Bars,
Fort Hill Historic District, Truro Highlands Historic District

Cape Cod National Seashore concurs with the updates for the following CLIs, including:

CONDITION ASSESSMENT:
Fair – Atwood-Higgins Historic District
Good – Dune Shacks of the Peaked Hill Bars
Good – Fort Hill Historic District
Good – Truro Highlands Historic District

Good: indicates the inventory unit shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The inventory unit's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the inventory unit shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character defining elements, will cause the inventory unit to degrade to a poor condition.

Poor: indicates the inventory unit shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

The CLI Updates at Cape Cod National Seashore are hereby approved and accepted.

Superintendent, Cape Cod National Seashore — April 8, 2025 — Date

Park concurrence form, April 8, 2025.

Revision:

Revised By	Type of Revision	Revision Date	Revision Narrative
Jeff Killion	CLI Update	04/08/2025	Three levels of effort have been developed for CLI Updates: A, B, and C. Level C is limited to a condition reassessment of the landscape; Level B includes C and is a targeted update of select data fields; Level A includes C and is a comprehensive update of all data fields. This 2025 update to the Truro Highlands Historic District CLI has been conducted at a Level C effort. See Landscape Documents in CRIS-CL for correspondences with park.

Geographic Information

State and County:

State	County
Massachusetts	Barnstable County

Size (Acres): 85.9

Land Tract Number(s)

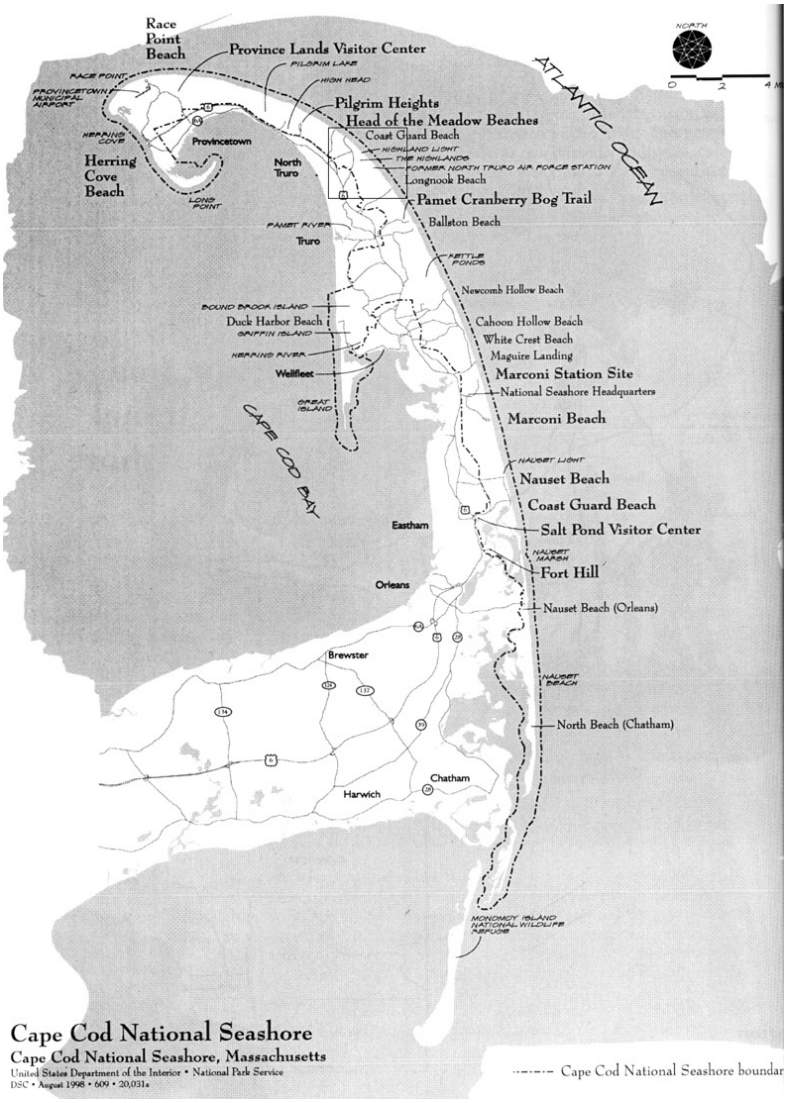
Boundary Description:

The 85.9-acre, Truro Highlands Historic District occupies a portion of the Highland Plain, known as the Highlands. The district is bounded by clay cliffs rising a hundred feet above the Atlantic Ocean on the east and private properties on the north and south. Highland Road and a campground define the western boundary.

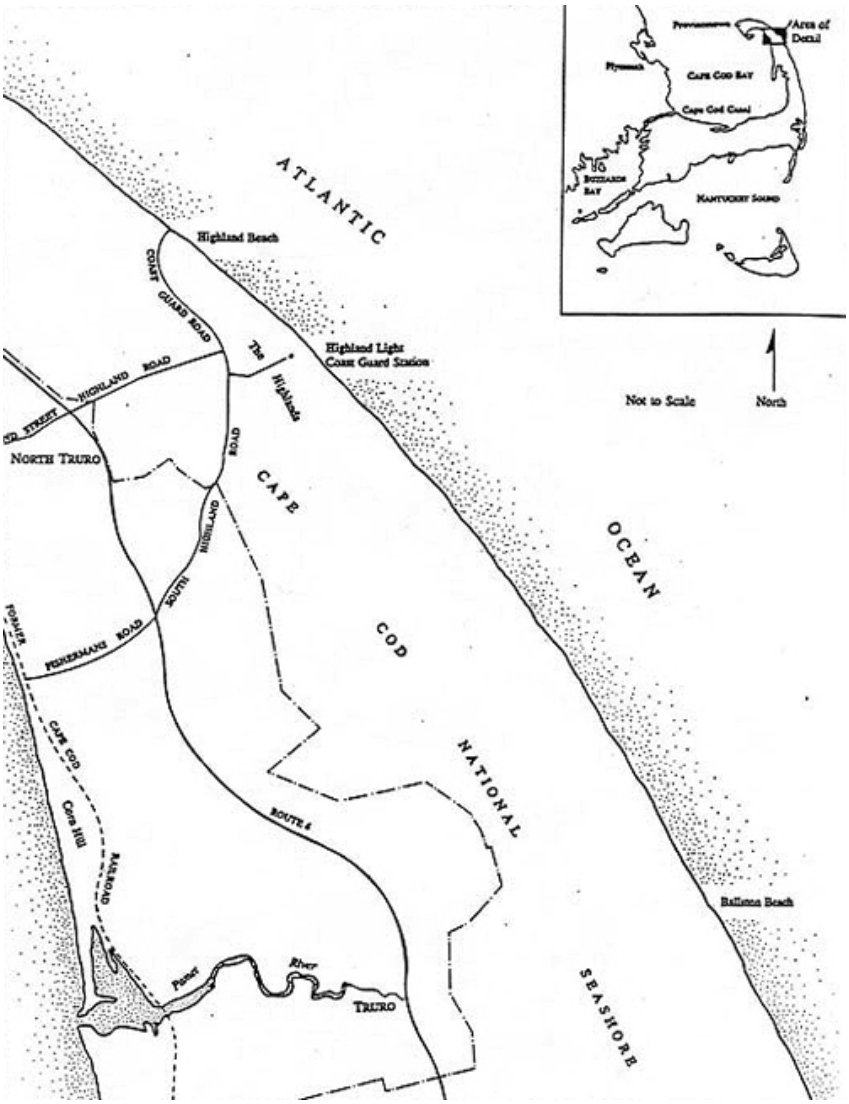
Boundary Coordinates

Source	Type of Point	Latitude	Longitude	Narrative
GPS-Differentially Corrected	Area	-78.2650145443014	39.04974369629	

Location Map:



Cape Cod National Seashore (Cape Cod National Seashore General Management Plan, 1998).



Vicinity Map, Truro Highlands (OCLP, 1993).

Regional Landscape Contexts:

Type of Context: Cultural

Description:

Located within Cape Cod National Seashore, the Truro Highlands Historic District is significant as an early resort and golf course on the Lower Cape. The Highland Light Station, which was relocated into the historic district in 1996, derives additional significance as a structure that represents the scenic qualities of the coast and reflects the state's maritime heritage.

Type of Context: Physiographic

Description:

The natural systems and landforms found within Cape Cod National Seashore were shaped almost entirely of material deposited by glaciers that retreated approximately 14,000 to 18,000 years ago. Comprising mostly of outwash plain deposits, the Truro Highlands Historic District is located in an area known as the Highland Plain. Outwash plains are comprised of sand and gravel deposited by meltwater streams that flowed across the plain in a braided pattern. However, evidence shows that a glacial lake once occupied the Highlands area. As a result, the soil is composed of silt and clay. Large amounts of clay in the soil make it excellent for agricultural use, but contribute in great measure to rapid, erratic, and occasionally catastrophic erosion.

Management Information

General Management Information

Management Category: Should be Preserved and Maintained

Management Category Date: 04/03/2008

Management Category Explanatory Narrative:

As identified in the 1998 General Management Plan, the Truro Highlands Historic District meets the criteria of the “Should be Preserved and Maintained” category: it meets National Register criteria and it is compatible with the park’s legislated significance.

Management Agreements:

Type of Agreement: Concession Contract/Permit

Management Agreement Expiration Date:

Management Agreement Explanatory Narrative:

Two concessioners currently operate within the Truro Highlands Historic District. The Highland Light and Museum, Inc. manage the Highland Light Station and Highland House. They in turn have an agreement with the Truro Historical Society, a local non-profit organization, to furnish the Highland House with artifacts and to provide staffing for the building. The second concessionaire is the town of Truro, which operates and maintains the Highland Golf Links.

Legal Interests:

Type of Interest: Fee Simple

Narrative:

Located in managed wilderness?: Unknown

Adjacent Lands Information

Do Adjacent Lands Contribute? Yes

Adjacent Lands Narrative:

Adjacent lands are lands beyond the cultural landscape boundary, either inside or outside the park boundaries, which contribute to the significance of the site. The land
boundaries of the Nauset Light Area adequately encompass the historic resources. The panoramic view of the ocean is a character-defining feature.

National Register Information

National Register of Historic Places

Documentation Status: SHPO Inadequately Documented

Documentation Narrative Description:

The Truro Highlands Historic District includes the Highland House, Highland Golf Links, four cottages, and numerous associated features. In 1996, the Highland Light Station was moved into the district. The Highland House was individually listed in the National Register of Historic Places on June 5, 1975. The Keeper determined the Highland Golf Links eligible for listing in the National Register on August 2, 1977. This determination also included the Adams Cottage/Highland Clubhouse and Slade House (Beacon Cottage). On January 13, 1994, the Massachusetts State Historic Preservation Office concurred that the Truro Highlands Historic District was eligible for listing on the National Register, but it has not yet been listed.

The Highland Light Station was documented as part of the "Lighthouses of Massachusetts" Thematic Nomination listed in the National Register on June 15, 1987. The structure was moved approximately 450 feet inland in 1996 and is now located within the Truro Highlands Historic District. The Highland Light Station, although not historically within the boundaries of the district, is considered a contributing resource within the district. It independently meets National Register Criteria.

Areas of significance identified in this CLI include tourism on the Lower Cape, architecture, landscape architecture, and prehistoric and historic archeology. The CLI proposes that the period of significance begin with the construction of the Highland Golf Links in 1898 and end in 1958. While the property remained as a resort until its acquisition by the National Park Service in 1964, it does not possess "exceptional importance," and therefore does not meet Criteria Consideration G. The findings of this CLI are consistent with the National Register documentation for the Truro Highlands Historic District currently underway and scheduled for completion in 2008.

Eligibility: Eligible -- SHPO Consensus Determination

Concurrence Eligibility Date: 09/23/2008

Concurrence Narrative:

On September 23, 2008, the Massachusetts Historical Commission concurred with the National Park Service's findings that the cultural landscape retains integrity to the two periods of significance, 1898-1958 and 1847-1940, and that the property retains landscape features that contribute to the site's historic character. Several recommendations relevant to future submittal of a National Register nomination were included in the letter: a site map specifically keyed with contributing, noncontributing, and undetermined features; additional context for the Highland Light and the golf course; additional discussion on the integrity of the new location of the lighthouse; and additional information regarding the integrity of archeological sites.

Significance Level: State

Contributing: Individual

Classification: District

Statement of Significance for National Register of Historic Places:

The Truro Highlands Historic District is significant under Criterion A within the context of tourism and recreation as an early resort and golf course on the Lower Cape. It also derives significance under

Criterion C within the areas of architecture and landscape architecture for its simple vernacular resort structures and links-style golf course. The Truro Highlands Historic District period of significance begins with the construction of the Highland Golf Links in 1898 and ends in 1958. Although the property remained as a resort until its acquisition by the National Park Service in 1964, it does not possess "exceptional importance," and therefore does not meet Criteria Consideration G.

The Highland Light Station was documented as part of the "Lighthouses of Massachusetts" Thematic Group Nomination in June 1987. It is recognized under Criterion A within the contexts of maritime history, transportation, and commerce for its association with the mid-nineteenth century development of aids-to-navigation under the U.S. Lighthouse Board and as an important landmark for navigation of commercial vessels involved in international and U.S. coastal trading. It derives additional significance under Criterion C for its advances in engineering and as a unique building type, and meets Criteria Consideration B as a property removed from its original location. The period of significance begins with its construction in 1857 and extends to 1940. A rationale for the period of significance is not specifically given in the "Lighthouses of Massachusetts" Thematic Group Nomination. This nomination is the primary documentation for the Highland Light Station as the history and significance differs from the Truro Highlands Historic District. In 1996, the Highland Light Station was moved into the Truro Highlands Historic District. It is considered a contributing resource to the historic district.

Truro Highlands Historic District:
The Truro Highlands Historic District contains elements of a formerly extensive family-owned summer resort complex that originated in the late 1800s, during the first period of tourism on Cape Cod and before the coming of the railroad. The resort reached its fullest development in 1920. As a largely self-contained entity, the historic district is closely associated with the Small family. During Small family ownership, many buildings and facilities were built for lodging and recreation including the Highland House, tourist cottages, skating rink, bowling alley, pool-room, baseball diamond, and nine-hole links-style golf course. Harold Conklin purchased the property in 1947, ending its lengthy association with the Small family. The property remained a resort under Conklin ownership for thirteen years, but incurred many changes including the subdivision of land, selling and relocation of buildings, and expansion of the Highland Golf Links to the north side of Highland Road in 1955. In 1964, the National Park Service acquired the property, ending its operation as a resort.

The buildings found within the Truro Highlands Historic District are significant as examples of the type of simple vernacular structures that were developed for the resort complex. The most prominent building is the Highland House, erected in 1907, which provided centralized dining facilities for the complex, as well as guest rooms. The Highland Golf Links, originally laid out in 1898, is the oldest extant feature in the district and one of the earliest golf courses on Cape Cod. Located on the Atlantic Ocean coastline, the Highland Golf Links possesses the character of a true links-style golf course. Generally, a links-style course is located adjacent to an ocean or other water body, is relatively flat or undulating and minimally unaltered. A link-style golf course generally lack trees and shrubs, and relies solely on native vegetation for the fairways and rough areas.

The Truro Highlands Historic District retains sufficient integrity, including location, design, setting, feeling, and association, to convey its significance as an early resort destination and links style golf course. Extant landscape features include the Highland Light Station, Highland House, Beacon, Haven, and Adams Cottages, Highland Golf Links, Highland Road, and pedestrian and golf cart paths. Other features include Highland Road vegetation (blueberry, huckleberry, bearberry, sheeplaurel, and shadbush), pitch pine, oak and scrub oak barrens around the perimeter of the Highland Golf Links, tees and greens, fairways, rough areas, heathland, wood utility poles, and views from Highland Road and Highland Golf Links.

Highland Light Station:
The Highland Station, also referred to as the Cape Cod Light, was originally constructed in 1797 as one of the earliest wooden lighthouses on Cape Cod. The lighthouse was later replaced by brick structure in 1831. The Highland Light Station served as an important landmark for navigation of commercial vessels involved in international and U.S. coastal trading. It was directly related to the development of Boston as one of the nation's dominant commercial centers.

By 1857, in an effort to improve the lighthouse system and introduce new methods of construction and

illumination, the Lighthouse Board replaced the lighthouse with the current sixty-six foot tall brick light tower, keeper's quarters, and generator shed. In addition to its elaborate ironwork, the Highland Light Station is representative of a unique building type that evolved in response to the harsh climate. The type is characterized by an enclosed walkway connecting the tower and vernacular Italianate style keeper's quarters.

With the threat of being lost to coastal erosion, the Highland Light Station was relocated 450 feet inland in 1996. Currently located within the Truro Highlands Historic District, the lighthouse continues to operate as a navigational aid and retains sufficient integrity to convey its significance as a structure associated with maritime history and advances in technology.

National Register Significance Criteria:

A - Associated with events significant to broad patterns of our history

C - Embodies distinctive construction, work of master, or high artistic values

National Register Criteria Consideration:

B -- A building or structure removed from its original location

National Register Periods of Significance (with Historic Context Themes):

Time Period: CE 1898 - CE 1958

Historic Context Theme	Subtheme	Facet	Other Facet
Creating Social Institutions and Movements	Recreation	Tourism	
Expressing Cultural Values	Architecture	Vernacular Architecture	
Expressing Cultural Values	Landscape Architecture	Protection Of Natural And Cultural Resources	

Time Period: CE 1857 - CE 1940

Historic Context Theme	Subtheme	Facet	Other Facet
Developing the American Economy	Shipping and Transportation by Water	Ships, Boats, Lighthouses, And Other Structures	
Expanding Science and Technology	Technology (Engineering and Invention)	Measurement, Observation, And Control (Surveying, Cartography, Etc.)	
Expressing Cultural Values	Architecture	Queen Anne-Eastlake (1880-1900)	

Area of Significance:

Area of Significance Category: Architecture

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Commerce

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Engineering

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Entertainment - Recreation

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Landscape Architecture

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Maritime History

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Social History

Area of Significance Subcategory:

Explanatory Narrative:

Area of Significance Category: Transportation

Area of Significance Subcategory:

Explanatory Narrative:

NRIS Information:

NRIS ID:	75000157
Primary Certification Date:	06/05/1975
Other Name:	Highland Lt. Station, 87001463
Primary Certification Date:	06/15/1987

State Register Documentation:

National Historic Landmarks:

National Historic Landmark? No

Theme:

Contributing:

NHL ID:

NHL URL:

Date:

Statement of Significance for National Historic Landmark:

World Heritage Site:

World Heritage Site? No

Category:

WHS ID:

WHS URL:

Date:

Is Resource within a designated National Natural Landscape: No

Chronology and Physical History

Chronology:

Year	Event	Major Event Narrative
CE 1620	Settled	English Separatists arrive on Cape Cod, finding an already established network of Native American trails.
CE 1709	Established	Reverend John Avery is the earliest known inhabitant of the Highlands (then known as Tashmuit).
CE 1700 - 1754	Settled	The exact date on which the Small family settles at the Highlands is not known. However, the name Small appears among the earliest proprietors of Truro. Isaac Small is born in 1754 at the Highlands.
CE 1779	Built	Isaac Small builds a house later known as “Tashmuit,” located on the west side of present South Highland Road.
CE 1785	Built	Isaac Small constructs a wind-powered gristmill on the site, near the current Highland House, for use in grinding the corn into meal.
CE 1797	Built	The United States Government purchase ten acres of Isaac Small’s land along the Atlantic Ocean and constructs the Highland Light Station.
CE 1816	Land Transfer	Isaac Small dies in 1816. His farm is divided between his oldest sons. Joshua Small receives the house and land on the west side of the South Highland Road and James Small receives land to the east of the road, which is the location of the Truro Highland Historic District.
CE 1835	Built	James Small builds a large farmhouse on the northeast corner of South Highland Road and Highland Road.
CE 1872	Purchased/Sold	Isaac Morton Small, son of James Small, purchases 17 acres of land along the cliffs just south of Highland Light Station.
CE 1873	Built	Extension of the railroad to Provincetown spurs the development of the Truro Highlands as a successful tourist resort.
CE 1874	Purchased/Sold	Upon the death of James Small in 1874, Isaac Morton Small takes over ownership of the farmhouse.
CE 1876	Built	Isaac M. Small adds a two-story wing to the farmhouse. At its completion, it is referred to as the Highland House, but later is changed to the Highland Lodge. A new building, completed in 1907, is given the name the Highland House.
CE 1880	Built	Isaac M. Small builds the Cliff House just north of the Highland Light Station property line.
CE 1894	Land Transfer	Isaac M. Small and his cousin Edward Small subdivide 17 acres of land into individual tracts, offering them for sale to individual owners. Very few lots are sold.
CE 1898	Built	Isaac Small constructs the Millstone Cottage on the site of his father’s gristmill.

Year	Event	Major Event Narrative
CE 1898	Built	Willard M. Small introduces several additions to the property, including a pool room, skating rink, the Highland Golf Links, a combined indoor bowling alley and poolroom, and an informal ball field located on the same site as the golf course.
CE 1902	Built	Isaac M. Small constructs the Rock and Beacon Cottages along the south side of Highland Road.
CE 1907	Built	Isaac M. Small builds the two-story Highland House.
CE 1913	Altered	J.H. McKinley of New York reconfigures Highland Golf Links.
CE 1915	Built	Haven Cottage is constructed between the Rock and Beacon Cottages.
CE 1916	Rehabilitated	Hayes Small salvages the deckhouse from a grounded barge and uses it as a cottage.
CE 1917	Built	Adams Cottage constructed north of Highland Road.
CE 1920	Moved	Isaac Small's wife, Lillian J. Small, moves a building she had inherited in North Truro to the north side of Highland Road. The five-room cottage is known as the Pilgrim.
CE 1920 - 1932	Purchased/Sold	Henry M. and May D. Aldrich purchase 25 lots from Isaac Small and build or acquire five cottages. They also acquire adjacent lots from others that Small had sold during the years.
CE 1927	Moved	Henry Aldrich relocates Jenny Lind Tower south of the Highland Golf Links.
CE 1928	Built	Mayflower Cottage constructed.
CE 1934	Land Transfer	Lillian M. Small takes over ownership of the Highland resort property following the death of Isaac M. Small in 1934.
CE 1935	Purchased/Sold	Hayes Small sells the Highland Farm (located along South Highland Road south and west of the golf course) to Summer Horton.
CE 1947	Purchased/Sold	Fred C. Small, husband of Lillian M. Small, sells the Highland property to Harold J. Conklin. Transaction comprises 88 acres, excluding Cliff House. Lillian M. Small dies in 1948.
CE 1950	Purchased/Sold	Harold Conklin sells the Highland Lodge to a couple from Provincetown. Conklin adds a restrictive clause that "the said premises shall not be used for any commercial of any kind, nature, or description."
CE 1952	Purchased/Sold	Fred M. Small sells Cliff House to William B. Spink.
CE 1955 - 1957	Demolished	Coleraine Cottage is demolished.
CE 1955	Altered	Conklin reconfigures the Highland Golf Links, expanding it to the north side of Highland Road. By the mid-1950s, most recreational, service and agricultural structures are gone.
CE 1955	Moved	Conklin moves the Pilgrim Cottage to the south side of Highland Road near the edge of the lighthouse lot. Cottage is used as a souvenir and concession stand.

Year	Event	Major Event Narrative
CE 1955	Purchased/Sold	Conklin family purchases the Sumner/Horton farmhouse (former Adams Cottage).
CE 1957	Moved	Harold Conklin's employees, Joe Colliano and Bill Hastings, purchase the Pilgrim Cottage and moved it back to the north side of Highland Road. It is converted into apartments.
CE 1957	Built	Colliano and Hastings construct Jobi pottery shop.
CE 1960	Land Transfer	Conklin subdivides the cottage cluster on the south side of Highland Road into five tiny lots.
CE 1962	Moved	Highland Lodge is relocated to a new location on Old County Road, South Truro.
CE 1964	Purchased/Sold	Conklin family sells their remaining holdings to the National Park Service. These include the Highland House, the Millstone and Mayflower Cottages, the former Sumner/Horton farmhouse, and the golf course.
CE 1964 - 1969	Planned	Although the Conklins' sold their holdings to the National Park Service, they reserve the right to continue to operate the resort for three more years, with a right to renew for two years beyond that. The Conklins' transferred these rights to Joe Colliano and Bill Hastings. This period is known as the "Jobi" era.
CE 1965	Purchased/Sold	Samuel Aldrich, son of Henry and May Aldrich, sells 9.1 acres to the National Park Service.
CE 1966	Established	Cape Cod National Seashore is established.
CE 1970	Developed	Cape Cod National Seashore General Management Plan completed, identifying actions that would be completed for the Truro Highlands Historic District.
CE 1972	Moved	Millstone and Mayflower Cottages are relocated. Millstone Cottage is moved to Pond Road, while Mayflower is moved to North Truro.
CE 1974	Purchased/Sold	The National Park Service purchases Cliff House from William Spink.
CE 1985 - 1989	Purchased/Sold	National Park Service acquires the Beacon Cottage.
CE 1982	Altered	Southeast ell on Highland House is removed, but later reconstructed.
CE 1983	Moved	Cliff House is relocated to Alden Road.
CE 1996	Moved	Highland Light Station relocated into the Truro Highlands Historic District. Both the lighthouse and Keeper's Quarters are moved inland 450 feet. Landscape alterations include reduced length of Highland Road and an additional parking lot.

Physical History:

INTRODUCTION

A history of the Truro Highlands Historic District is detailed in the “Cultural Landscape Report for Truro Highlands Historic District” (1995) and historic structures reports for the Highland House (1993) and Highland Light Station (1994). The following overview is extracted from the Condition Report and Treatment Plan for Truro Highlands Historic District Cultural Landscape Report (2007) prepared by Michael Commisso, Jan Haenraets, and Margie Coffin Brown.

PRE-HISTORY to EIGHTEENTH CENTURY

Inhabited by Native Americans prior to the early 1600s, the first recorded permanent resident to the Truro Highlands was Reverend John Avery. He established residence on a small farm just north of the Highland House location after his graduation from Harvard in 1709. Avery served as minister for the settlement of Truro, also working as a smith and farmer until his death in 1754 (Condition Report and Treatment Plan for Truro Highlands Historic District, hereafter CR&TP, 2007: 5).

The Small family settled in the Truro Highlands in the 1700s and would eventually develop the area as a tourist destination. Although the exact date of settlement is unknown, the family of Isaac Small had already been residing there at his birth in 1754. Through several generations, the Small family established the pattern of land use for the future Truro Highland Historic District. The property began as a family farm, evolved into a tourist resort with privately owned cottages, and eventually became a part of Cape Cod National Seashore (CR&TP, 2007: 5).

SMALL FAMILY OWNERSHIP (1754-1947)

Isaac Small (1754-1816) built his first home, called "Tashmuit" after a local Native American name, on the west side of present South Highland Road in the late 1700s. Small's property, on which he raised corn, livestock, and hay, extended across the Highlands to the Atlantic Ocean. In 1785, he constructed a wind-powered gristmill on the site, near the current Highland House, for grinding the corn into meal (CR&TP, 2007: 5).

In 1797, the United States Government purchased ten acres of Isaac Small's land along the Atlantic Ocean for the construction of the Highland Light Station (Figure 1). The location was ideal due to the prominent bluff, soils conducive for building, and its ability to support livestock and a garden for the light keeper. Due to the convenience of already being a resident to the area and being self-supporting, reducing the need to rely solely on a government salary, Isaac Small was appointed keeper of the light and served until 1812. Following his death in 1816, his farm was divided between his oldest sons. Joshua Small (1792-1850) received the house and land on the west side of the South Highland Road and James Small (1787-1874) received land to the east of the road, which is the location of the Truro Highland Historic District (CR &TP, 2007: 5-6).

In 1835, James Small built a large farmhouse on the northeast corner of South Highland Road and Highland Road. Continuing in the tradition of his father, James farmed the land and operated the gristmill while serving as keeper of the light for several years. It was during his tenure that writer/philosopher Henry David Thoreau began making visits to the area. During his visits between 1849 and 1857, Thoreau frequently stayed with the Small family in the Keeper's Quarters. His accounts of the area provide a written record of the condition of the landscape, prior to the site's development as a tourist destination in the late nineteenth and early twentieth century. Thoreau's writings describe the rapid coastal erosion, naturally occurring ponds called "clay pits," extreme weather conditions, and oppressive saltiness of the air. He also recorded much of the native vegetation, noting that the "Shadbush (Amelanchier), Beach Plums (Prunus maritima) and Blueberries (Vaccinium pennsylvanicum), like the apple trees and oaks, were very dwarfish, spreading over the sand, but at the same time very fruitful" (CR&TP, 2007: 6).

Following Thoreau's visits and the extension of the railroad into Provincetown in 1873, tourists were drawn to the Highland area. The railroad made Truro and the Highlands easily accessible to large numbers of people wanting to recreate on the Outer Cape. With an increase in tourism, the construction of large resort hotels started began. The Small family took advantage of this growing trend and began to focus on the tourism possibilities of the Highlands (CR&TP, 2007: 6).

Upon the death of James Small in 1874, his son, Isaac Morton Small (1845-1934), added a two-story wing to the farmhouse that he inherited from his father. The building, which was used for many years as a hotel, became known as the Highland House (it was later referred to as the Highland Lodge when the currently existing Highland House was built). This was the first structure built in the Highlands, and used exclusively for tourism (Figure 2). Although the Highland House was a good distance away from the railroad line in Truro, visitors were drawn to its natural attractions and hotel facilities. Small would meet the train with a wagon and shuttle the guests to the Highlands (CR&TP, 2007: 6).

In 1880, Isaac M. Small built the Cliff House just north of the Highland Light Station property line. Isaac and his family used the house as their primary residence and used the Highland House exclusively for tourists (Figure 3). His residence at the Cliff House gave him a base for observing merchant marine activity, which he reported to the Boston Chamber of Commerce, allowing ship owners to know when their vessels were expected in port. He also took advantage of his close proximity to the Highlight Light Station by becoming the unofficial guide for interested tourists (CR &TP, 2007: 7).

In 1894, Isaac M. Small began a development project in the Highlands that was intended to take advantage of the increase of tourism. In 1872, he purchased seventeen acres of land along the cliffs just south of Highland Light Station in a joint venture with his cousin Edward E. Small. After waiting

two decades, possibly due to an economic recession, they decided to subdivide the property into individual tracts, offering them for sale to individual owners to build cottages. Very few of the lots, if any, were sold and Isaac took a new approach. He began to expand his own tourist facilities in order to capture the growing tourist market. He constructed several cottages on the property during the next few years, including the Millstone on the site of his father's gristmill and the Rock and Beacon, just south of Highland Road, after buying Edward's share of the joint property (Figures 4 and 5) (CR&TP, 2007: 7).

It was during this period that the recreational facilities, including the Highland Golf Links, were constructed under the direction of Isaac's son, Willard M. Small. Willard took over the general operation of the resort after graduating from college in 1892 or 1893. With a keen interest in sports, he introduced several additions to the property, including a pool table at the Highland House, a skating rink, the Highland Golf Links in 1898, a combined indoor bowling alley and pool room, and an informal ball field located on the same site as the golf course (Figure 6) (CR&TP, 2007: 7).

In 1906, Isaac M. Small embarked on his biggest venture with the construction of a large new hotel on elevated land just east of Millstone Cottage. Originally called the Highland House Annex, the two-story facility was renamed Highland House after its opening in 1907 (Figure 7). To avoid confusion, the original Highland House was renamed Highland Lodge. Upon completion of the new accommodations, the Small family resort could hold just over 100 guests at one time in one of several facilities including the Highland Lodge, Highland House, and the Millstone, Rock, and Beacon Cottages (CR&TP, 2007: 7).

In the first decades of the twentieth century, tourism on the Cape continued to be a profitable enterprise for the Small family. However, with many obligations including marine activities, civic duties, and farming, Isaac Small was probably not very involved in the day-to-day activities of the resort. Willard Small continued serving as manager of the resort until his sudden death in 1911, when Hayes Small (1876-1939), a younger brother of Isaac's second wife, succeeded Willard in the management of the resort (CR&TP, 2007: 7-8).

During Hayes Small's tenure as manager, many additions to the resort were made, including the reconfiguration of the Highland Links in 1913 by J.H. McKinley of New York; construction of the Haven Cottage, located between the Rock and Beacon Cottages, in 1915; installation and renovation of the Coleraine, a cottage made from the salvaged deckhouse from a grounded barge; and the construction of the Margaret Adams Cottage north of Highland Road in 1917 (Figure 8). In 1920 Isaac's wife, Lillian J. Small, moved a building she had inherited in North Truro to the north side of the road leading to the lighthouse. The building was originally a general store and post office; however, it was converted into a five-room cottage known as the Pilgrim. The final addition to the Small family resort complex came in 1928 with the completion of the eight-room Mayflower Cottage (CR&TP, 2007: 8).

Throughout the 1920s and 1930s, additional cottages were constructed within the vicinity of the lighthouse. Isaac M. Small built these on lots sold to Henry M. (Harry) and May D. Aldrich of Lexington, MA. The Aldrich family also acquired adjacent lots from others that Small had sold during the early years of the twentieth century. By 1932, they owned twenty-five lots and had built or acquired five cottages, two as large as the Rock and Beacon Cottages. Henry is better known for adding the Jenny Lind Tower south of the golf course in 1927. Even though Isaac sold some of the property, he was still concerned about keeping the tourist amenities intact. He included, within the purchase agreement, a clause that stated "No structure of any kind shall be erected… that shall interfere with play upon Highland House Golf Links as they are laid out at the deed is given, so long as the present eastern holes of said links shall be kept as a part of said golf links" (CR&TP, 2007: 8).

Throughout the Small family ownership period, agricultural production was prevalent. Historic photographs from as late as 1939 show large gardens near the Highland House. While the main barns were not located on Highland resort property, a variety of farm structures stood on land connected to the resort at different points in its history (CR&TP, 2007: 8).

Isaac M. Small's wife, Lillian J. Small died in 1933 with Isaac's death following in 1934. Lillian M.

Small, Isaac's only surviving child, took ownership of the Highland resort property after the death of father. In 1935, Hayes Small sold the Highland Farm (located along South Highland Road south and west of the golf course) to Sumner Horton. The purchase included the Adams Cottage, which became the Horton's primary residence. The land continued to be farmed for several seasons until it was later converted into a campground (CR&TP, 2007: 8-9).

World War II forced decisions that had been deferred for several years. With Nazi submarines lurking off the coast and normal travel patterns disrupted, the Highland resort did not open for the 1942 season. By then Lillian M. Small was in her mid-sixties, and with no children and not living in the area, it became time for her to reconsider her continued ownership of the family resort. A formal survey of the property in 1945 signaled her intention to sell, but she died in March of the following year (Figure 9) (CR&TP, 2007: 9).



Figure 1. Highland Light Station, Truro, in 1891 (Cape Cod National Seashore, hereafter Cape Cod NS).



Figure 2. Photograph of the original Highland Lodge, constructed 1835 (Cape Cod NS, H26-06).



Figure 3. The Cliff House, 1880-1900. View looking northwest (Cape Cod NS, H26-07).



Figure 4. Photo of Highlands resort showing Highland House, and the Millstone, Rock, and Beacon Cottages, c. 1908. View looking west (Cape Cod NS, H26-49).

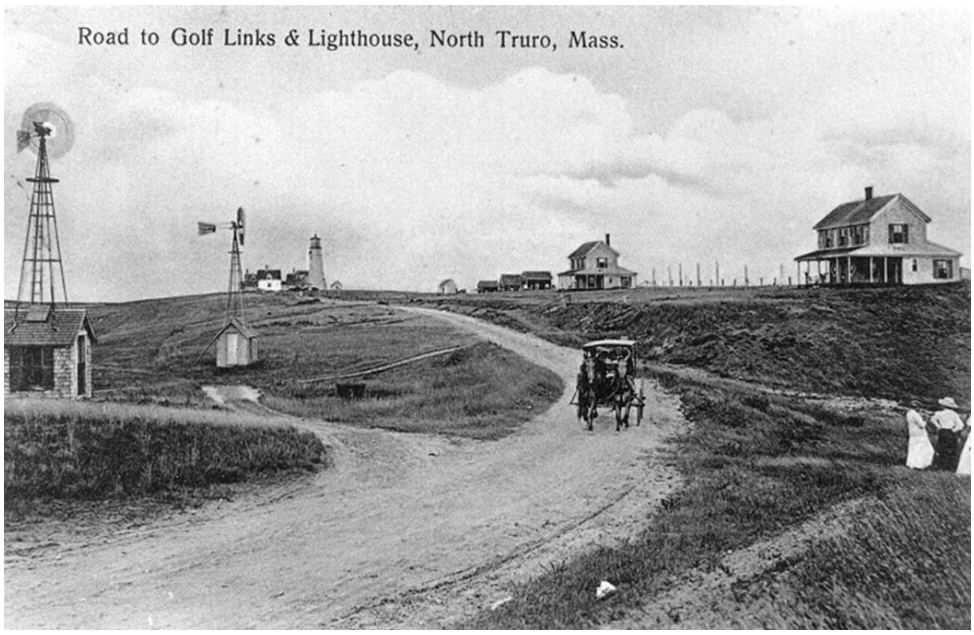


Figure 5: Photo of Highland Road, with "Beacon" and "Rock" cottages, facing east to the Highland Light, c. 1900s (Cape Cod NS, H26-23).

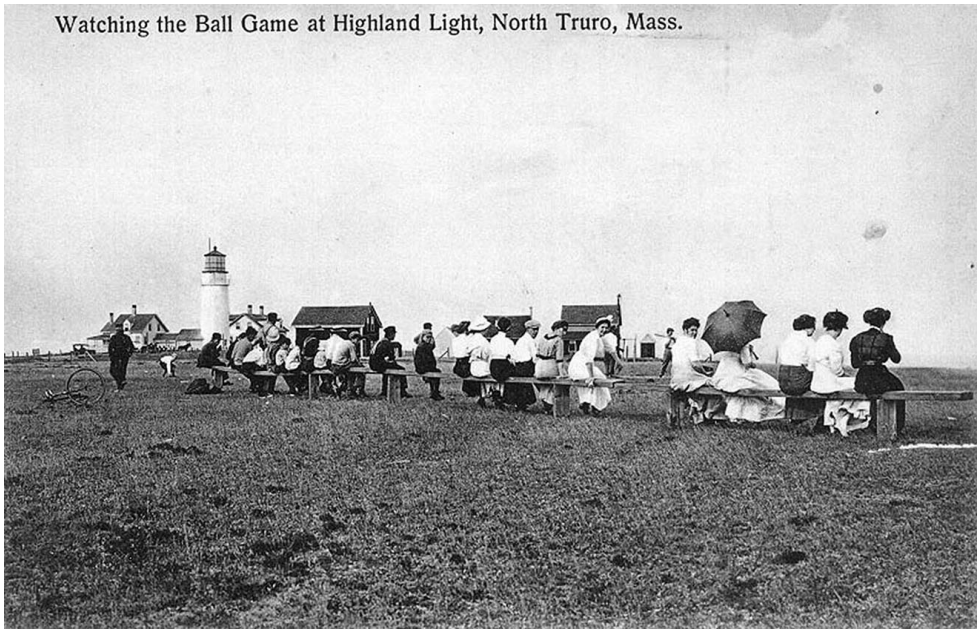


Figure 6. Photo of ball playing in the field southwest of Highland Light Station, 1910-1920 (Cape Cod NS, H14 -040).



Figure 7. Photo of Highland House and associated gardens, 1907-1920. View looking northeast (Cape Cod NS).

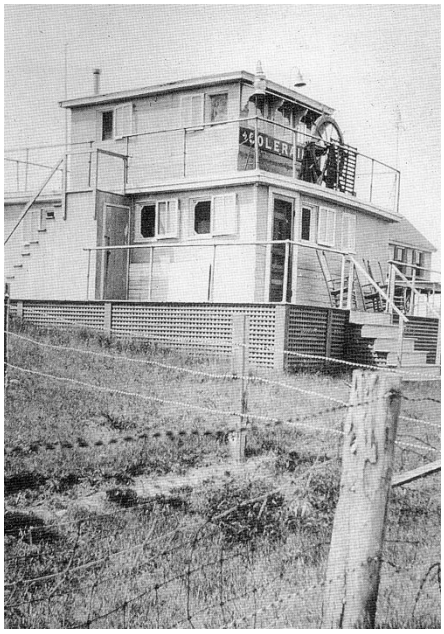


Figure 8. Photo of the Coleraine, a salvaged deckhouse from a grounded barge, c. 1920s (Truro Historical Society).

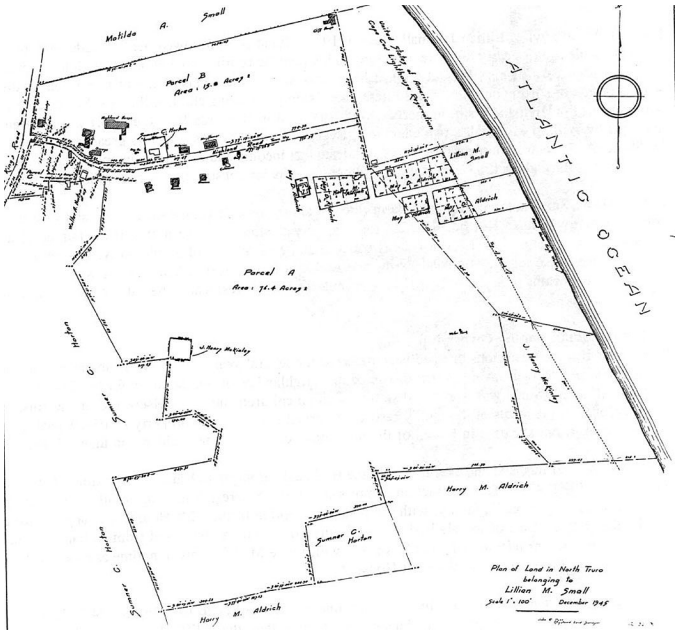


Figure 9. Plan of land in North Truro belonging to Lillian M. Small, surveyed by John R. Dyer, December 1945 (Cape Cod NS).

SUBSEQUENT OWNERSHIP (1947-1964)

Fred C. Small, Lillian M. Small's husband and executor, sold the Highlands property to Harold J. Conklin of Paterson, New Jersey, on June 25, 1947. This transaction comprised nearly eighty-eight acres, consisting of all the land in the area owned by Isaac Small's family, with the notable exception of the Cliff House. Under a 1937 deed from Lillian M. Small, which carried out a provision of Isaac M. Small's will, Olive M. Williams, longtime assistant to Isaac Small, was given life tenancy in the Cliff House. Olive survived Lillian and was still living at the time of the transfer to Conklin in 1947; she died in September 1948. It was probably during this period that the Cliff House was divided into apartments. (Figure 10) (CR&TP, 2007: 9).

Except for the removal of the bowling alley, the organization of the complex had remained unchanged since the 1920s if not earlier. It soon became evident, however, that changing social patterns would make it difficult for the resort to operate successfully on the old basis. The resort had reached a point where it would have to be adapted to new conditions if it were to survive (CR&TP, 2007: 9).

In 1950, three years after acquiring the property, Conklin sold the Highland Lodge (minus its large wing, which was gone by that time), to a couple from Provincetown. To protect his interests, Conklin added a restrictive clause that stated, "the said premises shall not be used for any commercial purpose of any kind, nature, or description." After passing through the hands of an intermediate owner, the Lodge was moved by its owners Stanley and Esther Chamberlain to a new location on Old County Road, South Truro, in 1962. In 1952, Fred M. Small completed the sale of the Highlands resort property by selling the Cliff House and its surrounding lots to William B. Spink of Boston. Spink created a small resort separate from Conklins', around the nucleus of the Cliff House, which was then known as the Cliff House Colony (CR&TP, 2007: 9-10).

In the mid-1950s, the Coloraine Cottage was demolished owing to the severe deterioration of its roof. Since the Coleraine had previously housed the resort's only bar, Conklin created a new bar facility in the Highland House by replacing the north-facing section of the wrap-around porch, which had offered the most striking views of the ocean, with a shed-roofed addition. The bar became increasingly popular with local residents, but the large dining room was closed due to lack of business (CR&TP, 2007: 10).

In 1955, the Conklin family reconfigured the Highland Golf Links, expanding it to the north side of Highland Road. By this time, there was a clear change in the operation of the resort. Most of the earlier recreational, service, and agricultural structures were gone. Of the multitude of organized recreational activities offered, only the golf course survived. It endured because of Harold Conklin's personal devotion and because it was open to the public and did not rely on guests staying at the hotel (CR&TP, 2007: 10).

With more and more casual sightseers driving to the lighthouse, concession emphasis shifted to offering souvenirs and snacks. To better serve this market, Conklin moved the Pilgrim Cottage to the south side of the road near the edge of the lighthouse lot, where it was used as a hot dog stand. It was not especially successful and in 1957 two of Conklin's employees, Joe Colliano and Bill Hastings, purchased it, moved it back to the north side of the road, and converted it to apartments. Colliano and Hastings also purchased the hot dog stand/souvenir shop that had stood near the lighthouse and moved it to the north side of the road. There it formed a compact cluster with the Pilgrim Cottage and the Jobi Pottery Shop (which they built) on a parcel of slightly less than one acre (CR&TP, 2007: 10).

Further fragmentation of the former Highland resort occurred in the early 1960s, perhaps in anticipation of the establishment of the Cape Cod National Seashore. Legislation creating the National Seashore had been introduced by then, but the outcome was uncertain and the extent or manner of land taking could not be predicted. In 1960, the Conklin family subdivided the cottage cluster on the south side of Highland Road into five tiny lots, all but one of which included a building. Four of the lots contained 9,375 square feet and one had 6,785 square feet; collectively they totaled slightly more than one acre. All were soon sold to persons from urban areas of the Northeast (CR&TP, 2007: 10).

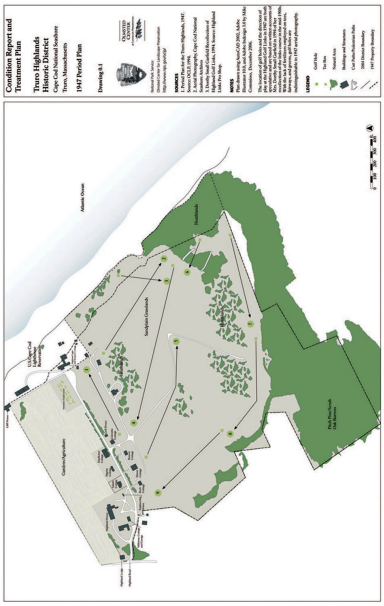


Figure 10. 1947 Period Plan of the Truro Highlands Historic District (OCLP, 2006).

NATIONAL PARK SERVICE OWNERSHIP (1964-2008)

On July 30, 1964, the Conklin family sold their remaining holdings to the National Park Service. These included the Highland House, the Millstone and Mayflower Cottages, the former Sumner/Horton farmhouse (former Adams Cottage, which the Conklin family had purchased in 1955 as their residence), and the golf course. With the proceeds from the sale of the Highlands, the Conklins' purchased a similar summer resort in Laconia, New Hampshire (CR&TP, 2007: 11).

Some of Aldrich's cottages had survived in a derelict condition into the early 1950s, at which time they were demolished. Around 1958, Samuel Aldrich, son of Henry and May, built a four-room cottage on the tract. He died soon thereafter, however, and in 1965 his widow sold their family's 9.1 acres to the National Park Service (CR&TP, 2007: 11).

The arrival of the National Park Service did not end the Highland House's recreational use. The Conklin family had reserved a right to continue to operate the Highland resort for three more years, with a right to renew for two years beyond that. The Conklin family transferred these rights to Harold Conklin's former employees, Joe Colliano and Bill Hastings. The two men exercised both options, operating the property as a resort through 1969. This transitional period was known as the "Jobi" era (Figure 11) (CR&TP, 2007: 11).

Many of the characteristics of the resort under the Small family ownership persisted during these years. The Highland House and the remaining cottages continued to be used largely for their original purposes. Colliano and Hastings even resumed operation of the dining room. They divided the large first-story room by means of a plywood partition, creating a separate lounge/breakfast nook in the section nearest the lobby (CR&TP, 2007: 11).

There was a distinct hierarchy of renting during this period, based on the availability of bath facilities, with the second floor of the Highland House being last on the list. Normally it was used by the service help or by young people who could not afford the better rooms, and was rented to ordinary

guests only as a last resort. This reversal of priorities due to the relative accessibility of indoor plumbing was reflected in the room rates. During the Jobi period, rooms in the Highland House were rented to young persons for $10 per week, while the rate in the cottages was $12 a night, double occupancy, including maid service. In contrast, in 1919 the $6-a-week rate at the Highland House was equal to the Adams, Haven, and Millstone Cottages, while the old Highland Lodge was at the lower end of the scale at $2.50 (CR&TP, 2007: 11).

Just prior to the end of their era of active management at the Highlands, with the trend of events unmistakably clear, Colliano and Hastings gave the Truro Historical Society space in the Millstone Cottage's relatively primitive rear wing, in an effort to increase the chances of the cottage's survival. This established the Historical Society's presence at the resort, which would enable them to ask the National Park Service in the early 1970s for the use of the Highland House as a museum (CR&TP, 2007: 12).

Following the approval of the Cape Cod National Seashore's first General Management Plan in 1970, a specific Development Concept Plan (DCP) was prepared for the Highlands. Intended to "ensure a particular environment through an orderly system of Planned Actions including land acquisitions, development, building retention and removal and interpretation," the 1970 DCP included the following recommendations:
1. Acquire the northeastern half of the Coast Guard Property (lighthouse site) or, if this is not possible, acquire rights to construct a trail and movable interpretive shelter.
2. Acquire Highland Road and the town parking lot from the Town of Truro. Construct a 50-car parking area near the Highland House along Highland Road. Leave vehicular access to the private homes, the Jobi shop and Pilgrim House, the Lighthouse, Little Jobi Shop, and the cottages.
3. Acquire and remove the Jobi Shop. Remove the town parking area.
4. Acquire the private homes on the south side of Highland Road and remove all except the one closest to the ocean. Convert this structure into a pro-shop clubhouse for the golf course. Remove the existing pro shop.
5. At such time in the future that the owners of the Jobi Shop and Pilgrim House vacate these structures they should be acquired and removed. At this time, the ninth hole of the golf course should be extended.
6. All of the Coast Guard Property should be acquired at such time that the Coast Guard is willing to transfer it (CR&TP, 2007: 12).

Recommendations within the DCP shaped the management of the Highlands over the next two decades. After the initial establishment of the National Seashore, the National Park Service was primarily interested in acquiring open land. The agency pursued a policy of auctioning the buildings on the properties purchased, with the stipulation that the successful bidder move the buildings elsewhere. This was the case with the Millstone and Mayflower Cottages in 1971. Millstone Cottage went to Pond Road, while Mayflower Cottage became an office and additional rooms for a motor inn on Route 6, both in North Truro (CR&TP, 2007: 12-13).

Also in accordance with the DCP, in 1972 the National Park Service bought two additional properties that had not been acquired in 1964—Pilgrim Cottage and the Cliff House. Joe Colliano and Bill Hastings sold the land beneath the Pilgrim Cottage and the Jobi shop to the National Park Service, but retained ownership of the buildings themselves. The following year, the cottages were relocated (CR&TP, 2007: 13).

The National Park Service purchased the Cliff House from William Spink on February 1, 1974. Spink reserved the right to move the building by May 31, 1974. He failed to do so by the deadline and the National Park Service assumed control. The house then stood vacant for almost a decade until a Board of Survey process was initiated in 1983. By then the structure was only 20 feet from the edge of the eroding cliff. An auction of the building took place on April 29, 1983 and on May 12, 1983, the bid of Daniel Del Gizzi was accepted. The house was moved between August 3 and August 16, 1983, traveling about 1 1/4 miles to a new location on Alden Road. It currently stands in this location, although it has been extensively altered (CR&TP, 2007: 13).

During the 1980s, the park continued, albeit at a slower pace, to implement the recommendations set

out in the 1970 DCP. In 1970, a well for irrigating the golf course was re-drilled 1600 feet south of the Highland Light Station. In 1982, the southeast ell on the Highland House was removed owing to serious deterioration. In the late 1980s, the National Park Service acquired the Beacon Cottage and rather than removing it, is currently using it for park housing. The Rock and Haven Cottages remain in private ownership. The Adams Cottage serves as the current golf course pro shop (CR&TP, 2007: 13).

The most recent alteration to the landscape at the Highlands was the relocation of the Highland Light Station. Cliff erosion has continued to proceed at an accelerated rate, leaving the lighthouse in serious danger of being lost. The National Park Service initiated studies in the early 1990s, seeking recommendations for the best alternatives for relocation. The final plan to relocate the lighthouse and adjacent Keeper's Quarters was implemented in 1996. Both structures were relocated approximately 450 feet from the cliff, southwest of their original location. The old parking lot was removed and Highland Road terminated at the new lighthouse location. The relocation of the lighthouse had a direct impact on the extant landscape of the Highland Historic District. Alterations to the landscape as a result of the relocation include a change in the circulation system due to the shortened distance along Highland Road to the lighthouse, an increase in pedestrian visitor traffic to the cliff overlook between the seventh and eighth holes of the golf course, and an additional parking lot (CR&TP, 2007: 14).

In 1998, a General Management Plan was developed for Cape Cod National Seashore. The plan states, "Management of the seashore is a delicate balance in which the human needs of today and tomorrow must be addressed within the context of both preservation and tradition." This philosophy applies well to the Highlands area as the property perpetuates over a century of tourism and recreation, with the public access to the Highland Light Station, the reuse of the Highland house as a museum and the continued use of the Highland Golf Links. Several sections of the plan reference the Highlands area, including the park's goal to manage and maintain National Register-listed properties (CR&TP, 2007:99).

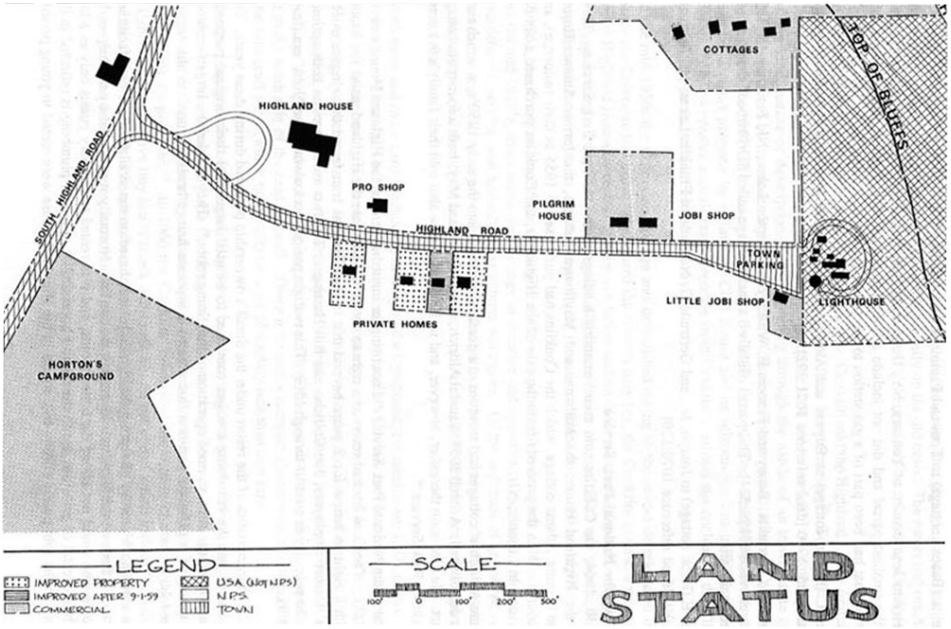


Figure 11. Map soon after NPS acquisition showing the location of the plots subdivided by Conklin, south of Highland Road, and the Jobi shop, north of Highland Road (NPS, Development Concept Plan. Highland Light Station, Cape Cod National Seashore, 1970).

Uses

Functions and Uses:

Major Category	Category	Use/Function	Historic	Current	Primary
Recreation/Culture	Museum (Exhibition Hall)	Museum (Exhibition Hall)-Other	No	Yes	No
Recreation/Culture	Sports Facility	Sports Facility-Other	No	Yes	Yes
Recreation/Culture	Sports Facility	Sports Facility-Other	Yes	No	No
Social	Social-Other	Social-Other	Yes	No	Yes

Public Access:

Public Access: Unrestricted

Public Access Narrative:

Associated Ethnographic Group

Ethnographic Study Status: No Survey Conducted

Ethnographic Narrative:

Analysis & Evaluation of Integrity

Analysis and Evaluation of Integrity Narrative Summary:

Significant landscape characteristics identified for the Truro Highlands Historic District are natural systems, topography, spatial organization, land use, circulation, vegetation, buildings and structures, views and vistas, small-scale features, and archeological sites. Contributing characteristics or features possess historic integrity and are related to the areas of significance. Non-contributing characteristics or features no longer possess historic integrity, or are unrelated to the area of historic significance.

While rapid cliffside erosion has fundamentally changed the landscape within the Truro Highlands Historic District, its open and windswept character remains preserved. The gently rolling topography and spatial organization have been unaltered. As of result of the Highland Light Station relocation in 1996, the terminus of Highland Road was reconfigured, but still serves as the spine around which structures and facilities are arranged. Although buildings and structures have been demolished or relocated, buildings that do remain possess integrity and contribute to the historic period. With exception to some scatterings of invasive species, the district contains mostly low growing native vegetation that allows for unaltered views to the Highland Light Station, Atlantic Ocean, and surrounding areas. Extant landscape features include the Highland Light Station, Highland House, Beacon, Haven, and Adams Cottages, Highland Golf Links, Highland Road, and pedestrian and golf cart paths. Other features include Highland Road vegetation (blueberry, huckleberry, bearberry, sheeplaurel, and shadbush), pitch pine, oak and scrub oak barrens around the perimeter of the Highland Golf Links, tees and greens, fairways, rough areas, heathland, wood utility poles, and views from Highland Road and Highland Golf Links. Non- historic features found within the Truro Highlands Historic District include the maintenance building, wisteria vine at the Millstone Cottage site, trees and shrubs found within the links course, split-rail fencing, “Portland” memorial marker, Highland Light Station relocation marker, and an anchor.

ASPECTS OF INTEGRITY

The National Register identifies seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association). Retention of these qualities is essential for a property to convey its significance; however, not all seven qualities of integrity need to be present to suggest a sense of past time and place. The cultural landscape at Truro Highlands Historic District retains overall integrity of location, design, setting, feeling, and association. The aspects of integrity that are diminished include materials and workmanship.

Location:
With exception of the relocation of the eight and nine golf holes caused by erosion, the features that exist within the Truro Highlands Historic District have not changed location since the period of significance. Due to severe erosion and the possibility of being lost, the Highland Light Station was relocated in 1996. The new location is approximately 450 feet west from its original location.

Design:
Since the historic period, the lands that include the golf course and important buildings retain their original design schemes and features including materials, proportion, scale, site placement, and ornamentation. The Highland Light Station also retains its original design schemes and features.

Setting:
While regenerating forests continue to alter the open and windswept landscape of the Outer Cape, the character of the Truro Highland Historic District has remained relatively intact since the historic period. Due to its location along the coastal bluffs and consisting mostly of a links-style golf course, the historic district is largely open, consisting of gently rolling hills and low-growing vegetation that allows for unobstructed views to the Atlantic Ocean and surrounding areas.

Materials:
Although many of the buildings and structures have been rehabilitated within the Truro Highlands Historic District, the original materials have been retained. In addition, the Highland Light Station, with the relocation and rehabilitation, retains original materials. However, many present historic walks and roads throughout the historic district, including the golf course, have been paved and are undistinguishable from the paved non-

historic routes. In addition, the introduction of golf carts has adversely affected the character of the Truro Highland Historic District. Due to overseeding the golf course with non-native species of vegetation for the fairways and rough, native vegetation has been reduced.

Workmanship:
Although the majority of the buildings within the Truro Highlands Historic District have been rehabilitated, they are all in good condition and the workmanship during the period is evident. Due to the reconfiguration of the golf course and the introduction of non-native vegetation, the workmanship of the Highland Golf Links has been diminished. The Highland Light Station was rehabilitated in the late 1990s, but still possesses the workmanship of the period.

Feeling:
With exception to the loss of structures along Highland Road, changes in circulation (asphalt surfaces and the reconfiguration of Highland Road), and the relocation of the Highland Light Station, the district retains the feeling of an early tourist resort on the Lower Cape.

Association:
Similar to the historic period, the Truro Highlands Historic District continues to be recognized as a landscape of distinctive character that embodies the area's popularity as a tourist destination in the late nineteenth and early twentieth centuries, as well as link to its maritime past. In addition to its open and windswept character, extant features that relate to the historic significance of the Truro Highlands Historic District include, but are not limited to the Highland Light Station, Highland Golf Links, Highland House, Beacon, Haven, and Adams Cottages, and Highland Road.

Landscape Characteristic: Other - Natural Systems and Topography

Historic Condition:
The Truro Highlands Historic District is located on an area known as the Highland Plain. Because of the varied topography of the continental shelf, the retreat of the glaciers from the Cape after the ice age was uneven. The South Channel lobe occupied a lower elevation of the shelf area, consequently extended further south, and remained longer in place than the other lobes during the retreat of ice during deglaciation. As the Cape Cod Bay lobe retreated northward, the South Channel lobe remained in place. In this fashion, a large proglacial lake was formed, bounded by the Cape Cod Bay Lobe to the north, the South Channel lobe on the east, and previously formed glacial sediments on the south and west. Sediments transported by streams flowing off the wasting ice were carried westerly and deposited as outwash plain sediments (known as plains) into the proglacial lake (CR &TP, 2007: 53).

In general, the stratigraphy resulting from this deposit process consists of three parts. At the base of the cliff outcrops of iron stained, medium to coarse grained sand are overlain by layers of dark gray and silty clay with some distortions visible and this, in turn, is overlain by fine to very fine grained layered sand capped by podsol and eolian (wind blown) sand (CR &TP, 2007: 53).

The Highland Plain is distinguished by dense middle layers of clay, which trap infiltrating rainwater and retain it or channel it to points of drainage from the cliff front. Indeed, it may be that these trapped layers of water provided the source of the famous spring, Tashmuit, after which the area was named. Large amounts of clay in the soil (thus its traditional name, The Clay Pounds) also greatly enhanced the area's potential for human settlement. The high clay content of the area's thick outwash plain soils made it excellent for agricultural uses (CR &TP, 2007: 53).

In contrast, the continuous drainage and seepage resulting from the presence of the underlying layers of clay contribute in great measure to the rap¬id, erratic, and occasionally catastrophic erosion from slope failure, which occurs in the area. The area's vulnerability is further compounded by the fact that it is made up of unconsoli¬dated, stratified sediments, which are highly susceptible to erosion by wind or waves, or stress induced by gravity. Erosion has been measured along the coastal side of the Highland Plain at regular intervals since 1796 (CR &TP, 2007: 53).

Topography generally slopes down from the northern portion of the area around Highland Road, to the southern edge of the golf course. A ridge on the south side of Highland Road, where the Rock, Beacon, Haven, and Bennett Cottages are located, provides excellent views towards the Atlantic Ocean and Provincetown to the north (CR &TP, 2007: 53).

The Highland Golf Links is situated high on a seaside bluff with rolling, sandy hills covered with a thin layer of loam. The “links-style” of golf course design was predominant in the late 1800s when the Highland Golf Links was established. Although there is no historical documentation regarding Small’s design intent, it is evident from the link’s configuration that the native environment was a major determinant in Small’s scheme (CR &TP, 2007: 54).

Post Historic and Existing Conditions:
Rapid cliffside erosion has had a marked impact on the overall character of the area. It has decreased the total land area of the Highlands, causing the relocation of the golf holes eight and nine in 1955, the Cliff House in 1983, and the Highland Light Station in 1996. Currently, the rate of erosion appears to vary from about one foot per year to about five feet per year. In addition to coastline erosion, erosion on the Highland Links continually occurs from cart paths, altering the landforms and reducing groundcover, which increases wind erosion and dune migration (CR &TP, 2007: 54).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Terrain of Highland Golf Links	133042	Contributing					No

Landscape Characteristic: Spatial Organization

Historic Condition:
Since the mid-nineteenth century, the Truro Highlands Historic District has characteristically been an open and windswept area. Along with the ocean itself, Highland Road, which leads directly from South Highland Road to the lighthouse, serves as the central organizing feature of the Highlands District. Throughout the period of significance, the road served as a central spine around which all of the structures and facilities developed during the resort era were organized. Interestingly, the earliest development of tourist facilities at the Highlands, including the enlargement of Highland Lodge (1876) and the construction of Millstone Cottage (1898) appear to have been oriented towards South Highland Road. However, the majority of later development by the Small family was organized along Highland Road. Owing to a slight rise that the road traverses, each cottage along the road was afforded an excellent view of the Atlantic Ocean and Provincetown to the northwest (CR &TP, 2007: 55).

The Highland Golf Links were originally laid out in 1898 as a nine-hole golf course located entirely on the south side of Highland Road. Although the course was described as “greatly improved and enlarged” in 1903, early tax records state that the 200-yard course occupied unimproved land. The fairways were grass and sand, the greens were gravel and sand, except for the seventh green, which was a thin layer of sand over concrete. The rough consisted largely of the native grasses and low, heath-like shrubs. The greens were planted with turf by 1934 and possibly as early as 1911-1912 (CR &TP, 2007: 55).

The expansion of the golf course to the north side of the road in the 1950s resulted in a significant change in the overall organization of the site. Originally, the golf course was located entirely on the south side of Highland Road and the resort had two distinct zones: road resort facilities and gardens to the north and the golf course to the south. Following the expansion, the golf course came to dominate the entire area, divided by the road, and associated resort facilities.

Post Historic and Existing Conditions:
While the open and windswept character of the Truro Highlands Historic District has remained since the historic period, the linear organization of buildings found along Highland Road has been somewhat weakened through the removal of so many buildings, resulting in a less orderly, "missing tooth" effect. With the relocation of the Highland Light Station in 1996, the spatial organization of the district was altered in that it introduced a central focal point to the resort setting, which historically was off in the distance. Additional changes to the spatial organization include the gradual disappearance of a secondary, north-south axis created by the short road leading from the previous location of the lighthouse northward to the remnants of the Cliff House, and the introduction of golf carts and the construction of the various paved paths for golf carts (Figure 12).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Highland Golf Links	133044	Contributing					No

Landscape Characteristic Graphics:



Figure 12. View of the open character of the site. Highland Road serves as the central organizing feature of the district around which all structures are located. As seen in the photo, the Highland Golf Links is located on both sides of the road.

Landscape Characteristic: **Land Use**

Historic Condition:
Prior to the historic period, the Truro Highlands was used extensively for farming. In the nineteenth century, the Small family converted the area into a resort. Visitors tended to stay for an extended period of time, ranging from a week to the entire summer and many guests returned year after year. Resort life had a highly collective nature, characterized by group meals and activities. Recreational activities were prevalent during the historic period. Bowling, skating, baseball, pool, croquet, and golf were available to visitors. The Highland Lodge, located on the south side of Highland Road across from the Highland House, contained a pool table, indoor bowling alley, and pool room (CR &TP, 2007: 57).

Built in 1898, the Highland Golf Links was built on the south side of Highland Road. Baseball, croquet, and golf were available to visitors in the area of the Highland Golf Links. Baseball and croquet appear to have been played on a portion of the golf course south of Highland Road. On a more informal level, visitors were also able to traverse a rough staircase down the cliffs and bathe in the ocean below. Finally, visiting the lighthouse was another attraction at the Highlands (CR &TP, 2007: 57-58).

Post Historic and Existing Conditions:
Tourism at the Truro Highlands Historic District has remained the primary land use since the period of significance. Currently, tourists typically travel along Highland Road in order to visit the Highland Light Station, Museum (formerly the Highland House), or visit the golf course. Trips to the area are short and rarely go beyond a day. Visitors still have the opportunity to observe the scenic views from atop the cliffs and view the Highland Light Station, however, other recreational activities that once were available are no longer present. Golf remains available to tourists in the Truro Highlands Historic District. With the construction of two holes on the northern side of Highland Road in 1955, the golf course now occupies both sides of the road (CR &TP, 2007: 58).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Tourism	133046	Contributing					No
Recreation	133048	Contributing					No

Landscape Characteristic: **Circulation**

Historic Condition:
Highland Road has existed presumably since the Highland Light Station was built in 1797. The earliest depiction of a road is on an 1831 plan of Truro. By 1892, the road was defined at a width of 18 feet and graded to its present configuration by the town. Photographs from 1892 and 1920 show the edges on either side of the road as somewhat more steeply banked than today. Post and wire fencing lined portions of the north side of the road and both sides of the portion of the road near the lighthouse. The road appears to have been surfaced with a mix of sand and gravel, and then paved with concrete or asphalt between 1938 and 1960 (CR &TP, 2007: 58).

Isaac Small recalled that the golf course was redesigned in 1913 according to the specifications of a prominent guest, J. H. McKinley of New York. Mrs. Dorothy Small Garfield, a former resident of the site and daughter of the golf facility manager in the early 1900s, reminisced that direction of play was reversed at some point in time. Early play started near the Coleraine clubhouse, near the current 7th tee, then proceeded east and south around the course. All of the holes were located south of Highland Road. Later, the direction of play changed, making the 9th hole the 1st hole. Holes 8 and 9 were moved to the north side of the road. Historically the course was traversed on foot, which caused little damage to the vegetation. Golf carts were introduced in the 1950s and thus can be assumed that the existing cart paths, which overlay pedestrian paths, date from no earlier than the 1950s (Figure 13) (CR &TP, 2007: 59).

Post Historic and Existing Conditions:
The terminus of Highland Road was reconfigured as a result of the lighthouse relocation in 1996. In addition, parking was moved to the west end of the road. Three parking lots now exist, two to the north at Highland House and one to the south across Highland Road. Pedestrians can only access the coastline, east of Highland Light Station. Erosion has been a problem with the newly installed sand/aggregate paving mix. A binding agent was incorporated into the mix to create a more stable surface, but it has not alleviated the erosion problem (Figure 14). Concrete steps and paths are located on the south side of Highland Road connecting to existing cottages. It is unclear when they were constructed (CR &TP, 2007: 59).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Highland Road	133050	Contributing					No
Cottage concrete paths and steps	133052	Undetermined					No
Pedestrian/golf cart paths	133054	Contributing					No

Landscape Characteristic Graphics:



Figure 13. A) Observation deck looking west; B) same looking east; C) asphalt cart path on hole #2 looking northwest; D) parallel paths on hole #2, looking northwest; E) cart path on hole #4 looking northwest; F) cart path on hole #3 looking southeast (OC



Figure 14. A and F) Highland Rd. looking east; B) parking area, south side; C) parking area, north side; D) parking area entrance west of Highland House; E) Highland Rd. and golf links clubhouse (Adams Cottage) looking east (OCLP, 2006).

Landscape Characteristic: Buildings and Structures

Historic Condition:
Constructed by S.D. Nickerson of Provincetown between 1906 and 1907, the Highland House originally consisted of a two-story gable-roofed main block oriented east-west and a two-story gabled-roofed ell at the east end of the south side. The main building sat on a brick foundation approximately six feet high. The southeast ell sat on brick piers. An extension on the east face was apparently added at an early date to accommodate kitchen and laundry facilities. The building was of wood-frame construction and had a belt of decorative shingles, which ran around the main building at the level of the second floor. A one-story porch originally ran across the entire front (west elevation) of the main building. It wrapped around the northwest corner of the structure and continued along the north wall for a distance of approximately forty feet. The window openings were asymmetrically placed due to interior features. The windows on the west side contained two over-one double-hung sashes and the remaining windows were two over two double-hung sashes. Over the years, the east extension and southeast ell had deteriorated substantially and were removed in 1974 and 1982, respectively (CR &TP, 2007: 60).

The Rock and Beacon Cottages, built in 1902 by S.D. Nickerson, are sister wood-frame cottages built in a simple Victorian style. Both cottages were sided with weathered wood shingles and contained broad front porches. Constructed in 1915, the Haven Cottage was a simple one-story, wood-frame “box” structure with wood shingles and a hip roof. The Highland clubhouse, formerly known as the Adams Cottage, was built in 1917 as a wood frame structure with a one-story garage wing. During most of its history, it was used as a residence for operations of the resort or the adjacent farm, with rooms being rented occasionally (CR &TP, 2007: 60-61).

The Highland Light Station, also referred to as the Cape Cod Light, was originally constructed in 1797 as one of the earliest lighthouses on the east coast. The government purchased ten acres of land for the lighthouse from Isaac Small. The original structure would later be replaced twice. The new lighthouse, constructed between 1856 and 1857, included a brick tower, wood-frame vernacular Italianate style Keeper’s Quarters, and Assistant Keeper’s Quarters. It was equipped with a first-order fixed Fresnel lens. In 1881, the board-and-batten siding on both dwellings was replaced with clapboards. Between 1900 and 1910, the floor plans of both the dwellings were modified and dormers added. In addition, the ell of the keeper’s dwelling was raised to include a second story, and a wrap around porch was constructed. Shortly thereafter, Fresnel lens was installed in the tower, the beacon was changed from fixed to flashing, and a new iron staircase was built. In 1932, a 1000-watt electric lamp was installed, which was said to be visible forty-five miles away. During World War II, many building and structures found on the property were removed. In 1946, the Fresnel lens was replaced with a Crouse-Hinds 36-inch, double-drum, rotating DCB-36 aerobeacon (Historic Structures Report: Highland Light, 1994: 130).

Post Historic and Existing Conditions:
Since the period of significance, the Highland House has had many windows replaced, a portion of the wrap around porch was enclosed, and the southeast ell was reconstructed. The Truro Historical Society currently occupies the building and it is used as a repository and museum. According to the List of Classified Structures Database, the house is in poor condition with numerous maintenance problems including leaks, cracked plaster, trim deterioration, and drainage issues. Progress has been made recently with the installation of a new wood roof on the building and the refinishing of some interior wood floors (Figure 15) (CR &TP, 2007: 60).

The Rock and Beacon Cottages have retained their original character. The Beacon Cottage had a shed-like addition on the south side constructed and significant interior improvements shortly after acquisition by the National Park Service in 1987 (Figure 16). The List of Classified Structures Database identifies the building as being in good condition. The Beacon Cottage is currently used by the park for summer employee housing. The Rock Cottage, listed in good condition, underwent a complete rehabilitation in the early 1990s (Figure 17). It is privately owned. The windows and doors have all been replaced on the Haven Cottage, although the original form and massing is

intact (Figure 18). The building is in fair condition and is privately owned. The Highland Clubhouse (Adams Cottage) is currently used as the clubhouse for the golf course (Figure 19). Since its conversion to a clubhouse during the period of National Park Service administration, it has undergone some modifications. Decks on the north and east sides were constructed, providing handicapped accessibility. Restrooms were relocated in 1991 (CR &TP, 2007: 61-62).

With the threat of being lost to erosion, the Truro Historical Society spearheaded an effort, which raised $1.5 million to move the Highland Light Station. In a span of eighteen days in July 1996, International Chimney Inc. of Buffalo, New York, and Expert House Movers of Maryland moved the lighthouse to a new position 450 feet from the cliff. As a result of its relocation, the Highland Light Station is now located within the Truro Highlands Historic District. Contained within the Highland Road area, the lighthouse is individually listed in the National Register as being historically significant. Fully automated in 1986, the lighthouse is a functioning U.S. Coast Guard light. It is conical-shaped, constructed of brick, and stands sixty-six feet. A pair of Fresnel-lensed aerobeacons currently light the Highland Light Station (Figure 20) (CR &TP, 2007: 62).

Located within the Highland Golf Links, a one-story maintenance building was built in 1988. It is constructed of wood and is sided with wood shingles. The building features a shed-roof and is served by three parking bays. The building is in good condition (Figure 21) (CR &TP, 2007: 62-63).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Highland House	133056	Contributing	7499		Location	38615	Yes
Rock Cottage	133058	Contributing					No
Slade House (Beacon Cottage)	133060	Contributing	40461		Location	39746	Yes
Haven Cottage	133062	Contributing					No
Highland Clubhouse (Adams Cottage)	133064	Contributing	40460		Location	38616	Yes
Highland Light Station	133066	Contributing	40462		Location	38621	Yes
Keeper’s Quarters	133068	Contributing	40463		Location	38624	Yes
Maintenance building	133070	Noncontributing – Compatible					No

Landscape Characteristic Graphics:



Figure 15. View of Highland House, constructed in 1906-1907, looking northeast (OCLP, 2006).



Figure 16. View of Beacon Cottage, constructed in 1902, looking southwest (OCLP, 2006).



Figure 17. View of Rock Cottage, constructed in 1902, looking southwest (OCLP, 2006).



Figure 18. View of Haven Cottage, constructed in 1915, looking southeast (OCLP, 2006).



Figure 19. Photograph of the Highland Clubhouse, formerly the Adams Cottage, constructed in 1917. View looking northeast (OCLP, 2006).



Figure 20. View of the Highland Light Station and Keeper's Quarters, originally built in 1797 and reconstructed in 1857, looking east. These structures were moved west along Highland Road. View looking northeast (OCLP, 2006).



Figure 21. View of maintenance building, looking north (OCLP, 2006).

Landscape Characteristic: Vegetation

Historic Condition:
Prior to settlement by the English Separatists, much of Cape Cod, including the Truro area, was heavily forested. With the arrival of English colonists, land clearing, burning, poor agricultural practices, and grazing by animals markedly reduced the vegetation and by the mid-nineteenth century, Cape Cod was bare of most forest. During Henry David Thoreau's visits to the area between 1849 and 1857, he recorded the existence of beach plum (Prunus maritima), shadbush (Amelanchier spp.), and blueberries (Vaccinium pennsylvanicum). By the Great Depression, land uses that had perpetuated clearings were declining and forest-successional species such as pitch pine had begun to reestablish themselves (CR &TP, 2007: 63-64).

When Willard Small laid out the golf course in 1898, he relied on native turf for the fairways on the links. He likely used bunch grasses that dominated the Outer Cape's sand plain grasslands, particularly little bluestem (Schizachyrum scoparium) and poverty grass (Danthoria spicata). Other plants that may have been present include bird's foot violet (Viola pedata) and sandplain gerardia (Agalinis acuta). The early course had no turf on the tees or greens. Sand and gravel were the preferred covers. By 1934, possibly as early as 1911-12, the sand and gravel greens were replaced with a non-native grass, velvet bentgrass (Agrostis canina). By 1947, the tees and greens were overseeded with other non-native bluegrass varieties (Poa spp.). When the golf links was established in 1898, it is likely that native woody plant species and heathlands that exist today dotted the landscape. Trees were not a factor in Small's 1898 design and layout of the golf links. For years, the site remained open and devoid of large plant species. The continued openness and relative lack of large vegetation within the course is evident in a series of aerial photographs taken of the site in 1938, 1960, 1977, 1986, and 1994. Although heathland communities are globally a rare collection of plants, they have been common on the Outer Cape since early deforestation occurred and open lands became prevalent (CR &TP, 2007: 65-67).

Post Historic and Existing Conditions:
The Highlands area contains four of the sixteen distinct vegetative habitats that have been identified on Cape Cod including Pitch Pine/Scrub Oak Barrens, Sandplain Grasslands, Heathlands, and Grassy Heaths. The vegetation along Highland Road contains native plant species common to the Highland Plain area. They include blueberry, huckleberry, bearberry, sheeplaurel, and shadbush. Since the historic period, the native vegetation of the Highland Plain has dense around the perimeter of the district. In addition, wisteria, located at the site of the Millstone Cottage, has spread beyond the bounds of its initial ornamental purposes (CR &TP, 2007: 63-64).

Within the Highland Golf Links, the fairways have been overseeded with bluegrass mixes in an effort to establish a thicker, more consistent turf cover. The tees and greens currently have a highly maintained turf cover. The current management practice is to overseed the tees and greens with velvet bentgrass in order to reestablish this turf cover and reduce usage of high-maintenance bluegrass varieties. Some rough areas contain a mix of species while others do not. In addition to the species noted by Thoreau, common species include bearberry (Archstaphylos uva-ursi), sedges (Carex spp.) and broom crowberry (Corema conradii), a Massachusetts state-listed and protected species. Typical of a links-style course, some rough areas have been mowed on a frequent schedule, reducing native vegetation and producing a manicured look. There are currently no large trees on the links. Groups of small native trees have been planted or allowed to grow on their own in some areas of the golf links, especially between the fairways, near tees and greens, and on the perimeter of the course. Some shrubs have been planted between the fairways to provide spatial definition, although few currently remain. A second-growth forest containing pitch pine, scrub oak, and various hardwoods and shrubs has become a part of the natural landscape surrounding the Highland Golf Links, particularly along the southern and western boundaries (CR &TP, 2007: 65-67).

Both development on the Lower Cape and reforestation of undeveloped areas have reduced the total area of heathland on the Lower Cape. Several areas on the perimeter of the golf links, primarily on the eastern side, contain heathland plant communities. These areas have been reduced by coastal erosion (Figures 22 and 23) (CR &TP, 2007: 67).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Highland Road Vegetation: Blueberry, huckleberry, bearberry, sheeplaurel and shadbush	133072	Contributing					No
Wisteria vine at site of Millstone Cottage	133074	Noncontributing – Compatible					No
Pitch pine, oak and scrub oak barrens around perimeter of Highland Links	133076	Contributing					No
Fairways	133078	Contributing					No
Tees and Greens	133080	Contributing					No
Rough Areas	133082	Contributing					No
Trees and shrubs within links course	133084	Noncontributing – Compatible					No
Heathland	133086	Contributing					No

Landscape Characteristic Graphics:



Figure 22. A) wisteria; B) pitch pine/scrub oak barrens; C) fairway, rough, and native vegetation, view southeast; D) typical vegetation at golf links; E) tee box at hole #4 and grouping of rockrose, view southeast; F) heathlands, view north (OCLP, 2006).

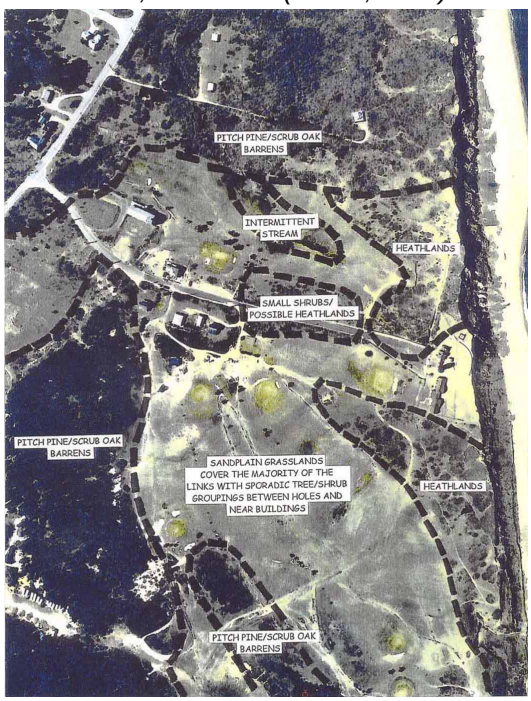


Figure 23. Major vegetation types present on the links are identified on this 1994 aerial photograph. The lighthouse was relocated in 1996 and despite additional shoreline erosion, the general vegetation zones remain constant (OCLP, 1998).

Landscape Characteristic: Views and Vistas

Historic Condition:
While there is no documentation that the Small family intended to establish certain views when laying out the Highlands resort complex, it is evident that views and related focal points became important site features that helped define and establish the character of the site. As a result of the open and undulating character of the Highlands area, visitors could obtain unobstructed views of the Highland Light Station, the Atlantic Ocean, and surrounding areas. Buildings constructed by the Small family on Highland Road were afforded an excellent view of the Atlantic Ocean and Provincetown to the northeast (CR &TP, 2007: 67).

Post Historic and Existing Conditions:
Visitors to the Truro Highlands Historic District can still observe excellent views of the Highland Golf Links, Highland Light Station, and surrounding areas. The observation deck, located on the eastern side of the Highland Light Station, captures unobstructed views of the Atlantic Ocean (CR &TP, 2007: 67).

The elevated location of the Highland Golf Links provides a panoramic view of the Atlantic Ocean from nearly every vantage point. The Highland Light Station, Highland House, and off-site features including “Jenny Lind Tower” and old Truro Air Force station have become prominent focal points and aid in composing interesting views throughout. The lack of large trees on the course allows these views to be uninterrupted across the course. It also provides the opportunity for visitors to the surrounding Truro Highland Historic District to have an unobstructed view onto the links (Figure 24) (CR &TP, 2007: 68).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Views from Highland Road to the Highland Golf Links and Highland Light Station	133088	Contributing					No
Views from Highland Golf Links to Atlantic Ocean, Highland Light Station, Jenny Lind Tower, Highland House, and Truro Air Force Station	133090	Contributing					No

Landscape Characteristic Graphics:



Figure 24. A) From Highland Light Station looking north; B) from station looking southeast; C) from station looking southwest; D) from station looking east; E) from station looking south; F) from station looking northeast (OCLP, 2006).

Landscape Characteristic: **Small Scale Features**

Historic Condition:
By 1817, fencing bordered the lighthouse property. In 1886, the wooden picket fencing and board-rail fencing was replaced with barbed wire fencing.

As early as the 1860s, all of the life saving stations and lighthouses on Cape Cod were linked by a government maintained, private telephone service, which explains the presence of telephone poles in early photographs of the lighthouse. The “trunk line” of utility poles installed along what is now Route 6 linked these stations. However, it appears that the line connecting the main line along Route 6 to the Highland Light Station did not run down Highland Road, but, rather, through the northern portion of the Small property.

According to Cape Cod historian Simeon Deyo, public telephone service was established on Cape Cod in 1882, with the first lines reaching Barnstable, Hyannis, Cotuit, and Marston's Mills. By 1883, the New Bedford Telephone Service had reached Truro. However, Truro historian Anthony Marshall has noted that most families did not have telephones in the early 1900s. The existing wood utility poles found on the south side of Highland Road were installed at some time between 1910 to 1937. A photograph of Highland Road taken in 1910 shows no poles. However, a 1937 photograph of the area, taken by photographer Samuel Chamberlain, appears to show utility poles running down Highland Road to the lighthouse. It may have been that the installation of private utility/telephone service coincided with the development of private resort cottages by the Aldrich family during the 1920s.

Post Historic and Existing Conditions:
In the 1990s, split rail fencing was added along the north side of Highland Road to the lighthouse. On the east side of the Highland Light Station, the fencing is found on the north and south sides of the pedestrian trail to the observation deck (Figure 25).

Two markers were installed after the relocation of the Highland Light Station in 1996. The “Portland” memorial marker, located along the west elevation of the Keeper’s Quarters, honors the “Portland” steamer, which sank near the Truro Highlands. The Highland Light Station relocation marker, situated in the previous location of the lighthouse, provides interpretive information identifying the original location of the Highland Light Station (Figure 26). An anchor exists on the west elevation of the Highland House.

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
Wood utility poles	133092	Contributing					No
Split-rail fencing	133094	Noncontributing – Compatible					No
“Portland” memorial marker	133096	Noncontributing – Compatible					No
Highland Light Station relocation marker	133098	Noncontributing – Compatible					No
Anchor	133100	Noncontributing – Compatible					No

Landscape Characteristic Graphics:



Figure 25. View of wood post and rail fencing that borders the northern and southern edges of the walking path from the Highland Light Station to the observation deck (OCLP, 2006).



Figure 26. View of marker identifying the previous location of the Highland Light Station, which was moved in 1996 (OCLP, 2006).

Landscape Characteristic: **Archeological Sites**

Historic Condition:
During the historic period, the following buildings, structures and small-scale features existed within the historic district: James Small house site - located at the intersection of Highland and South Highland roads; Highland Lodge site; Highland House extension site; Coloraine Cottage; Millstone Cottage site; Mayflower Cottage site; bowling alley site; golf house site; miniature golf course site - concrete foundations and steps located on the north side of Highland Road adjacent to the former lighthouse site; baseball field site; water tower site; Pilgrim Cottage site; Cliff House site; Aldrich Cottage site; and the vegetable garden site (CR &TP, 2007: 71).

Post Historic and Existing Conditions:
The previously listed buildings, structures, and small-scale features no longer exist within the Highlands area (CR &TP, 2007: 71).

Landscape Features:

Feature Name	CLI Feature ID	Feature Contribution	CRIS-HS Resource ID	Associated CRIS-AR ID	FMSS Record Type	FMSS Record Number	FMSS Exact Match
James Small House Site	133102	Contributing					No
Highland House Extension Site	133104	Contributing					No
Coloraine Cottage Site	133106	Contributing					No
Millstone Cottage Site	133108	Contributing					No
Mayflower Cottage Site	133110	Contributing					No
Bowling Alley Site	133112	Contributing					No
Golf House Site	133114	Contributing					No
Miniature Golf Course Site	133116	Contributing					No
Water Tower Site	133118	Contributing					No
Pilgrim Cottage Site	133120	Contributing					No
Cliff House Site	133122	Contributing					No
Aldrich Cottage Site	133124	Contributing					No
Vegetable Garden Site	133126	Contributing					No
Highland Light Station Site	133128	Contributing					No

Condition

Assessment Interval (Years): 9

Next Assessment Due Date: 04/08/2034

Condition Assessment and Impacts

Condition Assessment: Good

Assessment Date: 04/08/2025

Condition Assessment Explanatory Narrative:

The overall landscape is well-maintained and in good condition.

Condition Assessment: Fair

Assessment Date: 09/21/2021

Condition Assessment Explanatory Narrative:

Provisional. The condition reassessment for this CLI has been delayed due to Covid-19 travel restrictions and staffing shortages. In the meantime, the most recent condition assessment will remain in place until it is reassessed as part of a comprehensive update of the entire CLI. Planning and scheduling this update will occur in FY 2022.

Condition Assessment: Fair

Assessment Date: 04/03/2008

Condition Assessment Explanatory Narrative:

The Truro Highlands Historic District is considered to be in fair condition. Erosion and invasive plants, coupled with inappropriate fertilization and planting practices on the Highland Golf Links, have negatively impacted the historic character of the landscape. Without the appropriate corrective actions in the next three to five years, the cumulative effect of the deterioration of many of the landscape characteristics will cause the inventory unit to degrade to a poor condition.

Recommendations to improve the condition of the landscape include reducing non-historic paths on the Highland Golf Links and minimize the use of fertilizers on fairways, greens, and tees. Other recommendations include the removal of non-native and invasive vegetation, and minimize the planting of trees and shrubs between fairways. As of August 2007, Cape Cod National Seashore and the Highland Golf Links have made substantial progress in addressing current issues.

Impacts

Type of Impact: Erosion

Other Impact:

External or Internal: Both Internal and External

Impact Narrative: The oceanfront cliffs in the Highlands area have been eroding at an average rate of one to three feet per year. The weight of the water-laden clay, coupled with high winds, heavy rains, and intense wave action has caused extensive coastal erosion.

Concentrated areas of vehicle and pedestrian use on unhardened surfaces can lead to erosion. This issue is of greatest concern on the links course, where golfers, golf carts, and maintenance vehicles can contribute to a loss of topsoil and subsequent erosion. Once exposed, the soils are susceptible to further erosion by weather and the undulating topography that further accelerates the process. Pedestrian access trails are worn in some rough areas of the course by consistent cut-through traffic. Pedestrian cut-through paths resulting from a lack of directional signage kills vegetation, thereby increasing erosion and possibly affecting environmentally sensitive plant communities (CR &TP, 2007: 101-102).

Date Identified: 09/15/2008

Type of Impact: Fertilization Practices

Other Impact:

External or Internal: Internal

Impact Narrative: Roughs are an important feature of a links course and should be retained and preserved. However, with present day golf standards requiring applications of fertilizers and frequent watering, roughs consisting of mostly native vegetation that thrive in nutrient poor, acidic, sandy soil are becoming increasingly threatened (CR &TP, 2007: 109-110).

Date Identified: 09/15/2008

Type of Impact: Planting Practices

Other Impact:

External or Internal: Internal

Impact Narrative: Typical of a links course, the Highland Golf Links had originally very few trees and shrubs. Trees and shrubs have seeded in many of the rough areas and heathlands and others have been planted. There is a need to manage the spread and growth of trees and shrubs to retain the integrity of the site and the authentic way of playing a links golf course (CR &TP, 2007: 111-112).

Date Identified: 09/15/2008

Type of Impact: Vegetation/Invasive Plants

Other Impact:

External or Internal: Internal

Impact Narrative: The Truro Highlands Historic District historically was very open and windswept. Since the period of significance, many invasive species have been found throughout the area. Autumn olive is found behind the Highland Light Station and around the perimeter of the links. It obstructs views to the Highland Light Station and the ocean. A prominent patch of wisteria is growing near the Highland House parking lot, which is not found in historic images. Scotch Broom has overgrown the anchor in the parking lot near Highland House and along the path to Highland Light Station. Poison ivy grows among the blueberry and beach plum shrubs and visitors picking these berries get into the poison ivy (CR &TP, 2007: 112).

Date Identified: 09/15/2008

Type of Impact: Inundation/Sea Level Rise

Other Impact:

External or Internal: External

Impact Narrative: Increases in the mean sea level (MSL) will likely exacerbate erosion of the cliff.

Date Identified: 04/08/2025

Type of Impact: Inundation/Storm Surge

Other Impact:

External or Internal: External

Impact Narrative: Amplified tides during severe low pressure weather systems will continue to erode the cliff.

Date Identified: 04/08/2025

Treatment

Stabilization Measures

Treatment Documents

Treatment Type: Rehabilitation

Treatment Completed: No

Document Type: General Management Plan

Document Date: 1998-01-01

Title:

IRMA Link:

Narrative:

Regarding a treatment philosophy for the Highlands area, the park's 1998 General Management Plan states, "Management of the seashore is a delicate balance in which the human needs of today and tomorrow must be addressed within the context of both preservation and tradition." This philosophy applies well to the Highlands area as the property perpetuates over a century of tourism and recreation, with the public access to Highland Light Station, the reuse of the Highland House as a museum and the continued use of the Highland Golf Links. Furthermore, the plan states, "a collaborative approach to stewardship among the six Outer Cape towns and all seashore partners is essential." In the Highlands area, collaborators include the Town of Truro, the Golf Course Advisory Committee, Highland Museum and Lighthouse, Inc. and the Truro Historical Society. Several sections of the plan reference the Highlands area, including the park's goal to manage and maintain National Register-listed properties. To date, for the Highlands area the park has completed historic structure reports for both the Highland House and Highland Light Station and a Cultural Landscape Report for the Truro Highlands Historic District in 1995. The management philosophy for the Highlands area should balance the ongoing use of the area for tourism and recreation with the preservation of the historic structures and surrounding landscape.

The 1995 Cultural Landscape Report describes the overall recommended treatment as Rehabilitation, which is defined as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey it's historic, cultural, or architectural values." This treatment option is the most appropriate due to the relocation of the lighthouse, the need for visitor facilities and parking, the reuse of the Highland House and the need to keep the golf course viable (CR & TP, 2007: 99-100).

Based on previous recommendations presented in the "Cultural Landscape Report for Truro Highlands Historic District" (1995) and "Preservation Maintenance Plan for the Highland Golf Links" (1998), the "Condition Report and Treatment Plan for Truro Highlands Historic District" (2007) provides an updated evaluation of the condition of the property, as well as updated guidance for both day-to day and long-term management and interpretation. Recommendations include reducing paths on the Highland Golf Links, relocating the golf cart parking area, reconfiguring the Highland Road parking facilities, unifying surface materials found on paths and roads, screening the maintenance building with native vegetation, establishing a consistent district-wide signage system and selectively removing trees and shrubs from the historically open fairways.

Approved Treatment Costs

Cost Narrative:

Treatment Type:	Bulk Import TBD
Treatment Completed:	No
Document Type:	Cultural Landscape Report
Document Date:	1994-01-01
Title:	Cultural Landscape Report for Truro Highlands Historic District
IRMA Link:	https://irma.nps.gov/DataStore/Reference/Profile/2188243
Narrative:	

Approved Treatment Costs

Cost Narrative:

Bibliography and Supplemental Information

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Commisso, Michael, Jan Haenraets, and Margie Coffin Brown.	Condition Report and Treatment Plan for Truro Highlands Historic District.	2007	Boston, MA: Olmsted Center for Landscape Preservation.			

Binder, Regina, and Larry Lowenthal.	Highland House Historic Structure Report.	1993	Cultural Resources Center, Building Conservation Branch, National Park Service.			
Albee, Margaret, Regina Binder, and Larry Lowenthal.	Historic Structures Report: Highland Light, Cape Cod Massachusetts.	1994	Lowell, MA: National Park Service.			

Landscape Documents:

File Name	Date	Attachment Type
CACO_Atwood Higgins-Dune Shacks-Fort Hill-Truro Hisglands_CLI Update Notes_2025.pdf		

Source