CULTURAL LANDSCAPE REPORT
FOR
TRURO HIGHLANDS HISTORIC DISTRICT

Site History
Existing Conditions
Site Analysis
Treatment Recommendations

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North Atlantic Region
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Cultural Landscape Program

Boston, Massachusetts

1994

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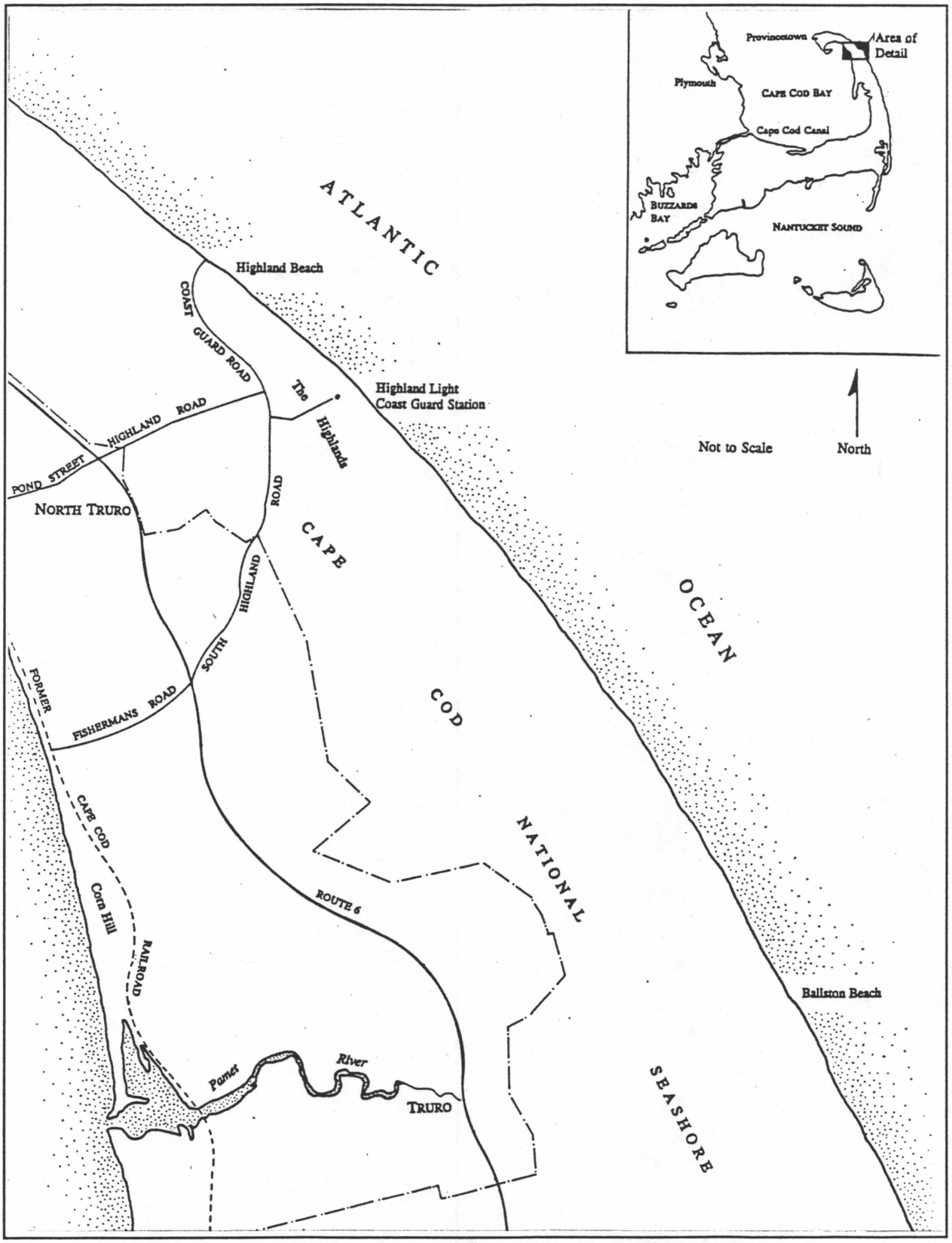


Figure 1. Vicinity Map, Truro Highlands. Source: Catherine Evans, OCLP, 1993

Introduction

The Truro Highlands Historic District is located in North Truro, Massachusetts (figure 1). The 85.9 acre complex occupies a portion of the Highland Plain, a windswept and open area fronting on the Atlantic Ocean and adjacent to the Highland Light. The various buildings and structures included in the district are located along Highland Road, which runs easterly through a northern portion of the site. The Highland Golf Course, operated by the Town of Truro, occupies most of the open area on both the north and south sides of the Highland Road (figure 2).

The earliest settlers at the Highlands used this unusually fertile area for farming. During the late nineteenth and early twentieth century the Highlands was developed as a successful summer resort largely through the vision and direction of local resident, Isaac M. Small (1845-1934). The Highlands resort originated during the first period of tourism on Cape Cod, before the coming of the railroad, and reached its fullest development during the railroad-based period of tourism extending from 1870-1920. Throughout this period many buildings and facilities, including one of the earliest golf courses on Cape Cod, were added to the complex. Typical of other resorts developed on the Cape during this era, the Highlands was largely self-contained, providing food, lodging and recreation to its guests. The property remained in the hands of the Small family until 1947.

In 1964, the bulk of the former Highlands Resort including the golf course, was acquired by the National Park Service as part of the Cape Cod National Seashore. Initial Park Service management plans for the Highlands area recognized the interpretive potential of the Highland House itself, but chose to manage the site primarily as a natural resource area.[1] Cottages and other facilities remaining from the resort area were identified as "intrusions," and many structures were demolished or removed throughout the 1960s and 1970s.

Recognition of the value of Truro Highlands as not only a magnificent natural setting, but as a rich and significant cultural landscape, came slowly. In 1974, National Register nominations were prepared for the Highland House and the Highland Golf Course,[2] briefly citing the historical significance of the resort era. However, it was not until 1993 that a Determination of Eligibility was prepared for a proposed Truro Highlands Historic District encompassing both the golf course and the Highland House along with the other structures, facilities and landscape features remaining from the resort era. A draft *Historic Structures Report* for the Highland House prepared in 1994 specifically identified the need for a Cultural Landscape Report for the Highlands area.

Work on this *Cultural Landscape Report for the Truro Highlands Historic District* was begun in 1994, with the intention of providing historical information and an analysis of the site's character defining features as a basis for the development of treatment and management recommendations for this landscape. The need for additional information has become particularly pressing in light of a Congressional mandate to relocate Highland Light, which is currently threatened by encroaching erosion of the coast, directly into the adjacent Truro Highlands Historic District. Through a cooperative effort between the National Park Service and the United States Coast Guard, the relocation of the light is scheduled to be done simultaneously with a rehabilitation of much of the historic district, including the addition of improved visitor facilities and parking.

It should be noted that in the ideal planning sequence, a specific treatment for a landscape, such as rehabilitation, would not be recommended prior to the completion of an in-depth site history and analysis of character-defining features. However, in keeping with the character of Cape Cod, in this case our schedule was dictated by nature.

Methodology

Owing largely to the time constraints associated with this project, a decision was made to develop a research methodology entailing a *thorough*, as opposed to *exhaustive* level of research, which is defined by *National Park Service Bulletin 28: Cultural Resource Management Guidelines* as follows:

> For historical studies this means research in selected published and documentary sources, of known or presumed relevance that are readily accessible without extensive travel and that promise expeditious extraction of relevant data, interviewing all persons who are readily available, and presenting findings in no detail greater than required by the task directive.

This project was assisted tremendously by the ready availability of a large amount of recently prepared material pertaining directly to the Truro Highlands area, including the Determination of Eligibility for the Proposed Highlands Historic District (1993), the Historic Structures Report for the Highland House (1993), and the Historic Structures Report for the Highland Light (1994). These efforts did include a fairly extensive search of primary sources, including relevant material available through the Truro Town Clerk, and Barnstable County Hall of Records. Additional source material, including books, unpublished reports, maps and photographs, was found at the library of the North Atlantic Regional Office of the National Park Service, the library at Cape Cod National Seashore, the Office of the Curator at the Salt Pond Visitor Center, and the Boston Athenaeum.

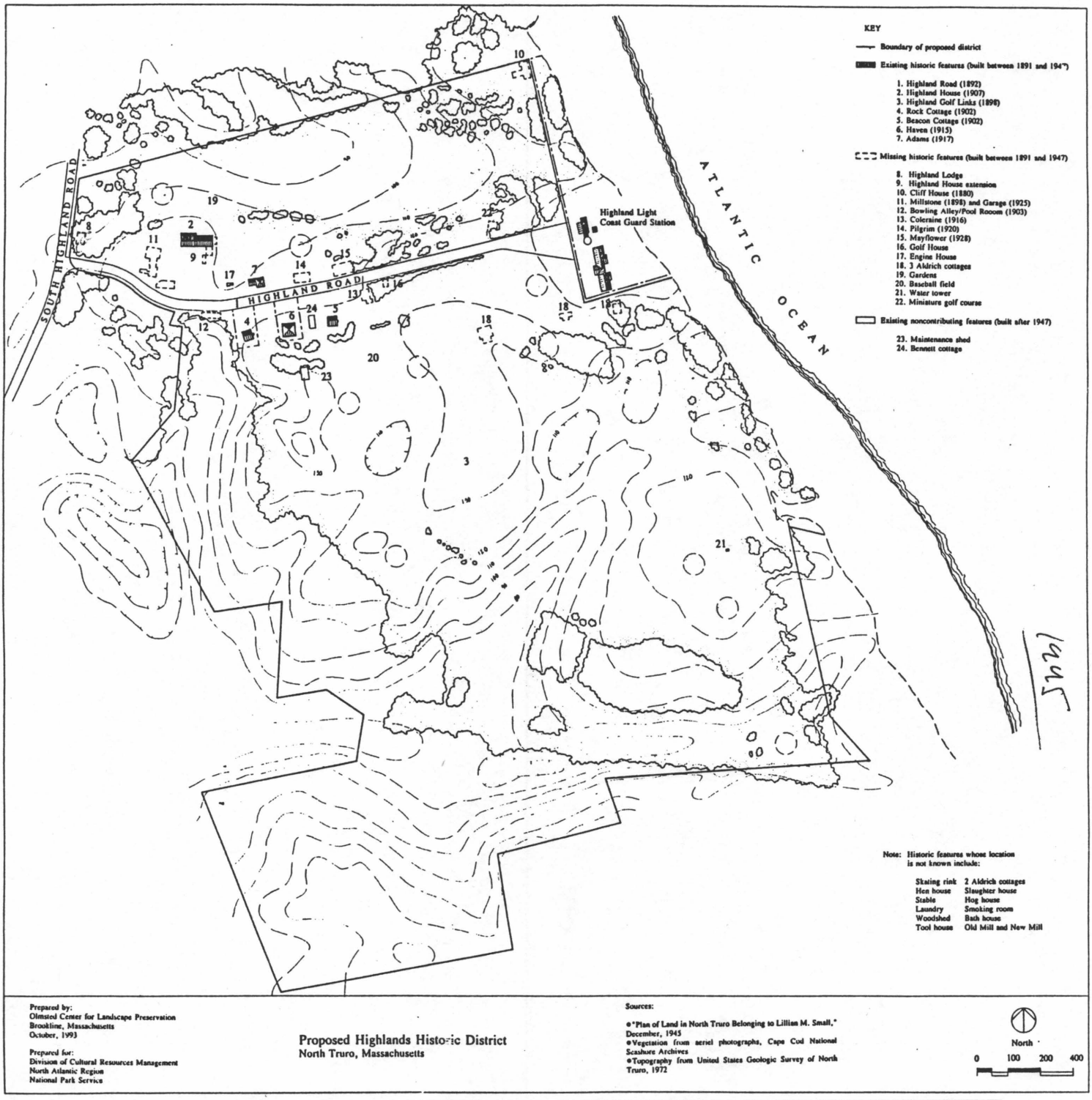


Figure 2. Highlands Historic District, North Truro, Massachusetts. Source: Catherine Evans, Olmsted Center for Landscape Preservation, 1993.

SITE HISTORY

Early European Settlement: 1620-1692

Cape Cod was extensively settled by Native Americans prior to and during the contact period. Cape natives were part of the Pokanoket (Wampanoag) cultural political group that covered much of southeastern Massachusetts. At the time of English settlement the Truro area appears to have been occupied by natives from the Pamet tribe. However, studies to date have not yet defined contact-period tribal boundaries on Cape Cod.[3] It is known that when the Pilgrims arrived in 1620 a well-established network of Native American trails ran the length of the Cape, crossing it at several points. Natives practiced a semi-sedentary hunting and gathering lifestyle supplemented by horticulture. The surviving Native American name for the Highlands, "Tashmuit," supposedly meant "place of many springs," perhaps reflecting the underlying layer of clay characteristic of this area, which traps water, forming watering holes for cattle and other animals.[4]

By the early 17th century numerous English, French and Dutch vessels were exploring the Cape Cod coastline. Permanent European settlement at the Cape did not occur until 1637, when Sandwich was established. Settlements in Barnstable (1638), Yarmouth (1639), and Eastham (1644) followed shortly thereafter. While a sizeable Native American population remained on the Cape through the Plantation Period (1620-1692), there was severe decline and displacement as a result of disease and European settlement.

Throughout the Colonial Period (1692-1775) population and settlement continued to expand on the Cape. Access to the outer Cape was greatly improved with the extension of the Country Road (now Route 6A) to Truro by 1720, and on to Provincetown by 1727. Despite this improved access, the Town of Truro, established in 1709 and characterized primarily by agricultural uses, grew relatively slowly to a population of only 1227 by 1776.[5]

John Avery

The earliest known inhabitant of the Highlands (then known as Tashmuit) was Reverend John Avery. Avery, born in Dedham in 1685, was the son of a minister. Following his graduation from Harvard in 1709 John Avery moved to Truro where, following a brief trial period, the townspeople of Truro unanimously invited him to become their permanent minister. Three months later, on May 8, the proprietors convened and agreed that

> If John Avery shall proceed to the now proposed agreement of the inhabitants in an orderly and regular settlement and ordination in the work of the Gospel, and shall so continue for the space of the ten years next ensuing, after settlement and ordination, he shall have five and thirty acres of land at Tashmuit alias Clay Grounds.[6]

Avery was ordained in 1711, and continued to minister to the people of Truro until his death in 1754.[7] Along with his ministerial work, Avery was a farmer and smith. Currently, nothing remains of John Avery's home, which was located a short distance north of the Highland House. However, nineteenth-century Truro historian Shebnah Rich provides speculation on the original appearance of the Avery home, as well as a description of the ruins as they appeared in 1883:

> Mr. Avery's house was at Tashmuit, Highland, a few rods east of the house of Rebuke Paine, a short distance north of the Highland House (note: this refers to the earlier Highland House, located at the intersection of South Highland and Highland Roads),

> and near the well known spring. It was a two story house, with ell. The smithy . . . stood just southwest of his house by the road. The old plaster, hard as granite, and bits of thick English glass can now be found on the spot. Clinkers and slag still mark the place.[8]

Upon John Avery's death in April, 1754, his house and lands were left to his son Job Avery. It appears that the Job Avery House was removed at some point in the nineteenth century.

Isaac Small (1754-1816)

The exact date on which the Small Family settled on the Highlands is not known. However, the name Small appears among the earliest proprietors of Truro. Further, an Isaac Small was one of the first settlers of Eastham, and Truro was originally part of Eastham. Isaac Small (1754-1816) was apparently born at the Highlands. Shortly after he married in 1779, he built a house later known as "Tashmuit" after the Indian name of the area, located on the west side of present South Highland Road. Small's property, on which he raised corn, livestock, and hay, extended across the Highlands to the Atlantic. Small was also a miller, and ground corn with a wind powered grist mill that he built in 1785 on a little knoll near the present Highland House.

Throughout the Revolutionary War Cape Cod and the Islands were subject to frequent raids and harassment by the British. The British blockade brought commerce and fishing to a standstill. Additionally, Cape communities were burdened with supporting the colonial cause with men and supplies. Despite these disadvantages, the Cape experienced significant economic growth during the revolutionary period. The *Topographical Description of Truro,* prepared in 1794, notes "a collection of six houses" in the Highlands area. A letter written by Lighthouse Superintendent Benjamin Lincoln in the same year identifies Highland residents as Widow Eldridge, Wd (Widow?) Snow, John Avery, Joseph Barry, and Isaac Small. [9]

Establishment of the Highland Light

Small's property was slightly reduced in 1796, when the United States Government purchased 10 acres of land along the Atlantic Ocean for the erection of a lighthouse (figure 3). Considerations which influenced Benjamin Lincoln, District Superintendent of Lighthouses to select the Clay Pounds as a site for the lighthouse are relevant to a discussion of the cultural landscape in that they provide insights into the historical appearance of the Highlands area:

> Because here the lands are pretty good and are not so sandy as to be liable to be blown away by the high gales of wind often experienced on this Cape. Because the Peninsula is but one mile wide and on the west shores thereof all the materials may be landed and carted in a good road across.
>
> As the lighthouse must be of wood the soil will be good for its foundation. Fresh water can easily be obtained within ten acres. The land will summer a cow after a garden

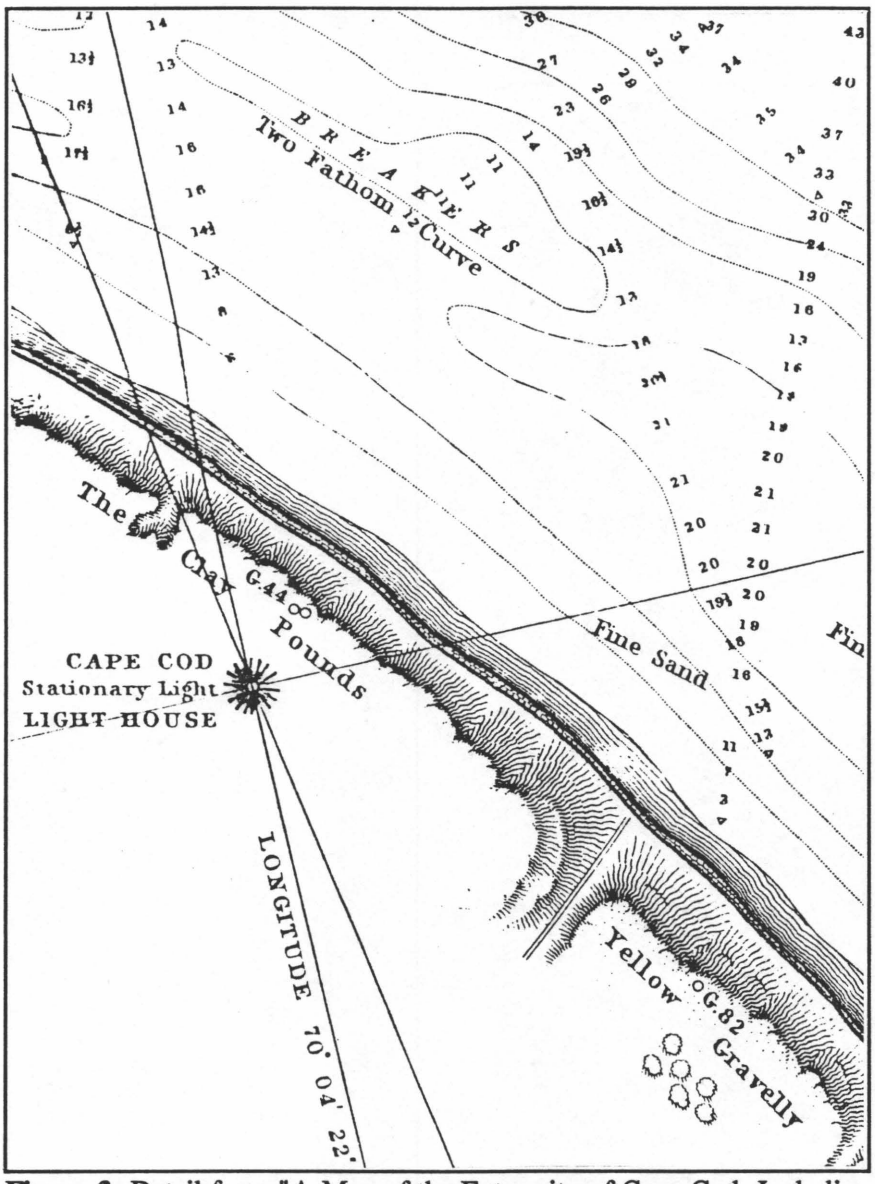


Figure 3. Detail from "A Map of the Extremity of Cape Cod, Including the Townships of Provincetown and Truro." Surveyed by J.D. Graham. 1836. Source: CCNS

shall be taken off for which there is some pretty good land. The flock is wintered there by salt hay.

The fuel must be purchased from the inhabitants possessing the southerly part of the Town or from coasting vessels which frequently call there. The five nearest families are about one fourth of a mile from the ground on which probably the lighthouse will stand.[10]

The price paid for the land was $110.00, including 100 dollars for the land and ten dollars for the "right of passing" across Small's property to reach the lighthouse. Interestingly, this clause provides additional information that the road to the lighthouse owes its existence to the lighthouse. However, while there is no evidence that any road existed prior to the construction of the lighthouse, it is not known if the road follows its original course.[11]

A major attraction of the site appears to have been the presence of Isaac Small himself, whose appointment as light keeper would result in significant savings to the federal government.[12] He was already a resident of area, supporting himself largely by agriculture, so if he were appointed keeper he would not have to depend exclusively on a government salary. A new dwelling house would not have to be constructed (though, in fact, a small residence was built), nor would fencing have to be erected, since the longest boundary of the lighthouse tract adjoined Small's remaining land. Even a detailed survey could be avoided, as Small's deed was bounded by abutters on the north and south sides and by the high water mark to the east.

Isaac Small continued to serve as lighthouse keeper until 1812, at which time he was unwillingly relieved of his position in light of complaints that "Mr. Small's various pursuits will not allow him to pay any attention to the lighthouse." Interestingly, Mr. Small's departure resulted in various modifications to surrounding landscape, including the erection of fencing between the lighthouse compound and the Small's property. In 1817, lightkeeper John Grover reported that "I wish the land to be measured and fenced as there is (sic) so many cattle round the light that they brake (sic) the ground up that it blows away. . . ."[13]

Era of James Small

Following the death of Isaac Small in 1816 his farm was divided between his two oldest sons. Joshua Small (1792-1850) received the house and land on the west side of South Highland Road, while James Small (1787-1874) received land to the east of the road. Thereafter, the two segments passed down through separate lines and were never reunited. The subsequent resort development took place entirely on the eastern portion bequeathed to James.

In 1835 James built a commodious farm house on the northeast corner of the intersection of South Highland and Highland Roads. James Small continued in the tradition of his father, farming the area and operating the gristmill (figures 4 and 5). An agricultural census taken in 1860 revealed that James owned 100 acres of improved land and fifty acres of unimproved land. He kept one horse, five milk cows, two other cattle, and three pigs. On the property he raised rye, corn, and Irish potatoes. In addition, he harvested twenty-five tons of hay and sold butter.[14] It is not clear whether all of Small's farming activities occurred at the Highlands, or on other land, perhaps leased, in the vicinity.

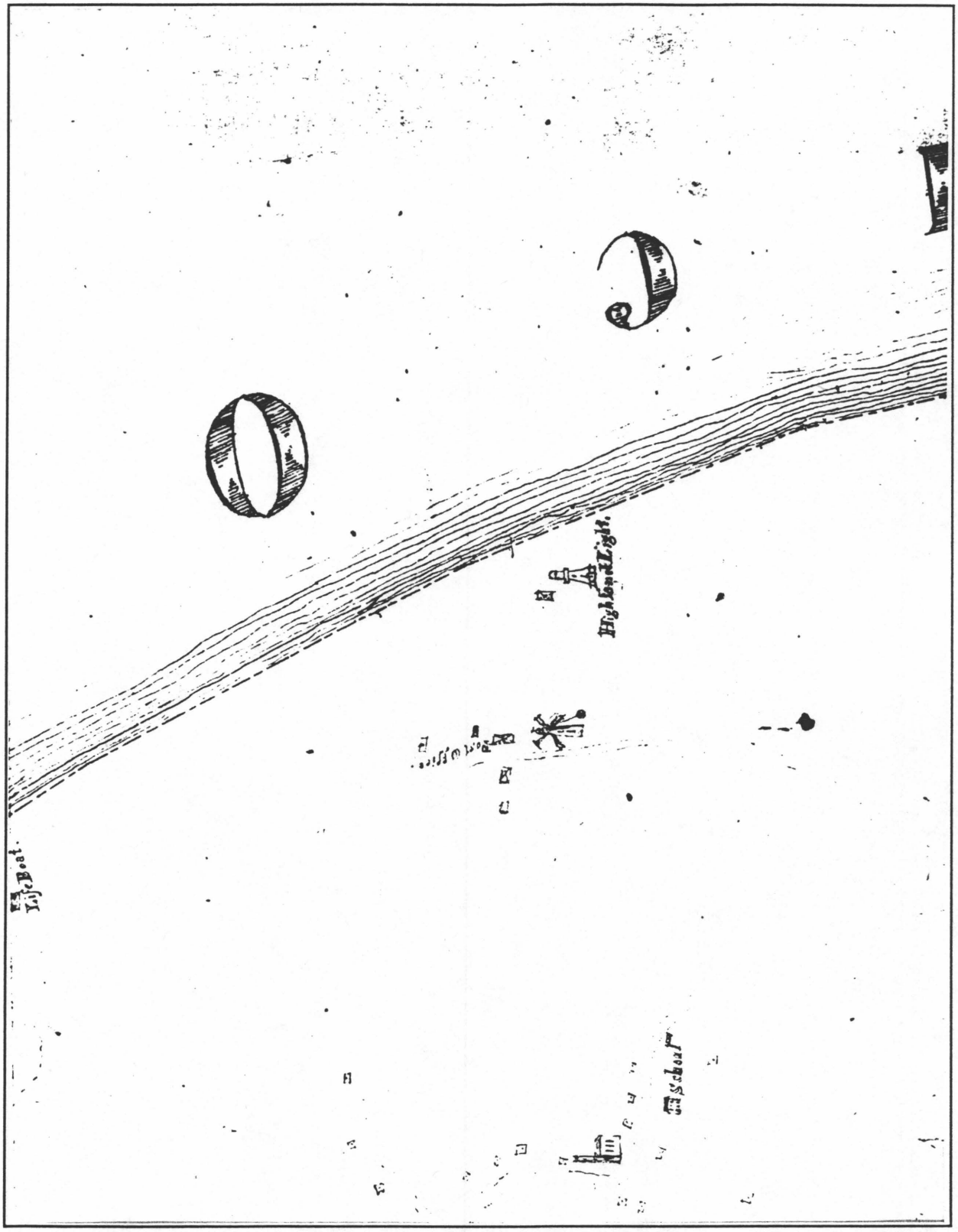


Figure 4. Detail from "A Plan of Truro." By Joshua Davis, 1841. Source: Cape Cod National Seashore.

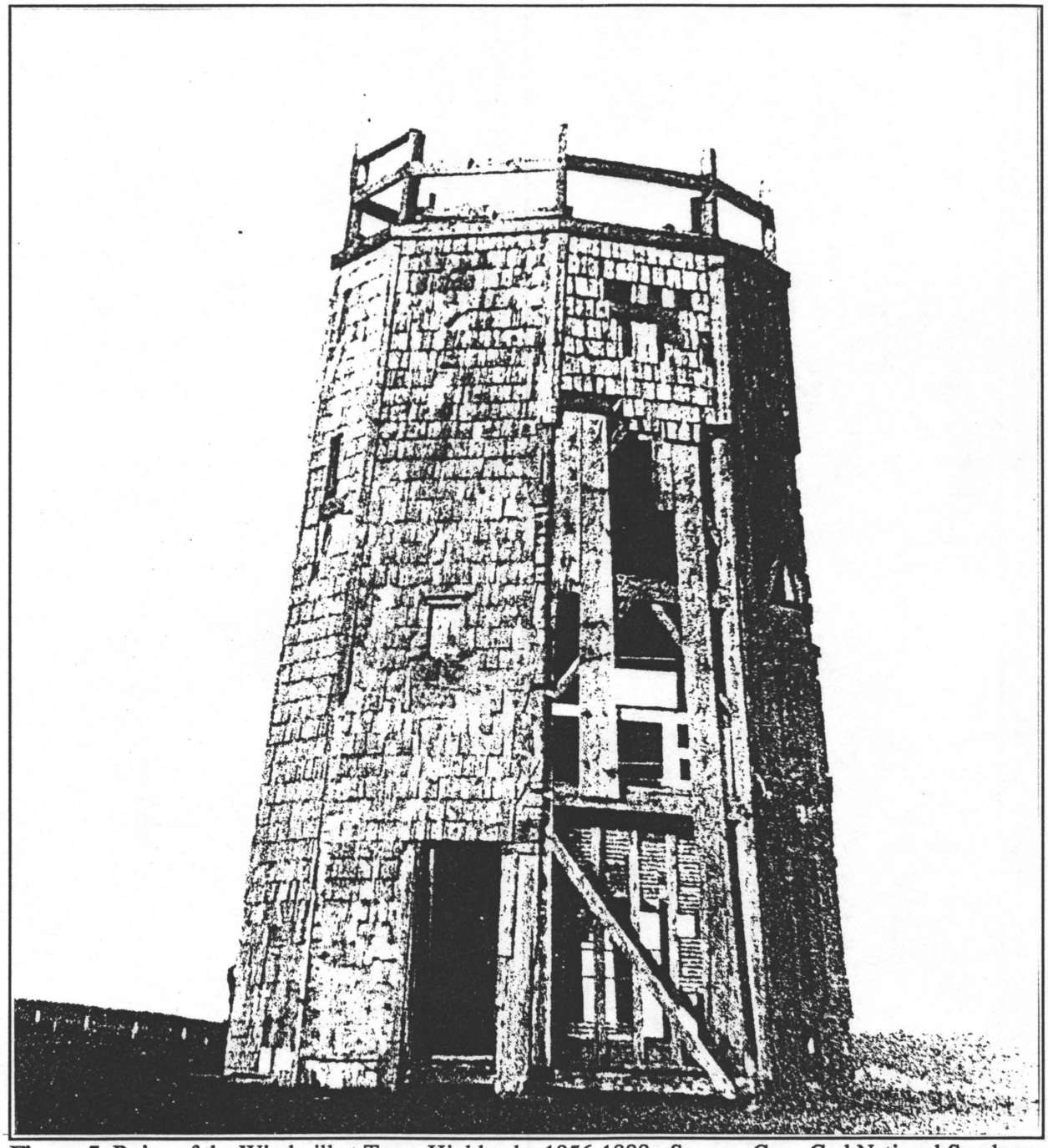


Figure 5: Ruins of the Windmill at Truro Highlands. 1856-1888. Source: Cape Cod National Seashore.

In his memoir, "Just a Little About the Lower Cape, Personal and Otherwise," James Small's son, Isaac M. Small, describes his family's considerable farming enterprise, including a "large farm" known as the Highland House Farm, and another one of equal size at High Head, operated by Isaac's half brother, Thomas F. Small.[15] The Small's farm included dairy and beef cattle, along with the cultivation of vegetables and grain. Farming operations were carried out in a fashion distinctive of the Cape; according to Isaac's memoirs "No grain of any kind was ever fed to the cattle, and they thrived on salt hay and vegetables."[16]

Along with his farming, James Small also served several tours as keeper of the Cape Cod Light, and was functioning in that capacity during visits to the area by philosopher/writer Henry David Thoreau between 1849 and 1857.[17] Thoreau's account of his visit provides one of the few accounts of the physical appearance of the Highlands during the middle of the nineteenth century, several decades prior to its development as a tourist area.

In general, Thoreau's attention was focused on the lighthouse and its immediate surroundings; the rapid and continuous erosion of the shoreline appears to have been of particular interest. However, he also describes the surrounding setting of the Highlands, making note of the "small ponds here, upheld by clay, which were formerly called Clay Pits." Thoreau was impressed with the dramatic weather conditions at the Cape, especially the fierce and persistent wind, which required one to "hold onto the light-house to prevent being blown in to the Atlantic." He commented on the "abundance of moisture in the atmosphere," noting that "in summer dense imprisoning fogs frequently last 'til midday, turning one's beard into a wet napkin." Likewise, the saltiness of the air seemed almost oppressive: "Salt was rarely used at the table, and our host told us that his cattle invariably refused it when it was offered them."[18]

Thoreau also provides an inventory of introduced and native vegetation, making note of the condition of local plant material.

> The Clay Pounds are a more fertile tract than usual. We saw some fine patches of roots and corn here. As generally on the Cape, the plants had little stalk or leaf, but ran remarkably to seed. The corn was hardly more than half as high as in the interior, yet the ears were large and full, and one farmer told us that he could raise forty bushels on an acre without manure, and sixty with it. The heads of rye were also remarkably large. The Shadbush (Amalanchier), Beach Plums, and Blueberries (Vaccinium Pennsylvanicum), like the apple trees and oaks, were very dwarfish, spreading over the sand, but at the same time very fruitful.[19]

Other plants noted by Thoreau around the lighthouse include *Polygala polygama*, white pasture thistles, (*Cirsium pumilum*), *Smilax glauca*, and the broom crowberry, (*Empetrum Conraadii*). It is interesting to note the agricultural crops pointed out by Thoreau in his description; he later points out the presence of "turnips, beets, carrots, etc.," growing in the sandy soil.

Thoreau described the views at night the light at Race Point, the light at Long Point, and the light from Plymouth Harbor were all visible from the Cape Cod Light. On the Highlands themselves, Thoreau mentions the sight of "other lights in the neighborhood" glowing in the dark.[20]

Early Development of Tourism at the Highlands

Following Thoreau's journey, tourists began to be drawn to the Highlands area. Indeed, in a letter dated 1855 Thoreau provided a positive review of the accommodations available with the Smalls:

> There is no public house here, but we are boarding in a little house attached to the Highland Lighthouse with Mr. James Small, the keeper. It is true that the table is not so clean as could be desired, but I have found it much superior in that respect to a Provincetown hotel. They are what are called "good livers." Our host has another larger and very good house within a quarter mile unoccupied, where he says he can accommodate several more. He is a very good man to deal with - has often been the representative of the town, and is, perhaps the most intelligent man in it. Board: $3.50 per week.[21]

The adaptive use of large homes and second homes for seasonal guests was typical of this period in the development of tourism on the Cape prior to 1870.[22] Apparently, in the early nineteenth centuries most of the taverns and inns on the Cape were closed down because they served alcohol. Owing to the continued popularity of the Temperance movement, guest houses and modified residences were considered to be a preferred alternative to inns. Apparently by the Civil War there were several dozen guesthouses on the Cape, of which the Highlands was one of the best known.[23] However, the scarcity of accommodations in light of growing demand was already becoming evident, as noted in a report in the *Barnstable Patriot* dated September 3, 1863:

> Dear Major: The "season" has been a successful one here, and greatly enjoyed by the crowds that have visited this delightful summer retreat. 'Squire Small has been crowded to overflow, and many have departed with a sigh that there was no room for them.
>
> In this age of enterprise it seems strange that there are not increased accommodations for the increasing numbers who desire to breathe the healthful and invigorating air of Provincetown and Truro. Many who have come down in the steamer have been obliged to return the next day because there was no room for them; and many more have not come at all because they knew there was no room for them.
>
> Large and small parties from Provincetown and Wellfleet come here every day, and enliven the place by their great diversity of character. To provide for them and her house full of boarders, without any market to go to, tries the ingenuity of Mrs. Small, who can accomplish as much as any other woman.[24]

Further Development of Tourism Under Isaac Small

Despite these early tourist developments the transformation of the Highlands from a small farm to a successful tourist area can be largely attributed to Isaac Morton (Mort) Small (1845-1934), the son of James Small and his second wife, Jerusha Dyer.

Isaac grew up helping out with farm chores, and the operation of the gristmill. However, when Isaac was about 18 he took over operation of the Marine reporting station, then located in a small building near the lighthouse. Using the telegraph, which had recently been extended to the area, he reported ship sightings to the Boston Chamber of Commerce and its predecessors, enabling the

owners to know when their vessels would be expected in port. As a result of this activity, Isaac M. Small developed more connections with the outside world and was less dependent on agriculture than had been customary in his family.[25]

The coming of the railroad, which reached Provincetown in 1873, was another critical factor in the development of the Truro Highlands as a successful tourist resort. By the time of Thoreau's third visit to the Cape in 1855, the tracks had already reached Hyannis, and it appeared inevitable that the rail service would eventually continue all the way down the Cape.[26] However, the Civil War and various local and national economic difficulties delayed the ambitious plans of the Cape Cod Railroad, so that it took fully 25 years to extend the tracks the length of the Cape from Sandwich to Provincetown. Prior to the completion of the railroad travel on the Cape was extremely difficult owing to the sand, and relatively small numbers of people bothered to undertake the long journey for recreational purposes. Completion of the final extension from Wellfleet through Truro to Provincetown in July 1873 thrust the Cape into what the Massachusetts Historical Commission has defined as the second major phase in the development of tourism on the Cape, in which "the popularity of railroad travel encouraged the construction of large resort hotels, frequently oriented towards the railroad customer."[27]

The response to the coming of the railroad was rapid and dramatic. In 1873 the Cape Cod Land Company filed a plan to develop oceanfront land, apparently just north of the Highland Light, in small lots. This proposal included the creation of 204 lots, generally 70 by 105 feet, connected by a comprehensive grid of streets.[28] However, coinciding with the economic downturn of 1873, this plan was never implemented.

Although Isaac Small does not appear to have been involved with this scheme, he and a distant cousin purchased approximately 17 acres of land on the cliffs immediately south of Highland Light and the Lighthouse Road.[29] The timing of this purchase, September 20, 1872, suggests that it was made in anticipation of the railroad. Nothing was done immediately with this 17 acres of cliff edge land, and, indeed, it was not until twenty years later that Isaac and his cousin Edward E. Small attempted, unsuccessfully, to subdivide the tract. These projects were almost exactly contemporary with the first efforts at substantial land development for tourism at areas of the Cape that were generally more advanced, such as Falmouth Heights and Hyannisport.

Evolution of the Highlands Resort 1874-1894

The conjunction of the coming of the railroad and the death of James Small in February 1874 created a new opportunity for Isaac M. Small. Isaac had obtained possession of James Small's farmhouse after James' death. The farmhouse was already being used as a hotel, known as the Small Farm or the Highland Farm. In 1876, Isaac contracted with his second cousin, Abram C. Small, to add to the farmhouse a two-story wing that was actually larger than the original structure. This hotel was known as the Highland House from at least the time of its enlargement until the present Highland House was built in 1906–07 (figure 7). After that time, it became known as the Highland Lodge. (The name "Highland Lodge" will be used hereafter in the report, to distinguish the earlier building from the present day structure.) This addition was a significant step, representing the first structure in the Highlands (and probably anywhere in Truro) built exclusively for tourist use. It was also an example of the kind of activity that defined the railroad-based period of tourism.

Even after the railroad arrived, transportation to areas away from the rail line remained difficult. Travelers thus tended to choose lodgings that were close to the railroad, being the most convenient and accessible. The Highland resort was somewhat of an exception. The railroad's route through Truro clung to the bay shore, while the Highland resort was situated on the ocean side. However, the resort's existing hotel facilities and its natural attractions apparently outweighed its distance from the railroad. Anthony Marshall recalls that, "In the earlier days, before the coming of the automobile, guests for the Highland House would arrive by train. There they would be met by a driver with horse and carriage and would be driven forthwith to the Highland House."[30] This is confirmed by the town assessors' reports, which show that in 1901 Isaac M. Small owned a large covered wagon, two buggies (one classified as a trap), a truck wagon, and an express wagon.[31]

In another decision made at least partially with tourism in mind, Isaac M. Small built what became known as the Cliff House in 1880, on the former site of the marine reporting station built in 1861. Located just beyond the northern boundary of the lighthouse lot, it served Small both as a residence and headquarters for his marine observer activities. He had a large bay window, facing the ocean, from which Small could observe the passing ships (figure 8). Thereafter, it is unlikely that he lived in the Highland House, leaving it solely for use as a hotel. From his cliffside dwelling, Isaac M. Small appears to have become the unofficial guide to the Highland Light. In 1891, increased visitor curiosity and questions about the lighthouse prompted Isaac M. Small to publish and sell an information booklet on the Highland Light (figure 9).

It appears that Small's early efforts at boosting tourism did little to change to overall appearance and feeling of the Highlands area. A local historian writing in 1883 describes the Highlands as a "little hamlet, composed of spacious and comfortable looking Highland House, the dismantled old grist mill, which for more than century did honest work, and the few neighboring houses..."[32] No mention is made of Small's budding tourist industry.

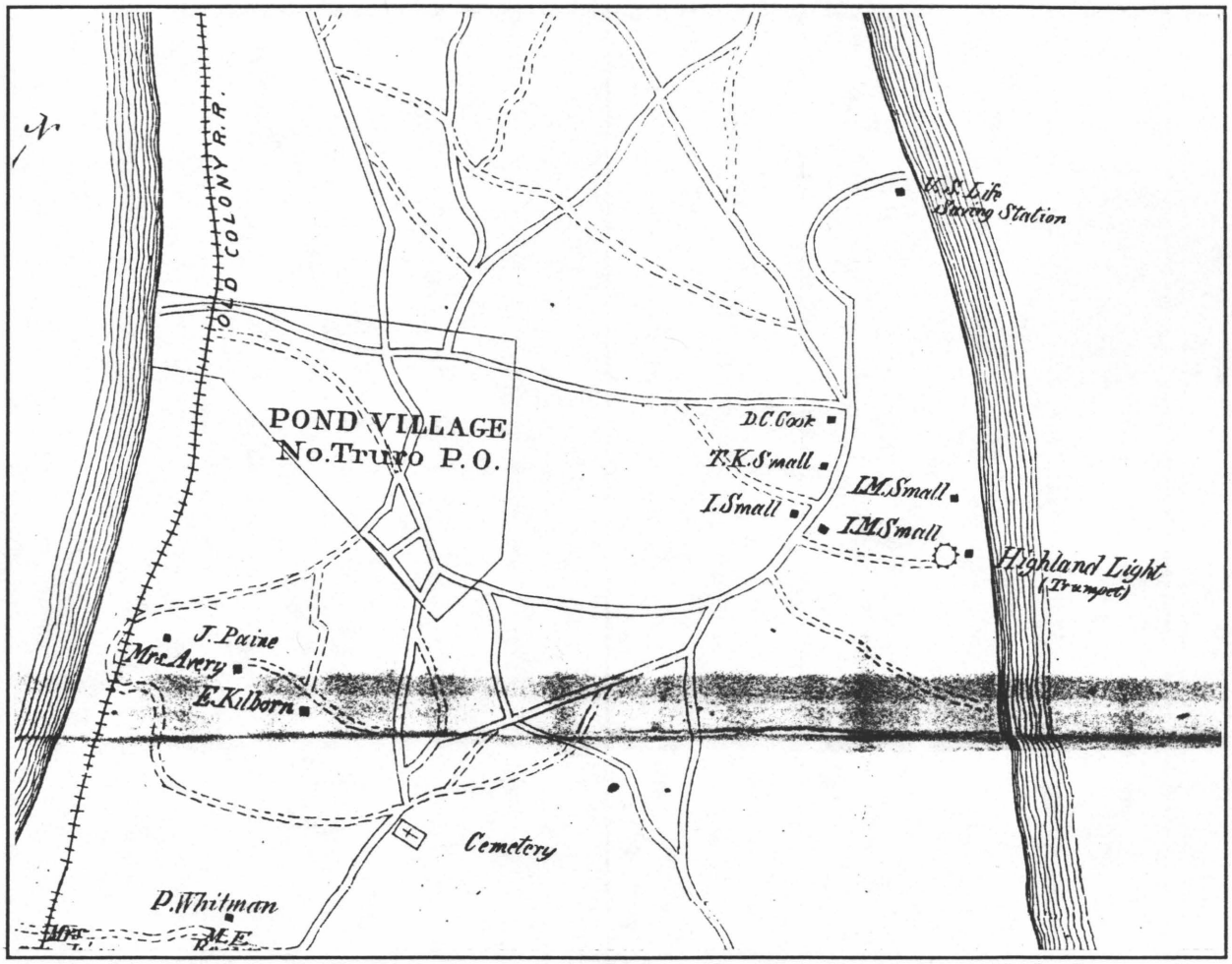


Figure 6. A Detail from *The Atlas of Barnstable County, George Walker and Co. 1888.* Source: Cape Cod National Seashore.



Figure 7. Scene of the Highlands showing Tashmuit and the Highland Lodge. 1880-1895. Source: Cape Cod National Seashore.



Figure 8. The Cliff House, 1880-1900. Source: Cape Cod National Seashore.

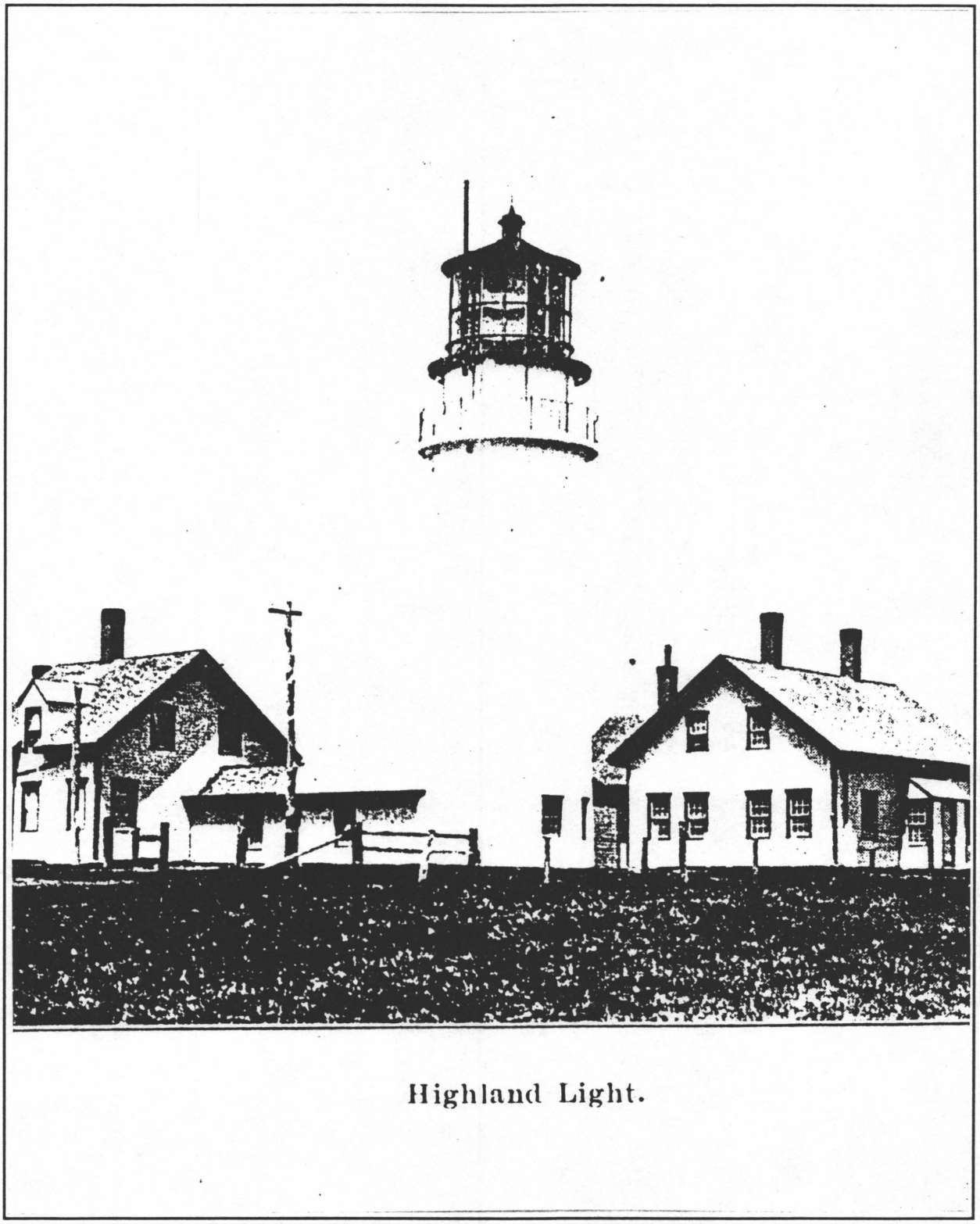


Figure 9. The Highland Light, 1900-1910. Source: Cape Cod National Seashore.

Expansion of Facilities 1894-1903

For two decades Small did little with the cliff edge land acquired in 1872, presumably because of the economic depression that began the following year, and later, Isaac M. Small's absorption with running the enlarged Highland House. However, on February 24, 1894, Isaac M. and Edward E. Small filed plans for a major subdivision of the tract, described as "Delightfully located upon a bluff, 125 feet above and overlooking the Atlantic Ocean and its passing sails."[33] The plan divided the land into 174 lots, most of which measured 60 by 80 feet, arranged on a street grid of 22 blocks. One of the paper streets, Atlantic Avenue, now lies beneath the body of water for which it was named. When, despite active marketing efforts, few if any lots were sold, Isaac M. Small pursued a new tack. Rather than attempting to sell individual lots for private cottages, he sought to profit from the Cape's expanding tourist trade by enlarging his own resort facilities.

Small's strategy of expanding the Highlands followed the lead being set by resorts all over Cape Cod during the 1880s and 1890s, as they strove to develop "a more expansive appearance, often as self sufficient as their proprietors could make them."[34] In 1898 he constructed a large cottage on the site of his father's windmill, about 250 feet east of the Highland House. Since the millstones were used as front steps, the cottage was called Millstone (figure 10).

The following year Isaac bought Edward E. Small's share of their joint property, with its optimistic profusion of lots, but which the town assessors more prosaically listed as "pasture."[35] Using a portion of this land, he built two identical six-room cottages—the Rock and the Beacon—along the south side of the road to the lighthouse. These cottages were completed in 1902. Various real estate transfers within the family shortly thereafter suggest that Isaac was trying to involve his immediate family more directly in the management and income from the growing resort business. This is understandable. Isaac had indisputably followed his father as the leading man of the vicinity. In addition to his work managing the Highland resort and related farm, he had his duties as marine observer. He also almost constantly held town offices, and he served two terms in the State Legislature.

Willard M. Small, Isaac's son, took over the general operation of the resort on his return from college in 1892 or 1893.[36] He was interested in sports, and under his management the recreational facilities at the Highland resort were expanded steadily. The Highland Lodge contained a pool table, and assessors' records show that a skating rink stood on the grounds until 1898.

In August, 1898, after the tourist season had recovered from the fear of depredations by the Spanish Navy during the Spanish-American War, a golf course was laid out south of Highland Road. The golf course occupied some of the land that had been divided into lots. Located on seaside terrain only minimally modified, it recalled the ancestral courses of the other Highlands across the ocean. A combined indoor bowling alley and pool room was erected in 1903, and numerous less-formal sports were available. The variety of lodgings available within the resort complex made it ideal for families as well as single adults.

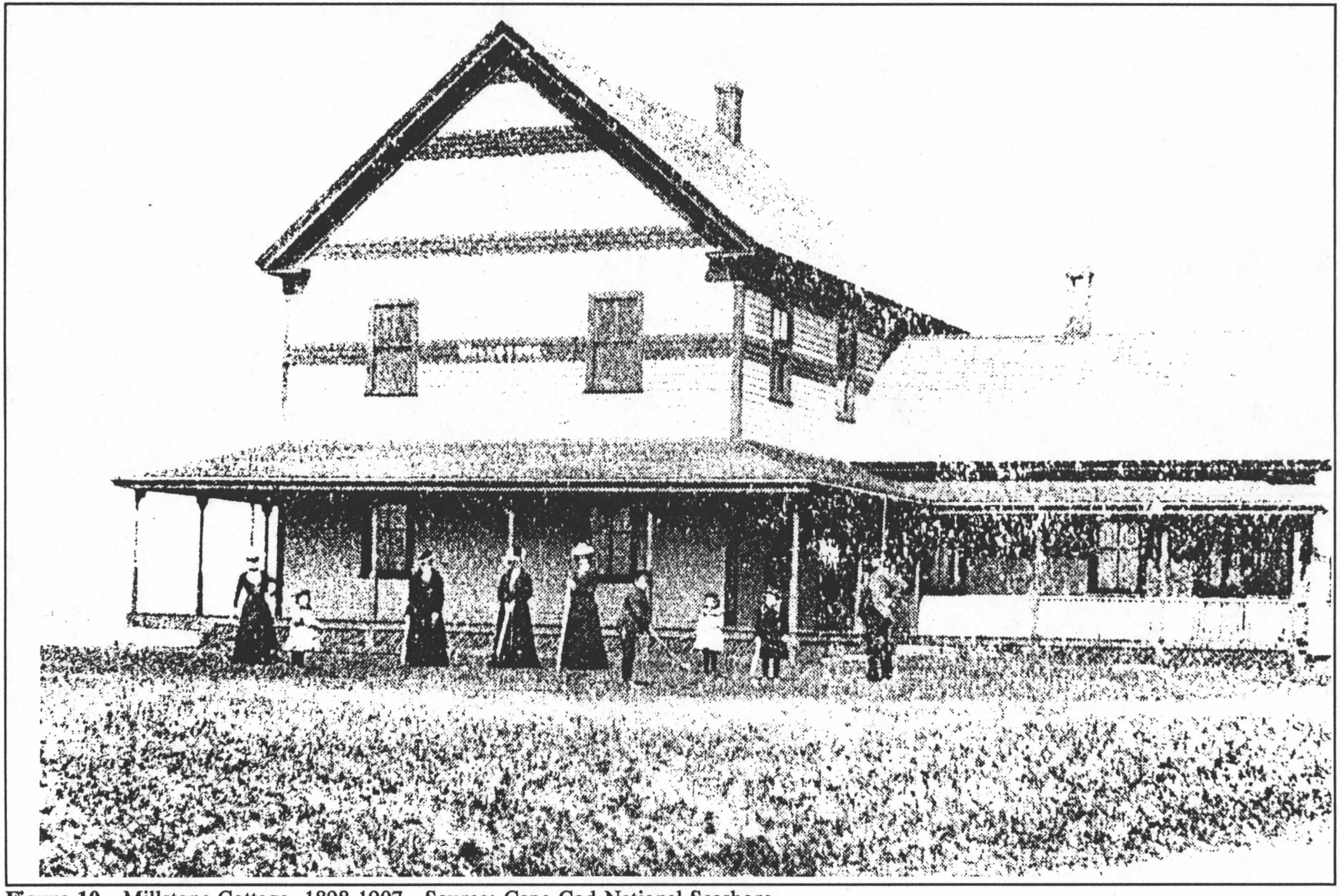


Figure 10. Millstone Cottage, 1898-1907. Source: Cape Cod National Seashore.



Figure 11: The Highland House, circa. 1908. Source: Cape Cod National Seashore.



Figure 12. View of Highlands Resort Showing Highland House, The Millstone, and Rock and Beacon cottages. Circa 1908. Source: Cape Cod National Seashore.

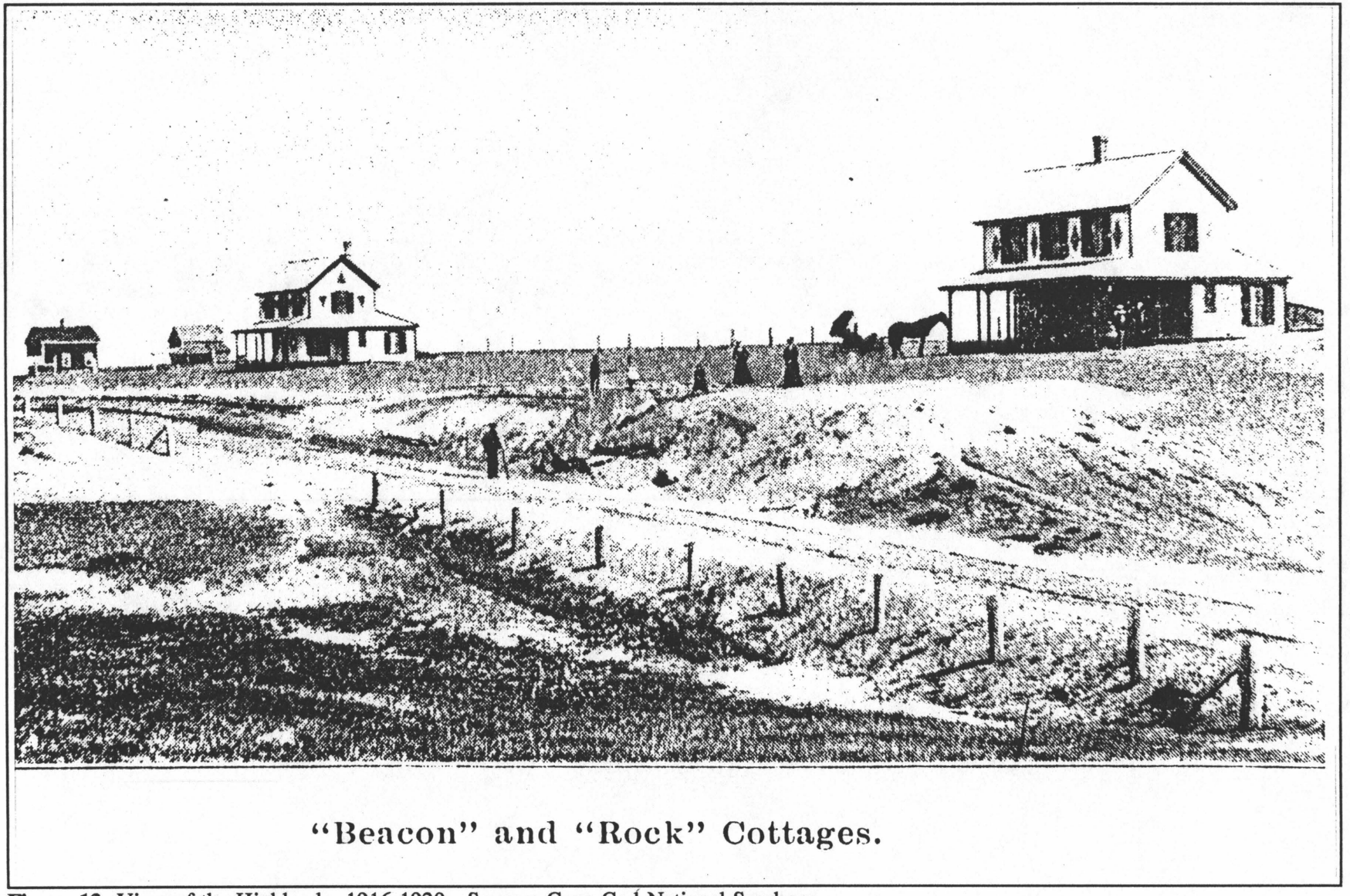


Figure 13. View of the Highlands, 1916-1920. Source: Cape Cod National Seashore.

Construction of the Highland House

By 1906 the Smalls were able to provide up to 40 rooms to meet the needs of the brief but intense vacation season.[37] Still, with tourism on the Cape continuing its remarkable expansion, this number seemed inadequate. Isaac M. Small thus embarked on his most ambitious venture to date: the construction of a large new hotel on elevated land just east of Millstone cottage.

Work laying the foundation of what was initially called the Highland House Annex began in May 1906, and construction of the building itself began on August 20.[38] S.D. Nickerson of Provincetown, who had also built the Rock and Beacon cottages, was the prime contractor. He was assisted by others, such as C.A. Fuller concerning the foundation and the interior plastering, and a Mr. Cook, who installed the stoves and heaters. It does not appear that a professional architect was involved.

The new building was erected with great rapidity, further testifying to its simplicity of design and construction. By September 20, 1906, it was reported that the roof was shingled and that windows and inside studding were being installed.[39] Plastering took place in the following month. Finishing work was stopped for the winter and resumed in March 1907. On April 11 it was reported that, "So far as carpenters and masons are concerned the new Highland House is completed."[40]

On May 30, in time for the 1907 season, the new hotel was considered to be complete. Almost immediately it assumed the name Highland House, a source of lasting confusion with the original Highland House, only 100 yards away. Soon the earlier building became known as the Highland Lodge, the name it bore during the remainder of its time as a tourist facility.[41]

Despite a water supply that was not fully adequate, the Highland House was used to capacity in its first year. Occupancy (at the entire resort complex) peaked at 104 guests on Sunday, August 18, 1907. The construction of the Highland House made this possible. Not only did it provide additional guest rooms on its second story, but it also freed up former dining space in the old Highland Lodge for conversion to guest rooms. It is uncertain exactly how many new rooms were created in the new building.

Highland Resort Under Hayes Small 1911-1939

Throughout the first decades of the twentieth century the Highland complex remained largely a family enterprise, though by this time Isaac Small, busy with his marine activities, civic duties, and farming, was probably no longer very involved in the operation of the resort. In July, 1911, life at the Highlands was interrupted by the death of Isaac's son, Willard M. Small, who appears to have been serving as manager of the resort at the time. Noted as an "enthusiastic worker in athletics," he suffered an apparent heart attack during a baseball game at the Highland resort.[42] Willard was succeeded in the management of the resort by E. Hayes Small (1876–1939), a younger brother of Isaac's second wife.

According to Isaac Small, in 1913 the Golf Course was reconfigured using plans obtained from one of the resorts most prominent guests, J.H. McKinley of New York. However, actual plans for reconfiguration have never been located. After 1915, other buildings were added to the complex, though not on the scale of the Highland House. In 1915 the "Haven" cottage was built between the

though not on the scale of the Highland House. In 1915 the "Haven" Cottage was built between the Rock and the Beacon. An unexpected addition was made in the following year when three coal

barges ran aground near the lighthouse. E. Hayes Small laboriously hauled the deck house of one *Coleraine*, but in common usage it was often called simply "the Ship." In 1917 Hayes Small's children received an inheritance, and part of it was used to build a cottage named Margaret Adams, after the benefactor.[43]

A slight break in the "cottage-a-year" program ensued until 1920. In that year 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. This building, formerly a general store and post office, was converted into a five-room cottage known as the "Pilgrim." The Mayflower, a substantial, eight bedroom cottage constructed in 1928, represented the final addition to the resort.

The family nature of the business was evident in the ownership pattern, for Isaac M. Small did not personally own all of the cottages. For example, his wife Lillian J. Small retained ownership of the Pilgrim cottage, which had been owned by her family prior to its move from North Truro to the Highlands area. His daughter Lillian M. Small acquired Willard's share in the Beacon cottage after his death, giving her full ownership. Hayes Small retained ownership of the Coleraine cottage, since he had done the work of salvaging it; he also controlled the Adams cottage as trustee for his children and, after 1933, directly. Hayes Small's family seems to have used Adams as their residence during most of its history, making it unlikely that it saw much use as a summer rental property.

During the 1920s and 1930s, another cluster of cottages appeared in the vicinity of the lighthouse. Around 1920, Isaac M. Small belatedly and under much different circumstances succeeded in selling some of the lots he had carved out so prolifically in the 1890's. The purchasers were Henry M. (Harry) and May D. Aldrich of Lexington, MA. The Aldriches also acquired adjacent lots that Isaac Small had sold to other individuals in the early part of the century. Henry is better known for adding the "Jenny Lind tower" south of the golf course in 1927. By 1932, the Aldriches owned 25 lots and had built or acquired five cottages, two as large as the Rock and Beacon, the others smaller.[44]

Certain of the lots sold by Isaac M. Small to the Aldriches in the early 1920's contained the restriction that "No structure of any kind shall be erected . . . that shall interfere with play upon Highland House Golf Links as they are laid out at the time this deed is given, so long as the present eastern holes of said links shall be kept as a part of said golf links."

Throughout this period the Smalls continued farming. This was partly because the land was still productive. More importantly, the produce enhanced the quality of food offered to the resort's guests: a "good table" was one of the chief attractions of summer hostelries. Photographs from the first decades of the nineteenth century show large gardens near the Highland House, and a few cows and horses were always kept.

In 1912 Hayes Small replaced the Highland House cattle with purebred Holsteins purchased on Nantucket.[45] The number of cows, usually not more than half a dozen, increased dramatically to more than 20 in the early 1930's. Hayes Small also became much more heavily involved in raising swine and fowl in the 1920's, with the number of fowl reaching 2,600 at its peak in 1933.[46] The main barns were not located on Highland resort property, but a variety of ephemeral farm structures (hen houses, corn crib, slaughter house, "smoking room," etc.) stood on land connected with the resort at different points in its history.

Isaac M. Small's wife, Lillian J. Small, died in 1933. Isaac soon followed her in death on February 5, 1934, at the age of nearly 89. He had clung to his familiar routine, gazing out through his telescope into the final weeks of his life, and his last little book was in the hands of the printer when he died. After a period of sorting out family real estate, Isaac's only surviving child, Lillian M. Small, emerged with most of the Highland resort property. Since she lived in Buzzards Bay, the resort was apparently managed by Willard M. Small's two daughters, Evelyn Morton Stevens and, to a greater extent, Hazel D. Shorey.[47] Probate administration records indicate that income and routine maintenance continued at the Highlands throughout the Depression era, although no major construction or renovation took place.[48]

In 1935 Hayes Small sold the Highland Farm (located along South Highland Road south and west of the golf course) to Sumner Horton. Though the Hortons initially continued to farm this land, it was later developed as a campground. The Adams cottage, though a quarter of a mile away, was considered to be the farmhouse for the Highland Farm, and was sold to the Horton family along with the farm.[49] Although the Hortons used the Adams Cottage primarily as their residence, they also offered rooms for rent on occasion.[50]

End of the Small Family Ownership

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; with no children and living elsewhere, it was time for her to reconsider the status of the family resort. A formal survey of the property in 1945 signaled her intentions, but she died in March of the following year before she could act on them (figure 16).

Fred C. Small, her husband and executor, proceeded to sell the Highlands property to Harold J. Conklin of Paterson, NJ, on June 25, 1947.[51] This transaction comprised nearly 88 acres, consisting of all the land in the area that had been passed down in the Isaac Small 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.[52]

Olive survived Lillian and was still living at the time of the transfer to Conklin in 1947; she died in September 1948. In 1952, Fred M. Small completed the disposal of the Highlands resort property by selling the Cliff House and its surrounding lots to William B. Spink of Boston.[53] Spink created a small resort separate from Conklin's, around the nucleus of the Cliff House, that was known as the Cliff House Colony. It was probably during this period that the Cliff House was divided into apartments.

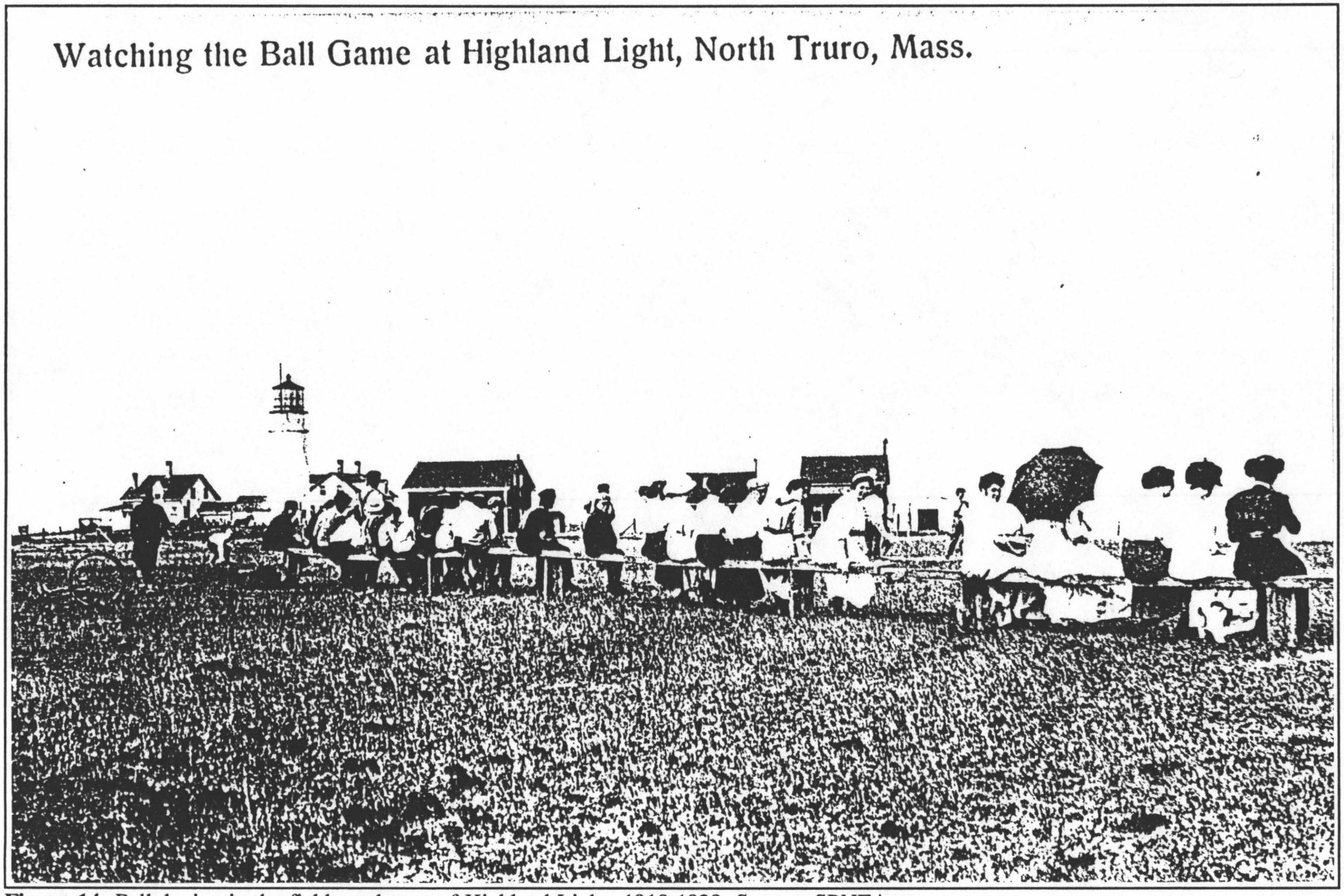


Figure 14: Ballplaying in the field southwest of Highland Light. 1910-1920. Source: SPNEA.

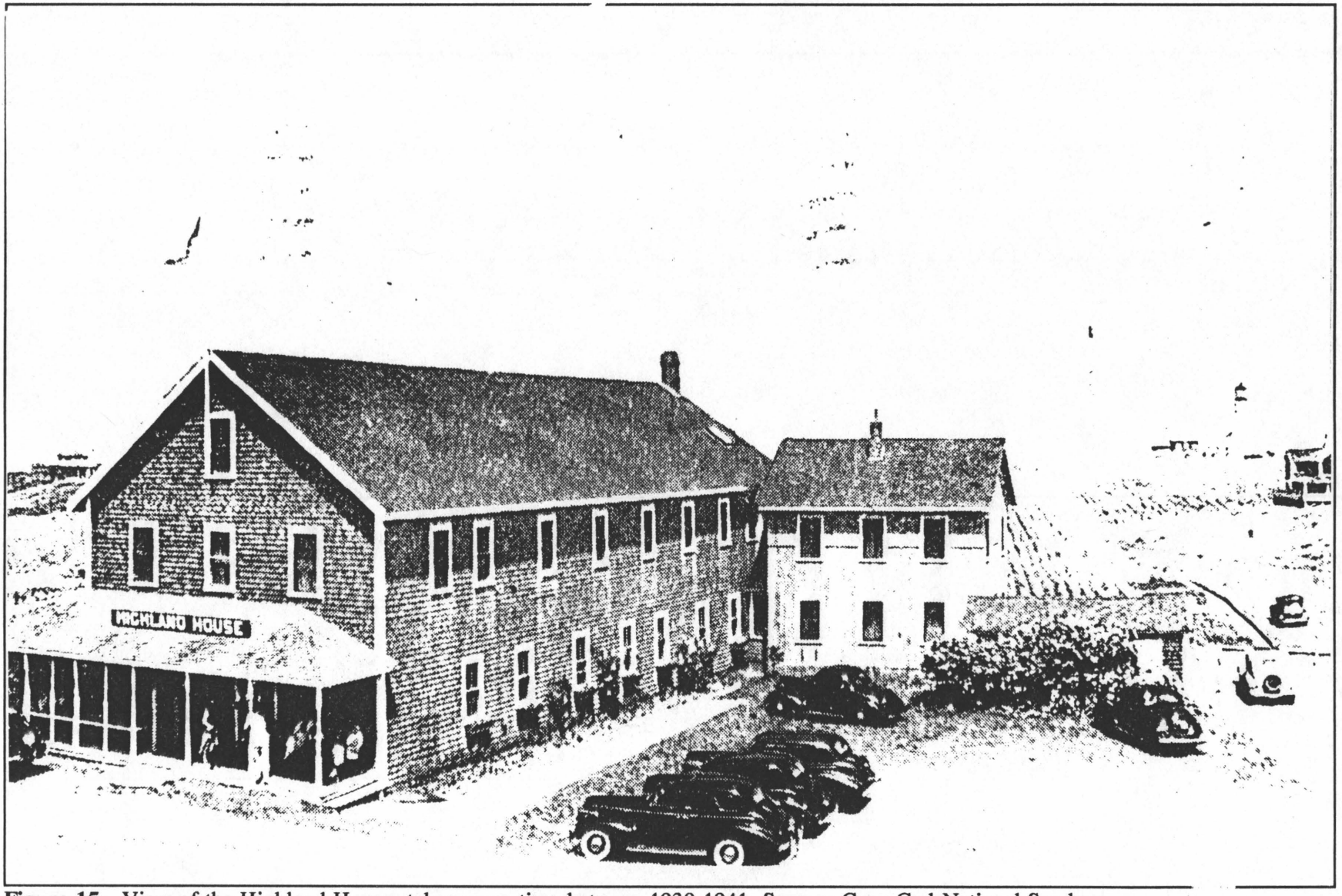


Figure 15. View of the Highland House, taken some time between 1930-1941. Source: Cape Cod National Seashore.

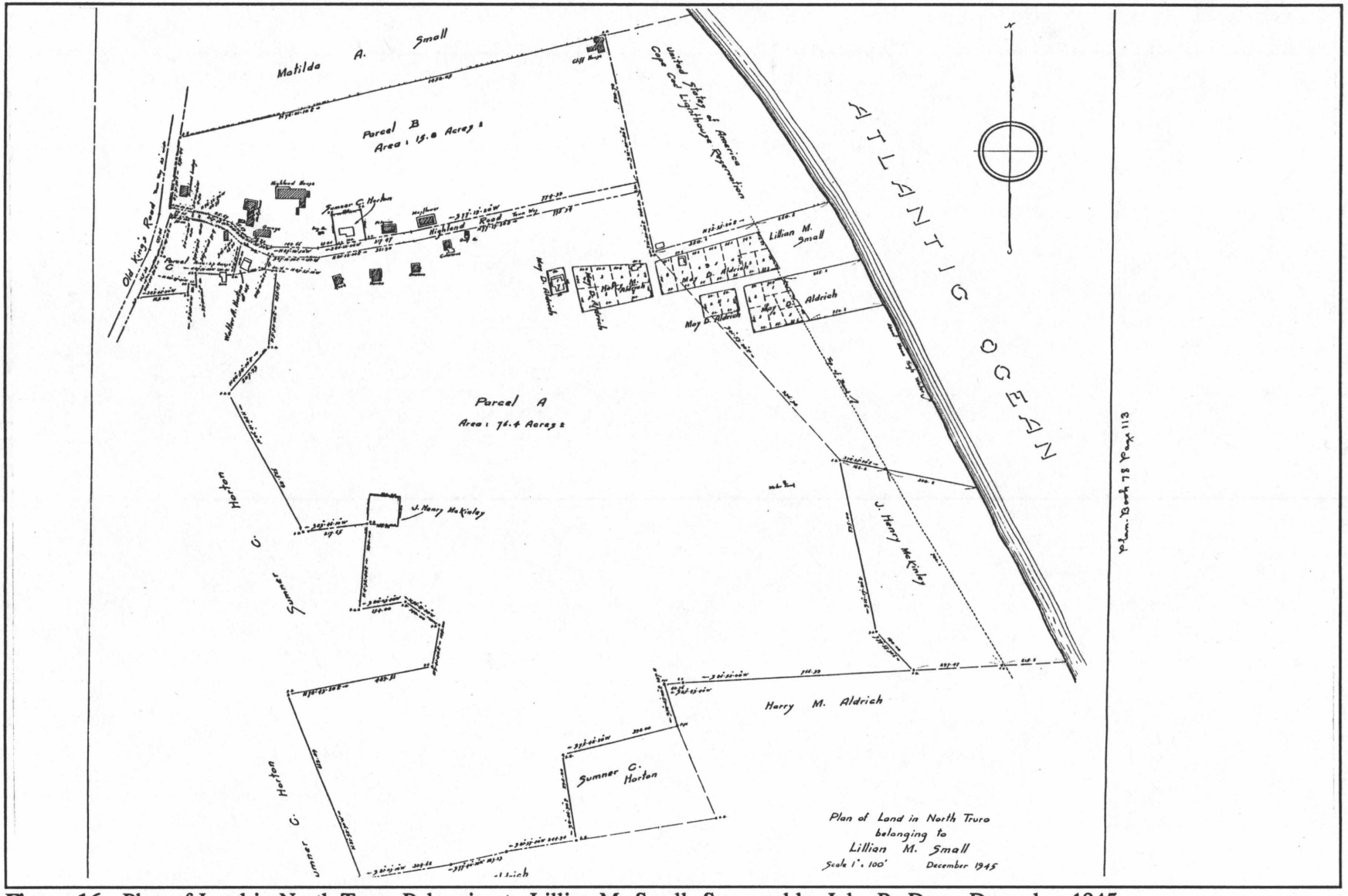


Figure 16. Plan of Land in North Truro Belonging to Lillian M. Small. Surveyed by John R. Dyer, December 1945.

When Hal Conklin and his wife Estelle reopened the Highland House resort in 1947, the complex still retained an appearance characteristic of the second period of tourism. Except for the removal of the bowling alley, the main structures of the complex had remained unchanged since the 1920's, if not earlier. It soon became evident, however, that changing social patterns would make it impossible 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. Carrying a heavy mortgage, the Conklins sought to respond to this challenge while lacking the resources to undertake major alterations.

In 1950, only 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.[54] To protect his interests, Conklin added a restrictive clause that "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. It remains at that site.

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, the Conklin's created a new bar facility in the Highland House by replacing the north-facing section of the wraparound porch, which had offered the most striking views, with a shed-roofed addition to house the bar. The bar became increasingly popular with local residents, but the large dining room had to be closed.

In 1955, the Conklins reconfigured the Golf Course, expanding it to the north side of Highland Road. By the mid-1950's, there was a clear change in clientele and operation of the resort. Most of the earlier recreational, service, and agricultural structures were gone. Of the multitude of organized recreational structures once offered by the Smalls, only the golf course survived. It endured because of Hal Conklin's personal devotion, and because it was open to the public and did not rely on guests staying at the hotel.

With more and more casual sightseers driving up to the lighthouse, concession emphasis shifted to offering souvenirs and snacks. To serve and expand this emerging 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.[55] 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, as well. There it formed a compact cluster with the Pilgrim cottage and the Jobi craft shop (which they built) on a lot of slightly less than one acre.

Further fragmentation of the former Highland resort occurred in the early 1960's, perhaps in anticipation of the establishment of the Cape Cod National Seashore. Legislation to create the Seashore had been introduced by that time, but the outcome was by no means certain, nor could the extent or manner of land taking be predicted.[56] In 1960 the Conklins subdivided the cottage cluster on the south side of Highland Road into five tiny lots (Parcels A through E), 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, as follows:

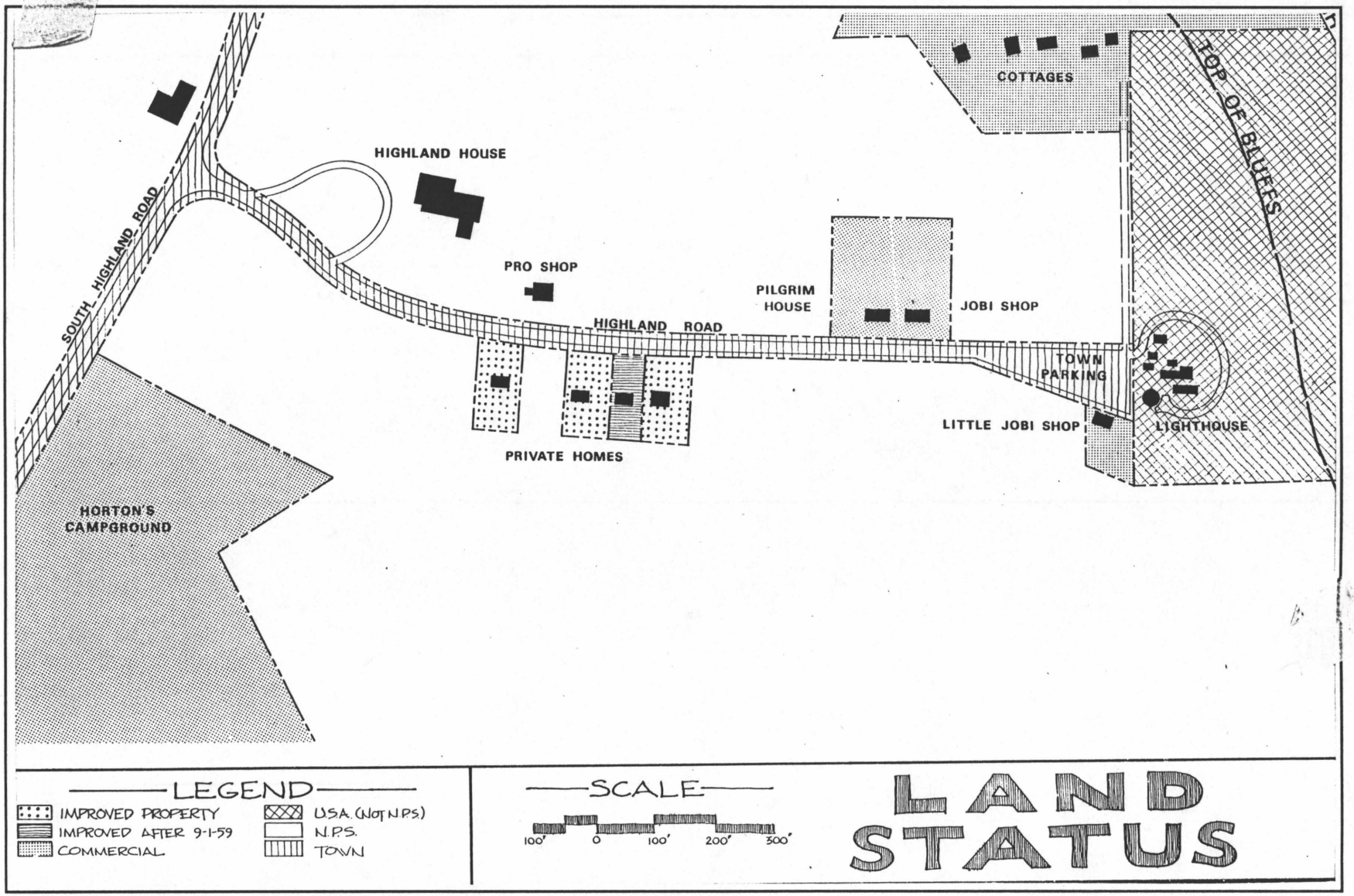


Figure 17. Land Status, Truro Highlands. From *Design Concept Plan*, 1969.

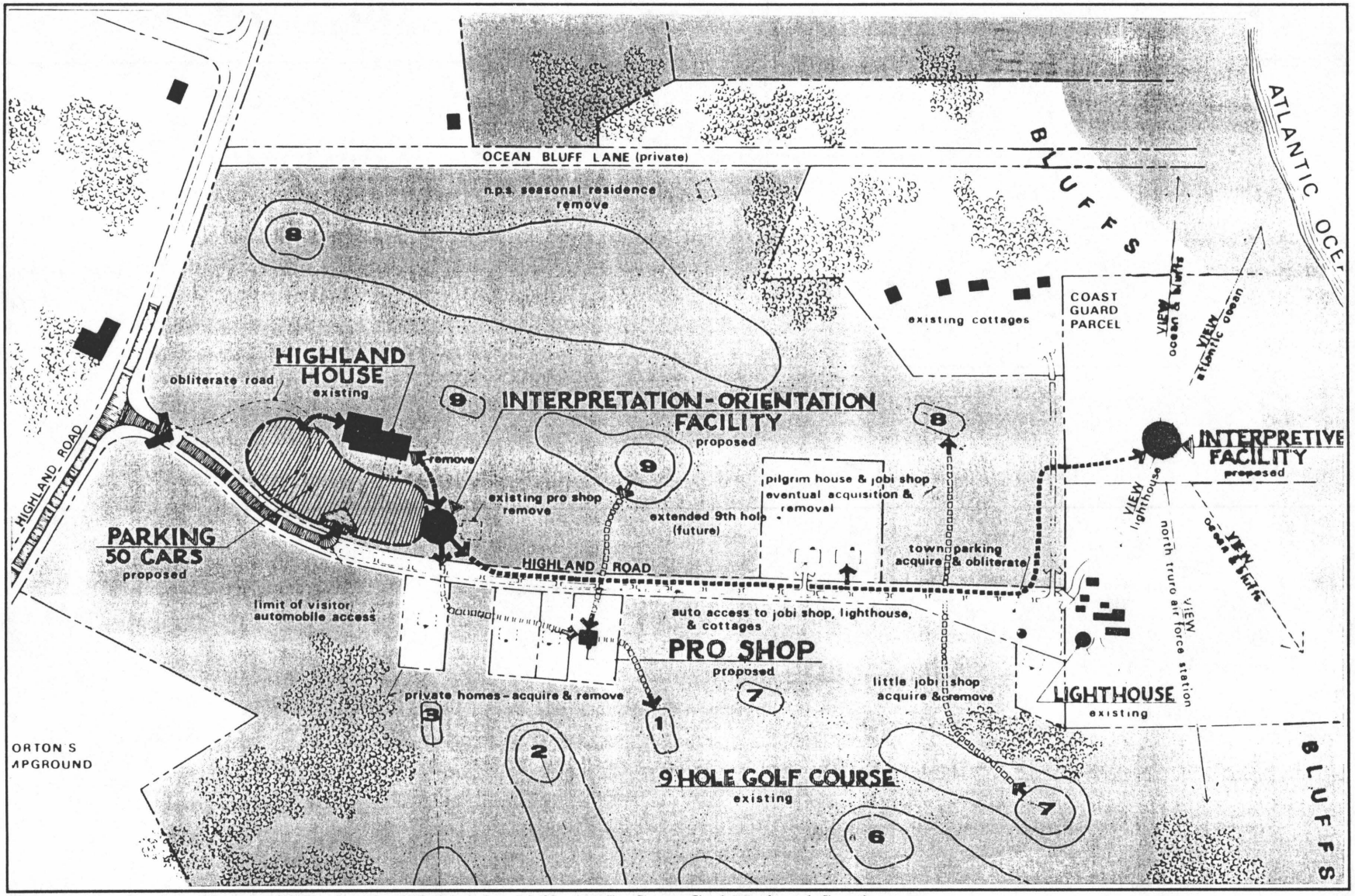


Figure 18. Design Concept Plan for the Highlands, 1969. NPS, Cape Cod National Seashore.

Parcel A (Beacon cottage) to Tom and Pauline Slade of West Peabody, MA, February 15, 1960 [deed reference 1070:522]

Parcel B to Jean Bennett of Yonkers, NY, October 29, 1960 [deed reference 1096:233]. This was the smallest parcel and did not include a building. Soon after, Bennett moved a small structure that had been part of a gas station to the site to serve as a cottage.[57]

Parcel C (Haven cottage) to Eugene and Aldo Travaglini of New Haven, CT, and their wives, February 15, 1960 [deed reference 1071:392]

Parcel D to Muriel A. Benoy and Frances E. Whitney of Pompton Lakes, NJ, February 15, 1960 [deed reference 10170:524]. This parcel contained a small cottage called "Driftwood" that had been moved to the site.

Parcel E (Rock cottage) to Joseph, Jr., and Gertrude G. Newbold of Franklin Lakes, NJ, February 15, 1960 [deed reference 1070:520]

Purchase by the National Park Service

On July 30, 1964, the Conklins 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 Conklins 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, NH.

Some of the Aldriches' cottages had survived in a derelict condition into the early 1950's, 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 also sold their family's 9.1 acres to the National Park Service.[58]

The arrival of the National Park Service did not bring an immediate end to the Highland House's resort role (figure 17). The Conklins had reserved a right to continue to operate the Highland resort for 3 more years, with a right to renew for 2 years beyond that. The Conklins transferred these rights to Hal Conklin's former employees, Joe Colliano and Bill Hastings. The two men exercised both options, operating the property as a resort through 1969. This twilight period was known as the "Jobi" era (from Joe and Bill).

Many of the characteristics of the resort under the ownership of the Smalls 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.[59] They divided the large first-story room by means of a plywood partition that created a separate lounge/breakfast nook in the section nearest the lobby.

There was a distinct hierarchy of renting during this period, based on the availability of bath facilities, with the second floor of the HighlandHouse last on the list. Normally it was used by the 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 is reflected in the room rates. In the Jobi period (1964–69), rooms in the Highland House were rented

to young persons at $10 per week, while the rate in the cottages was $12 a night, double occupancy, including maid service.[60] In contrast, Marshall reports that 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.[61]

The names of some important executives were found in the guest register during the final years of operation, according to Colliano and Hastings. Another distinct category of visitor was older women who had been chambermaids at the hotel in their youth. What these women felt can only be surmised: the Highland House's general appearance seemed remarkably unchanged, yet differences in details, and in the behavior and expectations of the guests, were undeniable. Other than those who were motivated by sentiment, visitors to the Highland resort presumably were attracted by the exceptional scenery, relatively low rates, and the lingering essence of a more carefree age.

Just prior to the end of their era of active management at the Highlands, with the trend of events unmistakably clear, Colliano and Hastings took an action that would have far-reaching effects. They 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 the society to ask the National Park Service in the early 1970's for the use of the Highland House as a museum.

Park Service Ownership since 1970

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 Highland Light (Figure 18). 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 aggressive treatment 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. Construct a 50-car parking area in the vicinity of 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.[62]

While the National Park Service has not been able to carry out all of the actions outlined in the DCP, it did direct the management of the Highlands over approximately the next two decades. After the initial establishment of the National Seashore, the National Park Service was primarily interested in acquiring open land. It therefore pursued a policy of auctioning off the buildings on the properties that it purchased, with the stipulation that the new owners move the buildings elsewhere. This was the case with the Millstone and Mayflower cottages in 1971. Millstone cottage went to Pond Road, while Mayflower became an office and additional rooms for a motor inn on Route 6, both in North Truro.

Also in accordance with the DCP, in 1972 the Park Service bought two other of the resort's 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 NPS, but retained ownership of the buildings themselves. The next year, they relocated the cottage (and the Jobi shop) yet again to another location on South Highland Road, where it remains today.[63] This otherwise unexceptional building, true to its name, has thus been moved at least five times during its life.

The Cliff House was purchased by the Park Service from William Spink on February 1, 1974.[64] Spink reserved the right to move the building by May 31, 1974. He failed to do so by the deadline, and the 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, 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.[65] It currently stands in this location, although it has been extensively altered.

During the 1980s, the National Seashore 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. In 1982 the southeast ell on the Highland House was removed owing to serious deterioration. In the late 1980s the Park Service acquired The Beacon, and rather than removing it, is currently using it for park housing. The Rock and Haven cottages remain in private ownership. The most dramatic change to the area, however, was not a result of any action taken as a result of the DCP, but the significant and continuous erosion which has seriously reduced the eastern edge of the area fronting on the ocean. For a description of current conditions at the Highlands, see the section of this report entitled *Existing Conditions*.

EXISTING CONDITIONS

This section is a general description of existing conditions at the Truro Highlands Historic District. The intent is to provide a record of extant features and their condition on the site.

The complex occupies a portion of the Highland Plain, an elevated and open area bounded on the east by clay cliffs rising a hundred feet above the Atlantic Ocean, on the south by steep ravines, and descending gradually north to sea level at the Highland Light Saving Station. The area is located in the northwest corner of Truro, isolated from the center of town. The District is distinguished from the surrounding largely by the concentration of buildings, and the absence of scrub vegetation common to the area.

One of the central organizing features of the Highlands Historic District is Highland Road, which connects South Highland Road to Highland Light, and which serves as a spine around which remaining structures and facilities associated with the resort are arranged. Six of the seven buildings included in the district are concentrated on Highland Road, including the Highland House, and Golf Clubhouse (Adams Cottage) on the north side of the road, and the Rock Cottage, Beacon Cottage, Bennet Cottage and Haven Cottage on the south side of the road. The road also passes through the Golf Course, which currently extends out roughly to the district boundaries on either side of the road, with seven of nine holes on the south side of the road, and two on the north. The Highland Road terminates at the Highland Light, which, although not included in the historic district, is a critical element of the historic setting.

Another important landscape characteristic is, of course, the adjacent shoreline and the ocean itself. Because of the slight rise that the road traverses, all of the buildings on the site take advantage of views to the north over the low plantings of the Highlands, across Provincetown Harbor and to the roof tops of Provincetown itself. An informal trail passing along the eastern edge of the site and not included in the light station property provides an even more dramatic view down the steep, crumbling clay cliffs to the sandy beach and ocean far below. Views to the south from Highland Road look out over the undulating topography of the golf course, and are marked by the stone Jenny Lind Tower and the domed telescope at the Truro Air Force Base in the distance.

Largely owing to the presence of the golf course, the property is sparsely vegetated. Open areas of the site are covered with a mix of grass, sand, and low ground cover. Mature clumps of bushes mark both sides of the entrance to the area on Highland Road, with intermittent clumps of pine, bayberry, rosa rugosa and beach plum lining the remainder of the road. Clumps of bushes form barriers throughout the golf course, and a dense forest of pitch pine mixed with shrubs marks the southern and northern edges of the property.

All of the buildings in the district are of wood frame construction, with gable roofs and clad in unpainted wood shingles. The Highland House, now prominently marked as the Truro Historical Museum, is by far the largest structure in the district, measuring 92 by 32 feet. A small parking lot is located to the south and east of the Highland House, effectively screened from the adjacent road by a low berm, and informal parking is located along Highland Road. A large clump of wisteria is growing over the former site of the Millstone Cottage, directly in front of the Highland House. Virtually no formal landscaping is associated with the four cottages on the south side of the road, which are surrounded by low groundcover and sand. Narrow concrete stairs and walks, largely deteriorated, lead up from Highland Road to the Rock and Beacon cottages.

The general impression given by the Highlands area varies widely from the period of peak seasonal visitation to the National Seashore during the summer, to its desolate, windswept appearance during the winter. However, even in the summer a large portion of visitors only pass through the area on their way to the Golf Course or the Highland Light, and remain unaware of the other remaining historic structures.

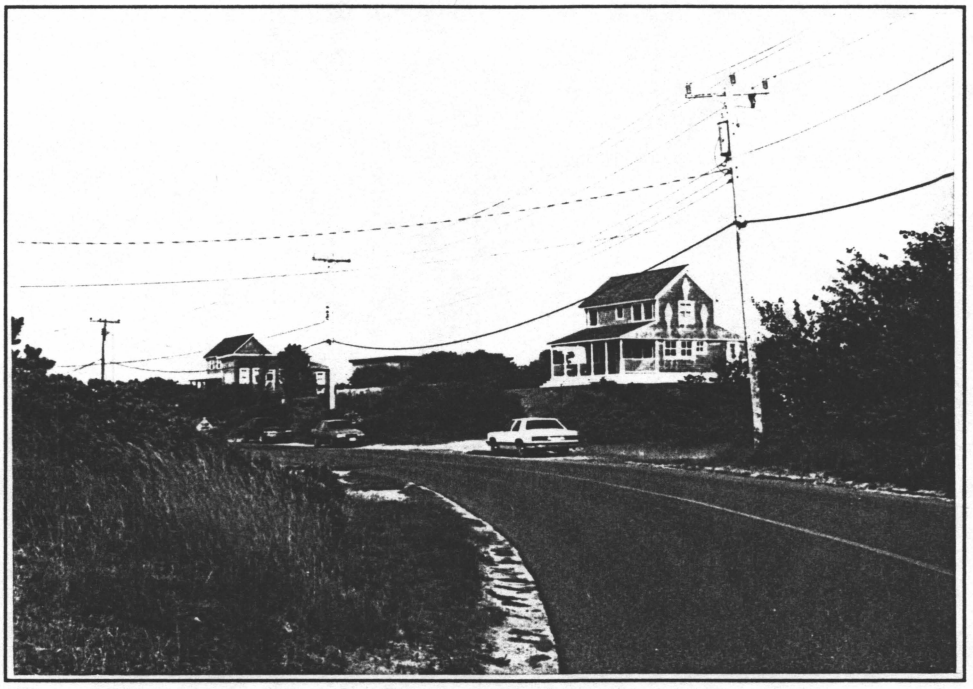


Figure 19: Rock and Beacon Cottages, Looking East, 1994

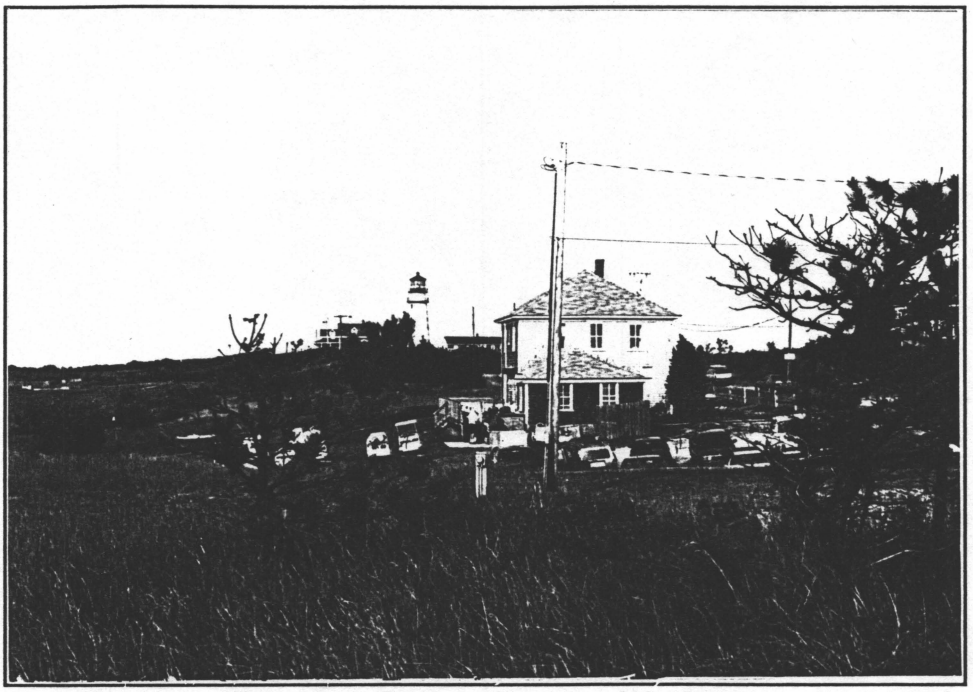


Figure 20. Adams Cottage, Southern Portion of Golf Course with Light in Distance, 1994.

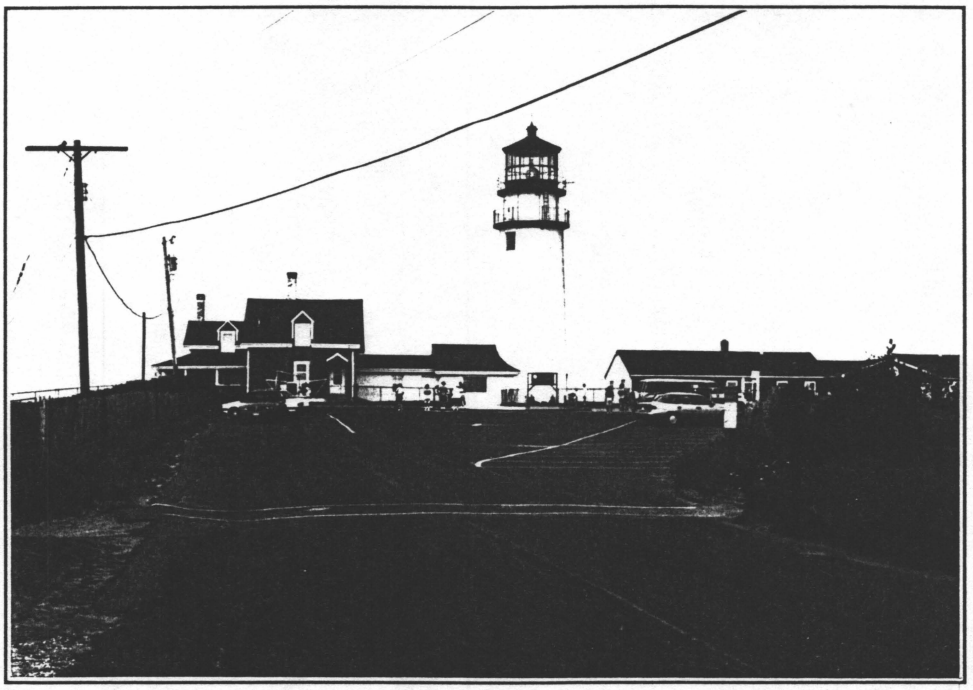


Figure 22. Highland Light, Keeper's Cottage and Duplex Dwelling, 1994.

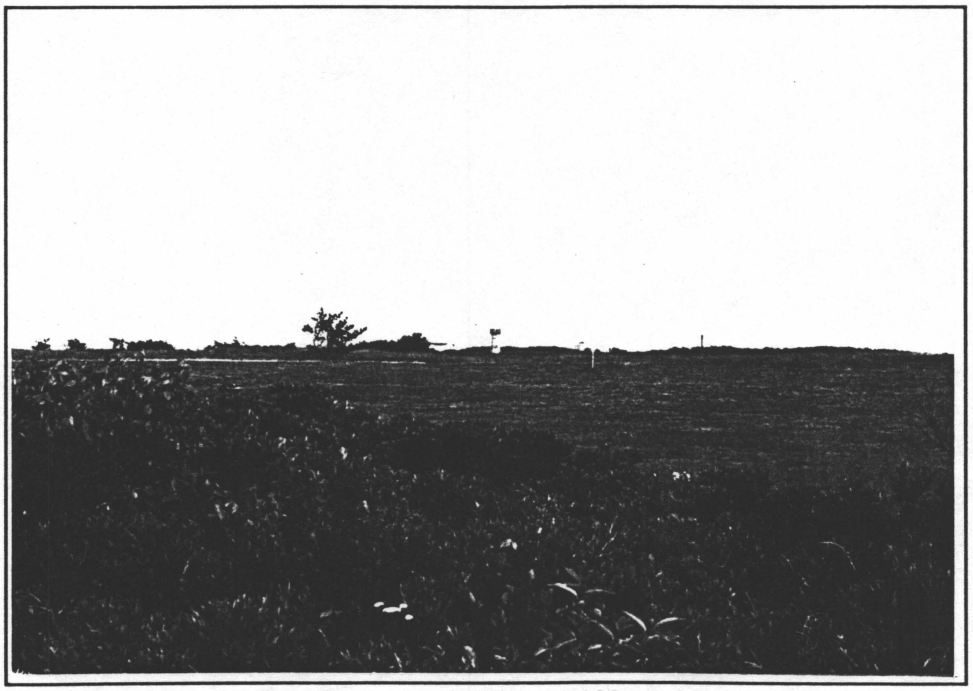


Figure 22. View of Golf Course to the South, 1994.

NATIONAL REGISTER STATUS

At present, the entire Highlands area is included in four separate but overlapping National Register nominations, as follows:

1) A nomination for the Highland House (1907) was prepared by the Park Historian at Cape Cod National Seashore on February 25, 1974, and entered on the National Register June 5, 1975. This nomination includes the building only. It states that the acreage is "less than one acre," but does not provide specific boundaries.

2) A nomination was prepared for the Highland Golf Course, classified as a site, on March 7, 1974. It was determined eligible on August 2, 1977, but has not been entered on the National Register. This nomination includes 89.5 acres, corresponding to the boundaries of a parcel of land acquired by the National Park Service in 1964 (CACO Land File 16-2500), and based on a 1945 Survey. The boundary does not correspond exactly with the area currently used for golf. The Highland House is included within this boundary and is discussed to some extent in this nomination.

3) The Highland Light Station is included in the "Lighthouses of Massachusetts" thematic group nomination that was listed on June 15, 1987. At that time, acreage was calculated as 6.47 acres, the remains of a ten-acre tract deeded to the government in 1796 and reduced by erosion. This area does not overlap the aforementioned nominations.

4) A Determination of Eligibility (DOE) for a proposed Highland Historic District encompassing 1) the Highland Golf Course, and 2) the Highland House was submitted to the Massachusetts State Historic Preservation Officer in November, 1993. This new DOE was prepared in response to the proposed relocation of the lighthouse in order to determine whether the area was eligible for listing on the National Register. As of June, 1994, a determination of eligibility for the proposed Highland District has not yet been reached by the State.

Period and Area of Significance

The Massachusetts Historical Commission has defined three major periods in the development of tourism within the region. Prior to 1870, the railroad made relatively little impact on resort development, which was characterized chiefly by the individual purchase of second homes and the adaptive use of large homes and inns for seasonal guests. Between 1870 and 1920 the popularity of railroad travel encouraged the construction of large resort hotels, frequently oriented towards the railroad customer. After 1920, the tremendous increase in automobile usage permitted seasonal visitors to build anywhere they chose. It also resulted in the reorientation of hotels and other service facilities toward the rapidly expanding highway network.[66]

In the recently prepared Determination of Eligibility for the Truro Highlands Historic District the period of significance is defined as 1898-1947. During this period, the Small Family focused their energies on the development of an almost completely self-sufficient resort typical of the railroad-based period of tourism on Cape Cod, including the vastly expanded Highland House, tourist cottages, skating rink, bowling alley, pool-room, baseball diamond and nine-hole golf course. The

increasing popularity of the automobile would ultimately doom resorts of the style of the Highland House, because of the insulation and independence it provided. However, a clear termination of the railroad-based resort era at the Highlands was provided by the sale of the property to Harold Conklin in 1947, thus promptly ending its lengthy association with the Small family. Though the resort lingered on, albeit in a diminished capacity for nearly two more decades, its distinct character as a largely self-sufficient, family owned and operated resort was irrevocably lost.

National Register Statement of Significance
The following is the statement of significance contained in the 1993 Determination of Eligibility:

> The Truro Highlands Historic District contains elements of a formerly extensive family-owned summer resort complex. It originated in the first period of tourism on Cape Cod, before the coming of the railroad and reached its fullest development in 1920. As such, it was a compact, largely self-contained entity which raised some of the food and provided most of the recreation for its guests. The resort complex was closely associated with Isaac Morton Small, a prominent local official, businessman, writer/storyteller, and marine reporter. Buildings were added to the complex through the 1920s, and the property remained in the ownership of Small's daughter until 1947.
>
> The road to Highland Light served as a spine around which the facilities were arranged, and this orientation is still evident. A golf course, originally laid out in 1898, is the oldest extant feature and one of the early golf courses on Cape Cod. Laid out on terrain little modified, it resembled early golf links in Scotland. The most prominent building is the Highland House, erected in 1906-1907. which provided centralized dining facilities for the complex, as well as guest rooms. Four former guest cottages also remain. The Truro Highlands Historic District meets Criteria A and B of the National Register at the local level.



Figure 23. Truro Highlands, 1994.



Figure 24. Truro Highlands, 1938. Source: Cape Cod National Seashore

ANALYSIS OF CHARACTER DEFINING FEATURES

Response to Natural Features

Proximity to the Ocean

The characteristic which most clearly defines the Highlands is its proximity to the ocean, and to its distinctive sights, smells and sounds. While there is no way of determining whether the first Isaac Small had any appreciation for his dramatic ocean setting, it is quite clear that the Highlands resort, developed by Isaac's grandson Isaac M. Small, saw the ocean as a major selling point to visitors. Advertisements for the resort touted the "wind swept and sea-washed sand dunes," the "fresh fish in great variety," and the "great sea ever in view."

Visitors at the Highlands were provided with access to the ocean in numerous ways. Cottages were sited on a slightly elevated area within the resort, providing excellent ocean views to the north, and fresh ocean breezes. The Golf Links were also situated so as to provide dramatic easterly ocean views. Finally, throughout most of the resort period access was provided to the water itself by a network of informal trails traversing the clay cliffs, and a lengthy wooden stair leading down to the beach. In contrast, currently, while the sites, sounds and smells of the ocean are still clearly apparent at the Highlands, there is no physical access to the beach; even the narrow trails running along the top of the cliff have eroded.

Geology/Soils

The unique geological characteristics of the Highlands have had a significant impact, both negative and positive, on the development of the area. The Truro Highland 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 and 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.

In general, the stratigraphy resulting from this deposit process can be considered to consist 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.

What distinguishes the Highland Plain is its 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. The presence of large amounts of clay in the soil (thus its traditional name, The Clay Pounds) also greatly enhanced the area's potential for human settlement. Tradition has it that various Indian tribes which inhabited this area used this clay for pottery and other utensils.[67] The high clay content of the area's thick outwash plain soils made it excellent for agricultural uses, and

the Highlands were apparently favored by Contact (1500-1620) and Plantation (1620-1692) period Native American horticulturalists.[68]

Later, area settlers such as the Smalls took advantage of the area's rich soils for farming. The underlying layer of clay also served to trap water, providing numerous watering holes for livestock. While the area is not currently used for agriculture, the stability and fertility of area soils undoubtedly facilitate the management of the golfing turf. The clay provided a relatively stable foundation upon which to build, especially in comparison to the surrounding sand base common on the Cape. Indeed, it is somewhat ironic one of the justifications for siting the Highland Light in its current location was the relative strength of the soil.

In contrast, the continuous drainage and seepage resulting from the presence of the underlying layers of clay contribute in great measure to the rapid, 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 unconsolidated, 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 through field surveys of the Highland Light Station. Distances from the center of the lighthouse to the edge of the property were measured along a line parallel to the southern property boundary. This data shows that the erosion rate has historically been between 1 and 2 feet per year. Between 1961 and 1982 the annual rate of erosion increased to three feet per year, and since 1982 it has increased to four or five feet per year. According to Coast Guard records from the past few years, erosion is not continuous, but occurs irregularly as chunks fall down the cliff. The erosion rate appears to vary from about five feet per year to about one foot per year, depending on when chunks fall at a given spot.[69]

It is difficult to determine whether the early residents of the area had any awareness of the ongoing erosion of the cliffs, or if they selected a more inland location because it provided better protection from the fierce ocean wind. In any case, most of the houses to be built in the Highlands area during the seventeenth century were located along South Highland Road and were not affected by the threat of erosion. Indeed, the Highland Light, when first erected in 1797 was a full 510 feet from the shore's edge. This conservative approach to the ocean's edge also appears to have influenced the Smalls in development of the various structures associated with the Highland resort, which, with the exception of the Cliff House and Small's failed oceanside subdivision, were all located fairly far back from the ocean.

In recent years, however, the rapid pace of cliffside erosion has had a marked impact on the overall character of the area. In 1983 the Cliff House was relocated owing to the encroaching erosion of the adjacent cliff. Very little remains of the narrow road that led from the lighthouse in a northerly direction towards the Cliff House and its associated outbuildings. Currently, plans are being made to relocate the lighthouse itself to a more inland location.

Topography

The entire Highlands Plain is elevated above surrounding areas, and particularly above the area to the north, though it is by no means the highest area on the outer Cape. The most distinctive topographic feature of the Highlands area is the sharp cliff along the eastern edge of the site, which drops more than 100 feet down to the ocean and sandy beach below. Within the proposed historic district topography generally slopes down from the northern portion of the area around Highland Road, to the southern edge of the golf course. A variation to this is the slight rise south of Highland Road where the Rock, Beacon, Haven and Bennet cottages are located, providing excellent views towards the Atlantic Ocean and Provincetown to the north (Figures 26 and 27). Likewise, the Golf House is situated in a slight depression on the north side of Highland Road.

Currently, it does not appear that topography within the proposed historic district has been modified significantly since the period of significance.

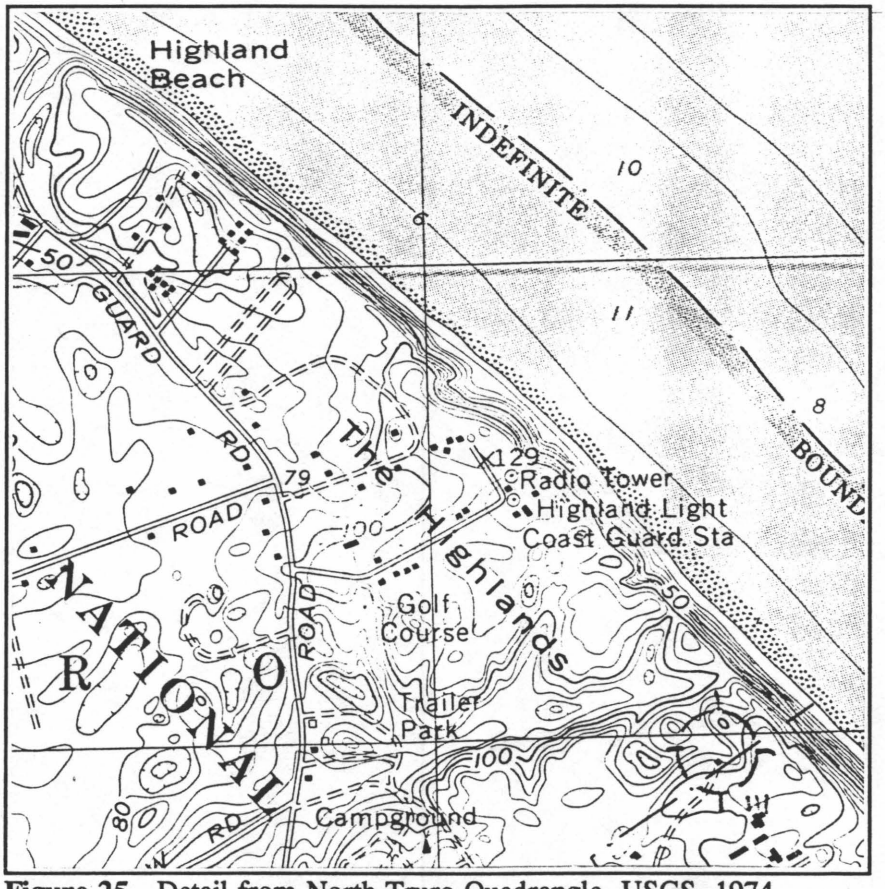


Figure 25. Detail from North Truro Quadrangle, USGS, 1974.

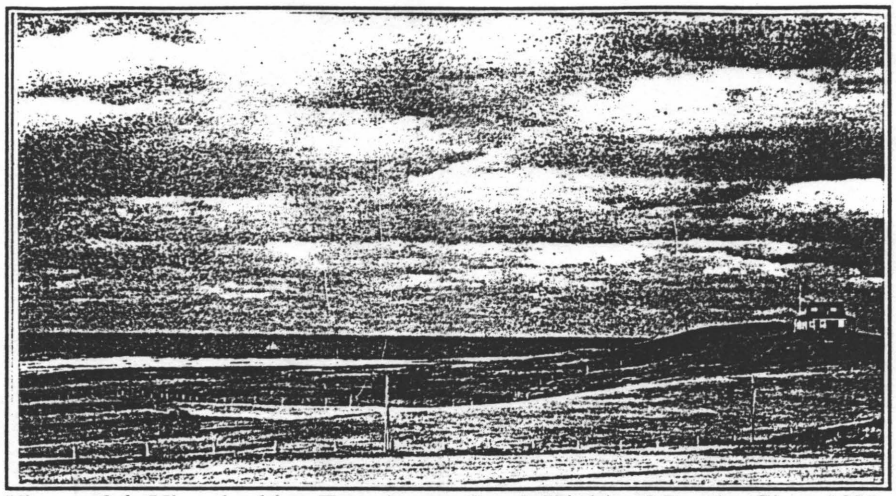


Figure 26. View looking East Across South Highland Road, Circa 1922. Source: Cape Cod National Seashore.

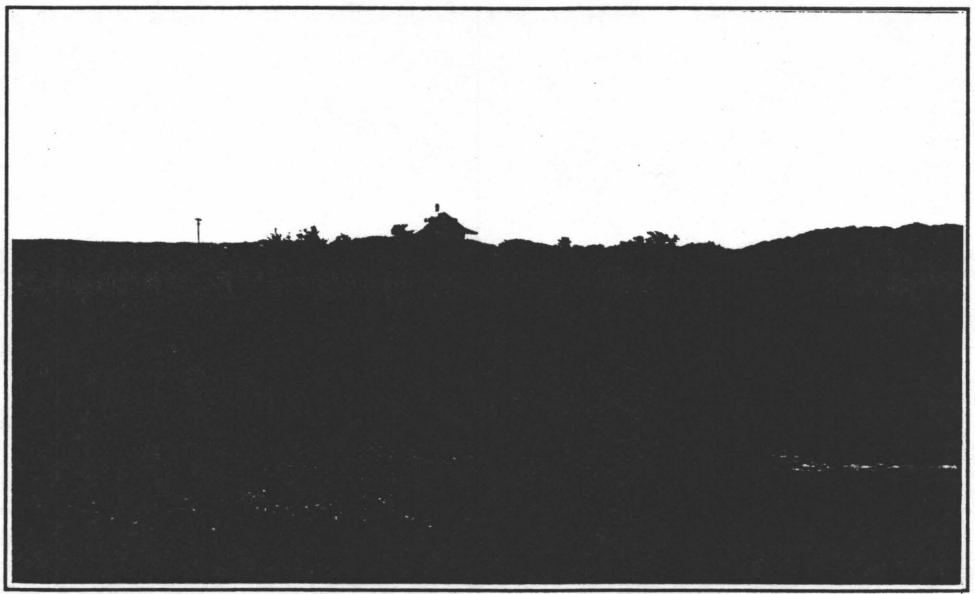


Figure 27. View Looking North from Highland Road, 1994.

Land Use and Activities

Tourism

In the very broadest sense, the primary land use at the Highlands was the same during the period of significance as it is today: tourism. However, owing to the significant differences between the nature of the railroad-based period of tourism on Cape Cod (1870-1920) and today's automobile-based tourism, while the land use may have theoretically stayed the same, its resultant manifestations and characteristics have changed dramatically over time.

During the period of significance, most of the guests at the resort were couples or families, with few, if any, single people. 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.

Currently, a typical tourist's visit to the area consists of driving down Highland Road en route to a brief visit to the Lighthouse or the golf course. Owing to the presence of the small parking lot associated with the Truro Historical Museum (located in the Highland House) a small percentage of visitors park at the western end of the area, and take the opportunity to experience the area at a more leisurely pace on foot. The vast majority of tourists experience the area by car, and appear to pay little attention to the surrounding remnants of the Highlands resort.

Recreation

Recreational and athletic activities were available to guests at the Highlands Resort during its heyday, including baseball, skating, bowling, pool, croquet and golf. 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 stair case down the cliffs, and bathe in the ocean below. Finally, visiting the lighthouse was another attraction at the Highlands. As noted, during much of his adult life Mort Small served as the unofficial guide to the lighthouse, answering visitor's questions and even publishing in 1891 a small brochure entitled "A Little Something About Highland Lighthouse."

Currently, all that remains of the active recreational activities available at the Highlands resort is the golf course, which is run through a concession with the Town of Truro. Though the configuration and general appearance of the links appears to have changed considerably since its ownership by the Smalls (see spatial organization), golf is still one of the major recreational uses available in the area.

In terms of passive, or non-organized activities, visitors to the area continue to trek to the lighthouse, with the more daring passing along an informal trail that runs atop the edge of the adjacent cliffs. However, while visitors can admire the view, the wooden staircase leading down to the beach has long since washed away, and there is currently no public access to the beach.

Agriculture

Closely associated with the use of the Highlands for tourism were the various agricultural activities carried on by the Smalls during most of the period of significance and earlier. As outlined in the site history, Isaac Small was raising corn, hay and livestock on the rich soils of the Clay Pounds by the end of the eighteenth century. Isaac's son, James Small (1787-1874) continued actively farming his inherited portion of the Highlands along the east side of South Highland Road.

With his marine reporting activities and the expansion of the Highlands resort, Isaac M. Small (1845-1934) was less dependent on agriculture than his predecessors. However, it appears that the Smalls continued to provide their guests with fresh milk and home grown produce until the start of World War II. While much of the produce and dairy products fed to hotel guests came from the nearby Highland Farm (the site of the present Horton's campground), photographs from the first decades of the twentieth century show productive gardens located just north of the Highland House. Furthermore, in the 1938 aerial photograph of the area the land north of the road appears to be in active cultivation. Assessor's records from 1891-1938 indicate the continued presence of a variety of working farm structures on the property, including hen houses, corn crib, slaughter house, smoke house, etc., and land uses including mowing, tillage, asparagus cultivation, pasture, meadow and sprout land. Finally, a number of photographs indicate the presence of livestock on land associated with the resort.

Presently, there is no visible evidence of former agricultural uses on the site. With the sale of the property to the Conklins in 1947 it appears that agriculture ceased to be practiced in any way at the Highlands. Indeed, during the 1950s the large dining room was closed, thus eliminating the need for locally grown produce. At some time in the late 1950s or early 1960s the golf course was expanded across Highland Road to occupy the former site of the vegetable gardens, including the site of the commercial asparagus beds.



Figure 27. Highland House and Associated Gardens, 1907-1920. Source: Cape Cod National Seashore.

Buildings and Structures

Buildings

Currently, buildings and structures included in the proposed Truro Highlands Historic District include the Highland House (1907), Rock and Beacon Cottages (1902), Haven Cottage (1915), Club House (1917), and Bennet Cottage (1960). Full description of structures included in the district can be found in the 1993 Determination of Eligibility for the property. Additional information on structures owned by the National Park Service (Highland House, Beacon Cottage and Club House) can be found in the List of Classified Structures (LCS).

One of the major alterations to the area has been the removal and demolition of a large number of structures since the 1950s. At the intersection of South Highland Road and Highland Road, the former Highland Lodge (James Small Farmhouse) which represented the tourism in the area, was moved in 1962. Millstone, the first of the cottages built to accommodate tourists, was moved in 1970, as was the Mayflower, the most modern of the cottages. Pilgrim cottage was moved in 1973, as was the Jobi craft shop, both owned by Joe Colliano and Bill Hastings. In 1983, Isaac Small's Cliff House, then dangerously close to the edge, was moved. All of these buildings are extant at other locations in Truro. A substantial garage and water tower once located close to Millstone, are no longer extant.

South of the road, the bowling alley for the complex, built in 1903, had vanished from the scene by 1950. East of the Beacon, the Coloraine Cottage was demolished in the mid-1950s. A later small pool hall was moved around 1956 and is still extant nearby. The five Aldrich cottage built during the 1920s on lots east of the lighthouse were also demolished at some time during the 1950s. In 1958 Samuel Aldrich, the son of Henry and May, constructed a new cottage, which was purchased by the National Park Service in 1965 and removed. In 1960, the Bennet Cottage, formerly part of a gas station, was moved to its current site. That same year, another small, two-room cottage was moved to the lot between Rock and Haven. It was moved away from the area after the lot was sold to the United States Government in 1968, and is still extant. The former Walter A. Horton House and garage which were not part of the tourist operation, were moved and demolished around 1970.

No trace remains of the various structures associated with the former agricultural uses of the site, including hen houses, corn crib, slaughter house, or smoke house.

Utility Poles on Highland Road: We have been unable to pin down exactly the year during which the telephone/utility poles were installed along Highland Road, though it appears that they were installed at some time between 1910-1937. As early as the 1860s all of the life saving stations and lighthouses on the Cape were linked by a government maintained, private telephone service, which would explain the presence of telephone poles in early photographs of the area around the lighthouse. These stations were linked by the "trunk line" of utility poles installed along what is now Route 6. However, it appears that the line connecting the main line along Route 6 to the Highland Light 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 the Cape in 1882, with the first lines reaching Barnstable, Hyannis, Cotuit, and Marston's Mills, and by

1883 the New Bedford Telephone Service had reached Truro.[70] However, Truro historian Anthony Marshall noted that most area families did not have telephones until after the first decades of the nineteenth century. Consistent with that, a photograph of Highland Road taken in 1910 shows no poles. However, a 1937 photograph of the area, taken by Cape 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.

Circulation

An access road to the Highland Light has presumably existed since the Highland Light was built in 1797. However, the earliest depiction of such a road is on the 1831 Plan of Truro.[71] The road was laid at a width of approximately 18 feet and graded to its present configuration in 1892 by the Town of Truro. Photographs from 1892 and 1920 show the edges on either side of the road as somewhat more steeply banked than today, with a post and wire fence lining portions of the north side of the road and both sides of the portion of the road closest to the lighthouse. The road appears to have been informally surfaced with a mix of sand and gravel during most of the period of significance. The road was paved with asphalt, and the eastern end was expanded to provide for parking at the lighthouse at some time between 1938 and 1960. The center strip was added after 1960.

Several older photographs indicate the presence of a secondary road intersecting Highland Road just west of the lighthouse, and extending northward parallel to the shore along the top of the cliff. This shoreline road appears most prominently on a map dated 1848, and several photographs of the lighthouse dating from the turn of the twentieth century also appear to have been taken from some point in this road some distance away. It is unclear whether this road led northerly along the shore all the way to High Head, or if it was just a spur road. A photograph from the 1930s or 1940s shows the eroded cliff only 15 feet from the road. A small portion of this road continued to lead to the Cliff House until its removal in 1983; more northerly portions of this road appear to have eroded earlier. Currently, all that remains of this road is a short trail leading to what appears to be a portion of the foundation of the Cliff House or the Marine reporting station hanging perilously over a cliff.

Photographs of the Highlands from the Small era reveal another circulation feature which no longer exists-- a network of informal trails passing through the scrubby heath. One photograph entitled "Trail to the Beach" taken in 1927 shows a fairly well-worn trail leading from the back (north) of the Highland House, past the vegetable garden area and towards the cliffs.

Finally, on the smallest scale, small concrete paths and steps led from the various cottages on the south side of the road down to the Highland Road. While in poor condition, these steps can still be seen.

Spatial Organization

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 subsequent development by the Smalls 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. Currently, this linear organization has been somewhat weakened through the removal of so many buildings, resulting in a less orderly, "missing tooth" effect.

Another ongoing change to the spatial organization of the overall area has been the gradual disappearance of a secondary, north-south axis created by the short road leading from the Lighthouse northward to the Cliffhouse and marine reporting station, and perhaps continuing on towards High Head.

Organization of the Golf Course

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.

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. Throughout the period of significance the golf course was located entirely on the south side of Highland Road and the area could be divided into two distinct zones with the road and 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.

Boundary Demarcations

Following the death of Isaac M. Small's wife, Lillian Small, their only child, Lillian M. Small, emerged with most of the Highland Resort property (Figure 16). The boundaries of the proposed historic district are approximately the same as those of Lillian M. Small's property as it was surveyed in 1945, two years prior to its sale to the Conklins. One exception is the land located southeast of the lighthouse which had been parcelled off by Isaac Small around the turn of the century, and eventually acquired by the Aldrich family during the 1920s, which is included in the historic district (Figure 29).

However, it should be pointed out that these boundaries do not fully reflect the complexities of ownership patterns by the various members of the Small family, among whom the individual cottages changed hands several times. Furthermore, the boundaries do not include adjacent parcels of land owned by other, more distantly related members of the Small family during much or all of the period of significance, such as the Highland Farm, located on the current site of Horton's campground and sold by Hayes Small in 1935. While activities related to the resort do appear to have been limited to the current historic district boundaries, it should be noted that the Small's resort holdings were merely a portion of the original land owned by their common ancestor, Isaac Small (1754-1816).

Vegetation

Prior to settlement by the Pilgrims, most of the entire Cape, including the Truro area, was heavily forested with pine and oak. 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 the Cape was bare of most forest. Indeed, it has been speculated that at the time of Thoreau's visit to the Highlands around 1850 area vegetation exhibited its very highest level of modification by humans. Indeed, it should kept in mind that at that time the entire area was used for raising crops, or grazing livestock.

By the twentieth century the effort to clear the area had slowed, and species which had survived re-established themselves. In many parts of the Cape a thick forest of pitch pine oak is found.[72] Consequently, despite the general deterioration of environmental conditions over the last century, it may well be that the vegetation currently found on the Highlands is more naturally characteristic of the Cape than that found during the peak of resort development.

The Highland Plain incorporates characteristics of both Upland Forest and succession areas. The Upland Forest is characterized by pitch pine-oak, scrub oak, and other hardwoods as well as heaths, shrubs and bushes. The successional community, normally found at the site of abandoned fields and pastures includes blueberry, huckleberry, bearberry, sheeplaurel, scrub oak, shadbush and other shrubs. Wherever present, this dense mat of vegetation greatly assists in reducing erosion. A recent survey of vegetation around the Highlands identified large areas of mixed grass covering the golf course, interspersed with clumps of mixed shrubs, including bayberry, beach plum and black cherry, and delineated to the south by a dense forest of pitch pine. In general, the loss of agricultural vegetation represents the major difference between the types of vegetation noted by Thoreau, and that currently present.

Owing to the presence of the golf course, the overall texture of the vegetation at the Highlands appears to have remained much the same since the period of significance, with large areas occupied by the low turf of the golf course, surrounded and interspersed with clumps of dense, fairly low shrubs. Significant vegetative features include the dense forest of pitch pine delineating the southern and western boundaries of the golf course, and the large clump of sweet-smelling Wisteria now growing directly in front of the Highland House on the former site of the Millstone Cottage.

Archeological Sites

Figure 29 shows the name, date of construction and location of all known archeological sites included in the Highlands District.

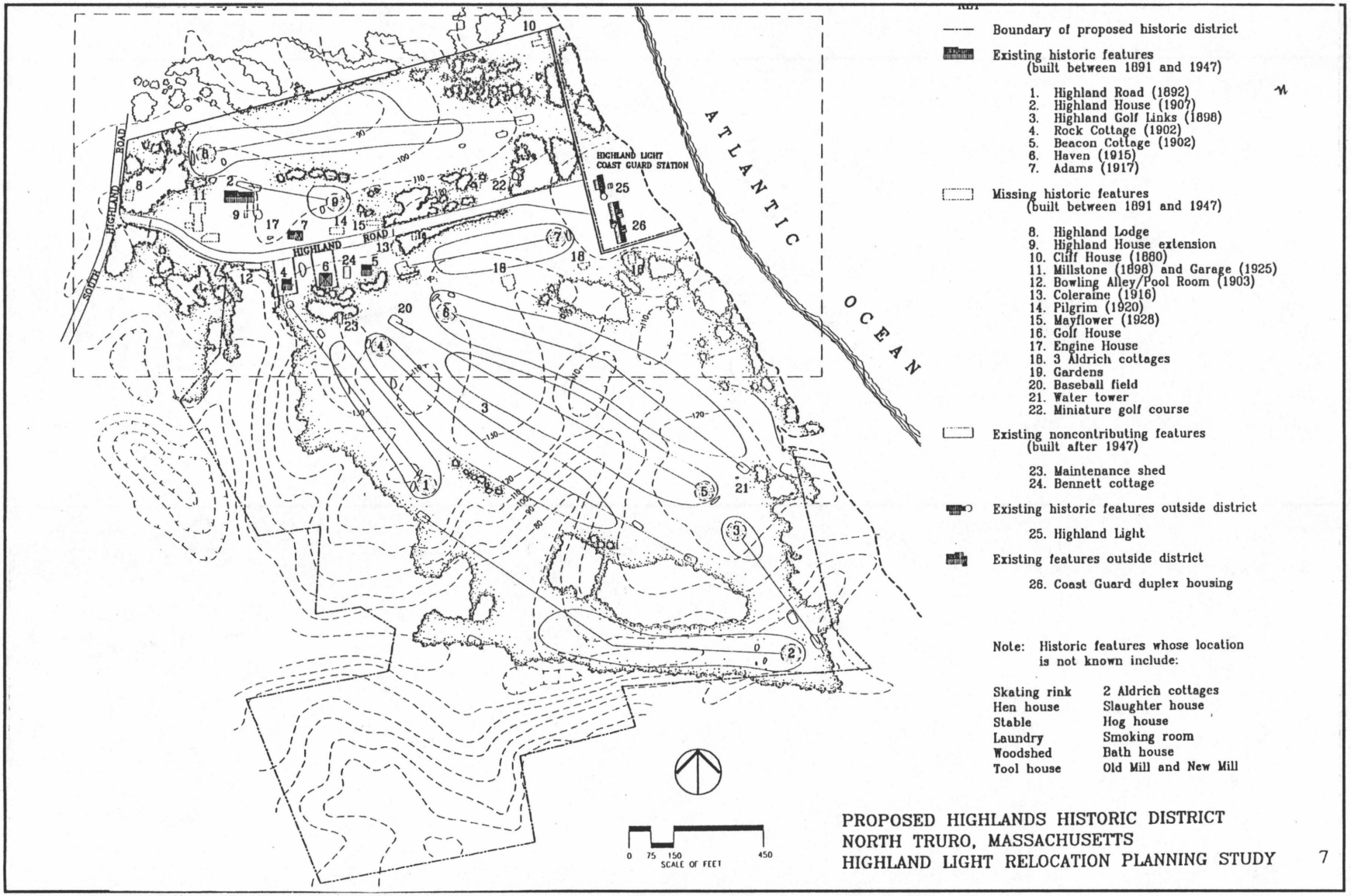


Figure 28. Proposed Highland Light Historic District. Source: Highland Light Relocation Study, 1994.

PRELIMINARY TREATMENT RECOMMENDATIONS

Introduction

As described in the introduction to this report, the opportunity to prepare a Cultural Landscape report for the Truro Highlands Historic District arose in response to the proposed relocation of Highland Light from its current location east of the district to a more secure location in the district. Through a cooperative agreement between the National Park Service and the United States Coast Guard a planning study was undertaken to identify alternative locations for the light, as well as to address various issues relating to visitor services and support. The steering committee for this project included representatives from Cape Cod National Seashore, the United States Coast Guard, the North Atlantic Regional Office of the National Park Service, the Massachusetts Historical Commission and the consulting firm of Goody Clancy Associates. On May, 27, 1994, a Memorandum from the Superintendent of Cape Cod National Seashore to the Regional Director, North Atlantic Region, National Park Service identified a preferred alternative for the location of the light, along with a series of other decisions related to the future treatment of the site.

Through a continuation of the cooperative agreement between the National Park Service and the United States Coast Guard a site development plan for the Highlands area will be completed by the beginning of 1995. This plan, focusing basically on the northern half of the proposed historic district, will be developed by the Coast Guard with review by the National Park Service, and will be based largely on the preferred alternatives identified through the planning process. Additionally, a Design Concept Plan (DCP) will be prepared for the area for inclusion in the upcoming General Management Plan (GMP). Along with these planning efforts, individual Historic Structures Reports (HSRs) are currently being prepared for the Highland House, and the Highland Light.

Coordination of Planning and Preservation Efforts

The following treatment recommendations are intended to incorporate and summarize all of the elements of the preferred alternatives identified by the Highland Light Steering Committee, along with other proposals and guidelines aimed at further protecting and enhancing the historic landscape at the Highlands. Additionally, it is recommended that every effort be made to coordinate the various treatment recommendations currently being developed through this Cultural Landscape Report, and the Historic Structures Reports being prepared for the Highland Light and the Highland House. Finally, in order to facilitate Section 106 compliance for the proposed changes to the Highland area, the Cultural Resources Management Division of the North Atlantic Region of the National Park Service should maintain an active role in both design development and review.

A Recommendation Pertaining to National Register Status

The relocation of the Highland Light will have a direct and significant impact on two distinct National Register Properties: 1) the 6.47-acre site *from* which the lighthouse will be removed, part of the "Lighthouses of Massachusetts" thematic group listed June 15, 1987 and 2) the Truro Highlands Historic District, for which a Determination of Eligibility was submitted to the Massachusetts State Historic Preservation Officer in November, 1993, and *into* which the lighthouse will be moved.

This report recommends that following the relocation project that the boundaries of the Truro Highlands Historic District be amended to include 1) the relocated lighthouse and 2) the entire former lighthouse site. In this way, future treatment and design recommendations could be more logically developed to address the entire site.

Selection of an Appropriate Treatment

Four approaches are currently recognized by the Secretary of the Interior for the treatment of historic resources: preservation, rehabilitation, reconstruction and restoration. The process for making treatment decisions is the same for landscapes as it is for other historic resources. As outlined in the draft *Guidelines for the Treatment of Historic Landscapes*, though the exact process of preserving a historic landscape may vary from individual site to site, it generally involves four major steps: 1) undertaking historical research; 2) inventorying the landscape's features and recording their existing condition; 3) conducting a site analysis to ascertain the landscape's evolution and 4) selecting an appropriate treatment. Although the treatments are interrelated, usually one *primary* treatment is selected for a property. A "primary" or property wide preservation treatment is one that provides a broad philosophical framework within which preservation treatment decisions for individual features are made.

Overall Recommended Treatment

> *When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment.*[73]

Based on the park's current management goals for this area, along with the research and analysis conducted for this report, the recommended primary treatment for the Truro Highlands Historic District is rehabilitation. *The Secretary of the Interior's Standard's for the Treatment of Historic Properties* defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural values."[74] In the case of the Truro Highlands Historic District, a combination of unique factors influenced the choice of rehabilitation as the most flexible and appropriate overall treatment. These are:

1) The ongoing cooperative agreement between the National Park Service and the United States Coast Guard to relocate Highland Light, currently located adjacent to the eastern edge of the district, *into* the district, owing to continual coastal erosion.

2) The desire on the part of the National Park Service to improve visitor access, parking, and support, and enhance interpretive opportunities on site.

3) The complex patterns of ownership within the Highland area including land owned by the National Park Service, two parcels of land in private ownership on the south side of Highland Road, and Highland Road, which is owned by Barnstable County.

4) The presence of the golf course, operated by the Town of Truro, and occupying much of the Park Service-owned land within the District.

5) The presence of the Truro Historical Society, which currently uses the Highland House for the Truro Historical Museum.

Rehabilitation is recommended as the appropriate primary treatment for this site because it allows for new uses, such as improved parking, visitor and restroom facilities, while

preserving the property's historic character. More importantly, it is hoped that rehabilitation will allow for the improved interpretation of the property as it existed during the period of significance. It should be emphasized that while rehabilitation is the recommended primary treatment for the Highlands District, it may not be the appropriate treatment for each individual structure or landscape feature in the district. Preservation of existing historic features and, in the case of the historic structures located on the site, the replacement of missing historic features may also be appropriate for this particular property. However, the sum of treatments applied to all of the landscape features will result in the rehabilitation of the property as a whole.

Proposed Treatment of Individual Landscape Features

The overall treatment goal for the Truro Highlands area is to maintain the historic character of the area to the greatest extent possible, while allowing for the relocation of the light, and the development of improved visitor services. Consequently, except for instances where a proposed new use would require modification of a feature, the recommended treatment for most landscape features on the site is preservation.

As noted in the Site Analysis portion of this report, it is the oceanfront setting at the Highlands -- the sounds, smells and dramatic views of the sea and persistent offshore breezes, which most strongly contributes to the character of the area. Likewise, the unique geology of the area, including the rapidly eroding clay cliffs, fertile soil, and high water table characterized by kettle holes and wet spots represents another significant character-defining feature. By and large, these characteristics appear to have remained unchanged since the time of Thoreau's visit to the area, if not long before.

Spatial Organization

- In order to maintain as closely as possible the existing spatial organization of the Highlands area, while securing the Highland Light from encroaching erosion, the light and attached keeper's cottage should be moved directly west down Highland Road to a zone that is approximately 600- 700 from the cliff's edge.

- The positioning of the light and adjacent keeper's cottage will be ultimately determined by engineering constraints associated with geography and topography. However, every effort should be made to take into account the historic relationships between the light and other features in the district. Ideally, the light should be located as close to the cliff's edge as possible, and the keeper's cottage would be centered on the road.

- The north-south cross axis formed by the road trace leading from the current site of the lighthouse to the former site of the Cliff House should be maintained as long it is feasible to do so.

Response to Natural Features

- Views to the Atlantic Ocean and Provincetown Harbor to the north from the various buildings included in the site should be protected and enhanced. Plantings intended to screen parking from the road should not block historic views from the road or the Rock, Haven and Beacon cottages. Proposed modifications to the

Highland House should accentuate views to the north provided historically by the presence of a porch running along the north side of the building.

- If possible, visitor access to the cliffs and even the beach below should be restored. This could be done through the development of an informal trail along the cliffs, leading either north or south to a safe point of access to the beach below (see circulation).

- Topography throughout the site should be altered or disturbed as little as possible. Care should be taken to relocate the light and associated keeper's dwelling so that as little grading as possible is required. Likewise, the development of new parking should disturb the ground plain as little as possible.

- The creek or stream running through the northern portion of the golf course should be preserved and protected.

Structures

- Contributing buildings and structures remaining on the site should be preserved and maintained. These include: the Highland House, Rock Cottage, Beacon Cottage, Haven Cottage, Adams Cottage, the utility poles lining Highland Road, and the concrete steps and walks leading from Highland Road to the various cottages.

- The relocated lighthouse should be restored to 1987 condition, which would involve the removal of the plate glass window installed in the west elevation of the connecting structure adjacent to the tower, while otherwise basically maintaining the lighthouse as it has evolved over time. The interior of the Keeper's Dwelling should be rehabilitated to serve as an exhibit space. Specific treatment recommendations for the relocated Highland Light will be included in the forthcoming Historic Structures Report.

- If the wing on the Highland House is replaced it should be done using a new design which is compatible with the historic character of the district. Specific treatment recommendations for the Highland House will be outlined in the forthcoming Historic Structures Report for the Highland House.

Circulation

Highland Road

- Highland Road should maintain its current appearance, including horizontal and vertical alignment, as closely as possible.

- Vehicular access to the light should be limited to administrative and maintenance personnel, and handicapped visitors. Tour buses and other private vehicles should not be permitted on the pedestrian access road.

- The access road leading to the light should be surfaced with a stable pervious material distinct from the rest of the road, such as a tightly packed, rolled crushed gravel. When completed, the new surface should be compatible with the historic character of the district, but readily identifiable as a *new* treatment.

Parking and Vehicular Access

- Current estimates for required parking seem high. The development of new parking areas should be phased in over two to three years, during which time the need for additional parking would be re-evaluated.

- Vehicular parking should be concentrated to the west of the Adams Cottage. Formalized parking will accommodate between sixty and seventy cars, and three buses. Locations used historically for parking include the area immediately south and west of the Highland House; and the area immediately west of the Adams Cottage.

- The circular drive in front of the Highland House should be improved and repaved for use as a bus turn-around.

- In the development of new parking areas, every effort should be made to reduce the amount of grading required.

- Provision for overflow parking should be made on the south side of Highland Road west of the first turn off to the golf course maintenance road, in a designated area that will remain minimally improved. The vegetation currently marking the southern corner of the intersection of South Highland and Highland roads should not be disturbed to provide this parking.

- Low impact paving surfaces, such as gravel, "Grasscrete," or stone-dust should be used.

- Parking will not be permitted on the shoulder of the road. If new parking spaces cannot be developed, residents of the Rock and Haven Cottages should use the golf course access road and park to the rear of these buildings.

- A limited number of dedicated spaces for handicapped visitors should be reserved at the Light. Access to handicapped parking will be along the Highland Road.

Pedestrian Access

- Pedestrian access to the light and keeper's cottage should be provided along Highland Road.

- An informal pedestrian trail should be developed leading from the Highland House along the northern boundary of the site out to the cliff's edge, along the remains of the existing shorefront road, and back to the lighthouse.

Vegetation

- The overall character and pattern of existing vegetation on the site should be preserved and maintained. Specific contributing vegetative features include: the low grass and heath on the southern portion of the golf course, the mass of low pitch pine marking the western border of the golf course, and the intermittent clumps of bayberry, beach plum and black cherry located throughout the site.

- If necessary for the proposed modifications to the site, non-contributing vegetation may be removed. This includes the clumps of black locust marking the entrance to the area at the corner of South Highland and Highland roads, and the Highland Road, and the taller shrub masses growing along the eastern edge of the golf course.

- Golf course turf should be maintained in a manner which complies with all applicable local, federal and state environmental regulations.

Archeological Sites

- In accordance with the Secretary of the Interior's Standards for Rehabilitation "Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken." Contributing archeological resources at the Highlands include:

  The James Small House Site
  Highland Lodge Site
  Highland House Extension Site
  Coloraine Cottage
  The Millstone Cottage Site
  The Mayflower Cottage Site
  The Bowling Alley Site
  Golf House Site
  Miniature Golf Course
  Baseball Field
  Water Tower Site
  The Pilgrim Cottage Site
  The Cliff House Site
  The Aldrich Cottage Sites
  The Vegetable Garden Site

- Additionally, if the district is enlarged to include the former lighthouse site, all remaining sites associated with the light station, including the former lighthouse site, marine reporting station, oil house and other known sites, would also be considered contributing.

- Pending approval from the Regional Archeologist, extant archeological sites could be delineated for interpretive purposes.

Recommendations for the Lighthouse Site
Although the lighthouse site is not technically included within the boundaries of the Highlands Historic District, owing to its proximity, its treatment will have a direct impact on the historic character.

- As noted, the current National Register boundary for the Truro Highlands Historic District should be amended to include the former lighthouse site.

- The area east of the lighthouse should be seeded with grass and left open.

- The former site of the lighthouse should be marked through the construction of a simple overlook structure articulating the footprint of the light.

- If the cliffside is to be fenced for visitor safety, fencing material should be compatible with the historic character of the area. Ideally, fencing would be no higher than 42" in height, and constructed of wood.

INTERPRETATION AND VISITOR SERVICES

Interpretation
With the relocation of the lighthouse, the Truro Highlands Historic District will provide the opportunity for three distinct areas for interpretation: 1) Maritime History and the history of lighthouses and Highland Light in particular; 2) Tourism on Cape Cod and the development of the Highlands Resort and 3) the history of the Town of Truro. While decisions pertaining to interpretation ultimately will be left up to the Chief Park Interpreter, the following represents preliminary recommendations related to interpretation:

- The rehabilitated keeper's cottage should be used to house an interpretive exhibit focusing on Maritime History Cape Cod lighthouses, and the Highland Light in particular.

- If possible, visitor's should be allowed to enter the lighthouse and climb up to the light.

- Interpretation of the lighthouse and the former lighthouse site should acknowledge the presence of the various buildings and structures which historically surrounded the lighthouse.

- The Truro Historical Museum should relocate to the Adams Cottage.

- An exhibit on the Highlands Resort, and tourism on Cape Cod should be located (along with other proposed functions) in the rehabilitated Highland House.

Golf Club
Functions currently located in the Adams Cottage should be moved to the Highland House.

Dining Facility or Snackbar
Plans for the rehabilitation of the Highland House should include a restaurant or snack bar

aimed at serving both patrons of the golf course and visitors to the lighthouse and historic district.

Restrooms
Restrooms for the general public will be located in the Highland House, in proximity to public parking. A quasi-public restroom will also be located in the Keeper's Cottage at the Lighthouse.

ADDITIONAL RESEARCH

The following topics recommended for additional research include items that were not resolved during the course of this project, along with subjects related to but outside the scope of this report.

Historical Research

The following issues related to the physical history of the Highlands were not resolved during the course of this project:

The Spring, or Tashmuit: Apparently the traditional native American name for the Highlands area came from the word meaning "spring," and several nineteenth century historians mentioned the presence of the "renowned" spring at Tashmuit. However, whether such a spring existed, or its exact location, is not known. As noted, the Highlands area is characterized by numerous kettle holes, and aerial photograph from 1938 and 1994 show a stream crossing the north side of the golf course. This would correspond with the description of John Avery's homesite, which was described as north of the Highland House and near the spring. A trained ethnographer could provide assistance in determining the location of the spring.

Utility Lines Along Highland Road: The date that the utility poles were installed along Highland Road needs to be pinned down. Inquiries were made to the phone and electric companies serving this area, but they apparently do not keep records from so far back. Because the road is owned by Barnstable County, the answer to this question might be determined through a thorough examination of county records.

Paving on Highland Road: Likewise, at this point all that is known about the surfacing of highland Road is that the road was paved at some point between 1938 and 1960. Additional photographs of the area from the 1940s and 1950s might narrow this time frame, or, again, the Barnstable County offices might be able to provide more information.

Geotechnical Research

Owing to the unusual and somewhat unstable nature of the geology of this area, complete geotechnical and soil suitability studies should be undertaken prior to the relocation of the lighthouse, or any other relocation or construction project proposed for this area.

ENDNOTES

1. See *Development Concept Plan for Highland Light*, Cape Cod National Seashore, 1964.

2. The Golf Course was determined eligible on March 7, 1977, but never officially entered on the National Register.

3. Massachusetts Historical Commission (MHC). *Historic and Archeological Resources of Cape Cod.* (Published by the Massachusetts Historical Commission, Boston, 1987), 61.

4. Unpublished Truro Historical Society Brochure.

5. MHC, 84.

6. From Shebhah Rich. *Land Marks or Sea Marks.* (Boston, D. Lothrop and Company, 1883), 153.

7. Freeman, Frederick. *The History of Cape Cod: The Annals of Barnstable County and of its Several Towns, including the District of Mashpee.* (Boston: George C. Rand and Avery, 1860) 535. In Clemensen, Berle, *Historic Resource Study*, Cape Cod National Seashore, February, 1979, 68-70.

8. Rich, Shebnah. *Land Marks or Sea Marks.* (Boston: D. Lothrop and Company. 1883), 160.

9. Freeman, James. *A Topographical Description of Truro.* (Collections of the Massachusetts Historical Society, Vol. III, 1794).

10. Recorded Barnstable County Deeds, Book 49, p. 95.

11. Lincoln to Code, July 26, 1796, Benjamin Lincoln Papers, Reel 9. From *Highland Lighthouse and Keeper's Dwelling*, HER, 13.

12. United States Department of the Interior, National Park Service, North Atlantic Region, Building Conservation Branch, Cultural Resource Center, Highland Lighthouse and Keeper's Dwelling Historic Structure Report, (Draft, May 1994), 14.

13. Grocier to Henry A. Dearborn, May 21, 1817, RG26. From *Highland Lighthouse and Keeper's Dwelling HSR*, 35.

14. *Eighth Census of the United States, 1860, Agricultural Census,* Truro Township, Barnstable County, Massachusetts. From Clemenson, Berle, Historic Resource Study, Cape Cod National Seashore(United States Department of the Interior, National Park Service, 1979), 68-70.

15. Small, Isaac M. *Just a Little About the Lower Cape, Personal and Otherwise*, (No Publisher, 1922), 2.

16. Small, 3.

17. Thoreau, Henry David. *Cape Cod*, (New York: W.W. Norton, 1955 Edition).

18. Thoreau, 164.

19. Thoreau, 165.

20. Indeed, the population of Truro appears to have reached a peak in 1830, with 1547 residents, by 1915 it had declined to merely 663. (*MHC, Historic and Archeological Resources of Cape Cod and the Islands*, 1987), 134.

21. Thoreau to Harrison Blake, July 8, 1855. From Thoreau, 1955 edition.

22. MHC, 307.

23. Nixon, David Glyn. "Tourism and Art Colonies," (Unpublished, 1994).

24. *Barnstable Patriot,* September 8, 1863. From Lowenthal, Larry and Regina Binder, *Highland House Historic Structures Report,* (Draft, January 1993), 24.

25. Lowenthal, Larry, "Determination of Eligibility, Truro Highlands Historic District," (Submitted to the Massachusetts Historical Commission, November, 1993).

26. Robert H. Farson, *Cape Cod Railroads*, (Yarmouth Port, MA: Cape Cod History Publications, 1990), 60.

27. MHC, 307.

28. Barnstable County Plan Book 1, p. 57.

29. Barnstable County Plan Book 106, p. 45.

30. Marshall, Anthony, *Truro, Cape Cod, As I Knew It,* (New York: Vantage Press, 1974.), 103.

31. This category of personal property is not listed in the assessors' reports after 1901.

32. Rich, 207.

33. Barnstable County Plan Book 106, p. 45.

34. MHC, 311.

35. Barnstable County Deed Book 242, p. 379.

36. Provincetown *Advocate*, August 3, 1911 (Willard M. Small obituary); Marshall, *Truro, Cape Cod*, p. 103.

37. Six rooms each in Rock and Beacon, nine in Millstone, and 19 in the Highland House (figures from Marshall). Some rooms might have been needed for help, but most of the summer employees were probably family members or local residents.

38. Provincetown *Advocate*, Aug. 30, 1906.

39. Provincetown *Advocate*, Sept. 20, 1906.

40. Provincetown *Advocate*, Apr. 11, 1907.

41. Truro assessors' reports show that the revised names were applied as early as 1909.

42. Provincetown *Advocate*, Aug. 3, 1911.

43. The name is cited as "Margaret Adams" in Isaac M. Small's 1922 booklet, *Just a Little about the Lower Cape*, and in the Massachusetts Historical Commission's inventory form, prepared by the Truro Historical Society. The name in the Truro assessors' reports is "Martha Adams."

44. Truro assessors' reports; telephone interview conducted by Larry Lowenthal with Irving Horton, June 9, 1992; interview conducted by Lowenthal with Joe Colliano and Bill Hastings, June 4, 1992.

45. Provincetown *Advocate*, Mar. 14, 1912.

46. Truro assessors' reports.

47. Telephone interview conducted by Larry Lowenthal with Irving Horton, June 9, 1992.

48. Barnstable County Probate Case No. 24542 (estate of Isaac M. Small).

49. Telephone interview conducted by Larry Lowenthal with Irving Horton, June 9, 1992.

50. Interview conducted by Larry Lowenthal with Robert Horton (son of Sumner), Sept. 9, 1993.

51. Barnstable County Registry of Deeds, Book 673, p. 242.

52. Barnstable County Registry of Deeds, Book 525, p. 198.

53. Barnstable County Registry of Deeds, Book 825, pp. 5-6.

54. Barnstable County Registry of Deeds, Book 768, p. 507.

55. Interviews conducted by Larry Lowenthal with Joe Colliano and Bill Hastings, June 4, 1992, and Sept. 1, 1993.

56. Francis P. Burling, *The Birth of the Cape Cod National Seashore* (Plymouth, MA: Leyden Press, 1977).

57. Interview conducted by Larry Lowenthal with Joe Colliano and Bill Hastings, September 1, 1993.

58. Cape Cod NS Land Files 16-2503, 16-2534; interviews by Larry Lowenthal with Joe Colliano and Bill Hastings, June 4, 1992, Sept. 1, 1993 (concerning the remains of cottages surviving into the 1950's).

59. Interview conducted by Larry Lowenthal with Joe Colliano and Bill Hastings, June 4, 1992.

60. Interview conducted by Larry Lowenthal with Joe Colliano and Bill Hastings, June 4, 1992.

61. Marshall, *Truro, Cape Cod*, p. 105.

62. National Park Service. *Design Concept Plan for the Highlands*. 1969.

63. Interviews conducted by Larry Lowenthal with Joe Colliano and Bill Hastings, June 4, 1992, and Sept. 1, 1993.

64. Barnstable County Registry of Deeds, Book 2002, p. 344.

65. File no. S7417, Cape Cod NS. The lot where the Cliff House now sits is part of a tract of land purchased by Joe Colliano and Bill Hastings with the proceeds they received from selling their Highland-resort properties to the National Park Service. They subdivided the tract into lots, and brought in the Pilgrim cottage and the Jobi shop from Highland Road in 1973. They also sold off lots to others, including Daniel Del Gizzi, who brought in the Cliff House some 10 years later. The three buildings today form a small "refugee" colony from the old Highland resort.

66. Massachusetts Historical Commission, Historic and Archeological Resources of Cape Cod and the Islands, 307.

67. United States Coast Guard (USCG), Highland Light Station, North Truro, Massachusetts, (USCG, First District, Lighthouse Protection Studies, 1988), 7.

68. Massachusetts Historical Commission, 11.

69. USCG, Lighthouse Protection Studies, Highland Light Station, 1987, 15.

70. Deyo, Simeon L., *History of Barnstable County, Massachusetts*, (New York: H.W. Blake and Company, 1890), 110.

71. Plan of Truro in the County of Barnstable, Surveyed by John G. Hale, 1831, (Located at Cape Cod National Seashore).

72. USCG, Lighthouse Protection Studies, Highland Light Station, 1987, 6.

73. United States Department of the Interior, National Park Service, Preservation Assistance Division. *The Secretary of Interior's Standard's for the Treatment of Historic Properties*, (Washington: 1992).

74. *Secretary of the Interior's Standards for the Treatment of Historic Properties*, 1992.

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