

000430
HISTORIC STRUCTURES REPORT 2

PART I 2BZ

JEDEDIAH HIGGINS HOUSE

CAPE COD NATIONAL SEASHORE

June 1968



IN REPLY REFER TO:

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

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NORTHEAST REGION		Initial and Date
Reg. Director		
Asst. Reg. Director		
Hist. Pres.		11/21
Public Affairs		
Prog. Coord.		
Asst. RD. Admin.		
Personnel		
Property		
Finance		
Asst. RD. Operations		
Interp. & VS		
Maintenance		
Res. Manag. & VP		
Civ. Cons. Corps.		
Archeological Research		

Memorandum

To: Regional Director, Northeast Region

From: Chief, Office of Archeology and Historic Preservation

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

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

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

Ernest Allen Connally
Ernest Allen Connally

Forwarded to	<i>Cape Cod</i>
from	Northeast Regional Office
for	<i>Information</i>
By:	<i>MRF</i> Date: <i>8-14-68</i>

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7/17

Memorandum

To: Director

From: Regional Director, Northeast Region

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

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

(SGN) LEMUEL A. GARRISON

Lemuel A. Garrison

Enclosures

cc:

Supt. Cape Cod

General ~~Correspondence~~

Daily

Area

MHNelligan/mrf 7/17/68

HISTORIC STRUCTURES REPORT

Part 1

JEDEDIAH HIGGINS HOUSE

(Bldg. No. 13-13)

Truro, Massachusetts

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

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

HISTORIC STRUCTURES REPORT

Part 1

JEDEDIAH HIGGINS HOUSE

Truro, Massachusetts

ADMINISTRATIVE DATA SECTION

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

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

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

There is no mention of this home in the Master Plan regarding Interpretive purposes, nor is any potential use mentioned in the Interpretive Prospectus because the latter documents were written before the house was acquired.

Revisions of these documents do not contain reference to the structure.

Mention is made of the house in the recent Historical Resource Management Plan and it is stated there that "no more than routine maintenance is intended on (this) house." But subsequent rapid deterioration of this dwelling makes more than routine maintenance necessary.

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

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

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

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

b. Interior repairs:

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

(2) continued

made to correct this condition.

- (3) In general, except for the sloping floors as above in paragraph (2), the interior of the house is in fairly good condition and requires only papering and painting all presently papered and painted surfaces to preserve the interior of the house.
5. Cost of repairs, preliminary estimate: This house can hardly be brought up to good condition for \$20,000, yet to fail to spend this amount, and very soon, will certainly make rehabilitation impossible. The next step, then, would inevitably be a restoration job.
6. Photograph, exterior of house.



7. There is no PCP on this structure.

Signed:

Stanley C. Joseph
Cape Cod National Seashore
June 1968

HISTORIC STRUCTURES REPORT

Part 1

JEDEDIAH HIGGINS HOUSE

Truro, Massachusetts

HISTORICAL DATA SECTION

By

Edison P. Lohr

Park Historian

June 1968

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

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

A. Architect, Designer and Builder

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

B. General History of the House

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

C. Successive Structural Changes

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

The chimney is modern, much smaller than the original.

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

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see next
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Historical Data Section. Jedediah Higgins House

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

D. Closing Historical Statement

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

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

HISTORIC STRUCTURES REPORT

Part 1

JEDEDIAH HIGGINS HOUSE

Truro, Massachusetts

ARCHITECTURAL DATA SECTION

By

F. Cliff Pearce

(Resident Architect)

June 1968

United States Department of the Interior, National Park Service

Cape Cod National Seashore

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

A. Structural and Architectural Design

1. External:

This rectangular Cape Cod full (double) house measures 29x34 feet, and faces south with an east ell. The exterior wall surfaces, except for the north and south sides which are clapboards, are shingled. Brick underpinnings have cement layer covering. The structure is post and beam. There are exposed "gun stock" posts in the Northern half of the main house. The doors have red brick stoops. Main house has chimney (modern) in center of ridge. The gable roof is covered with asphalt (modern) shingles. Roof planks run perpendicular to the ridge and are supported on purlins and timbers of about 4 x 8 inches. There is a simple box cornice.

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

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

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

Architectural Data Section. Jedediah Higgins House

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

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

HSR, PT. I, JEDEDIAH HIGGINS HS., CAPE COD NS
ON BIBLIOGRAPHY