

AL-I-C-009

Joe Higgins Canal House

Architectural Survey File

This is the architectural survey file for this MIHP record. The survey file is organized reverse-chronological (that is, with the latest material on top). It contains all MIHP inventory forms, National Register nomination forms, determinations of eligibility (DOE) forms, and accompanying documentation such as photographs and maps.

Users should be aware that additional undigitized material about this property may be found in on-site architectural reports, copies of HABS/HAER or other documentation, drawings, and the “vertical files” at the MHT Library in Crownsville. The vertical files may include newspaper clippings, field notes, draft versions of forms and architectural reports, photographs, maps, and drawings. Researchers who need a thorough understanding of this property should plan to visit the MHT Library as part of their research project; look at the MHT web site (mht.maryland.gov) for details about how to make an appointment.

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Last Updated: 12-11-2003

JOE HIGGINS CANAL HOUSE

AL-I-C-009

½ mile east of Stickpile Tunnel, 50 yards
from the C & O Canal
1913

The Joe Higgins Canal House meets the standard of the typical rural dwelling found in Allegany County being a "T" shaped, two story frame structure covered with novelty siding. It was built in 1913 as a residence for Joseph Higgins. The household was able to view traffic on the nearby C & O Canal for 11 years until it closed in 1924. The house stands out as being one of the first in its area to be built upon a poured concrete foundation.

MARYLAND HISTORICAL TRUST

AL-I-C-009

0101125704

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

Joe Higgins Canal House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

C & O Canal near Little Orleans on Kasecamp Road

CITY, TOWN

Little Orleans

☒ VICINITY OF

CONGRESSIONAL DISTRICT

Sixth

STATE

Maryland

COUNTY

Allegany

3 CLASSIFICATION

CATEGORY

☐ DISTRICT

☒ BUILDING(S)

☐ STRUCTURE

☐ SITE

☐ OBJECT

OWNERSHIP

☐ PUBLIC

☒ PRIVATE

☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS

☐ BEING CONSIDERED

STATUS

☐ OCCUPIED

☒ UNOCCUPIED

☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED

☐ YES: UNRESTRICTED

☒ NO

PRESENT USE

☐ AGRICULTURE

☐ COMMERCIAL

☐ EDUCATIONAL

☐ ENTERTAINMENT

☐ GOVERNMENT

☐ INDUSTRIAL

☐ MILITARY

☐ MUSEUM

☐ PARK

☐ PRIVATE RESIDENCE

☐ RELIGIOUS

☐ SCIENTIFIC

☐ TRANSPORTATION

☒ OTHER

4 OWNER OF PROPERTY

NAME

Helen H. Rohman

Telephone #:

STREET & NUMBER

CITY, TOWN

Little Orleans

☒ VICINITY OF

STATE, zip code

Maryland

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Allegany County Courthouse

STREET & NUMBER

30 Washington Street

CITY, TOWN

Cumberland, Maryland

STATE

MD.

Liber #: 479

Folio #: 864

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

AL-I-C-009

CONDITION		CHECK ONE	CHECK ONE
☐ EXCELLENT	☐ DETERIORATED	☒ UNALTERED	☒ ORIGINAL SITE
☐ GOOD	☐ RUINS	☐ ALTERED	☐ MOVED DATE _____
☒ FAIR	☐ UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Joe Higgins Canal House lies $\frac{1}{2}$ mile east of the Stickpile Tunnel and just 50 yards from the Chesapeake and Ohio Canal.

Frame construction on a two story, four bay wide rectangular block typifies his house. It was built in 1913 upon a poured concrete foundation. The southeast corner of the house now includes a small one story shed roofed addition with a small porch. Novelty siding which was never painted composes the wall structure. Windows in the house are all double hung wooden sash frames with two over two lights, cornices and plain trim. The main entrance faces north-east and contains the original verticle paneled door. The roof over the main block is gabled and features a soffit. Circular ventilators decorate each gable; replaced asphalt materials now cover the roof. There is a four bay front end porch supported by five turned columns and covered by a shed roof. The house contains one original corbeled brick chimney located to the interior of the structure.

The Joe Higgins Canal House is presently in fair condition and stands structurally sound. It has been unaltered and contains its original fabric.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	☐ ARCHEOLOGY-PREHISTORIC	☐ COMMUNITY PLANNING	☐ LANDSCAPE ARCHITECTURE	☐ RELIGION	
☐ 1400-1499	☐ ARCHEOLOGY-HISTORIC	☐ CONSERVATION	☐ LAW	☐ SCIENCE	
☐ 1500-1599	☐ AGRICULTURE	☐ ECONOMICS	☐ LITERATURE	☐ SCULPTURE	
☐ 1600-1699	☒ ARCHITECTURE	☐ EDUCATION	☐ MILITARY	☐ SOCIAL/HUMANITARIAN	
☐ 1700-1799	☐ ART	☐ ENGINEERING	☐ MUSIC	☐ THEATER	
☐ 1800-1899	☐ COMMERCE	☐ EXPLORATION/SETTLEMENT	☐ PHILOSOPHY	☐ TRANSPORTATION	
☒ 1900-	☐ COMMUNICATIONS	☐ INDUSTRY	☐ POLITICS/GOVERNMENT	☐ OTHER (SPECIFY)	
		☐ INVENTION			

SPECIFIC DATES ca. 1913

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Joe Higgins Canal House meets the standard of the typical rural dwelling found in Allegany County, being a "T" shaped two story frame structure covered with novelty siding. It was built in 1913 as a residence for Joseph Higgins, the father of Raymond Higgins. The front of the house lies just 50 yards from the Chesapeake and Ohio Canal. Occupants of the house witnessed traffic on the canal for 11 years until the C & O Canal ceased operation in 1924.

The Ornate circular ventilators found in the gable peaks are quite common to frame structures built during this time period in Allegany County. It was also one of the first houses in the area to be built upon a poured concrete foundation.

Interview with Raymond Higgins, October 14, 1976

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Allegany County Land Records, Cumberland, Maryland

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATAACREAGE OF NOMINATED PROPERTY 274 acres**VERBAL BOUNDARY DESCRIPTION**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

John Nelson, Joan Baldwin & Steve Beale

ORGANIZATION

Allegany County Historic Sites Survey

DATE

11/3/76

STREET & NUMBER

507 National Highway

TELEPHONE

777-8991

CITY OR TOWN

LaVale,

STATE

Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

5363 NW
(ARTEMAS)

121

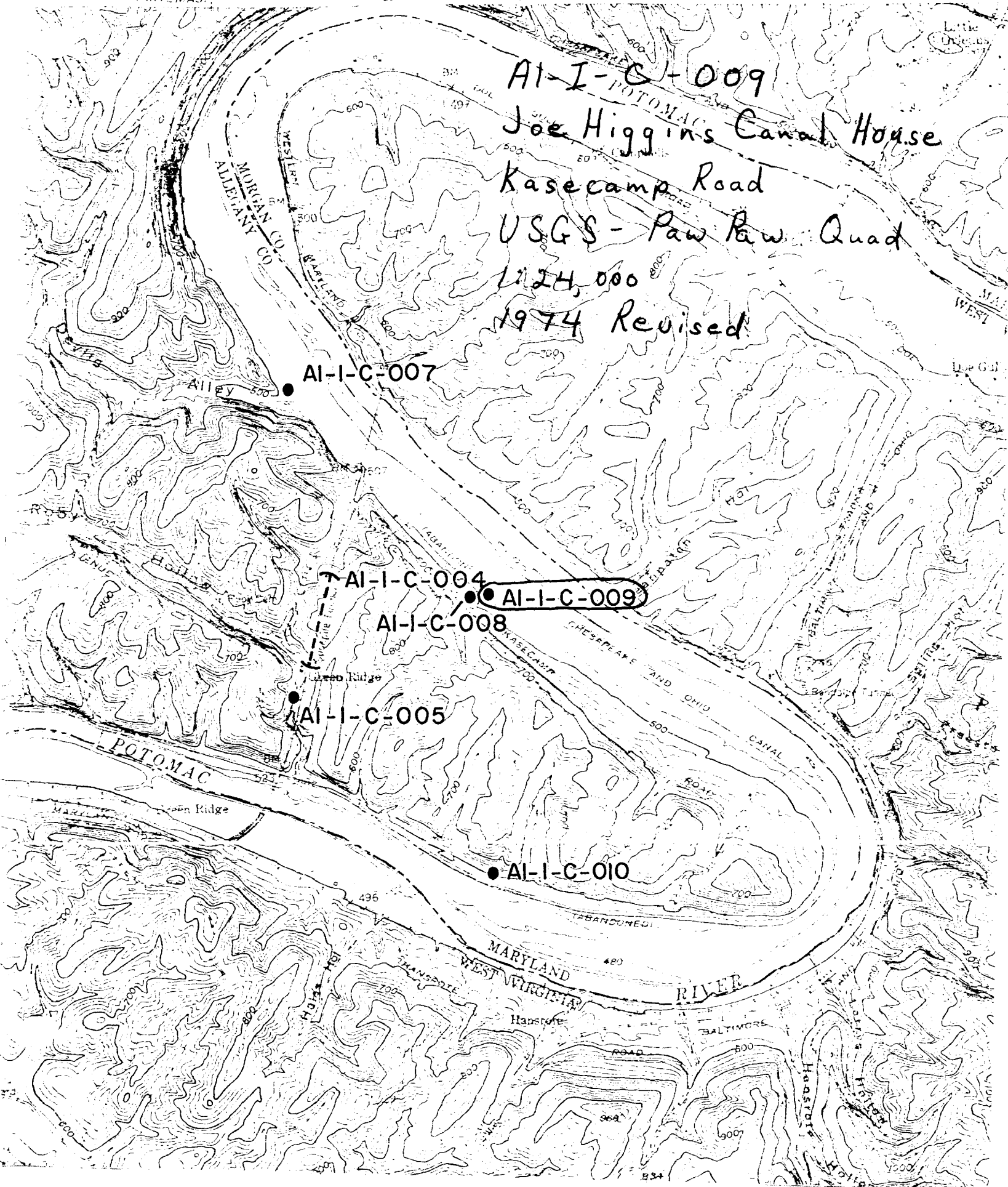
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122

123

25

124



AI-I-C-009

Joe Higgins Canal House

Kasecamp Road

USGS - Paw Paw Quad

1:24,000

1974 Revised

AI-I-C-007

AI-I-C-004

AI-I-C-009

AI-I-C-008

AI-I-C-005

AI-I-C-010

INVENTORY NO. AL-I-C-009

DATE: 10/14/76

479/864

274 Acres

REMODELING: Drastic, moderate, minor

NAME OF PROPERTY:

Joe Higgins Canal House

LOCATION OF PROPERTY:

C+O Canal Near Little Orleans

DIRECTION DWELLING FACES:

Northeast

NAME OF OWNER:

Raymond Higgins Helen H. Rohman

ADDRESS:

Little Orleans, Maryland

STORIES: 1() 2(☒) 3() 4() 5() 6() BAYS: 1() 2() 3() 4(☒) 5() 6() 7() ()

WINGS, ADDITIONS:

1 STORY CENTRAL REAR SHED ADDITION

Dwelling Shape: (square, cross, rectangular)

T SHAPED

WALL CONSTRUCTION:

- (☒) FRAME: Bevel, ^{Novelty} clapboard, weatherboard, wood shingles, board & batten (type?)
() BRICK: Bond type- common, English, Flemish. Sketch variants.
() STONE: Bond type- rubble, ashlar (random or regular), quoins-plain, rusticated
() LOG
() Other: Coverings

WALL FEATURES: BELT COURSE, PILASTERS, OTHERS

FOUNDATIONS: HIGH, LOW, BRICK, STONE poured concrete

WATER TABLE: NONE, PLAIN, BEVELED, MOULDED BRICK

WINDOWS, TRIM, SHUTTERS: 1/1() 2/2(☒) 6/6() 9/6() 9/9() other()

Cornices

pegged() nailed() wide() narrow() mitred() pediment()

ENTRANCE, DOORS: LOCATION:

NORTHEAST

HARDWARE: original(☒) replaced()

FAN LIGHT, TRANSOM, SIDE LIGHTS, PLAIN

Paneled, Verticle Horizontal Boards

CORNICE, BARGE, EAVES: (crown, fascia, soffit, bed)

original(☒) replaced() Rafter Ends, Modillions, Dentils, Frieze,

Architrave

ROOF: GABLE FRONT, GABLE FLANK, HIP, SHED, MANSARD, GAMBRIL, FLAT, DORMERS #

MATERIAL: wood shingles, slate, tin, asphalt original() replaced(☒)

PORCHES: SHAPE OF ROOF - shed(☒) hip() gable()

4 BAY FRONT END

CHIMNEYS: NUMBER 1 BRICK(☒) STONE() CORBELED(☒) original(☒) replaced()

LOCATION: Flush end() Inside end() Outside end() Central() Interior ()

ARCHES: Door and window: Keystone, Flat, Segmental, Semicircular

COMMENTS:

Use - not occupied

Significance - arch.

Date Constructed - 1913

Condition - fair

1947

1947-1-1-1

1947-1-1-1

1947-1-1-1

1947 Nat'l Geographic
4th Picture

1947-1-1-1

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Joe Higgins Canal House

AL-I-C-009

C+O Canal House near Little Orleans

John Nelson

10/14/76

East



Joe Higgins Canal House

AL - I - C - 009

C+O Canal near Little Orleans

John Nelson

10/14/76

South