

Built in 1904 by Charles Higgins and was known as Higgins' Bungalow. The property became Land's End Inn sometime in the 30's after the Buckler family purchased the property. Rooms were for rent on the lower level and there was a Russian Tea Room upstairs. Originally the property was over five acres, including the waterfront property across Commercial Street. In the 60's Jules Wade & Norman Lague had the inn. Unfortunately there are few pictures from this time period. But it is known that they had a grand piano in the living room. In 1972, David Schoolman bought the inn. He has had the most impact on developing the legacy that we all know Land's End Inn for today. His collections, parties and expansion of the house was what he left behind. In 2002, Michael MacIntyre (present owner) bought the inn to preserve its history and make it a comfortable inn for today's visitors to Provincetown. Enjoy looking through this photo album and the history that you are now part of.



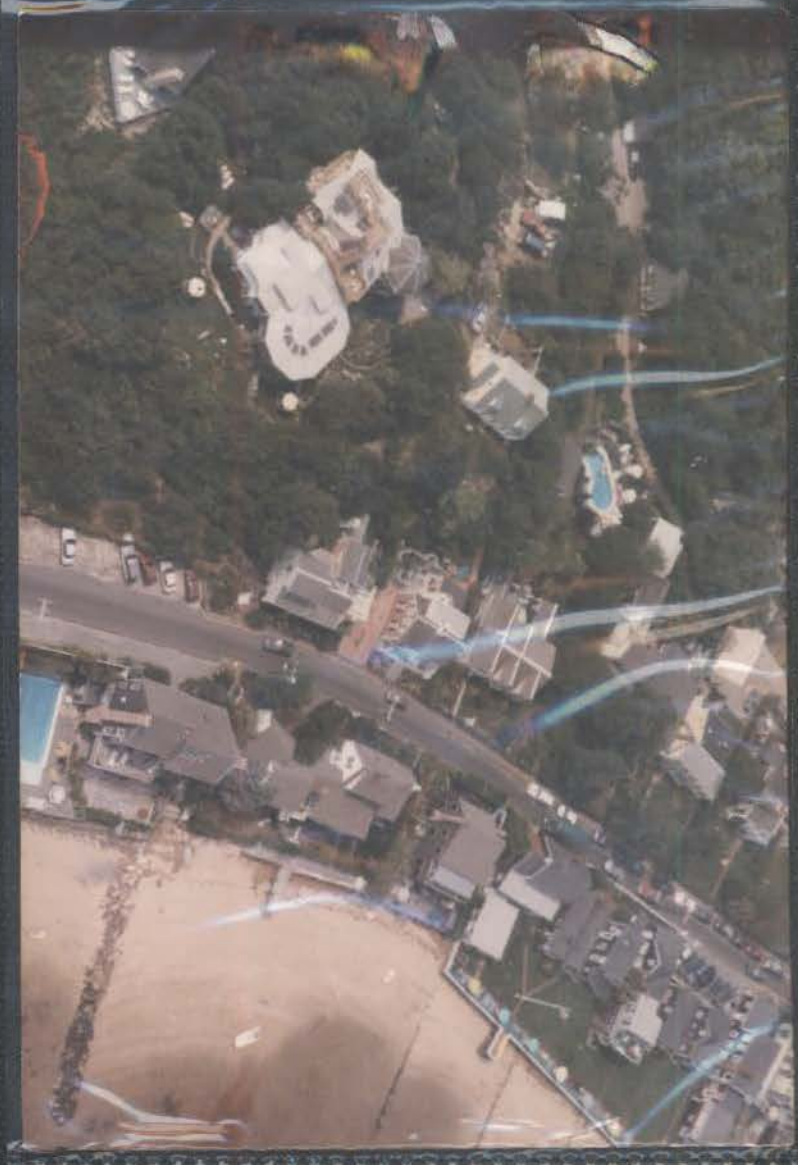
Higgins Bungalow Wood, End Light & Life Saving Station, Provincetown, Mass.













Higgin's Bungalow built in 1904 is seen on many of the following pages from probably 1910 to 1940's. Check out the cars on the Commercial Street parking lot. Also the sign for the inn mentions "Luncheon..Tea ..Dinner." The view to the right shows The inn from the water. Notice the house in the foreground; that was the Buckler's summer cottage. The Buckler's were from Providence, RI and ended up buying the inn in late 20's or early 30's.



*Red Inn.*

*Cottage*

*Bungalow.*











FIREPLACE LANDS END INN PROVINCETOWN CAPE COD MASSACHUSETTS





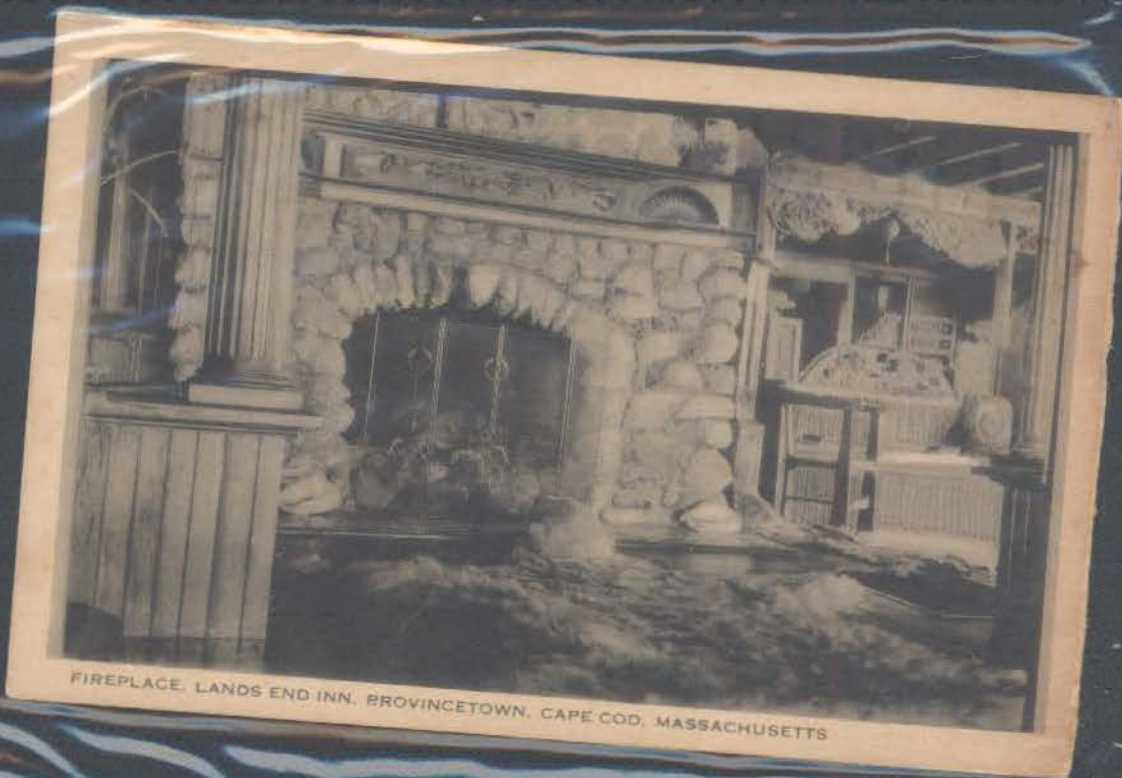




















At some point (probably during the 60's) the inn was transformed from a Cape Cod wood shingled building to a "white vinyl sided monster." Fortunately that fad didn't last long. When David Schoolman purchased the inn in the 70's he had the siding removed. He also had extra thick walls added to on the outside of the building for insulation. The latest style in windows replaced the old 2 over 2 original windows. They were energy efficient, but not the style the building deserved. Slowly, the proper look is being restored with the correct windows.



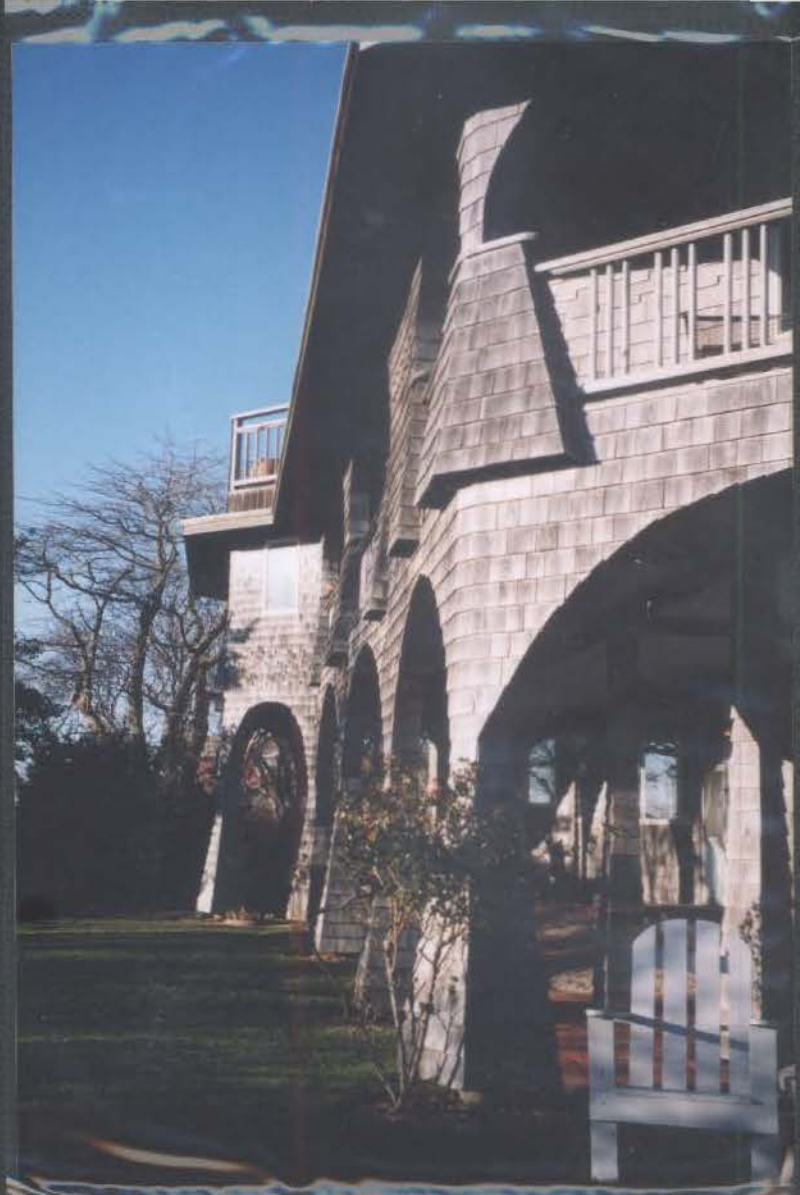












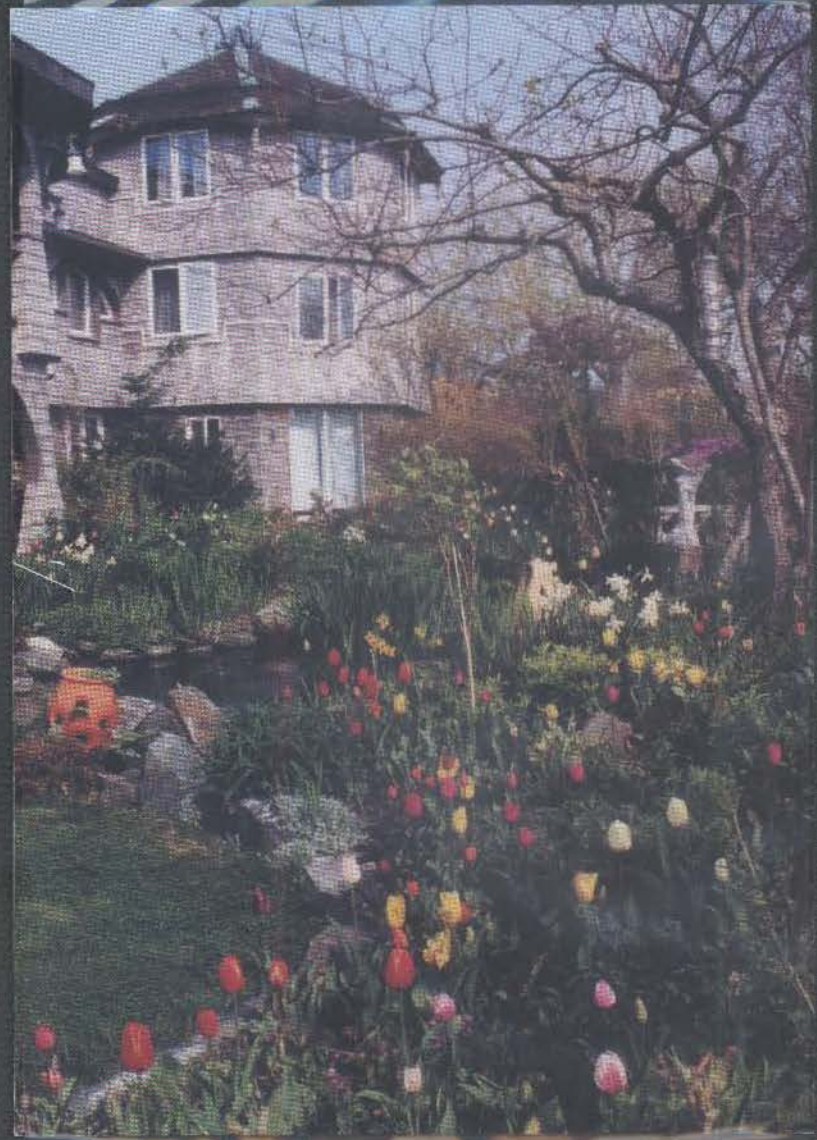








The Gardens have evolved over the last 100 years. Originally everything was kept very natural. Dune grass and no trees. In the 30's, when the Bucklers' added the ground level rooms, they had the sand removed to build the rooms. This sand was then used to develop the flat areas that we see today where there is grass. We know this, because Wally O'Donnell, who has the yellow house next door to the inn, did all of the moving of the sand to build the ground level rooms. Wally died in 2010 at the age of 97. He told me that he took several years to do this work and his payment was the lot next to the inn. On the land, he built the house we see today. He built it by himself in the 50's.













THE CATS





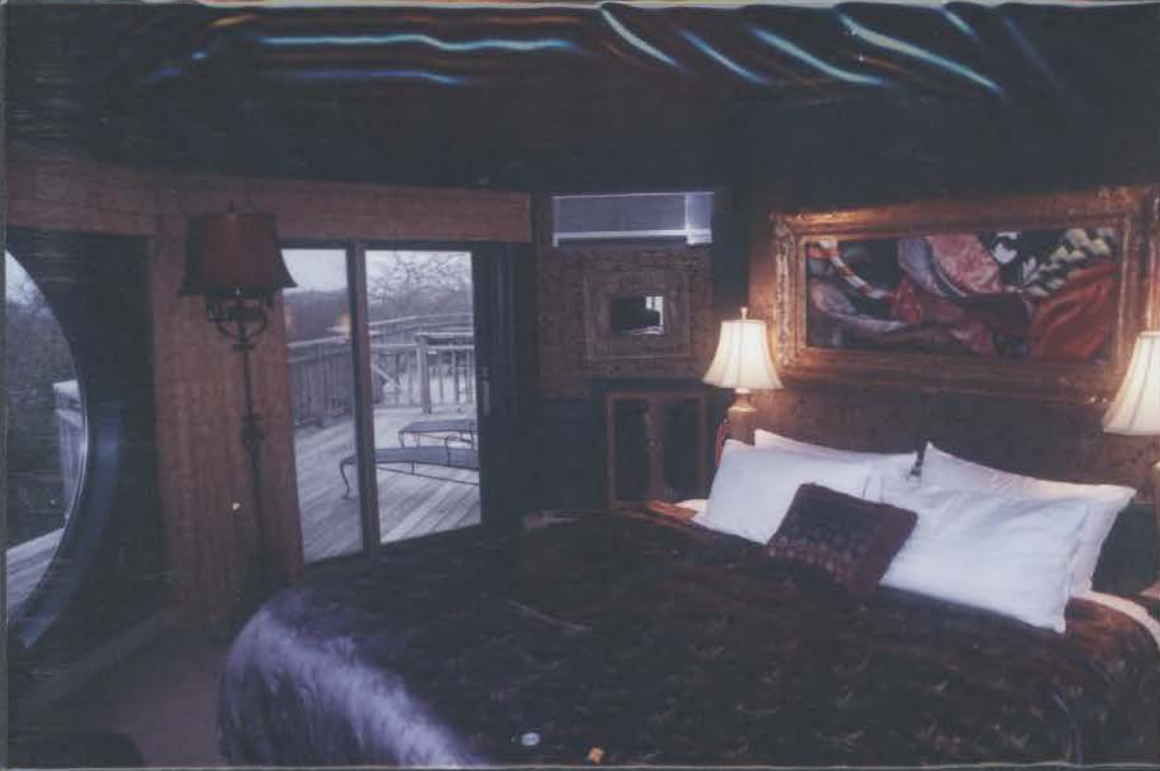






David Schoolman died in March of 1995. Before his death he did one last expansion to the inn in 1993. The rooms on the main level were expanded and private baths were added. The Library was total rebuilt and the "New Tower" was added above. Renamed the Bay Tower in 2002, it is one of the most requested rooms on Cape Cod. It's "over the top" design and incredible views are the reasons that this room is never empty. year round.







When the inn was full, David Schoolman lived in the attic area above the kitchen area. By the 80's he grew tired of this arrangement and decided to add a "real" living area for himself in what was previously an attic. As the building progressed, guest must have been enthralled with David's addition. By the time he was done he realized that his new room was not going to be for him but for the guest. He started renting the "Loft Suite" to guests and he lived in the small room he built adjoining the suite. The Loft Suite offered a living room, solarium, & a large bathroom with a whirlpool tub. In 2002, the suite was renamed The Schoolman Suite and David's room was renamed the Higgins Room. Both are enjoyed today by guest and are our most popular rooms.





















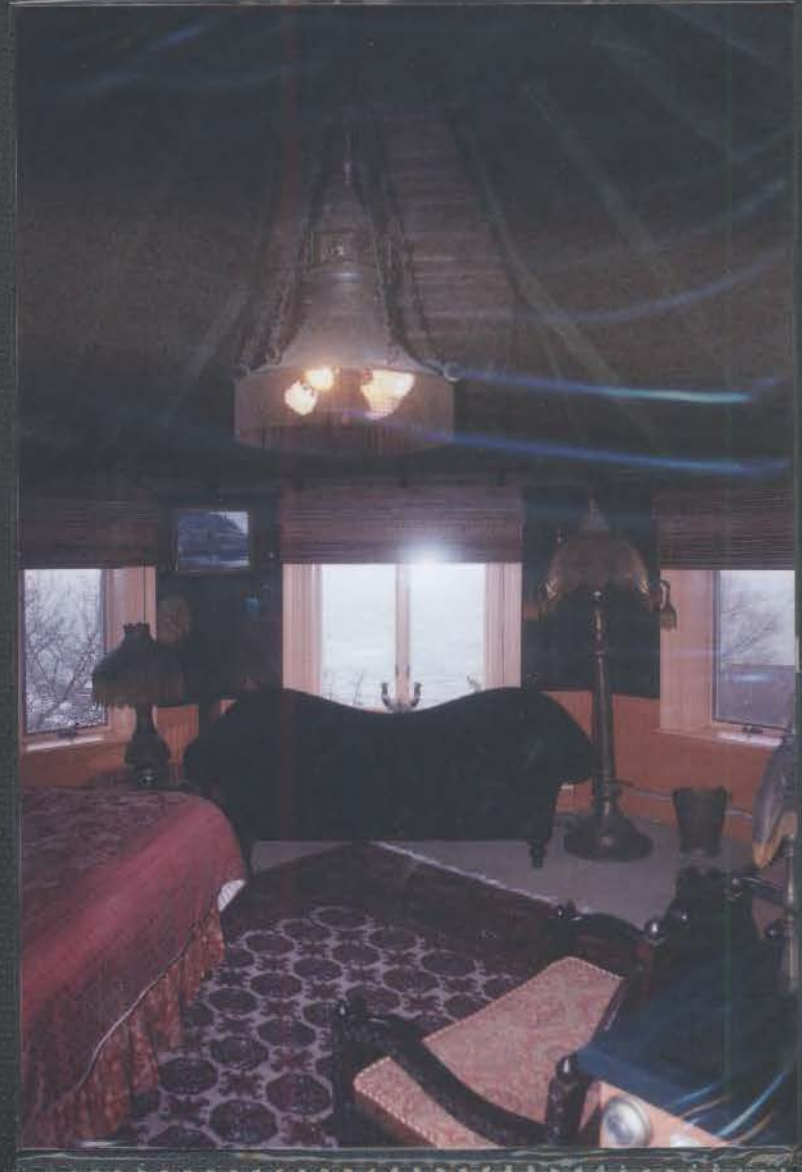




When the Higgins' Bungalow was built in 1904 one of its striking features was the "tower." On the top level was Charles Higgins' library. It was octagonal in shape featuring a soaring ceiling and stained glass windows with arches. Later this became a guest room and was referred to as the "Old Tower." During the 60's a bath was added and in the 70's a round bed was made to fit into the room. Today the tower has been renamed The Moroccan Tower and features many of the Middle Eastern & Indian artifacts discovered in the inn.









The Bachelors Room (now the office) and The Higgins Room in the 80's.







The Sunset Room prior to being completely redone in 2005. This room used to have it's own wood stove. Between the 2 windows You can see the left over portion of old chimney.



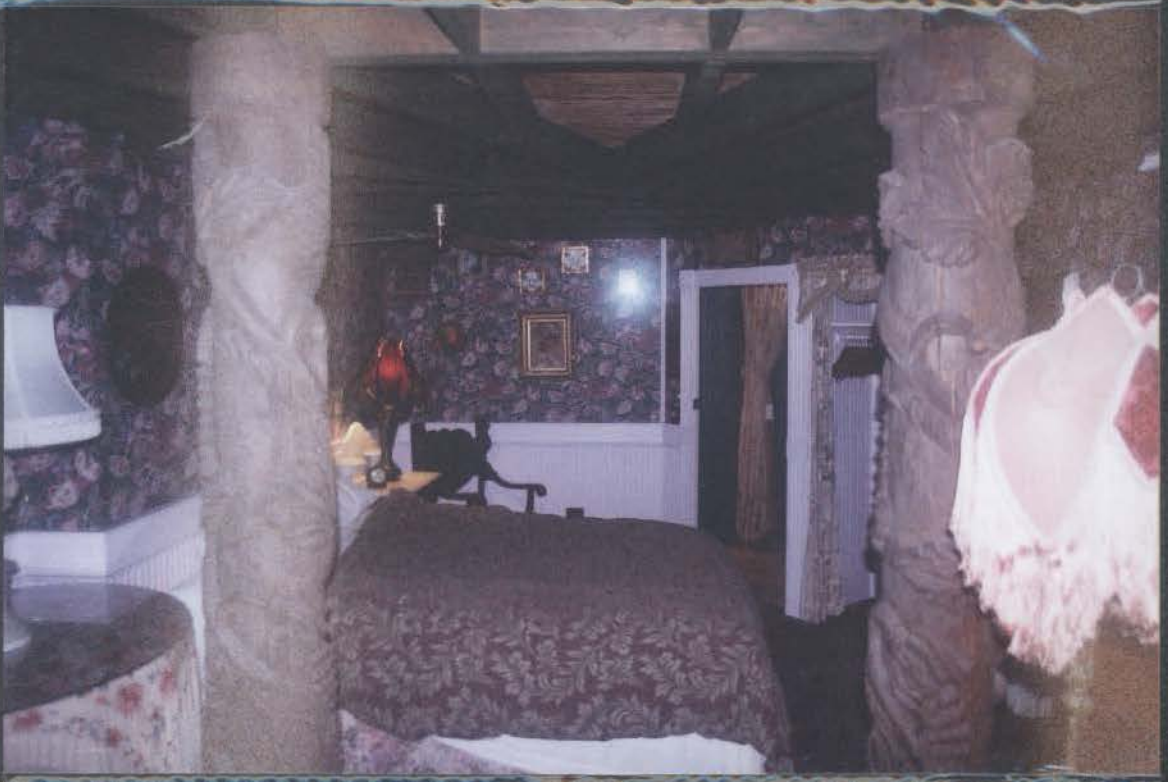




On this page is the Victorian Room before the expansion in 1993. Many of the rooms on the main level of the inn before this time period had to share a bath but had a sink in the room. It is amazing that before and after the expansion the same wallpaper was used (and still in the room today). The support poles in the room that were installed where the bay was, are an unusual feature that there is no information about.









This is the Tiger Lily Room. Before the expansion it looks as if this was a very small room. Even though the wallpaper changed, tiger lilies were still the theme. Many of the pictures on the wall are still used throughout the inn today.









The Gold Room has completely changed from the old pictures. The entire walls and ceiling structure was completely removed along with the Library Room next door. This was done to provide a new structure to hold up the "New Tower" above these rooms.









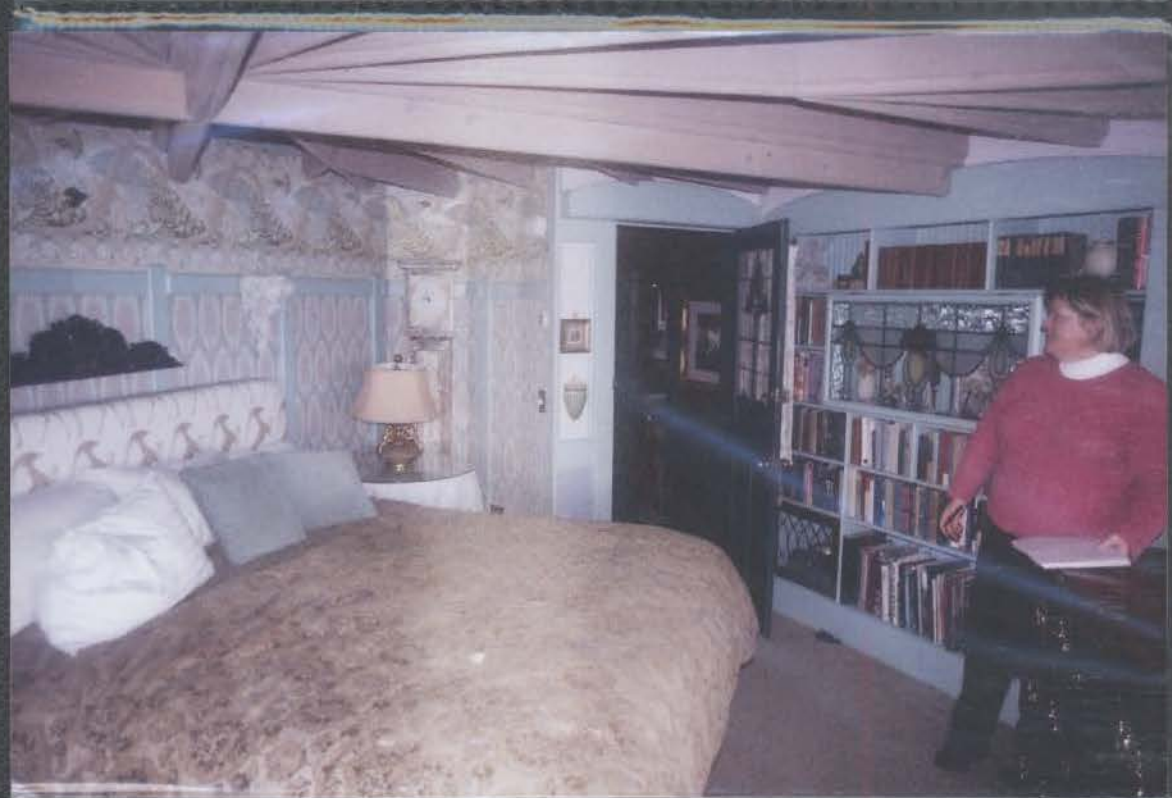






Entering the Library before the expansion was done through French door located in the Solarium (scene to the right here). The room was so small that there was a coverable sofa in the room. Even though it was small, it was extremely popular due to it's location and fabulous water views.





On this page The Library is shown in it's finished look. That is Michael's sister Mary Lou MacIntyre in the picture. Of course a book shelf was included in this room which holds many old books found in the inn.

To the right is The Sunrise Room. When the house was built in 1904, this was Charles Higgins' bedroom. There was an outside sitting area facing the water. We know this because when the carpet is removed there is evidence of the wall that used to be located in the room. Also in this room, the toilet is in a closet behind the bed. How this happened is unclear. Along with the Moroccan Tower, this room has remained fairly closed to the way it was originally.







No old photos have appeared of The French Country Suite. It seems that David Schoolman redid this room in the 70's when the kitchen was added. The old plans of the inn show the bedroom being part of the basement area. It is believed, looking at the really old photos, that this space was originally completely open to the elements.









No old photos have appeared of The Cape Cod Room. These pictures show what the room looked like after Michael bought the inn in 2002. Since then, the room has had a complete makeover. This room is one of the smallest in the house, but is a favorite of guests due to it's incredible water views and the deck outside the room which is great for lounging and enjoying the summer.







Again, as it is true of all of the garden level rooms, there are no old photos of The West Indies. This remains a mystery since these rooms were built in the late 30's early 40's. So there have been many guests in these rooms over the years and no pictures have surfaced. We do know that the rooms originally did not have baths, but it looks as if they were added sometime in the 60's. They were updated in the 80's and then again since 2002. Originally this room was referred to as the Art Deco Room, but changed to a West Indies décor in 2003 in honor of Charles Higgins' heritage of his time spent in his youth in the West Indies. In 2010, this room was completely gutted. It was discovered at this time that many of the sinks & shower drains on the lower level, were never connected to the septic system. This would explain the musty smell that lingered in these lower rooms for years. That has been corrected and now this room has been extensively expanded with the addition of a portion of what was the basement area.





The Mission Oak Room is one of the largest of the standard rooms. Therefore it has been perfect for parties of up to 4 people. William Morris wallpaper has been used in this room for years. It has a flavor of the Art & Crafts style. The bench in the room was a beautiful part, but did not provide comfort. It sadly was removed during the makeover in 2010. Today the room is doubled in size due to the expansion done into what was the basement area.

At one time, all of the rooms on the lower level had a door that faced an interior hallway. This hallway went through the middle of the basement. There was a set of stairs that went up to the main living space. It is presumed long ago that guests may have used this passage way to get up to the main living space.







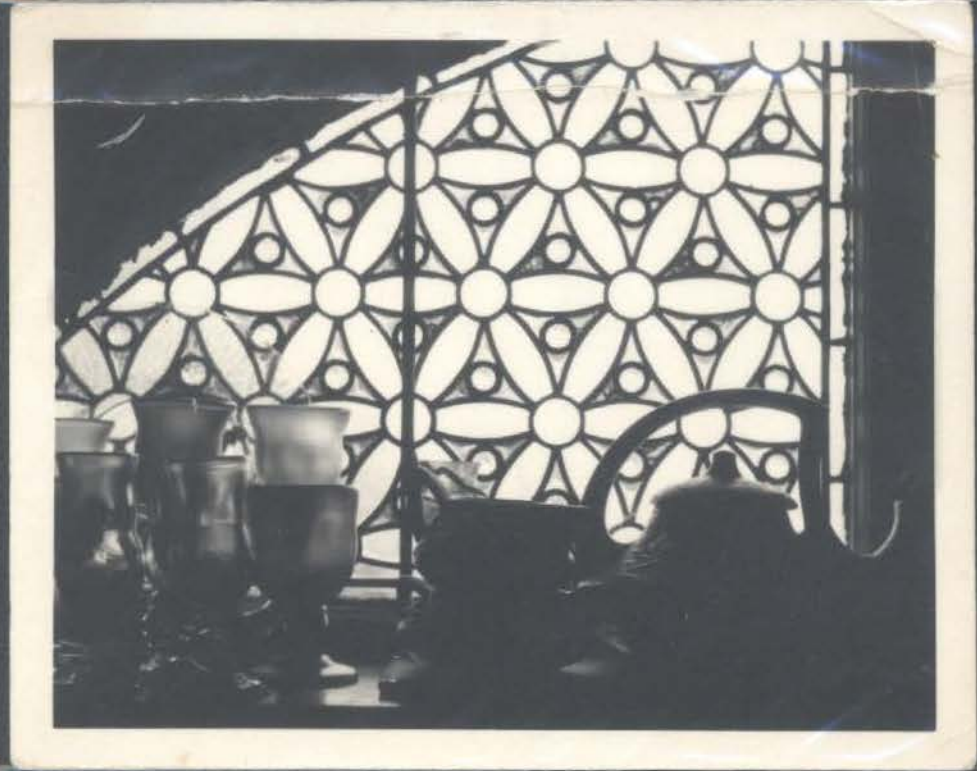


On the previous page is the English Garden Room. The large picture dates from 1986. There was a minor update done in 2002, with a complete redo in 2011. Notice the door to the left of the of the bed. This was one of the doors that guests used to enter the back hallway. This hallway was eliminated in 2010 when the West Indies & Mission Oak were both expanded.

On this page is the Wisteria room. This was updated in 2005. Originally it was called The Garden Room since it only had views of the garden area. It also had a kitchenette on the wall that the bed now sits up against. Where the closet is now, guests could enter the back hall. The bathroom was entered from this area also. There was a cast iron tub which of course just drained into the sand. The old plumbing was such a marvelous thing!









On these two pages, you can see how the expansion of the Library, Gold, Tiger Lily & Victorian took place. This project was done by David Schoolman in 1993, two years before his death. Today, within the Tiger Lily & Victorian rooms you can see on the ceiling where this old exterior wall was. When the expansion was done, David took great pains to copy the old ceiling in the new area. The detailing makes it very hard for someone to tell the difference between the old & the new. On top of this expansion a new deck was added in front of the Schoolman Suite.









In the early 80's, the veranda was added. Bill Whitney, who was a landscape architect, had befriended David Schoolman. Bill had worked with David on a master plan for the gardens that have evolved to what we have today. At the time, Bill had suggested to David that the addition of a veranda could enhance the inn and offer the guests a place to lounge throughout the day. No time was wasted according to Bill. David started building the next day. There were no plans, just a vision in everyone's head. David was perplexed as to what to do with the stairs going to the front door. Bill said forget it and build the veranda around the stairs. So that is why they are where they are today. Just so you know, Bill Whitney also gave David the arched window that is used in the loft area of the Schoolman Suite. Bill had the window for years and never could figure out how to use it. When David was building the loft, Bill knew it would be perfect. To this day, Bill still works on the gardens from time to time and is one of Michael's closets friends.











The Solarium is a favorite spot to sit throughout the year to see the world go by. In the early photos in the beginning of this book you will see that the room was sparsely furnished. It wasn't until David Schoolman had the inn that it was filled up with plants. So many plants, that there was hardly a place to sit. It was also a favorite place to have a Christmas tree so that those passing by on Commercial Street could feel the holiday spirit. Today it is filled with comfortable seating and it is a favorite place for couple to get married.









The breakfast porch may have been opened at one point. That is why there are still 2 exterior doors leading into the living room. It's hard to tell from old photos how it was used originally. I remember coming to Land's End Inn in the mid 80's when David would offer coffee & juice. If you wanted a piece of toast, you had to throw a nickel into the coffee can sitting next to the toaster. After the death of David, the Schoolman Trust took over the property. They upgraded the porch at that time and added the marble counters and refrigerators.

From 1995 to 2002 the David Schoolman Trust ran the inn. The profits were to go to the arts community here in Provincetown. Unfortunately it was a good idea that didn't work. In 2001, the trust officers approach Michael MacIntyre to work out a deal to purchase the inn. When Michael bought the inn, a huge chunk of the proceeds from the sale went to building the Provincetown Theater. The trust is still in existence today and offers funds to the arts community throughout the year.























Then there is the living space. Wow what a space this is and not much has changed over the last 107 years. The grand fireplace was built most likely with stones collected off of the beach. The wood carvings are original to the inn. They were collected by Higgins in his travels around the world. As were the stained glass. Many over the years have speculated that the glass was tiffany but there is no verification of that. The living space is a place that guests have enjoyed throughout the years. There are wood floors under the carpet that are well worn. At one point there was a bear rug in front of the fireplace. On the previous page is what is now being used as the check in desk for the guest. At one point it was probably used as part of the Russian Tea Room.

















