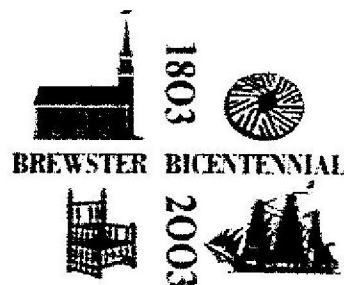


Town of Brewster
Community Preservation Committee
2198 Main Street
Brewster, Massachusetts 02631-1898
(508) 896-3701 x 133
Fax (508) 896-8089



APPLICATION FOR COMMUNITY PRESERVATION ACT FUNDING

Date Application Submitted:

1.5.18

Name of Project Applicant:

The Brewster Historical Society, Inc.

Name of Co-Applicant(s), if applicable:

Name of Contact Person:

Sally Gunning, President - BHS

Contact Person's Mailing Address:

PO BOX 1146, Brewster, MA 02631

Contact Person's Daytime Phone Number:

508-896-6227

Contact Person's email Address:

sallygunning@comcast.net

Proposed Project Name:

Cobb House Outbuilding Rehab.

Project Address (or assessor's parcel ID):

739 Lower Rd., Brewster, MA

Project Synopsis:

BHS plans to rehabilitate/replace the outbuilding at Cobb House to be used as exhibit space, archive/collection storage, and housing for circa 1875 Democrat carriage.

Category: ☐ Open Space ☒ Historic Preservation ☐ Recreation ☐ Community Housing

CPA funding requested \$ 185,000

Total Cost of Proposed Project \$ 256,667

PROJECT DESCRIPTION

BREWSTER HISTORICAL SOCIETY CPC APPLICATION FALL/WINTER 2017-18

1. **Project Description:** In 2016 The Brewster Historical Society (BHS) completed renovation/rehabilitation of the Captain Elijah Cobb House at 739 Lower Road, and the recreation of the Caroline A. Dugan Victorian era gardens. This effort received community-wide support from granting agencies, town organizations, and over 1200 individual donors. Over 1 million dollars was raised for the purchase and renovation of this property.

One blot on the landscape remains – a pre-1889 outbuilding that has fallen into disrepair and been amended over many years. If possible, BHS wants to preserve the older portion of the outbuilding to its 1889 configuration, but if not possible due to safety concerns, recreate it on the same lines and with similar materials and make it accessible to the general public. BHS plans to replace some of the newer (late 1940's-50's) parts of the building, adhering to the existing footprint. The oldest part of the building will be used to exhibit the types of items in the collections that would not ordinarily be found in the house proper. The rear and newer parts will be used for archival and collection storage. One of the three rear sections will continue to be used as a garage, housing lawn furniture and equipment, as well as a circa 1875 carriage.

2. **Proof of historic significance:** See attached MACRIS file. The National Registry of Historic Places lists Captain Cobb as the first person of historical interest in the Old King's Highway District.
3. **CPA Goals/Criteria: Historical Significance:** The Captain Elijah Cobb property is one of Brewster's most historically significant parcels, the circa 1799 house proper being considered one of the finest examples of late Georgian architecture on Cape Cod. Cobb himself is considered one of Cape Cod's most prominent sea captains. He was born in Brewster July 4, 1768. He first commanded the ship *Jane*; later commands included the *Monsoon*, *Paragon*, and *Ten Brothers*. He traveled the world, landing in France in time to run afoul of its Revolution. His ship's cargo of rice and flour was confiscated to feed the starving populace; he engineered a private meeting with Robespierre, and later witnessed his beheading. He ran rum off the coast of Ireland, dodged blockades during the War of 1812 before being taken prisoner, and traded in gold and ivory off the coast of Africa. Captain Cobb retired from the sea in 1820, serving in many civic posts in town until his death. He leaves behind not only the home on Lower Road but a rare record of a sea captain's life in a memoir still in circulation today.

Captain Cobb's great-granddaughter spent most of her life in the house on Lower Road, keeping a diary that logged life in the last quarter of the nineteenth century. Ms. Dugan also took or collected over four-hundred photographs, the glass plate negatives of which are in the custody of BHS, which give us a rare glimpse into Brewster around the turn of the last century. The images are on continuous display at the museum, and the outbuilding in question, photographed from before 1889 through 1914, is among them.

The library has recently published the Dugan diary and BHS assisted with this project, providing images from the Dugan Collection and an introduction highlighting the historical significance of the work. To coincide with the publication, BHS loaned the library its photographic exhibit entitled “Faces of Brewster – Images from the Caro A. Dugan Collection.” Interpretations of the Dugan gardens depicted in the diary are maintained on site.

According to Dugan photographs and oral records, The Cobb House outbuilding served as a carriage house and guest house in the 1800’s and as a boy’s camp and tool shed in the 1900’s. It is currently being used for storage.

Secretary of the Interior Standards: The Secretary of the Interior’s Guidelines were reviewed at the conception of this project and have been reviewed periodically since. Three historical preservationists with experience restoring antique houses in Newport, Brewster, and Marblehead were consulted. The guidelines are familiar to the architects and the Building Committee and all projected work is in compliance. Additionally, we anticipate that historical preservationist Eric Dray, under contract with the CPC, will review the project.

Rehabilitate threatened property/public access: The outbuilding at the Cobb property is in a dilapidated state, portions of it close to disintegration. If possible, BHS wants to preserve the older portion of the outbuilding to its 1889 configuration, but if not possible due to safety concerns, recreate it on the same lines with like or similar materials and make it accessible to the general public.

Permanent Protection for maintaining an historical resource: a preservation restriction on the oldest part of the outbuilding is currently under review by town counsel.

4. **Community Benefits:** The opening of the Cobb House Museum in 2016 brought Brewster’s history alive for an additional thirty per cent of Brewster’s residents and visitors. Opening the older part of the outbuilding to residents and visitors alike will add to Brewster’s draw and help to educate visitors to life (agricultural and seafaring) in nineteenth century Brewster. Providing more climate controlled storage will provide proper maintenance of Brewster’s historic treasures into the future, and to allow for better research access to the archives.
5. **Community Support:** In the course of the capital campaign to purchase and restore the Captain Elijah Cobb House, it became clear that this particular property holds a special place in the hearts of the members of this community. Over 1200 donors stepped forward to contribute to that campaign. Grant monies were received from Town of Brewster CPA funds, Massachusetts Cultural Council, the Eddy Foundation, Cape Cod Five, the Bilezikian Foundation, the Kelley Foundation, the Chamber of Commerce, and other family foundations. Letters of support from the Board of Selectmen, Brewster Conservation Trust, Brewster Ladies Library, the Council on Aging, Cape Repertory Theatre, the Chamber of Commerce, and our political representatives were received. (Updated letters are attached). Brakeley and Briscoe Fundraising Consultant and

summer resident Tom Ryan continues to assist us on a pro bono basis. Over 100 volunteers and skilled craftsmen worked tirelessly to get our doors open and continue to work to maintain our properties and collections.

6. **Timeline:** The goal is to begin work in the fall of 2018 at the close of the season and complete it in time for the 2020 summer season. Work must be halted during our May through October museum season each year.

7. **Credentials:**

- Paul Daley is a BHS Board member and chair of the Building and Grounds Committee. He was a professional general contractor and renovator who worked on numerous historic properties in town. He is responsible for capital needs assessments of the property and for enlisting the necessary contractors/consultants/personnel.
 - Stephen Jones is BHS treasurer and attorney and a former and current participant in many committees in town. He handles all legal and financial matters and matters relating to town permitting and contracts. He is a member of the Building and Grounds Committee.
 - Brown Lindquist Fenuccio & Raber Architects, Inc. are responsible for mapping out the renovations/adaptations needed to make the property accessible to the public and function as museum and archival storage, while keeping within historic guidelines.
 - The Coastal Engineering Company, Inc., specializing in historic properties, has been consulted on the structural soundness of the property.
 - Sally Gunning is BHS president, member of the development committee, and historical researcher/writer. She is responsible for grant writing, researching the historical relevance of the project, and communicating with the general public.
8. **Project Budget/financial report/balance sheet/BHS budget:** See attached for separate outbuilding project budget. Applications for funding are pending with Cape Cod Five, the Kelley Foundation, and (ongoing) the Eddy Foundation. Private donations are being solicited. The numbers for the initial purchase and renovation of the Cobb House:

CPC grant	\$ 450,000
MCC grant	150,000
Private donors/small grants:	<u>463,800</u>
TOTAL:	\$1,063,800

9. **Maintenance:** Maintenance for all BHS properties is overseen by the Building and Grounds Committee and contracts with reliable vendors are in place. Maintenance is funded by four revenue streams: events, membership, annual appeal, and endowment fund interest.

10. **Site Control:** The property is owned by BHS. A preservation restriction on parts of the house, grounds, and outbuilding is currently under review by town counsel.

Paul Daley Construction
P.O. Box 178
Brewster, MA 02631
508-221-7080

Cobb House Outbuildings

Preliminary Construction Cost Breakdown:
Based on Plans by BLF&R Architects
Dated: 11/17/2017

Demolition and Related Fees	\$ 12,500.00
Excavation, Site Work, Tree removal, Final grading.	\$ 14,000.00
Concrete Foundations and Flat Work and related masonry	\$ 13,500.00
Reconstruction of Stone Foundation and base frame on old front section.	\$ 8,500.00

Materials:

Framing	\$25,000.00
Millwork	\$14,500.00
Roof & Siding	\$21,000.00
Finish	\$ 4,500.00

Labor:

Framing	\$10,500.00
Re construction (old)	\$ 9,500.00
Exterior Finish	\$ 4,500.00
Interior Finish	\$ 3,500.00
Siding & Roof	\$ 8,500.00

Subcontractors:

Insulation	\$ 5,000.00
Drywall	\$ 4,000.00
Painting	\$ 7,500.00
Electrical	\$12,500.00
HVAC	\$16,500.00

Total Estimated Construction Cost (Including Repairs, Renovations, Restoration)	\$ 195,500.00
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Escalation 4 % (Fall 2018).	7,800.00
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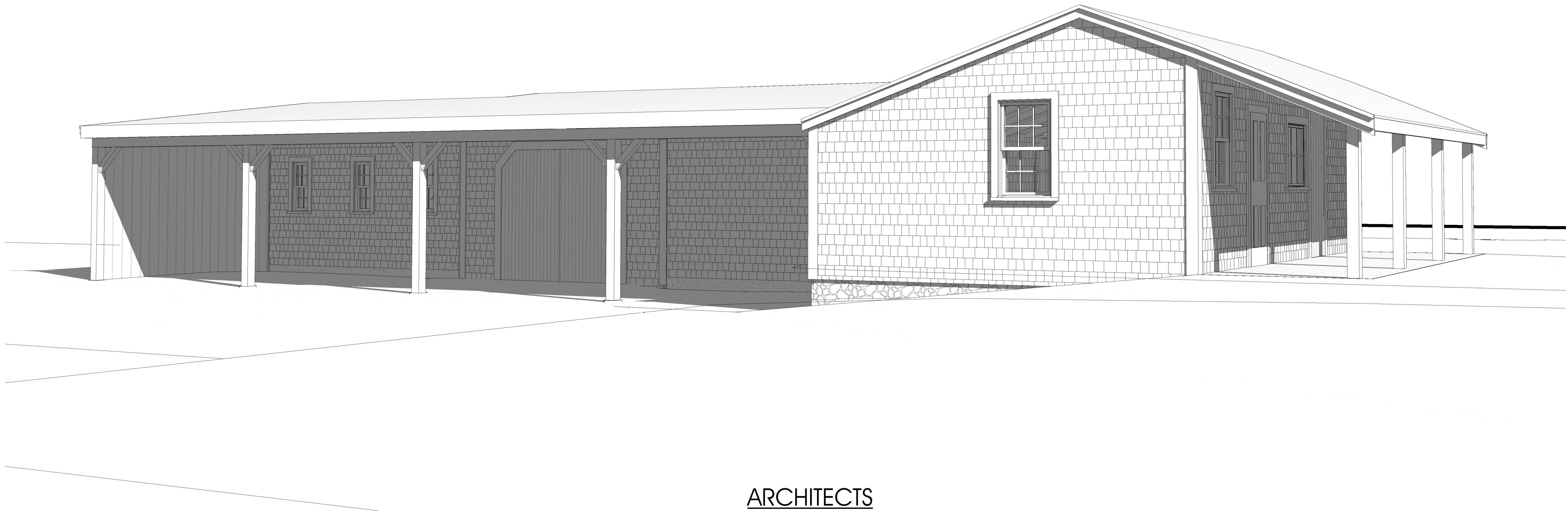
Construction Contingency (10%).	20,330.00
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Architectural and Structural Engineering Fees.	26,537.00
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Civil and Survey Engineering Fees (allowance).	6,500.00
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Total Estimated Project Cost	\$ 256,667.00
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ELIJAH COBB HOUSE - OUTBUILDINGS
BREWSTER HISTORICAL SOCIETY
739 LOWER ROAD
BREWSTER, MA

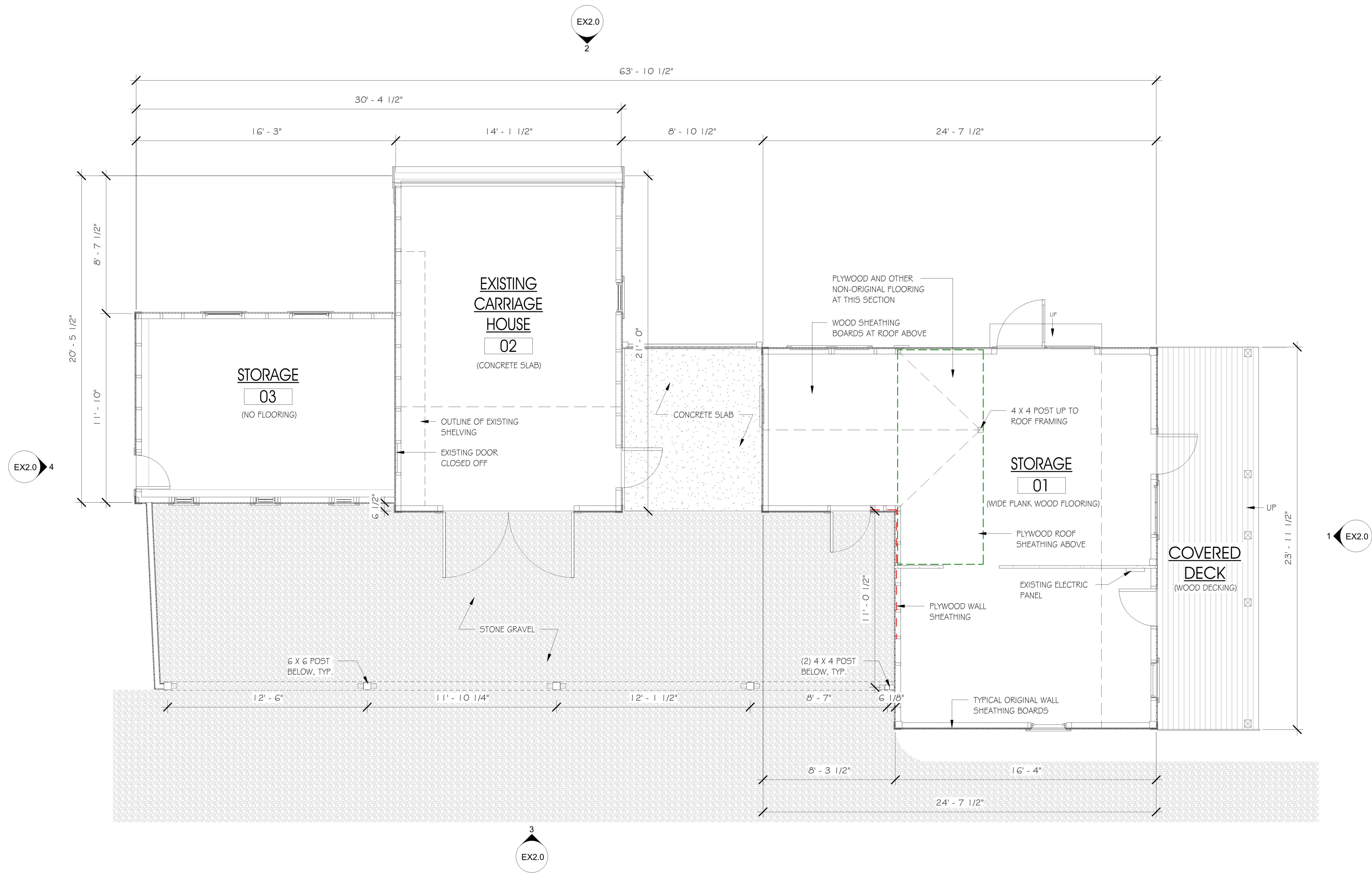


ARCHITECTS
BROWN LINDQUIST FENUCCIO & RABER ARCHITECTS, INC.
203 WILLOW STREET SUITE A 93B COURT STREET, UNIT 22
YARMOUTHPORT, MA. 02675 PLYMOUTH, MA. 02360
TEL. (508) 362-8382
WWW.CAPEARCHITECTS.COM

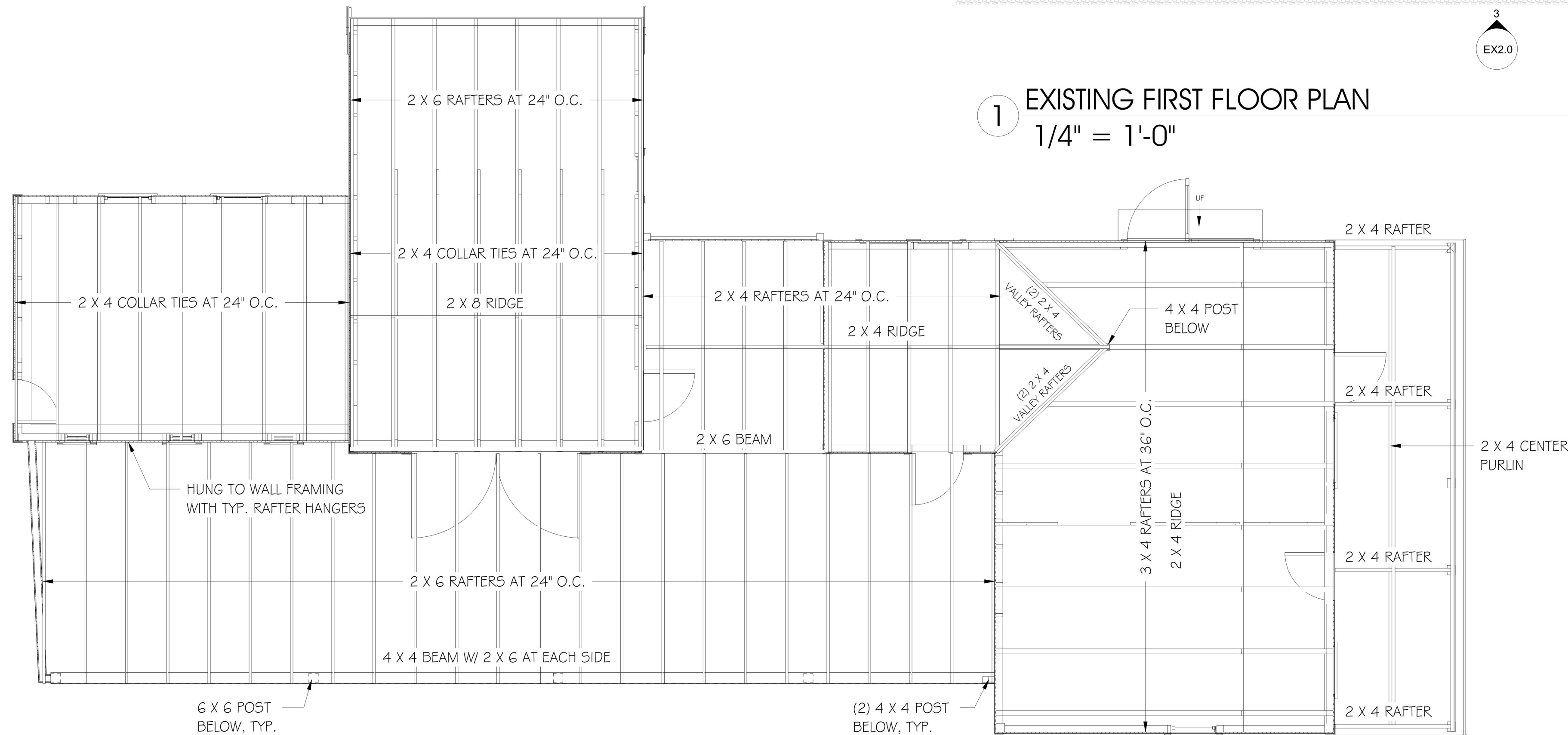
Issued for
PRELIMINARY PRICING
11. 17. 2017

SCHEDULE OF DRAWINGS	
COVER SHEET	
EX1.0	EXISTING FLOOR PLANS
EX2.0	EXISTING EXTERIOR ELEVATIONS
DI.1	FIRST FLOOR DEMOLITION PLAN & DEMOLITION ELEVATIONS
A0.1	PROPOSED ARCHITECTURAL SITE PLAN
A1.0	PROPOSED FLOOR PLANS
A2.0	PROPOSED EXTERIOR ELEVATIONS
A3.0	PROPOSED BUILDING SECTIONS & REFLECTED CEILING PLAN & BUILDING ASSEMBLY NOTES

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1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



2 EXISTING REFLECTED CEILING PLAN
1/4" = 1'-0"

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ARCHITECTS, INC.

203 WILLOW STREET, SUITE A
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PLYMOUTH, MA 02340
PH 508-927-4127

ELIJAH COBB HOUSE - OUTBUILDINGS
BREWSTER HISTORICAL SOCIETY
739 LOWER ROAD
BREWSTER, MA

TITLE:

EXISTING
FLOOR PLAN

DATE ISSUED: 11. 17. 2017

REVISIONS:
NO. DESCRIPTION DATE

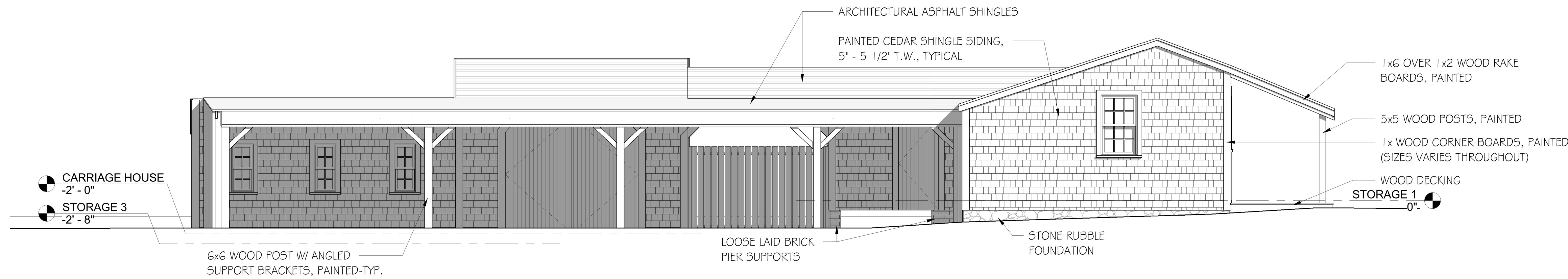
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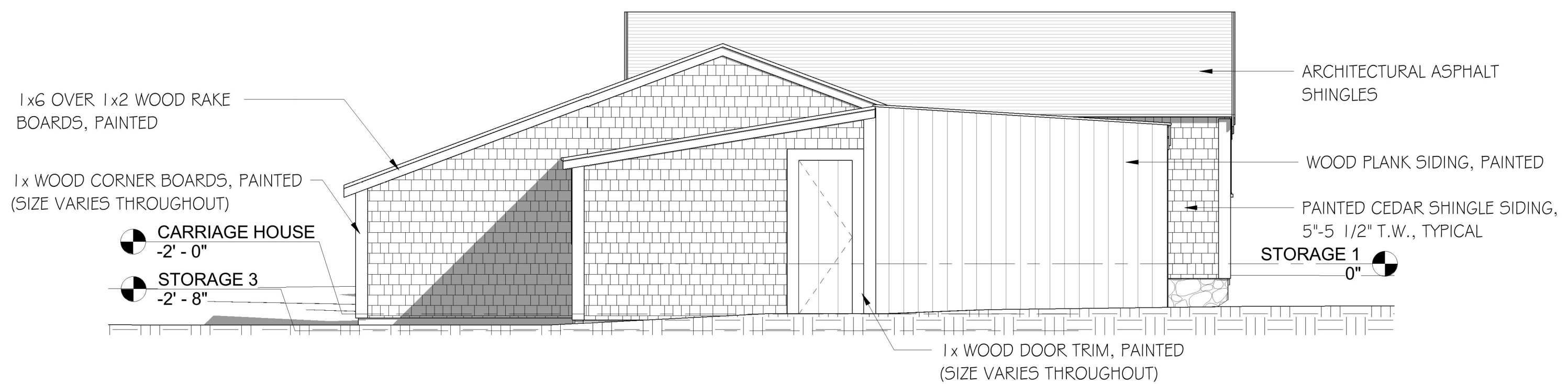
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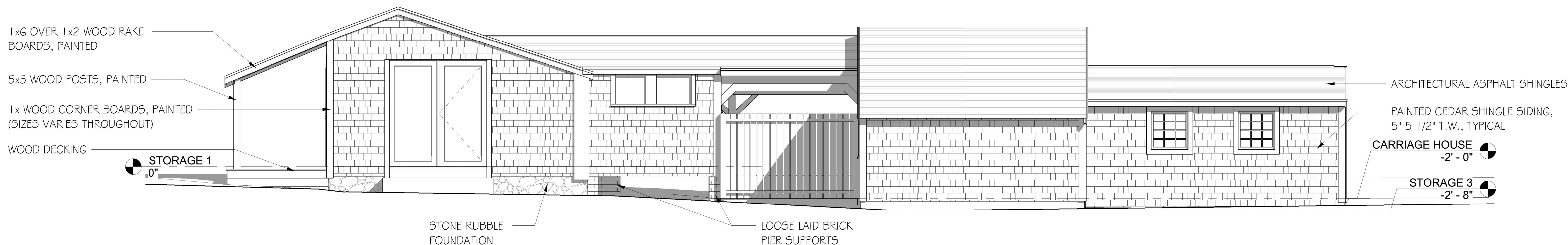
3 EXISTING WEST ELEVATION
1/4" = 1'-0"



1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"



4 EXISTING NORTH ELEVATION
1/4" = 1'-0"



2 EXISTING EAST ELEVATION
1/4" = 1'-0"

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WARMOUTH, MA 02075
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PH 508-927-4127

ELIJAH COBB HOUSE - OUTBUILDINGS
BREWSTER HISTORICAL SOCIETY
739 LOWER ROAD
BREWSTER, MA

TITLE:

EXISTING
EXTERIOR
ELEVATIONS

DATE ISSUED: 11. 17. 2017

REVISIONS:

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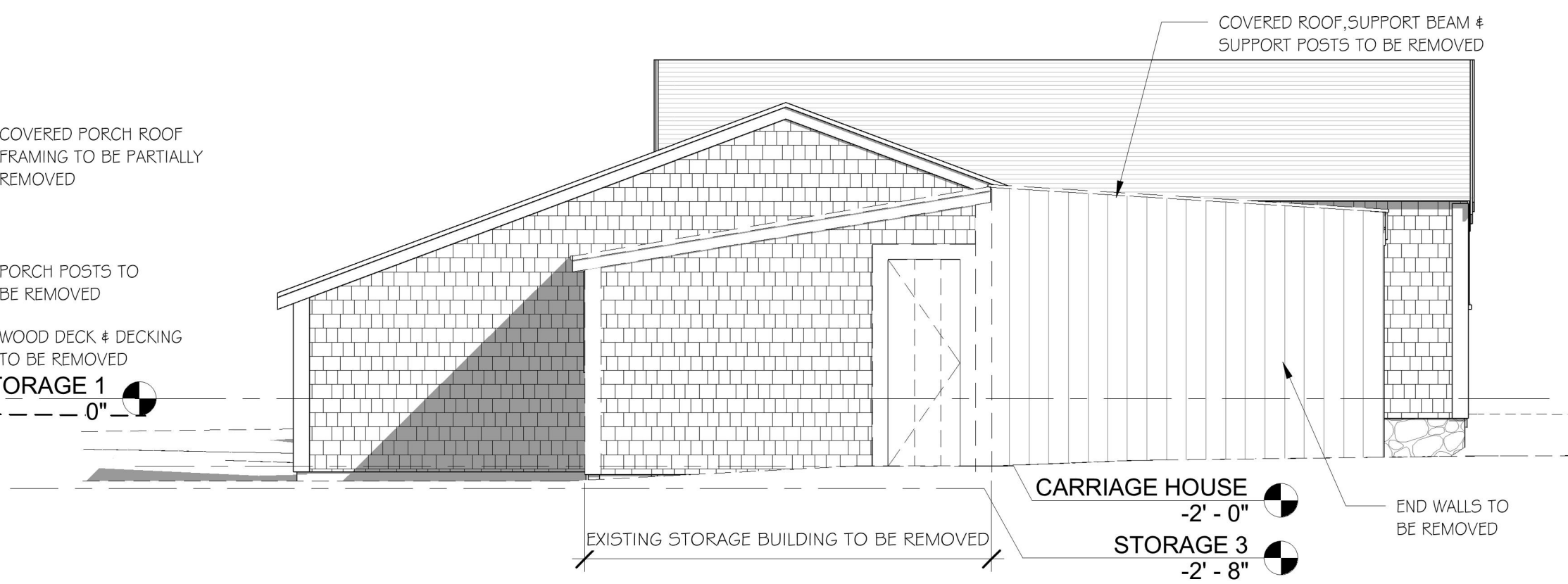
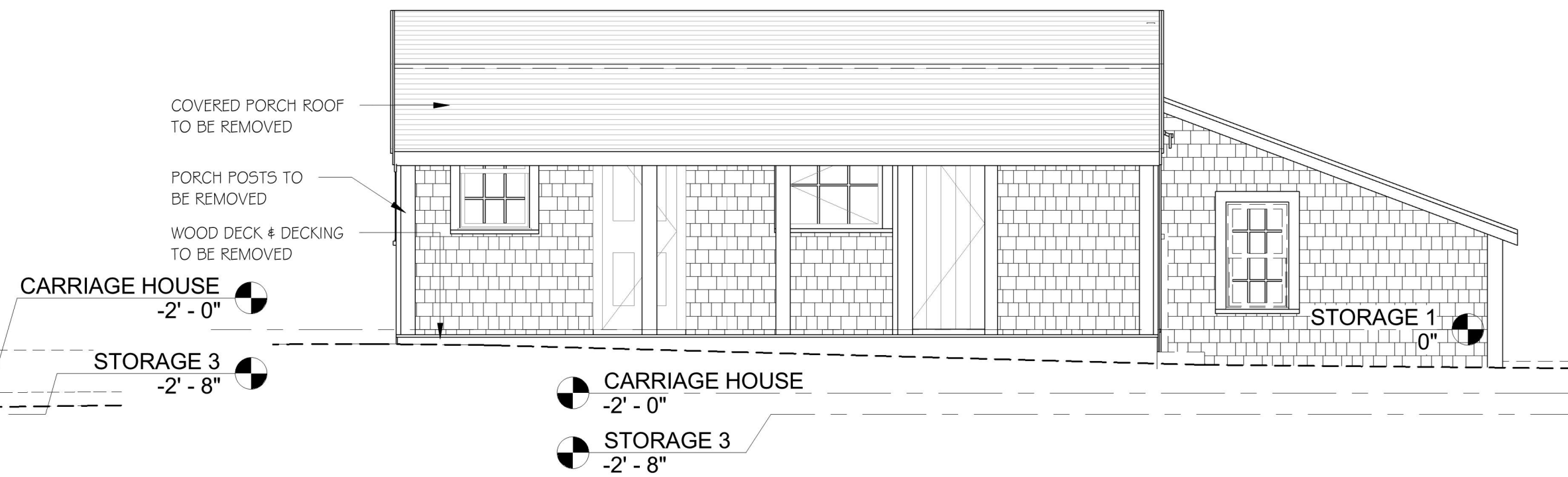
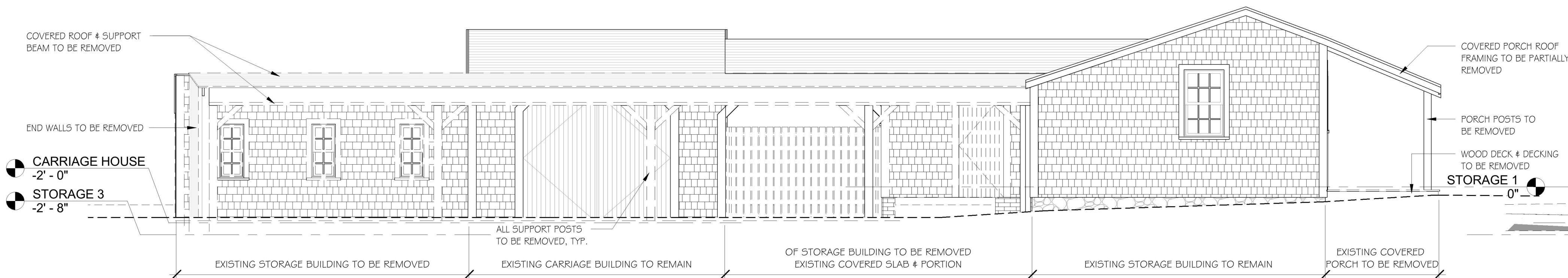
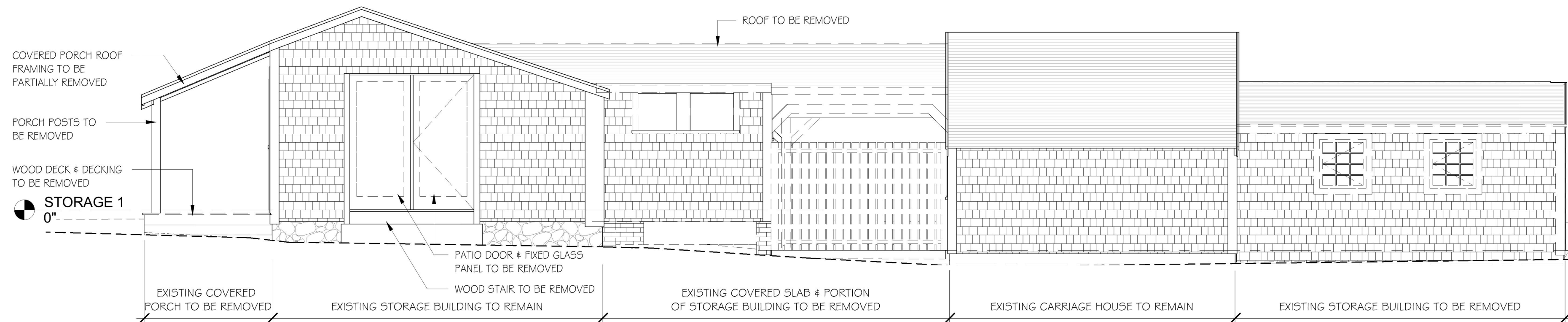
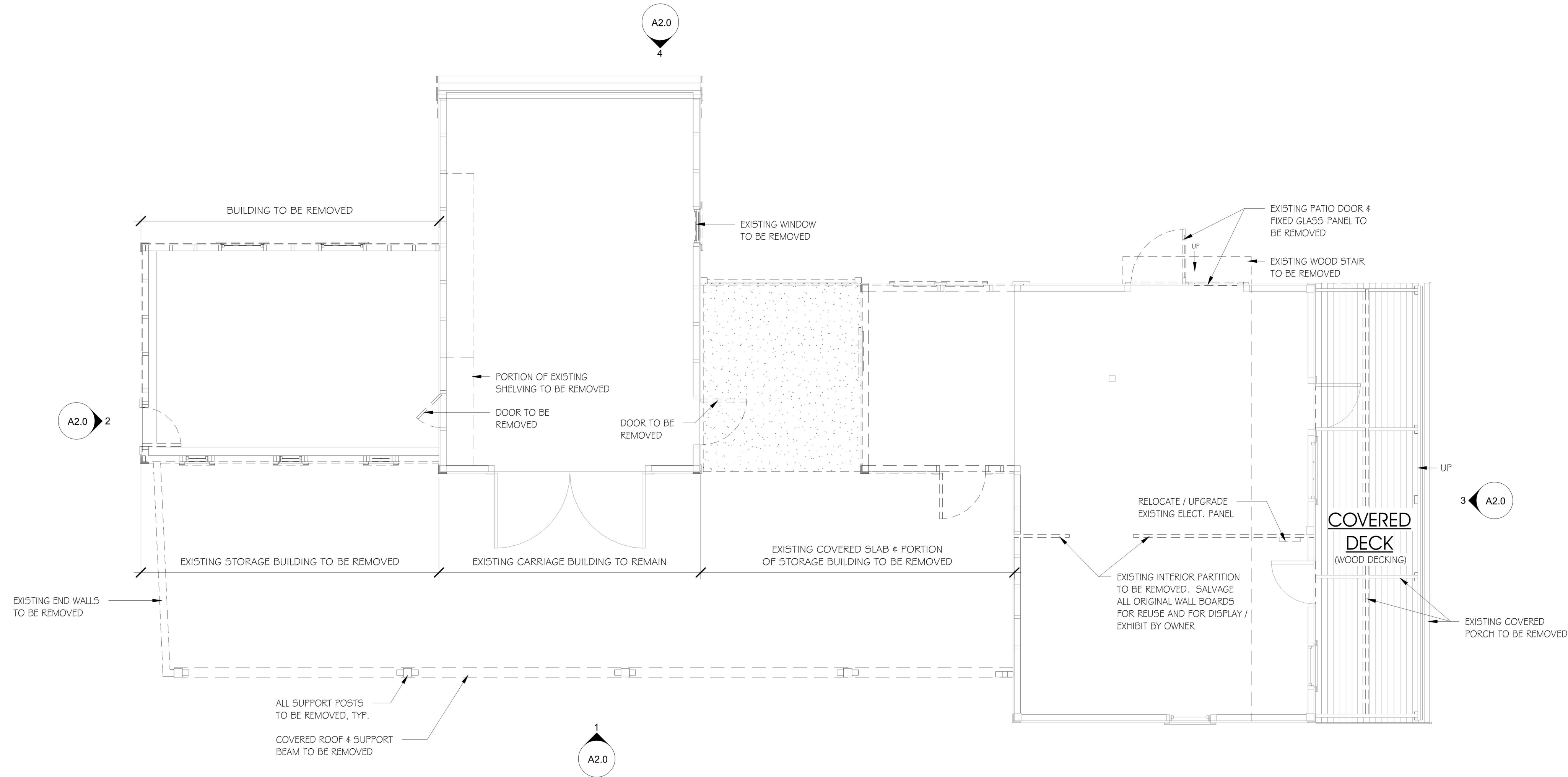
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DEMOLITION NOTES:

1. **TEMPORARY SEGREGATION / PROTECTION:** PROVIDE ADEQUATE TEMPORARY PROTECTION TO SEGREGATE THE CONSTRUCTION AREAS FROM THE PUBLIC DURING THE COURSE OF DEMOLITION AND CONSTRUCTION WORK. WET DOWN STRUCTURES DURING DEMOLITION OR PROVIDE OTHER SUITABLE METHODS TO CONTROL THE SPREAD OF DUST AND DEBRIS.
2. **SITE PROTECTION:** THE SITE AND SURROUNDING WETLANDS SHALL BE PROTECTED FROM THE SPREAD OF DUST AND DEBRIS AND SEDIMENTATION CAUSED BY STORMWATER RUNOFF PRIOR TO THE START OF DEMOLITION WORK PER THE REQUIREMENTS OF THE MASSACHUSETTS D.E.P., MASSACHUSETTS WETLANDS PROTECTION ACT AND THE ORDER OF CONDITIONS.
3. **UTILITIES:** LOCATE, IDENTIFY, DISCONNECT, AND PROPERLY TERMINATE UTILITIES SERVING THE BUILDINGS TO BE DEMOLISHED, PRIOR TO THE START OF DEMOLITION WORK. ALL SUCH WORK SHALL BE DONE BY LICENSED TRADESMEN FOR THE UTILITIES INVOLVED. SET UP TEMPORARY ELECTRICAL AND WATER SERVICE FOR USE DURING THE CONSTRUCTION AT THE COST OF THE CONTRACTOR. PROVIDE TEMPORARY TOILET FACILITIES ON SITE FOR USE BY THE CONTRACTOR DURING THE WORK.
4. **TEMPORARY SUPPORT:** PROVIDE AND MAINTAIN ADEQUATE TEMPORARY SHORING, BRACING, OR STRUCTURAL SUPPORT TO MAINTAIN THE STABILITY OF EXISTING STRUCTURE WHERE EXISTING STRUCTURAL SUPPORTS ARE TO BE DEMOLISHED.
5. **TEMPORARY WEATHER PROTECTION:** MAINTAIN THE BUILDING IN A WEATHER TIGHT CONDITION AT ALL TIMES. PROVIDE TEMPORARY WEATHER PROTECTION AS REQUIRED.
6. **DEMOLITION:** DEMOLISH AND REMOVE EXISTING CONSTRUCTION AS INDICATED ON THE DRAWINGS. USE DEMOLITION METHODS THAT WILL NOT CRACK OR STRUCTURALLY DISTURB ADJACENT CONSTRUCTION DESIGNATED TO REMAIN.
7. **DEBRIS DISPOSAL:** DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM THE BUILDING SITE IN A SAFE AND LEGAL MANNER. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF-SITE IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND ORDINANCES. LEAVE THE SITE CLEAN UPON COMPLETION OF DEMOLITION.

STAMP:

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ARCHITECTS, INC.

203 WILLOW STREET, SUITE A
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PH 508-362-8582
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ELIJAH COBB HOUSE - OUTBUILDINGS
BREWSTER HISTORICAL SOCIETY
739 LOWER ROAD
BREWSTER, MA

TITLE:

FIRST FLOOR
DEMOLITION
PLAN &
DEMOLITION
ELEVATIONS

DATE ISSUED: 11. 17. 2017

REVISIONS:

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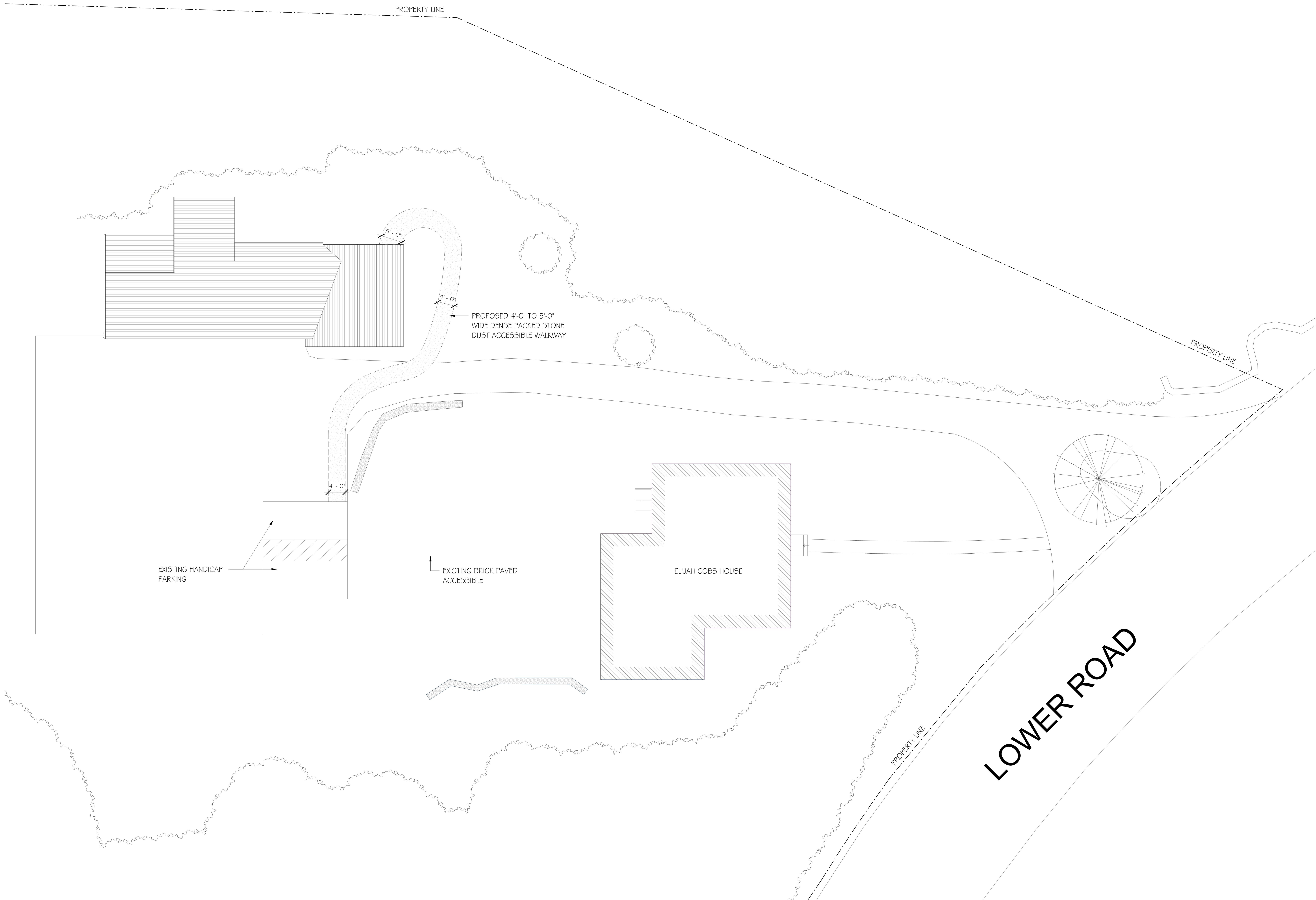
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1 PROPOSED ARCHITECTURAL SITE PLAN
1" = 10'-0"

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ELIJAH COBB HOUSE - OUTBUILDINGS
BREWSTER HISTORICAL SOCIETY
739 LOWER ROAD
BREWSTER, MA

TITLE:
PROPOSED
ARCHITECTURAL
SITE PLAN

DATE ISSUED: 11. 17. 2017

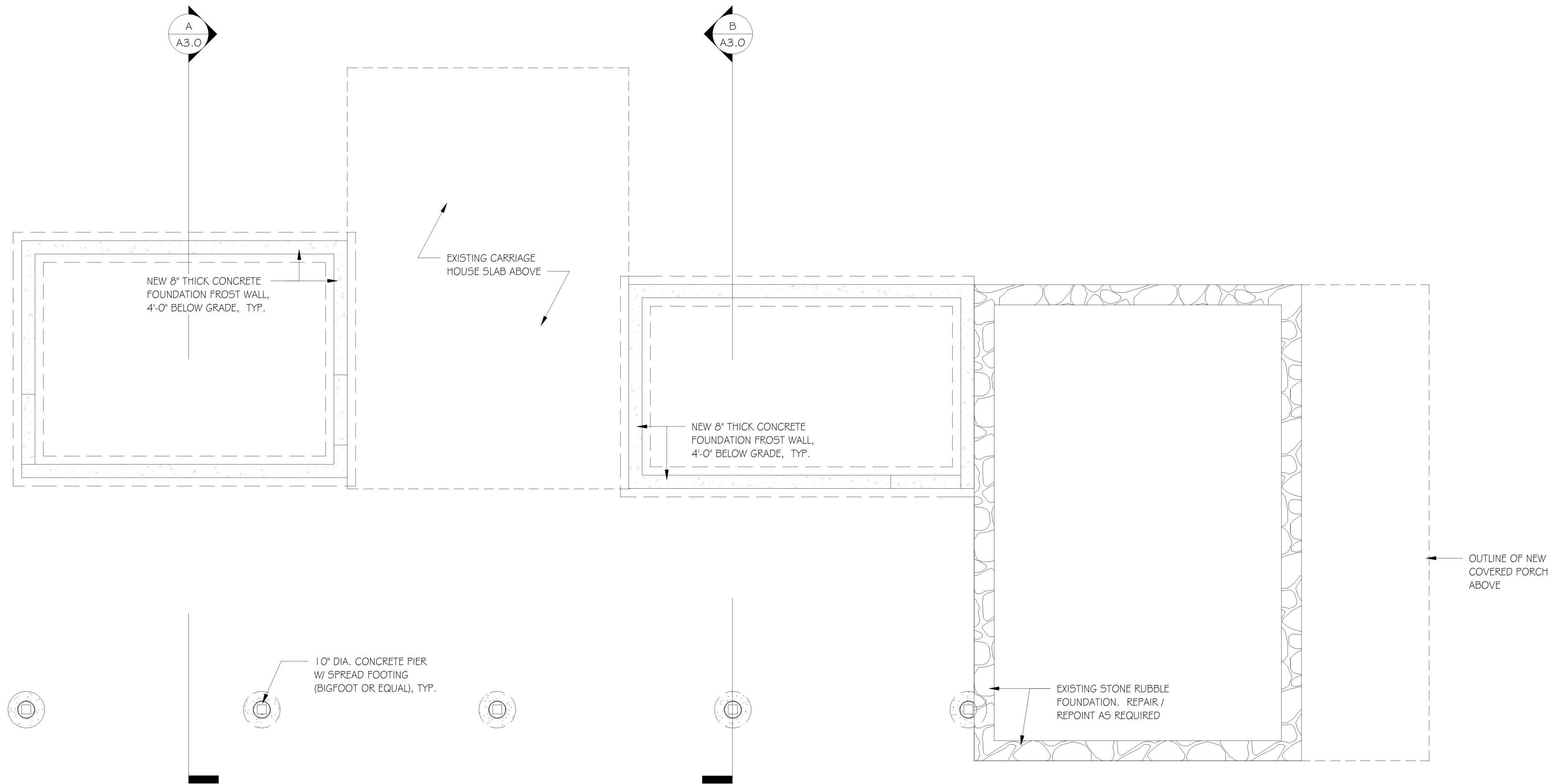
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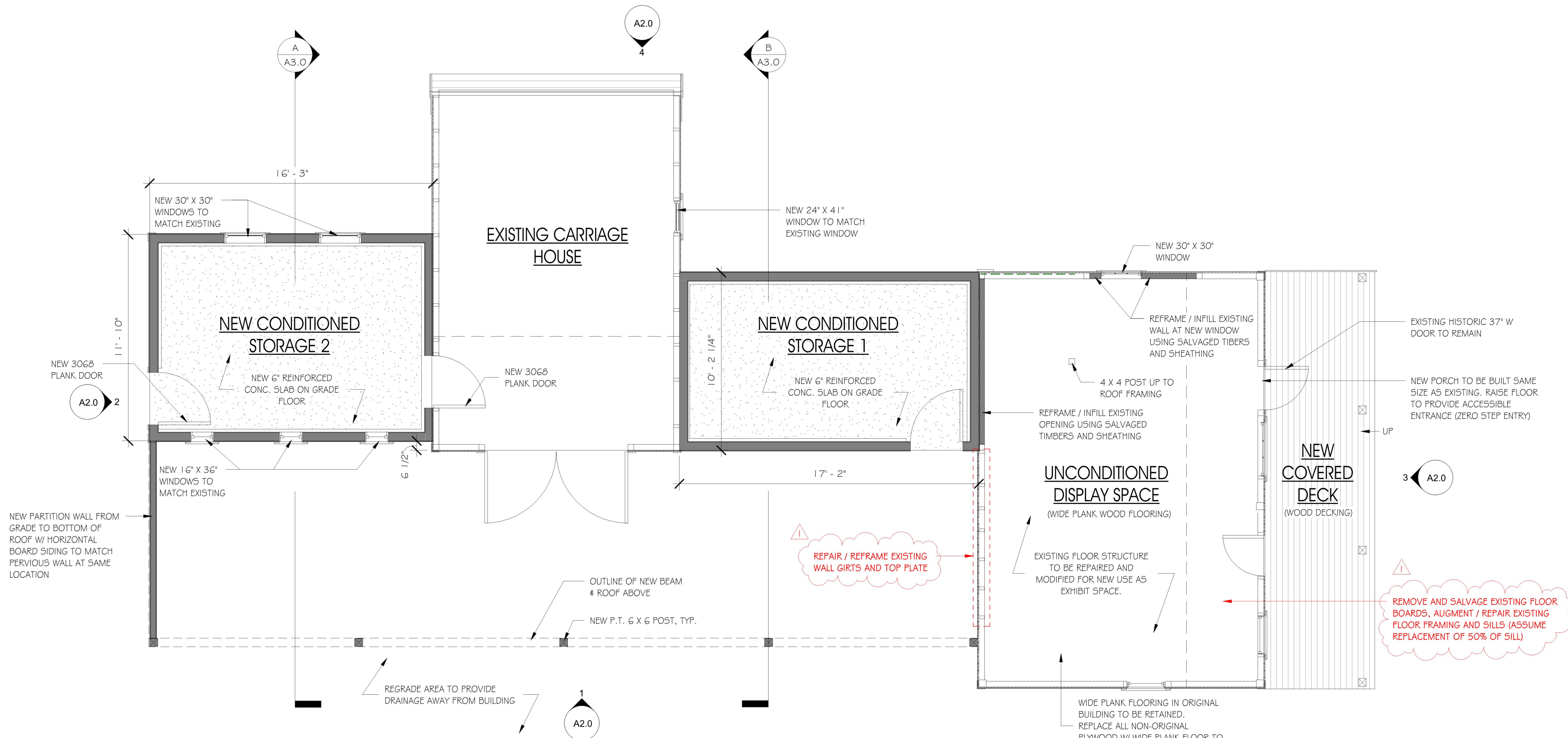
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1 PROPOSED FOUNDATION PLAN
1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

STAMP:

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ELIJAH COBB HOUSE - OUTBUILDINGS
BREWSTER HISTORICAL SOCIETY
739 LOWER ROAD
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TITLE:

PROPOSED
FLOOR PLANS

DATE ISSUED: 11.17.2017

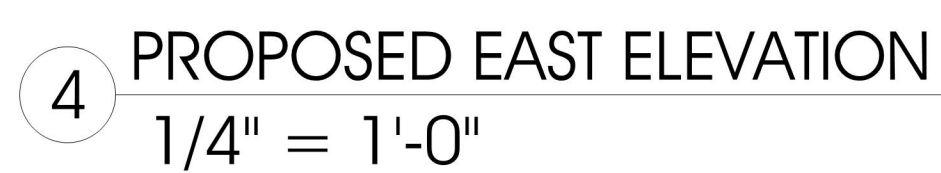
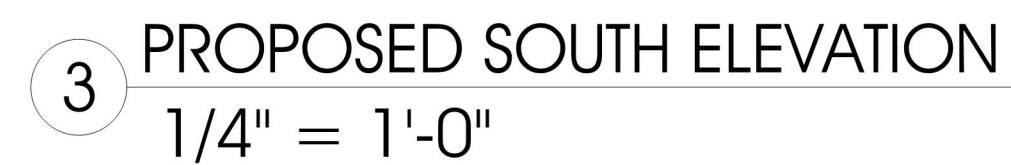
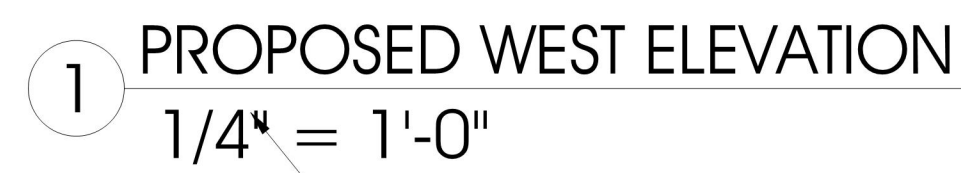
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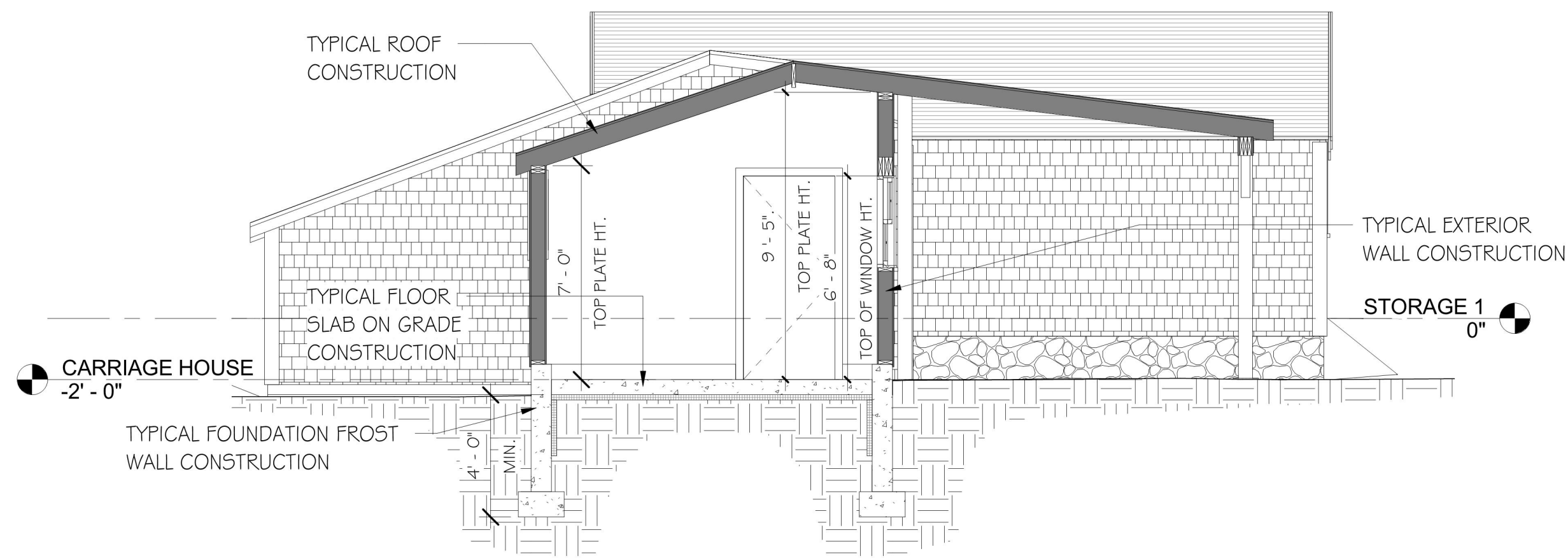
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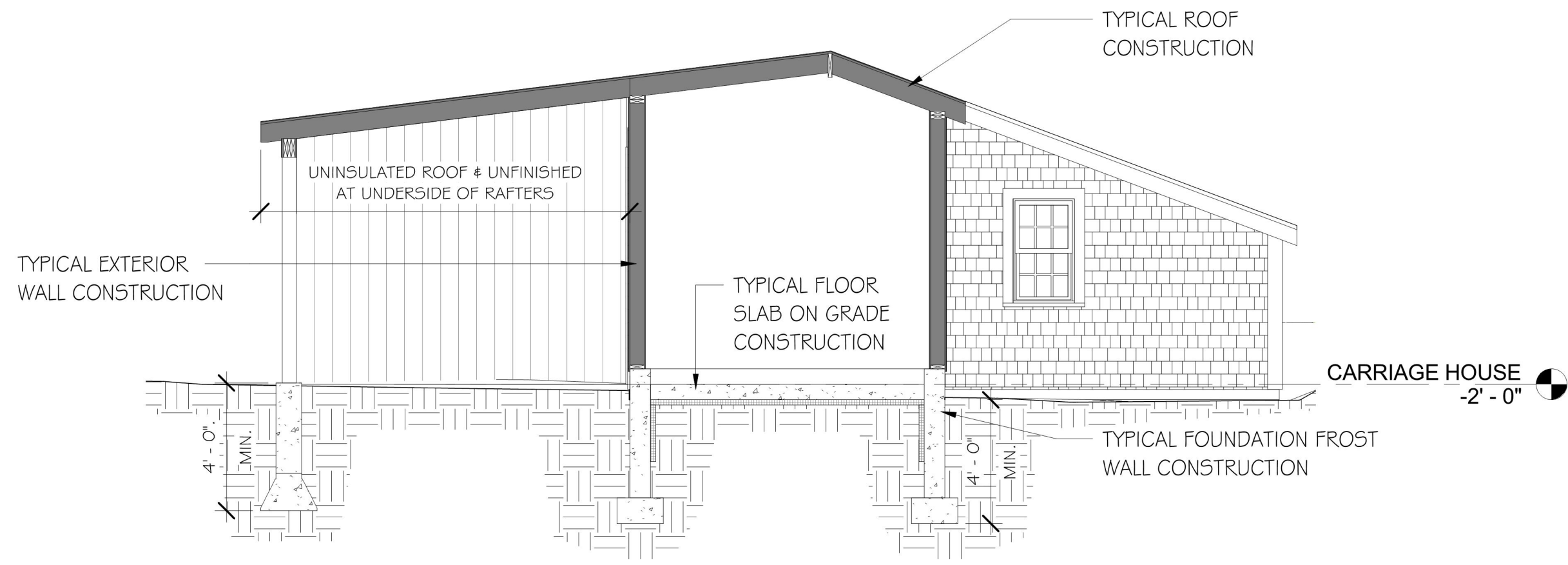
A1.0



A2.0



A SECTION AT CONDITIONED STOARGE 2
1/4" = 1'-0"



B SECTION AT CONDITIONED STORAGE 1
1/4" = 1'-0"

- GENERAL NOTES:**
- ALL WORK SHALL BE IN COMPLIANCE W/ THE INTERNATIONAL BUILDING CODE (IBC) 2009 WITH MASSACHUSETTS AMENDMENTS.
 - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE & COORDINATE W/ DESIGNER PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY ALL BEARING LINES ARE CONTINUOUS & PROPERLY TRANSFERRED TO FOUNDATION.

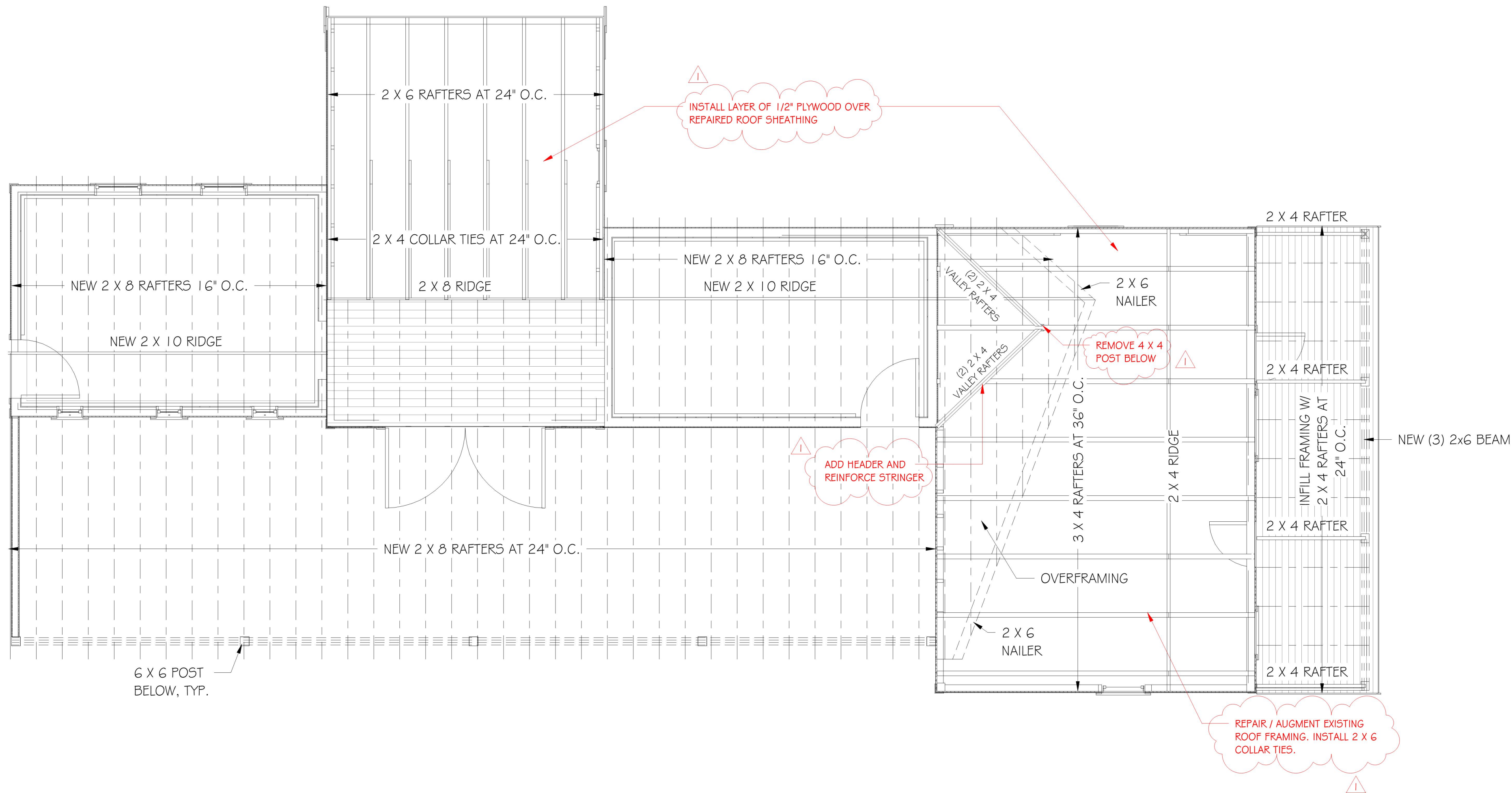
- TYPICAL NEW ROOF CONSTRUCTION**
- LAMINATED ARCHITECTURAL ASPHALT ROOF SHINGLES TO MATCH EXISTING
 - ICE & WATER SHIELD WHERE AT 1ST 3'-0" OF ROOF & ON ENTIRE ROOF WHERE THE PITCH IS 3° OR LOWER.
 - CAP SHINGLES
 - PRE-FINISHED ALUMINUM DRIP EDGE AND GUTTERS / DOWNSPOUTS WHERE REQUIRED
 - 1/2" CDX PLYWOOD ROOF SHEATHING W/ JOINTS TAPED.
 - 2 X 8 RAFTERS AT 16" O.C.
 - HURRICANE CLIPS AT EACH RAFTER
 - CLOSED CELL SPRAY FOAM INSULATION (R-6 PER INCH) R-38 MIN. BETWEEN EACH RAFTER BAY.
 - 1/2" G.W.B., PAINTED TYP.

- TYPICAL NEW EXTERIOR WALL CONSTRUCTION**
- 2X6 SILL / (2) 2X6 TOP PLATE
 - 2X6 WALL STUDS AT 16" O.C W/ R-21 MIN. CLOSED CELL SPRAY FOAM INSULATION BETWEEN STUDS.
 - 1/2" CDX SHEATHING W/ JOINTS TAPED.
 - CEDAR SHINGLES TO MATCH EXISTING AS INDICATED ON ELEVATION DRAWINGS.
 - 1/2" G.W.B., PAINTED TYP.

- TYPICAL NEW FLOOR SLAB ON GRADE CONSTRUCTION**
- 6" CONCRETE SLAB ON GRADE W/ 6 X 6, W2.9 X 22.9 WWF OVER 15 MIL POLYETHYLENE VAPOR BARRIER, W/ SEAMS OVERLAPPED 18" AND TAPED, 2" (R-10 MIN.) TYPE IX EPS (EXPANDED POLYSTYRENE) INSUL OVER SUB-GRADE MATERIALS UNDER ENTIRE SLAB & 24" DOWN FOUNDATION FROST WALL.

- TYPICAL NEW FOUNDATION FROST WALL CONSTRUCTION**
- 8" THICK REINFORCED CONCRETE FOUNDATION WALL ON CONTINUOUS 18" X 12" REINFORCED CONCRETE FOOTING, MIN. 4'-0" BELOW GRADE
 - FOUNDATION AND FOOTINGS INSTALLED OVER APPROVED UNDISTURBED SUB-GRADE OR COMPACTED STRUCTURAL FILL.
 - BITUMINOUS DAMP-PROOFING (FROM B.O. FOOTING TO GRADE) ON EXTERIOR OF FOUNDATION WALL
 - 2 X 6 P.T. MUD SILL ON FOAM SILL SEALER/GASKET WITH 5/8" ANCHOR BOLTS AT 24" O.C. THROUGH 1/4" X 3" X 3" GALV. PLATE WASHERS

- TYPICAL COVERED PORCH CONSTRUCTION AT NON ORIGINAL BUILDING**
- 2 X P.T. FRAMING AT 16" O.C.
 - BUILT-UP 2 X P.T. DECK / PORCH BEAMS ON 10" DIA. REINFORCED CONCRETE PIERS W/ 20" BIGFOOT FOOTINGS
 - 1 X WOOD DECKING TO MATCH EXISTING
 - 6 X 6 P.T. POSTS W/ 1X WOOD TRIM TO MATCH EXISTING
 - ROOF FRAMING AS INDICATED ON PROPOSED REFLECTED CEILING PLAN



3 PROPOSED REFLECTED CEILING PLAN
1/4" = 1'-0"

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ELIJAH COBB HOUSE - OUTBUILDINGS
BREWSTER HISTORICAL SOCIETY
739 LOWER ROAD
BREWSTER, MA

TITLE:

PROPOSED
BUILDING
SECTIONS &
REFLECTED
CEILING PLAN

DATE ISSUED: 11. 17. 2017

REVISIONS:

NO.	DESCRIPTION	DATE
1	Structural	11.29.2017

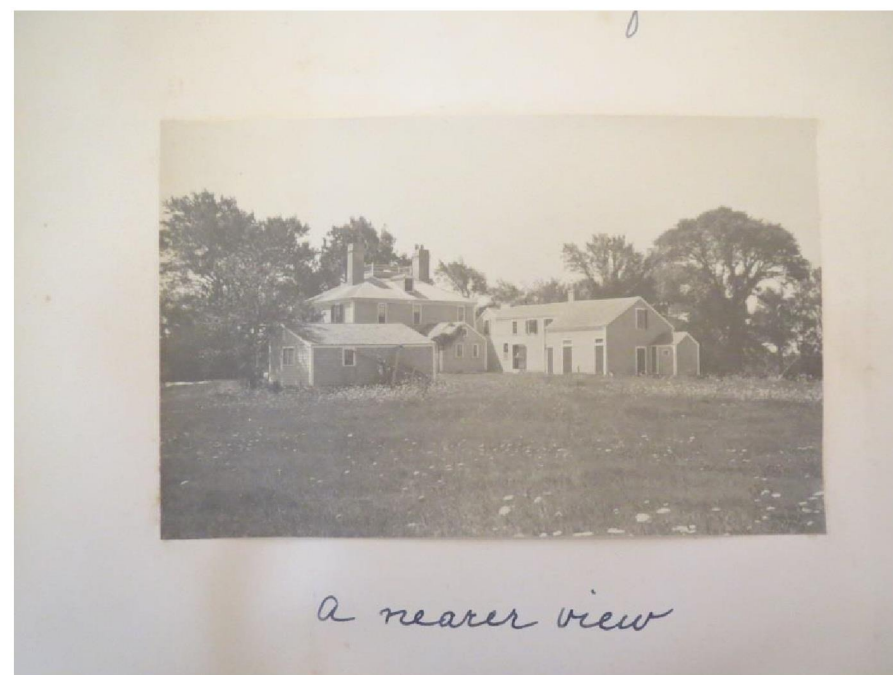
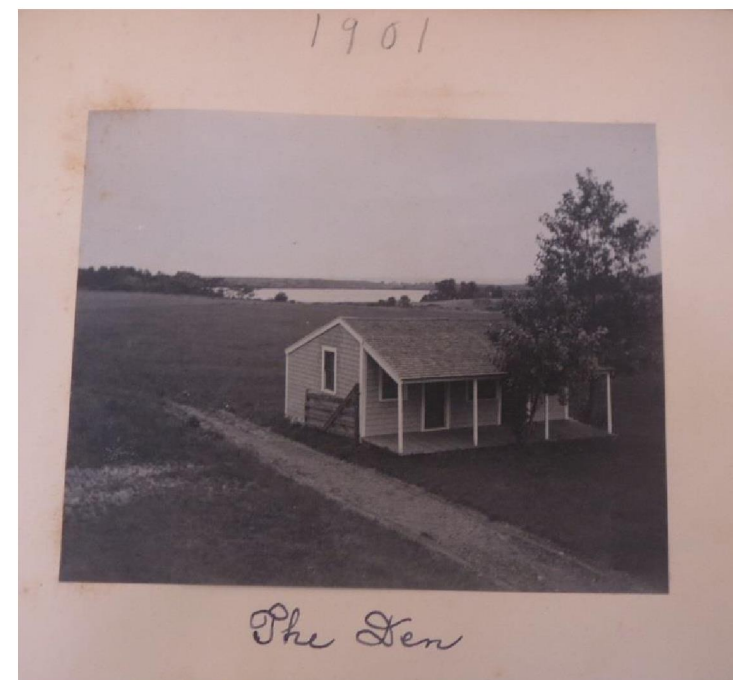
DRAWN BY:

HC

SCALE: 1/4" = 1'-0"

DRAWING NO.:

A3.0



Pre-1889

1889

1901

1902

Brewster Old King's Highway Historic District (added 1996 -
- #96000162)

Roughly, MA 6A from E of Paines Creek Rd. to Bittersweet Dr.
and parts of Briar and Lower Rds. , Brewster

Historic Significance: Architecture/Engineering, Event, Person
Architect, builder, or engineer: Peterson, Whittemore, Winslow, Walter T.
Architectural Style: Late Victorian, Mid 19th Century Revival,
Federal

Historic Person: Cobb, Capt. Elijah, et al.

Significant Year: 1860, 1790

Area of Significance: Architecture, Transportation,
Politics/Government, Commerce,
Community Planning And Development,
Maritime History

Period of Significance: 1925-1949, 1900-1924, 1875-1899, 1850-
1874, 1825-1849, 1800-1824, 1750-1799,
1700-1749, 1650-1699

Owner: **Private , Local**

Historic Function: Commerce/Trade, Domestic, Education,
Government

Historic Sub-function: City Hall, Library, School, Secondary
Structure, Single Dwelling, Specialty Store

Current Function: Commerce/Trade, Domestic, Education,
Government

Current Sub-function: City Hall, Fire Station, Library, Secondary
Structure, Single Dwelling, Specialty Store

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	BRE.96
Historic Name:	Cobb, Capt. Elijah House
Common Name:	
Address:	739 Lower Rd
City/Town:	Brewster
Village/Neighborhood:	West Brewster
Local No:	3; 17-1-16/79
Year Constructed:	
Architect(s):	
Architectural Style(s):	Federal
Use(s):	Camp; Single Family Dwelling House
Significance:	Architecture; Recreation; Social History
Area(s):	BRE.G: Old King's Highway Regional Historic District BRE.I: Brewster Old King's Highway
Designation(s):	Local Historic District (5/1/1973); Nat'l Register District (2/23/1996)
Building Materials(s):	Roof: Asphalt Shingle Wall: Wood Clapboard; Wood



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on:

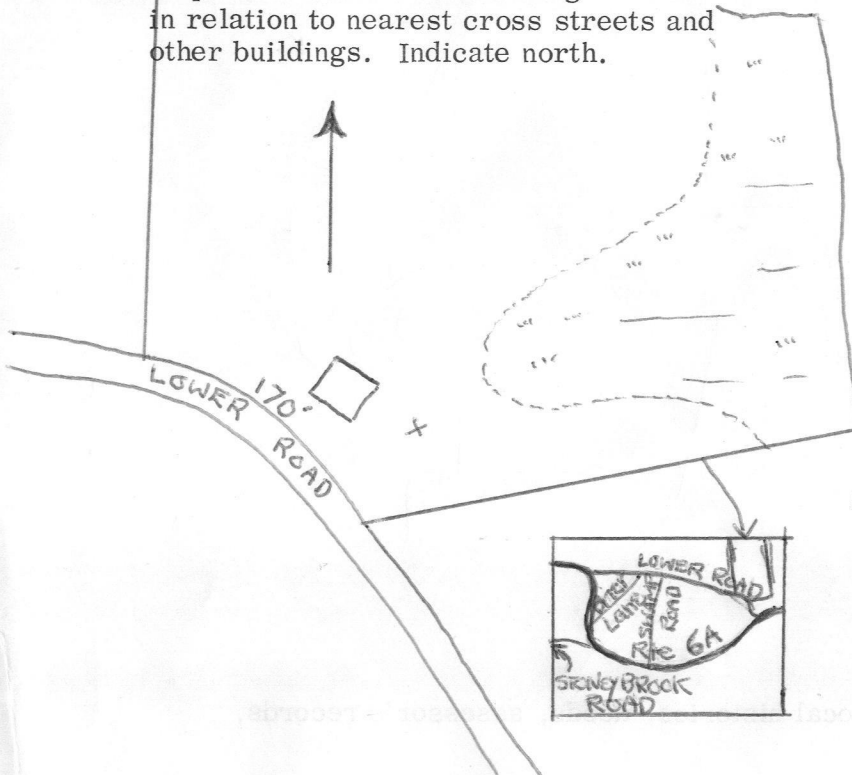
Wednesday, October 15, 2014 at 2:17: PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



DO NOT WRITE IN THIS SPACE
USGS Quadrant Harwick
56
MHC Photo no. 69.1358-1359

LHD-5/1/76
USGS-HAR
Dr. W. Breen

BRE-96

In Area no. <u>IXG</u>	Form no. <u>896</u>
---------------------------	------------------------

1. Town BREWSTER
Address 739 LOWER ROAD
Name COBB HOUSE
Present use RESIDENCE

Present owner MRS. MARGARET GIBBS

3. Description: N2015-2/23/96
Date 1800 (20)
Source _____

Style GEORGIAN

Architect UNKNOWN

Exterior wall fabric CLAPBOARD

Outbuildings (describe) Small building used for boys camp

Other features Has names, dates, etc. carved and stamped on beams.

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:
One acre or less Over one acre ☒

Approximate frontage 170 ft.

Approximate distance of building from street
50'

6. Recorded by JANE W. MACKENZIE

Organization BREWSTER HISTORICAL COMMISSION

Date JUNE 1973

(over)

MHC-96

JUN 30 1973

7. Original owner (if known) CAPT. ELIJAH COBB

Original use _____

Subsequent uses (if any) and dates Boys camp about 1890

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input checked="" type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Captain Cobb autobiography published by Yale University

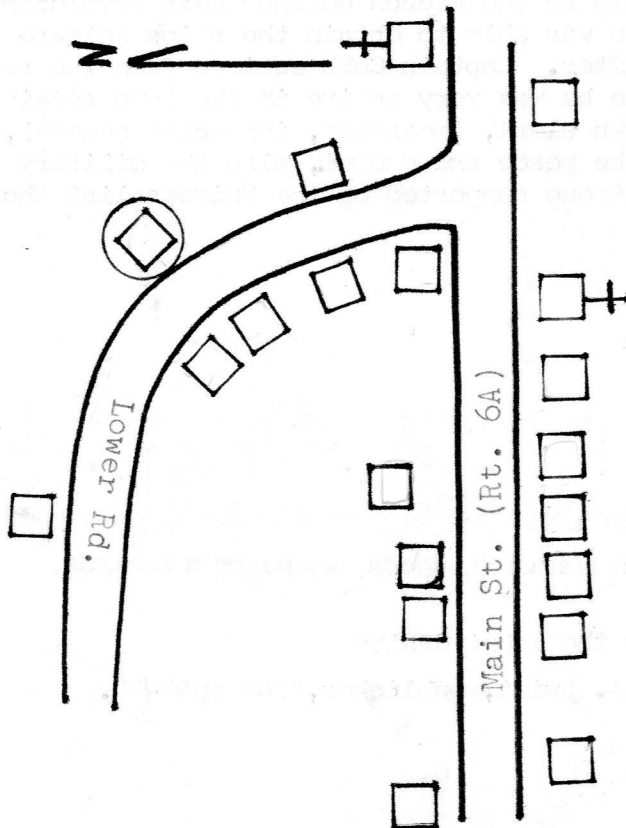


FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



(over)

DUPP

17-1 BRE-76

In Area no.	Form no. 376
-------------	-----------------

1. Town Brewster, M A. 02631

Address 739 Lower Rd.

Name Cobb House Cobb

Present use residence

Present owner Margaret M. Gibbs

Katherine LeFleur

3. Description:

Date 1799

Source _____

Style Georgian

Architect _____

Exterior wall fabric clapboard

Outbuildings (describe) small building used as camp

Other features Has names, dates and initials carved and stamped on beams

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:

One acre or less _____ Over one acre 23.70

Approximate frontage 170 feet

Approximate distance of building from street

50 feet

6. Recorded by Jane W. MacKenzie, T.C. Ellis

Organization Brewster Historical Commission

Date June 1973- and 8-14-1979

7. Original owner (if known) Captain Elijah Cobb

Original use residence, homestead

Subsequent uses (if any) and dates Boys Camp about 1890

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>x</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	<u>x</u>	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	<u>x</u>		
Community development	_____				

9. Historical significance (include explanation of themes checked above)

From the road this house is picturesque with it's widow's walk set on the peak of the hipped roof, and a chimney to each side. The Georgian features of quoins, dentil work, ^{with} pilasters, pediment and fanlight surrounding the front door would perhaps be considered a bit ostentatious by the early 1800's Cape Codder.

But after all Captain Elijah Cobb (b. 1768) was a prestigious well traveled citizen of Brewster, able to afford and take an interest in current trends of his era. The house was built in 1799, after he had been married for 7 years, had become captain of several ships and had had some notable adventures on the high seas. One such event involved the capture of Captain Cobb's ship by the French during their Revolution. By a subsequent meeting with Robspierre he was able to obtain the ship's release and a great deal of fame and business there after. Captain Cobb retired from the sea in 1820 at the age of 52. After that time he was very active in the town affairs. He held several positions in the town; town clerk, treasurer, inspector general, representative, senator, and justice of the peace and quorum, also the military rank of brigadier general as well as being a strong supporter of the Universalist Church.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Captain Cobb's autobiography published by Yale University

J. Henry Sears, Brewster Ship Masters, C.W. Swift, publisher, 1906 pp10-20.

photo:
property of the Brewster Historical Society

Cobb House, Brewster
C. Turn of the Century photo

BRE. 96



CAPT. ELIJAH COBB

July 4, 1768 - November 2, 1848

Captain Cobb was born in Brewster and went to sea at an early age. He commanded the "Monsoon", "Paragon", "Ten Brothers" and many other ships.

Known as a "neutral trader", Captain Cobb gained fame as the first American sea captain to successfully negotiate a fair price for his cargo, which had been seized by the French during the revolution. This took place in 1794 when he was 26, and he returned home to find himself the most sought-after commander to conduct trade in the war-torn European waters.

He continued his clever manipulations until 1812 when, returning from a successful voyage to Cadiz, he was captured by the British and sent to St. Johns where he found 27 other American ships held as prizes. They were soon returned to America, and he went home immediately where he remained until 1815 or 1816, taking an active part in Cape Cod affairs.

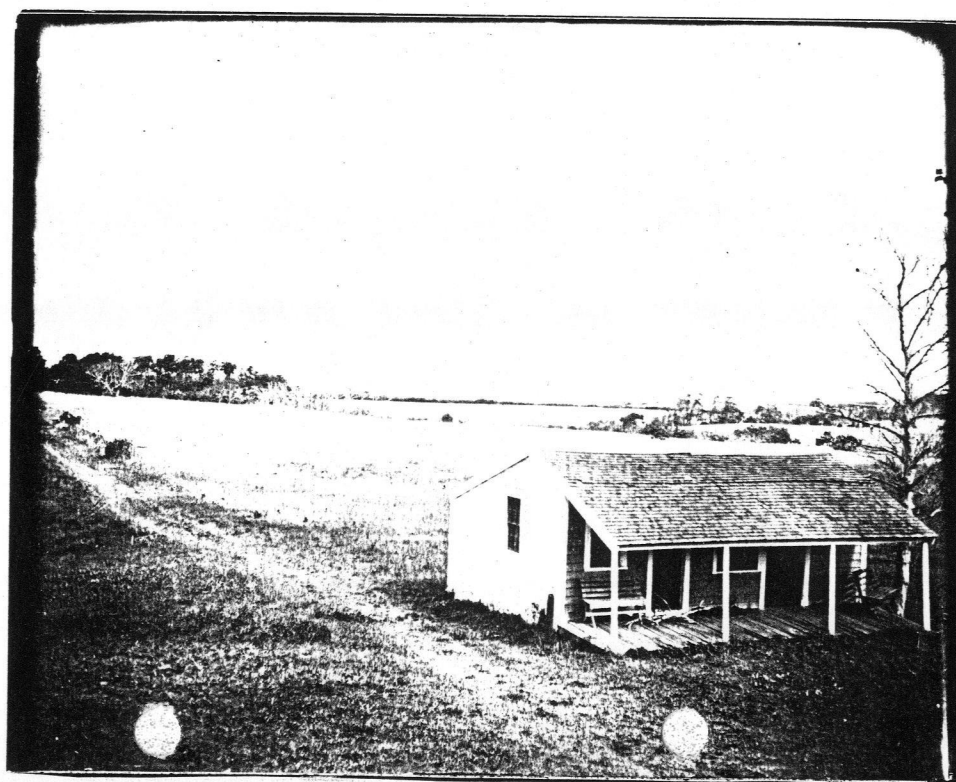
In 1818, commanding the "Ten Brothers", he made his first voyage to Prince's Island on the Gulf of Guinea. This trip was so profitable that he immediately planned a second in 1819, on which he was accompanied by Captain Isaac Clark, Captain David Nickerson and Captain Joseph Mayo, a youth of 29. The voyage was a tragic disaster. Cobb's three friends died of fever while in Africa, and the pestulant "Ten Brothers" was burnt upon its arrival in Boston. (Some records says it was sunk after arriving.)

Captain Cobb never went to sea again, devoting the rest of his life to town affairs. He served as Town Clerk, Treasurer, Inspector General, Representative and Senator, as well as Justice of the Peace. He died with the honorary military rank of Brigadier General.

Authorship unknown

FILE # 5/2

Summer House and Cobb's Pond at
739 Lower Rd. behind Elijah Cobb
House. Horatio Algier Jr. (preacher
at Unitarian Church 1864) was supposed
to have run a boys' camp in the summer
house.



Elijah Cobb

Out Of Brewster Bound For Lisbon

By CRAIG LITTLE

A typical Cape Cod sea captain who experienced some untypical adventures was Elijah Cobb. He was typical in his piousness and ready explanations for quick business dealings, yet for much of his life he was at the center of a swirl of activity and controversy.

Born in 1768 on a small Brewster farm that had a tiny barn and one cow, Cobb was forced to leave home at age 6 when his father died at sea, on the brig he commanded, on a passage from Cadiz to Quebec. Cobb lived and worked with another family until the fall of 1783, when he took passage from Skaket Beach on a small schooner called the 'Creture.'

In Boston, Cobb warily booked passage on a vessel bound for Surinam, or Dutch Guiana. "I am told, Sir, that all flesh die, that go there," he worried to the captain, who apparently talked him out of his fears.

After a successful first voyage as a cook and cabin boy, and a short trip back to Brewster to give his earnings to his poor mother, Cobb worked for six and one-half years on a coaster plying the route between Boston and Philadelphia.

He left the Boston-based company and made a trip to Europe as a mate, then earned a promotion to captain of his own brig. After several voyages to Virginia and the West Indies, Cobb noted offhandedly in his memoirs, "In April, 1793, I went to the cape; & got married."

Cobb quickly found himself scheduled for another trip to Europe, but again was cautious. "At that time," he recorded (not quite accurately), "the algerines were at war with America; & it was reported that their cruisers were outside of the Straights of Gibraltar."

This time Cobb's apprehensions were well-grounded, since the Barbary pirates, with the blessings of the Dey of Algiers, preyed on American merchant

vessels. It was a common enough occurrence in church services on Cape Cod to ask for offerings toward the ransom of American sailors.

Cobb successfully eluded the pirates by sailing north along Spain's Atlantic coast, but in doing so fell into the hands of a French frigate of the Revolutionary government. More than 100 American vessels had been detained by the French in the past year, to stop them from trading with the English, with whom the French were now at war.

"All papers, relative to my ship and voyage, had been taken from me, on board the Frigate, at sea," complained Cobb. Without the papers which showed that he was bound for a neutral port, Cobb could not ask for redress from the government.

Under Cobb's agonized eye, his cargo of flour and rice "was taken out, & was daily made into breads, soup, etc., etc., for the half starved populace." The authorities "merely condescended" to send Cobb, along with some of his crew, to cool their heels in a hotel in Brest.

Not one to take things lying down, Cobb wrote to the American chargé d'affaires in Paris and was promised government bills of exchange which did not materialize. Disgusted, Cobb sent his vessel, the "Jane", home in charge of his mate while he obtained an official copy of his claims from the Minister of Marine, and set about finding a way to get to Paris.

"The road was dangerous to travail," he noted, "the adherents of royalty were reduced to mere scurraging parties that committed their depredations under cover of the night, in solitary places upon travellers."

In addition, the only means of conveyance were the coaches which carried national dispatches, and these were forbidden to passengers. Cobb managed to

wheelie permission to ride from a government official favorably disposed toward Americans, although the man fretted about how a fast-descending blade might feel on his neck.

Armed with a brace of pistols and a blunderbuss, Cobb set out for Paris in a coach heavily padded with leather to ward off reactionary musket balls.

"And thus we drove on, Jehu like, without stopping, except to exchange horses, and mail," wrote Cobb, "taking occasionally as we run, a mouthfull of bread, & washing it down...with red burgundy wine — as to sleep, I did not git one wink during the journey of 684 miles."

At night during the 74 hour trip, a dozen or more horsemen would escort the coach, and at one point they passed a wrecked coach, with driver, postman, and horses dead on the ground, mail scattered everywhere.

Arriving in Paris at 4 a.m., Cobb slept, then presented his document at a government office and was told to come back the following day. He did so, to learn the paper was missing, likely "brushed off and burned, among the lose papers."

Cobb wrote calmly, "This was too much for my already perplexed, agitated mind," and he complained to the American consul, who merely advised him to get another set of papers. Furious, Cobb consulted an English-speaking Frenchman who advised him to take his case directly to Robespierre, the Jacobin leader and highest man in the precarious government.

Cobb did just that, requesting a personal audience with Robespierre, and quickly received a note in the Jacobin's own handwriting, "I will grant Citizen Cobb an interview."

The following day, Cobb presented himself before Robespierre, using an interpreter to explain his grievances. To his surprise, Robespierre replied in good English, telling him to demand the return of his papers from the official, else "he will hear from me...in a way not so pleasing to him."

Cobb received his bills as well as a prompt apology. He had them forwarded to Brest, and then looked forward to several weeks of sightseeing in the capitol. But events were happening fast, faster almost than Cobb's quick mind could take them in.

"During that time, the great man who had so assentially befriended me, was beheaded by the Galliotine," wrote Cobb. Overthrown and outlawed by the Convention, Robespierre had his jaw shattered by



a pistol shot, then was led shocked and bleeding on a cart to the Place de la Concorde.

Gendarmes pointed their swords at Robespierre to show the crowds who he was. They screamed epithets at him, yelling for the guards to remove the dirty linen that hid his mangled face. On July 28, 1794, the 9th Thermidor, the guillotine's blade descended on Robespierre's exposed neck in one of the most singular events of the Reign of Terror.

This event, which very materially changed the aspect of affairs in France, also reduced the worth of Cobb's bills by half. At a time when almost 17,000 people were executed during a 15 month period, Cobb managed to keep his head and head for Brest to make good his bills.

Almost immediately, Cobb set sail for Hamburg where he managed to collect payment in full for the bills, thanks to some Yankee finagling. From Hamburg, he booked passage for Boston, where he was hailed as the leading authority on how to collect on debts in Europe. He was, in fact, the first Yankee captain who had traded with the French under the Reign of Terror. Ship owners gave him no peace with requests to collect on debts for them, but he managed to find time for four days in Brewster with his wife and new son before leaving again for Europe.

Another trip to France resulted in non-payment for his cargo of flour and 2½ months of waiting. Again he sent his brig home, and went to Paris "prepared for the seige."

Cobb finally collected, getting the balance of his money in 40,000 crowns, but found himself faced with the problem of "how I should git the property out of France." The revolutionary government was not keen on the idea of foreign nationals removing currency from France.

To reduce the bulk, Cobb exchanged the crowns for 3,000 Spanish doubloons at LeHavre, and had two money belts made secretly by a leather craftsman in a small village outside the city. The belts held about ½ his doubloons, while he wrapped the rest in wads of paper and cloth.

Cobb stowed the wrapped doubloons on board the ship 'Caroline' several days before it was scheduled to sail for Boston, then bribed a steward to wear one of

the belts while he wound the other around his own waist. Eight French officials searched the ship in vain, but again Cobb's luck held, and he was able to return the money to the cargo's owners.

He was able to visit Brewster again, where, "On my return home, I found that my pertner in life's voyage, had run me in debt, for a cape Cod farm...the place was distitute of a suitable building for the accomodation of our little family."

Cobb stayed home for most of 1799, and noted first in his memoirs that George Washington died that year, and secondly that his family moved into their new house on Brewster's Lower Road on New Year's Day, 1800.

By that time, Cobb was already at sea again, bound for Lisbon, London, Totter Rotterdam, Copenhagen, and St. Petersburg. His house was equipped with a Captain's Walk, so that his wife might watch for one of his infrequent returns.

The War of 1812, at least temporarily, put an end to Cobb's voyages and those of a hundred other Cape Cod shipmasters. Like most other captains, Cobb was not happy with the unpopular war, but stayed in Brewster for its duration.

In 1914 he was moderator of the famous Town Meeting that convened to find an answer to the British Captain Raggett's threat to burn the town. Reluctantly, Cobb and Brewster handed over \$4000 as the price of safety.

In 1818, Cobb became involved in the African trade, although he carefully noted that he avoided involvement in slaving. In April, 1819, he made his last voyage, to Prince's Island in the Gulf of Guinea, where two other Brewster captains, David Nickerson (who had been Cobb's mate) and Joseph Mayo, died of fever. Again, Cobb's luck, as well as his robust health, brought him back to Cape Cod.

This time he stayed home, living another 29 years, and spending his time on a political platform instead of the foredeck of a brig. On occasion he ventured to Boston as a senator representing his district, but mostly he settled into the role of gentleman farmer — respected and a little feared.

BRE. 96



*pastel of Capt. Cobb made while he
was in Paris*

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Capt. Elijah Cobb -- b. 1768 - d. 1848. French pastel done in 1794 in Paris. His father, Scottow Cobb, died at sea leaving an impoverished widow with 6 small children. At age 6 Elijah was sent by his mother to work away from home, which he did dilligently. At 13 he went to Boston, and there sought a job on one of the vessels at the wharfs. He was hired as a cook at \$3.40 a month, shipping from Boston to "Siranam" as he wrote. He managed to save twenty silver dollars to bring home to his mother, and this was symbolic of his thrift and industry all his life. He was an extremely commanding and resourceful man. He was only 26 when the vessel he was in command of, was seized by the French in Marseilles Harbor. The people there seized upon his cargo with no intention of paying for it. (French Revolution times). After months of bureaucratic delays and no satisfaction, he betook himself to Paris (at the risk of his life, for this was the Reign of Terror). Here he personally spoke to Robespierre. And was so convincing, he sold his cargo at full price (altho it had been stolen long since by the people) and obtained the release of his ship. A couple of days later, Robespierre himself was beheaded. Because of this kind of courage and intelligence, Cobb was in much demand as a sea captain by shippers who knew he would make a good thing of any cargo they gave him. In 1818, having once sailed the Ten Brothers to Africa and returned with a rich cargo of palm oil, ivory, gold dust and coffee, he prevailed upon a group of friends, including Capt. Isaac Clark, Capt. David Nickerson and Capt. Joseph Mayo to crew for him on another trip. It turned into a nightmare, with all except Cobb and a few hardy crewmen dieing of "African Fever". It was Cobb's last voyage. After this he became a successful farmer, and his writings indicate broad abilities in this line, and even broader interests in all areas of town affairs.

FILE # 5/2

Captain Elijah Cobb Slaked Irish Thirst

(A summer exhibit entitled "Brewster and the Sea" will be presented by the Brewster Historical Society at the Museum on the second floor of the Brewster Town Hall. Memorabilia of Captain Cobb and a number of other Brewster Ship masters will be on view. Opening: Monday, July 12; Museum Hours: 1 to 4. Mondays, Wednesdays and Saturdays. Admission Free.)

BY MARGARET GIBBS

Anyone interested in Cape Cod history is well acquainted with the story of the Brewster sea captain, Elijah Cobb. Perhaps the most famous episode in his life was one which took place during the Reign of Terror after the French Revolution. His ship, unlawfully impounded by the French navy, was taken to Brest and he was powerless to prevent his cargo of rice and flour from being devoured by the half-starved population. Getting no satisfaction from local authorities, he undertook the perilous journey to Paris, where he managed to enlist the great Robespierre himself as a champion for his cause. After a sequence of flamboyant adventures he finally succeeded in recovering his ship's papers and received a handsome compensation for his entire bill of lading. He returned to America to find that the fame of his cool daring had preceded him and that now, at 32, he was the most sought after master to sail the war-torn waters of Europe.

Another amusing incident in his colorful life has not had as much attention. It occurred several years later when he found it expedient to turn rum-runner off the coast of Ireland. The event took place around 1800, predating by more than a century the era in which prohibition made rum running so profitable for many a naughty, but hearty, British subject.

Upon taking command of a new ship, the "Monsoon", he discovered that her merchandise included a large shipment of New England rum. The Boston owners, Joshua Hall and Jacob Tidd, suggested that if this commodity were landed in Ireland, the venture would prove extremely profitable for all hands. Captain was fully aware that the mission would be a difficult one because it was illegal for Ireland to purchase spirits "not of the growth & manufactory of the British plantation. . . ." However, he was willing to take the risk since thirsty Irishmen had a reputation for finding a way to overcome technical difficulties when excellent liquor was dangled before them.

After 26 days, the "Monsoon" anchored in the Cove of Cork. Her captain, proceeding 12 miles to the city, promptly presented a letter of introduction to John and Isaac Carrel & Co., a firm most likely to further his prospects. They hastily assured him there was little hope of landing his cargo even if he were willing to pay the foreign duty. Nonetheless, in the next breath, they agreed to send a representative of theirs with him to get a more expert opinion from the local customs office. The collector in charge confessed that he was in favor of landing the rum but insisted that he dare not give permission until consulting his superiors.

That evening, returning to his ship, Cobb was aghast to find the King's Seal slapped on her hatches and three of the Cove's custom men in charge. He rushed to the local deputy who had ordered the seizure. To Cobb's relief, he soon realized that the gentlemen kept tongue in cheek even while he went through the formality of carrying out orders. In fact, his manner was so affable that Cobb decided it would be worth while to take another sounding of official opinion at Cork.

The Cork men were even more encouraging and strongly advised him to go in person to discuss his problem with the Admiralty in Dublin. Although faced by an uncomfortable 200 mile journey, he set out with a light heart because he had the verbal assurance that a sympathetic letter from his new Cork friends would precede him.

On the surface the Admiralty was adamant, giving a public verdict that the ship and its illegal cargo must be sold at public auction. However, in Cobb's own words, there was a private agreement that the sale "was intended as a 'shem,' & that I wou'd have liberty, to buy ship & Cargo at my own price - & so it proved. . . ."

Returning to the Cove, he found the "Monsoon" advertised to be sold for cash in three days. But, sure



enough, at the appointed hour only one other bidder - "someone friendly" to Cobb - seemed to be interested in the transaction.

The "shem" rival made a half-hearted offer of 2/6. Cobb raised it to a magnificent 5 shillings and immediately found himself once again in possession of his ship and her valuable, but unsalable, rum.

A hint soon filtered through the underground that the Island of Guernsey might prove to be a more responsive market. The ship was quickly cleared for sailing; then, at parting, the Deputy (possibly gazing at a vague fly speck on the ceiling) volunteered the information that in his opinion Cobb had been handled roughly and added that, personally, he wouldn't blame

the Captain if he helped himself a little in the way of smuggling.

With true Yankee wariness, Cobb countered by asking: "wou'd you not be one of the first to make a prize of me therefor - oh said he, I shou'd have to do my duty - well Sir, said I, when you Catch'em you Hab'em God blese you said he, & thus we parted, and the next morn I sailed."

However, before that hour, matters had been so arranged that, at a certain point between the Cove of Cork and the Scilly Islands, the "Monsoon" would drop eight hogheads of New England rum into the water and as Captain Cobb explains "a pilot boat sheer'd along side, and hove on board a small bag, which I found contained 264 English guineas - and although I saw them pick up, & hoist the 8 hhds of rum, I was satisfied."

(The present account is taken from "Elijah Cobb, 1768-1848: A Cape Cod Skipper. With a Foreword by Ralph D. Paine." New Haven: Yale University 1925. All quotes appear in same.)

Community: Brewster

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 2.26.91 Date Due:

Date Reviewed: 3.6.91

Type: B Individual District (Attach map indicating boundaries)

Name: Elijah Cobb House

Inventory Form: #96

Address: Lower Road

Requested by: LHC

Action: Honor ITC Grant R & C Other: Threat?

Agency:

Staff in charge of Review: DF

INDIVIDUAL PROPERTIES

- ☒ Eligible
☐ Eligible, also in district
☐ Eligible only in district
☐ Ineligible
☐ More information needed

CRITERIA:

LEVEL:

A

B

C

D

Local

State

National

STATEMENT OF SIGNIFICANCE by

Lester Intelfield

LHC answered many of our questions.

- outbuilding associated with a boys camp during 1860's run by Horatio Alger a preacher at the time Unitarian.
- the ell to the rear still stands (in very poor condition & may have to be demolished)
- House stands on a 1.5 acre parcel original property around 27 acres.
- Elijah Cobb was an important figure in Brewster. After his active sea life he retired to Brewster and devoted the rest

of his life to town affairs. He served as Town Clerk, Treasurer, Inspector General, Representative and Senator as well as Justice of the Peace.

Property is eligible at the local level under crits 1A BC. For association with Capt. Cobb and ~~as a landmark~~ ^{good} representative of a Federal 2 story home in ~~good~~ Brewster. It is a real landmark on the landscape.

MHC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: 2/5/90 Date Due: Date Reviewed: 11/7/90

Type: B Individual District (Attach map indicating boundaries)

Name: Elijah Cobb House Inventory Form: #96

Address: Lower Road

Requested by: LHC

Action: Honor ITC Grant R & C Other: Threat?

Agency: Staff in charge of Review: BF

INDIVIDUAL PROPERTIES

- ☐ Eligible
☐ Eligible, also in district
☐ Eligible only in district
☐ Ineligible
☒ More information needed

DISTRICTS

- ☐ Eligible
☐ Ineligible
☐ More information needed

CRITERIA:

A

B

C

D

LEVEL:

Local

State

National

STATEMENT OF SIGNIFICANCE by

Dexter Litchfield

Elijah Cobb House - Elijah Cobb was one of Brewster's most prominent sea captains. Had many adventures. While he was at sea. "his partner in life's voyage" or his wife, who was pregnant at the time, built this house. The date was prob. 1799? Cobb was very active in Brewster once he retired.

The house appears to be eligible maybe!

More info. is needed on outbuildings how many used, photos of all if any more. Also one outbuilding is said to be part of a boy's

BRE. 96

camp. We need info on the camp, and
any other uses the house may have
had. How many acres?

We need Photo from Rear showing
rear ell if it still exists.

More INFO on the Cobb Family.

How many other 2 story hip roof
double chimney houses of this
period exist in Brewster?

What are the threats do they
still exist?



THE BREWSTER HISTORICAL SOCIETY

COBB HOUSE OUTBUILDING PROJECT BUDGET AND TIMELINE 2018

Date	Uses	Cost	Source	Status
11.17	Architect/engineering fees (architect/engineer's bid)	\$ 26,537	Capital Campaign	Committed
5.1-10.6.18	WORK HALTS FOR 2018 MUSEUM SEASON			
10.18	Civil & Survey Engineering fees (architect's allowance)	6,500	Capital Campaign	Projected
11.18	Demolition/fees/container rental (contractor estimate)	12,500	Capital Campaign	Projected
12.18-spring 2019	Excavation site work, tree removal, grading (contractor estimate)	14,000	Capital Campaign	Projected
"	Reconstruct stone foundation/base frame old section (contractor estimate)	8,500	Capital Campaign	Projected
"	Concrete foundations/flat work/masonry (contractor estimate)	13,500	Capital Campaign/CPA Funds	Projected
5.1-10.13.19	WORK HALTS FOR 2019 MUSEUM SEASON			
10.19-12.19	Reconstruction old section (contractor estimate)	9,500	CPA Funds	Projected
"	Framing (contractor estimate)	33,000	CPA Funds	Projected
"	Millwork (contractor estimate)	14,500	CPA Funds	Projected
"	Roof and siding (contractor estimate)	27,000	CPA Funds	Projected
"	Electrical (contractor estimate)	12,500	CPA Funds	Projected
1.20-4.20	HVAC (contractor estimate)	16,500	CPA Funds	Projected
"	Insulation (contractor estimate)	5,000	CPA Funds	Projected
"	Drywall (contractor estimate)	4,000	CPA Funds	Projected
"	Finish (contractor estimate)	12,500	CPA Funds	Projected
"	Painting (contractor estimate)	7,500	CPA Funds	Projected
"	ADA Access	5,000	CPA Funds	Projected
	Total project contingencies (10%)	20,330	CPA Funds	Projected
	Escalation (4%)	7,800	CPA Funds	Projected
5.1.20	OPEN FOR 2020 SEASON			
	TOTAL PROJECT BUDGET	\$ 256,667		

CPA Funds: \$185,000
 BHS Funds: \$ 71,167
 PROJECT TOTAL: \$256,667

BREWSTER HISTORICAL SOCIETY, INC.

Financial Statements

December 31, 2016

BREWSTER HISTORICAL SOCIETY,

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December 31, 2016

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LAMB, MASON, BULGER & CO., P.C.
Certified Public Accountants
32 Village Landing, P.O. Box 1233
West Chatham, Massachusetts 02669

Independent Accountant's Review Report

September 28, 2017

To the Board of Directors
Brewster Historical Society, Inc.
Brewster, Massachusetts

We have reviewed the accompanying financial statements of Brewster Historical Society, Inc., (a nonprofit organization), which comprise the statement of financial position as of December 31, 2016, and the related statements of activity, functional expenses and cash flows for the year then ended and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements taken as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements


Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement whether due to fraud or error.

Accountant's Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.


Lamb, Mason, Bulger & Co., P.C.

BREWSTER HISTORICAL SOCIETY, INC.

Statement of Financial Position

December 31, 2016

(See Independent Accountant's Review Report)

ASSETS

Assets:

Cash and cash equivalents	\$ 222,929
Prepaid expenses	43
Property, net of accumulated depreciation	1,690,280
Collections	<u>-</u>

Total Assets	<u>\$ 1,913,252</u>
--------------	---------------------

LIABILITIES AND NET ASSETS

Liabilities:

Sales tax payable	<u>\$ 123</u>
-------------------	---------------

Net Assets:

Unrestricted	1,861,459
Temporarily restricted	<u>51,670</u>

Total Net Assets	<u>1,913,129</u>
------------------	------------------

Total Liabilities and Net Assets	<u>\$ 1,913,252</u>
----------------------------------	---------------------

See Accompanying Notes to Financial Statements

BREWSTER HISTORICAL SOCIETY, INC.

Statement of Activities

For the Year Ended December 31, 2016

(See Independent Accountant's Review Report)

	<u>Unrestricted</u>	<u>Temporarily Restricted</u>	<u>Totals</u>
Support and Revenue:			
Grants and contributions	\$ 20,437	\$ 140,283	\$ 160,720
Fundraising events	30,713	-	30,713
Membership dues	28,324	-	28,324
Program income	2,673	-	2,673
Gift shop sales	6,745	-	6,745
Interest	575	-	575
Net assets released from restriction	<u>173,145</u>	<u>(173,145)</u>	<u>-</u>
Total Support and Revenue	<u>262,612</u>	<u>(32,862)</u>	<u>229,750</u>
Expenses:			
Program	60,042	-	60,042
General and Administrative	5,932	-	5,932
Fundraising	<u>13,531</u>	<u>-</u>	<u>13,531</u>
Total Expenses	<u>79,505</u>	<u>-</u>	<u>79,505</u>
Change in Net Assets	183,107	(32,862)	150,245
Net Assets at Beginning of Year	<u>1,678,352</u>	<u>84,532</u>	<u>1,762,884</u>
Net Assets at End of Year	<u>\$ 1,861,459</u>	<u>\$ 51,670</u>	<u>\$ 1,913,129</u>

See Accompanying Notes to Financial Statements

BREWSTER HISTORICAL SOCIETY, INC.

Statement of Functional Expenses

For the Year Ended December 31, 2016

(See Independent Accountant's Review Report)

	<u>Program</u>	<u>Administrative</u>	<u>Fundraising</u>	<u>Total</u>
Functional Expenses:				
Advertising	\$ 1,711	\$ -	\$ 336	\$ 2,047
Annual report	-	34	-	34
Bank charges	196	251	-	447
Contest prizes	50	-	-	50
Dues and subscriptions	870	-	-	870
Office expense	-	4,801	-	4,801
Acquisition and restoration	6,250	-	-	6,250
Meetings	200	-	-	200
Insurance	16,307	846	-	17,153
Museum expense	2,307	-	-	2,307
Newsletter	336	-	-	336
Archives	95	-	-	95
Maintenance	5,614	-	-	5,614
Postage	775	-	5,906	6,681
Fundraising expense	-	-	7,289	7,289
Website	1,766	-	-	1,766
Utilities	5,384	-	-	5,384
Gift shop	3,777	-	-	3,777
Depreciation	13,896	-	-	13,896
Telephone	<u>508</u>	<u>-</u>	<u>-</u>	<u>508</u>
Totals	<u>\$ 60,042</u>	<u>\$ 5,932</u>	<u>\$ 13,531</u>	<u>\$ 79,505</u>

BREWSTER HISTORICAL SOCIETY, INC.

Statement of Cash Flows

For the Year Ended December 31, 2016

(See Independent Accountant's Review Report)

Cash Flows from Operating Activities:	
Cash received from fundraising events	\$ 30,713
Cash received from grants and contributions	160,448
Cash received from membership dues	28,324
Cash received from program income	9,418
Interest	575
Cash paid to suppliers and employees	(75,403)
Net Cash Provided by Operating Activities	<u>154,075</u>
Cash Flows from Investing Activities:	
Purchase of fixed assets	(170,104)
Net Cash (Used) in Investing Activities	<u>(170,104)</u>
Net Decrease in Cash	(16,029)
Cash at Beginning of Year	<u>238,958</u>
Cash at End of Year	<u>\$ 222,929</u>
Reconciliation of Change in Net Assets to Net Cash	
Provided by Operating Activities:	
Change in net assets	\$ 150,245
Depreciation	13,896
Change in prepaid expenses	(43)
Change in account payable	(9,995)
Change in sales tax payable	<u>(28)</u>
Net Cash Provided by Operating Activities	<u>\$ 154,075</u>

BREWSTER HISTORICAL SOCIETY, INC.

Notes to Financial Statements

December 31, 2016

(See Independent Accountant's Review Report)

Note 1 - Summary of Significant Accounting Policies:Financial Statement Presentation

The accompanying financial statements have been prepared on the accrual basis of accounting.

The Organization is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets. The Organization is also required to present a statement of cash flows.

Revenue and Support

Contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted support depending on the existence and/or nature of any donor restrictions. Restricted net assets are reclassified to unrestricted net assets upon satisfaction of the time or purpose restrictions.

Contributions of donated noncash assets are recorded at their fair values in the period received. Contributions of donated services, materials or facilities that create or enhance nonfinancial assets or that require specialized skills, are provided by individuals possessing those skills, and would typically need to be purchased if not provided by donation, are recorded at their fair values in the period received.

Organization

The Brewster Historical Society, established in 1964, collects and preserves the artifacts and history of Brewster to ensure their future accessibility. Its main building houses four permanent galleries, a special exhibition gallery and an extensive documents research area accessible by appointment. The Society also maintains a restored 18th century windmill, house and a blacksmith shop at Windmill Village adjacent to Drummer Boy Park.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Contributed Services

A substantial number of unpaid volunteers including board members have made significant contributions of their time to develop the Organization's programs and policies. The value of this contributed time is not reflected in these statements since it is not susceptible to objective measurement or valuation.

Contributions

Contributions are considered to be available for unrestricted use, unless specifically restricted by the donor. Amounts received that are restricted for future periods or for specific purposes are reported as temporarily restricted or permanently restricted support that increases those net asset classes. When a temporary restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the Statement of Activities as net assets released from restrictions. Restricted contributions are reported as unrestricted net assets, if the restriction expires in the same year that the contribution was made. Net assets temporarily restricted for specific purposes at the end of 2016 were \$51,670.

BREWSTER HISTORICAL SOCIETY, INC.

Notes to Financial Statements

December 31, 2016

(See Independent Accountant's Review Report)

Note 1 - Summary of Significant Accounting Policies (continued):

Cash and Cash Equivalents

The Organization considers all highly liquid investments with maturity of three months or less when purchased, to be cash equivalents.

Functional Expenses

Expenses are charged directly to administrative or fundraising in general categories based on specific identification. Indirect expenses have been allocated based on management estimates of expenditures.

Presentation of Sales Taxes

The Historical Society collects sales tax from customers and remits the entire amount to the State. The Society's accounting policy is to exclude the tax collected and remitted to the State from revenues and the cost of sales.

Collection Exhibits

In conformity with the practice followed by many museums, collections purchased and donated are not included in the statement of financial position. The collection consists of artifacts that are of significance to the history and cultures of Brewster. The Society maintains a collection policy which requires collections to be registered and documented in a timely manner and that collections are maintained in a manner and an environment that ensures its best preservation under existing conditions. The collection is maintained at 739 Lower Road, Brewster, Massachusetts.

Subsequent Events

Events subsequent to December 31, 2016 have been evaluated through September 28, 2017, the date these financial statements were available to be issued, to determine whether they should be disclosed to keep the financial statements from being misleading. Management found no subsequent events that should be disclosed.

Advertising – The Organization follows the policy of charging the costs of advertising and publicity to expense as incurred.

BREWSTER HISTORICAL SOCIETY, INC.

Notes to Financial Statements

December 31, 2016

(See Independent Accountant's Review Report)

Note 2 - Income Taxes:

The Organization files federal and state information returns for not for profit corporations. As a not for profit corporation, the Organization is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code. The Organization may however pay income tax on profits from unrelated business income. There was no unrelated business income for 2016.

Note 3 – Concentration of Revenue:

The Organization received a grant of \$100,000 from the Town of Brewster which made up 43.53% of the Organizations total revenue in 2016.

Note 4 - Property:

Property consists of	Assessed Value
Furniture & Equipment	\$ 1,959
Land	881,378
Buildings	<u>829,066</u>
Total assets	1,712,403
Accumulated depreciation	(<u>22,123</u>)
Total net assets	<u>\$ 1,690,280</u>

The property owned by the Organization is listed at cost if purchased or fair value at the time of donation if donated. If the fair market value at the time of donation could not be determined for donated real estate, the value according to the town assessor's office was used. Some of the buildings owned by the Organization are not depreciated due to their historical significance.

Note 5 – Restriction on Contributions:

In 2016 the Society received a donation from the Community Preservation Committee of the town of Brewster for \$100,000 to be used in the renovation of the museum. As part of the agreement for the donation the Society is required to repay the entire amount of the grant to the town if they sell the property at 739 Lower Road in Brewster. As such a mortgage on the property for the amount of the grant has been recorded at the Barnstable County Registry of Deeds.

BHS BUDGET - 2018
Revised 1.05.2018

INCOME

Antiques Fair		6,000.00
Farmers Market		9,000.00
Tours		
Sea Captains	3,000.00	
Widow's War	3,300.00	
Book signing	<u>400.00</u>	
		6,700.00
Museum admission		2,000.00
Jewels & Jangles		
Admission	500.00	
Sales	<u>3,000.00</u>	
		3,500.00
Gift Shop Sales		2,500.00
Membership		21,000.00
Donations		3,000.00
Raffle		4,500.00
Annual appeal		12,000.00
Other income – special events, etc.		<u>2,200.00</u>
		72,400.00

EXPENSES

Administration		
Accounting	4,000.	
Other	<u>3,500.</u>	7,500.00
Operations		
Museum (collection maintenance)	1,000.	
Curating	3,300.	
Insurance	13,600.	
Landscaping		
Gardens	2,200	
Lawn & yard	<u>9,500</u>	
		11,700.
Winter	1,000.	
Windmill Village	3,000.	
Alarms	1,000.	
Telephone	1,800.	
Gift shop	2,000.	
Electricity	2,000.	
Propane	2,300.	
Cleaning/windows	1,500.	
Pest control	700.	
Fire extinguishers	400.	
HVAC	400.	
Water	800.	
Rubbish	200.	
Misc. repairs & painting	3,000.	
		49,700.00
Farmers Market	4,800.00	
Fundraising	3,000.00	
Membership	2,500.00	
Guest Speakers	100.00	
Raffle	300.00	
Antiques Fair	1,200.00	
Jewels, Jangles & More	300.00	
Tours		
Sea Captains	1,500	
Widow's War	<u>1,500</u>	
		3,000.00
Total		72,400.00















PARKING

PORT &
COMPANY

CORR
HO USE
OPEN
HOUSE





BREWSTER CONSERVATION TRUST

Box 268 Brewster, Massachusetts 02631
www.brewsterconservationtrust.org

Sally Gunning, President
Brewster Historical Society
PO Box 1146
Brewster, MA 02631

December 13, 2017

Dear Sally,

It is a pleasure to write a letter in support of the Brewster Historical Society's application for Community Preservation Act funds for the restoration of one of the outbuildings at the Elijah Cobb house on Lower Road. This restoration and the BHS protection of the historic house and use as a museum adds to all the efforts that have been made to protect land on Lower Road and preserve the character of this landmark area near the center of Town.

Lower Road has been a particular area of focus for the Brewster Conservation Trust. Since our beginning in 1983, land owners have donated and the Trust has purchased over 15 parcels of land on or near Lower Road. Most notably, in the vicinity of the Elijah Cobb house between Swamp Road and Main Street, eight parcels totaling more than 73 acres have been purchased or donated to the Trust by visionary citizens such as Mary-Louise and Ruth Eddy. Further, the Elijah Cobb house is a vital complement to other BCT properties in the area that are also accessible to the public: the Community garden, the Eddy Sisters Trail, and the Eddy Bay Trail.

The BCT is pleased to build a partnership with the Brewster Historical Society that preserves and builds public access to many of Brewster's treasures. We support the use of CPA funds to help the BHS continue to improve this historic house and add to the protection Brewster public resources on Lower Road.

Sincerely,

Hal Minis, President
Brewster Conservation Trust





FOUNDED 1852

BREWSTER LADIES' LIBRARY ASSOCIATION

1822 MAIN STREET

BREWSTER, MASSACHUSETTS 02631

November 28, 2017

To Whom It May Concern,

The Brewster Ladies' Library enthusiastically supports the Brewster Historical Society's application for CPC funds to renovate the outbuilding at Cobb House. Brewster's connection with its proud history continues to be central to the town's identity. The Brewster Ladies' Library has done several joint projects with the Brewster Historical Society to both preserve the town's historical artifacts and to make the rich history of Brewster accessible to community members and visitors. The restoration of the Cobb house and property is creating a rich resource for celebrating and retaining our history while providing economic benefit to the town.

Some of the successful joint projects between the library and the town include:

- the town's oral history project, combining volunteers and resources
- publication of the Caro A. Dugan diary, (in the custody of the Library) by sharing the four hundred Caro A. Dugan photos (in the custody of BHS)
- a photo exhibit taken from this collection, "Faces of Brewster," left the museum and is on indefinite loan to the Library, enabling it to be seen by many additional people
- Brewster Ladies Library permitted BHS to quote from the Dugan diary in numerous publications, promotions, and online and physical exhibits.
- historical artwork has been loaned between the two institutions for special exhibits
- researchers and workers at the museum use reference materials and computer stations at the Library, while the Library directs its patrons to BHS collections.

The Library welcomes and applauds the ongoing efforts of The Brewster Historical Society to restore and improve the Cobb House as a living link with Brewster's unique history.

Sincerely,

Cheryl Bryan
BLL Acting Library Director

Janine M. Perry

Producing Artistic Director

December 4, 2017

Board of Trustees

Mary Ellen Ackerman

President

Rob Kluin

Vice President

Ben deRuyter

Treasurer

Marion Hobbs

Secretary

Patricia Arés

Jeff Cusack

Christine Eosco

Tina Games

Susan Lindquist

Elia Marnik

Brewster Community Preservation Committee
Brewster Town Hall
Brewster, MA 02631

Re: Brewster Historical Society application to the CPC for funds to renovate the outbuilding at the Elijah Cobb House

Dear Brewster CPC,

I write in support of the Brewster Historical Society's application for CPC funds to restore their outbuilding into exhibit and storage space. The CPC grants are one of the few sources of funds available for capital projects in the cultural community. The renovation of the outbuilding on the Museum's property is important to both the function of the museum and the purpose of historical preservation.

In addition, the Brewster Historical Society successfully raised funds for the acquisition of the Elijah Cobb House and has since that time rehabilitated and restored the home into an historical museum for the Town of Brewster. This is a proven track record of success and a tremendous accomplishment by a dedicated group of Brewster residents.

Finally, the benefits to the Town are immense: one of the most important historical structures has been saved and is now completely accessible to the public; the structure provides a home to important historical archives; and, the Historical Museum, if supported by our community, will become a destination for visitors to the Town and an economic boost to the local economy.

The benefits of a thriving cultural institution to the life of our community are often not easy to quantify. It enriches our lives, promotes understanding, communication and connection to one another.

Please support this worthy institution and its continued efforts to preserve the historical assets of the Town.

Honorary Board

Elliott Carr

Preston Scott Cohen

Joanne Devine

Dermot Mulroney

Nick Paleologos

Sarah K. Peake

Laila Robins

Bob Seay

Omar Sharif, Jr.

Jonathan Silverstein

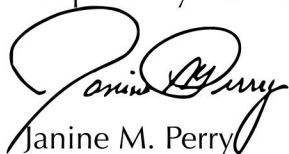
Saviana Stanesco

Judi Vose

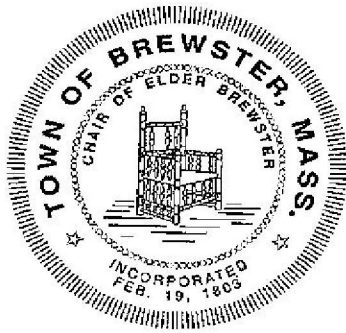
Terry Vose

Dan Wolf

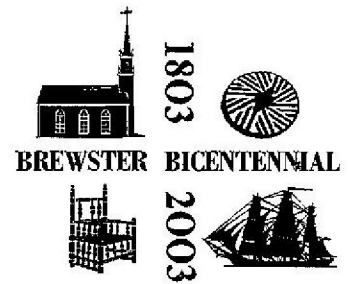
Respectfully submitted,



Janine M. Perry
Producing Artistic Director



Brewster
Council on Aging
1673 Main Street
Brewster, MA 02631-1898
T (508) 896-2737
F (508) 896-7587
drego@brewster-ma.gov



November 30, 2017

Sally Gunning, President
Brewster Historical Society
PO Box 1146
Brewster, MA 02631

The Brewster Historical Society is applying for CPC Grant funding to renovate the outbuilding at Cobb House. I am writing this letter as support from the Brewster Council on Aging Department.

It is my understanding that they plan on restoring the older, front portion of the building to its 1880 configuration and use it to exhibit some of the items in their collection that would have been found in an outbuilding of the era vs. inside the house proper. This will allow for the back section to be climate controlled collection storage space and an area to store a circa 1875 carriage.

I am lucky to be in that same position, whereas our Senior Center is housed in a historic building here on Main Street. This building originally started as the First Town Hall for Brewster over 100 years ago. Its warmth and charm is appreciated by so many residents and visitors that come in to participate in our services.

The anticipated renovations to the Cobb House's outbuilding will preserve the historic character of our Town and will complete the beautiful work that has already been done on that property. This will be one of Brewster's gem for visitors of all ages to enjoy. Please consider the Brewster Historical Society's request for ADA improvements at the Cobb House.

Sincerely,

Denise Rego
Brewster COA Director



"Cape Cod's Ecotourism Destination."

December 4, 2017

To whom it may concern:

Re: Brewster Historical Society Outbuilding Renovation

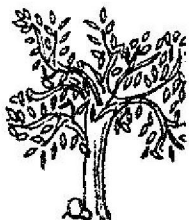
The Brewster Chamber of Commerce supports the efforts of the Brewster Historical Society to renovate a portion of the outbuilding located on the property of the historic Captain Elijah Cobb House. This property is an important part of Brewster's culture, and promoting our cultural richness is one of the four pillars of the Chamber's mission.

This is the continuation of the work the Brewster Historical Society has already accomplished in restoring the main house to its original configuration, establishing the building as a museum and office spaces for the organization.

Museums are an important component in ecotourism, a strong cultural asset that attracts visitors and residents alike, supporting our local economy.

Sincerely,

Ms. S. Kyle Hinkle
Executive Director



2198 Main Street, PO Box 1241
Brewster, MA 02631
P: 508-896-3500 F: 508-896-1386
www.Brewster-CapeCod.com

