

8 East St.

PRESERVATION RESTRICTION AGREEMENT

SOCIETY FOR
THE PRESERVATION OF NEW ENGLAND ANTIQUITIES

The Parties to this Preservation Restriction Agreement (this Agreement) are the SOCIETY FOR THE PRESERVATION OF NEW ENGLAND ANTIQUITIES, a Massachusetts charitable corporation having an address at Harrison Gray Otis House, 141 Cambridge Street, Boston, Massachusetts (hereafter "SPNEA"), and TIMOTHY M. MAUSER AND MARTHA R. DIEHL, owners of property having an address at 8 East Street, Ipswich, Massachusetts (herein together with their heirs, successors, and assigns called "Owner").

PRELIMINARY STATEMENT

Owner is the owner in fee simple of certain property in Ipswich, Massachusetts, free of mortgage or other encumbrance which includes certain premises (the Premises) consisting of approximately 10,400 square feet of land with the house and garage thereon, known as the Matthew Perkins House being more particularly described in Exhibit A attached hereto and in that certain deed (the Deed), recorded with the Essex County Registry of Deeds, Southern District (the Registry) herewith. The Premises are also shown in the photographs and diagrams attached as Exhibits B and C hereto and incorporated herein by reference. The building located on the Premises which is protected by this Agreement consists of the Matthew Perkins House as more particularly shown in Exhibits B and C.

SPNEA is a charitable corporation created in 1910 and exempt from income taxation under Section 501(c)(3) of the Internal Revenue Code. SPNEA is authorized to create, impose, accept and enforce preservation restrictions to protect sites and structures historically significant for their architecture, archaeology or other associations.

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MHD
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The Matthew Perkins House is historically significant and worthy of preservation. Constructed between 1701 and 1709, the Perkins House was modified in the late eighteenth century and, again, around 1840 after which it has remained largely undisturbed to the present. While the features that date from both periods of modification have acquired historical and architectural significance in their own right, the House's unique importance as an example of New England's First Period of architecture derives from its retention of numerous features and finishes that date from its initial construction and which remain in unrestored condition, often