

at 64 North Main Street, Ipswich, Essex County, Massachusetts, conveyed to him by deed recorded with the Essex South District Registry of Deeds, Book 5388, Page 203, upon which is a house built about 1725 evaluated by the Historical Commission of the Town of Ipswich (the Commission) as having significant historical architectural value and being especially worthy of preservation, in consideration of \$1,000 paid and such technical advice and assistance as the Commission may render, hereby agrees for himself and his heirs and assigns as owner of said premises with the Town of Ipswich not to permit any alterations to be made to the following exterior and interior features:

The front and side facades of that section of the corner dwelling facing North Main Street;
 The front and side facades of that section of the corner dwelling facing High Street;
 The central frame including primary and secondary members;
 The wooden architectural elements including if any, the stairway, paneling, doors, and other molded detail in the central hall of the corner dwelling;
 The wooden architectural elements including specifically the shell-molded wall cupboard, and including if any, the paneling, mantelpieces, doors and other molded detail in the left front room of that section of the corner dwelling facing north Main Street;

unless with prior written approval of the Commission, which shall not be unreasonably withheld. The Commission shall act upon written request for such approval within thirty days of its receipt, and shall give notice of any disapproval to the owners in writing with reasons. If a request for approval is not disapproved by the Commission within thirty days, it shall be deemed approved. In case of disapproval the owners may within thirty days after the notice of disapproval request a review of the disapproval by a person of competence and experience in such matters, designated by the Massachusetts Historical Commission or its chairman or acting chairman. The finding of this review shall be made in writing within sixty days after the request, and shall be binding on the owners and the Commission. The cost of such review shall be shared by the Commission, unless otherwise provided for, but its share shall not exceed one-half the cost or one-half of one per cent of the assessed valuation of the building in question, whichever is lesser.

Ordinary and necessary repairs and maintenance not materially affecting features listed above shall not be considered alterations. In case of damage by fire or other casualty so serious as to cause reconstruction to be reasonably adjudged to be impractical, this agreement shall terminate, and otherwise shall remain in effect until 2100 A.D., or if approved by the Board of Selectmen of the Town of Ipswich and the Massachusetts Historical Commission, without limit of time.

The Ipswich Historical Commission acting on behalf of the Town of Ipswich pursuant to General Laws, Chapter 40, Section 8-D hereby accepts the above agreement.

Witness the execution hereof under seal in duplicate this twenty-first day of July, 1971.

IPSWICH HISTORICAL COMMISSION

By *John Crowley*
Chairman

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

July 21, 1971.

Then personally appeared the above-named *James C. McManaway Jr.* and acknowledged the foregoing instrument to be free act and deed, before me,

Anthony A. Manganaro
Notary Public

My Commission expires: *Sept 6, 1974*

Essex ss. Recorded Oct. 18, 1971. 5 m. past 12 P.M. #103