

Miss Ann Coppin, owner of premises  
at 100 High Street, Ipswich, Essex County, Massachusetts,  
being the same premises conveyed to me by Deed recorded at Book 3256, Page 99,  
upon which is a house built about 16  
1720 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 \$1000 paid and such  
technical advice and assistance as the Commission may render, hereby agree  
for herself and her 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:

All front and side exterior features of the building; the roof;  
the chimney; the central frame including primary and secondary  
members; the wooden architectural elements including if any,  
panelling, mantelpieces, doors, windows, and other early detail  
of the original house..

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 reason-  
ably adjudged to be impractical, this agreement shall terminate, and other-  
wise 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 ~~first~~  
day of ~~September~~, 1975.

Ann Coppin

IPSWICH HISTORICAL COMMISSION

By John Crowley  
Chairman

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

September 10<sup>th</sup> 1975.

Then personally appeared the above-named Ann Coppin and  
and acknowledged the foregoing instrument  
to be her free act and deed, before me,

Deborah J. Breville  
Notary PUBLIC

My Commission expires:

July 11, 1977