

PRESERVATION AGREEMENT

I, Anne P. Cowles, owner of premises
 at 37-39 High Street, Ipswich, Essex County, Massachusetts,
 described in Essex South District Registry of Deeds, Book 5934, Page 653
 upon which is a house built about 1750
 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 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:

The exterior front facade of the original dwelling facing High Street
 and the two end gable facades of the original dwelling;
 The central frame including primary and secondary members;
 The central chimney;
 The wooden architectural elements including the stairway, paneling,
 doors and other molded detail in the front hall;
 The wooden architectural elements, including the paneling,
 mantelpieces, doors and other molded detail of the two front
 first floor rooms and two front second floor rooms of the
 original dwelling;

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 owner in writing with reasons. If a request for approval is not disapproved by the Commission within thirty days, it shall be deemed approved.

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 ~~THIRTEENTH~~ day
 of MAY, 1976.

IPSWICH HISTORICAL COMMISSION

By *[Signature]*
 Chairman

COMMONWEALTH OF MASSACHUSETTS

Essex, ss. — Ipswich, MASS — MAY 13, 1976