

PRESERVATION AGREEMENT

We, Leonard H. Oakes and Beverly A. Oakes, owners of premises at 60 North Main Street, Ipswich, Essex County, Massachusetts, described in Essex South District Registry of Deeds, Book 5547, Page 532 upon which is a house built about 1780 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 agree for themselves and their heirs and assigns as owners 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 facade facing Southeasterly on North Main;
- The central frame including primary and secondary members;
- The 18th Century chimney;
- The wooden architectural elements including the stairway, paneling, doors and other molded detail in the front and rear halls;
- The wooden architectural elements, including the paneling, mantlepieces, doors and other molded detail and their surfaces in the rear cellar kitchen of the 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 owners 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 12<sup>th</sup> day of May, 1976.

Leonard H. Oakes  
Beverly A. Oakes

IPSWICH HISTORICAL COMMISSION

BY John J. Corley  
Chairman

COMMONWEALTH OF MASSACHUSETTS

Essex, ss.

Then personally appeared the above-named Leonard H. Oakes and Beverly A. Oakes and acknowledged the foregoing instrument to be free act and deed, before me,

Ruth S. Drown  
Notary Public

My Commission expires:

10-2-81

