

RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify paragraph 3 of the terms of the preservation restriction which deals with alterations to the premises. Under this section permission from the Town of Ipswich is required for any alterations which are not of a minor nature, part of ordinary maintenance and repair, or which involve structural stabilization.

In an effort to explain what constitutes a minor alteration and what constitutes a major change which must be reviewed by the Town the following list has been developed. By no means is this list comprehensive; it is only a sampling of some of the more common alterations which may be contemplated by building owners.

PAINT

Minor . Exterior or interior hand scraping and repainting of non-decorative and non-significant surfaces as part of periodic maintenance.

Major . Painting or fully stripping decorative surfaces or distinctive stylistic features including murals, stenciling, wallpaper, ornamental woodwork, stone, decorative or significant original plaster.

WINDOWS AND DOORS

Minor . Regular maintenance including caulking, painting and necessary reglazing. Repair or in-kind replacement of existing individual decayed window parts.

Major . Wholesale replacement of units; change in fenestration or materials; alteration of profile or setback of windows. The addition of storm windows is also considered a major change, however, with notification it is commonly acceptable.

EXTERIOR

Minor . Spot repair of existing cladding and roofing including in-kind replacement of clapboards, shingles, slates, etc.

Major . Large scale repair or replacement of cladding or roofing. Change involving inappropriate removal or addition of materials or building elements (i.e. removal of chimneys or cornice detailing; installation of architectural detail which does not have a historical basis); altering or demolishing building additions; spot repointing of masonry.

LANDSCAPE/OUTBUILDINGS

Minor . Routine maintenance of outbuildings and landscape including lawn mowing, pruning, planting, painting, and repair.

Major . Moving or subdividing buildings or property; altering of property; altering or removing significant landscape features such as gardens, vistas, walks, plantings; ground disturbance affecting archaeological resources.