

**PRESERVATION RESTRICTION AGREEMENT**

**between**

**211 BRIDGE STREET CORPORATION  
D/B/A THE BRIDGE AT 211**

**and the**

**CITY OF SALEM, MASSACHUSETTS**

**BY AND THROUGH THE SALEM HISTORICAL COMMISSION**



SO. ESSEX #32 Bk:37503 Pg:257  
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THIS PRESERVATION RESTRICTION AGREEMENT is made this 21<sup>st</sup> day of March, 2019 by and between 211 BRIDGE STREET CORPORATION, D/B/A THE BRIDGE AT 211, located at 211 Bridge Street, Salem, Massachusetts ("Grantor") and the CITY OF SALEM ("Grantee"), a municipality duly organized under the laws of the Commonwealth of Massachusetts and located in Essex County, Massachusetts, to be administered, managed and enforced by it agent, the SALEM HISTORICAL COMMISSION, located at 98 Washington Street, Salem, Massachusetts, 01970 ("Commission"),

WHEREAS, the Grantor is the owner of certain real property (hereinafter referred to as "**the Property**") with improvements thereon known as both the The Bridge at 211 and the former First Universalist Church (hereinafter referred to as "**the Building**"), located at 211 Bridge Street, Salem, Massachusetts, more particularly described in a deed dated July 17, 2015 from The First Universalist Society of Salem, f/k/a New Universalist Society in Salem to the 211 Bridge Street Corporation and recorded in Essex South Registry of Deeds in Book 35535, Page 304. A copy of the description of the Property is attached hereto and incorporated herein by this reference as Exhibit A.

WHEREAS, the Building is described as follows, and also depicted in a set of fifteen (15) photographic images taken in December, 2018, referenced by number in the following text, with copies of said images attached hereto and incorporated herein by reference as Exhibit C:

The First Universalist Church is one of two Federal period churches remaining in Salem. According to architectural historian Bryant F. Tolles, it is one of the "most outstanding Federal-era ecclesiastical structures surviving in Essex County". When it was originally constructed in 1808-09, the church was built on a steep slope on the bank of the North River, which once flowed directly behind the church.

The church building has been remodeled several times over its history. In 1826 and 1839, the basement was enlarged and finished. In 1842, the gallery was remodeled and in 1855, the old square pews were replaced. In 1877-78, Salem architect William Devereaux Dennis (1847-1913) oversaw the remodeling of the interior sanctuary and the "Victorianization" of the building's exterior with a new patterned pyramidal tower roof, triple-arched tower windows, trapezoidal window and door lintels, and expanded pavilion wings. In 1889, Dennis designed a new brick chapel that was constructed at the southeast corner of the main church building. In 1924, the Boston office of architect R. Clipston Sturgis restored the building to its Federal era style. This project included sandblasting the exterior brick, removal of the Victorian details including the tower cap, installation of Federal style windows and doors, and remodeling of the interior.

The two-story church was built on a typical Federal meetinghouse plan. The building is constructed of red brick laid in a Flemish bond pattern with a granite foundation and slate shingled gable roofs. Today, the Church is located in a densely settled much-altered block on the northern edge of downtown Salem. The church building is sited at the northwest corner of its lot with its primary façade facing south onto a brick pedestrian plaza. The rear elevation (north) abuts Bridge Street, while the west elevation sits directly on the sidewalk of what was once Rust

Street. Windows are true-divided single-glazed wood sash in configurations of 8/12, 8/16 and 12/12.

#### Façade/South elevation

The Church building's projecting five-bay façade supports a square tower at its center, which intersects the ridge of the gabled roof behind. A brownstone sill course marks the second story of the façade and a molded brick course encircles the tower, but neither appear on the main mass of the building, which is plain except for ornamentation at the cornice. The sill course on the second story runs directly beneath second story windows (Photo 1). At the building's base, broad granite steps lead to three doorways symmetrically placed on the façade. The center entry is recessed in a round arch with molded brick and keystone; the secondary side entries, also recessed, are segmentally arched. The ends bays are marked with rectangular windows with 12/12 sash. The main entrance door has a semicircular fanlight. The side entrance doors are topped with single lite transom windows. The second story features a Palladian window set in blind arch with keystone, which is centered in the tower above the entry. Rectangular windows are symmetrically spaced in the outside bays and feature arched openings with molded brick and 12/12 sash. Above is a denticulated cornice that follows the gabled roofline (Photos 2). The upper story of the tower features a centered rectangular panel with an incised date of "1808" on the façade (Photo 3). Large arched openings with keystones are centered on each elevation of the tower with louvers filling each opening. The tower is capped by a denticulated cornice (Photo 4). A brick chimney is set off-center in the tower.

#### West elevation

The west elevation is six bays deep with symmetrically spaced windows aligned on the first and second stories (Photo 5). Basement windows are positioned slightly off center from windows above and may be later additions as window sills are located at or slightly above grade level. Moving south to north, a shallow granite foundation extends across the first bay and terminates at the southern edge of the basement window in the second bay. The basement window in the first bay interrupts the foundation and its bottom trim is partially covered by the concrete sidewalk. Basement windows feature 12-lite fixed sash. First story windows feature painted sills with no lintels. Sash are 8/12. Second story windows have splayed brownstone lintels and painted sills that appear to be brownstone. Window sash on this story are 8/16. Cornice has molded brick with dentil trim. A copper gutter extends the full elevation and is serviced by four copper downspouts – one at each corner with others flanking middle three bays.

#### North elevation

Bricks on the north elevation wall are laid in an American bond pattern with seven courses of stretchers between each course of headers. This elevation is the most altered, with evidence of infilled windows still apparent through changes in brick and mortar coloration. This elevation presents no discernable bay configuration and follows the slope of Bridge Street which descends west to east. The basement story features a simple entry with paneled doors located at grade. The entry is accessed by a short path protected by a low concrete retaining topped by a horizontal pipe railing. East of the entrance is a 4/12 window, while a double window with 4/4 sashes is located to the west (Photo 6). The first story of this elevation has a single window located near the west corner of the elevation. This window is 8/12 with painted wood sill. On the second story, one window is located near west corner positioned above first story window. This window has a splayed brownstone lintel and painted sill. Sash is 8/16. A similar window is located on this story near the east corner of the elevation. Slightly off-center is an infilled large arched opening with a row of brick soldier course above arch. The brick infill is slightly inset from the wall plane.

#### East elevation

Bricks on this elevation are also laid in an American bond pattern with seven courses of stretchers between each course of headers. On the first story is a recessed entry with a metal staircase that accesses the adjacent paved parking area. This entry may be a later addition as shadows in the brick on either side indicate that there may have been a series of window openings on this story. On the basement level, changes in bricks patterns provide clear visual evidence of original

window openings below the entry and at the northeast corner of the elevation. The second story of this elevation features four symmetrically spaced windows with 8/16 sash. These windows have brick sills and no lintels. A brick denticulated cornice and copper gutter complete the elevation. Two copper downspouts are located at the northeast corner and at the northern edge of the third bay (Photo 7).

### **Chapel Addition (1889)**

The Chapel addition is a hipped-roof red-brick structure with a square footprint that is connected to the southwest corner of the main church building by a flat-roofed one-bay deep, two-story ell. Brick on the Chapel are laid in a variation of the Common bond with seven courses of stretchers between a course of alternating headers and stretchers. The Panel Brick style of the Chapel together with its late 19<sup>th</sup> century red brick and tinted mortar visually differentiates the addition from the main church building. The Chapel's location at the corner also limits its visual impacts on the façade of the main church (Photo 1). The Chapel features a granite foundation and slate shingled roof. Fenestration on the Chapel features elongated windows on the second story with 2/2 sash and semi-circular stained glass transoms. The Chapel's two-story ell, which features the main entrance, sits at a right angle to the main building creating an L-shape. The Church's granite entry stairs extend to the ell where they turn at a right angle and are finished with a dressed granite block. The Church's granite watertable continues around the ell and the second story brownstone string course continues onto the façade of the ell. (Photo 8) The denticulated cornice of the main church is also replicated on the ell. A granite cornerstone is inscribed with the Chapel's "1889" construction date (Photo 9).

### Façade/west

The ell's two-bay façade is oriented west. The first story features a large entry with double paneled doors capped by an arched brick molding above a single-lite semi-circular transom. An arched window with 2/2 sash is capped by a round arched brick molding with a brick sill. Segmental arched windows on the second story features 2/2 sash and are capped by segmental arched brick hood molding (Photo 8). The southern elevation of this section features a 2/2 rectangular window flush with the watertable and a two-story segmental arched stained glass window that bisects the first and second stories (Photo 10). Both windows are capped by brick hood moldings. The main Chapel rises an additional half story above the ell. The Chapel's west wall, which is visible above the ell, is clad in slate shingles with a modified simple cornice (Photo 10).

### South elevation

The three-bay south elevation, which is partially obscured by the house at 1 Ash Street, features a deep Panel Brick corbelled cornice. Fenestration on this elevation features a pair of rectangular 4/4 windows on the first story and symmetrically-spaced single 2/2 windows with semi-circular transoms on the second story. Brick hood moldings and rusticated brownstone sills complete the windows. Three granite steps are located next to the foundation on this elevation (Photo 11).

### East elevation

The Chapel's east elevation is four bays wide with a single entry located at the southeast corner of the wall (Photo 12). The entry features paired paneled doors set below a segmental arched transom. First story windows include single 2/2 rectangular windows on the outside bays and paired 2/2 windows in the two center bays. Windows are capped by flat brick hood moldings with rusticated brownstone sills. Second story windows replicate the first story pattern of single and paired windows but feature half-round transoms above. Half-round brick hood moldings and rusticated brownstone trim complete the windows. A second-story decorative brick string course sits directly below second story windows (Photo 13).

### North elevation

The four-bay north elevation features segmental arched basement openings with 6-light rectangular windows. (Photo 14) An additional opening for an access door to the basement is located at the northeast corner. First story fenestration includes single windows in three bays with

paired windows in the fourth (NW) bay. Basement windows in the fourth bay replicates this pattern. Second story windows are single in each bay and continue the pattern of elongated 2/2 rectangular sash with semi-circular stained glass transoms. Brick hood molding and rusticated brownstone trim complete each window. A simple brick chimney (which may be a later addition) rises slightly off-center on this elevation. The north elevation of the two-story ell features single openings on each story. The upper portion of the first story opening has been partially infilled with plywood with a smaller 2/2 window filling the remainder. The second story opening features a segmental-arched opening with rectangular 2/2 sash.

WHEREAS, due to its historical and architectural significance, the Building and the Property were accepted for inclusion in the National and State Registers of Historic Places on October 18, 1983.

WHEREAS, Grantor and Grantee recognize the architectural, historic, and cultural values (hereinafter "preservation values") and significance of the Building and have the common purpose of preserving the aforesaid preservation values and significance of the exterior of the Building and the Property; and

WHEREAS, the preservation values of the Building is documented in a series of photographs and documents (hereinafter, 'Baseline Documentation') incorporated herein and attached hereto as by reference as Exhibit A, B and C, which Baseline Documentation the parties agree provides an accurate representation of the Building as of the date of this grant; and

WHEREAS, the Baseline Documentation (Exhibits A, B and C) shall consist of the following:

Exhibit A. Legal Property Description

Exhibit B. Assessors' Parcel Map

Exhibit C. Fifteen (15) Baseline Photographs Dated December 2018; and

WHEREAS, the Building is in need of preservation and restoration; and

WHEREAS, upon the recommendation of the Community Preservation Committee and approved as Project by the City Council, the sum of Sixty-Seven Thousand, Six Hundred and Forty-Seven Dollars and Ninety-Seven Cents (\$67,647.97) from the Community Preservation Fund ("Funds") was appropriated for the purpose of funding a grant for the restoration of the windows of the Building; and

WHEREAS, the Grantor and the Grantee have reached an Agreement whereby the Grantee shall provide the Funds so appropriated to the Grantor to be expended for the preservation and renovation of the aforementioned Building, under the terms and conditions set forth herein and in such other documents as the parties may execute, and the Grantor agrees to accept such Funds to be used exclusively for such purposes and under such terms and conditions ("Restriction" or "Preservation Restriction");

WHEREAS, the Grantor in further consideration of the receipt of such Funds and to ensure the preservation of the aforementioned Building agrees and desires, to impose certain restrictions, obligations and duties upon itself, its successors and assigns, so as to maintain, protect and preserve the architectural and historical integrity of the Building;

WHEREAS, the preservation of the Building is important to the public for the enjoyment and appreciation of its architectural and historical heritage and serves the public interest in a manner consistent with the purposes of Massachusetts General Laws, Chapter 184, Sections 31, 32 and 33 ("Act"); and

WHEREAS, the Commission is authorized to accept preservation restrictions in the name of the City of Salem and the Commission is a governmental body duly organized under the laws of the Commonwealth of Massachusetts, including the General Laws, Chapter 40C, authorized and directed by the Grantee to manage the Property and Buildings burdened by such restrictions, consistent with the provisions of the Act and to administer and enforce this preservation restriction;

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby irrevocably grant and convey to the Grantee in gross in perpetuity this Restriction over the Property and exterior of the Building to be administered, managed and enforced by the Commission.

1. Purpose: It is the Purpose of this Restriction to assure that, the architectural, historic, and cultural features of the exterior of the Building will be retained and maintained forever substantially in its current condition or in a restored condition approved by the Commission for preservation purposes and to prevent any use or change of the Property or the exterior of the Building that will significantly impair or interfere with the Building's preservation values or alter views of the exterior of the Building.

2. Preservation Restriction: The Grantor grants the Grantee the right to forbid or limit:

- a. any alteration to the appearance, materials, workmanship, condition or structural stability of the Building unless (i) clearly of a minor nature and not affecting the characteristics which contribute to the architectural or historical integrity of the Building and the Property, or (ii) the Grantee has previously determined that it will not impair such characteristics after reviewing plans and specifications submitted by Grantor in accordance with the requirements of paragraph 7, which determination shall not be unreasonably withheld, or (iii) required by casualty or other emergency promptly reported to Grantee in accordance with the requirements of paragraph 9. For the purposes of this Agreement, interpretation of what constitutes alterations of a minor nature and ordinary maintenance and repair is governed by the Restriction Guidelines, which are attached hereto as Exhibit D and hereby incorporated by reference.
- b. any other act or use that may be harmful to the historic preservation of the Building or the Property.

3. Restriction as to Expenditure of Funds: Subject to Paragraph 2 and the terms and conditions of this Restriction and such other terms and conditions as the Commission may reasonably impose to accomplish the purposes of this Restriction, the Grantor shall expend such Community Preservation Funds to rehabilitate and restore the Building.

4.1. Grantor's Covenants: Covenant to Maintain. Subject to Paragraph 2 and the terms and conditions of this Restriction and such other terms and conditions as the Commission may reasonably impose to accomplish the purposes of this Restriction, the Grantor covenants and agrees at all times to maintain the Building in the same structural condition and state of repair to that existing following the substantial completion of restoration work to be completed as a result of the expenditure of Community Preservation Funds. Grantor's obligation to maintain shall require replacement, repair, and reconstruction by Grantor whenever necessary to preserve the exterior of the Building. Subject to the casualty provisions of paragraphs 9 and 10, this obligation to maintain shall require replacement, rebuilding, repair, and reconstruction of the Building whenever necessary in accordance with the policies and procedures of the Commission and in accordance with The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (36 CFR 67 and 68), as these may be amended from time to time (hereinafter the "Secretary's Standards").

4.2. Grantor's Covenants: Prohibited Activities. The following acts or uses are expressly forbidden except as otherwise conditioned in this paragraph:

- a. the Building shall not be demolished, removed, or razed except as provided in Paragraphs 9 and 10;
- b. the dumping of ashes, trash, rubbish, or any other unsightly or offensive materials is prohibited on the Property near the Building;
- c. no above-ground utility transmission lines, except those reasonably necessary for the existing Building, may be created on the Property, subject to utility easements already recorded;

- d. no additions and/or outbuildings may be attached to the Building without prior approval of the Grantor; and
- e. moving the Building to another location shall be forbidden without prior approval of the Commission.

5. Conditional Rights Requiring Grantee Approval: Subject to Paragraph 4 and the terms and conditions of this Restriction and such other terms and conditions as the Commission may reasonably impose to accomplish the purposes of this Restriction, the Grantor shall not alter the Building without prior express written approval of the Commission. Without said approval Grantor shall not make any changes to the Building, including the alteration, partial removal, construction, remodeling, or other physical or structural change, including permanent signs, and any change in material or color or any change to the footprint, size, mass, ridge-line, and rooflines of the Building. Grantor shall similarly not make any alterations to the surrounding Property that would obscure the current view of the Building, such as the installation of permanent signage or trees or very large shrubs without approval of the Commission.

Activities by Grantor to maintain the Building and the Property which are intended to be performed in accordance with the provisions of paragraph 4.1, and which are of a minor nature, shall not require the prior approval of the Commission. For the purposes of this section, interpretation of what constitutes ordinary maintenance of a minor nature is governed by the Restriction Guidelines (Exhibit D), which are attached to this Agreement and hereby incorporated by reference.

6. Grantor's Reserved Rights Not Requiring Further Approval by the Grantee: Subject to the provisions of paragraphs 2 and 4.2, the following rights, uses, and activities of or by Grantor on, over, or under the Property are permitted by this Restriction and by the Commission without further approval by the Commission:

- a. the right to engage in all those acts and uses that:
  - (i) are permitted by governmental statute or regulation;
  - (ii) do not substantially impair the preservation values of the Building and Property; and
  - (iii) are not inconsistent with the Purpose of this Restriction;
- b. pursuant to the provisions of Paragraph 4.1, the right to maintain and repair the Building strictly according to the Secretary's Standards. As used in this sub-paragraph, the right to maintain and repair shall mean the use by the Grantor of in-kind materials and colors, applied with workmanship comparable to that which was used in the construction or application of those materials being repaired or maintained, for the purpose of retaining in good condition the appearance and construction of the exterior of the Building. The right to maintain and repair as used in this sub-paragraph shall not include the right to make changes in appearance, materials, workmanship from that existing prior to the maintenance and repair without the prior approval of the Commission in accordance with the provisions of Paragraph 5;

7. Review of Grantor's Requests for Approval: Grantor shall submit to the Commission for the Commission's approval of those conditional rights set out at Paragraphs 2 and 5 and two copies of information (including plans, specifications, and designs where appropriate) identifying the proposed activity with reasonable specificity. In connection therewith, Grantor shall also submit to the Commission a timetable for the proposed activity sufficient to permit the Commission to monitor such activity. Within sixty (60) days of the Commission's receipt of any plan or written request for approval hereunder, the Commission shall certify in writing that (a) it approves the plan or request, or (b) it disapproves the plan or request as submitted, in which case the Commission shall provide Grantor with written suggestions for modification or a written explanation for the Commission's disapproval. Any failure by the Commission to act within sixty (60) days of receipt of Grantor's submission or resubmission of plans or requests shall be deemed to constitute approval by the Commission of the plan or request as submitted and to permit Grantor to undertake the proposed activity in accordance with the plan or request submitted, so long as

the request sets forth the provisions of this section relating to deemed approval after the passage of time provided that nothing herein shall be construed to permit Grantor from undertaking any of the activities prohibited hereunder.

8. Standards for Review: In exercising any authority created by this Restriction to inspect the Building; to review any construction, alteration, repair, or maintenance; or to review casualty damage or to reconstruct or approve reconstruction of the Building following casualty damage, the Commission shall apply the Secretary's Standards.

9. Casualty Damage or Destruction: In the event that Building or Property shall be damaged or destroyed by fire, flood, windstorm, hurricane, earth movement or other casualty, Grantor shall notify the Commission in writing within fourteen (14) days of the damage or destruction, such notification including what, if any, emergency work has already been completed. No repairs or reconstruction of any type, other than temporary emergency work to prevent further damage to the Building and Property and to protect public safety, shall be undertaken by Grantor without the Commission's prior written approval of the work. Within sixty (60) days of the date of damage or destruction, if required by the Commission, Grantor at its expense shall submit to the Commission a written report prepared by a qualified restoration architect and an engineer who are acceptable to the Grantor and the Commission, which report shall include the following:

- a. an assessment of the nature and extent of the damage;
- b. a determination of the feasibility of the restoration of the Building and/or reconstruction of damaged or destroyed portions of the Building; and
- c. a report of such restoration/reconstruction work necessary to return the Building to the condition existing at the date hereof or the condition subsequently approved by the Commission.

10. Review After Casualty Damage or Destruction: If, after reviewing the report provided in Paragraph 9 and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under paragraph 11, Grantor and the Commission agree that the Purpose of the Restriction will be served by such restoration/reconstruction, Grantor and the Commission shall establish a schedule under which Grantor shall complete the restoration/reconstruction of the Building in accordance with plans and specifications consented to by the parties up to at least the total of the casualty insurance proceeds available to Grantor.

If, after reviewing the report and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under paragraph 11, Grantor and the Commission agree that restoration/reconstruction of the Building is impractical or impossible, or agree that the Purpose of the Restriction would not be served by such restoration/reconstruction and Grantor may, with prior written consent of the Commission, alter, demolish, remove or raze the Building, and/or construct new improvements on the Property, Grantor and Grantee may agree to seek to extinguish this Restriction in accordance with the laws of the Commonwealth of Massachusetts and paragraph 23 hereof.

If, after reviewing the report and assessing the availability of insurance proceeds after satisfaction of any mortgagee's/lender's claims under paragraph 11, Grantor and the Commission are unable to agree that the Purpose of the Restriction will or will not be served by such restoration/reconstruction, the matter may be referred by either party to binding arbitration and settled in accordance with the Commonwealth of Massachusetts arbitration statute then in effect, and all other applicable laws, rules, regulations, and ordinances. Arbitrator shall have experience in historic preservation matters.

11. Insurance: Grantor shall keep the Building insured by an insurance company rated "A" or better by Best's or equivalent rating agency for the full replacement value against loss from the perils commonly insured under standard fire and extended coverage policies and comprehensive general liability insurance against claims for personal injury, death and property damage. Property damage insurance shall include



change in condition and building ordinance coverage, in form and amount sufficient to replace fully the damaged Building without cost or expense to Grantor or contribution or coinsurance from Grantor. Grantor shall deliver to the Commission, within ten (10) business days of the Commission's written request thereof, certificates of such insurance coverage. Provided, however, that whenever the Property is encumbered with a mortgage or deed of trust nothing contained in this paragraph shall jeopardize the prior claim, if any, of the mortgagee/lender to the insurance proceeds.

12. Indemnification: Grantor hereby agrees to pay, protect, indemnify, hold harmless and defend, at its own cost and expense, Grantee, its boards, commissions, appointees, agents, directors, employees, or independent contractors from and against any and all claims, liabilities, expenses, costs, damages, losses and expenditures (including attorneys' fees and disbursements hereafter incurred) arising out of or in connection with injury to or death of any person as a result of the existence of this Restriction; physical damage to the Building; the presence or release in, on, or about the Property, at any time, of any substance now or hereafter defined, listed, or otherwise classified pursuant to any law, ordinance or regulation as a hazardous, toxic, polluting or contaminating substance; or other injury or other damage occurring on or about the Building; unless such injury, death, or damage is caused by Grantee or its boards, commissions, appointees, agents, directors, employees, or independent contractors. In the event that Grantor is required to indemnify Grantee pursuant to the terms of this paragraph, the amount of such indemnity, until discharged, shall constitute a lien on the Property with the same effect and priority as a mechanic's lien.

13. Written Notice: Any notice which either Grantor or Grantee may desire or be required to give to the other party shall be in writing;

Grantor: 211 Bridge Street Corporation  
d/b/a The Bridge at 211  
211 Bridge Street  
Salem, MA 01970

Grantee: Salem Historical Commission  
c/o City of Salem  
Department of Planning & Community Development  
98 Washington Street  
Salem, MA 01970

Each party may change its address set forth herein by a notice to such effect to the other party.

14. Evidence of Compliance: Upon request by Grantor, Grantee shall promptly furnish Grantor with certification that, to the best of Grantee's knowledge, Grantor is in compliance with the obligations of Grantor contained herein, or that otherwise evidence the status of this Restriction to the extent of Grantee's knowledge thereof.

15. Inspection: With the consent of Grantor, Grantee or its representatives shall be permitted at reasonable times to inspect the Building and the Property on an annual basis. Grantor covenants not to withhold unreasonably its consent in determining dates and times for such inspections.

16. Grantee's Remedies: The Grantor, for itself, its assigns and successors, expressly acknowledges that a violation of this Preservation Restriction Agreement, including a failure to expend such Funds for their intended purposes, may result in the Commission exercising its right to enforce the terms and conditions of the Restriction by seeking appropriate legal and equitable relief, including, but not limited to, restoration of the Building, repayment of the Funds, and such other legal and equitable remedies as may be available to the Commission to effectuate the purposes of this Restriction and to enforce the Grantor's obligations hereunder.

In the event Grantor is found to have violated any of its obligations, Grantor shall reimburse Grantee for any costs or expenses incurred in connection with Grantee's enforcement of the terms of this Restriction,



including all court costs, and attorneys', architectural, engineering, and expert-witness fees. Grantor shall, at its own expense and with approval of Commission, reverse any actions or activities which violated this restriction and altered the Building.

Nothing in this Restriction shall impose upon the Commission any duty to maintain or require that the Building be maintained in any particular state or condition, notwithstanding the Commission's acceptance hereof. Enforcement of the terms of this Preservation Restriction shall be at the discretion of the Commission. Any election by the Commission as to the manner and timing of the exercising of its right to enforce this Preservation Restriction or otherwise exercise its rights hereunder shall not be deemed or construed to be a waiver of such rights. By its acceptance of this Preservation Restriction, the Commission does not assume any liability or obligation relating to the condition of the Building or the Property, including compliance with hazardous materials or other environmental laws and regulations.

17. Notice from Government Authorities: Grantor shall deliver to Grantee copies of any notice of violation or lien relating to the Building or Property received by Grantor from any government authority within five (5) days of receipt by Grantor. Upon request by Grantee, Grantor shall promptly furnish Grantee with evidence of Grantor's compliance with such notice or lien where compliance is required by law.

18. Notice of Proposed Sale: Grantor shall promptly notify Grantee in writing of any proposed sale of the Property and provide the opportunity for Grantee to explain the terms of the Restriction to potential new Grantors prior to sale closing.

19. Runs with the Land: Except as provided in Paragraphs 9 and 10, the restrictions, obligations and duties set forth in this Restriction shall run with the Property and shall inure to the benefit of the Commission and all parties claiming by, through or under the Commission and shall bind the Grantor and all parties claiming by, through or under the Grantor. The rights hereby granted to the Commission constitute the perpetual right of the Commission to enforce this Preservation Restriction Agreement. The Grantor hereby covenants for itself to stand seized and hold title to the Property subject to the terms of this Restriction. This Restriction shall extend to and be binding upon Grantor and Grantee, their respective successors in interest and all persons hereafter claiming under or through Grantor and Grantee, and the words "Grantor", "Grantee" when used herein shall include all such persons. Any right, title, or interest herein granted to Grantee also shall be deemed granted to each successor and assign of Grantee and each such following successor and assign thereof, and the word "Grantee" shall include all such successors and assigns.

Anything contained herein to the contrary notwithstanding, Grantor of the Property shall have no obligation pursuant to this instrument where such Grantor shall cease to have any Grantorship interest in the Property by reason of a bona fide transfer. The restrictions, stipulations and covenants contained in this Restriction shall be inserted by Grantor, verbatim or by express reference, in any subsequent deed or other legal instrument by which Grantor divests itself of either the fee simple title to or any lesser estate in the Property or any part thereof, including by way of example and not limitation, a lease of all or a portion of the Property.

20. Assignment: Grantee may convey, assign, or transfer this Restriction to a unit of federal, state, or local government or to a similar local, state, or national charitable corporation or trust that qualifies under the Act, and whose purposes, inter alia, are to promote preservation of historical, cultural, or architectural resources, provided that any such conveyance, assignment or transfer requires that the Purpose for which the Restriction was granted will continue to be carried out. Grantor shall give prior written approval of such conveyance, assignment, or transfer by Grantee, such approval not to be unreasonably withheld.

21. Alternate Designee: Grantee may, at its discretion, remove and replace the Commission as its designee to administer, manage, and enforce this Restriction, provided that any new designee is qualified as such under the Act and other applicable law.

22. Recording and Effective Date: Grantee shall do and perform at its own cost all acts necessary to the prompt recording of this Restriction which shall become effective upon its being duly executed by the Grantor, the City of Salem, and the Salem Historical Commission, its being approved by the Massachusetts Historical Commission, and its being recorded with the Southern Essex District Registry of Deeds.

23. Extinguishment: Grantor and Grantee hereby recognize that an unexpected change in the conditions surrounding the Property may make impossible the continued Grantorship or use of the Property for the Purpose of this Restriction and necessitate extinguishment of the Restriction. Such a change in conditions may include, but is not limited to, partial or total destruction of the Building resulting from casualty. Such an extinguishment must meet all the requirements of the Act for extinguishment, including approvals following public hearings by the City of Salem and the Massachusetts Historical Commission to determine that such extinguishment is in the public interest. In the event of a sale of the Property, net proceeds of sale shall be paid to Grantor.

24. Condemnation: If all or any part of the Property is taken under the power of eminent domain by public, corporate, or other authority, or otherwise acquired by such authority through a purchase in lieu of a taking, Grantor and Grantee shall join in appropriate proceedings at the time of such taking to recover the full value of those interests in the Property that are subject to the taking and all incidental and direct damages resulting from the taking. All expenses reasonably incurred by Grantor and Grantee in connection with such taking shall be paid out of the recovered proceeds. Such recovered proceeds shall be paid to Grantor.

25. Interpretation: The following provisions shall govern the effectiveness, interpretation, and duration of the Restriction:

- a. Any rule of strict construction designed to limit the breadth of restrictions on alienation or use of the Property shall not apply in the construction or interpretation of this Restriction and this instrument shall be interpreted broadly to affect its Purpose and the transfer of rights and the restrictions on use contained herein.
- b. This instrument may be executed in two counterparts, one of which is to be retained by Grantor and the other, after recording, to be retained by Grantee. In the event of any disparity between the counterparts produced, the recorded counterpart shall in all cases govern. Except as provided in the preceding sentence, each counterpart shall constitute the entire Restriction of the parties.
- c. This instrument is made pursuant to the Act, but the invalidity of such Act or any part thereof shall not affect the validity and enforceability of this Restriction according to its terms, it being the intent of the parties to agree and to bind themselves, their successors and their assigns in perpetuity to each term of this instrument whether this instrument be enforceable by reason of any statute, common law or private Restriction either in existence now or at any time subsequent hereto.
- d. Nothing contained herein shall be interpreted to authorize or permit Grantor to violate any ordinance or regulation relating to building materials, construction methods or use. In the event of any conflict between any such ordinance or regulation and the terms hereof Grantor promptly shall notify Grantee of such conflict and shall cooperate with Grantee and the applicable governmental entity to accommodate the purposes of both this Restriction and such ordinance or regulation.

If any court or other tribunal determines that any provision of this instrument is invalid or unenforceable, such provision shall be deemed to have been incorporated herein automatically to conform to the requirements for validity and enforceability as determined by such court or tribunal. In the event any provision invalidated is of such a nature that it cannot be modified, the provision shall be deemed deleted from this Preservation Restriction as though it had never been included herein. In either case, the remaining provisions of this instrument shall remain in full force and effect.

26. Amendment: If circumstances arise under which an amendment to or modification of this Restriction would be appropriate, Grantor and Grantee may by mutual written agreement jointly amend this Restriction, provided that no amendment shall be made that will adversely affect the qualification of this Restriction or the status of Grantee under any applicable law. Any such amendment shall be consistent with the protection of the preservation values of the Property and the Purpose of this Restriction; shall not affect its perpetual duration; shall not permit any private inurement to any person or entity; and shall not adversely impact the overall architectural and historic values protected by this Restriction. Any such amendment shall be effective when the requirements of the Act with respect to amendments have been met and the amendment is recorded in the Southern Essex District Registry of Deeds. Nothing in this paragraph shall require Grantor or Grantee to agree to any amendment or to consult or negotiate regarding any amendment.

27. Release: This Preservation Restriction is intended to be a restriction in gross in perpetuity and may only be released, in whole or in part, by the Grantee pursuant to the procedures for release established by the Act and otherwise by law, including approvals following public hearings by the City of Salem and the Massachusetts Historical Commission to determine that such a release is in the public interest.

28. Archaeological Activities: The conduct of archaeological activities on the Property, including without limitation survey, excavation, and artifact retrieval, may occur only following the submission of an archaeological field investigation plan prepared by the Grantor and approved in writing by the Grantee and the State Archaeologist of the Massachusetts Historical Commission (M.G.L. C. 9, Sec. 27C, 950 C.M.R. 70.00).

IN WITNESS WHEREOF, the Grantor sets its hand and seal this 21 day of March, 2019.  
By:

**GRANTOR:**

211 Bridge Street Corporation

Mark Stevens

Mark Stevens  
President  
and Co-chair, Board of Directors

Dale E. Yale

Dale E. Yale  
Secretary  
and Co-chair, Board of Directors

Stephen Benevento

Stephen Benevento  
Treasurer

RECEIVED

MAR 26 2019

COMMONWEALTH OF MASSACHUSETTS

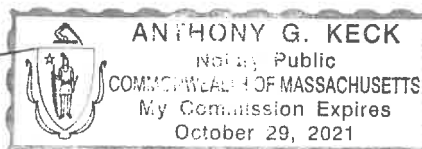
DEPT. OF PLANNING  
COMMUNITY DEVELOPMENT

Essex,ss.

On this 21 day of MARCH, 2019, before me, the undersigned notary public, personally appeared Dale E. Yale, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes.

Anthony G. Keck

Notary Public  
My Commission Expires:

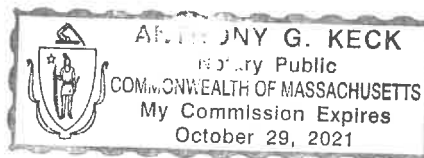


Essex,ss.

On this 21 day of MARCH, 2019, before me, the undersigned notary public, personally appeared Mark Stevens, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes.

Anthony G. Keck

Notary Public  
My Commission Expires:

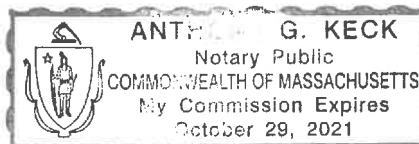


Essex,ss.

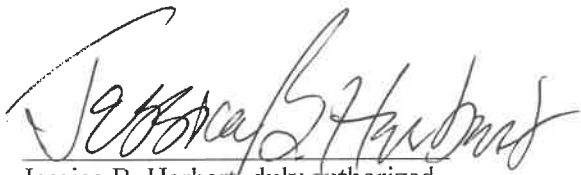
On this 21 day of MARCH, 2019, before me, the undersigned notary public, personally appeared Stephen Benevento, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes.

Anthony G. Keck

Notary Public  
My Commission Expires:



ACCEPTANCE BY THE SALEM HISTORICAL COMMISSION



Jessica B. Herbert, duly authorized  
Chair, Salem Historical Commission

COMMONWEALTH OF MASSACHUSETTS

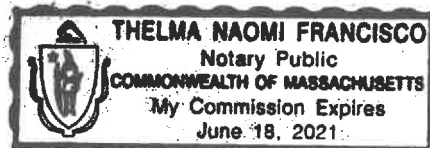
Essex,ss.

On this 21<sup>st</sup> day of March, 2019 before me, the undersigned notary public, personally appeared Jessica B. Herbert, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes as duly authorized Chair of the Salem Historical Commission.



Notary Public

My Commission Expires:



**ACCEPTANCE AND APPROVAL BY THE CITY OF SALEM**

I, the undersigned City Clerk of the City of Salem, Massachusetts, hereby certify that at a meeting duly held on April 25, 2019, the City Council voted to approve and accept the foregoing Preservation Restriction Agreement for the preservation of the historic resources of said City and being in the public interest pursuant to Massachusetts General Laws Chapter 184, Section 32.

By its Clerk

  
Ilene Simons  
City Clerk

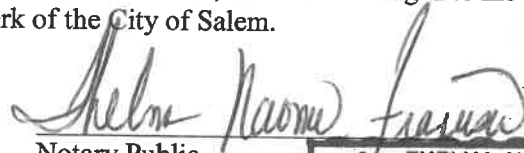
The undersigned hereby certifies that the foregoing preservation restrictions have been approved and accepted by the City of Salem

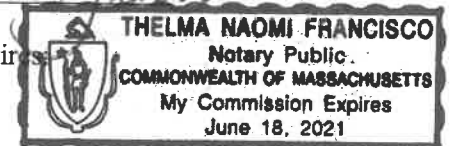
  
Kimberley Driscoll  
Mayor

**COMMONWEALTH OF MASSACHUSETTS**

Essex, ss.

On this 1st day of May, 2019, before me, the undersigned notary public, personally appeared Ilene Simons, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purposes as Clerk of the City of Salem.

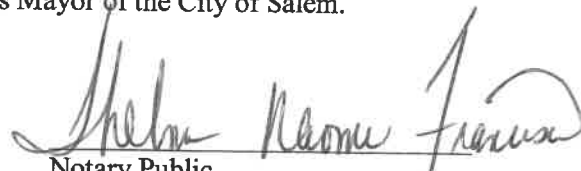
  
Notary Public  
My Commission Expires:

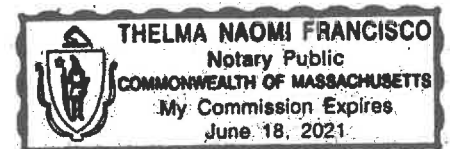


**COMMONWEALTH OF MASSACHUSETTS**

Essex, ss.

On this 1st day of May, 2019, before me, the undersigned notary public, personally appeared, Kimberley Driscoll, proved to me through satisfactory evidence of identification, which was (a current driver's license) (a current U.S. passport) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes as Mayor of the City of Salem.

  
Notary Public  
My Commission Expires:



APPROVAL BY THE MASSACHUSETTS HISTORICAL COMMISSION

COMMONWEALTH OF MASSACHUSETTS

The undersigned Executive Director and Clerk of the Massachusetts Historical Commission hereby certifies that foregoing preservation restriction has been approved pursuant to Massachusetts General Law, chapter 184, section 32.

MASSACHUSETTS HISTORICAL COMMISSION

*Brona Simon*

\_\_\_\_\_  
Brona Simon  
Executive Director and Clerk

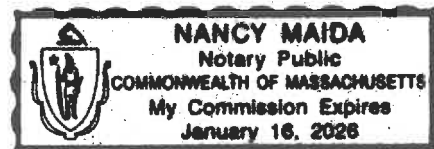
COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On this 17<sup>th</sup> day of May, 2019, before me, the undersigned notary public, personally appeared Brona Simon proved to me through satisfactory evidence of identification, which was (~~a current driver's license~~) (~~a current U.S. passport~~) (my personal knowledge of the identity of the principal), to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes.

*Nancy Maider*  
\_\_\_\_\_  
Notary Public

My Commission Expires:





# EXHIBIT A

## Legal Property Description

The land with the buildings thereon, situated at 211 Bridge Street, Salem, Essex County, Massachusetts, and being described as follows:

Beginning at the northwest corner of said land at Rust Street, now known as North Walkway, and the southern side of Bridge Street running in an easterly direction along Bridge Street One Hundred eighteen and 84/100 (118.84) feet, thence,

Running southerly in two courses along Ash Street Eighty-four and 24/100 (84.24) feet and Sixty-five and 26/100 (65.26) feet, thence

Running westerly Sixty-two and 50/100 (62.50) feet to a point, thence

Running southerly Eight and 25/100 (8.25) feet to a point, thence

Running westerly Sixty-five and 58/100 (65.58) feet to said Rust Street, now known as North Walkway, thence

Running northerly One Hundred Twenty-five and 53/100 (125.53) feet to the point of beginning at Bridge Street.

Being approximately 16,252 feet, more or less.

Subject to and with the benefit of all easements of record insofar as now in force and applicable to the within described premises.

For title reference see deeds recorded with the Essex South Registry of Deeds in Book 234, Page 180, Book 277, Page 231, Book 1288, Page 161, Book 1742, Page 379, Book 4360, Page 348, and Book 4425, Page 473.

Source: Southern Essex District Registry of Deeds in Book 35535, Page 304.

# EXHIBIT B

Salem Assessors' Parcel Map 35-0194



# EXHIBIT C

## Baseline Photographs



Photo 1 – Church façade (south) with Chapel addition





Photo 2 – Façade details



Photo 3 – Date plaque

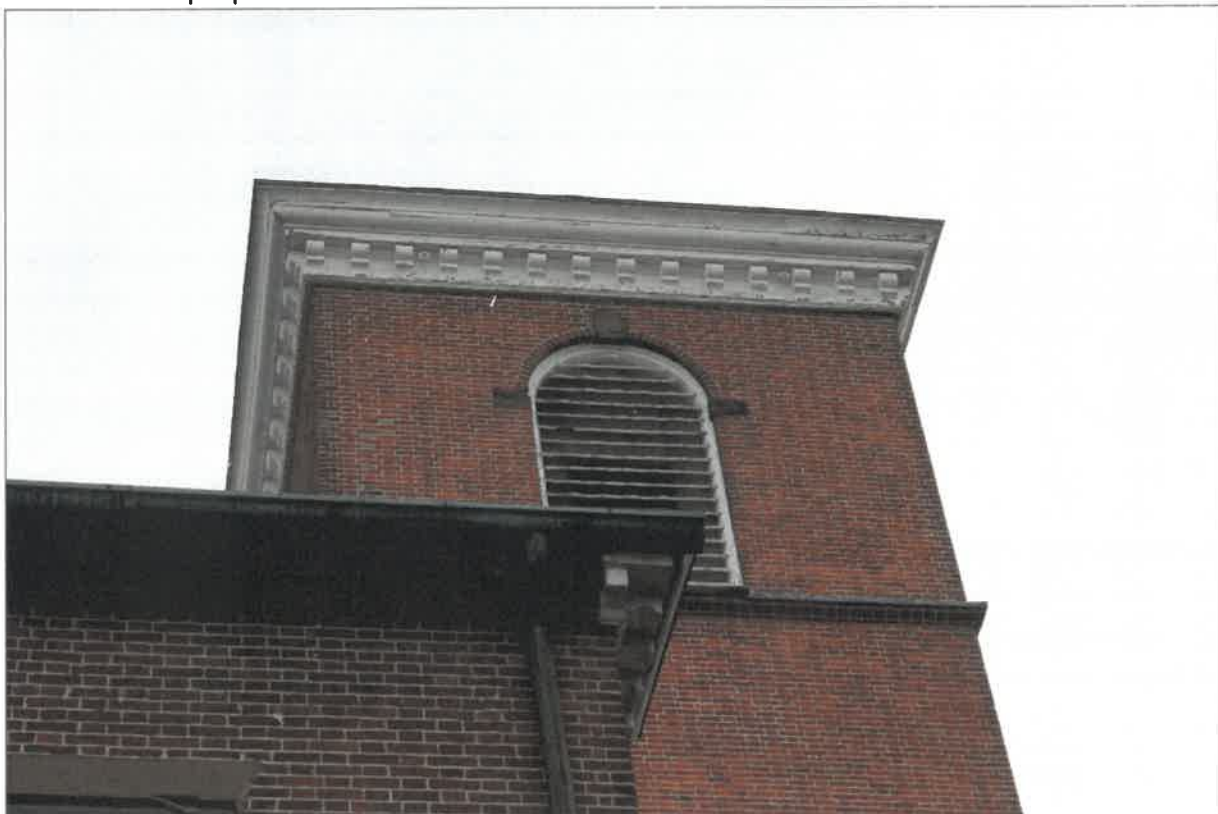


Photo 4 – View of west elevation of tower





Photo 5 – West elevation



Photo 6 – North Elevation



Photo 7 – East elevation of Church and North elevation of Chapel and ell



Photo 8 - Façade of Chapel ell (west)





Photo 9 – Cornerstone



Photo 10 – View of ell and chapel



Photo 11 - South elevation of Chapel and ell





Photo 12 – East elevation of Chapel



Photo 13 – Detail of second story East elevation of Chapel



Photo 14 – North elevation of Chapel and ell

# EXHIBIT D

## RESTRICTION GUIDELINES

The purpose of the Restriction Guidelines is to clarify paragraph three of the terms of the preservation restriction, which deals with alterations to the Property. Under this section permission from the SALEM HISTORICAL COMMISSION (COMMISSION) is required for any major alteration. Alterations of a minor nature, which are part of ordinary maintenance and repair, do not require COMMISSION review.

In an effort to explain what constitutes a minor alteration and what constitutes a major change, which must be reviewed by the COMMISSION, 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 the property owner.

### PAINT

Minor - Exterior 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, ornamental woodwork, stone, masonry, decorative or significant original stucco or 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. Structural stabilization of the property is also considered a major alteration.

### 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, walls, fences; ground disturbance affecting archaeological resources.

### HEATING/AIR CONDITIONING/ELECTRICAL/PLUMBING SYSTEMS

Minor - Repair of existing systems.

Major - Installing or upgrading systems which will result in major exterior appearance changes (i.e. exterior ducts, piping, ventilators, HVAC units); the removal of substantial quantities of original materials in the course of construction.

Changes classified as major alterations are not necessarily unacceptable. Under the preservation restriction such changes must be reviewed by the COMMISSION and their impact on the historic integrity of the property assessed.

It is the responsibility of the property owner to notify the COMMISSION in writing when any major alterations are contemplated. Substantial alterations may necessitate review of plans and specifications.

The intent of the preservation restriction is to enable the COMMISSION to review proposed alterations and assess their impact on the integrity of the building, not to preclude future change. COMMISSION will attempt to work with property owner to develop mutually satisfactory solutions, which are in the best interests of the Property.