

The Decision Log is offered as a resource to those who wish to learn about pertinent decisions made by the TIP Historic Preservation and Architectural Review Board (PB) utilizing the TIP Preservation Code. Decisions of a routine nature are not listed here. This appendix will be reviewed and updated by the PB at the end of each season. All decisions are recorded in the meeting minutes which are filed in the Corporation office and can be viewed upon request.

FEATURE	Topic	ELEMENT	DATE	PRESERVATION BOARD DECISION	JUSTIFICATION
Boathouse	Entry Door	BARN STYLE CROSS-BUCK	3/22/21	REJECTED	
Boathouse	Height	Cupola	08/08/2016	Rejected	Height Restriction
Boathouse	Massing	Variance for height and roof design	02/21/2017	Approved	
Boathouse	Materials	Brickmold Trim	05/27/2010	Rejected	Non-Typical
Boathouse	Materials	Boathouse Roof	07/20/2013	Approved - boathouses only	Classic metal
Boathouse	Materials	Rolled Roofing on boathouse	05/22/2017	Rejected	Standing seam or Asphalt Required
				Approved	
Boathouse	Materials	SIDING - LP SMARTSIDE SMOOTH OUT	8/30/23		
Boathouse	Replacement Garage door	WOODEN BY OVERHEAD DOOR CO	7/25/22	Approved	
Boathouse	Substitute Materials	Siding- Synthetic (Boral)	09/29/2015	Approved	Boathouse application only
Boathouse	Substitute Materials	Windows- Aluminum clad	08/08/2016	Approved	Boathouse application only
Boathouse	Substitute Materials	Fiberglass entry door	09/12/2016	Approved	
Boathouse	Substitute Materials	FLOORING - MOISTURE SHIELD ELEVATE	11/25/20	Approved	
Boathouse	Substitute Materials	SIDING - ORIENTED STRAND BOARD (OSB)	7/11/23	REJECTED	
Boathouse	Substitute Materials	SIDING - BORAL	7/11/23	Approved	
Boathouse	Substitute Materials	SIDING - LP SMARTSIDE SMOOTH OUT	10/10/23	REJECTED	
Car Port	Demolition	Car Port	08/24/2011	Approved	
Chimney	Demolition	Removal of chimney based on findings	12/11/2017	Approved	
Chimney	Demolition	demolition	04/22/2019	Approved	Safety Hazard ; replacement plan submitted
Chimney			09/18/2017	Approved	
Code	Massing	Shed Standards - Acceptable defined	03/27/2017	Approved	
Code	Substitute Materials	Materials	08/16/2019	Substitute Material to be Approved on a case-by-case basis	Recommendation from SHPO
Code	Windows	Proposal to add requirement to repair v replace after evaluation	08/03/2015	Approved by PB	Approved by CB
Cottage	Demolition	Existing Cottage	02/10/2009	Approved	Safety Hazard , Replacement Concept Approved
Cottage	Demolition	Bungalow Style on Same Footprint (Concept)	10/23/2017	Approved	
Cottage	Demolition	cottage demolition	04/23/2018	Approved	Safety Hazard
Cottage	Demolition	Cottage - Replacement Plan Submitted	10/28/2019	Approved	
Cottage	Materials	CEDAR SHAKE (STAINED) SIDING	3/14/22	Approved	
Deck	Substitute Materials	FLOORING - TREX	9/13/21	Approved	
Deck	Substitute Materials	FLOORING - AZEK OR GOSSON	9/13/21	Approved	
Dock		Repair/New Const	09/21/2011	Not Considered	Referred to CB
Doors	Entry Door	REPLACE VINYL WALUMNUM paneled	8/30/23	Approved	
Doors	Materials	Replace Glass on Sliding Door	06/26/2017	Approved	
Doors	Screen Entry Door	VINTAGE DOORS	7/11/22	Approved	
Doors	Substitute Materials	Wood clad French door with either glue-on mullions or clear glass w/o panes	07/19/2014	Approved	
Doors	Substitute Materials	Aluminum Storm	09/19/2018	Rejected	CODE - Handbook
Doors	Substitute Materials	Aluminum Storm	01/18/2019	Allowed	Grandfathered - any future change will require an approved door
Fencing	Materials	4 ft high metal	11/29/2012	Approved	
Fencing		6 ft high - max - wood	09/28/2012	Approved	
Footprint	Massing	Addition exceeding Max	09/20/2013	Rejected	Code/Handbook
Footprint	Massing	Allow an increase of 125% of the average footprint of cottages within a 200 foot radius	05/27/2014	Approved	
Footprint	Massing	Methodology to allow larger footprint	07/09/2018	Approved	
Footprint	Massing	ALL	4/14/21	Approved	
Footprint	Sheds	NOT COUNTED FOR MAXIMUM AREA	9/21/20	Approved	
Foundation	Faux Manufactured Rock	PIER	3/22/21	REJECTED	
Foundation	Materials	Stucco Covering	09/24/2010	Approved with conditions; Landscape Plantings	
General	Air Conditioner	Noise level not to exceed 70 decibels	9/26/22	Approved	
General	Code	Approved with modifications	11/8/21	Approved	
General	Historic Boundaries	ALL RESIDENTIAL SUBDISTRICTS RED	9/26/22	Approved	

FEATURE	Topic	ELEMENT	DATE	PRESERVATION BOARD DECISION	JUSTIFICATION
General	Preservation Code	ARTICLES I, II, III W/REVISIONS	7/6/20	Approved	
Greenhouse		GREENHOUSE	05/14/2014	Approved - Awaiting Corp Board Decision	
Greenhouse		GREENHOUSE	06/16/2014	Approval to be determined on a Case-by-Case basis	
Greenhouse		GREENHOUSE-Victorian	09/20/2014	Concept Approved	
Gutters	Materials	GUTTERS - K Style	06/19/2013	Rejected	Code/Handbook
Gutters	Materials	Half-Round	11/13/2018	Approved	
Gutters	Materials	K-STYLE	7/11/23	REJECTED	
Gutters	Materials	K-STYLE	8/30/23	Approved	
Landscaping	Driveway	WIDTH - 20 FT MAX WIDTH	7/15/19	Approved	
Landscaping	Driveway	SINGLE LANE FROM STREET	7/12/21	Approved	
Landscaping	Erosion Control	CRUSHED STONE PLACED ON PERIMETER OF COTTAGE	7/26/21	Approved	
Landscaping	Tree removal and new planting	DECIDUOUS TO REPLACE CONIFEROUS	11/25/20	Approved	
Landscaping	Walkway to Cottage	CONCRETE	7/25/22	REJECTED	
Landscaping		Generator Placement	12/09/2010	Approved with conditions; Landscape Planting	
Landscaping		Rockfill	09/20/2013	Request removal of stone fill around cottage installed w/o permit	Not enforced- Corp Board decision
Landscaping		Cottage sited gardens barrier not to be higher than 10"	09/19/2018	Approved	
Landscaping		tree removal - 3" or larger requires Corp Board approval	07/15/2019	Refer to Corporate Board	
Mass	Height	BUILDING HEIGHT MAXIMUM	05/27/2014	Definition Approved	
Observatory		OBSERVATORY	03/19/2014	Approved	
Observatory		OBSERVATORY	08/23/2014	Concept Approved	
Observatory		OBSERVATORY	11/25/2014	Rejected - Corp Board overturned PB decision of 8/23/2014	N/A in Red Zone
Outbuilding		Outdoor Shower (Concept)	05/22/2017	Approved	
Outbuilding		Replace Storage Box	10/23/2017	Approved	
Parking	Footprint	Gravel two car widths wide	06/17/2019	Approved	
Parking	Materials	Repair of existing asphalt driveway	10/11/2014	Rejected	None Allowed in Park
Parking	Materials	Paver stones 2'x2' Max; 2 car width; 2" between	09/18/2017	Approved	
Policy	Advisor	PB Advisor availability to consult with owners	09/10/2018	Approved	
Policy	Appeals	APPEALS	05/31/2014	Process Approved - Awaiting Corp Board Decision	
Policy	Appeals	APPEALS - Process	07/12/2014	Preservation Board Decisions overturned on Appeal, sent back to Pres Board for Reconsideration/Action	
Policy	Applications	APPLICATIONS - Process; design review checklist to be used on all applications	07/26/2014	Approved	
Policy	Applications	Require site plan, door and window details and working drawings for new construction	09/19/2018	Approved	
Policy	Applications	PB permits may be extended with an additional fee	11/13/2018		
Policy	Applications	Photo documentation of projects is required for review during PB meetings	01/18/2019		
Policy	Applications	Scaled drawing required for larger projects	10/28/20	Approved	
Policy	Applications	Detailed drawings required on larger projects	1/24/22	Approved	
Policy	Permits	APPLICATION - Permits	07/12/2014	Construction Permits to expire 1 year after issuance (may be extended with justification)	
Policy		Decisions log to be posted on Website	06/26/2017	Approved	
Porch	Footprint	Extend to Six Feet to Street	02/10/2009	Rejected	Only Four Feet Allowed
Porch	Railing	New construction, Railing spindle spacing greater than code	09/14/2015	Rejected	Code dictates 4" on center
Porch	Screens	Porch screen behind railing	11/13/2017	Approved	
Porch	Screens	ALUMINUM PAINTED CHARCOAL	7/11/22	Approved	

FEATURE	Topic	ELEMENT	DATE	PRESERVATION BOARD DECISION	JUSTIFICATION
Porch	Shades	PORCH - Shades roll-up	04/28/2015	Approved	
Porch	Substitute Materials	Flooring - Tendura	02/10/2009	Approved	
Porch	Substitute Materials	Fiberglass Column Replace	06/05/2010	Approved	Hotel
Porch	Substitute Materials	Composite - Azek	07/24/2010	Approved	
Porch	Substitute Materials	Synthetic Material for Railings, posts, spindles	05/26/2015	Rejected	Not Authentic
Porch	Substitute Materials	Synthetic Posts	06/08/2015	Approved	
Porch	Substitute Materials	Posts- Fiberglass	09/29/2015	Rejected	Historic District
Porch	Substitute Materials	Steps - Synthetic (Gosson)	09/29/2015	Approved	
Porch	Substitute Materials	Gingerbread- synthetic	08/08/2016	Approved	
Porch	Substitute Materials	Synthetic Material for railing and steps	09/10/2018	Rejected	CODE; installed without a permit
Porch	Substitute Materials	Azek Flooring	09/10/2018	Approved	Approved Material
Porch	Substitute Materials	Composite Decking; Wood Railings	09/19/2018	Approved	
Porch	Substitute Materials	Tuf Board™ Decking	04/22/2019	Approved	
Porch	Substitute Materials	Replacement windows - Vinyl	10/28/2019	Rejected	CODE
Porch	Substitute Materials	Wellesley Hotel add bottom rail to railing, Azek decking to match existing color scheme	11/02/2019	Approved	
Porch	Substitute Materials	GINGERBREAD, RAILINGS, LATTICE - EXTIRA	11/25/20	Approved	
Porch	Substitute Materials	FLOORING - EXTIRA	1/11/21	Approved	
Porch	Substitute Materials	DECK AND STAIRWAY - AZEK	1/30/23	Approved	
Porch	Substitute Materials	STAIR TREADS - AZEK	6/5/23	Approved	
Porch	Substitute Materials	FLOORING - AZEK	10/10/23	REJECTED	
Porch	Woods- Black locust or Ipe	FLOORING AND STEPS	8/14/23	Approved	
Porch		Enclosure	06/28/2013	Rejected earlier; Overturned by Corp Board on Appeal	Open Porch Concept
Porch		Enclosure	08/21/2013	Second Floor - Rejected	Open Porch Concept
Porch		Enclose portion w/windows and door	09/12/2016	Approved	Small area relative to total
Porch		Enclosed with Double-hung windows	05/20/2019	Rejected	CODE
Porch		Windows - custom made wood - removable	09/23/2019	Approved	
Railing	Materials	Pipe Railing on Gazebo	06/26/2017	Approved	
Railing	Materials	Metal Pipe Handrails	08/20/2018	Approved	
Railing		Porch railing -Max height of 30" with a cable or bar above	11/13/2017	Approved	
Railing		RAILING - PORCH; non-typical	09/19/2018	Rejected	CODE - Handbook
Retaining Walls	Substitute Materials	Versa-Lok	08/09/2014	Rejected	Too Artificial
Retraining Walls/Bulkwork	Best Practices	Vegatation- Bulk Work	1/25/21	Approved	
Roof	Materials	Metal - Standing Seam	09/24/2010	Approved	
Roof	Materials	Standing Seam defined - no visible fasteners, no ridges (flat)	02/11/2019		
Satellite DISH		Installation	06/05/2010	Approved	Grocery
Shed	Footprint	10x12 footprint w/ 7' eaves	02/21/2017	Approved	Policy approved by Corp Board
Shed	footprint	larger than standard	12/10/2018	Rejected	CODE
Shed	Footprint	SHED	07/15/2019	Rejected	CODE; too large
Shed	Height	SHEDS - Eave - 7 Ft max	03/19/2014	Approved	
Shed	Materials	Replace existing siding, doors, windows to match cottage	10/23/2017	Approved	
Shed	Substitute Materials	SHEDS - T111 Siding	03/19/2014	Rejected	Code/Handbook
Shed	Woods- Black locust or Ipe	River view concerns - Neighbor Notification	08/21/2017	Owner eliminates shed	
Shed	Regs added to Best Practices	SHEDS	6/14/21	Approved	
Shutters	Substitute Materials	Plastic	06/26/2017	Rejected	CODE
Sidewalk	Materials	Remove Pavers - Replace with Concrete Sidewalk	09/18/2017	Approved	
Sidewalk	Substitute Materials	concrete pavers	06/25/2018	Rejected	request neutral stone material, 2'x2' max w/3" between
Sidewalk	Substitute Materials	Concrete Pad	06/25/2018	Approved	
Siding	Substitute Materials	SIDING - Hardee Board	01/09/2015	Rejected - Recommend Wood	N/A in Red Zone
Siding	Substitute Materials	LAP - smooth side exposed	10/20/2016	Approved	
Siding	Substitute Materials	T-111	05/22/2017	Rejected by PB	Approved by CB
Siding	Substitute Materials	t-111 - Discussion of Corp Board decision not to remove	07/24/2017		
Siding	Substitute Materials	wood-looking synthetic material	11/13/2018	Approved	
Siding	Substitute Materials	SIDING - BORAL	9/27/21	Approved	
Siding	Substitute Materials	LP SmartSide Shakes Siding	3/14/22	REJECTED	
Siding	Substitute Materials	Hardiplank		Approved - Smooth Side Exposed	

FEATURE	Topic	ELEMENT	DATE	PRESERVATION BOARD DECISION	JUSTIFICATION
Skirting	Materials	Lattice	09/14/2015	Recommend square to replace diagonal	Best Practice
Skirting	Materials	Diagonal lattice	11/13/2018	Rejected	Horizontal Approved
Solar Panels	Non-visible to the streetscape	ROOF - AWAY FROM STREETSCAPE	6/13/22	Approved	
Solar Panels	Non-visible to the streetscape	SOLAR PANELS	3/13/23	Approved	
Solar Panels	Solar Panels	ROOF	12/13/23	Approved	
Terrace	Feature	Hot Tub	08/17/2015	Approved	
Terrace	Patio	Flagstone little elevation change w/1" gap for grass	07/20/2015	Approved	
Terrace	Patio	FAUX PAVERS - (Manufactured)	3/22/21	REJECTED	
Windows	Materials	Replace windows - exact custom made	09/18/2017	Approved	
Windows	Materials	non-compliant installed; corrected with approved window	02/25/2019	Stop- work order issued until corrected	Upheld by Corporate Board
Windows	Materials	Glued muntins - both sides of glass; Marvin Ultimate Series	09/23/2019	Approved	
Windows	Materials	Aluminum Storm - Removable	11/02/2019	Approved	
Windows	Materials	ALUMINUM CLAD	4/26/21	Approved	Painted? Any exception here?
Windows	Materials	ANDERSON A SERIES	2/14/22	Approved	
Windows	Materials	ANDERSON E SERIES	2/14/22	Approved	
Windows	Materials	MARVIN ULTIMATE SIGNATURE	2/28/22	Approved	
Windows	Materials	CUSTOM BY ILLINGWORTH	8/8/22	Approved	
Windows	Materials	SIMULATED MUNTINS W/SPACER BARS	8/22/22	Approved	
Windows	Materials	MARVIN ULTIMATE SIGNATURE	4/24/23	Approved	
Windows	Materials	PELLA CUSTOM WOOD LIFESTYLE SER	6/26/23	Approved	
Windows	Materials	MARVIN ELEVATE	8/14/23	Approved	
Windows	Materials	MARVIN ELEVATE	12/13/23	Approved	
Windows	Non-conforming Picture window replacement	PICTURE WINDOW (REPLACEMENT)	4/18/22	Approved	
Windows	Substitute Materials	Basement Vinyl w/Snap on mullions	11/29/2012	Rejected	Code/Handbook
Windows	Substitute Materials	Basement-vinyl	07/06/2015	Rejected	Recommend custom wood windows
Windows	Substitute Materials	Vinyl Clad (No Permit-Offseason Install)	05/22/2017	Rejected, and replaced with conforming	CODE
Windows	Windows	Repair v Replace Standard	05/22/2017	Approved by CB	Evaluation Tool Document Detailed
Windows	Windows	PB asked to consider custom made windows		Approved by PB	Return to Corp Board for action
Windows		Mulled on carriage house	03/19/2014	Approved	
Windows		Repair not replace	05/26/2015	Approved in RED District when applicable	
Windows		Professional Inspection of windows to determine if repairable	06/22/2015	Approved	
Windows		Replace repairable w/new	07/20/2015	Rejected	New Code Item
Windows		Appeal sent to Corp Board by owner of 7/20/15 decision	08/03/2015	Rejected	
Windows		Custom built to fit Rough Opening	03/27/2017	Approved	
Windows		Repair v Replace - to be done by approved contractor	06/26/2017	Approved	
Windows		Documentation of Replace v Repair by Approved Contractor	08/07/2017	Approved	
Windows		Replacement Windows	10/23/2017	Rejected	Protocol not followed
Windows		Replacement	10/23/2017	Rejected	Windows can be repaired
Windows		Ganged windows with 3.5"-4" Between or semi-circular per craftsman diagram (HB). Egress size in a bedroom	01/22/2018	Approved	
Windows		PB request to change square window to circular or semi-circular per craftsman diagram (HB)	01/22/2018	Approved	