

PRACTICE	APPROPRIATE TREATMENT
GENERAL	
BUILDING, ACCESSORY	Maximum Footprint 10' x 12'
	Maximum Eave Wall Height - 7'
DECKS/PATIO - DETACHED	Installed at Or Near Ground Level - 6 inches max above ground
	Wood, Natural Stone, Approved Other
DECORATIVE TRIM/GINGERBREAD	Trim Appropriate to the Style of the Cottage (See the Thousand Island Park Historic Preservation Handbook for Examples)
DOORS - EXTERIOR	Conforming to the Style of the Cottage - <i>Not Scalloped, Cross-Buck Style, or Sliding Glass Doors</i>
	French Doors of Appropriate Style and Dimension
DOORS - STORM AND SCREEN	Style Appropriate Wood Storm or Screen - <i>Not Aluminum Screen Doors</i>
	Wood Doors with Interchangeable Glass and Screen
DWELLING FOOTPRINT	1600 Sq Ft - Max Unless Otherwise Approved
RED SUBDISTRICT	125% of Average Footprint Area of Cottages within a 150 Ft Radius
DWELLING - NEW INFILL	Maximum Height Not to Exceed 110% of Cottages within 150 Ft radius
	Two Building Lots required - 6400 Sq Ft
	Dwelling style is to be consistent with neighboring cottages and/or of a style reflecting the exterior attributes and elements exhibited throughout the Park
	(See the TIP Historic Preservation Handbook for examples)

EXTERIOR STAIRS	Width Aligned with Opening Size
	Wood or Approved Synthetic Material of Appropriate Color to Blend with Cottage
EXTERIOR VENTING	Stone Exterior Chimney
	Clad or Framed Piping
	<i>Not: Brick or Non-Native Stone, or Unclad Piping, not permissible in front view of cottage</i>
GUTTERS/DOWNSPOUTS	Half Round w/ Round Leaders Made of Copper, Aluminum or Galvanized Metal Painted to Match Trim
	<i>Not: Brick or Non-Native Stone, or Unclad Piping</i>
	<i>Not: Polyvinylchloride (PVC), K-Style Gutters, or Exposed Strapping</i>
PIERS/FOUNDATIONS	Horizontal Lattice Skirting in Foundation Opening
	Foundation Walls of Native Stone or Concrete
	Decorative Skirting Boards or Siding
	<i>Not: Diagonal Lattice Skirting, Unscreened Foundation Opening, or Stucco Style Finish, Vinyl, Artificial Lattice or Tarpaper Coverings</i>
PORCH COMPONENTS	
*Floors	Wood or Approved Substitute Material of Appropriate Color to Blend with Cottage
*Ceilings	Wood Boards, or Tongue and Groove Wainscoting
	Approved Substitute Material of Appropriate Color to Blend with Cottage
*Posts/Columns	Wood Posts of an Appropriate Size and Shape

	Wood Faced with Shingles, Style Appropriate
	<i>Not: Brick, Concrete, Non-Appropriate Metal</i>
*Railings/Balustrades	Shaped and Molded Appropriate to the Style of the Cottage
	Lathe Turned or Decorative Cut Spindles
	Balustrade with Top and Bottom Rails Parallel
	Iron Pipe Railing
	<i>Not: Railings and/or Spindles of Stock Lumber</i>
	<i>Not: Spindles not Centered into Railing</i>
*Screening	Frame Placed on the Inside of Posts/Railing
	Removable Glass Panels When Approved
	<i>Not: Permanent Enclosure by Non-Screen Panels</i>
ROOFS	Mineral Fiber Roofing Material
	Asphalt Shingles of an Appropriate Color (non white)
	Metal Roofing Material - Standing Seam
	Rubber Roofing on Flat or Low Pitched Roofs
SHEDS	Maximum demensions of 10 x 12 feet (120 sqaure feet) with 7 feet tall eave wall height
	Siding, trim, and roof pitch to match cottage
SHUTTERS	Wood, Appropriate to the Style of the Cottage
	Covers the Width of the Opening When Closed
	Affixed with Operable Hardware
	<i>Not: Vinyl, Plastic, or Non-Approved Material</i>
	<i>Not: Affixed to Siding</i>

SIDING	Cove, Board and Batten, Dimensional Boards
	Cementitious Material with Smooth Side Exposed
	<i>Not: Extruded Aluminum, Vinyl</i>
SKYLIGHTS/SOLAR TUBES	Flat Profile Non-Visible to the Street-Scape
WINDOWS - NEW INSTALLATION	Appropriate in Size and Style to the Cottage
	Fenestration Appropriate to the Style of the Cottage
WINDOWS - EXISTING DWELLING	Appropriate in Size and Style to the Cottage with Appropriate Lite Configuration
	Painted Metallic or Vinyl Clad Wood
	Integral Grilles and Muntins
	<i>Not: 'Snap-on' Grilles, Muntins</i>
	<i>Not: Large Width to Height Ratio (i.e. 'Picture Window')</i>
	<i>Not: Triple-Track Aluminum and Vinyl Clad Storm and Screen Windows</i>
Red Subdistrict	Repair if Applicable with Professional Evaluation; Replace if Repair not Feasible
WINDOWS, STORM	Aluminum or Vinyl Clad - Painted
	Wood Frame - Painted
	<i>Not: Unpainted Aluminum</i>
SITE WORK & LANDSCAPING	
AIR CONDITIONER UNITS	Detachable Window Units
	<i>Not: Through Wall Units, Units Generating Excessive Noise - Over 70 Decibels</i>

ANTENNAE-TV/RADIO	Dish Antenna Maximum 18 " Diameter: Min Street Impact
DRIVEWAYS/PARKING AREAS (Updated as of 06/03/2025)	Parking in Approved Spaces/Side or Rear of Cottage: One Space defined as 8Ft x 20Ft two Spaces per Residence; driveway may be 8Ft width maximum from street to side or rear of cottage. May also be configured in two strips the width of tires. Tandem parking, one vehicle before another, shielded by the structure.
	Native Granite Gravel. Gravel should cap a layer of crushed stone for proper installation.
	Native Granite or Native Sandstone Flagstones w/ Closely Spaced Grass Infill
	Only in the case of the tire-width strip configuration, acceptable materials also include T.I. Park stippled concrete.
	Where the driveway crosses an existing sidewalk, the sidewalk must be preserved or restored to its pre-existing state after installation of the driveway.
	Natural and preferably native plantings are strongly encouraged to shield the parking area.
	<i>Not: Parking Any Vehicles, Including Golf Carts, In Front of Cottage</i>
	<i>Not: Asphalt Paving, Bricks, Concrete, Non-Native Stone, Cementitious Pavers.</i>
	<i>Not: Visible Borders of any kind.</i>
SITE SCREENING/FENCES AND HEDGES	Approved Wood Structure Used to Screen Utilities
	Approved Vegetation - Trimmed to 4Feet Max
	Low Level (2 Ft or Less) Around Gardens
	Cottage sited gardens barrier 10" or less
	<i>Not: Perimeter Lot Fencing or Hedges</i>
	<i>Not: Masonry Walls</i>
	<i>Not: Stock Fencing</i>

LIGHTING - EXTERIOR	Residential Entryway Lighting, Down Lighting, Warm Color
	<i>Not: High Lumen Spotlights</i>
SIGNS	Appropriate Sized House Identification Numbers - 4 Inch Max
	Appropriate Sized Historic Marker Per Thousand Island Park Landmark Society Requirement
SOLAR PANELS	Flat Profile Not Visible to the Streetscape
UTILITY UNITS - EXTERIOR	Located Inconspicuously on Side or Rear, Screened with Approved Material
	<i>Not: Unscreened and/or Conspicuous</i>
	<i>Not: Excessive Noise - Over 70 Decibels</i>
WALKWAYS/SIDEWALKS	Poured In-Place Concrete - 48 Inch Maximum Width
	Wood or Native Crushed Stone - 48 Inch Maximum Width
	Height Above Ground Not More than 4 Inches
	Pavers with Grass in Between no More Than 4 Sq Ft in Area