

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. 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
Cottage	Demolition	Existing Cottage	2009-10-02	Approved	Safety Hazard , Replacement Concept Approved
Porch	Footprint	Extend to Six Feet to Street	2009-10-02	Rejected	Only Four Feet Allowed
Porch	Substitute Materials	Flooring - Tendura	2009-10-02	Approved	
Boathouse	Materials	Brickmold Trim	2010-05-27	Rejected	Non-Typical
Porch	Substitute Materials	Fiberglass Column Replace	2010-06-05	Approved	Hotel
Satellite DISH		Installation	2010-06-05	Approved	Grocery
Porch	Substitute Materials	Composite - Azek	2010-07-24	Approved	
Foundation	Materials	Stucco Covering	2010-09-24	Approved with conditions; Landscape Plantings	
Roof	Materials	Metal - Standing Seam	2010-09-24	Approved	
Landscaping		Generator Placement	2010-12-09	Approved with conditions; Landscape Planting	
Car Port	Demolition	Car Port	2011-08-24	Approved	
Dock		Repair/New Const	2011-09-21	Not Considered	Referred to CB
Fencing		6 ft high - max - wood	2012-09-28	Approved	
Fencing	Materials	4 ft high metal	2012-11-29	Approved	
Windows	Substitute Materials	Basement Vinyl w/Snap on mullions	2012-11-29	Rejected	Code/Handbook
Gutters	Materials	GUTTERS - K Style	2013-06-19	Rejected	Code/Handbook
Porch		Enclosure	2013-06-28	Rejected earlier; Overturned by Corp Board on Appeal	Open Porch Concept
Boathouse	Materials	Boathouse Roof	2013-07-20	Approved - boathouses only	Classic metal
Porch		Enclosure	2013-08-21	Second Floor - Rejected	Open Porch Concept
Footprint	Massing	Addition exceeding Max	2013-09-20	Rejected	Code/Handbook
Landscaping		Rockfill	2013-09-20	Request removal of stone fill around cottage installed w/o permit	Not enforced- Corp Board decision
Observatory		OBSERVATORY	2014-03-19	Approved	
Shed	Height	SHEDS - Eave - 7 Ft max	2014-03-19	Approved	
Shed	Substitute Materials	SHEDS - T111 Siding	2014-03-19	Rejected	Code/Handbook
Windows		Mulled on carriage house	2014-03-19	Approved	
Greenhouse		GREENHOUSE	2014-05-14	Approved - Awaiting Corp Board Decision	
Footprint	Massing	Allow an increase of 125% of the average footprint of cottages within a 200 foot radius	2014-05-27	Approved	
Mass	Height	BUILDING HEIGHT MAXIMUM	2014-05-27	Definition Approved	
Policy	Appeals	APPEALS	2014-05-31	Process Approved - Awaiting Corp Board Decision	
Greenhouse		GREENHOUSE	2014-06-16	Approval to be determined on a Case-by- Case basis	

Policy	Appeals	APPEALS - Process	2014-07-12	Preservation Board Decisions overturned on Appeal, sent back to Pres Board for Reconsideration/Action	
Policy	Permits	APPLICATION - Permits	2014-07-12	Construction Permits to expire 1 year after issuance (may be extended with justification)	
Doors	Substitute Materials	Wood clad French door with either glue-on mullions or clear glass w/o panes	2014-07-19	Approved	
Policy	Applications	APPLICATIONS - Process; design review checklist to be used on all applications	2014-07-26	Approved	
Retaining Walls	Substitute Materials	Versa-Lok	2014-08-09	Rejected	Too Artificial
Observatory		OBSERVATORY	2014-08-23	Concept Approved	
Greenhouse		GREENHOUSE-Victorian	2014-09-20	Concept Approved	
Parking	Materials	Repair of existing asphalt driveway	2014-10-11	Rejected	None Allowed in Park
Observatory		OBSERVATORY	2014-11-25	Rejected - Corp Board overturned PB decision of 8/23/2014	N/A in Red Zone
FEATURE	Topic	ELEMENT	DATE	PRESERVATION BOARD DECISION	JUSTIFICATION
Siding	Substitute Materials	SIDING - Hardee Board	2015-01-09	Rejected - Recommend Wood	N/A in Red Zone
Porch	Shades	PORCH - Shades roll-up	2015-04-28	Approved	
Porch	Substitute Materials	Synthetic Material for Railings, posts, spindles	2015-05-26	Rejected	Not Authentic
Windows		Repair not replace	2015-05-26	Approved in RED District when applicable	
Porch	Substitute Materials	Synthetic Posts	2015-06-08	Approved	
Windows		Professional Inspection of windows to determine if repairable	2015-06-22	Approved	
Windows	Substitute Materials	Basement-vinyl	2015-07-06	Rejected	Recommend custom wood windows
Terrace	Patio	Flagstone little elevation change w/1" gap for grass	2015-07-20	Approved	
Windows		Replace repairable w/new	2015-07-20	Rejected	New Code Item
Code	Windows	Proposal to add requirement to repair v replace after evaluation	2015-08-03	Approved by PB	Approved by CB
Windows		Appeal sent to Corp Board by owner of 7/20/15 decision	2015-08-03	Rejected	
Terrace	Feature	Hot Tub	2015-08-17	Approved	
Porch	Railing	New construction, Railing spindle spacing greater than code	2015-09-14	Rejected	Code dictates 4" on center
Skirting	Materials	Lattice	2015-09-14	Recommend square to replace diagonal	Best Practice
Boathouse	Substitute Materials	Siding- Synthetic (Boral)	2015-09-29	Approved	Boathouse application only
Porch	Substitute Materials	Posts- Fiberglass	2015-09-29	Rejected	Historic District
Porch	Substitute Materials	Steps - Synthetic (Gosson)	2015-09-29	Approved	
Boathouse	Height	Cupola	2016-08-08	Rejected	Height Restriction
Boathouse	Substitute Materials	Windows- Aluminum clad	2016-08-08	Approved	Boathouse application only
Porch	Substitute Materials	Gingerbread- synthetic	2016-08-08	Approved	
Boathouse	Substitute Materials	Fiberglass entry door	2016-09-12	Approved	
Porch		Enclose portion w/windows and door	2016-09-12	Approved	Small area relative to total
Siding	Substitute Materials	LAP - smooth side exposed	2016-10-20	Approved	
Boathouse	Massing	Variance for height and roof design	2017-02-21	Approved	

Shed	Footprint	10x12 footprint w/ 7' eaves	2017-02-21	Approved	Policy approved by Corp Board
Code	Massing	Shed Standards - Acceptable defined	2017-03-27	Approved	
Windows		Custom built to fit Rough Opening	2017-03-27	Approved	
Boathouse	Materials	Rolled Roofing on boathouse	2017-05-22	Rejected	Standing seam or Asphalt Required
Outbuilding		Outdoor Shower (Concept)	2017-05-22	Approved	
Siding	Substitute Materials	T-111	2017-05-22	Rejected by PB	Approved by CB
Windows	Substitute Materials	Vinyl Clad (No Permit-Offseason Install)	2017-05-22	Rejected, and replaced with conforming	CODE
Windows	Windows	Repair v Replace Standard	2017-05-22	Approved by CB	Evaluation Tool Document Detailed
Doors	Materials	Replace Glass on Sliding Door	2017-06-26	Approved	
Policy		Decisions log to be posted on Website	2017-06-26	Approved	
Railing	Materials	Pipe Railing on Gazebo	2017-06-26	Approved	
Shutters	Substitute Materials	Plastic	2017-06-26	Rejected	CODE
Windows		Repair v Replace - to be done by approved contractor	2017-06-26	Approved	
Siding	Substitute Materials	t-111 - Discussion of Corp Board decision not to remove	2017-07-24		
Windows		Documentation of Replace v Repair by Approved Contractor	2017-08-07	Approved	
Shed	Woods- Black locust or Ipe	River view concerns - Neighbor Notification	2017-08-21	Owner eliminates shed	
Chimney			2017-09-18	Approved	
Parking	Materials	Paver stones 2'x2' Max; 2 car width; 2" between	2017-09-18	Approved	
Sidewalk	Materials	Remove Pavers - Replace with Concrete Sidewalk	2017-09-18	Approved	
Windows	Materials	Replace windows - exact custom made	2017-09-18	Approved	
Cottage	Demolition	Bungalow Style on Same Footprint (Concept)	2017-10-23	Approved	
Outbuilding		Replace Storage Box	2017-10-23	Approved	
Shed	Materials	Replace existing siding, doors, windows to match cottage	2017-10-23	Approved	
Windows		Replacement Windows	2017-10-23	Rejected	Protocol not followed
FEATURE	Topic	ELEMENT	DATE	PRESERVATION BOARD DECISION	JUSTIFICATION
Windows		Replacement	2017-10-23	Rejected	Windows can be repaired
Porch	Screens	Porch screen behind railing	2017-11-13	Approved	
Railing		Porch railing -Max height of 30" with a cable or bar above	2017-11-13	Approved	
Chimney	Demolition	Removal of chimney based on findings	2017-12-11	Approved	
Windows		Ganged windows with 3.5"-4" Between or semi-circular per craftsman diagram (HB). Egress size in a bedroom	2018-01-22	Approved	
Windows		PB request to change square window to circular or semi- circular per craftsman diagram (HB)	2018-01-22	Approved	
Cottage	Demolition	cottage demolition	2018-04-23	Approved	Safety Hazard
Sidewalk	Substitute Materials	concrete pavers	2018-06-25	Rejected	equest neutral stone material, 2'x2' max w/3" betwee
Sidewalk	Substitute Materials	Concrete Pad	2018-06-25	Approved	
Footprint	Massing	Methodology to allow larger footprint	2018-07-09	Approved	
Railing	Materials	Metal Pipe Handrails	2018-08-20	Approved	
Policy	Advisor	PB Advisor availability to consult with owners	2018-09-10	Approved	
Porch	Substitute Materials	Synthetic Material for railing and steps	2018-09-10	Rejected	CODE; installed without a permit
Porch	Substitute Materials	Azek Flooring	2018-09-10	Approved	Approved Material
Doors	Substitute Materials	Aluminum Storm	2018-09-19	Rejected	CODE - Handbook
Landscaping		Cottage sited gardens barrier not to be higher than 10"	2018-09-19	Approved	
Policy	Applications	Require site plan, door and window details and working drawings for new construction	2018-09-19	Approved	
Porch	Substitute Materials	Composite Decking; Wood Railings	2018-09-19	Approved	
Railing		RAILING - PORCH; non-typical	2018-09-19	Rejected	CODE - Handbook

Gutters	Materials	Half-Round	2018-11-13	Approved	
Policy	Applications	PB permits may be extended with an additional fee	2018-11-13		
Siding	Substitute Materials	wood-looking synthetic material	2018-11-13	Approved	
Skirting	Materials	Diagonal lattice	2018-11-13	Rejected	Horizontal Approved
Shed	footprint	larger than standard	2018-12-10	Rejected	CODE
Doors	Substitute Materials	Aluminum Storm	2019-01-18	Allowed	Grandfathered - any future change will require an approved door
Policy	Applications	Photo documentation of projects is required for review during PB meetings	2019-01-18		
Roof	Materials	Standing Seam defined - no visible fasteners, no ridges (flat)	2019-02-11		
Windows	Materials	non-compliant installed; corrected with approved window	2019-02-25	Stop- work order issued until corrected	Upheld by Corporate Board
Chimney	Demolition	demolition	2019-04-22	Approved	Safety Hazard ; replacement plan submitted
Porch	Substitute Materials	Tuf Board™ Decking	2019-04-22	Approved	
Porch		Enclosed with Double-hung windows	2019-05-20	Rejected	CODE
Parking	Footprint	Gravel two car widths wide	2019-06-17	Approved	
Landscaping	Driveway	WIDTH - 20 FT MAX WIDTH	2019-07-15	Approved	
Landscaping		tree removal - 3" or larger requires Corp Board approval	2019-07-15	Refer to Corporate Board	
Shed	Footprint	SHED	2019-07-15	Rejected	CODE; too large
Code	Substitute Materials	Materials	2019-08-16	Substitute Material to be Approved on a case-by-case basis	Recommendation from SHPO
Porch		Windows - custom made wood - removable	2019-09-23	Approved	
Windows	Materials	Glued muntins - both sides of glass; Marvin Ultimate Series	2019-09-23	Approved	
Cottage	Demolition	Cottage - Replacement Plan Submitted	2019-10-28	Approved	
Porch	Substitute Materials	Replacement windows - Vinyl	2019-10-28	Rejected	CODE
Porch	Substitute Materials	Wellesley Hotel add bottom rail to railing, Azek decking to match existing color scheme	2019-11-02	Approved	
Windows	Materials	Aluminum Storm - Removable	2019-11-02	Approved	
General	Preservation Code	ARTICLES I, II, III W/REVISIONS	2020-07-06	Approved	
Footprint	Sheds	NOT COUNTED FOR MAXIMUM AREA	2020-09-21	Approved	
Policy	Applications	Scaled drawing required for larger projects	2020-10-28	Approved	
Boathouse	Substitute Materials	FLOORING - MOISTURE SHIELD ELEVATE	2020-11-25	Approved	
Landscaping	Tree removal and new planting	DECIDUOUS TO REPLACE CONIFEROUS	2020-11-25	Approved	
Porch	Substitute Materials	GINGERBREAD, RAILINGS, LATTICE - EXTIRA	2020-11-25	Approved	
Porch	Substitute Materials	FLOORING - EXTIRA	2021-01-11	Approved	
Retraining Walls/Bulkwork	Best Practices	Vegetation- Bulk Work	2021-01-25	Approved	
FEATURE	Topic	ELEMENT	DATE	PRESERVATION BOARD DECISION	JUSTIFICATION
Boathouse	Entry Door	BARN STYLE CROSS-BUCK	2021-03-22	REJECTED	
Foundation	Faux Manufactured Rock	PIER	2021-03-22	REJECTED	
Terrace	Patio	FAUX PAVERS - (Manufactured)	2021-03-22	REJECTED	
Footprint	Massing	ALL	2021-04-14	Approved	
Windows	Materials	ALUMINUM CLAD	2021-04-26	Approved	Painted? Any exception here?
Shed	Regs added to Best Practices	SHEDS	2021-06-14	Approved	
Landscaping	Driveway	SINGLE LANE FROM STREET	2021-07-12	Approved	
Landscaping	Erosion Control	CRUSHED STONE PLACED ON PERIMETER OF COTTAGE	2021-07-26	Approved	
Deck	Substitute Materials	FLOORING - TREX	2021-09-13	Approved	
Deck	Substitute Materials	FLOORING - AZEK OR GOSSON	2021-09-13	Approved	

Siding	Substitute Materials	SIDING - BORAL	2021-09-27	Approved	
General	Code	Approved with modifications	2021-11-08	Approved	
Policy	Applications	Detailed drawings required on larger projects	2022-01-24	Approved	
Windows	Materials	ANDERSON A SERIES	2022-02-14	Approved	
Windows	Materials	ANDERSON E SERIES	2022-02-14	Approved	
Windows	Materials	MARVIN ULTIMATE SIGNITURE	2022-02-28	Approved	
Cottage	Materials	CEDAR SHAKE (STAINED) SIDING	2022-03-14	Approved	
Siding	Substitute Materials	LP SmartSide Shakes Siding	2022-03-14	REJECTED	
Windows	Non-conforming Picture window replacement	PICTURE WINDOW (REPLACEMENT)	2022-04-18	Approved	
Solar Panels	Non-visible to the streetscape	ROOF - AWAY FROM STREETSCAPE	2022-06-13	Approved	
Doors	Screen Entry Door	VINTAGE DOORS	2022-07-11	Approved	
Porch	Screens	ALUMINUM PAINTED CHARCOAL	2022-07-11	Approved	
Boathouse	Replacement Garage door	WOODEN BY OVERHEAD DOOR CO	2022-07-25	Approved	
Landscaping	Walkway to Cottage	CONCRETE	2022-07-25	REJECTED	
Windows	Materials	CUSTOM BY ILLINGWORTH	2022-08-08	Approved	
Windows	Materials	SIMULATED MUNTINS W/SPACER BARS	2022-08-22	Approved	
General	Air Conditioner	Noise level not to exceed 70 decibels	2022-09-26	Approved	
General	Historic Boundaries	ALL RESIDENTIAL SUBDISTRICTS RED	2022-09-26	Approved	
Porch	Substitute Materials	DECK AND STAIRWAY - AZEK	2023-01-30	Approved	
Solar Panels	Non-visible to the streetscape	SOLAR PANELS	2023-03-13	Approved	
Windows	Materials	MARVIN ULTIMATE SIGNITURE	2023-04-24	Approved	
Porch	Substitute Materials	STAIR TREADS - AZEK	2023-06-05	Approved	
Windows	Materials	PELLA CUSTOM WOOD LIFESTYLE SER	2023-06-26	Approved	
Boathouse	Substitute Materials	SIDING - ORIENTED STRAND BOARD (OSB)	2023-07-11	REJECTED	
Boathouse	Substitute Materials	SIDING - BORAL	2023-07-11	Approved	
Gutters	Materials	K-STYLE	2023-07-11	REJECTED	
Porch	Woods- Black locust or lpe	FLOORING AND STEPS	2023-08-14	Approved	
Windows	Materials	MARVIN ELEVATE	2023-08-14	Approved	
Boathouse	Materials	SIDING - LP SMARTSIDE SMOOTH OUT	2023-08-30	Approved	
Doors	Entry Door	REPLACE VINYL W/ALUMINUM PANELED	2023-08-30	Approved	
Gutters	Materials	K-STYLE	2023-08-30	Approved	
Boathouse	Substitute Materials	SIDING - LP SMARTSIDE SMOOTH OUT	2023-10-10	REJECTED	
Porch	Substitute Materials	FLOORING - AZEK	2023-10-10	REJECTED	
Solar Panels	Solar Panels	ROOF	2023-12-13	Approved	
Windows	Materials	MARVIN ELEVATE	2023-12-13	Approved	
Siding	Substitute Materials	HARDIPLANK	12/13/2023	Approved - Smooth Side Exposed	
Boathouse	Renovation	SOLAR PANELS ON ROOF	2/27/2024	REJECTED	Code
Boathouse	Substitute Materials	Siding & Trim Corrections	2/27/2024	Approved	Corrective action plan submitted
Boathouse	Renovation	SIDING/TRIM/WINDOWS/DOORS	2/28/2024	Approved	
Deck	Substitute Materials	FLOORING - AZEK	4/10/2024	Approved	Approval granted for deck (not porch)
Gutters	Materials	K-STYLE	5/15/2024	Approved	Given location and historic significance
Deck	Corrective action plan	Size reduction	5/20/2024	Approved	
Cottage	Renovation	Renovation	5/20/2024	Approved	
Patio	Stone patio and walkway	Build new	5/20/2024	REJECTED	Given the amount of existing hardscape
Gutters	Materials	K-STYLE	6/25/2024	Approved	Given discreet location

Cottage	Renovation	Renovations, additions, landscaping	7/10/2024	Approved	
Landscaping	Driveway	Build new	7/24/2024	Approved	
Siding and Windows	Replacement	Clapboard siding, non-repairable windows	7/24/2024	Approved	Given the location of the windows
Boathouse	Rebuild	Height	8/6/2024	Approved	With height restriction
Exterior Mechanicals	Placement & screening	Generator	8/6/2024	Approved	
Exterior Mechanicals	Placement & screening	Generator & air conditioning unit	8/6/2024	Approved	
Chimney	Removal	Deteriorated chimney	8/6/2024	Approved	
Exterior Mechanicals	Placement & screening	Mini-splits	8/6/2024	Approved	Under conditions
Gutters	Above new porch	K-STYLE	8/22/2024	REJECTED	Promonance
Windows	Replacement	Separation between the two windows	9/27/2024	Approved	
Windows	Repalcement	Awning	10/15/2024	Approved	
Door & Windows	Replacement	Street facade	1/28/2025	Approved	
Cottage	Renovations and additions	Concept	1/28/2025	Approved	Concept approved, retaining wall rejected
Windows	Replacement	Revisiting the request	1/28/2025	Approved	With stipulations
Porch	Back porch modifications	Revisiting the request	2/26/2025	Approved	
Porch	Front porch	Enclose portion of front porch	3/13/2025	REJECTED	
Policy	Design Guidelines	Gutters and mechanical units	4/7/2025	Approved	
Roof	Material	Standing seam metal	6/2/2025	Approved	
Policy	Design Guidelines	Driveways	6/2/2025	Approved	
Porch floor	Replacement	Substitute Material: Timber-Tech Azek	7/30/2025	REJECTED	Prominence of this architectural feature
Windows	Replacement	Marvin Ultimate	8/25/2025	Approved	With 3 1/2" space between units
Deck	Extension	Increasing footprint	8/25/2025	REJECTED	Porch with roof is a better alternative
Cottage	New build	Concept	8/25/2025	Approved	Details required for review and approval
Carport & Deck	Removal	Remove carport and reduce deck footprint	9/8/2025	Approved	
Deck	Conversion	Converting deck to covered porch	9/8/2025	Approved	
Chimneys	Removal	Deteriorated chimneys	9/22/2025	Approved	Engineer report obtained
Windows	Non-conforming picture windows	Picture window replacement in-kind	11/18/2025	Approved	Many iterations predating Landmark/PB