

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
Boathouse	Entry Door	BARN STYLE CROSS-BUCK	3/22/2021	REJECTED	
Boathouse	Height	Cupola	8/8/2016	Rejected	Height Restriction
Boathouse	Massing	Variance for height and roof design	2/21/2017	Approved	
Boathouse	Materials	Brickmold Trim	5/27/2010	Rejected	Non-Typical
Boathouse	Materials	Boathouse Roof	7/20/2013	Approved - boathouses only	Classic metal
Boathouse	Materials	Rolled Roofing on boathouse	5/22/2017	Rejected	Standing seam or Asphalt Required
Boathouse	Materials	SIDING - LP SMARTSIDE SMOOTH OUT	8/30/2023	Approved	
Boathouse	Replacement Garage door	WOODEN BY OVERHEAD DOOR CO	7/25/2022	Approved	
Boathouse	Substitute Materials	Siding- Synthetic (Boral)	9/29/2015	Approved	Boathouse application only
Boathouse	Substitute Materials	Windows- Aluminum clad	8/8/2016	Approved	Boathouse application only
Boathouse	Substitute Materials	Fiberglass entry door	9/12/2016	Approved	
Boathouse	Substitute Materials	FLOORING - MOISTURE SHIELD ELEVATE	11/25/2020	Approved	
Boathouse	Substitute Materials	SIDING - ORIENTED STRAND BOARD (OSB)	7/11/2023	REJECTED	
Boathouse	Substitute Materials	SIDING - BORAL	7/11/2023	Approved	
Boathouse	Substitute Materials	SIDING - LP SMARTSIDE SMOOTH OUT	10/10/2023	REJECTED	
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	
Boathouse	Rebuild	Height	8/6/2024	Approved	With height restriction
Car Port	Demolition	Car Port	8/24/2011	Approved	
Carport & Deck	Removal	Remove carport and reduce deck footprint	9/8/2025	Approved	
Chimney	Demolition	Removal of chimney based on findings	12/11/2017	Approved	
Chimney	Demolition	demolition	4/22/2019	Approved	Safety Hazard ; replacement plan submitted
Chimney			9/18/2017	Approved	
Chimney	Removal	Deteriorated chimney	8/6/2024	Approved	
Chimneys	Removal	Deteriorated chimneys	9/22/2025	Approved	Engineer report obtained
Code	Massing	Shed Standards - Acceptable defined	3/27/2017	Approved	
Code	Substitute Materials	Materials	8/16/2019	Substitute Material to be Approved on a	Recommendation from SHPO
Code	Windows	Proposal to add requirement to repair v replace after evaluation	8/3/2015	Approved by PB	Approved by CB
Cottage	Demolition	Existing Cottage	2/10/2009	Approved	Safety Hazard , Replacement Concept Approved
Cottage	Demolition	Bungalow Style on Same Footprint (Concept)	10/23/2017	Approved	
Cottage	Demolition	cottage demolition	4/23/2018	Approved	Safety Hazard
Cottage	Demolition	Cottage - Replacement Plan Submitted	10/28/2019	Approved	
Cottage	Materials	CEDAR SHAKE (STAINED) SIDING	3/14/2022	Approved	

Cottage	Renovation	Renovation	5/20/2024	Approved	
Cottage	Renovations and additions	Concept	1/28/2025	Approved	Concept approved, retaining wall rejected
Cottage	New build	Concept	8/25/2025	Approved	Details required for review and approval
Deck	Substitute Materials	FLOORING - AZEK OR GOSSON	9/13/2021	Approved	
Deck	Substitute Materials	FLOORING - AZEK	4/10/2024	Approved	Approval granted for deck (not porch)
Deck	Corrective action plan	Size reduction	5/20/2024	Approved	
Deck	Extension	Increasing footprint	8/25/2025	REJECTED	Porch with roof is a better alternative
Deck	Conversion	Converting deck to covered porch	9/8/2025	Approved	
Dock		Repair/New Const	9/21/2011	Not Considered	Referred to CB
Doors	Entry Door	REPLACE VINYL W/ALUMINUM paneled	8/30/2023	Approved	
Doors	Materials	Replace Glass on Sliding Door	6/26/2017	Approved	
Doors	Screen Entry Door	VINTAGE DOORS	7/11/2022	Approved	
Doors	Substitute Materials	Wood clad French door with either glue-on mullions or clear glass w/o panes	7/19/2014	Approved	
Doors	Substitute Materials	Aluminum Storm	9/19/2018	Rejected	CODE - Handbook
Doors	Substitute Materials	Aluminum Storm	1/18/2019	Allowed	Grandfathered - any future change will require an
Door & Windows	Replacement	Street facade	1/28/2025	Approved	
Exterior Mechanicals	Placement & screening	Generator	8/6/2024	Approved	
Exterior Mechanicals	Placement & screening	Generator & air conditioning unit	8/6/2024	Approved	
Exterior Mechanicals	Placement & screening	Mini-splits	8/6/2024	Approved	Under conditions
Fencing	Materials	4 ft high metal	11/29/2012	Approved	
Fencing		6 ft high - max - wood	9/28/2012	Approved	
Footprint	Massing	Addition exceeding Max	9/20/2013	Rejected	Code/Handbook
Footprint	Massing	Allow an increase of 125% of the average footprint of cottages within a 200	5/27/2014	Approved	
Footprint	Massing	Methodology to allow larger footprint	7/9/2018	Approved	
Footprint	Massing	ALL	4/14/2021	Approved	
Footprint	Sheds	NOT COUNTED FOR MAXIMUM AREA	9/21/2020	Approved	
Foundation	Faux Manufacturered Rock	PIER	3/22/2021	REJECTED	
Foundation	Materials	Stucco Covering	9/24/2010	Approved with conditions; Landscape Plantings	
General	Air Conditioner	Noise level not to exceed 70 decibels	9/26/2022	Approved	
General	Code	Approved with modifications	11/8/2021	Approved	
General	Historic Boundaries	ALL RESIDENTIAL SUBDISTRICTS RED	9/26/2022	Approved	
Gutters	Above new porch	K-STYLE	8/22/2024	REJECTED	Promonance
FEATURE	Topic	ELEMENT	DATE	PRESERVATION BOARD DECISION	JUSTIFICATION
General	Preservation Code	ARTICLES I, II, III W/REVISIONS	7/6/2020	Approved	
Greenhouse		GREENHOUSE	5/14/2014	Approved - Awaiting Corp Board Decision	
Greenhouse		GREENHOUSE	6/16/2014	Approval to be determined on a Case-by-	

Greenhouse		GREENHOUSE-Victorian	9/20/2014	Concept Approved	
Gutters	Materials	GUTTERS - K Style	6/19/2013	Rejected	Code/Handbook
Gutters	Materials	Half-Round	11/13/2018	Approved	
Gutters	Materials	K-STYLE	7/11/2023	REJECTED	
Gutters	Materials	K-STYLE	8/30/2023	Approved	
Gutters	Materials	K-STYLE	5/15/2024	Approved	Given location and historic significance
Landscaping	Driveway	WIDTH - 20 FT MAX WIDTH	7/15/2019	Approved	
Landscaping	Driveway	SINGLE LANE FROM STREET	7/12/2021	Approved	
Landscaping	Erosion Control	CRUSHED STONE PLACED ON PERIMETER OF COTTAGE	7/26/2021	Approved	
Landscaping	Tree removal and new planting	DECIDUOUS TO REPLACE CONIFEROUS	11/25/2020	Approved	
Landscaping	Walkway to Cottage	CONCRETE	7/25/2022	REJECTED	
Landscaping		Generator Placement	12/9/2010	Approved with conditions; Landscape	
Landscaping		Rockfill	9/20/2013	Request removal of stone fill around	Not enforced- Corp Board decision
Landscaping		Cottage sited gardens barrier not to be higher than 10"	9/19/2018	Approved	
Landscaping		tree removal - 3" or larger requires Corp Board approval	7/15/2019	Refer to Corporate Board	
Landscaping	Driveway	Build new	7/24/2024	Approved	
Mass	Height	BUILDING HEIGHT MAXIMUM	5/27/2014	Definition Approved	
Observatory		OBSERVATORY	3/19/2014	Approved	
Observatory		OBSERVATORY	8/23/2014	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)	5/22/2017	Approved	
Outbuilding		Replace Storage Box	10/23/2017	Approved	
Parking	Footprint	Gravel two car widths wide	6/17/2019	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	9/18/2017	Approved	
Policy	Advisor	PB Advisor availability to consult with owners	9/10/2018	Approved	
Policy	Appeals	APPEALS	5/31/2014	Process Approved - Awaiting Corp	
Policy	Appeals	APPEALS - Process	7/12/2014	Preservation Board Decisions overturned	
Policy	Applications	APPLICATIONS - Process; design review checklist to be used on all	7/26/2014	Approved	
Policy	Applications	Require site plan, door and window details and working	9/19/2018	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	1/18/2019		
Policy	Applications	Scaled drawing required for larger projects	10/28/2020	Approved	
Policy	Applications	Detailed drawings required on larger projects	1/24/2022	Approved	
Policy	Permits	APPLICATION - Permits	7/12/2014	Construction Permits to expire 1 year after issuance (may be extended with	
Policy		Decisions log to be posted on Website	6/26/2017	Approved	
Policy	Design Guidelines	Gutters and mechanical units	4/7/2025	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
Porch	Footprint	Extend to Six Feet to Street	2/10/2009	Rejected	Only Four Feet Allowed
Porch	Railing	New construction, Railing spindle spacing greater than code	9/14/2015	Rejected	Code dictates 4" on center
Porch	Screens	Porch screen behind railing	11/13/2017	Approved	
Porch	Screens	ALUMINUM PAINTED CHARCOAL	7/11/2022	Approved	
FEATURE	Topic	ELEMENT	DATE	PRESERVATION BOARD DECISION	JUSTIFICATION
Porch	Shades	PORCH - Shades roll-up	4/28/2015	Approved	
Porch	Substitute Materials	Flooring - Tendura	2/10/2009	Approved	
Porch	Substitute Materials	Fiberglass Column Replace	6/5/2010	Approved	Hotel
Porch	Substitute Materials	Composite - Azek	7/24/2010	Approved	
Porch	Substitute Materials	Synthetic Material for Railings, posts, spindles	5/26/2015	Rejected	Not Authentic
Porch	Substitute Materials	Synthetic Posts	6/8/2015	Approved	
Porch	Substitute Materials	Posts- Fiberglass	9/29/2015	Rejected	Historic District
Porch	Substitute Materials	Steps - Synthetic (Gosson)	9/29/2015	Approved	
Porch	Substitute Materials	Gingerbread- synthetic	8/8/2016	Approved	
Porch	Substitute Materials	Synthetic Material for railing and steps	9/10/2018	Rejected	CODE; installed without a permit
Porch	Substitute Materials	Azek Flooring	9/10/2018	Approved	Approved Material
Porch	Substitute Materials	Composite Decking; Wood Railings	9/19/2018	Approved	
Porch	Substitute Materials	Tuf Board™ Decking	4/22/2019	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	11/2/2019	Approved	
Porch	Substitute Materials	GINGERBREAD, RAILINGS, LATTICE - EXTIRA	11/25/2020	Approved	
Porch	Substitute Materials	FLOORING - EXTIRA	1/11/2021	Approved	
Porch	Substitute Materials	DECK AND STAIRWAY - AZEK	1/30/2023	Approved	
Porch	Substitute Materials	STAIR TREADS - AZEK	6/5/2023	Approved	
Porch	Substitute Materials	FLOORING - AZEK	10/10/2023	REJECTED	
Porch	Woods- Black locust or Ipe	FLOORING AND STEPS	8/14/2023	Approved	
Porch		Enclosure	6/28/2013	Rejected earlier; Overturned by Corp	Open Porch Concept
Porch		Enclosure	8/21/2013	Second Floor - Rejected	Open Porch Concept
Porch		Enclose portion w/windows and door	9/12/2016	Approved	Small area relative to total
Porch		Enclosed with Double-hung windows	5/20/2019	Rejected	CODE
Porch		Windows - custom made wood - removable	9/23/2019	Approved	
Porch	Back porch modifications	Revisiting the request	2/26/2025	Approved	
Porch	Front porch	Enclose portion of front porch	3/13/2025	REJECTED	
Railing	Materials	Pipe Railing on Gazebo	6/26/2017	Approved	
Railing	Materials	Metal Pipe Handrails	8/20/2018	Approved	
Railing		Porch railing -Max height of 30" with a cable or bar above	11/13/2017	Approved	
Railing		RAILING - PORCH; non-typical	9/19/2018	Rejected	CODE - Handbook
Retaining Walls	Substitute Materials	Versa-Lok	8/9/2014	Rejected	Too Artificial
Retraining Walls/Bulkwork	Best Practices	Vegatation- Bulk Work	1/25/2021	Approved	
Roof	Materials	Metal - Standing Seam	9/24/2010	Approved	
Roof	Materials	Standing Seam defined - no visible fasteners, no ridges (flat)	2/11/2019		
Roof	Material	Standing seam metal	6/2/2025	Approved	

Satellite DISH		Installation	6/5/2010	Approved	Grocery
Shed	Footprint	10x12 footprint w/ 7' eaves	2/21/2017	Approved	Policy approved by Corp Board
Shed	footprint	larger than standard	12/10/2018	Rejected	CODE
Shed	Footprint	SHED	7/15/2019	Rejected	CODE; too large
Shed	Height	SHEDS - Eave - 7 Ft max	3/19/2014	Approved	
Shed	Materials	Replace existing siding, doors, windows to match cottage	10/23/2017	Approved	
Shed	Substitute Materials	SHEDS - T111 Siding	3/19/2014	Rejected	Code/Handbook
Shed	Woods- Black locust or Ipe	River view concerns - Neighbor Notification	8/21/2017	Owner eliminates shed	
Shed	Regs added to Best Practices	SHEDS	6/14/2021	Approved	
Shutters	Substitute Materials	Plastic	6/26/2017	Rejected	CODE
Sidewalk	Materials	Remove Pavers - Replace with Concrete Sidewalk	9/18/2017	Approved	
Sidewalk	Substitute Materials	concrete pavers	6/25/2018	Rejected	request neutral stone material, 2'x2' max w/3" between
Sidewalk	Substitute Materials	Concrete Pad	6/25/2018	Approved	
Siding	Substitute Materials	SIDING - Hardee Board	1/9/2015	Rejected - Recommend Wood	N/A in Red Zone
Siding	Substitute Materials	LAP - smooth side exposed	10/20/2016	Approved	
Siding	Substitute Materials	T-111	5/22/2017	Rejected by PB	Approved by CB
Siding	Substitute Materials	t-111 - Discussion of Corp Board decision not to remove	7/24/2017		
Siding	Substitute Materials	wood-looking synthetic material	11/13/2018	Approved	
Siding	Substitute Materials	SIDING - BORAL	9/27/2021	Approved	
Siding	Substitute Materials	LP SmartSide Shakes Siding	3/14/2022	REJECTED	
Siding	Substitute Materials	Hardiplank		Approved - Smooth Side Exposed	
Siding and Windows	Replacement	Clapboard siding, non-repairable windows	7/24/2024	Approved	Given the location of the windows
FEATURE	Topic	ELEMENT	DATE	PRESERVATION BOARD DECISION	JUSTIFICATION
Skirting	Materials	Lattice	9/14/2015	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	6/13/2022	Approved	
Solar Panels	Non-visible to the streetscape	SOLAR PANELS	3/13/2023	Approved	
Solar Panels	Solar Panels	ROOF	12/13/2023	Approved	
Terrace	Feature	Hot Tub	8/17/2015	Approved	
Terrace	Patio	Flagstone little elevation change w/1" gap for grass	7/20/2015	Approved	
Terrace	Patio	FAUX PAVERS - (Manufactured)	3/22/2021	REJECTED	
Windows	Materials	Replace windows - exact custom made	9/18/2017	Approved	
Windows	Materials	non-compliant installed; corrected with approved window	2/25/2019	Stop- work order issued until corrected	Upheld by Corporate Board
Windows	Materials	Glued muntins - both sides of glass; Marvin Ultimate Series	9/23/2019	Approved	
Windows	Materials	Aluminum Storm - Removable	11/2/2019	Approved	
Windows	Materials	ALUMINUM CLAD	4/26/2021	Approved	Painted? Any exception here?
Windows	Materials	ANDERSON A SERIES	2/14/2022	Approved	
Windows	Materials	ANDERSON E SERIES	2/14/2022	Approved	
Windows	Materials	MARVIN ULTIMATE SIGNITURE	2/28/2022	Approved	

Windows	Materials	CUSTOM BY ILLINGWORTH	8/8/2022	Approved	
Windows	Materials	SIMULATED MUNTINS W/SPACER BARS	8/22/2022	Approved	
Windows	Materials	MARVIN ULTIMATE SIGNITURE	4/24/2023	Approved	
Windows	Materials	PELLA CUSTOM WOOD LIFESTYLE SER	6/26/2023	Approved	
Windows	Materials	MARVIN ELEVATE	8/14/2023	Approved	
Windows	Materials	MARVIN ELEVATE	12/13/2023	Approved	
Windows	Non-conforming Picture window replacement	PICTURE WINDOW (REPLACEMENT)	4/18/2022	Approved	
Windows	Substitute Materials	Basement Vinyl w/Snap on mullions	11/29/2012	Rejected	Code/Handbook
Windows	Substitute Materials	Basement-vinyl	7/6/2015	Rejected	Recommend custom wood windows
Windows	Substitute Materials	Vinyl Clad (No Permit-Offseason Install)	5/22/2017	Rejected, and replaced with conforming	CODE
Windows	Windows	Repair v Replace Standard	5/22/2017	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	3/19/2014	Approved	
Windows		Repair not replace	5/26/2015	Approved in RED District when applicable	
Windows		Professional Inspection of windows to determine if repairable	6/22/2015	Approved	
Windows		Replace repairable w/new	7/20/2015	Rejected	New Code Item
Windows		Appeal sent to Corp Board by owner of 7/20/15 decision	8/3/2015	Rejected	
Windows		Custom built to fit Rough Opening	3/27/2017	Approved	
Windows		Repair v Replace - to be done by approved contractor	6/26/2017	Approved	
Windows		Documentation of Replace v Repair by Approved Contractor	8/7/2017	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	1/22/2018	Approved	
Windows	Replacement	Revisiting the request	1/28/2025	Approved	With stipulations
Windows	Replacement	Separation between the two windows	9/27/2024	Approved	
Windows	Replacement	Awning	10/15/2024	Approved	
Windows	Replacement	Marvin Ultimate	8/25/2025	Approved	With 3 1/2" space between units
Windows	Replacement	non-conforming picture windows	11/17/2025	Approved	In-kind (many iterations predating Landmark/PB)
Windows		PB request to change square window to circular or semi- circular per craftsman diagram (HB)	1/22/2018	Approved	