

Application Number: 26-004
Application Date: 8-13-26

HISTORIC PRESERVATION COMMISSION APPLICATION

Location: Street Address: 24 North Main St., Pennington, NJ 08534
Block: 205 Lot: 19 Zone: TC

Application Type: ☒ Certificate of Appropriateness
☐ Minor Work Application
☐ Development Application

Proposed Work: ☐ New Construction
☐ Addition
☒ Alteration
☐ Demolition
☐ Other: _____

Describe proposed work. Identify materials and product manufacturers. Provide photographs, drawings and catalogs cuts as needed to describe proposed changes. Submit 2 hard copies or 1 electronic copy.

Replace non-original ground floor storefront infill with new storefront glazing and doors per attached:

- Storefront fills opening previously filled by firehouse doors
- Storefront system: YKK YES 45 System, 4-1/2" wide with 2" face frame. Glass is center set in frame. 4-1/2" standard base. Color: white
- Divided lite muntins: 1/8" x 1" flat bar at exterior side only. Color: white
- Pair of storefront doors: YKK 20D Narrow stile door with ADA compliant base, hardware and operation

Project Contact: Brian Stevens, AIA, HMR Architects

Owner / Applicant: Scott Purvis, MAWLT

Phone number / email: c/o HMR Architects, (609) 452-1070, Stevens@hmr-architects.com

Owner Signature:  date: 8/11/26



HMRARCHITECTS

24 N. MAIN STREET, 2nd FLOOR
PENNINGTON, NEW JERSEY 08534
609-452-1070 - HMR-ARCHITECTS.COM

SCALE: 1/8" = 1'-0"

DRAWN BY: AT

DATE: 08/11/2026

ALTERATIONS TO 24 N. MAIN ST., PENNINGTON, NJ 08534

PROPOSED FRONT ELEVATION

A-1

YKK ap[®]

www.ykkap.com



Oakmont Bakery - Oakmont, PA

YES 45 TU

Thermally Broken, Center Set
Storefront System with Insulating Glass

The **YES 45 TU** is a thermally broken, center set storefront system for insulating glass. The system is thermally broken by means of a poured and de-bridged pocket to greatly improve adhesion and resolves the problem of adhesion and resulting dry shrinkage associated with typical thermally poured systems.

- ThermaBond Plus[®] pour and de-bridged break for better thermal performance
- XT filler options to achieve even better thermal performance
- High Performance Sill Flashing
 - No blind seals
 - Tall back leg for enhanced water resistance
 - Patented 3-point attachment of end dam
- Expansion mullions along with 90° inside & outside or 135° outside corners
- Integrates with our YKK AP Entrances and Sun Control Systems

Configuration:

Glazing	Glass Setting	Installation
Outside or Inside	Center Set	Screw Spline, Shear Block, or Can

Thermal Values:

U-Factor:	Values as low as 0.32*
CRF:	Minimum 57 frame and 62 glass

*Based on AAMA 507. Lower values may be achieved through further simulation.



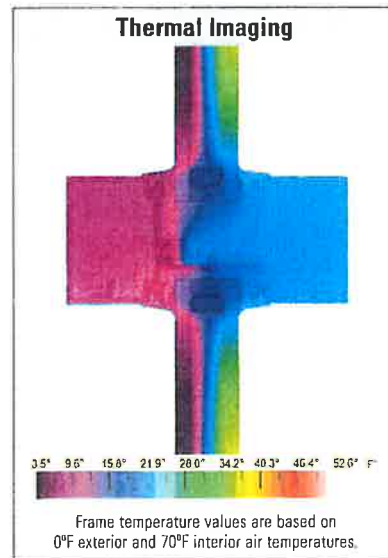
YES 45 TU SPECS		
Base Depth	4-1/2"	
Sightline	2"	
Config	Outside & Inside Glazed / Center Set	
Tested Glass	1" IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	0.06 CFM/FT ² (1.10 m ³ /h-m ²) @ 6.24 PSF (299 Pa)	ASTM E 283
Water Infiltration	Screw Spline: Static: 12 PSF (575 Pa)	ASTM E 331 AAMA 501
	Can: Please see our installation instructions and test reports.	
Acoustical (1" IGU)	Standard STC: 32 Standard OITC: 26	ASTM E 90 ASTM E 1425
	Laminated STC: 36 Laminated OITC: 30	
Seismic	Screw Spline: Tested with 6" Displacement	AAMA 501.4 AAMA 501.6

Thermal Performance (Screw Spline)									
Mullion Depth (1" IGU)	U-Factor - BTU/hr.ft².°F						CRF		
2" x 4-1/2"	0.43	0.42	0.40	0.39	0.37	0.35	57	62	
2" x 4-1/2" (XT Filler)	0.40	0.38	0.36	0.35	0.33	0.32	Not Tested		
Center of Glass	0.30	0.28	0.26	0.24	0.22	0.20	Frame	Glass	
AAMA 507 & NFRC 100							AAMA 1503		

Finish Options	
Type	Standard
Factory Anodized	AAMA 612
Organic Paints	AAMA 2604 AAMA 2605

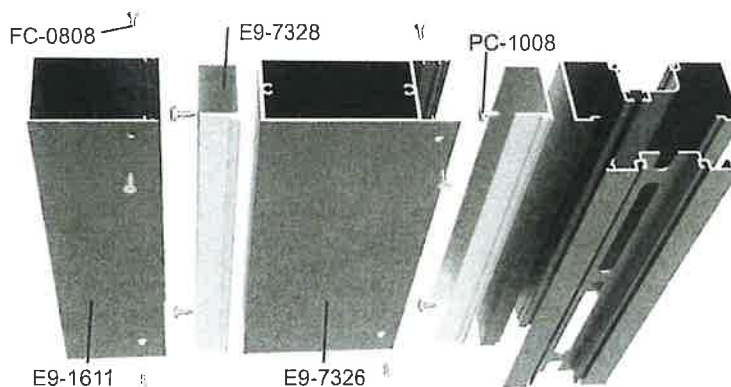
Various System Options

10" High Sill Covers, XT Fillers, Extended Face Covers, Expansion Mullions, 90° Inside and Outside Corners, 135° Outside Corner



Extended Face Covers

Depending on your project specs, an option to add extended face covers may be available. E9-1611 is a 3" extended cover and E9-7326 is a 5" cover. You can also compound them while using two cover bases to get a combined 8" total cover. Contact your local rep or engineering center for more information and other sizes.



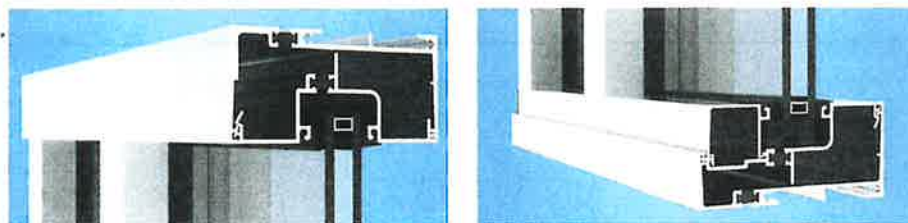
XT Filler Options

Need a push in thermal performance, but no budget for an entire thermal system upgrade to the YES 45 XT? Upgrade the fillers on the verticals, jambs and heads to XT fillers, which have a pour and de-bridged setup can help you reach energy goals.



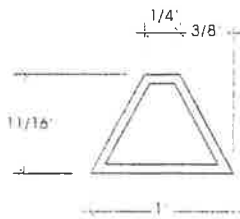
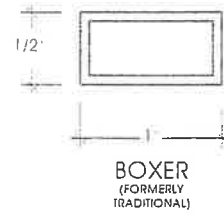
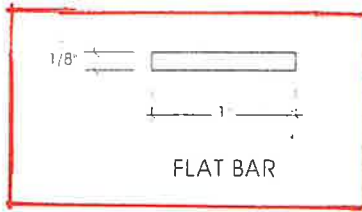
Can Configuration

In this configuration, the framing is contained within a continuous head and sill receptor, simplifying installation while using fewer parts. Both outside and inside glazing options are available.

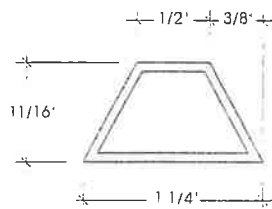


Additional information including CAD details, CSI specs, test reports and installation instructions are found on the Product Guide by clicking this link or visiting www.ykkap.com/commercial/productguide

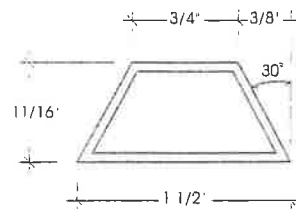
ZIPPY GRID
COMMON PROFILES



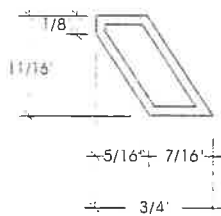
ORIGINAL



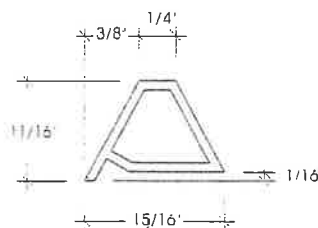
IL PRESIDENTE



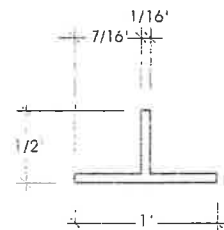
GENERALISSIMO



PERIMETER



P2 PERIMETER



MR. T BAR

YKK ap[®]

www.ykkap.com



Riverside Epicenter Complex - Austell, GA

20D/35D/50D

Narrow, Medium and Wide Stile Commercial Entrance Systems

Entrance systems by YKK AP offer an abundance of design options. VersaJamb[®], our unique reinforced tubular door frame, allows for side-lite glazing without clips while maintaining the structural integrity of transom frames. Our doors are also tested well above industry standards to ensure door quality.

Door corners are mechanically joined and welded to ensure that they are more than capable of withstanding today's most demanding conditions. Standard hardware options include the Smart Series Push/Pull and touch bar exit devices. Custom entrances are available with options for one inch glazing, mid rails, high bottom rails and will accommodate most custom hardware.

- 2-1/2" Narrow, 3-1/2" Medium & 5" Wide Stiles
- Single and paired door options
- Single or double acting options
- Integrates seamlessly with a variety of YKK AP storefront and curtainwall systems
- Standard and custom hardware options
- Variety of mid-rail and bottom-rail size options
- Lifetime warranty on door corners and California compliant option
- Various glazing options available including: 1/4", 1/2", 3/8", 3/4" and 1"

Door Leaf:

Glazing	Glass Setting	Installation
Inside/Outside	Center Set	Single or Pair



20D/35D/50D SPECS		
System Styles	2" - Narrow, 3-1/2" - Medium, and 5" - Wide	
Door Config	Outside Glazed / Center Set	
Tested Glass	1" IGU with Low-E (C.O.G. U-Factor: 0.29)	
Test	Results	Standards
Air Infiltration	Single: 0.50 CFM/FT ² (1.10 m ³ /h·m ²) Pair: 1.00 CFM/FT ² (1.10 m ³ /h·m ²) @ 6.24 PSF (299 Pa)	ASTM E 283
Structural Uniform Load	20D Door Single: 35 PSF Pair: 35 PSF 35D Door Single: 50 PSF Pair: 50 PSF 50D Door Single: 60 PSF Pair: 60 PSF	ASTM E 330
Structural Performance	Door corner structural strength shall be tested per YKK AP's dual moment test procedure and certified by an independent testing lab to ensure corner integrity and weld compliance. Certified test procedures and results are available upon request.	

Finish Options	
Type	Standard
Factory Anodized	AAMA 612
Organic Paints	AAMA 2604 AAMA 2605

Midrail Sizes
3/4", 3-7/16", 7-5/16" and 10"
Glass Sizes
3/16", 1/4", 3/8", 1/2", 5/8", 3/4" and 1"

Stocked Entrances			Custom Entrances	
20D Entrances	Single Doors: 3'-0" x 7'-0" 3'-6" x 7'-0"	Paired Doors: 6'-0" x 7'-0"	20D, 35D or 50D Entrances	Single Doors or Paired Doors: Up to 8'-0" tall*
Offset Pivot, Center Pivot and Butt Hinge hanging options MS Locks, and CVR Exit Device (CVR for Offset Pivots only)			All of our standard and most custom hardware options are available for use	
			*Custom Entrance Sizes over 8'-0" may be possible with YKK AP Engineering approval.	

Bi-Fold and Showroom Doors

We now offer standard options to turn our 20D, 35D and 50D entrances into a bi-fold or showroom door. A bi-fold door uses a continuous hinge to completely open the door and stack it off to the side of the doorway. Our showroom doors are extremely wide options to swing the door out, letting large objects, such as demo vehicles into a building. Drawings and a separate data sheet for the bi-fold/showroom options are available on the product guide and/or our design manual at www.ykkap.com.

Standard Entrance Hardware

Smart Series Push/Pull Devices

The one inch diameter push/pull provides flexibility and occupant safety. The pull handle is open to permit access to the lock cylinder, but is slightly angled to provide a uniquely modern look. The push bar starts at the locking stile, but then has an ergonomic "S-Bend" toward the locking stile to bring the bar closer to the door where it is captured by an end cap. This innovative push bar also accommodates custom width openings.

H-1141/1142/1143 Push/Pull Device



H-1341/1541/1542 Pull Handles



Exit/Panic Devices

The modern and economical standard touch bar exit devices are ideally suited for all applications that require emergency egress. The devices are ANSI Grade 1, carry the UL label and are approved for Life Safety. Both the rim and concealed devices feature single point dogging and are available with electric actuation.

P-54453 Rim Panic Device



P-52497 CVR Panic Device

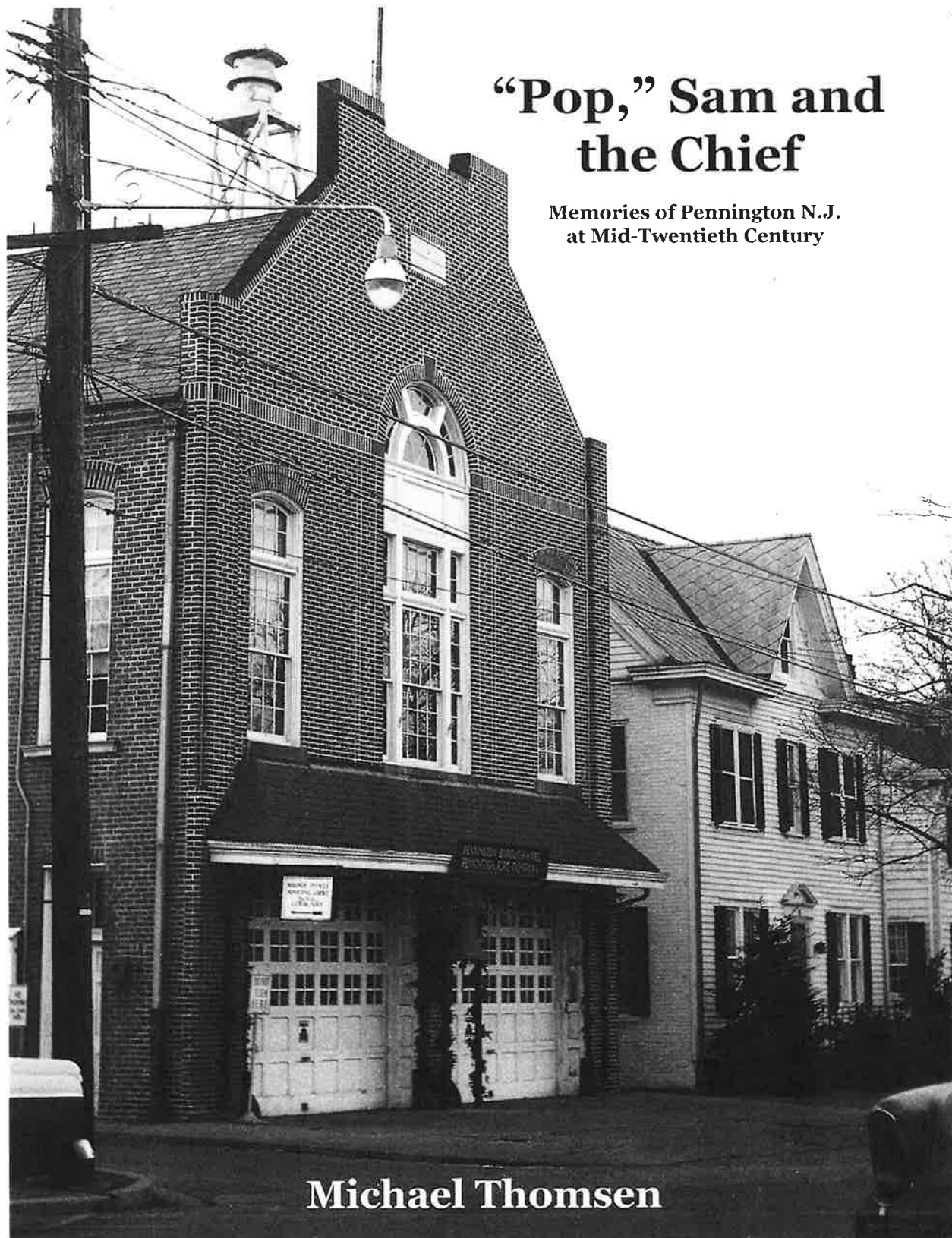


You can view all of our standard entrance hardware options by selecting the entrance hardware data sheets on our product guide at www.ykkap.com

Additional information including CAD details, CSI specs, test reports and installation instructions are found on the Product Guide by clicking this link or visiting www.ykkap.com/commercial/productguide

"Pop," Sam and the Chief

**Memories of Pennington N.J.
at Mid-Twentieth Century**



Michael Thomsen

Property Name: 24 N. Main Street

Street Address: Street #: 24 Apartment #: _____
(Low) (High) (Low) (High)

Prefix: N Street Name: Main Suffix: _____ Type: ST

County(s): Mercer Zip Code: 08534

Municipality(s): Pennington Block(s): 205

Local Place Name(s): Borough Hall & Library / I.O.O.F. Building Lot(s): 19

Ownership: Borough of Pennington USGS Quad(s) Pennington

Photograph:



Description:

Construction Date: 1891

Source of Date: Marker and PP p.94

Style: Neo-Georgian

Number of Stories: 2

Foundation: Stone

Form/Plan Type: Rectangle

Exterior Wall Fabric: Brick

Fenestration: Second floor: three windows 8/16/16; first floor modernized, offset left door with commercial plate glass window on right.

Roof/Chimneys: Gable, high pitch, slate (?).

Additional Architectural Description: Upper façade containing double parapet gable flush fan above main center window (second floor) between two smaller arch radiating voussoir windows; inscribed date stone. Second floor interior has pressed tin ceiling. At rear of building (northwest corner) is the borough's former one room "lock-up" or jail.

Siting, Boundary Description: Building is sited almost on front property line.

Significance: An unusual building for Pennington; even though it is only two stories high, the second story is extremely high and the building thus gains an unusual prominence in the borough. Based on the Sanborn maps, the jail was built c.1902-1911. Building was erected by the International Order of the Odd Fellows in 1891 and was transferred to the borough in 1929; it has been used for the borough's fire company (that is when the first floor of the front was changed to create two bays for trucks). Building now used for borough governmental office and library.

**Registration and
Status Dates:**

National Historic
Landmark: _____

SHPO Opinion: _____

National Register: _____

Local Designation: _____

New Jersey Register: _____

Other Designation: _____

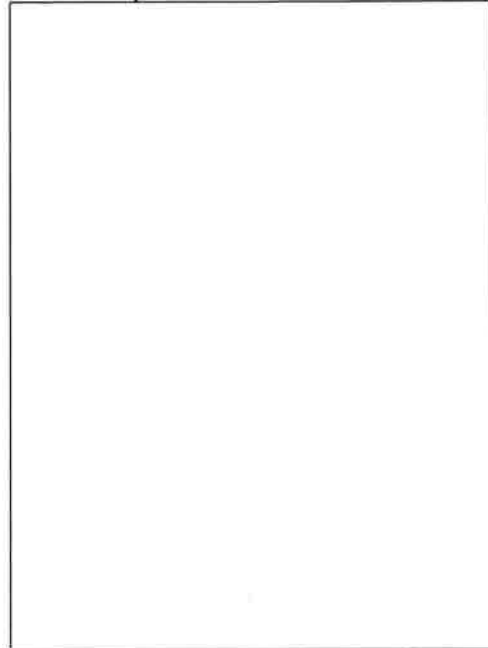
Determination of Eligibility: _____

Other Designation Date: _____

Location Map:



Site Map:



Bibliography/Sources: PP p. 84; Sanborn maps 1902, 1911, and 1925.

Additional Information:

More Research Needed? ☐ Yes ☐ No

INTENSIVE LEVEL USE ONLY

Attachments Included: ☐ Building ☐ Structure ☐ Object ☐ Bridge
☐ Landscape ☐ Industry

Within Historic District? ☐ Yes ☐ No

Status: ☐ Key-Contributing ☒ Contributing ☐ Non-Contributing

Associated Archaeological Site/Deposit? ☐ Yes

