

Application Number: 2025-04

Application Date: Aug 26, 2025

Borough of Pennington
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

Property Information: Owner: James Banks & Luz Ramirez

Street Address: 16 W. Delaware Ave, Pennington NJ

Block: 503 Lot: 11 Zone: TCB

Proposed Work: ☐ New Construction

☐ Addition

☐ Alteration

☐ Demolition

☒ Minor Work

☐ Other: _____

Certificate of Appropriateness is hereby issued by the Borough of Pennington Historic Preservation Commission as follows:

Per attached narrative from Applicant:

1. Replace existing siding with smooth (not textured) Hardi-Plank siding. Match existing 6" exposure.
2. Replace shutters with new wood shutters to match existing. Shutters will be operable and will re-use existing hardware to extent possible. Match existing type with paneled shutters at first floor, and louvered shutters at second floor – dimensioned to fit window opening.
3. Applicant intends to install spray foam insulation from exterior over existing recessed brick nogging between timber frame members. Drainable Housewrap will be installed over timber frame and insulation. Thin lath may be installed over timber frame to provide an airspace behind new siding. If siding projects beyond window trim, a minimal backband may be added to outside edge of window trim, which will be largely obscured by shutters. Crown moldings at windows will be retained or replaced in-kind.

Applicant Signature: _____

date: 9/3/25

Applicant certifies that work will comply with above. Applicant will request waiver for any changes from above.

Commission Signature: _____

date: Sept. 2, 2025

Certificate of Appropriateness



Application Number: 25-004
Application Date: 8-26-25

Borough of Pennington
HISTORIC PRESERVATION COMMISSION APPLICATION

Location: Street Address: 16 West Delaware Avenue
Block: 503 Lot: 11 Zone: TCB

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

Proposed Work: ☐ New Construction
☐ Addition
☐ Alteration
☐ Demolition
☐ Other: Replace siding and shutters

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

See " Narrative" overleaf

Owner / Applicant: James Banks and Luz Ramirez

Phone number / email: [REDACTED] [REDACTED]

Owner Signature: [Signature] date: 8/25/25

HISTORIC PRESERVATION COMMISSION APPLICATION

16 W. DELAWARE AVENUE, Exterior Siding and Shutter replacement

NARRATIVE

We are proposing to replace the siding and shutters on our home at 16 W. Delaware Avenue, because the existing siding and shutters are deteriorating and both have actually failed in some locations.

The siding we are proposing to install is smooth pre-painted Hardie Plank lap siding in place of the existing painted wood siding. The new shutters will be wood. The siding exposure will be the same as existing; 6". The proposed color of the new siding and new shutters will match the existing.

We will remove and re-install the existing exterior light fixtures and the existing historic house plaque. The new shutters will be operable, and we will re-use the existing shutter hold-backs and, if possible, the existing shutter hinges.

As to the exterior wall assembly, we removed a piece of existing siding, and the current assembly is 2" x 4" wood stud framing, with irregular brick infill and some crumpled paper between the wall studs. i.e. there is no effective insulation in the existing assembly.

We propose to leave the irregular masonry in place, and since it is mostly set back from the face of the wood framing (see photo), we propose to install sprayed-in-place foam insulation between the brick and the exterior face of the studs. A water-resistant barrier (Air Barrier Drainable Housewrap by Benjamin Obdyke or equal) will then be installed over the sprayed insulation, and then the Hardie Plank will be installed on the studs.

It may be necessary to install ¼" wood lath on the face of the existing studs to create a good rain screen gap between the air barrier housewrap material and the back of the Hardie Plank siding. We hope to avoid this lath addition, but if it is necessary, then the face of the siding may project slightly beyond the face of the existing wood window surrounds. If so then we will need to install ½" AZEK vertical exterior moldings over the existing sides of the window frames (the top headers and bottom sills of the window frames project outwards, so they will not require extension). These ½" AZEK additions, if necessary, will not be visible, because they are behind the shutters (see attached photos).

The five windows on the front façade have decorative built-up cornice moldings as trim headers. We will retain these headers, and they will not be compromised by the AZEK side pieces, because the exterior window cornices project sufficiently from the façade that the AZEK extensions will run into the underside of the cornices above and into the sills below, and as per the prior paragraph, they will not be visible because the shutters will cover them (see photos).

We hope we have described our intentions clearly, but if further information is required, please let us know and we will provide it promptly.

16 W. Delaware Ave



street view - north facade

16 W. Delaware Ave



damaged shutter - west facade

160 W. Delaware Ave.



damaged siding - east facade

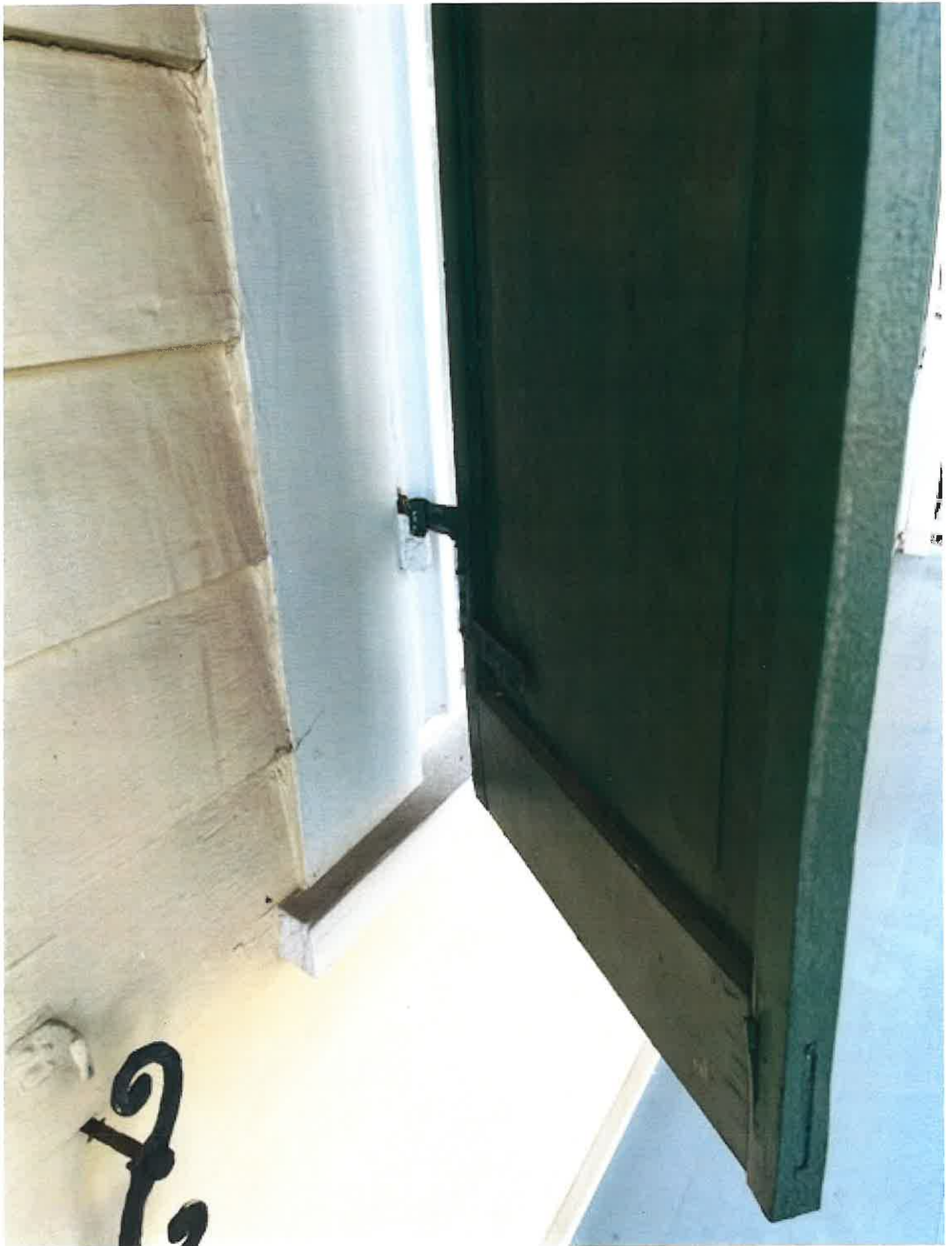
5.

16 W. Delaware Ave.



typical window : note header and sill projections 6

160 W. Delaware Ave



typical street facade window - note sill projection

16 W. Delaware Ave.



typical street facade window - note header molding