



**LEBANON HERITAGE COMMISSION  
JULY 22, 2026 - 6:00 PM  
COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE**

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**1. Call to Order**

- A. To participate in this meeting, please join live via Microsoft Teams or call 929-229-5356 (access code: 674 662 057#). If you have trouble accessing this meeting, please [Catheryn Hembree](#)

**2. Approval of Minutes**

- A. May 13, 2026  
B. June 10, 2026

**3. Open to the Public**

**4. Public Review**

- A. **One Court Street Associates (Owner) and Lucky's Coffee Garage, Jessica Giordani (Applicant):** Request for Certificate of Approval pursuant to Article IV, Section 408 "*Historic District*" of the Zoning Ordinance to approve architectural compliance of new windows and awnings at 1 Court Street Suite 150, Tax Map 91, Lot 244, Lebanon, NH in the LD zone. HC2026-04

**5. Study Items**

- A. Pattern Zones House Plan Submittal Review  
B. Soldiers Memorial Update/Seven to Save Program  
C. Dana House Update

**6. Other Business**

**7. Future Agenda Items**

**8. Adjournment**

**The order of agenda items is subject to change.**

Meetings are open for in-person and remote attendance. Members of the public who wish to attend remotely may do so by going to [LebanonNH.gov/Live](https://lebanonnh.gov/Live) where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

Any person with a disability who wishes to attend this public meeting and needs additional accommodation, please contact the ADA coordinator at City Hall by calling 603-448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.

DRAFT

**LEBANON HERITAGE COMMISSION  
CITY COUNCIL CHAMBERS, CITY HALL OR  
REMOTE VIA VIRTUAL PLATFORM  
LEBANONNH.GOV/LIVE  
WEDNESDAY MAY 13, 2026 6:00 PM**

**MEMBERS PRESENT:** Nicole Ford Burley (Chair and City Historian), Matt Smith (Vice Chair), Wes Achord (Planning Board Representative), Roxanne Benzel (Alt.), Nicole Dittrich, Brian Ware,

**MEMBERS ABSENT:** Laurel Stavis (Alt.)

**STAFF PRESENT:** Catheryn Hembree (Associate Planner, Planning Department)

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**1. CALL TO ORDER**

Chair Ford Burley called the meeting to order at 6:00pm. Ms. Hembree reviewed the City's meeting in-person and REMOTE attendance policies and procedures.

**2. APPROVAL OF MINUTES – April 8, 2026**

Amendments: Pg.1 Members Absent: Edit to replace Karen Zook with Laurel Stavis

*A MOTION was made by Ms. Benzel to approve the March 11, 2026 Meeting Minutes as amended. The MOTION was seconded by Mr. Ware.*

*\* The MOTION was approved (6-0).*

**3. PUBLIC REVIEW**

A. **Andres Keeffe IRA, LLC.** : Request for Certificate of Approval pursuant to Article IV, Section 411 "*Pattern Zones Overlay District*" of the Zoning Ordinance to approve architectural compliance for one single-family residential unit at 129 Hanover Street, Tax Map 77, Lot 95, Lebanon, NH in the R3 zone. HC2026-02

Chair Ford Burley asked Mr. Keeffe to do a brief presentation and to talk about this project, to then be followed by data gathering via any questions or clarification needed by the Commission, and any members of the public will then have the opportunity for any questions or comments.

Mr. Keeffe introduced himself as a resident of Hanover, and the owner of the property currently at the location being reviewed. He described it as a non-compliant, garage type

1 building which he is proposing to demolish and build a new 24' x 24' small house that fits  
2 within the buildable zone.

3  
4 Ms. Hembree added that Mr. Keeffe wants to put this in the Plan Book as well.

5  
6 Mr. Keeffe thinks it would be a great design for the Plan Book because it could be an ADU  
7 on other properties and he noted that it is the same size as a 2 car garage, so people could  
8 potentially convert an existing garage into a small ADU like this one.

9  
10 The design is straightforward, a single family, "New Englander" design and the design is  
11 based on other properties in the neighborhood, common for some homes built in the 1930's  
12 and 1940's with a balloon frame and the front entry on the gable side. It will be a 3  
13 bedroom, 1 ½ bath, 1,152 square feet house, with a height of 29', fully compliant including  
14 the setback. There is currently a variety of setbacks on this street. It will be a fully electric  
15 home utilizing a mini-split system.

16  
17 It is also fully compliant with the new *Pattern Zone* rules in terms of hidden garbage and  
18 recycling off to the side of the house will have a fence around it. They will add trees to this  
19 lot (currently there are none), so that it will have the correct amount of shade, and these will  
20 also fall within all setbacks. There will be enough room in the back for one car or two  
21 smaller cars. They have also planned an area for snow storage.

22  
23 He shared images on the room screen of both homes in the nearby area as well as pictures of  
24 what the current garage type structure looks like.

25  
26 The Commission then had the opportunity to have many questions answered. No solar is  
27 planned at this time. It will be built on a crawl space (approximately 3.5 feet deep) , built on  
28 a frost protected shallow foundation.

29  
30 Ms. Hembree confirmed that this proposed home meets all the *pattern zoning* dimensional  
31 requirements, and it will be setback more than the current garage type structure. She also  
32 said that this size building is allowed on a .4 acre lot because it is a pre-existing lot. This is  
33 an existing, legal non-conforming lot.

34  
35 A member of the public Mr. Carroll Goodell, Ward 2 spoke and he remembered that this  
36 garage used to house old school buses. He said he is supportive of this new build, replacing  
37 the "eyesore" that is currently there.

38  
39 Mr. Keeffe said he is appreciative of the new *pattern zoning* which now allows for this type  
40 of structure.

41  
42 ***A MOTION was made by Vice Chair Smith that the Heritage Commission issue a***  
43 ***Certificate of Approval for this project as submitted.***  
44 ***The MOTION was seconded by Mr. Wes Acord.***

45  
46 ***\*The MOTION was approved (4-1).***  
47

1 *A 2<sup>nd</sup> MOTION was made by Vice Chair Smith that the plan as submitted by Mr. Andrew*  
2 *Keeffe for 129 Hanover Street be added to the Plan Book as an approved design for the*  
3 *Pattern Zone Overlay District, with the caveat that a front porch should be included where*  
4 *possible.*

5 *The MOTION was seconded by Mr. Acord.*

6 *\*The MOTION was approved (5-0).*  
7

8 Chair Ford Burley said that they would cover the following two items out of order, with 3C,  
9 the Barrows St. project going before 3B, the Preferred Building Systems.

10  
11 *A MOTION was made by Mr. Ward that they change the order of 3B and 3C.*

12 *The MOTION was seconded by Mr. Acord.*  
13

14 *\*The MOTION was approved (5-0).*  
15

16 **B. City of Lebanon, NH and Preferred Building Systems (PBS):** Submittal for eight  
17 (8) architectural plans for consideration to be placed in the Plan Book pursuant to  
18 Article IV, Section 411.12 of the Zoning Ordinance.  
19

20 Ms. Catheryn Hembree, Associated Planner, started this session to review the plans submitted by  
21 Preferred Building Systems. Mr. Hunter Reisberg was there representing PBS.  
22

23 They have eight architectural plans to review today and Ms. Hembree walked them through each  
24 one. She said that they can make slight changes to the exterior of the buildings such as what a  
25 porch looks like, or small architectural details. Overall though, the exterior will not change from  
26 what has been given to this group. The Heritage Commission is the only group reviewing these  
27 exterior plans.  
28

29 Ms. Hembree started with the smallest to the largest. She added that based on public feedback,  
30 people want single family houses, even if that involves splitting lots. They have still offered two  
31 ADU designs though.  
32

33 She showed the following housing plans:  
34

- 35 • 1-A garage with an ADU apartment above it. Vice Chair Smith **asked if the gabled roof**  
36 **could be turned in the other direction**, thinking it would blend in better, and Ms.  
37 Hembree confirmed this change could be made. Chair Ford Burley also requested that an  
38 awning or a “cricket” be placed above the doors to appear to be a stoop and offer  
39 some protection from inclement weather. She added that *she would like to see a*  
40 *“cricket”, where possible, above all of the exterior doors (not motorized garage doors)*  
41 *in the remainder of these house plans.*  
42

43 **Change:** turn gabled roof in the other direction and add crickets above the exterior  
44 door(s), where possible.

- 45 • 2-Small one bedroom, one story ADU –this is an approximate 500 square foot plan and at  
46 roughly \$350 per square foot the cost would be \$183,000 for the building cost, not

1 including the cost of the land. Mr. Ware asked about the cost of this model and Mr.  
2 Reisberg, with Preferred Building Systems, said they are always reticent to state a price  
3 since site costs and customizations would greatly impact the final cost. This Commission  
4 is reviewing exteriors of the proposed properties. City Councilor McNamara added that  
5 in his extensive experience, he finds that the cost per square foot tends to go up as the  
6 square footage goes down, because for example there are fixed costs such as bathrooms  
7 and kitchens. What he's hearing from builders in the State, generally speaking, is that the  
8 cost is \$300 per square foot and up, even for an ADU. Mr. Reisberg said that this is a fair  
9 number.

10  
11 Vice Chair Smith shared pictures of 3 examples of smaller homes on Williams Street, on  
12 smaller lots, all with crickets above the exterior front doors, where possible.

13  
14 **Change** requested: Add crickets above the exterior doors, where possible.

15  
16 Ms. Hembree interjected that *pattern zones overlay district* was never intended to be an  
17 affordable housing solution. Building a house is expensive. Their perspective is that "any new  
18 house is a good house". And so, if someone can afford to split their lot and build a three-  
19 bedroom house that cost \$700,000, let them do so.

- 20  
21 • 3- This plan ("Row House") a plan for up to a four-unit structure, that could be  
22 appropriate at the edge of the commercial downtown/residential downtown area. It is a  
23 townhouse design and would give people a much needed multi-family type option.

24  
25 **Change:** Ms. Hembree agreed to bring this plan back for round two, with consideration  
26 for several changes such as adding a porch on the front or back of each unit. PBS will  
27 explore the fire code, and if it is not an issue, then they can change the window sizes (e.g.  
28 enlarge the single windows), and change up the architectural features so that they don't  
29 look exactly alike by changing the façade such as the siding to mix it up, i.e. brick,  
30 clapboard, shingles, etc. Crickets would be added to exterior doors as much as possible.

- 31  
32 • 4- Cape type style (Chatham), a 2-story home, the downstairs can be built with the  
33 downstairs starting as a 2 bedroom, 1 bath, and when the owner is ready, owner has the  
34 option of finishing the upstairs. This could be a less expensive way to get a family into a  
35 house.

36  
37 **Change:** The Commission likes this plan and requested dormers in both the front and the  
38 back of the house. Add crickets over all exterior doors, where possible.

- 39  
40 • 5- Ranch style (Providence), a one story home, 28' wide, ideal for a long skinny lot, with  
41 at least 4,000 square feet; some of the Commissioners had various issues with this home  
42 such as the orientation, and where it might fit in aside from possibly Seminary Hill.

43  
44 **Change:** Not applicable – it was decided this plan will not be included in the  
45 preapproved Plan Book.  
46

- 6- 1 story, 2 bedroom, similar to an earlier ADU (Roanoke)

**Change:** Add crickets above doors where possible.

- 7- 2 story, (Temple), a larger family house, they will approve this plan both with and without a garage.

**Change:** Add a cricket above the rear sliding glass door on both floor plans, if possible, and a door with cricket on the side, if possible, if there is no garage.

***A MOTION was made by Chair Ford Burley to extend the meeting to 8:25PM.  
The MOTION was seconded by Ms. Dittrich.***

***\*The MOTION was approved (5-0).***

- 8- 2 story home (Tilson), it was noted that there is a similar looking modular house on South Street, with a wider wraparound porch

**Change:** Add cricket over the back/side door, if possible.

**C. City of Lebanon, NH:** Request for Certificate of Approval pursuant to Article IV, Section 411 *“Pattern Zones Overlay District” of the Zoning Ordinance to approve architectural compliance for five (5), single-family residential unit at 0 Barrows Street, Tax Map 77, Lot 106, Lebanon, NH in the R3 zone. HC2026-03*

Deputy City Manager David Brooks, along with City Councilor Tim McNamara, presented the proposed project at 0 Barrows Street. They acknowledged that they are early getting this project before the Heritage Commission and also that they have not yet decided on the modular manufacturing company. They are still considering two different manufacturers. The overall design with either company will essentially be the same. The proposed houses will be two stories, front porch, gable roof.

Deputy City Manager Brooks said that this design was chosen in the context of the existing neighborhood. There is a mix of designs of houses along Barrows Street. There are some bungalows, Cape houses, front facing gable houses, etc. but all of these houses are within the scale and massing that this project fits in with. Many are 1 ½ stories to two stories. Square footage is in the range of 770 to 1,500 square feet. This project is just under 1,000 square feet not counting the fully insulated basements that would be included in each house. For the most part neighboring houses have clapboard siding, aluminum or vinyl; this proposed project would use vinyl.

They do not yet have the materials list. The homes will be all electric, so no fuel tanks will be needed. Deputy City Manager Brooks added that he is happy to meet with the Planning staff to help them get to a project that meets all requirements and expectations.

1 City Councilor McNamara clarified that the proposed project would create four (4) of the  
2 compliant lots, 4,000 square feet each and the residual property of the two acres would be  
3 retained by the City.

4  
5 The Commission had the opportunity to ask questions and make comments about this project.  
6 Following are some important details provided by Deputy City Manager Brooks and City  
7 Councilor McNamara:

8  
9 Regarding wetlands at this location, this project does not encroach on any wetlands. They got a  
10 permit 1 ½ to 2 years ago, to fill a small area of freestanding wetlands towards the bottom of the  
11 plan. That work was completed at least a year ago. That permit came from the State and was also  
12 approved by the Conservation Commission.

13  
14 All homes will have mini splits augmented by baseboard heaters. These will all be well insulated  
15 with foam or blown in cellulose insulation. Additionally, they will also have ERSs, energy  
16 recovery ventilators to account for the fact that they will be that airtight.

17  
18 Deputy City Manager Brooks explained that the tract of land they are working with had been two  
19 separate lots, and the right-of-way of Barrows Street went all the way to the wetlands and  
20 physically and completely separated the two lots. City Council, over two years ago, discontinued  
21 the right-of-way back to the easterly property line at Barrows Streets, so Barrows Street then  
22 ended at this lot. So, the right of way no longer exists and is now a dead end.

23  
24 With the *Pattern Zoning* concept, they might go back to City Council to re-extend a portion of  
25 Barrows Street to separate that northerly lot from the four lots south of the roadway. These four  
26 lots with 4,000 square foot lot lines each would be shared and would utilize shared driveways as  
27 allowed by *Pattern Zone* provisions.

28  
29 It would not be an HOA nor a condominium association but would have some sort of a  
30 maintenance agreement for the four units' shared driveway and the five would all be responsible  
31 for the joint maintenance of a pump station, if there is a pump station.

32  
33 They are not installing solar in any of these units but the four unit owners will have that option.

34  
35 Each will have their own parking area for 2 cars. It will be the decision of each owner to decide  
36 if they want to add a garage, carport, or storage shed to their property.

37  
38 This project has the flexibility to make shifts to ensure they meet all setback requirements and lot  
39 sizes. The units are each about 38 feet long and approximately 15 feet wide.

40  
41 Deputy City Manager Brooks and City Councilor want to get the Heritage Commission's  
42 feedback because they have an important goal of getting this project underway very soon, and to  
43 complete the project by year end. Part of this infrastructure is dependent upon getting some State  
44 funds that have a deadline associated with them. Every day that passes, the cost of building  
45 literally gets more expensive. They have some solid pricing now and they do not want to lose  
46 that. Their goal is to bring these houses in under \$400,000 per unit.

1 Members from the Public were invited to speak.

2  
3 Mrs. Rebecca Kidder, Ward 2, owns a home at 41 Winter Street, that abuts to this property. She  
4 asked when she would get her privacy back as her backyard currently offers no privacy. City  
5 Councilor McNamara confirmed that the City will be building a fence for her back yard, as they  
6 have committed to do.

7  
8 Mr. Caroll Goodell, Ward 2, spoke again and said we need more housing, however he  
9 encouraged the City to do a traffic study, and shared some safety concerns. Ms. Hembree  
10 thanked Mr. Goodell for his comments and added that the Heritage Commission's responsibility  
11 tonight is to look at architectural features.

12  
13 Mr. Kyle Curry, Ward 2, spoke next. His home is at 19 Borrows St., which he purchased last  
14 year. He inquired about the trash and was told that each of these homes would have their own  
15 trash containers. He also asked about fencing or landscaping. City Councilor McNamara said  
16 that all properties meet the setback requirements for the Zoning district and the current plan is to  
17 do some landscaping, as previously noted. Lastly, he questioned the number of houses proposed  
18 for this space, and City Councilor McNamara said that the only way this project works  
19 financially is with five (5) houses; they had started with six (6), but that site plan did not work  
20 out.

21  
22 The reason the architectural plans don't show the front porches is because they do not come with  
23 the modules, rather they will be site built once the modular homes setting is complete on each  
24 lot. The porches will be 6 feet wide, attached to the front side of each home, and will have  
25 synthetic decking and trim. They will not have railing because they are only 2 feet high. Window  
26 arrangements are shown on the elevations they provided to this Commission.

27  
28 ***A MOTION was made by Ms. Nicole Dittrich to award a Certificate of Approval with the***  
29 ***understanding the Heritage Commission will be provided some visualization of the porch***  
30 ***design for the fronts of these houses.***

31 ***The MOTION was seconded by Ms. Roxanne Benzel.***

32  
33 ***\*The MOTION was approved (4-1). Vice Chair Smith opposed***

34  
35 Vice Chair Smith said that his vote against was based on the windows and the open porch. He  
36 added that other porches in the area have railings so he thinks the project as proposed does not fit  
37 in with the character of the neighborhood. Overall, he thinks this project is a good addition to the  
38 neighborhood.

39  
40 A member from the public, Mr. Matt Kidder, Ward 2, also at 41 Winter Street, asked about a  
41 privacy fence. He asked about the privacy fence being put up between his property line, and the  
42 new development. City Councilor McNamara agreed that the City had committed to do this, and  
43 they will. Mr. Kidder said that he understands they need affordable housing in Lebanon, and he  
44 thanked City Councilor McNamara.

Commission members agreed it would be helpful to have further discussions with Deputy City Manager Brooks and City Councilor McNamara.

#### 4. STUDY ITEMS

##### A. Soldier's Memorial Building: Approval of Funds for Survey

Chair Ford Burley briefly explained the history of the funds being discussed today. Back around 2000, the City received a gift from former City Historian Robert Levitt for the Dana House Historical Society. These funds have been held for many years and then in 2018 these funds were passed along to the City for safekeeping (the City owns the Dana House). Subsequently the Historical Society voted to authorize the reallocation of this gift, to be used for the Soldiers' Memorial, where \$25,000 can go a long way starting with a survey and then renovations to help make at least the ground floor accessible.

Heritage Commission needs to vote to accept these funds, if they choose to. And if they do, then they need to vote to get a survey completed. They have a quote from Wayne McCutchens, a Clarmont surveyor for \$2,500-\$3,000.

***A MOTION was made by Vice Chair Smith to use these funds of \$25,000 for the Soldiers' Memorial.***

***Seconded by Mr. Ware***

***\*The MOTION was approved (5-0)***

***A MOTION was made by Vice Chair Smith to release \$2,500 to \$3,000 to pay for a survey of the Soldiers' Memorial Building.***

***Seconded by Ms. Benzel***

***\*The MOTION was approved (5-0)***

##### B. 250<sup>th</sup> Anniversary Standing Item

Ms. Benzel said that they are making progress on this event. She asked for Chair Ford Burley's advice about contacting the City Council and the Mayor to walk or ride in the parade. It was suggested she contact Beth Beraldi, Director of Public Engagement and Communications so that she can coordinate this.

They will have a bicycle parade, and The Gear Shifters, a mountain biking group, will be joining in. The Lion's Club has committed to have a food tent. They are reaching out to others so that there is plenty of food in the park after the parade.

Novo Nordisk has agreed to sponsor the fireworks for this event, and they are contributing \$20,000 for the fireworks and then another \$4,000 towards food in the park. The fireworks will be visible from Storr's Hill and Church Street. They will not be able to be seen from Colburn Park. Ms. Hembree said that historically Church Street gets blocked off and people bring their own chairs and blankets.

C. Public School Local History Curriculum and Engagement Standing Item-None

## 5. OTHER BUSINESS

Chair Ford Burley provided some background on the Beehive House, built in the 1830's (originally built on School Street, hence the street name), was the original Lebanon Academy building. After later becoming two different schools, it was moved to West Lebanon, which was common at the time. Then it became an apartment building and was such a "hive" of activity that it became known as the Beehive House. It remains apartments.

She has heard from a reliable source that there are now plans to renovate it and rehabilitate it, and also that there are some new players involved.

The Commission had some discussion about having a plaque somewhere in the City used to recognize this property as well as other happenings in Lebanon. The vision is ultimately to have historic signs around the City, but for now the kiosk on the mall is existing and can be utilized for sharing information about Lebanon history as well as for upcoming events.

The Heritage Commission has the latitude to utilize the kiosk now, and they agreed to start with previous photos of 4<sup>th</sup> of July celebrations. The Historical Society has a vast collection of photos, so Chair Ford Burley will pull some of these.

## 6. OPEN TO THE PUBLIC - None

## 7. FUTURE AGENDA ITEMS – More discussion of how to best utilize the kiosk on the Mall and also discuss possible future plans for historic signs to be placed around Lebanon and West Lebanon. Vice Chair Smith said this initiative can also include recognizing and rewarding excellent preservation projects that have been completed in the City.

Chair Ford Burley said that reaching out to the New Hampshire Preservation Alliance to understand more about how their program works makes sense, and also perhaps a collaboration with area realtors. It was agreed that best use of kiosk be on their June Agenda.

## 8. ADJOURNMENT

Chair Ford Burley adjourned the meeting at 8:27pm.

Respectfully Submitted,

Cinda Mersel

Recording Secretary \* awaiting Commission review of votes by Alt.

DRAFT

**LEBANON HERITAGE COMMISSION  
CITY COUNCIL CHAMBERS, CITY HALL OR  
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WEDNESDAY JUNE 10, 2026 6:00 PM**

**MEMBERS PRESENT:** Nicole Ford Burley (Chair and City Historian), Matt Smith (Vice Chair), Wes Achord (Planning Board Representative), Roxanne Benzel (Alt.), Nicole Dittrich, Brian Ware,

**MEMBERS ABSENT:** Laurel Stavis (Alt.)

**STAFF PRESENT:** Catheryn Hembree (Associate Planner, Planning Department)

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**1. CALL TO ORDER**

Chair Ford Burley called the meeting to order at 6:00pm. Ms. Hembree reviewed the City's meeting in-person and remote attendance policies and procedures.

**2. APPROVAL OF MINUTES**

A. None \*\*

**3. PUBLIC REVIEW**

A. None

**4. STUDY ITEMS**

A. Landmark Houses 2025 [Landmark Designation Program FAQ](#)

Chair Ford Burley started this evening's meeting with the topic of the Landmark Designation Program which they had talked about earlier this year. Do they want to do a round of Landmark Designations this year?

Ms. Benzel asked about the Beehive House in West Lebanon. Ms. Hembree said there is a new owner (MM Holdings, Boston, MA) and she will be communicating with them and provide updates to this commission. It is already designated as a Landmark (nominated in 2002, #56 on their master list) and if it is well preserved, this location might be a good candidate for a Preservation Award if they adopt a Preservation Award Program.

Chair Ford Burley asked in terms of historic landmarks, do they want to award any this year? She has not heard of any residents asking about this program. She suggested they invest some energy in some of the existing landmarks, for possible State designations.

1  
2 Ms. Dittrich said that she is in support of helping people and/or organizations with State  
3 designations and putting a hold on City designations for now. She cited the Peck homestead as a  
4 possible candidate. The last round the City participated in was 2024.

5  
6 Ms. Hembree shared the spreadsheet of properties that have Landmark Designations. There are  
7 100 on this list.

8  
9 Ms. Benzel likes the idea of evaluating those who have expressed interest in recognition, City,  
10 State, or National, realizing that they would need to sort through the current data available on  
11 these 100 properties.

12  
13 Chair Ford Burley said that the only State register the City has is the Dana House, which carries  
14 local benefits. She is open to the idea of outreach to gauge the interest of property owners but is  
15 hesitant for the Heritage Commission to commit to do the work for the applications as it is a big  
16 lift and would probably require hiring consultants, which has historically been expensive. This is  
17 not an option.

18  
19 Vice Chair Smith asked if anyone has suggestions or recommendation on properties that should  
20 be recognized; they have three plaques available. Most members were not familiar with specific  
21 properties. Ms. Benzel suggested the Rail Trail, since these landmarks do not have to be  
22 buildings. Vice Chair Smith suggested that in lieu of a plaque for the Rail Trail, a mural would  
23 be appropriate and work well for this setting within the tunnel on the Rail Trail. He also  
24 understands that it is currently being renovated so perhaps it would be ideal to wait until that is  
25 completed.

26  
27 Vice Chair Smith suggested 29 Fairview Avenue, Lebanon as a great candidate for a Landmark  
28 award; it does not need to be “historic” per se. This home has been owned by a local architect  
29 since 1984.

30  
31 The Woolen Mill would be an excellent candidate for an award, but it was agreed that they want  
32 to see when and how the work on a long ago proposed project proceeds, if in fact it does.

33  
34 Chair Ford Burley suggested they all familiarize themselves with the existing Landmark list and  
35 then make a decision at their next meeting about whether or not they move forward this year  
36 with any or all of the following three possibilities they discussed –

- 37 • 29 Fairview Avenue
- 38 • The Rail Trail
- 39 • The Riverdale Ticket Booth (it was the ticket booth for the Racetrack)

40  
41 They can also conduct an outreach to property owners and get some Lebanon properties on the  
42 State and/or National Register. It was agreed they will continue to discuss these options at their  
43 next meeting.

44  
45  
46 B. Soldiers Memorial Update

1  
2 Ms. Hembree said that the surveyor is coming tomorrow to begin the survey. There will be an  
3 Open House at the Soldiers Memorial on July 2<sup>nd</sup> and the Heritage Commission will serve as  
4 docents on this date; they need at least 3-4 Heritage members during the hours of 4-6PM.

5  
6 Also, they decided on two additional Open Houses for Thursday, August 6<sup>th</sup>, and Thursday,  
7 September 3<sup>rd</sup>. Chair Ford Burley can be at both of these and Ms. Benzel is interested as well.

8  
9 Ms. Hembree will coordinate with City staff so that they will have representation as well.

#### 10 11 C. Seven to Save Nominations

12  
13 This is a public relations campaign by the New Hampshire Preservation Alliance for NH  
14 landmark sites in need of serious attention. The applications for any nominations will need to be  
15 submitted this summer; the date will be announced soon. The property owner needs to nominate  
16 their property. The Dana House, the building that houses Salt Hill (in need of repointing) and  
17 Seminary Hill (owned by the School District) and the Whipple block along with The Soldiers  
18 Memorial were all posed as candidates.

19  
20 Chair Ford Burley asked what the end goal would be for the Dana House?

21 Mr. Achord said that it would be prudent to nominate the Dana House. It would require a lot of  
22 funds to restore it but could be worth the effort.

23  
24 It was agreed that Seminary Hill School is not as pressing as the other locations they are  
25 considering, nevertheless they will keep it on their radar for future consideration.

26  
27 There would be a clear end goal with the Soldiers Memorial which is a wonderful property in our  
28 community, with a solid known history and lots of opportunity there. They are in agreement with  
29 the Seven to Save program and there was also a consensus that they will pick The Soldiers  
30 Memorial for this year.

31  
32 Vice Chair will be participating in a round table event with the Preservation Alliance in  
33 approximately two weeks. He will provide an update after that session.

34 Chair Ford Burley will keep abreast of when the application window opens.

#### 35 D. Preservation Awards

36  
37 This will be discussed in a future meeting and is part of their Master Chapter.

### 38 39 5. OTHER BUSINESS

#### 40 A. Updates from Other Boards

41  
42 Ms. Benzel gave an update on the July 4<sup>th</sup> parade and said they are firming up the last of the  
43 planning details. Children on bikes will be participating in the parade featured along with the  
44 Gear Shifters, mountain bikers and walkers. They also welcome business owners to promote

1 their businesses by using banners on their vehicles. They have a plan B in case they get more  
2 participants than are currently expected.

3  
4 B. Revotes from May 13<sup>th</sup>, 2026 meeting: Alternate Roxanne Benzel should not have  
5 voted in that meeting so today the Heritage Commission revoted on the following:  
6

7 *A MOTION was made by Ms. Dittrich to award a Certificate of Approval with the*  
8 *understanding the Heritage Commission will be provided some visualization of the porch*  
9 *design for the fronts of these houses.*

10 *Seconded by Mr. Achord*

11  
12 *\*The MOTION was approved (4-1) Vice Chair Smith opposed based on the design with no*  
13 *windows on one side of the house and the lack of a porch railing.*

14  
15 *A MOTION was made by Vice Chair Smith to release \$2,500 to \$3,000 to pay for a survey of*  
16 *the Soldiers Memorial Building.*

17 *Seconded by Mr. Ware.*

18  
19 *\*The MOTION was approved (5-0)*

20  
21 **6. OPEN TO THE PUBLIC - None**

22  
23 **7. FUTURE AGENDA**

24  
25 **8. ADJOURNMENT**

26  
27 Chair Ford Burley adjourned the meeting at 7:15PM

28  
29 Respectfully Submitted,  
30 Cinda Mersel  
31 Recording Secretary

32  
33 **\*\* Minutes for May 13, 2026 meeting were submitted by Rec Sec on 5/21/26**



## CITY OF LEBANON ~ PLANNING and DEVELOPMENT

### Heritage Commission Historic District Review Staff Memorandum HC2026-04 July 22, 2026, 6:00 P.M.

#### **APPLICATION INFORMATION**

**Application #:** HC2026-04

**Application Type:**  
Historic District Review

**Location:**  
1 Court Street Suite 150  
Tax Map 91, Lot 244

**Applicant:**  
Lucky's Coffee Garage, Jessica  
Giordani

**Property Owner:**  
One Court Street Associates

**Zoning District:**  
Lebanon Downtown

**Property Size:**  
+/-0.21 acres

**Overlay Districts:**  
Colburn Park Historic District

**Previous HC Action (since 1995):**

**Other Approvals Required:**  
Building Permit

**Attachments:**  
Application  
Photos

#### **HEARING NOTICE**

**One Court Street Associates:** Request for Certificate of Approval pursuant to Article IV, Section 408 Historic District of the Zoning Ordinance to replace existing storefront windows with garage door windows.

#### **COMPLETENESS REVIEW**

This application has been reviewed in accordance with section §408 Historic District of the Lebanon Zoning Ordinance. The Planning Department recommends that the Heritage Commission accept the application as complete enough to accept jurisdiction and commence review.

#### **BACKGROUND**

1 Court Street is one of the newer buildings in the Colburn Park Historic District. It was constructed in 1988 and is considered non-contributing due to its age. The proposed suite is located down Court Street away from the pedestrian mall on the ground floor.

#### **PROPOSAL**

The applicant is requesting permission to remove the existing windows and replacing them with garage door style windows.

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**ZONING ORDINANCE REQUIREMENTS**  
**Historic Commission – Certificate of Approval**

A Historic Commission Certificate of Approval is required Pursuance to: *§408.4 Certificate of Approval Required. A Certificate of Approval shall be obtained from the Heritage Commission in the manner set forth herein prior to the commencement of any of the following activities within any Historic District:*

*C.3. Replacement of doors and windows if it involves changes in the size, location, or number of openings in the exterior or façade of the building.*

The installation of an egress window requires that the window opening be made larger. Therefore, a Certificate of Approval from the Historic Commission is required.

**ZONING ORDINANCE REQUIREMENTS**  
**Historic Commission – Criteria for Review**

**408.2 Purposes.**

*The purpose of this Ordinance is to preserve the historic and cultural resources of the City of Lebanon and, particularly, the City's structures and places of historic, architectural and community value in order to:*

- A. Establish and preserve districts in the City which reflect elements of its cultural, social, economic, political, community, and architectural history;*
- B. Conserve property values in such districts;*
- C. Foster civic beauty;*
- D. Strengthen the local economy; and,*
- E. Promote the use of historic districts for the education, pleasure, and welfare of the citizens of the City.*

**408.6 Criteria for Review**

*In determining whether or not to grant a Certificate of Approval, the Heritage Commission shall keep in mind the purpose set forth in Section 408.2 herein and shall consider, among other appropriate factors, the following:*

- A. The historical or architectural value of a building and its setting;*
- B. In connection with additions, repair or restoration of any existing building, the compatibility of the exterior design, arrangement, texture, and materials proposed to be used in relationship to this existing building, its setting, and the Historic District as a whole; and,*
- C. The size, scale, and design of proposed construction in relationship to the existing surroundings, including consideration of such factors as a building's overall height, width, street frontage, number of stories, type of roofs, facade openings (windows and doors), and architectural details.*

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*When the Heritage Commission determines that it is necessary or advisable in order to preserve or protect historically and/or architecturally significant buildings, the Commission may require preservation and/or accurate reproduction of exterior architectural features. Preservation and/or reproduction measures shall be completed pursuant to the "Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings."*

- 1. A property shall be used for its historic purpose to be places in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical and physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New addition and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

### **APPLICATION AND SUPPORT STATEMENT**

The applicant has submitted a complete application with pictures and widow specifications.

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**STAFF COMMENTS**

Planning Staff have reviewed the application and support materials. Staff has conflicting opinions on the proposal. The Historic District Overlay District regulations in the Zoning Ordinance have recently been amended to include the Secretary of the Interior's Standards. The Standards strive to preserve architectural features of historic buildings when they are being rehabilitated. The building in question has never been a garage, and staff asks if it is historically appropriate to add garage doors to a traditional commercial storefront? On the other side, the suite beside the applicant's has installed garage doors already and it does provide character to the downtown. This building is considered non-contributing due to its age.

# CITY OF LEBANON APPLICATION FOR

|                              |                          |                                     |                           |
|------------------------------|--------------------------|-------------------------------------|---------------------------|
| SPECIAL EXCEPTION            | <input type="checkbox"/> | <input type="checkbox"/>            | SITE PLAN REVIEW          |
| VARIANCE                     | <input type="checkbox"/> | <input type="checkbox"/>            | SUBDIVISION               |
| MOTION FOR REHEARING         | <input type="checkbox"/> | <input type="checkbox"/>            | LOT LINE ADJUSTMENT       |
| APPEAL OF AN ADMIN. DECISION | <input type="checkbox"/> | <input checked="" type="checkbox"/> | OTHER ( <u>Heritage</u> ) |

## PROPERTY OWNER (APPLICANT):

NAME: CLIFTON BELOW, MANAGING GENERAL PARTNER TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

## CO-APPLICANT,

NAME: Jessica Giordani, General Manager TEL.#:

MAILING ADDRESS:

E-MAIL ADDRESS:

## PROJECT LOCATION:

TAX MAP #: 91 LOT#: 244 PLOT #: ZONE: LD

STREET ADDRESS OF PROJECT: 1 Court St. Ste. 150 Lebanon NH 03746

IS THIS PROPERTY LOCATED IN THE: WETLANDS ☐ YES ☒ NO HISTORIC DISTRICT ☒ YES ☐ NO  
FLOOD PLAIN ☐ YES ☒ NO

SCOPE OF PROJECT: please see attached for more information

Replacement of glass windows facing Court St with garage door style windows, and second awning frame.

## TYPE OF OCCUPANCY:

EXISTING ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL  
PROPOSED ☐ VACANT ☐ ONE FAMILY ☐ TWO FAMILY ☐ MULTI-FAMILY ☒ COMMERCIAL ☐ INDUSTRIAL

IF USE IS COMMERCIAL OR INDUSTRIAL, PLEASE NOTE SPECIFIC USE: please see attached

## SIGNATURE BLOCK: HERITAGE

**FOR PLANNING BOARD APPLICATIONS ONLY:** I, the undersigned, hereby submit this application on the date noted below with the knowledge and understanding that the Planning Board shall determine if the submitted application is complete according to its regulations at its next regularly scheduled meeting on JULY 22, 2026, unless I personally request, in writing, that the Board delay its determination of completeness to a later date.

PROPERTY OWNER: Clifton Below, Gen. Partner DATE: 7/3/26

**NOTE: IF, AS OWNER, YOU WISH TO DESIGNATE AN AGENT TO ACT ON YOUR BEHALF, PLEASE READ THE FOLLOWING AND SIGN BELOW:** I hereby designate the person listed above as my agent for the purpose of procuring the necessary local permits for the proposed work as described herein. Representations made by my agent may be accepted as though made by me personally, and I understand that I am bound by any official decision made on the basis of such representation.

PROPERTY OWNER: DATE:

| DATE RECEIVED | FILE # (MAP/LOT) | APPLICATION # | FEE - \$ AMOUNT | DATE PAID | VOUCHER # |
|---------------|------------------|---------------|-----------------|-----------|-----------|
| 7/6/2026      | 91-244           | HC2026-04     |                 |           |           |

(Last Revised 10/09/09)

## Type of Occupancy:

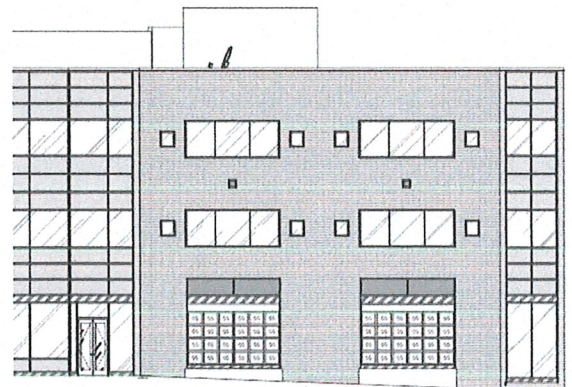
Lucky's Coffee Garage is a multi-roaster specialty coffee shop, cafe, and bakery that has been a community hub in the Lebanon Historic District since 2017. Lucky's will be moving operations to One Court Street this summer.

## Scope of Project:

Lucky's is seeking approval to remove the plate glass windows in Suite 150 that directly face Court St., and replace them with garage door style windows. This will support the established brand of Lucky's Coffee Garage, and create a cohesive connection between our indoor and outdoor cafe seating, as permitted by the city.

One Court Street is already home to Three Tomatoes, which features garage doors functioning in the same way. We will plan to install custom built white aluminum garage doors with clear glass panels that continue a cohesive aesthetic with the existing doors.

We also seek to install a second single slope shed awning on the right window to match the existing frame located over the left window. New awning covers will be attached, and we will not seek to have words added or to use them as signage.



**(above left)** Current view of One Court St. with existing windows. The awning frame would be duplicated over the right windows, with new covers

**(above right)** A reference sketch of what the proposed garage doors would look like

**(left)** The current garage doors at Three Tomatoes which will be the reference for this project to create aesthetic cohesion.

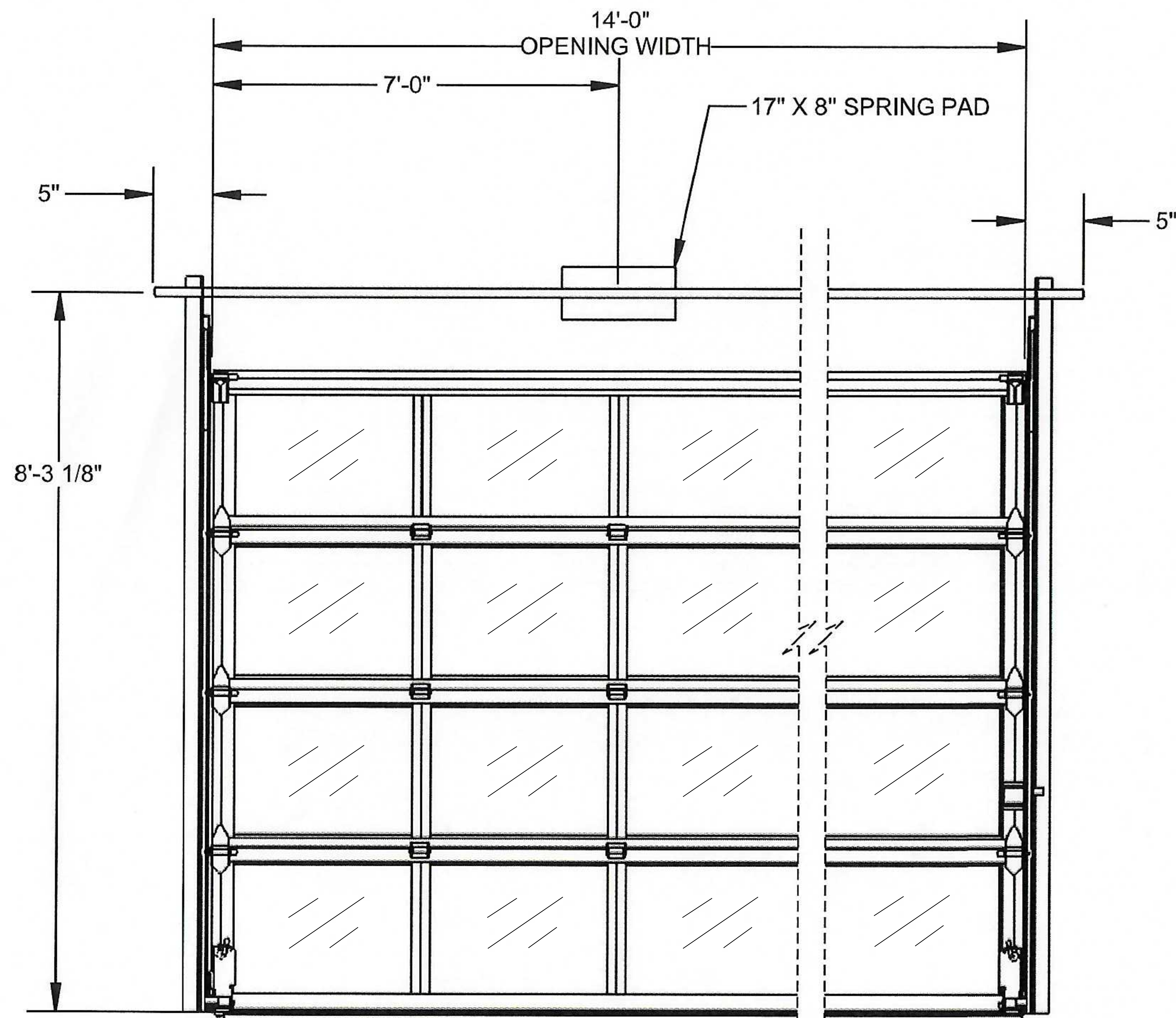
## PUBLIC HEARING NOTIFICATION LIST

IN ACCORDANCE WITH RSA 676:4, THE CITY SHALL NOTIFY THE FOLLOWING PERSONS, BY CERTIFIED MAIL, OF PUBLIC HEARINGS BEFORE THE PLANNING BOARD: ALL ABUTTERS; THE APPLICANT; PROPERTY OWNER; HOLDERS OF CONSERVATION, PRESERVATION, OR AGRICULTURAL PRESERVATION RESTRICTIONS (AS DEFINED UNDER RSA 477:45) ON THE SUBJECT PROPERTY; HOLDERS OF EASEMENTS, RIGHTS-OF-WAY, AND OTHER RESTRICTIONS ON THE SUBJECT PROPERTY; AND EVERY ENGINEER, ARCHITECT, LAND SURVEYOR, SOIL SCIENTIST, OR WETLANDS SCIENTIST WHOSE PROFESSIONAL SEAL APPEARS ON ANY PLAT SUBMITTED TO THE BOARD.

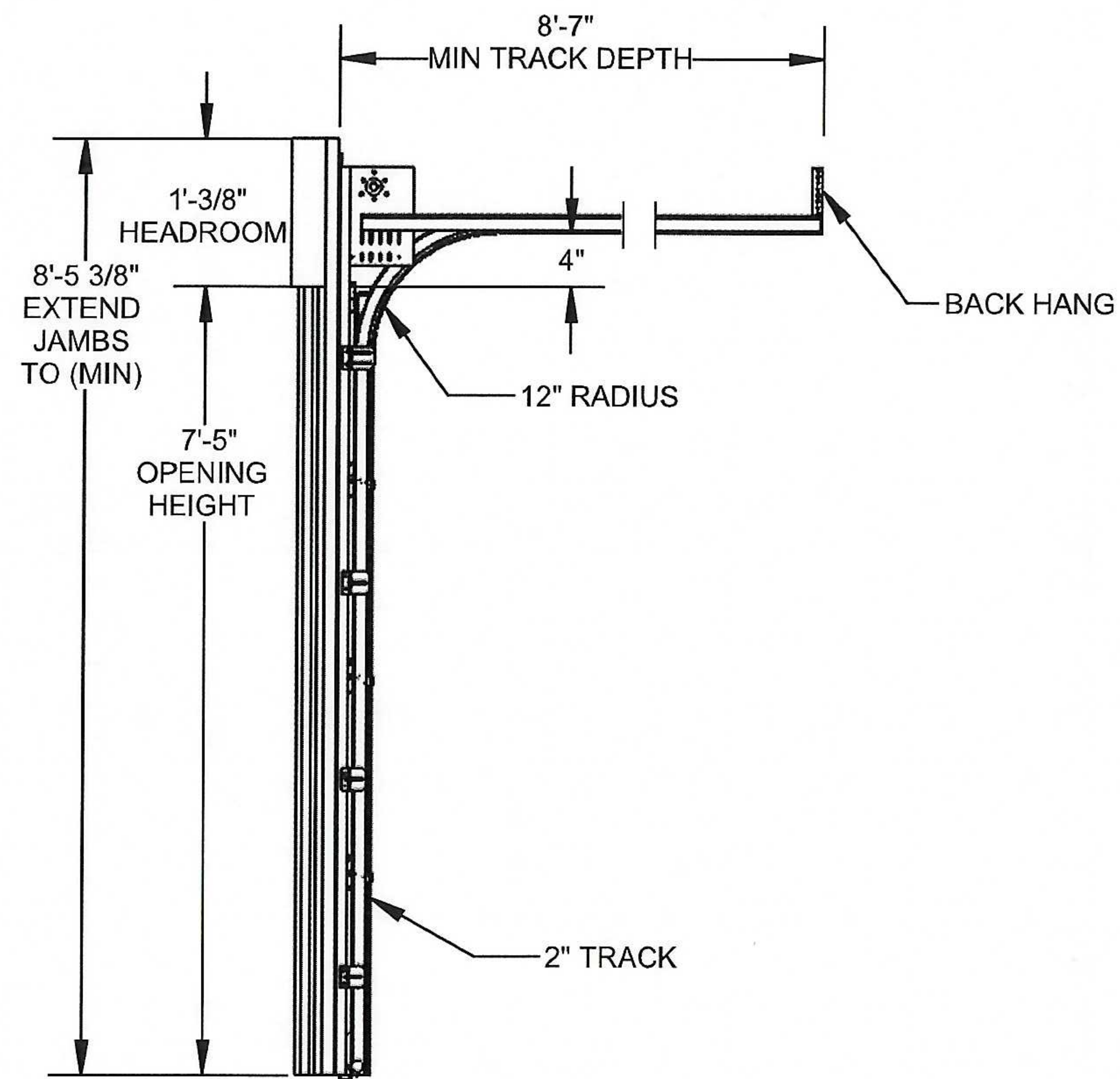
THE APPLICANT SHALL PROVIDE NAMES & MAILING ADDRESSES FOR ALL PERSONS LISTED ABOVE.

|                                                                                                                                                         |                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>MAP &amp; LOT NUMBER:</b> <u>91-244</u><br><b>PROPERTY OWNER:</b> CLIFTON BELOW<br>ONE COURT ST ASSOCIATES<br>1 COURT ST STE 100<br>LEBANON NH 03766 | <b>MAP &amp; LOT NUMBER:</b> <u>91-244</u><br><b>APPLICANT:</b> JESSICA GIORDANI<br>LUCKY'S COFFEE GARAGE<br>1 COURT ST STE 150<br>LEBANON NH 03766 |
| <b>MAP &amp; LOT NUMBER:</b> <u>91-243</u><br><b>ABUTTER/OTHER:</b><br>HSD, LLC<br>2 BUCK RD, STE 8<br>HANDOVER NH 03755                                | <b>MAP &amp; LOT NUMBER:</b> <u>91-247</u><br><b>ABUTTER/OTHER:</b><br>MASCOMA BANK<br>410 GLEN VALENTINE<br>67 N PARK ST<br>LEBANON NH 03766       |
| <b>MAP &amp; LOT NUMBER:</b> <u>91-246-100</u><br><b>ABUTTER/OTHER:</b><br>MASCOMA SAVINGS BANK<br>PO BOX 4399<br>WHITE RIVER JUNCTION VT 05001         | <b>MAP &amp; LOT NUMBER:</b> <u>92-245</u><br><b>ABUTTER/OTHER:</b><br>City of Lebanon                                                              |
| <b>MAP &amp; LOT NUMBER:</b> <u>91-237</u><br><b>ABUTTER/OTHER:</b><br>City of Lebanon                                                                  | <b>MAP &amp; LOT NUMBER:</b> _____<br><b>ABUTTER/OTHER:</b>                                                                                         |
| <b>MAP &amp; LOT NUMBER:</b> _____<br><b>ABUTTER/OTHER:</b>                                                                                             | <b>MAP &amp; LOT NUMBER:</b> _____<br><b>ABUTTER/OTHER:</b>                                                                                         |
| <b>MAP &amp; LOT NUMBER:</b> _____<br><b>ABUTTER/OTHER:</b>                                                                                             | <b>MAP &amp; LOT NUMBER:</b> _____<br><b>ABUTTER/OTHER:</b>                                                                                         |

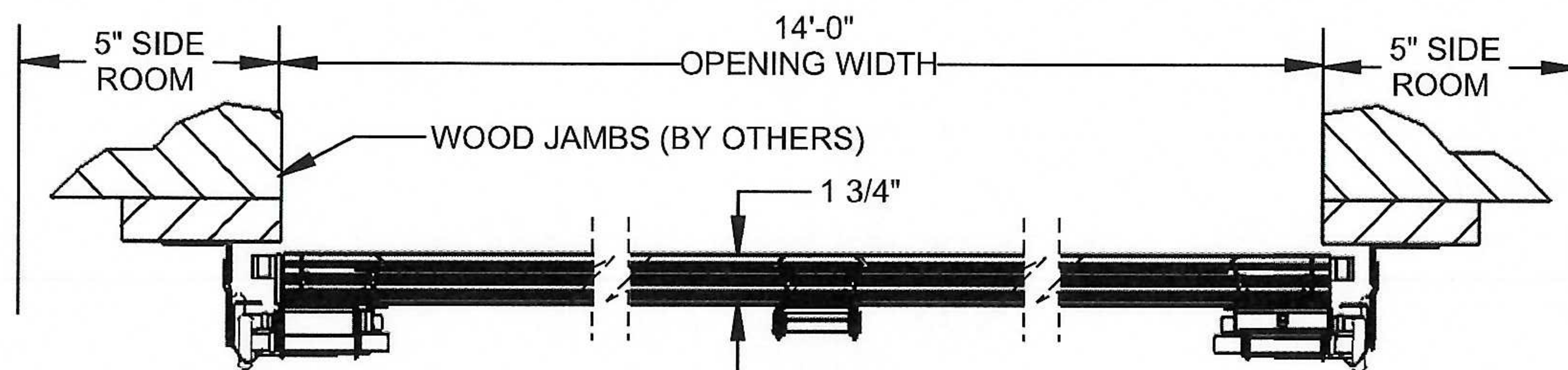
(Last Revised 10/09/09)



**INTERIOR ELEVATION**



**TRACK DETAIL**



**JAMB DETAIL**

|                                                                                    |                                               |                    |                    |                                  |
|------------------------------------------------------------------------------------|-----------------------------------------------|--------------------|--------------------|----------------------------------|
| MODEL 521 SECTIONAL                                                                | DOOR MARK:                                    | DOOR WIDTH: 14'-0" | DOOR HEIGHT: 7'-6" | QUANTITY: 2                      |
| The Genuine. The Original.                                                         | JOB NAME:-                                    | NOTES:             |                    | SHEET 1 OF 2                     |
|  | ARCHITECT: -                                  |                    |                    | DATE: 06/23/2026<br>07:26 AM EST |
|                                                                                    | CONTRACTOR: -                                 |                    |                    | QUOTE/ORDER#:                    |
|                                                                                    | DISTRIBUTOR: OVERHEAD DOOR COMPANY OF CONCORD |                    |                    | SQBO009867-1                     |
|                                                                                    |                                               |                    |                    | LINE #: 1                        |

| SPECIFICATIONS    |                                                                                                                                                                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SECTIONS          | SECTIONS ARE COMPRISED OF RAILS AND STILES EXTRUDED FROM 6063-T6 ALUMINUM.<br>U-FACTOR 0.30<br>AIR INFILTRATION 0.10 CFM PER SQUARE FOOT AT 15 MPH AND 0.21 CFM PER SQUARE FOOT AT 25 MPH<br>DEFLECTION OF DOOR IN THE HORIZONTAL POSITION WILL NOT EXCEED 1/120 OF DOOR WIDTH.<br>INSULATE AFV FRAME (STILES AND RAILS) YES<br>EXTERIOR COLOR: BLACK 315 |
| NUMBER OF         | SECTIONS: 4                  PANELS: 4                                                                                                                                                                                                                                                                                                                    |
| WEATHERSEAL       | BOTTOM: YES TOP: NO    SIDES: NO                                                                                                                                                                                                                                                                                                                          |
| GLAZING           | ALUMINUM FULL VIEW, 1/2" IGU,TEMPERED,CLEAR,DSB<br>SECTION: 1,2,3,4<br>REFER TO EXTERIOR VIEW (DEPICTION) FOR WINDOW PLACEMENT                                                                                                                                                                                                                            |
| LOUVERS / PANELS  | NONE                                                                                                                                                                                                                                                                                                                                                      |
| HARDWARE          | HINGES AND FIXTURES GALVANIZED STEEL                                                                                                                                                                                                                                                                                                                      |
| OPTIONAL HARDWARE | INSIDE SIDE LOCK QTY1                                                                                                                                                                                                                                                                                                                                     |
| WINDLOAD RATING   | NON-RATED                                                                                                                                                                                                                                                                                                                                                 |
| STRUTS            | TOP SECTION: 2" STRUT X1<br>SECTION 3: NONE<br>SECTION 2: NONE<br>BOTTOM SECTION: 2" STRUT X1                                                                                                                                                                                                                                                             |
| TRACK             | 12" RADIUS<br>2" TRACK ANGLE MOUNT OUT TO WOOD, NO OVERLAP                                                                                                                                                                                                                                                                                                |
| SPRINGS / DRUMS   | CYCLES: 10,000 CYCLES SPRING QUANTITY: 2<br>0.283 WIRE, 2" ID, 40.75 LONG<br>TURNS: 8.38 DRUM: D400-96                                                                                                                                                                                                                                                    |
| TORSION SHAFT     | SINGLE SHAFT, TUBULAR SHAFT                                                                                                                                                                                                                                                                                                                               |
| BALANCE WEIGHT    | 450.17 POUNDS                                                                                                                                                                                                                                                                                                                                             |
| OPERATION         | PUSH UP                                                                                                                                                                                                                                                                                                                                                   |
| RELATED WORK      | ALL PAD SURFACES MUST BE FLUSH WITH JAMBS. DOOR JAMBS, SPRING PADS, OPERATOR PAD, TRACK BACK HANGERS, AND CENTER HANGERS BY OTHERS.                                                                                                                                                                                                                       |

|                                                                                                                                     |                                              |                    |                    |                                  |
|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------|--------------------|----------------------------------|
| MODEL 521 SECTIONAL                                                                                                                 | DOOR MARK:                                   | DOOR WIDTH: 14'-0" | DOOR HEIGHT: 7'-6" | QUANTITY: 2                      |
| <div>The Genuine. The Original.</div> <div></div> | JOB NAME:-                                   | NOTES:             |                    | SHEET 2 OF 2                     |
|                                                                                                                                     | ARCHITECT: -                                 |                    |                    | DATE: 06/23/2026<br>07:26 AM EST |
|                                                                                                                                     | CONTRACTOR: -                                |                    |                    | QUOTE/ORDER#:                    |
|                                                                                                                                     | DISTRIBUTOR:OVERHEAD DOOR COMPANY OF CONCORD |                    |                    | SQB0009867-1<br>LINE #: 1        |



## CITY OF LEBANON ~ PLANNING & DEVELOPMENT

### MEMORANDUM

**TO:** Lebanon Heritage Commission

**FROM:** Planning and Development Department Staff

**RE:** Pattern Zones Plan Book Submittal

**DATE:** July 22, 2026

In March of 2025, the residents of Lebanon voted to approve the Pattern Zones Overlay District. In January of 2026, the Lebanon City Council voted to give pattern zones architectural review to the Heritage Commission and approved the corresponding changes to the Zoning Ordinance. As part of the Pattern Zones project, the City wanted to provide house plans to any resident who wished to build in the overlay district. These house plans would be preapproved by the Heritage Commission for architectural compliance and the Building Office for building code review. These prereviews would speed up the time required for permitting. The residents who participate in the program would also receive zoning benefits, such as reduced setbacks and lot size.

At the May Heritage Commission meeting, the Commission recommended minor changes to the submitted plans, such as the addition of crickets over doorways. Preferred Building Systems is ready to resubmit 5 plan to the Commission.

#### **Submittals**

The City has decided to partner with modular building companies and act as the middleman between the company and the property owner. The first company to submit plan sets is Preferred Building Systems out of Claremont, NH. They are submitting 8 designs that staff have already reviewed and believe they cover a wide range of what possible participants would want. There are 2 ADUs: one above a garage and another standalone – one bedroom option. Moving up from there, there is a townhouse style design that can be constructed as a single-family house or as a group of row homes. The other plans are single family homes ranging in size and number of stories. One design, the Chatam, can be built as a one-story cape and the upstairs can be finished later.

The zoning ordinance states that a “complete stamped plan set” would need to be submitted. After talking with Building Inspection Staff and Preferred Building Systems, we agreed Heritage Commission approval of the exterior of the buildings would be first. Architectural elevations would be adequate for Plan Book Submittals. If any changes are made during the Heritage meeting, the plan sets would have to be redesigned. Waiting until the final exterior design has been approved will save the submitted company time and money. The building official will review a plan set based on what the Heritage Commission approves.

#### **Attachemnets:**

1. Cedar Ridge Townhomes
2. Barrows Street Project
3. Garage ADU
4. Temple Colonial with a garage
5. Temple Colonial without a garage

## Zoning Ordinance Sections:

### *Section 411.12 .C. Submittal of Design for the Plan Book*

- a. A design professional wishing to nominate a design for the plan book:
  - i. Prior to submission to the Heritage commission, submit a complete stamped plan set for administrative review with Planning Department Staff and the Chief Building Official and schedule a meeting to review the plans and discuss it compliance with the design criteria and the building code.*
  - ii. Following administrative review, submit a complete stamped plan set, with amendments as required by the administrative review, to the Heritage Commission for the Commissions consideration.**
- b. The Heritage Commission will use criteria listed in Section 411.10.A. to make a determination if the plan should be included in the Plan Book.*

### *Section 411.10 Design Requirements*

*A. Design characterizes make sure any new development matches the existing neighborhood. The following requirements should be followed:*

- a. Site changes, such as buildings, driveways, and other new features must not alter the historic character of a neighborhood;*
- b. The location of new construction must be considered carefully in order to follow height and setbacks of existing buildings in the neighborhood;*
- c. New construction must not destroy character-defining attributes or features of the neighborhood;*
- d. New construction must match the scale, size, massing and architectural features of existing buildings in the neighborhood;*
- e. The relationship between the new construction and existing structures must be protected. Existing buildings must not be isolated from one another by new construction.*
- f. Garages must be located at least 5' behind the front line of the residential structure;*
- g. The applicant must provide evidence that their design matches the character of other residential structures on the street;*
- h. Common Characteristics Found in the Overlay District:
  - i. Pitched roof*
  - ii. Street-facing primary entrance*
  - iii. Front porch or stoop*
  - iv. Non-split level designs*
  - v. Clapboard, wood lap, vinyl, and/or shingle siding, stone, and/or brick exteriors in material and/or appearance**

NONE OF THE VIEWS ON THIS SHEET ARE TO BE USED FOR:

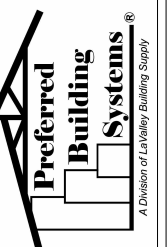
- CONSTRUCTION,
- PLANNING,
- MATERIAL SELECTION,
- COLOR SELECTION,
- MODEL OR BRAND SELECTION,
- SCOPE OF WORK,
- TO DENOTE RESPONSIBILITY OF SCOPE OF WORK,

### 1 - 3-D Front



2 - 3-D Back

**Preferred Building Systems**  
PO Box 1, 143 Twistback Road  
Claremont, NH 03743  
603-372-1050 603-372-5127 Fax  
[www.preferredbuildings.com](http://www.preferredbuildings.com)



THIS MATERIAL IS PERMITTED  
WITHOUT THE WRITTEN CONSENT  
OF PREFERRED BUILDING  
SYSTEMS.

CITY OF LEBANON

|  |  |  |  |  |
|--|--|--|--|--|
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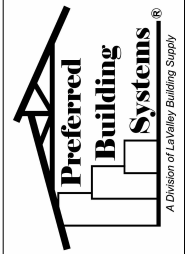
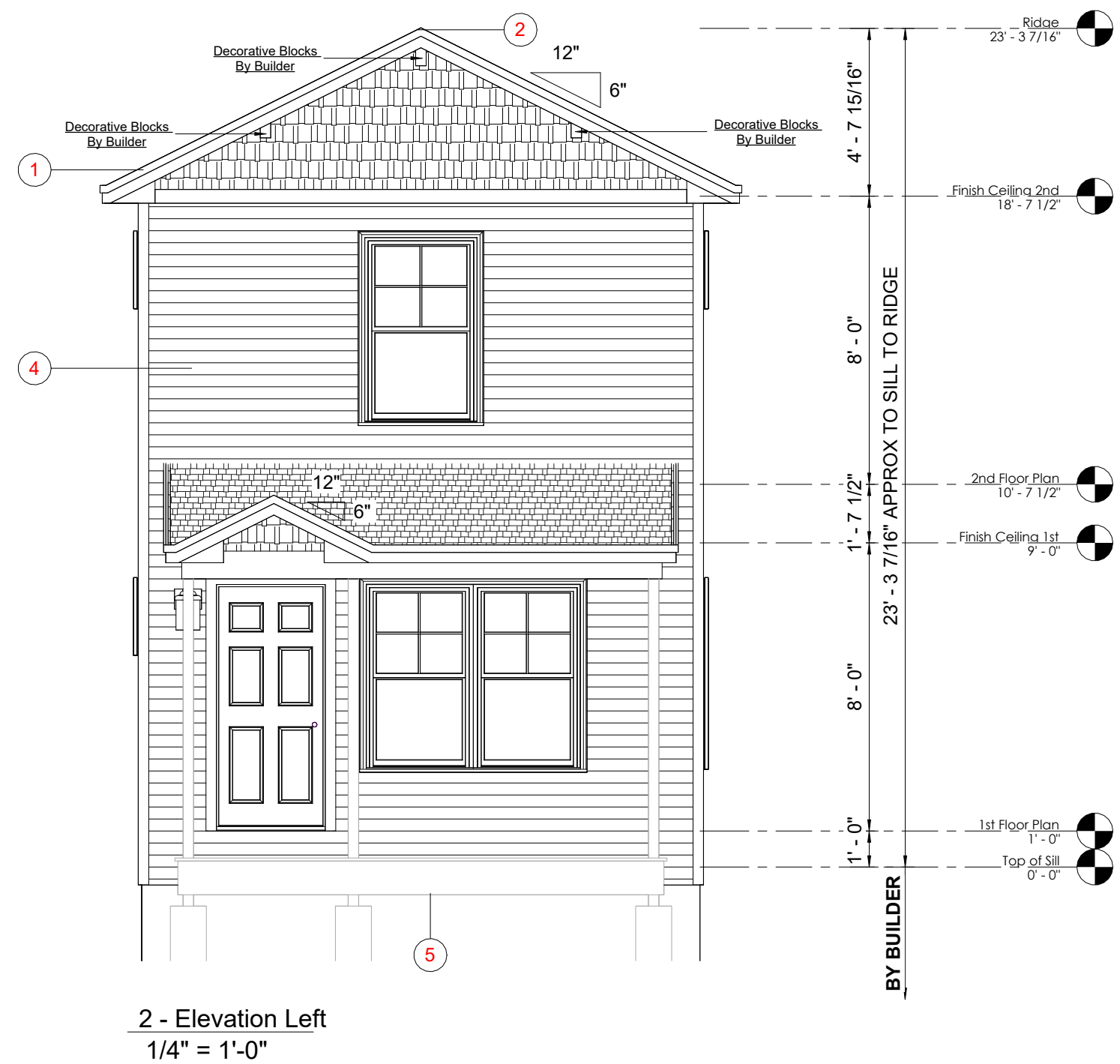
|   |        |              |    |
|---|--------|--------------|----|
| 1 | Prelim | Year, Mo, Dy | By |
|   |        |              |    |
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|   |        |              |    |

Sheet:  
**A0.2**

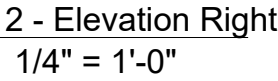
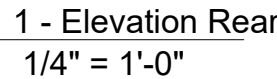
Notes: Do not scale drawing, use dimensions shown



| Elevation Notes |                                                                                                                                                                                                                                                                                                       |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Note Number     | Note Text                                                                                                                                                                                                                                                                                             |
| 1               | RAKES AND EAVES: THE FACTORY WILL INSTALL AS MUCH OF THE RAKES AND EAVES AS POSSIBLE WITHIN THE FACTORY'S SCOPE OF WORK. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE BUILDER (BLDR/CSL) TO COMPLETE.                                                                            |
| 2               | RIDGE VENT: PREP FOR RIDGE VENT BY FACTORY. OTHERS/CI WILL APPLY RIDGE VENT PER THE MANUFACTURER 'S INSTALLATION INSTRUCTIONS.                                                                                                                                                                        |
| 3               | ROOF AREA MEETS SOLAR-READY ZONE OF 300 SQ FT MIN. FACTORY SHALL PROVIDE EMT CONDUITS TO THE ATTIC AREA FOR FUTURE USE. REFER TO ELECTRICAL SHEETS FOR FACTORY-SUPPLIED CONDUIT LOCATIONS.                                                                                                            |
| 4               | EXTERIOR SIDING: THE FACTORY WILL INSTALL AS MUCH EXTERIOR SIDING AS POSSIBLE WITHIN THE FACTORY'S SCOPE OF WORK. REMAINING BALANCE TO BE SHIPPED LOOSE FOR INSTALLATION ONSITE BY BLDR/CSL.                                                                                                          |
| 5               | COVERED PORCH WITH TRUSS ROOF: COMPLETE ROOF ASSEMBLY w/ TEMPORARY POSTS BY FACTORY PER FACTORY 'S SCOPE OF WORK TO BE SHIPPED LOOSE AND INSTALLED ONSITE BY CI. PT DECK, STRUCTURE, POSTS, RAILINGS, STAIRS, FLASHING & FINISHES FOR ATTACHING TO BUILDING FURNISHED & INSTALLED ONSITE BY BLDR/CSL. |



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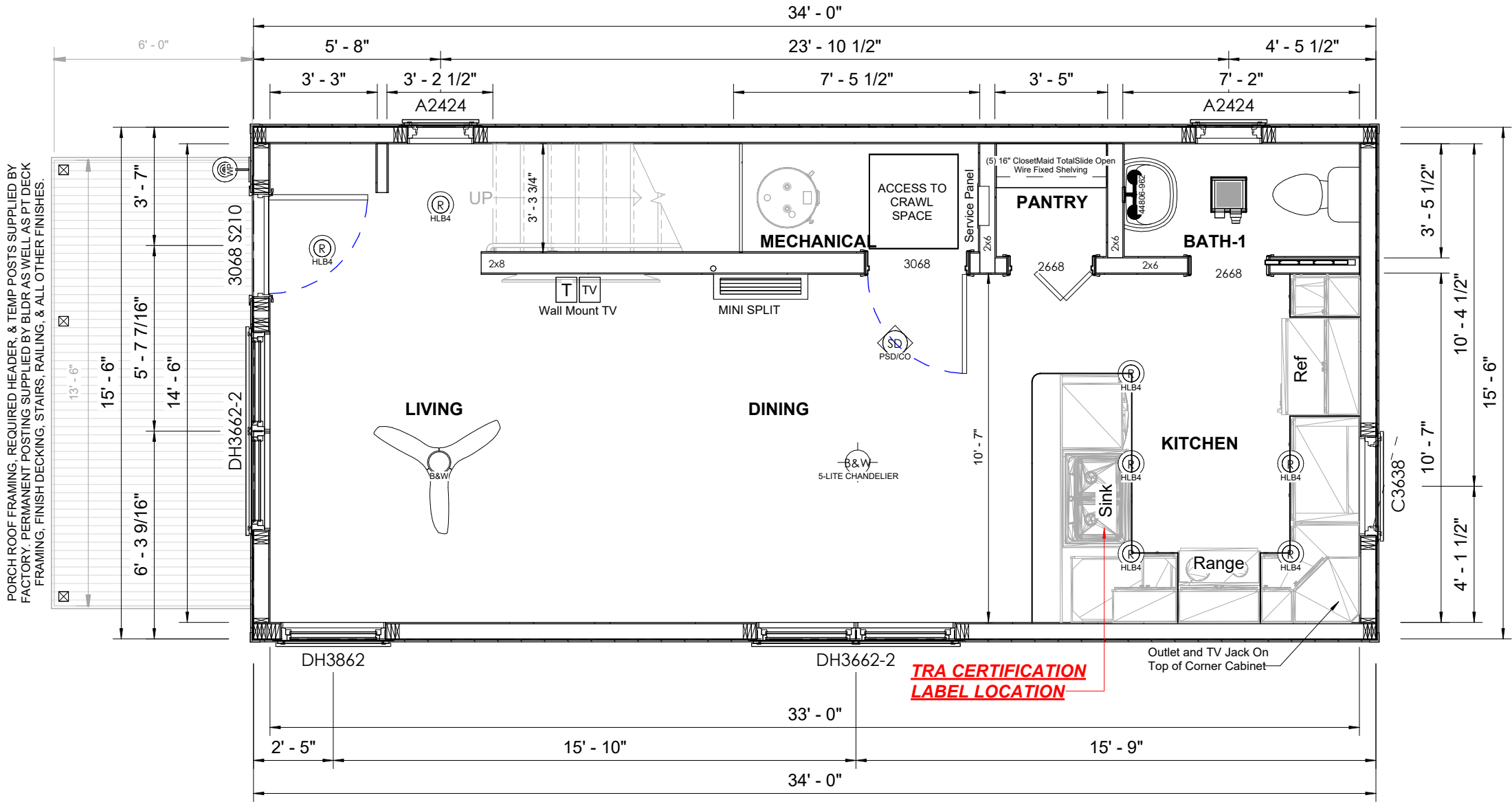


## Elevation Notes

| Note Number | Note Text                                                                                                                                                                                                                                                                                             |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1           | RAKES AND EAVES: THE FACTORY WILL INSTALL AS MUCH OF THE RAKES AND EAVES AS POSSIBLE WITHIN THE FACTORY'S SCOPE OF WORK. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE BUILDER (BLDR/CSL) TO COMPLETE.                                                                            |
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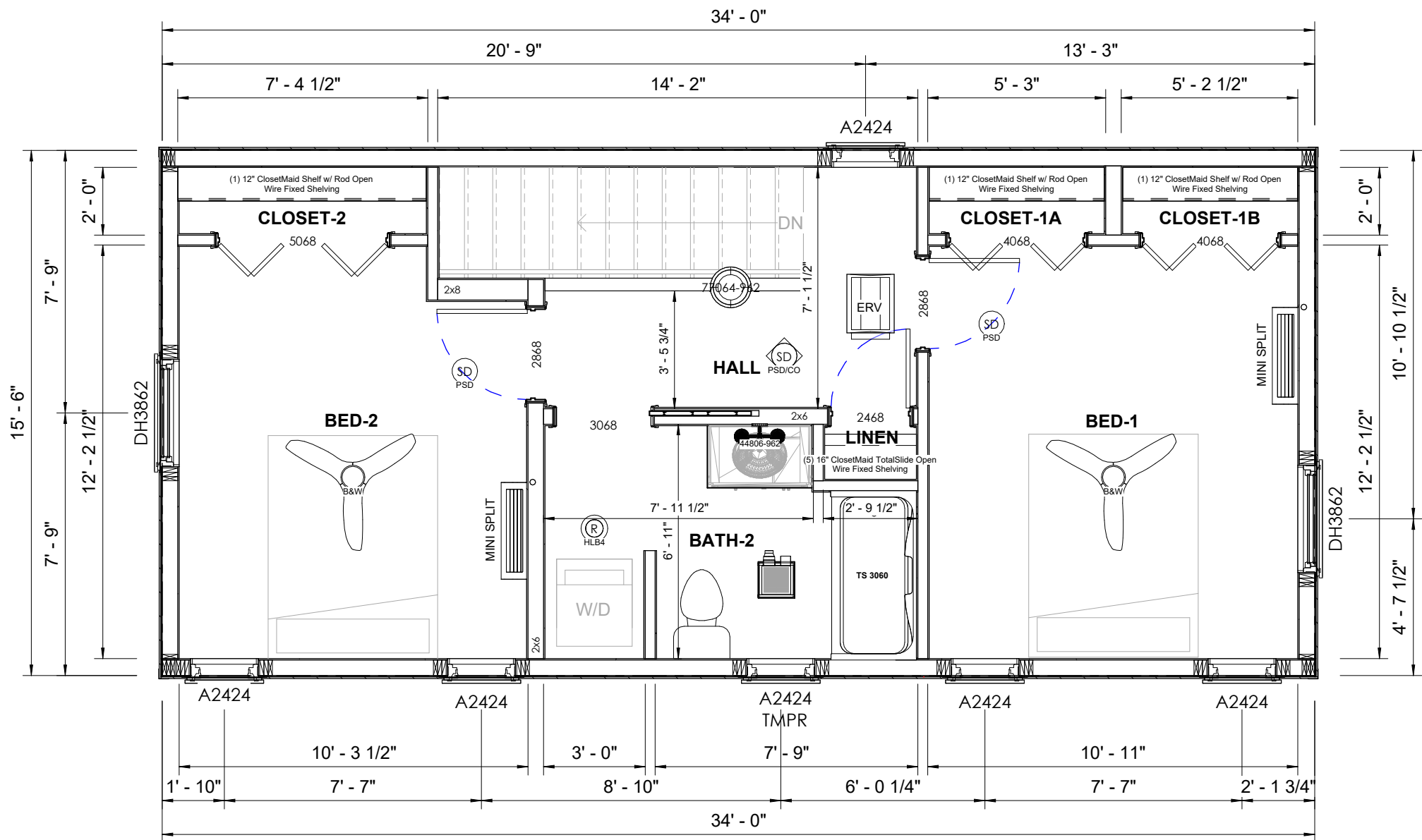
| 1st Floor Room Schedule |        |
|-------------------------|--------|
| Name                    | Area   |
| BATH-1                  | 24 SF  |
| DINING                  | 98 SF  |
| KITCHEN                 | 119 SF |
| LIVING                  | 165 SF |
| MECHANICAL              | 24 SF  |
| PANTRY                  | 11 SF  |
| Grand total: 6          | 442 SF |

BOX A



1 - 1st Floor Plan  
1/4" = 1'-0"

BOX B



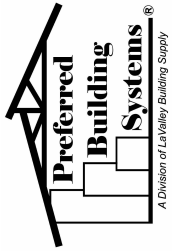
2 - 2nd Floor Plan  
1/4" = 1'-0"

ALL HEADERS ARE 3-2x10 SPF#2 w/ 2 JACK STUDS EA. SIDE UNLESS NOTED OTHERWISE

ALL WINDOWS REQUIRING SAFETY GLAZING ARE LABELED AS "TMPR"

| CERTIFICATION LABELS |                       |
|----------------------|-----------------------|
| T                    | THIRD PARTY BOX A & B |
| S                    | STATE BOX A & B       |
| D                    | DATA PLATE            |

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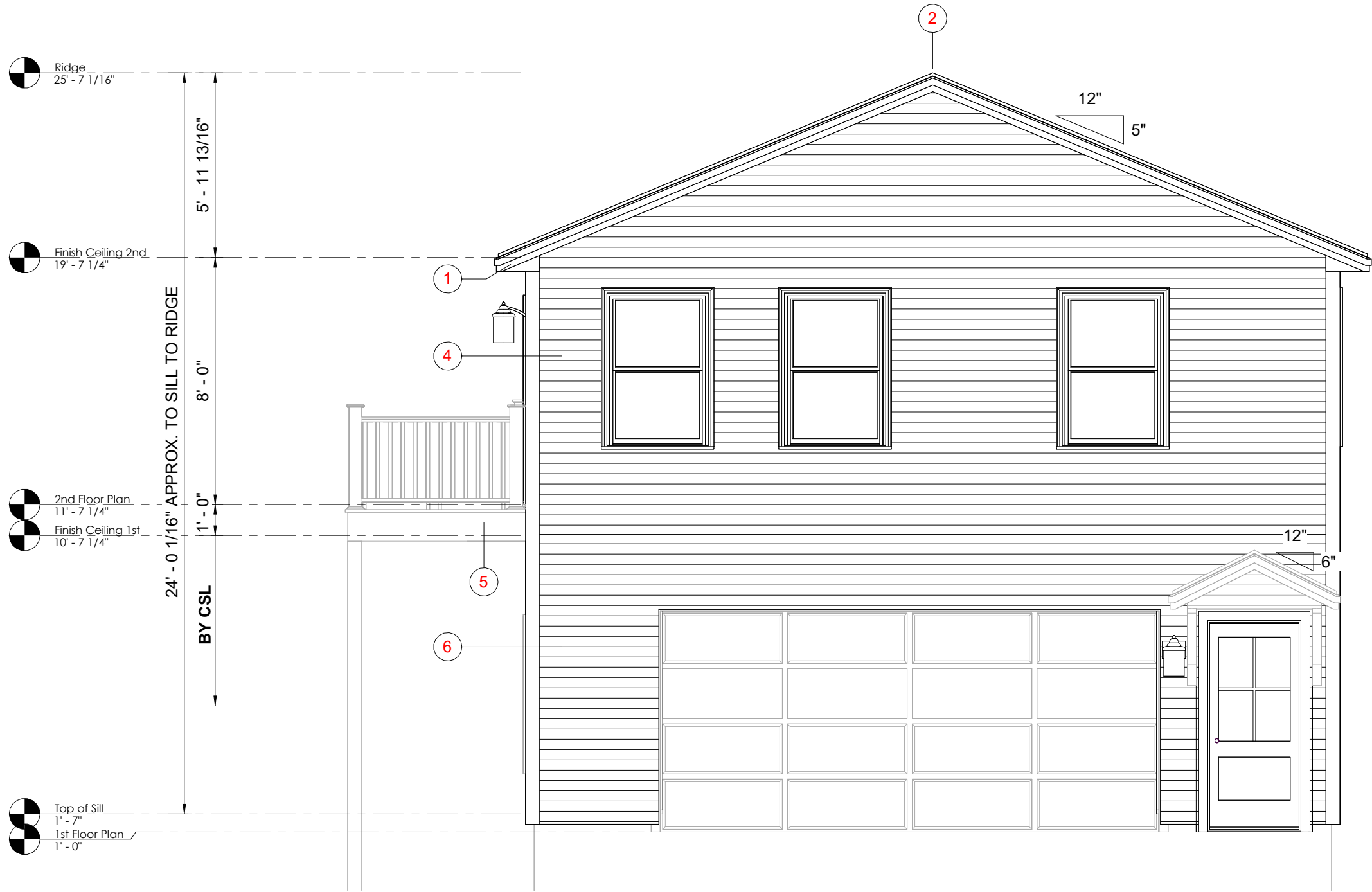
First & Second Floor Plans  
CITY OF LEBANON

|                    |               |            |     |  |  |
|--------------------|---------------|------------|-----|--|--|
| BARROW ST. COTTAGE |               |            |     |  |  |
| 3                  | Rev.2 - AWA A | 12/22/25   | MRC |  |  |
| 2                  | Rev.2 - AWA A | 12/17/25   | MRC |  |  |
| 1                  | Rev. 1        | 11/21/2025 | MRC |  |  |

Sheet:  
**A3.1**

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| Elevation Notes |                                                                                                                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Note Number     | Note Text                                                                                                                                                                                                                  |
| 1               | RAKES AND EAVES: THE FACTORY WILL INSTALL AS MUCH OF THE RAKES AND EAVES AS POSSIBLE WITHIN THE FACTORY'S SCOPE OF WORK. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE BUILDER (BLDR/CSL) TO COMPLETE. |
| 2               | RIDGE VENT: PREP FOR RIDGE VENT BY FACTORY. OTHERS/CI WILL APPLY RIDGE VENT PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.                                                                                              |
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| 4               | EXTERIOR SIDING: THE FACTORY WILL INSTALL AS MUCH EXTERIOR SIDING AS POSSIBLE WITHIN THE FACTORY'S SCOPE OF WORK. REMAINING BALANCE TO BE SHIPPED LOOSE FOR INSTALLATION ONSITE BY BLDR/CSL.                               |
| 5               | DECK AND STAIRS BY BUILDER: ALL MATERIAL, WORK & DESIGN ONSITE BY BLDR/CSL, UNLESS OTHERWISE NOTED.                                                                                                                        |
| 6               | PANELIZED AREAS: PANELIZED WALLS SHIPPED LOOSE BY FACTORY TO BE INSTALLED ONSITE BY CI. ANY ADDITIONAL MATERIALS SHIPPED LOOSE BY FACTORY ARE TO BE INSTALLED AND FINISHED BY BLDR ONSITE. INTERIOR FINISHES BY BLDR.      |

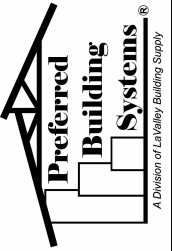


1 - Elevation Front  
1/4" = 1'-0"



2 - Elevation Left  
1/4" = 1'-0"

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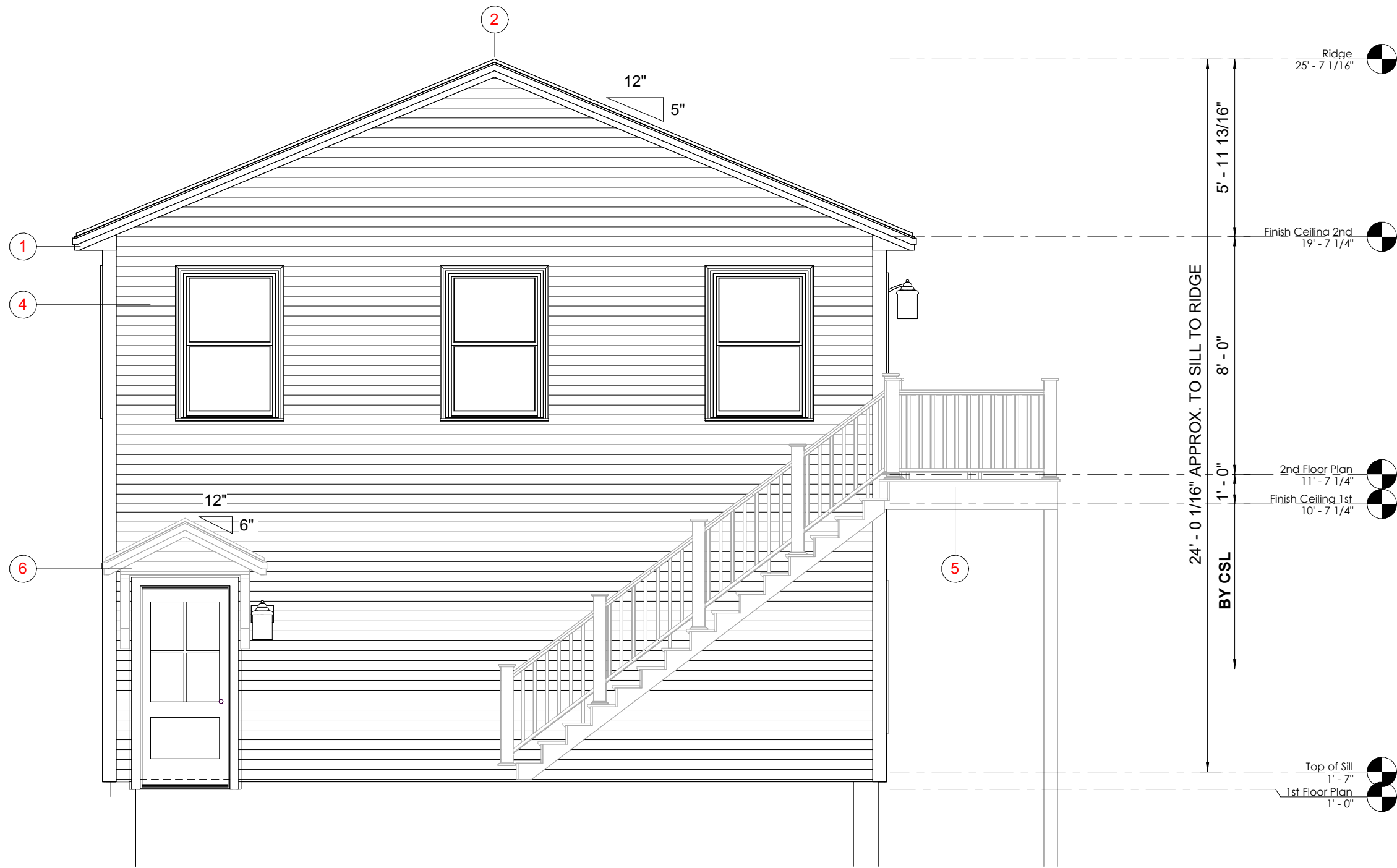


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Front & Left Elevations  
CITY OF LEBANON

| KENNEBUNKPORT ADU |                       |
|-------------------|-----------------------|
| 5                 | OFR 2025.06.10 JWM    |
| 4                 | Update 2025.04.24 JWM |
| 3                 | REV2 2025.03.13 AMC   |
| 2                 | REV1 2025.02.25 ADH   |
| 1                 | Prelim 2025.01.16     |

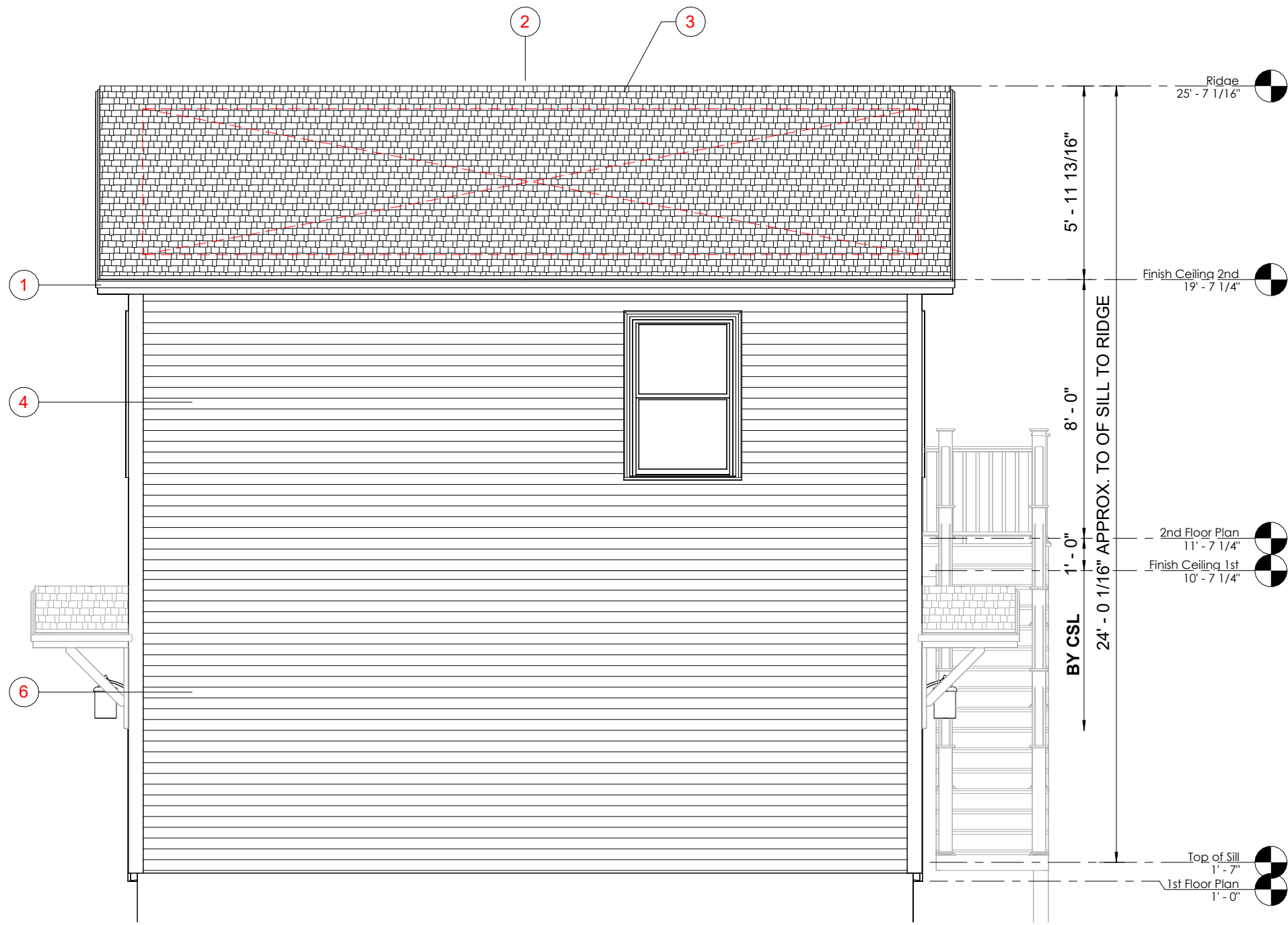
Sheet:  
**A1.1**  
Notes: Do not scale drawing, use  
dimensions shown



1 - Elevation Rear  
1/4" = 1'-0"

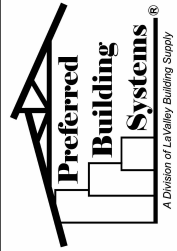
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| Elevation Notes |                                                                                                                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Note Number     | Note Text                                                                                                                                                                                                                  |
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| 6               | PANELIZED AREAS: PANELIZED WALLS SHIPPED LOOSE BY FACTORY TO BE INSTALLED ONSITE BY CI. ANY ADDITIONAL MATERIALS SHIPPED LOOSE BY FACTORY ARE TO BE INSTALLED AND FINISHED BY BLDR ONSITE. INTERIOR FINISHES BY BLDR.      |



2 - Elevation Right  
1/4" = 1'-0"

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Rear & Right Elevations  
CITY OF LEBANON

| KENNEBUNKPORT ADU |                       |
|-------------------|-----------------------|
| 5                 | OFR 2025.06.10 JWM    |
| 4                 | Update 2025.04.24 JWM |
| 3                 | REV2 2025.03.13 AMC   |
| 2                 | REV1 2025.02.25 ADH   |
| 1                 | Prelim 2025.01.16 AMC |

Sheet:  
**A1.2**  
Notes: Do not scale drawing, use dimensions shown

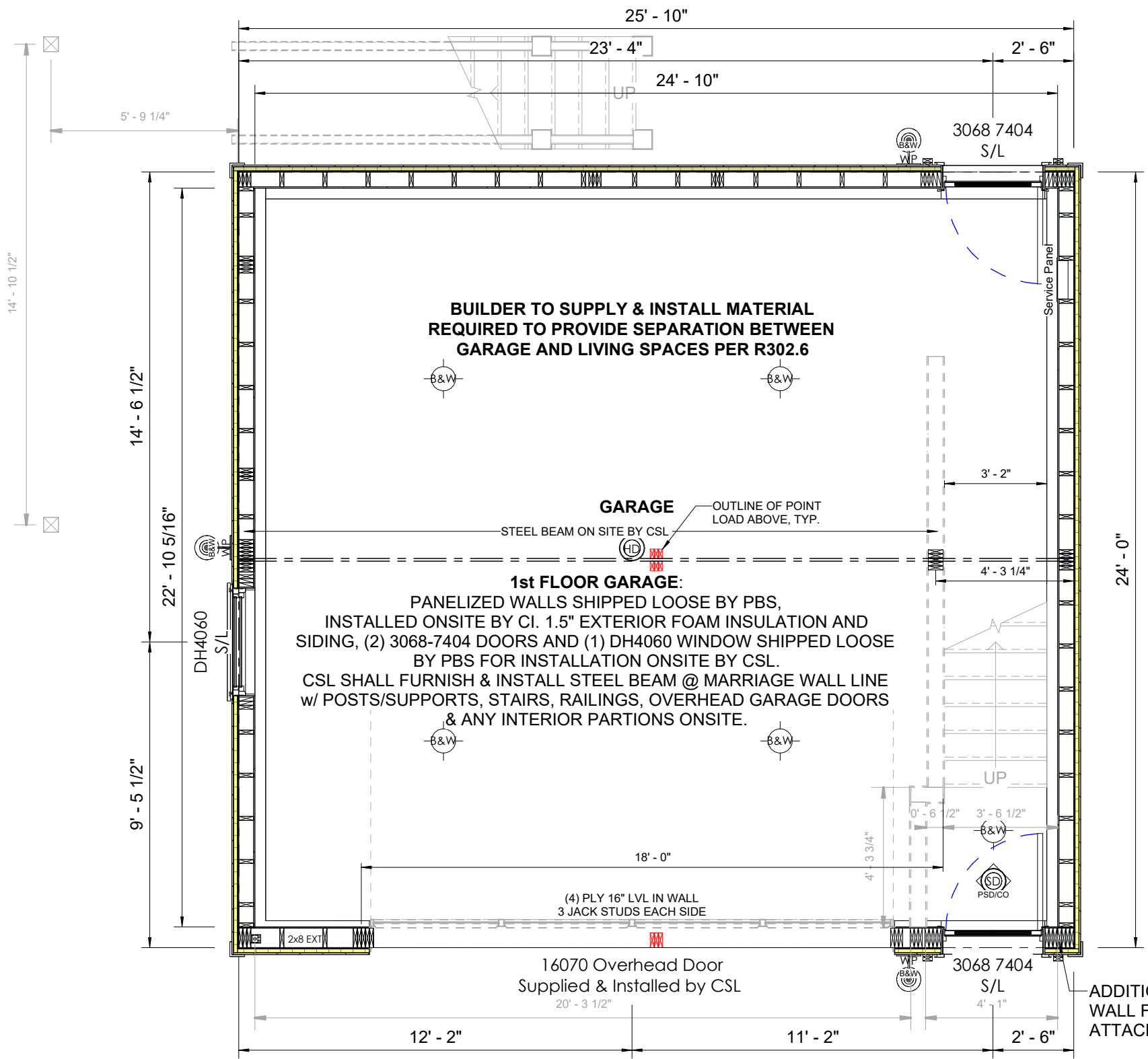
| 2nd Floor Room Schedule |        |
|-------------------------|--------|
| Name                    | Area   |
| BATH 1                  | 68 SF  |
| BED 1                   | 134 SF |
| CL 1                    | 8 SF   |
| COAT                    | 4 SF   |
| LIVING/DINING/KITCHEN   | 281 SF |
| STAIRS                  | 40 SF  |
| Grand total: 6          | 535 SF |

ALL HEADERS ARE 3-2x10 SPF#2 w/  
2 JACK STUDS EA. SIDE UNLESS  
NOTED OTHERWISE

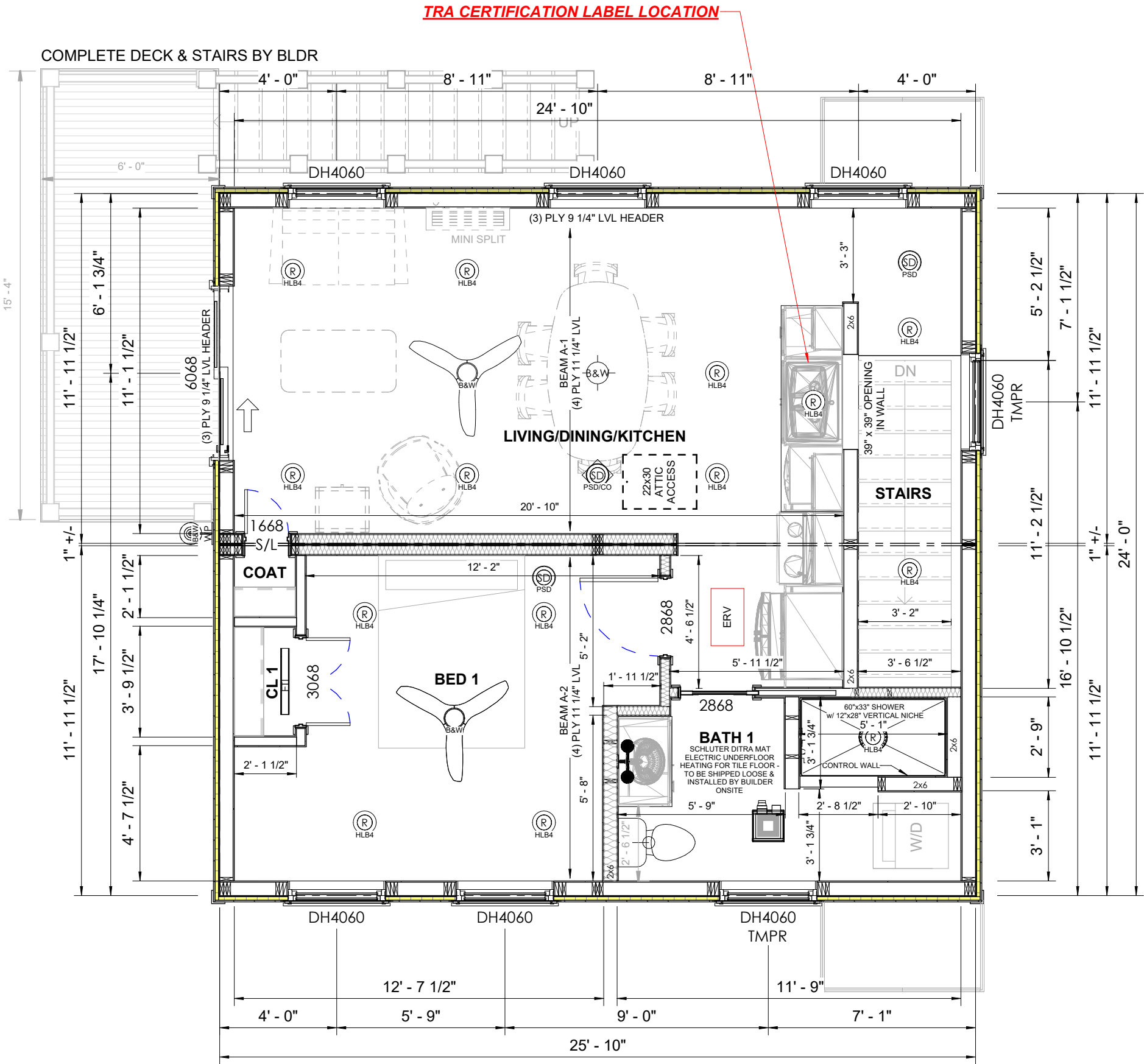
ALL WINDOWS REQUIRING SAFETY  
GLAZING ARE LABELED AS "TMPR"

| CERTIFICATION LABELS |                       |
|----------------------|-----------------------|
|                      | THIRD PARTY BOX A & B |
|                      | STATE BOX A & B       |
|                      | DATA PLATE            |

SEE SHEET A3.6 - "1st & 2nd FLOOR BRACED WALL PLAN"  
FOR HOLDOWN, STRAPPING & STRUCTURAL INFORMATION

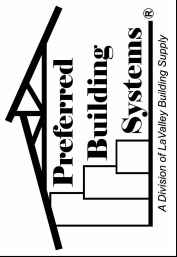


1 - 1st Floor Plan  
1/4" = 1'-0"



2 - 2nd Floor Plan  
1/4" = 1'-0"

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First & Second Floor Plans  
CITY OF LEBANON

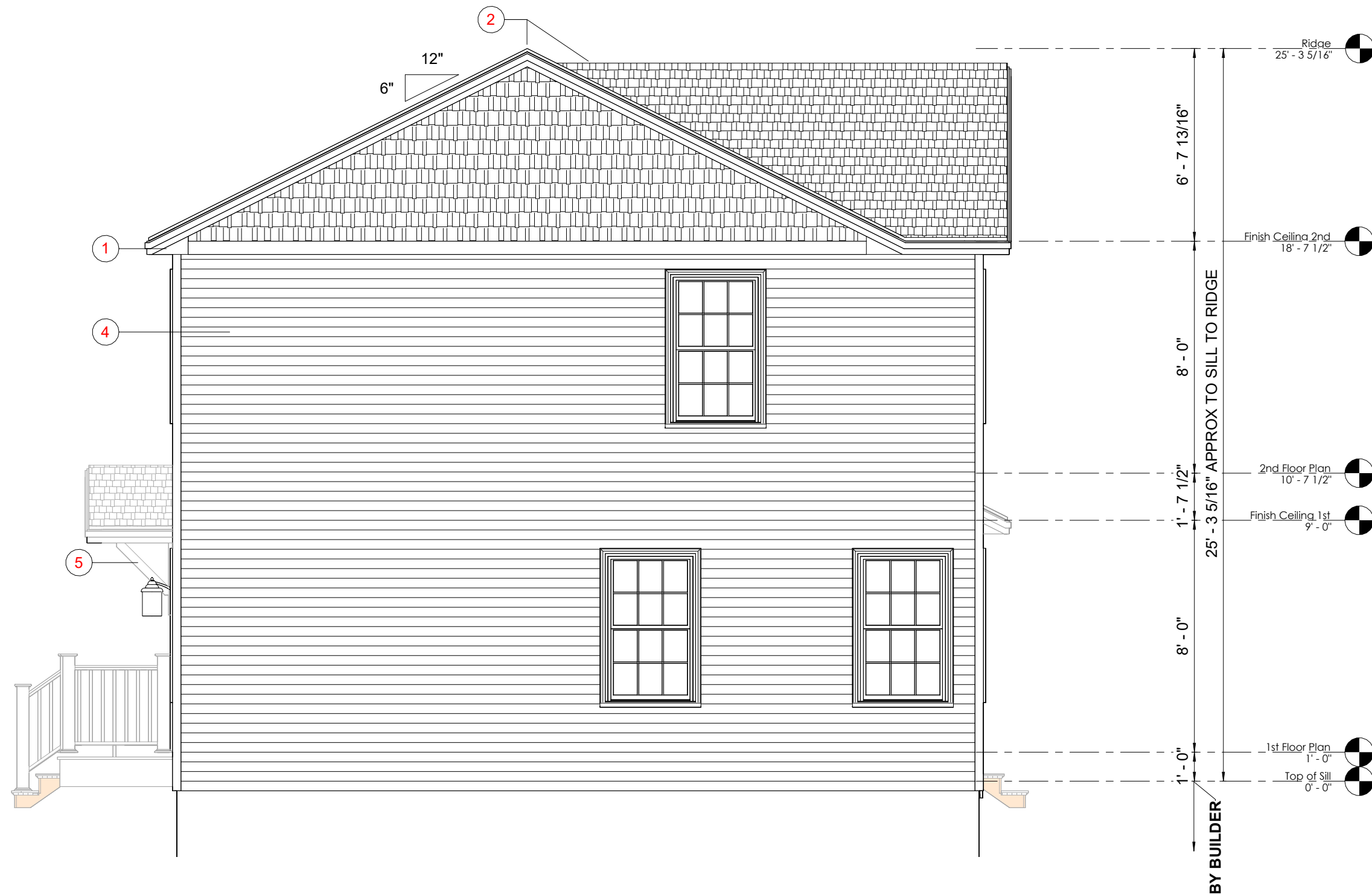
| KENNEBUNKPORT ADU |        |
|-------------------|--------|
| 5                 | OFR    |
| 4                 | Update |
| 3                 | REV2   |
| 2                 | REV1   |
| 1                 | Prelim |

Sheet:  
**A3.1**

Notes: Do not scale drawing, use  
dimensions shown



1 - Elevation Front  
1/4" = 1'-0"



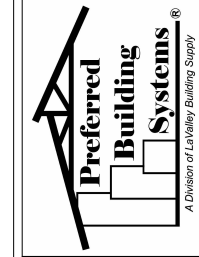
2 - Elevation Left  
1/4" = 1'-0"

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#### Elevation Notes

| Note Number | Note Text                                                                                                                                                                                                                  |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1           | RAKES AND EAVES: THE FACTORY WILL INSTALL AS MUCH OF THE RAKES AND EAVES AS POSSIBLE WITHIN THE FACTORY'S SCOPE OF WORK. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE BUILDER (BLDR/CSL) TO COMPLETE. |
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| 5           | COVERED PORCH BY BUILDER: ALL MATERIAL, WORK & DESIGN FOR A COMPLETE PORCH ONSITE BY BLDR/CSL, UNLESS OTHERWISE NOTED.                                                                                                     |

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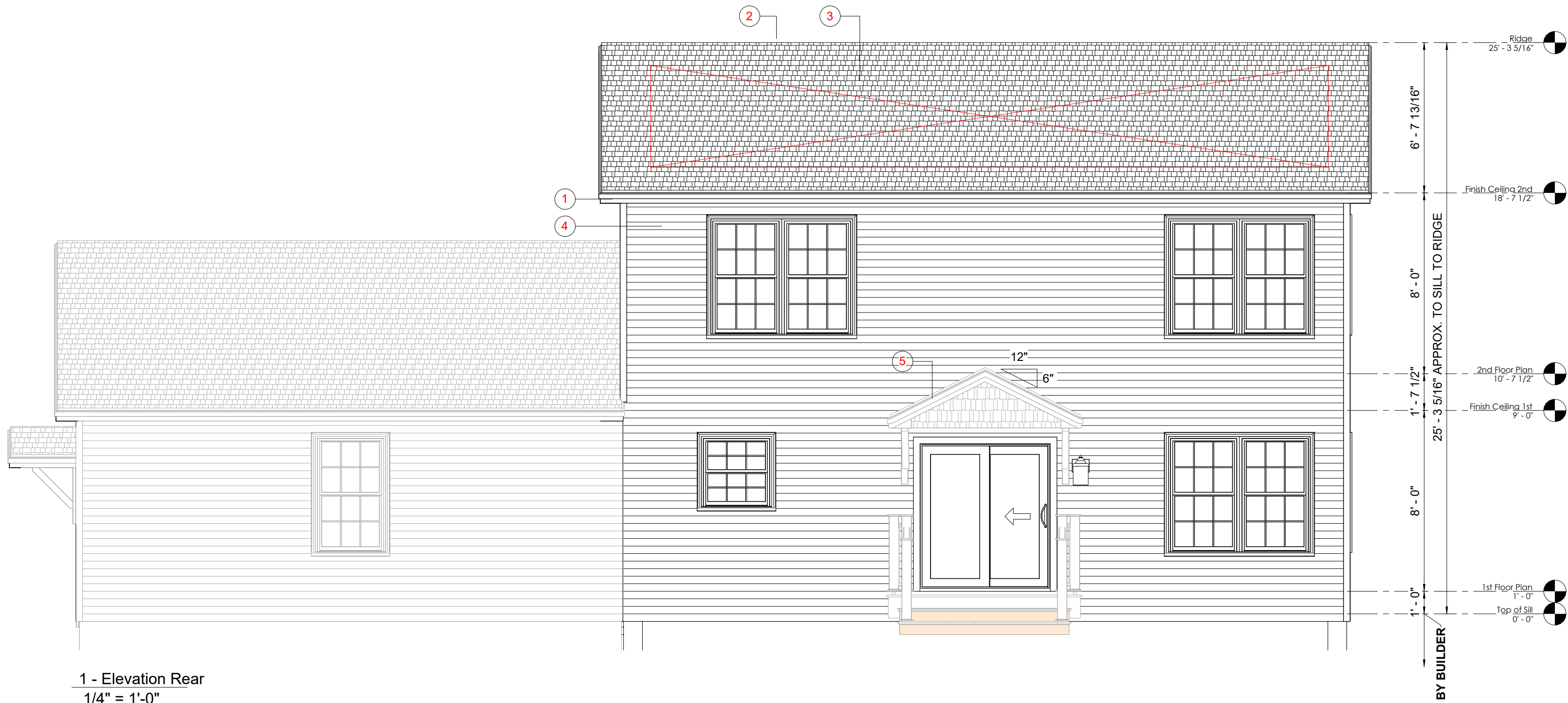
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Front & Left Elevations  
CITY OF LEBANON

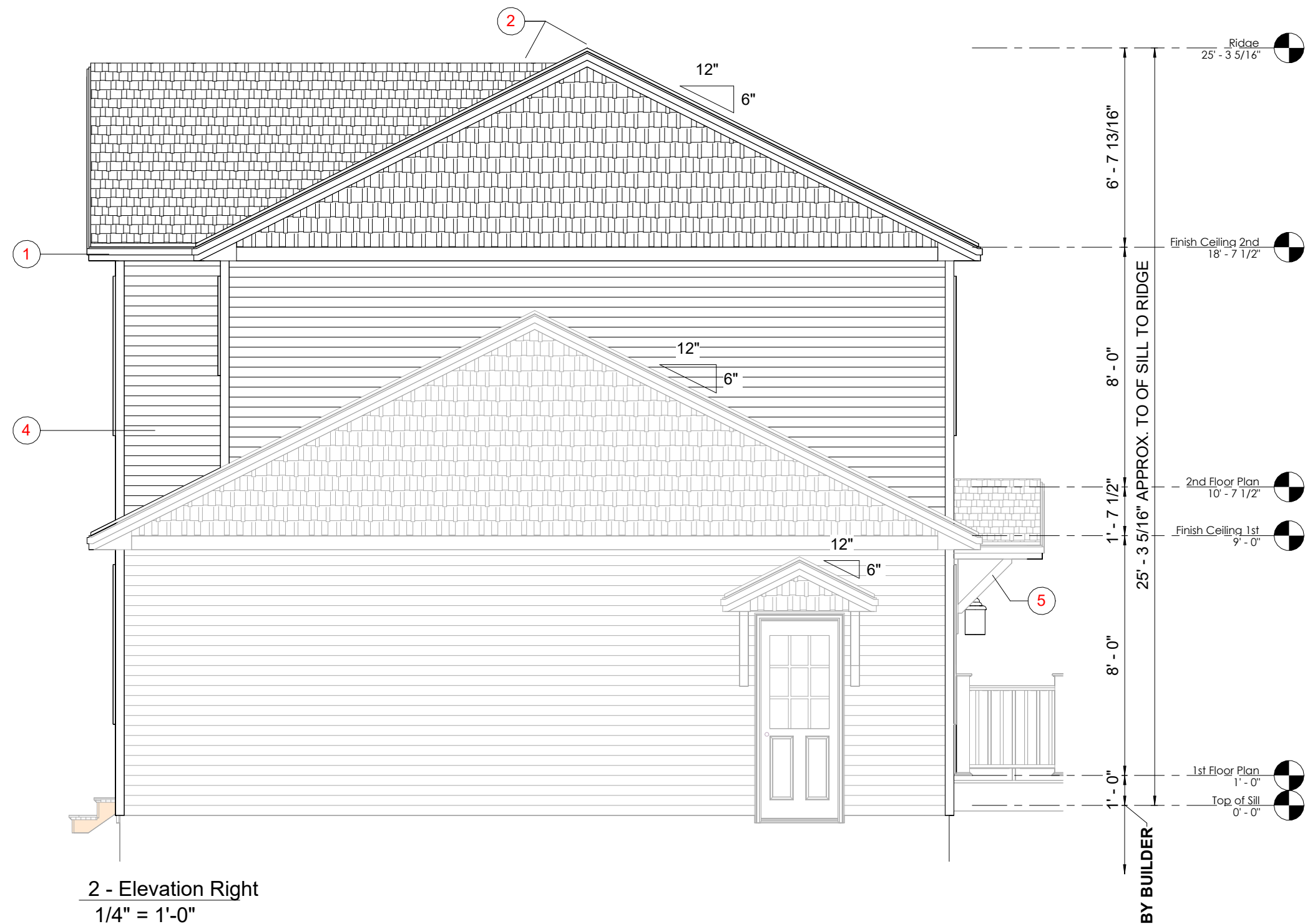
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|-----------------|---|---|---|---|
| Prelim          |   |   |   |   |
| Date            |   |   |   |   |
| By              |   |   |   |   |

Sheet:  
**A1.1**

Notes: Do not scale drawing, use  
dimensions shown



1 - Elevation Rear  
1/4" = 1'-0"



2 - Elevation Right  
1/4" = 1'-0"

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| Elevation Notes |                                                                                                                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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Rear & Right Elevations  
CITY OF LEBANON

|   |        |      |    |
|---|--------|------|----|
| 1 | Prelim | Date | By |
| 9 |        |      |    |
| 8 |        |      |    |
| 7 |        |      |    |

Sheet:  
**A1.2**

Notes: Do not scale drawing, use dimensions shown

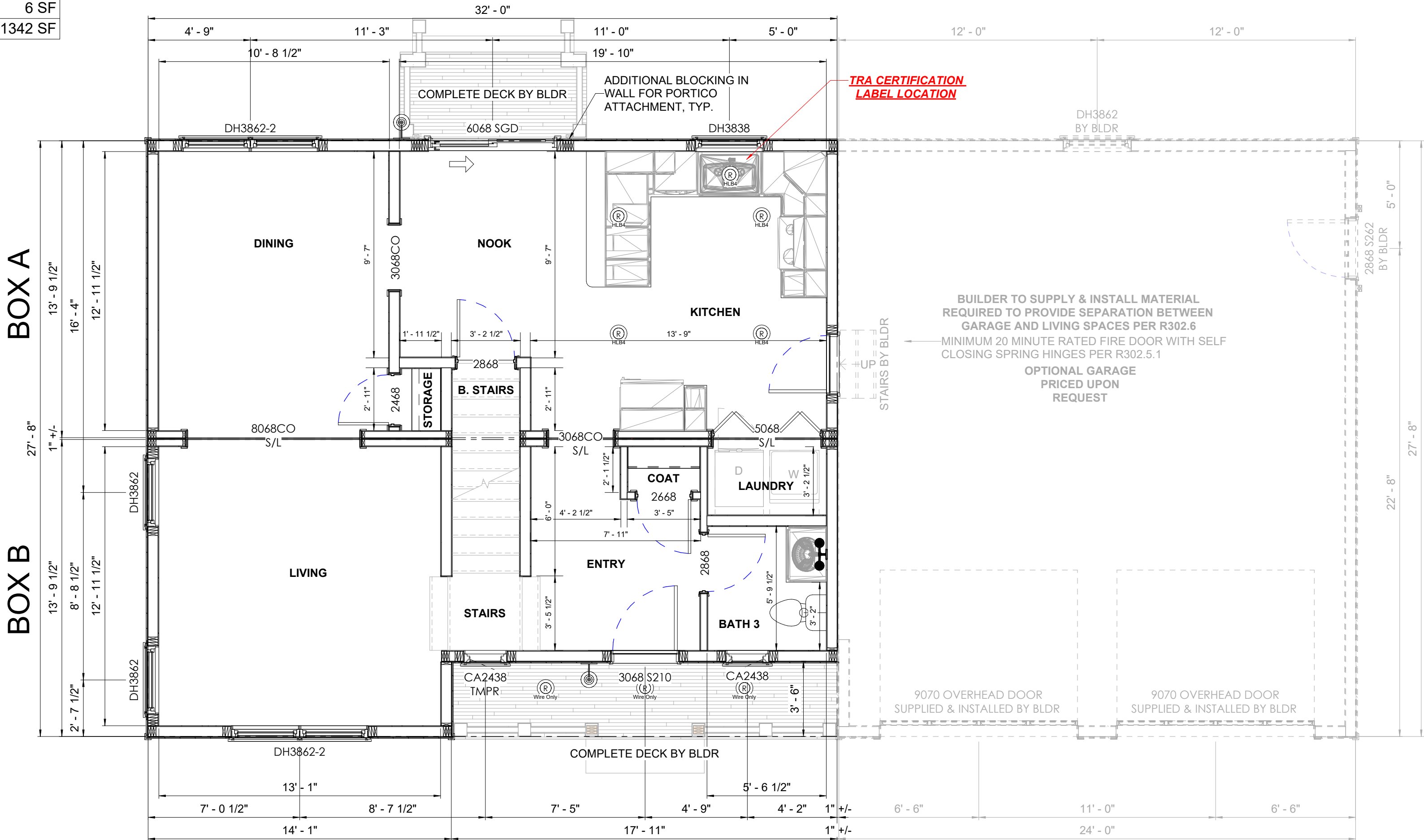
Page 34 of 41

| 1st Floor Room Schedule                |         |
|----------------------------------------|---------|
| Name                                   | Area    |
| B. STAIRS                              | 11 SF   |
| BATH 3                                 | 32 SF   |
| COAT                                   | 7 SF    |
| DINING                                 | 138 SF  |
| ENTRY                                  | 64 SF   |
| KITCHEN                                | 144 SF  |
| LAUNDRY                                | 17 SF   |
| LIVING                                 | 172 SF  |
| NOOK                                   | 93 SF   |
| OPTIONAL GARAGE<br>PRICED UPON REQUEST | 626 SF  |
| STAIRS                                 | 32 SF   |
| STORAGE                                | 6 SF    |
| Grand total: 12                        | 1342 SF |

ALL HEADERS ARE 2-2x10 WITH 2 JACKS EA. SIDE UNLESS NOTED OTHERWISE

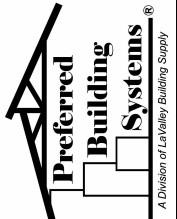
ALL WINDOWS REQUIRING SAFETY GLAZING ARE LABELED AS "TEMP"

| CERTIFICATION LABELS |                       |
|----------------------|-----------------------|
| (T)                  | THIRD PARTY BOX A & B |
| (S)                  | STATE BOX A & B       |
| (D)                  | DATA PLATE            |



1 - 1st Floor Plan  
1/4" = 1'-0"

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First Floor Plan  
CITY OF LEBANON

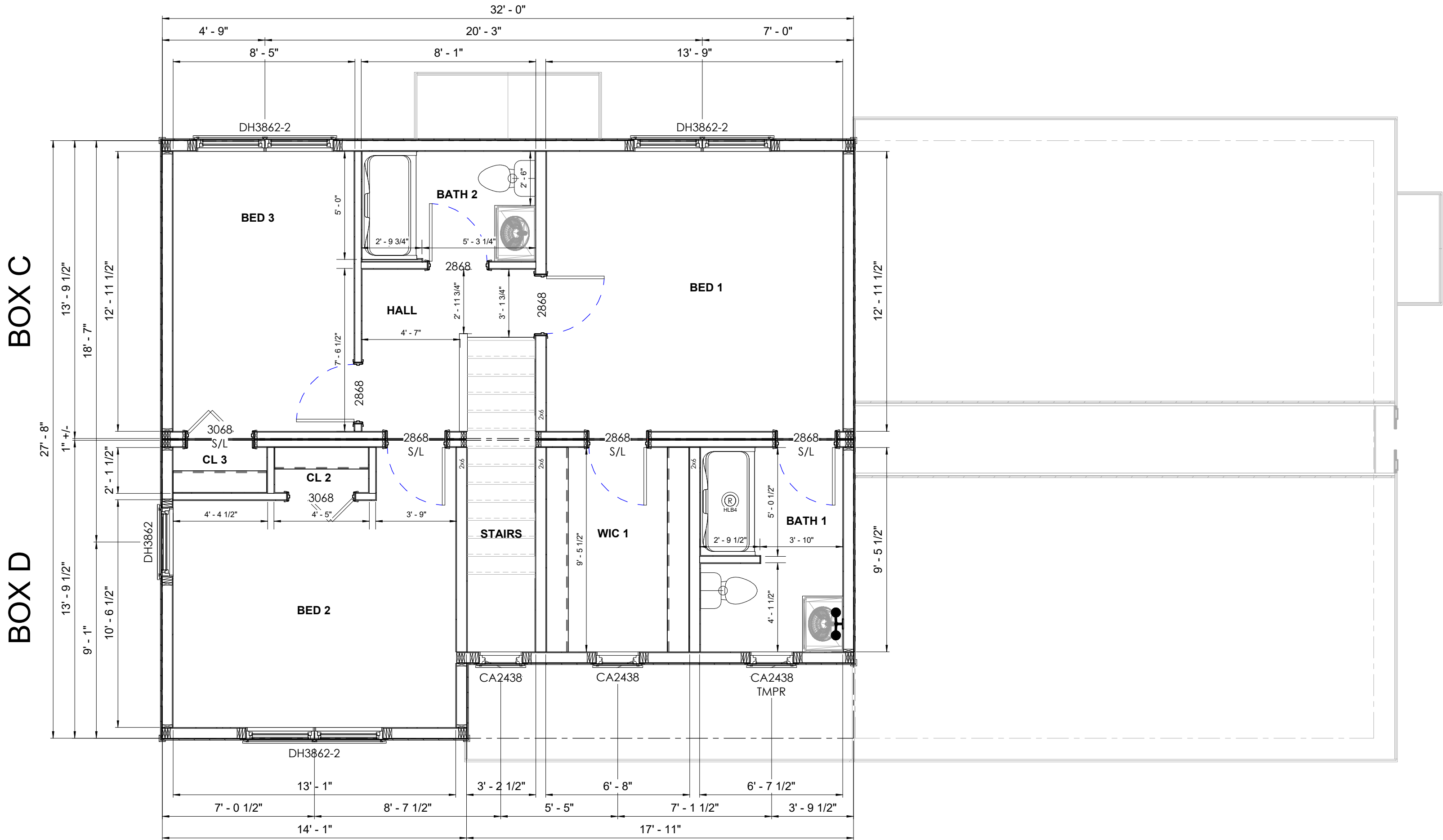
| TEMPLE COLONIAL | By   |
|-----------------|------|
| 1 Prelim        | Date |
| 9               | 8    |
| 7               | 7    |

Sheet:  
**A3.1**

| 2nd Floor Room Schedule |        |
|-------------------------|--------|
| Name                    | Area   |
| BATH 1                  | 61 SF  |
| BATH 2                  | 40 SF  |
| BED 1                   | 178 SF |
| BED 2                   | 146 SF |
| BED 3                   | 109 SF |
| CL 2                    | 9 SF   |
| CL 3                    | 9 SF   |
| HALL                    | 44 SF  |
| STAIRS                  | 46 SF  |
| WIC 1                   | 62 SF  |
| Grand total: 10         | 705 SF |

ALL HEADERS ARE 2-2x10 WITH 2 JACKS EA. SIDE UNLESS NOTED OTHERWISE

ALL WINDOWS REQUIRING SAFETY GLAZING ARE LABELED AS "TEMP"



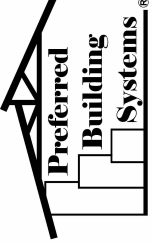
1 - 2nd Floor Plan  
1/4" = 1'-0"

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Second Floor Plan  
CITY OF LEBANON

TEMPLE COLONIAL  
1 Prelim Date By  
9 8 7

Sheet:  
**A3.2**  
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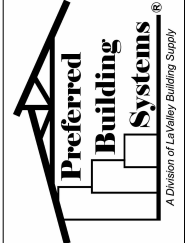
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- MATERIAL SELECTION,
- COLOR SELECTION,
- MODEL OR BRAND SELECTION,
- SCOPE OF WORK,
- TO DENOTE RESPONSIBILITY OF SCOPE OF WORK,

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www.preferredbuildings.com

  
A Division of Laidlaw Building Supply

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3D Isometric  
CITY OF LEBANON

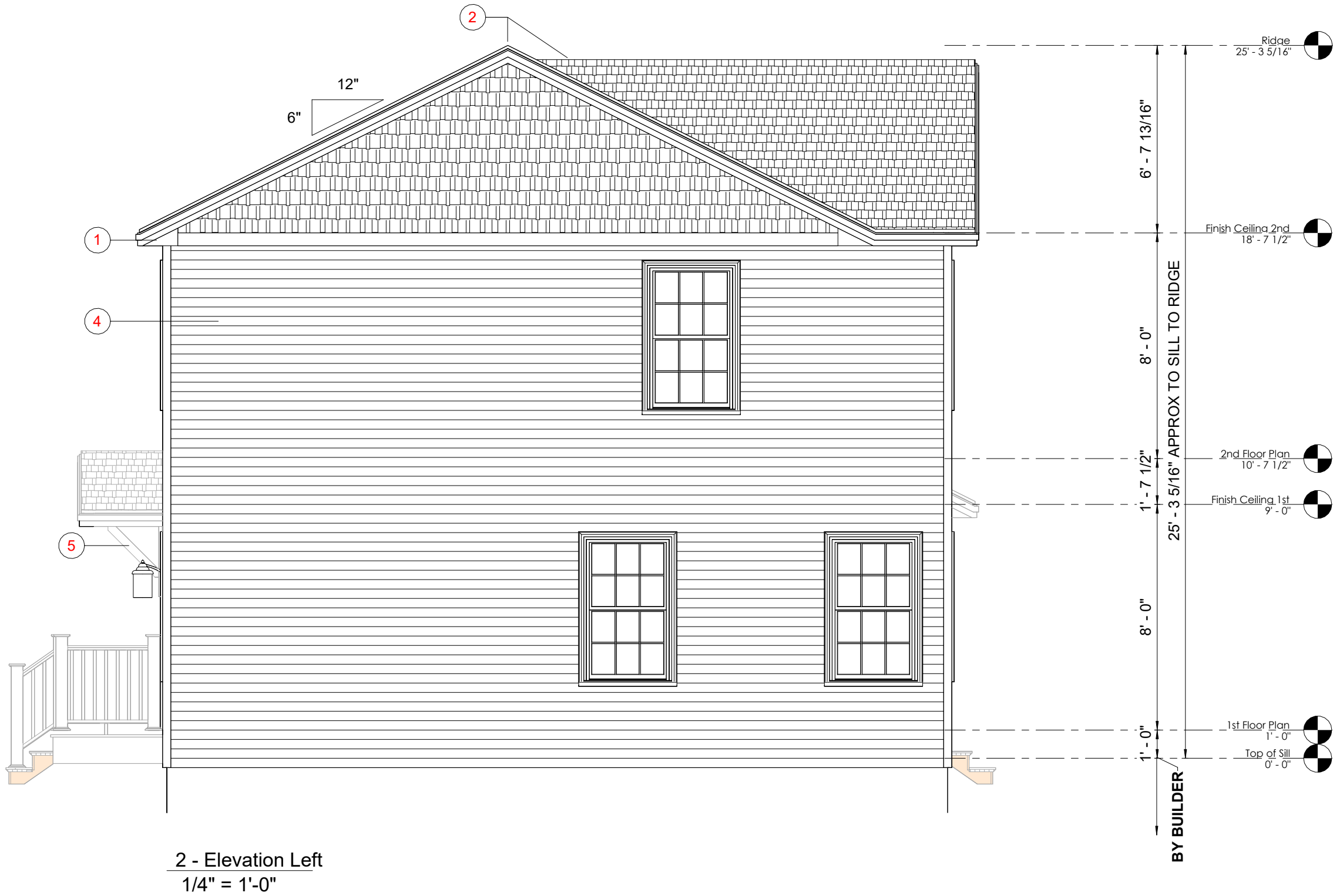
| TEMPLE COLONIAL |        | By   |   |
|-----------------|--------|------|---|
| 1               | Prelim | Date |   |
| 1               | 9      | 8    | 7 |

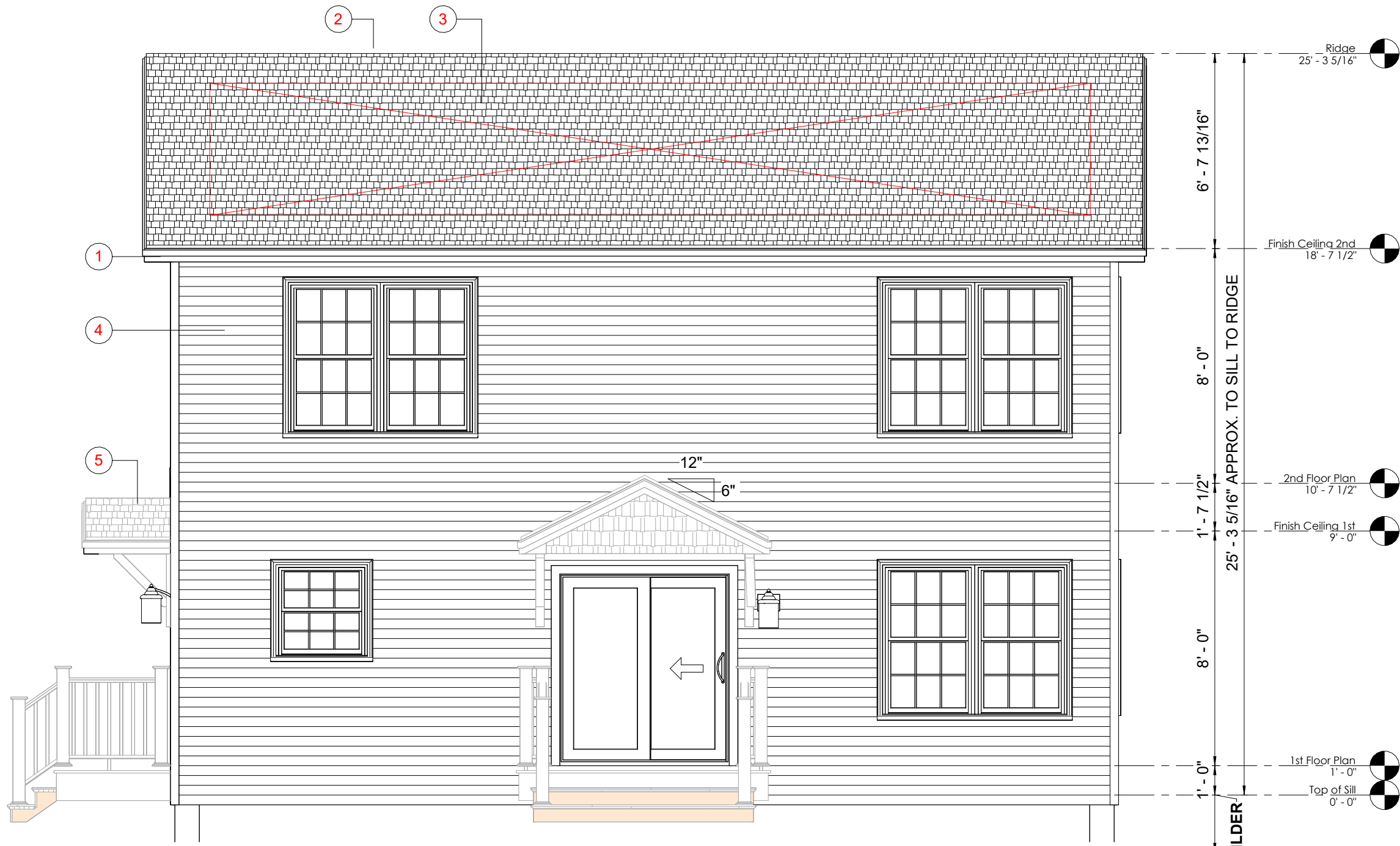
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**A0.2**  
Notes: Do not scale drawing, use dimensions shown



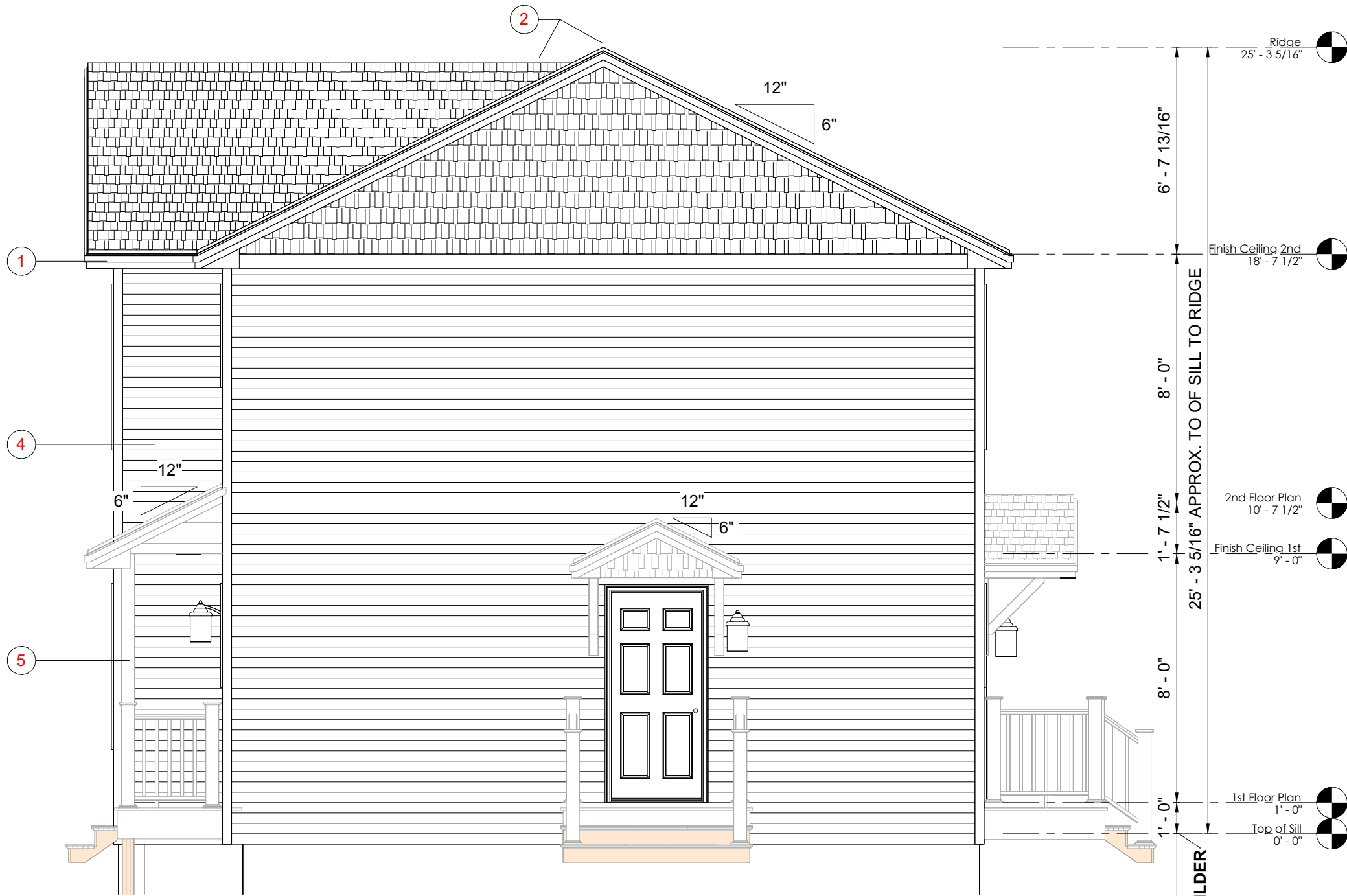
THE POSF/PSS (WHICH INCLUDES ANY AUTHORIZED AMENDMENTS) IS THE CONTROLLING DOCUMENT FOR RESPONSIBILITY OF SCOPE AND SUPPLY OF WORK AND MATERIALS SPECIFIC TO THIS PROJECT. IN THE EVENT OF A DISCREPANCY, THE POSF/PSS OVERRIDES THIS DOCUMENT.

| Elevation Notes |                                                                                                                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Note Number     | Note Text                                                                                                                                                                                                                  |
| 1               | RAKES AND EAVES: THE FACTORY WILL INSTALL AS MUCH OF THE RAKES AND EAVES AS POSSIBLE WITHIN THE FACTORY'S SCOPE OF WORK. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE BUILDER (BLDR/CSL) TO COMPLETE. |
| 2               | RIDGE VENT: PREP FOR RIDGE VENT BY FACTORY. OTHERS/CI WILL APPLY RIDGE VENT PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.                                                                                              |
| 3               | ROOF AREA MEETS SOLAR-READY ZONE OF 300 SQ FT MIN. FACTORY SHALL PROVIDE EMT CONDUITS TO THE ATTIC AREA FOR FUTURE USE. REFER TO ELECTRICAL SHEETS FOR FACTORY-SUPPLIED CONDUIT LOCATIONS.                                 |
| 4               | EXTERIOR SIDING: THE FACTORY WILL INSTALL AS MUCH EXTERIOR SIDING AS POSSIBLE WITHIN THE FACTORY'S SCOPE OF WORK. REMAINING BALANCE TO BE SHIPPED LOOSE FOR INSTALLATION ONSITE BY BLDR/CSL.                               |
| 5               | COVERED PORCH BY BUILDER: ALL MATERIAL, WORK & DESIGN FOR A COMPLETE PORCH ONSITE BY BLDR/CSL, UNLESS OTHERWISE NOTED.                                                                                                     |





1 - Elevation Rear  
1/4" = 1'-0"



2 - Elevation Right  
1/4" = 1'-0"

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| Elevation Notes |                                                                                                                                                                                                                            |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Note Number     | Note Text                                                                                                                                                                                                                  |
| 1               | RAKES AND EAVES: THE FACTORY WILL INSTALL AS MUCH OF THE RAKES AND EAVES AS POSSIBLE WITHIN THE FACTORY'S SCOPE OF WORK. WHAT IS NOT DONE AT THE FACTORY BECOMES THE RESPONSIBILITY OF THE BUILDER (BLDR/CSL) TO COMPLETE. |
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Preferred Building Systems  
PO Box 1, 143 Twistback Road  
Claremont, NH 03743  
603-372-1050 603-372-5127 Fax  
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Rear & Right Elevations

CITY OF LEBANON

TEMPLE COLONIAL

1 Prelim Date By

9 8 7

Sheet:

A1.2

Notes: Do not scale drawing, use  
dimensions shown

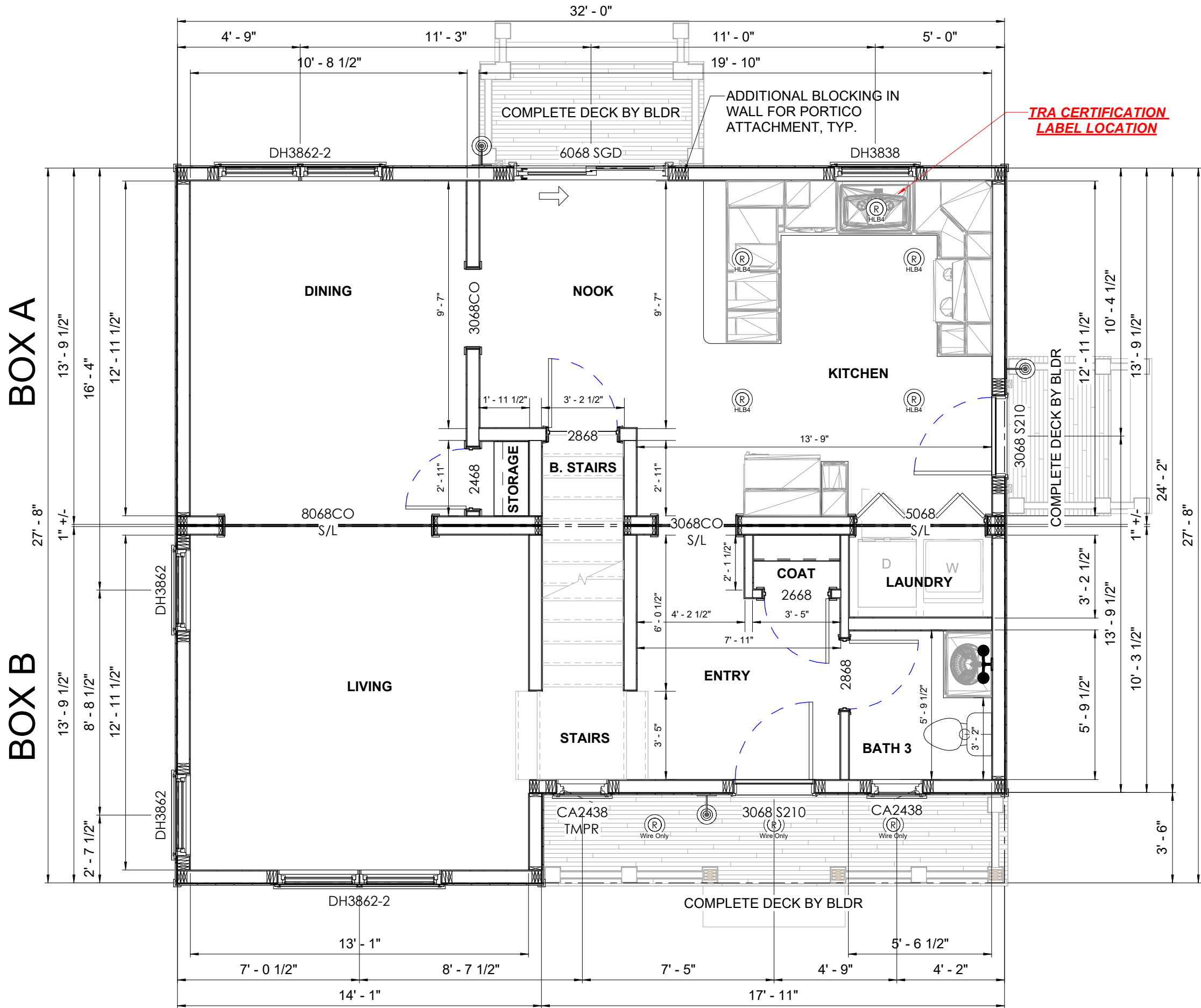
Page 39 of 41

| 1st Floor Room Schedule |        |
|-------------------------|--------|
| Name                    | Area   |
| B. STAIRS               | 11 SF  |
| BATH 3                  | 32 SF  |
| COAT                    | 7 SF   |
| DINING                  | 138 SF |
| ENTRY                   | 64 SF  |
| KITCHEN                 | 144 SF |
| LAUNDRY                 | 17 SF  |
| LIVING                  | 172 SF |
| NOOK                    | 93 SF  |
| STAIRS                  | 32 SF  |
| STORAGE                 | 6 SF   |
| Grand total: 11         | 717 SF |

ALL HEADERS ARE 2-2x10 WITH 2 JACKS EA SIDE UNLESS NOTED OTHERWISE

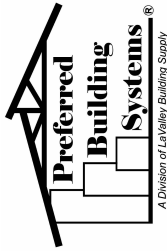
ALL WINDOWS REQUIRING SAFETY GLAZING ARE LABELED AS "TEMP"

| CERTIFICATION LABELS |                       |
|----------------------|-----------------------|
| (T)                  | THIRD PARTY BOX A & B |
| (S)                  | STATE BOX A & B       |
| (D)                  | DATA PLATE            |



1 - 1st Floor Plan  
1/4" = 1'-0"

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First Floor Plan  
CITY OF LEBANON

| TEMPLE COLONIAL | Prelim | Date | By |
|-----------------|--------|------|----|
| 1               | 9      | 8    | 7  |

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**A3.1**

Notes: Do not scale drawing, use dimensions shown

| 2nd Floor Room Schedule |        |
|-------------------------|--------|
| Name                    | Area   |
|                         |        |
| BATH 1                  | 61 SF  |
| BATH 2                  | 40 SF  |
| BED 1                   | 178 SF |
| BED 2                   | 146 SF |
| BED 3                   | 109 SF |
| CL 2                    | 9 SF   |
| CL 3                    | 9 SF   |
| HALL                    | 44 SF  |
| STAIRS                  | 46 SF  |
| WIC 1                   | 62 SF  |
| Grand total: 10         | 705 SF |

ALL HEADERS ARE 2-2x10 WITH 2 JACKS EA SIDE UNLESS NOTED OTHERWISE

ALL WINDOWS REQUIRING SAFETY GLAZING ARE LABELED AS "TEMP"

