



**CITY OF CONCORD**  
*New Hampshire's Main Street™*  
**Community Development Department**

**REPORT TO MAYOR AND CITY COUNCIL**

FROM: Beth Fenstermacher, Director of Special Projects & Strategic Initiatives

DATE: October 22, 2024

SUBJECT: Concord Stables Building at 111.5 Warren Street

**Recommendation:**

Accept this report and set the attached resolution appropriating the sum of \$160,000 from Unassigned Fund Balance to for public hearing on December 9, 2024 to support weatherization and security measures at the Concord Stables Building.

**Background:**

The Concord Stables Building is located at 111.5 Warren Street. The facility was constructed circa 1905 to serve as the City's Department of Public Works. Following the completion of the Combined Operations and Maintenance Facility (the "COMF") located at 311 North State Street in 1990, the Stables Building and associated land were conveyed to the Concord School District in the mid-1990s, who, in turn, developed the property into parking lot to support Concord Highschool.

On November 29, 2021, the City reacquired the historic former stables building, together with 0.52 acres of land and nine parking spaces, from the Concord School District for the purpose of redevelopment. Potential uses include a museum and storage facility for horse drawn wagons, carriages, as well as other vehicles which were manufactured by the former Abbott Downing Company. The Abbott Downing Company was based in Concord, and was famous for its iconic "Concord Coach"; a horse drawn stage coach which was instrumental in overland transportation during the 19<sup>th</sup> and early 20<sup>th</sup> centuries.

**Discussion:**

The City desires to renovate the former Concord Stables building for adaptive reuse, which will initially include the removal or mitigation of these hazardous materials prior to construction. Due to the presence of hazardous materials, the site is classified as a "Brownfield", and is eligible for potential grant funds from the State and Federal government. In accordance with recent City Council approvals, City Administration will be applying for clean up grants through the US Environmental Protection Agency (USEPA); however, if awarded, funding will not be available until FY2026. In the meantime, the building is vacant and deteriorating due to aging roof materials, as well as vandalism.

City Staff regularly monitors the building, and has identified roof leaks that could lead to further issues in the building, including mold. In addition, City Staff has had run-ins with trespassers that regularly break into the building to use the space. Staff has concerns for the potential impacts to the historic building from this illicit use. Staff requests funding to place security cameras and a new wireless fire alarm, and for improvements to the entry points, including new doors and plywood at windows, to deter break-ins. In addition, interim roofing repairs will reduce further deterioration pending additional funding for hazardous material mitigation and renovation.