



# CITY OF CONCORD

*New Hampshire's Main Street™*

City Manager's Office

Thomas J. Aspell, Jr.  
*City Manager*

## REPORT TO MAYOR AND THE CITY COUNCIL

**DATE:** October 30, 2019

**FROM:** James P. Bouley, Mayor  
Thomas J. Aspell, Jr., City Manager

**SUBJECT:** Gas Holder House Options Evaluation

### **Recommendation:**

Approve the attached supplemental appropriation from the Economic Development Reserve in the amount of \$10,500 for the purposes of matching an equal amount of funds for Liberty Utilities to have an "Opinions of Probable Costs" undertaken for the Gas Holder House.

### **Background:**

The Gas Holder House was built in 1888 to house and protect a gas holder used during the operation of the manufactured gas plant to process and store manufactured gas. The Holder House consists of an approximately 88-foot diameter brick structural wall, with a height of approximately 27 feet, and a conical roof. The Holder House covers an approximately 82.5-foot diameter, with a 24-foot deep below-ground masonry-lined pit, on which the gas holder sits.

The building is in a state of deterioration which is projected to continue.

### **Discussion:**

A geotechnical and environmental review will be undertaken, which will produce a report describing three potential long-term options related to the Holder House along with associated costs for each option. The three options to be evaluated include:

**Option 1:** Repair the Holder House – Preservation of the Holder House by repairing deteriorated elements to preserve the building, assuming that there will continue to be no public entry to the Holder House.

**Option 2:** Renovate the Holder House – Preservation of the Holder House and construction of floor levels for the public to use the space. This option would include repair of the Holder House, as needed, to preserve the structure; removal of the existing scaffolding and metal gas holder; construction of floor levels within the Holder House; and decontamination and finishing of the interior walls to encapsulate residual contamination and cap subsurface contamination as required by the Site Remedial Action Plan.

**Option 3:** Demolition of the Holder House – Removal of the gas holder and aboveground structure of the Holder House, and backfilling and capping of the below-ground portion of the Holder House and residual subsurface contamination beneath the Holder House.

**Schedule:** Two months.