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Goddard Gutted, Strengthened, Enlarged

Rehab project is refashioning a Pleasant Street landmark

Story and Photos by Eric Zengota

CLAREMONT, NH—Next spring, the Goddard Building will open its doors as a completely renovated structure containing commercial space and 36 apartments (9 market rate, 27 affordable units).

Since the winter, the site has been the scene of intense activity overseen by the general contractor, Trumbull-Nelson Construction of Hanover, NH, and carried out by numerous sub- as well as sub-sub-contractors.

The demo crew emptied most of the building's innards, filling a series of huge dumpsters with construction and masonry debris. The excavation crew tore down a one-story annex at the rear of the building and then dug into the ground for a new structural concrete foundation that would

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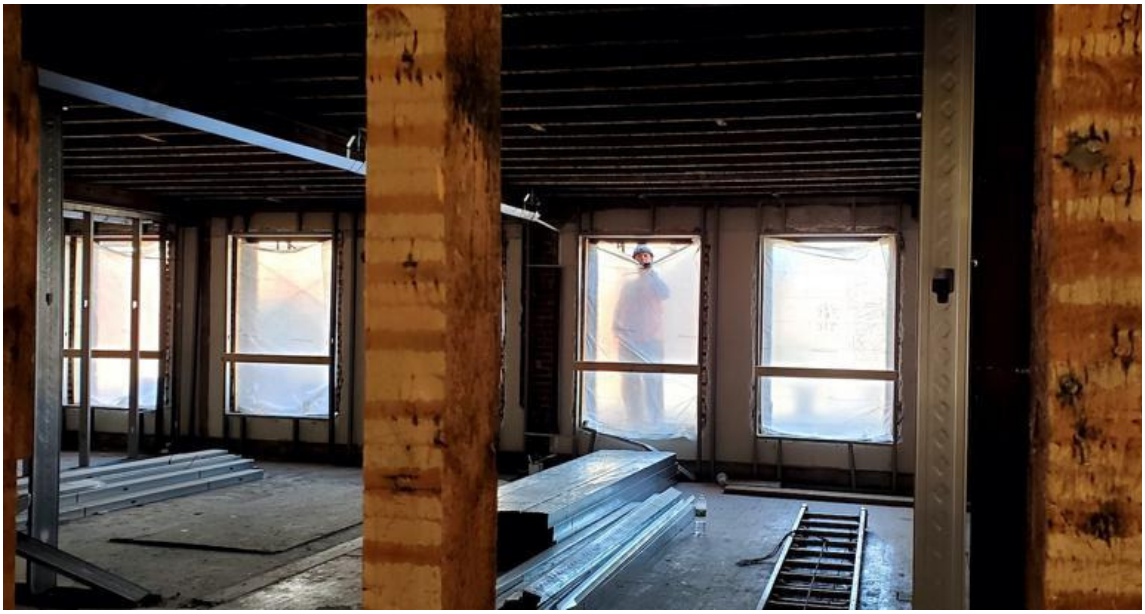
Plumbers haul in a bath/shower unit along what will be a hallway connecting the new three-story annex at the back to the existing building. Two apartments will flank the hallway. In the center, iron workers from United Steel Erectors of Wolcott, VT, tighten the lug-bolts securing the new steel beams.



A mason on the scaffold: looking in, looking out, looking good.

Here's where the engineer threads the needle with the architect's design," says Mark Condon, a Trumbull-Nelson superintendent. Before the days of concrete cinder blocks, load-bearing walls were made of interlocking brick. Each row was called a wythe; the Goddard has three-wythe walls. The structural engineer coordinated with the architect to have Trumbull-Nelson remove one layer of the three-wythe brick wall. This allowed the new steel column to fit inside the soon to be constructed interior apartment's wall framing while leaving the existing brick façade. The fit between beam and wall is so precise that nothing thicker than a sheet of paper can slide between them.

Goddard, from A1

support a three-story annex. The concrete crew demolished some thick concrete footings dating to 1926 to accommodate a new floor plan, then poured new rebar-enforced footings for vertical steel beams. Carpenters, aka framers, installed the pre-manufactured wall panels from LaValley Building Supply. The HVAC crew, aka tin-knockers, installed air ducts. Masons are refurbishing the Pleasant Street façade.

Asbestos removal and lead-paint mitigation will provide a healthy environment. A sprinkler system provides added protection for all tenants.

As David Rising, one of the two Trumbull-Nelson superintendents, summed it up, "Old becomes new … again." That approach applies even to the windows, produced by Andersen Windows: the Claremont Historical Society was consulted on the style to ensure that the new look matches the old.

A portion of the apartments will be delivered this fall. The remaining units and the ground-floor commercial space will be completed by spring 2020.

Meanwhile, the crews are up and down, in and out, and all around the site, working to make the old new … again.

(Courtesy photo)

A bright yellow structural steel lateral bracing assembly floated above a 3-foot pit on the Goddard's lowest level. Project superintendent Mark Condon, standing on the now concrete-filled footing, explains that the local native soil condition is potentially unstable sand. Lateral bracing assemblies rooted to the concrete — six in all throughout the Goddard — will allow the building to safely sway in the event of the numerous small earthquakes to which much of New Hampshire is prone.

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