



Civil Survey - Structural Environmental Design  
3102 East Main Road, Portsmouth RI 02871  
Tel. 401.683.6630 www.nei-cds.com



**36 Aquidneck Ave  
Middletown, RI  
O: 401.684.0551  
M: 401.855.3836**

February 24, 2020

Harbour Realty LLC  
C/O Tommy Abruzese  
39 Agar St.  
Yonkers, NY 10701  
E. [agaroffice@aol.com](mailto:agaroffice@aol.com)  
Cc: David Slye  
[davidmslye@gmail.com](mailto:davidmslye@gmail.com)  
+  
Russ Jackson, Esq.  
[rjackson@millerscott.com](mailto:rjackson@millerscott.com)

Structural Inspections and Evaluation, Waites Wharf buildings - @ The Deck Bar and Restaurant

Narragansett Engineering Inc (NEI) and Merk Structural Consulting (MSC) are pleased to present for your review our inspection of the aforementioned structures located on Waites Wharf in Newport, RI (Subject Properties). An on-site structural survey of the above referenced property was conducted by Narragansett Engineering Inc.(NEI) and Merk Structural Consulting (MSC) on August 8, 2019.

**Index of Buildings relevant to the site:**

- Subject 1: Dockside (Bar and Club)
- Subject 2: Lynch Stables-Masonry Storage Building (Private)
- Subject 3: Crawford Building (Former metal works + welding)
- Subject 4: @ The Deck Bar and Restaurant
- Subject 5: Residential (23 Coddington Wharf)



## Site Data

### Subject 1-Dockside (Bar and Club)

Property Record

25 Waites Wharf, Newport, RI

Plat: 32, Lot:155

Zone: WB, Area: 1.34 Acres

N/F: Harbour Realty LLC, C/Oe Thomas Abruzese (per assessor)

Year Built: 1966

+

### Subject 2-LynchStables Masonry Storage Building

Property Record

16 Waites Wharf, Newport, RI

Plat: 32, Lot:248

Zone: WB, Area: 0.14 Acres

N/F: Tomorl LLC (per assessor)

Year Built: 1900

+

### Subject 3-"Crawford" Building

Property Record

20 West Extension Street, Newport, RI

Plat: 32, Lot:267

Zone: WB, Area: 0.26 Acres

N/F: 20 West Extension LLC (per assessor)

Year Built: 1968

### Subject 4-@ The Deck Bar and Restaurant

Property Record

Waites Wharf, Newport, RI

Plat: 32, Lot:268

Zone: WB, Area: 0.73 Acres

N/F: Harbour Realty LLC, C/Oe Thomas Abruzese (per assessor)

Year Built: 1913

+

### Subject 5- Residential (23 Coddington Wharf)

Property Record

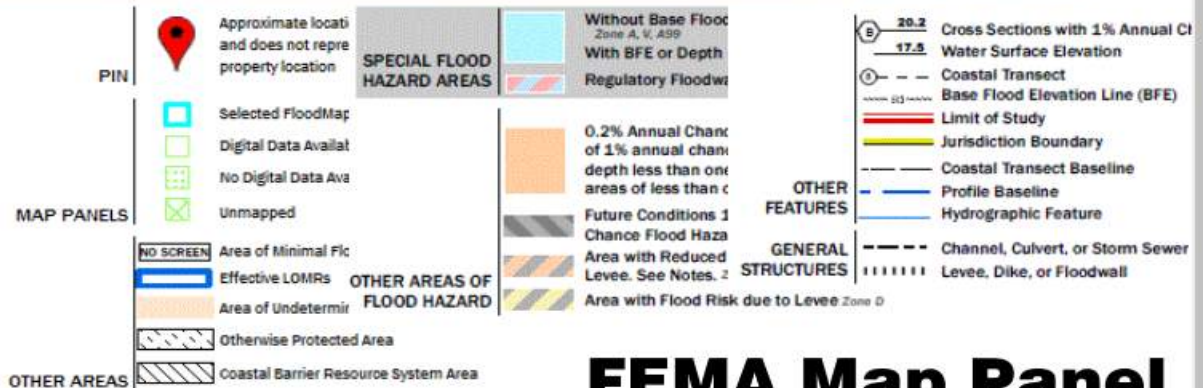
23 Coddington Wharf, Newport, RI

Plat: 32, Lot:293

Zone: WB, Area: 0.27 Acres

N/F: Abruzese Thomas B (per assessor)

Year Built: 1890



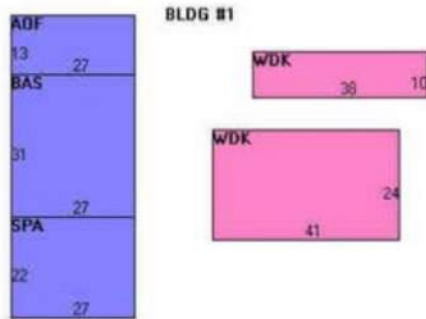
## FEMA Map Panel

## @ The Deck

Subject 4: Property Record Waites Wharf, Newport, RI Plat: 32, Lot: 268

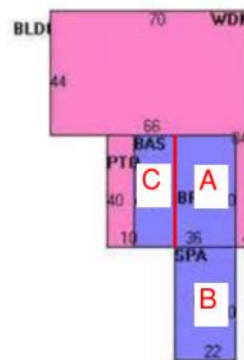
Subject 4 is comprised of three separate buildings, subjects 4A, 4B and 4C as noted above. Subject 4A is constructed with brick and block masonry walls that support heavy timber beams and heavy timber decking. The foundation walls appear to be concrete and there is a concrete slab on grade throughout the structure. Subject 4B is comprised of three sections (denoted A, B, C above). Section A is constructed with brick masonry walls that support heavy timber beams spaced approximately 10'-0" to 12'-0" on center. The timber beams support heavy timber decking. Section B is constructed with heavy timber posts supporting timber girders and beams. The timber beams are spaced approximately 8'-0" on center and support wood purlins spaced approximately 4'-0" on center. The purlins support metal roof deck. Section C is constructed with timber posts and beams that support 2X rafters spaced approximately 16" on center. The roof is sheathed with conventional plywood. Subject 4C is constructed with exterior brick masonry walls that support a loft and the roof. The loft is constructed with heavy timber posts and beams that support timber decking. The roof is framed with timber decking supported by a center heavy timber truss and the gable end walls. The floor is a concrete slab on grade.

**Building Layout**



Subject 4A

**Building Layout**



Subject 4B

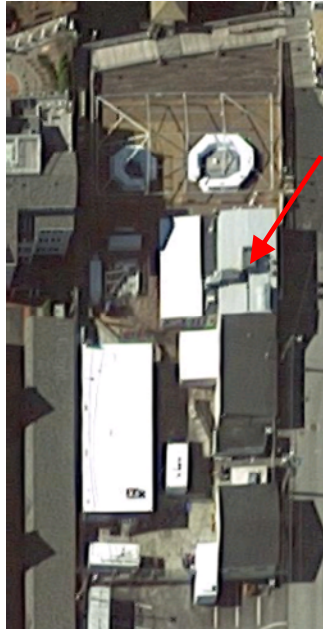


Subject 4C

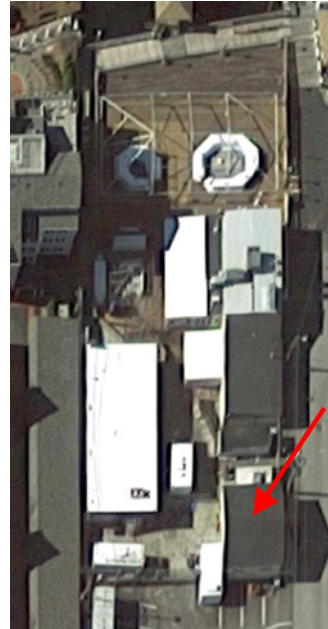




4A



4B



4C



## Limitations:

This visual survey was not intended as a definitive investigation of all structural components located on the subject property. As is the nature of a visual inspection, no testing of materials was performed destructive or otherwise on any structural components. The findings of the report are limited to those conditions that are readily observable such as condition of foundation where exposed by reveal, columns and beams where not covered by finish. Items that would not be in the scope of this report would include foundation depth, presence or absence of footings, slab thickness, and all those items incapable of visual observation without removal of materials for access. All structures will have unknown and unknowable conditions, therefore, NEI and MSC cannot "guarantee" that the findings of this report entirely represent all known deficiencies.

## Findings:

The various buildings comprising the @ The Deck property are well into their useful lives, with the oldest being built in 1913 (per assessor), but generally the framing in these buildings appears to be in good condition. However, each building is significantly deficient in terms of the flood zone. The buildings maintain 'finished' or utilized spaces below the Design Flood Elevation and they do not meet the current FEMA standard for flood resistant design and construction. Relocating the existing buildings outside the flood zone is not possible on the site and moving them off-site seems very impractical due to the congestion of adjacent structures and the lack of infrastructure capable of handling the relocation of a building of this size. It is highly unlikely the building is robust enough to handle additional loads, e.g. is not suitable for the basis of additions or enlargements. In short, this building is of little to no value with respect to future improvements, and it seems prudent it be demolished if new, conforming structures are to be built.

Sincerely,



DAVID MERKEL, PE  
MERK STRUCTURAL CONSULTING

2/24/2020

DATE

