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### Structural Inspections and Evaluation, Waites Wharf buildings - Crawford Building

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: 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 Waite's Wharf, Newport, RI

Plat: 32, Lot:155

Zone: WB, Area: 1.34 Acres

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

Year Built: 1966

+

### Subject 2-LynchStables Masonry Storage Building

Property Record

16 Waite's 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

Waite's Wharf, Newport, RI

Plat: 32, Lot:268

Zone: WB, Area: 0.73 Acres

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

Year Built: 1913

+

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

Property Record

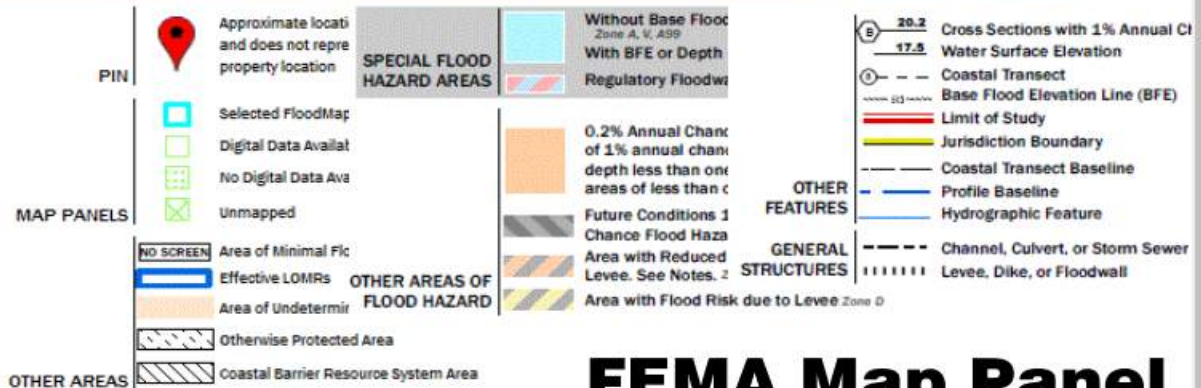
23 Coddington Wharf, Newport, RI

Plat: 32, Lot:293

Zone: WB, Area: 0.27 Acres

N/F: Abruzese Thomas B (per assessor)

Year Built: 1890



## FEMA Map Panel



# Crawford Building

Subject 3: Property Record 20 West Extension Street, Newport, RI Plat: 32, Lot: 267

Subject 3 is comprised of three sections (denoted A, B, C below). Section A is constructed with a combination of wood and concrete exterior walls that support a conventional tied roof system. The roof is framed with 2x rafters and 2x rafter ties approximately 16" on center. This section has a dirt floor. Section B is a steel framed building with concrete block exterior walls infilled between the steel frame. The steel frame has wide flange columns, girders and beams that support heavy timber decking. The beams are spaced approximately six to eight feet on center. The floor is a combination of concrete slab on grade with some areas of dirt floor. Section C is constructed with wood stud exterior walls, interior steel and wood columns that support steel girders, 2x rafters and timber decking. The floor is a combination of concrete slab on grade with some areas of dirt floor. Please see the following photos and captions for additional commentary regarding the existing conditions.



Building Layout

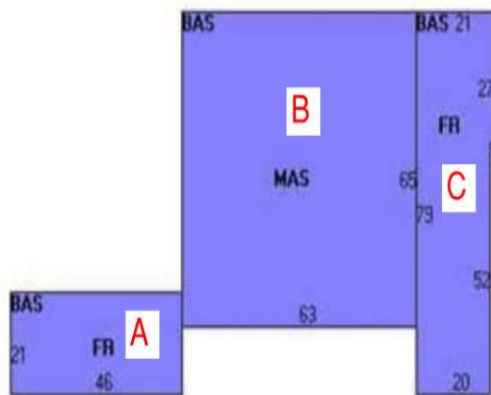




Photo 1: This photo shows the northern wall of building section A. The existing wall is comprised of multiple materials including concrete and wood. The wood framing is in direct contact with the dirt floor and this appears to be the cause for much of it to have deteriorated. The concrete portions of the wall are in significant disrepair. There are evident cracks, spalls and areas of poor consolidation. The concrete is also in direct contact with the wood framing. The existing wood framing is not rated for direct contact with concrete or soil. Finally, there appears to be evidence this building had an additional floor that was removed at some point in time. If it existed, the floor was providing bracing for the perimeter wall studs. Removal of the existing floor results in a hinge point in the wall and renders the wall deficient to resist wind loads.



Photo 2: This photo shows a portion of the roof framing in section C. Large portions of the roof decking appear to be rotted along with a many of the roof joists. The sistered roof joists are a clear indication there was significant deterioration to the roof framing at some point. Additionally, as a

general comment, the overall methods of construction appear quite poor in this section of the building.



Photo 3: The photo shows the base of a wood column in section C. The wood post has a substantial crack in its base and it is also bearing on a poorly constructed brick masonry pier.



Photo 4: This photo shows the roof sheathing of sections B and C is connected to the adjacent “Casey” building. Although the sheathing is connected, this is a “non-structural” connection that can be easily severed prior to site demolition. While caution is required to demolish the Crawford The building, with respect to the Casey building, there are not physical or structural entanglements and demolition can be undertaken by a qualified contractor.



## 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 Crawford Building is well into its useful life, being built in 1968 (per assessor). Even if untouched, sections A and C of the building have minimal structural integrity when gauged against today's building codes. It would most likely be cost prohibitive to salvage these portions of the building if substantial improvements are to take place. Additionally, the building's utilized space is below the Design Flood Elevation and it does not meet the current FEMA standard for flood resistant design and construction. Relocating the existing building outside the flood zone is not possible on the site and moving it 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

