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### Structural Inspections and Evaluation, Waites Wharf buildings - Dockside

Narragansett Engineering Inc (NEI) and Merk Structural Consulting 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) 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/O Thomas Abruzese (per assessor)

Year Built: 1966

+

### Subject 2- LynchStables Masonry Storage

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/O Thomas Abruzese (per assessor)

Year Built: 1913

+

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

Property Record

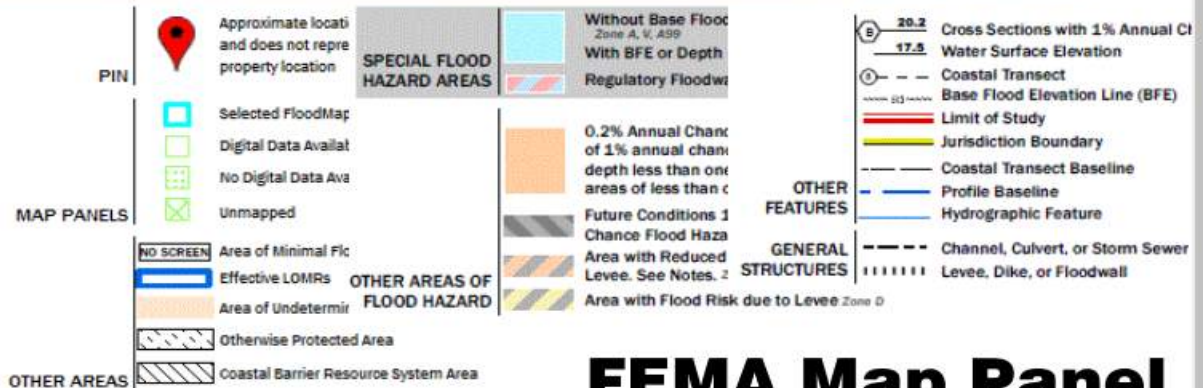
23 Coddington Wharf, Newport, RI

Plat: 32, Lot:293

Zone: WB, Area: 0.27 Acres

N/F: Abruzese Thomas B (per assessor)

Year Built: 1890



## FEMA Map Panel

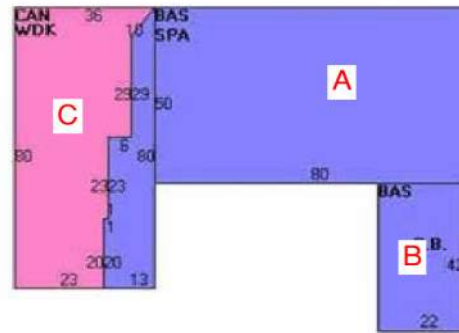


## Dockside

Subject 1: Property Record 25 Waites Wharf, Newport, RI Plat: 32, Lot: 155

Subject 1 is comprised of three sections (denoted A, B, C above). Section A is a pre-engineered metal building consisting of wide flange main frames, light gauge "Z" purlins and metal deck. The ground floor appears to be a slab on grade with a perimeter concrete foundation. Section B is constructed with concrete block walls that support open web steel bar joists and metal deck. The floor is a concrete slab on grade and the building appears to have a concrete foundation. In general, this section is in sound condition. Section C is a pre-engineered metal building as well, consisting of round steel columns, wide flange beams, light gauge "Z" purlins and metal deck. This section appears to have been modified significantly as large portions of the exterior walls are open to allow for small awning type additions to the building. The ground floor is partial slab on grade that has wood decking supported by sleepers and a small portion of the building appears to be supported on wood dock pilings.

**Building Layout**





### 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 Dockside building is well into its useful life, being built in 1966 (per assessor). Sections A and C have evident steel corrosion and delamination throughout. It would most likely be cost prohibitive to salvage 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

