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### Structural Inspections and Evaluation, Waites Wharf buildings – Lynch Stables

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/O Thomas Abruzese (per assessor)  
 Year Built: 1966

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### 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

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### 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

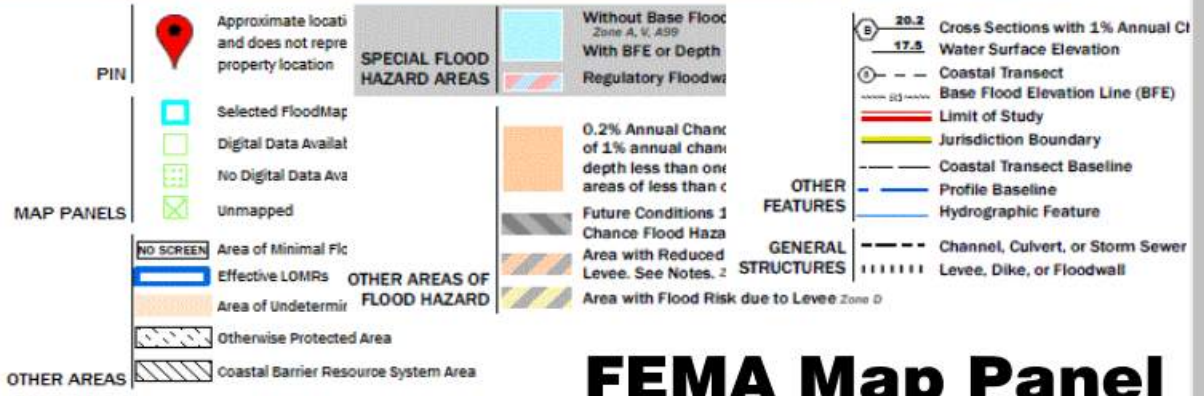
### Subject 4-@ The Deck Bar and Restaurant

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

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### 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

# Lynch Stables-Masonry Storage Building (Private)

Subject 2: Property Record 16 Waites Wharf, Newport, RI Plat: 32, Lot: 248

Subject 2 is a single story building with stone and brick masonry exterior walls. The majority of the building is a concrete slab on grade but has small areas of dirt floor as well as a section that is wood decking on wood sleepers. The roof is constructed with heavy timber wood trusses spaced approximately 15'-0" on center with transverse 2x purlins spaced approximately 24" on center that support board sheathing. Please see the following photos and captions for additional commentary regarding the existing conditions.



**Building Layout**

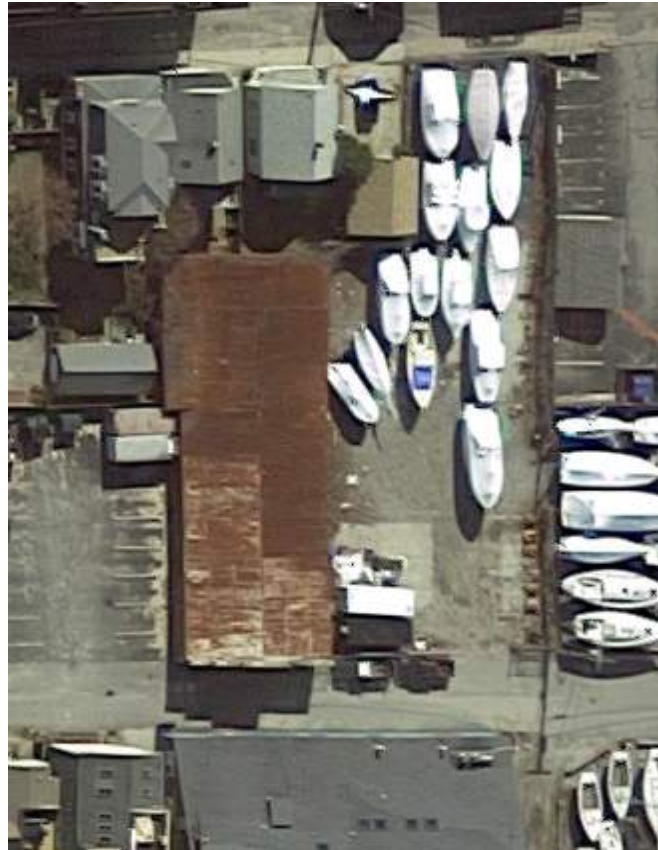
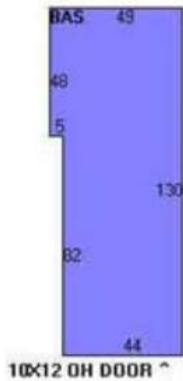




Photo 1: This photo shows cribbing supporting a collapsed roof truss in the southern portion of the building. There is also a large section in this area that has a plastic covering to help mitigate the leaking roof.



Photo 2: This photo shows northern gable end wall of the building. It is clear in this photo the building envelope is no longer in-tact and has exposed the framing to the elements. Large sections of the existing roof decking appear rotted and/or have already failed. The majority of the roof purlins also appear rotted and/or damaged. The ledger against the masonry wall has failed over the right side of the garage door opening.

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 Lynch Stables is well into its useful life, being built in 1900 (per assessor). The majority of the building is in a state of disrepair and sections of the framing have even failed. The building has minimal structural integrity when gauged against today's building codes. 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

