

COHATCH RIVERVIEW VILLAGE
RED CABIN DEMOLITION
09.16.2026
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Project Narrative for Demolition:

The building at 62 N. Riverview Street, known as the Red Cabin, has long been considered the heart of the Riverview Village project. Despite its deteriorated condition—including significant roof and water damage—COhatch has consistently approached the building with the intent to preserve and rehabilitate it.

Over the past three years, COhatch, the design team, and project consultants have spent significant time and resources studying the existing structure and developing plans to preserve and adapt the building for future uses. In fact, the restoration drawings have already been submitted for a building permit and were approved last month.

Recent severe thunderstorms and rainfall have revealed that the extent of deterioration is alarmingly greater than previously understood. During selective demolition of the interior wall finishes, the construction team discovered active water infiltration through the stacked-stone foundation walls along the west side of the building, from the north to the south end. Removing interior finishes also exposed structural beams and floor joists that have been rotted extensively. See supporting photos in the following pages. The structure’s integrity is visibly and clearly compromised. Not surprisingly, vegetation is seen poking through ever-expanding cracks among the wood siding.

Structural engineer Cole Mertz of Schaefer was called to the site to observe the newly exposed conditions and assess the existing structure’s integrity. Based on these observations and subsequent verification of the concealed conditions, the extent of structural deterioration has been determined to make preservation and rehabilitation of the existing building no longer physically and economically feasible.

Following demolition, the Red Cabin will be rebuilt on the site to recreate its architectural character through the same scale, proportions, and material and color palette. Its role within Riverview Village will remain unchanged. Its original concept for an eating and drinking establishment presented in FDP will be maintained, consistent with the economic development objectives established for the district. In this way, while the deteriorated original structure can no longer reasonably be preserved, the Red Cabin’s architectural presence and intended contribution to Riverview Village will continue.

9/16/2026

schaefer

CONNECT

Matt Davis

Re: 62 N. Riverview Street (COhatch Riverview) Existing Building Condition Assessment
Schaefer # 23-1574

COhatch has requested Schaefer provide a structural opinion letter summarizing the findings of our recently completed general condition assessment of the existing structure located at 62 N. Riverview street in Dublin, Ohio. The purpose of this assessment is to assist the interested parties with developing a better understanding of the condition of the structure. Schaefer visited the aforementioned building on August 7, 2026. Our assessment was limited to visually observing the accessible structure and random probing with a sharp tool to observe advanced deterioration / rot. No destructive material testing was performed. Below is a summary of our findings.

The existing structure is 3 stories and consists primarily of conventional wood framing and stone retaining walls. The roof and floor structure consists of wood joists/rafters supported by interior and exterior wood stud walls and exterior stone walls. Portions of lower and middle level of the structure are below grade with exterior stone retaining walls. Stone walls are assumed to bear directly on bedrock. The lateral system consists of wood shear walls.

Wood roof, floor and wall framing was observed to be in fair to poor condition. Water infiltration was observed at multiple locations. Amplified deflection of roof framing was observed. Based on our observations and calculations, the majority of the existing wood roof and floor framing will require reinforcement/replacement to meet the building code load requirements. Wood wall framing around openings and at grade will require replacement.

Stone retaining walls were observed to be in fair to poor condition. Water infiltration was observed throughout the building. Mortar in the walls classified as poor condition appeared to be washed out with minimal mortar remaining. Significant rebuilding and tuck pointing of stone walls is anticipated. Schaefer was not able to confirm the width of the existing stone retaining walls. A positive load path for the transfer of both vertical and horizontal loading from the wood framing above to the bedrock was not observed.

Based on the above noted observations, a significant amount of renovation and replacement of the existing structure would be required in order for the structure to meet building code requirements for its newly intended use. These modifications are expected to include:

- Removal and replacement of the majority of wood roof joists or sistering of new roof joists to the existing roof joists.
- Removal and replacement of roof sheathing as required by degradation.
- Removal and replacement of ridge beams.
- Removal and replacement of the majority of wood floor joists or sistering of new floor joists to the existing floor joists
- Removal and replacement of deteriorated existing wood walls with new wood walls or wood beams.
 - At select locations, existing wood walls are believed to act as shear walls requiring new walls to function for both gravity and lateral load transfer.
- Removal and replacement of wall sheathing as required by degradation.
- It is believed that the stone wall deterioration is primarily due to insufficient exterior drainage, the following constitutes one possible approach to remediation of the stone walls.
 - Excavation of the exterior grade to allow for installation of proper drainage and backfill.
 - Tuckpointing of the existing stone walls to fill all voids.
 - Casting of a new concrete retaining wall in direct contact with the existing stone walls either on the interior or exterior of the structure, including new foundations, to act as a retaining wall.

I trust that the information in this report will be suitable for your needs. If I can be of further assistance, please do not hesitate to call.

Sincerely,



Cole Mertz, PE, SE
Project Manager

Enclosure



Extensive rotting at the bottom of wall framing against stack stone foundation wall, with groundwater coming in through the gap.



There is no easy way to add drainage or water proofing to the stone without excavating from behind, which will destabilize the wall and the wood frame structure above it.



Wall framing is hung from the floor joist above, while the bottom all rotten away and nothing to bear on.



Floor joists are without proper support. Crawl space below shows deposit of soil and shattered rock.





The giant wood beam supporting ceiling joists are not supported by anything but nailed into the wood stud.



Header wall and ceiling joists are seriously rotted and sagging.



Framing inside some walls are cobbled together and would required complete replacemenn.



Lack of sheathing behind siding would not meet structural requirement for new use.



Header wall/ beam and rafters are severely rotten and sagged.

