

**COHATCH RIVERVIEW VILLAGE  
RED CABIN RECONSTRUCTION  
09.17.2026**  
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Project Narrative for Reconstruction of 62:

The proposed reconstruction of the Red Cabin at 62 N. Riverview Street is intended to recreate the architectural character and appearance of the existing building. Most importantly, it will maintain its established presence within the Riverview Village project. The reconstruction will use the same scale, proportions, materials, exterior finishes, and color palette; when possible, the construction crew will salvage materials and save them for possible reuse in the reconstruction. The proposed design remains the same as the one approved at AFDP in September 2025.

Rather than introducing a new architectural expression, the proposed reconstruction seeks to carry forward the previously approved design using new construction. The building’s overall massing, roof form, exterior materiality, fenestration, and relationship to the surrounding development will remain consistent with the approved design.

While the reconstruction remains consistent with the previously approved design, three limited modifications are proposed because of practical construction and operational needs. These three modifications are:

- 1. Building Geometry: The Red Cabin footprint will be squared, as shown on the proposed

- site plan. This minor adjustment simplifies the building geometry and supports efficient and conventional construction without deviating from the approved design
- 2. Floor-to-floor ceiling height: The original floor-to-floor heights of the Red Cabin are limited for an eating and drinking establishment, especially in its kitchen and dining room areas. The proposed design raises the ceiling heights to: First floor 9’, B1 9’ 9 and B2 9’ 6
- 3. South Chimney: The existing chimney at the south end of the building will be removed to help simplify the roof and exterior construction. It will not change the overall architectural character of the Red Cabin.
- 4. B2-Level Storage: An enclosed storage area will be added at the B2 level beneath the pavilion to the north. This storage space uses the area below the pavilion and provides necessary storage rooms for restaurant use without changing the above-grade appearance. It is intended to be painted dark to minimize its visibility.

Overall, these modifications are proposed to simplify construction and support the future operation of the drinking and eating establishment.

Area Calculation:

| Red Cabin Area from AFDP             | Red Cabin Area proposed in Rebuilt Design |
|--------------------------------------|-------------------------------------------|
| Total Building Gross Area : 4,672 SF | Total Building Gross Area: 5,812 SF       |
| Total Building Footprint : 2,884 SF  | Total Building Footprint: 3,014 SF        |
| Total Floorplate Areas -             | Total Floorplate Areas -                  |
| B2 : 1,628 SF                        | B2 : 2,703 SF                             |
| B1 : 1,940 SF                        | B1 : 1,9 47 SF                            |
| First Floor : 1,103 SF               | First Floor : 1,163 SF                    |

