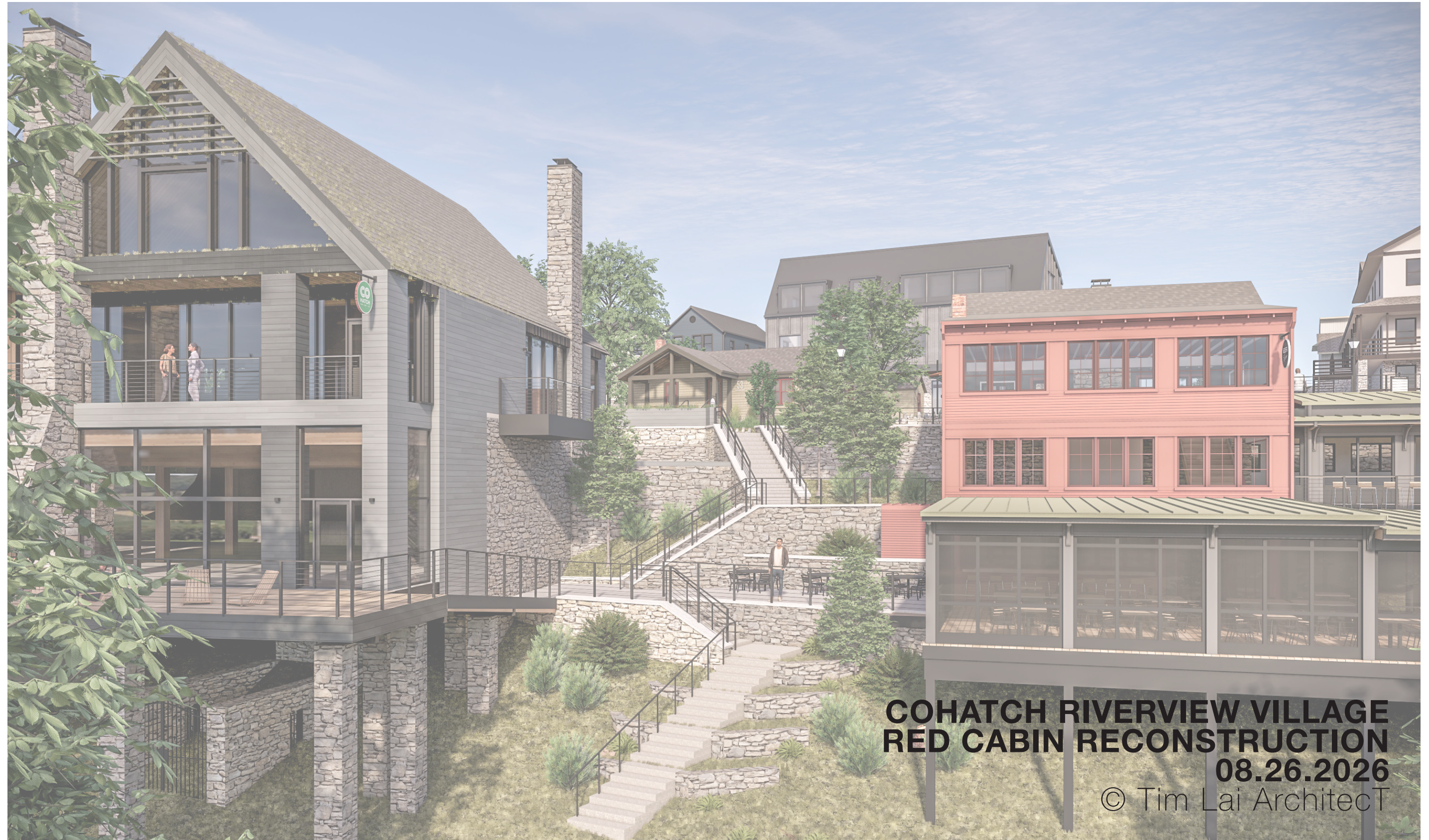




**COHATCH RIVERVIEW VILLAGE
RED CABIN RECONSTRUCTION
08.26.2026**

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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; the design received AFDP approval 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. 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.
- 3. 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 ease construction and support the operation of the future restaurant.

Area Calculation:

Current Design

Floor Areas:

1F = 1,103 sf

B1 = 2,115 sf

B2 = 2,970 sf

Total Building Area: 5,605 sf

Footprint: 3,565 sf

Proposed Design

Floor Areas:

1F = 1,244 sf

B1 = 2,231 sf

B2 = 3,326 sf

Total Building Area: 6,445 sf

Footprint: 3,664 sf





