



Structural Condition Assessment for

The Mine Tavern

14 Public Square
Nelsonville, OH 45764

Prepared by: Matthew D. Derwacter, PE
Date: 2/15/2026

1. Introduction

On the morning of Sunday, February 15, 2026, Derwacter & Associates, LLC was contacted by Chief Barber of the Nelsonville Division of Fire regarding a partial structural collapse at The Mine Tavern located at 14 Public Square in Nelsonville, Ohio. The request was made for a licensed professional engineer to assess the condition of the structure and determine whether it posed a hazard to adjacent buildings or public ways.

Matthew D. Derwacter, PE arrived on site at approximately 11:30 AM and coordinated directly with Chief Barber prior to beginning the assessment. A visual condition assessment of the structure was then performed. The west (front) elevation was evaluated first, followed by entry into the building through the primary storefront entrance. The assessment continued toward the east (rear) exit, after which the east wall was evaluated. Then, access was gained to the second-floor apartment areas for additional observation. Finally, an overhead evaluation was conducted from the top of the ariel ladder provided by the fire department.

This report documents the observed conditions and provides professional opinions regarding the structural safety of the building. The findings herein are intended for use by the City of Nelsonville and the Nelsonville Division of Fire.

2. Observations

The subject structure, originally constructed in approximately 1842, is a two-story building consisting of multi-wythe unreinforced brick masonry bearing walls supporting wood floor framing that appears consistent with the original period of construction.

West (Front) Wall: The west wall exhibits multiple cracks, a severely corroded steel lintel above the primary entry, and deteriorated masonry at the brick jamb immediately north of the main entrance door. While the precise timing of crack development cannot be conclusively determined, the wall is considered structurally compromised and appears to possess minimal reserve load-carrying capacity. Please refer to Photos #1 and #2.

North Wall: A partial collapse of the north wall was observed, along with a remaining section of wall leaning toward the north. Based on the observed displacement and loss of structural integrity, further collapse of this wall is considered likely. Please refer to Photos #3 and #4

East Wall: The east wall remains largely intact; however, significant deterioration and separation between masonry wythes were observed, indicating a compromised structural state and reduced wall stability. Please refer to Photo #5.

Floor and Roof Framing: Portions of the second-floor framing at the north end bearing are unsupported at the area of partial wall collapse and at adjacent areas where the wall has shifted to the north for an

estimated length of approximately 20 feet. Noticeable sagging and deflection were observed under minimal loading conditions, indicating a substantial loss of structural support. Please refer to Photo #6.

3. Conclusions

Based on the observed conditions, it is the opinion of the undersigned structural engineer that the building represents an immediate and significant collapse hazard. The compromised north wall, unsupported floor and roof framing, and deteriorated east and west masonry walls create a high risk of progressive structural failure.

The structure is not safe for occupancy in any capacity. Continued access to the building presents an unacceptable risk to life safety.

Continued progressive failure could pose a risk to the adjacent buildings to the north and south, sidewalk, and street located to the west of the building.

4. Recommendations

- The building should be immediately secured to prevent unauthorized entry.
- Adjacent buildings, as well as the sidewalk and roadway along the west side of the structure, should be closed until the hazard is mitigated.
- Immediate action should be taken to either shore and stabilize the structure or proceed with controlled demolition, with careful consideration given to the protection of adjacent structures.

If you should have any further questions or need any additional information, please feel free to contact our offices.

Sincerely,



Matthew D. Derwacter, PE
Structural Engineer
OH – PE.68641

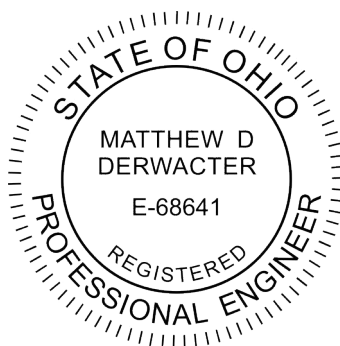




Photo #1



Photo #2



Photo #3



Photo #4

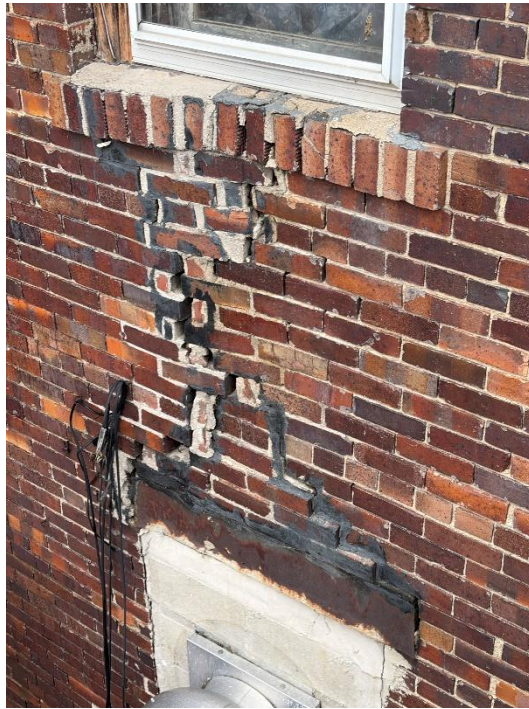


Photo #5



Photo #6