

Waterfront  
Access



Safety &  
Accessibility



Facades &  
Alleys



Retail  
Activation



Housing  
Options



Comments



# Renovate the Mixed-Use Opera House



**Project Location:**

21 Second St.

**Project Type:**

Redevelopment /  
Renovation

**Project Sponsor:**

Brian and Deborah  
Beckmann

**Property Ownership:**

Athens Commons, LLC

**Funding Estimate:**

\$3,047,000

*Total Project Cost*

\$750,000

*Total NYF Funds Requested*

75%

*Sponsor Match %*

**Project Overview:**

This historic Opera House in Athens is undergoing an extensive renovation that began in August 2023, aimed at restoring its original cultural purpose while serving the riverfront community. The 15,000 square foot building will feature a renovated first-floor restaurant/ bar/ brewery, a second-floor multipurpose venue for artists, musicians, weddings and community events, and third-floor ADA-compliant apartment housing with five units ranging from one to three bedrooms. While the exterior work including the roof, tower, and external stairwell has been largely completed, along with first-floor improvements, the second and third floors still require comprehensive finishing work including sheetrock, paint, fixtures, and cabinetry.



NY Forward

# Renovate the Mixed-Use Opera House



21 Second Street

## Existing Site Conditions

Originally constructed as an Opera House with integrated commercial space, the building is currently undergoing long-term renovations. The restoration aims to return the Opera House to its original function, providing the Village with a dedicated performance venue.

## Capacity & Partners

The project sponsors and property owners have experience with commercial holdings and managing grant funding.

## Alignment with Vision & Goals

The proposed project aligns with downtown revitalization goals by **preserving a landmark structure, expanding housing options, enhancing safety and accessibility, and activating retail space.** With a mix of residential units, a restaurant/bar/brewery, and a multipurpose venue for community and artistic events, the project brings new life to the Village while honoring the building’s original cultural purpose and historic character.

## Readiness & Timeframe

The project has already completed several key updates, including sidewalk repairs, installation of a basement floor, structural redevelopment of the building, framing of all renovation areas, and partial completion of the kitchen and restrooms. Permits have been filed, and the next phase is ready to proceed upon securing funding.



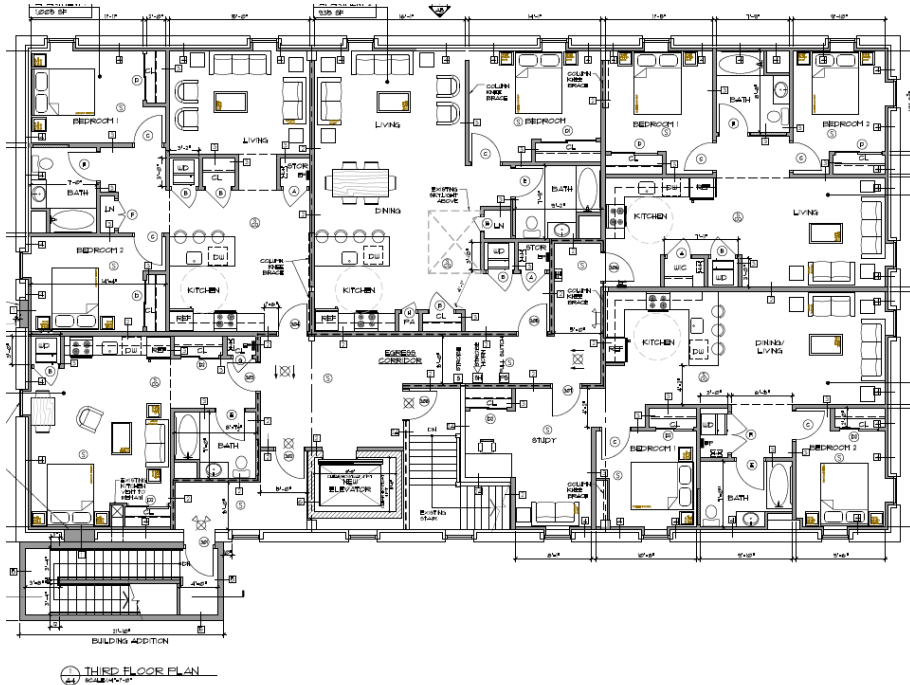
Redevelopment /  
Renovation



Extra Large



\$750,000



Above: Proposed third floor plan



Above: Current exterior