

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



Revive the Athens Cultural Center



Project Location:

24 Second Street

Project Type:

Redevelopment /
Renovation

Project Sponsor:

Becky Hart

Property Ownership:

Village / Athens Cultural
Center

Funding Estimate:

\$1,927,000

Total Project Cost

\$722,000

Total NYF Funds Requested

63%

Sponsor Match %

Project Overview:

The Athens Cultural Center is undertaking a comprehensive renovation of their historic 1830s general store building to transform it into a fully accessible, three-story community arts facility with dedicated exhibition areas on the ground floor, multipurpose classrooms and offices on the second level, and community gathering space on the third floor. The work includes installing critical infrastructure such as an accessible entrance, elevator, primary staircase, universal restrooms, and fire suppression systems to meet accessibility and life safety codes, while addressing structural deficiencies in the foundation and upgrading inadequate electrical systems throughout the 6,168 square foot building.



NY Forward

Revive the Athens Cultural Center



24 Second Street

Existing Site Conditions

Originally built in the 1830s as a village general store, 24 Second Street is a wood-framed structure featuring a low-slope roof and three enclosed floors. Due to its deteriorated condition, only the street-level floor is currently in use. The upper levels are inaccessible, with a decaying stairway leading to the third floor and no accessibility features throughout the building. Structural instability in the foundation, along with outdated and insufficient electrical systems, further compromise the building's safety and functionality.

Capacity & Partners

The Athens Cultural Center is governed by a Board of Directors with extensive expertise in nonprofit governance, finance, the arts, architecture, and strategic planning. Including professionals with decades of expertise in fiscal oversight, real estate, and community development.

Alignment with Vision & Goals

The proposed project supports the vision of a vibrant downtown by **restoring a historic building** into a fully accessible, multi-use arts facility. Infrastructure upgrades enhance **safety and accessibility**, while new exhibition spaces, classrooms, and gathering areas **activate cultural and retail engagement** in the heart of downtown.

Readiness & Timeframe

The Athens Cultural Center is in the process of purchasing the building from the Village of Athens, has selected a design team, and completed the schematic design phase.

Project Category



Redevelopment /
Renovation

Project Size



Extra Large

NYF Funds Requested



\$722,000

Third Floor

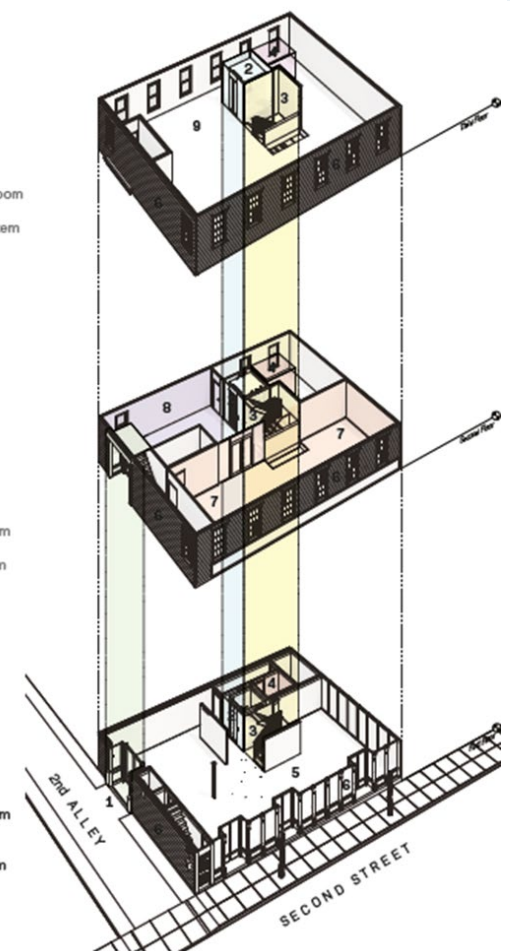
- 9 Storage / Future Build-out
- 2 New Elevator Core
- 3 New Central Stair
- 4 Future ADA Gender Neutral Bathroom
- 6 Restored Facade
- * Future Energy Efficient HVAC System

Second Floor

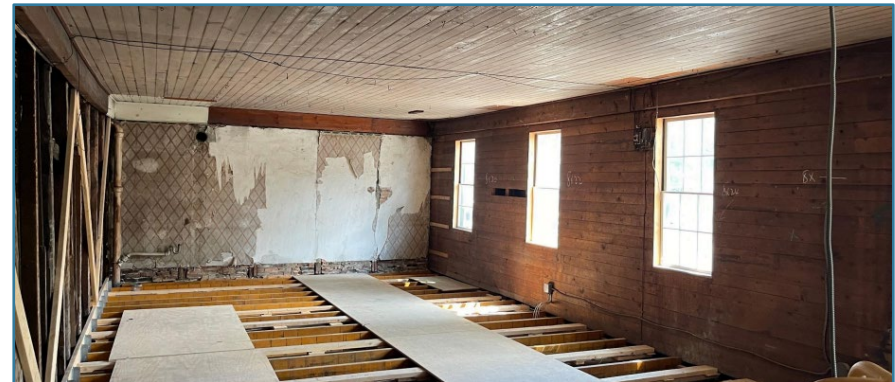
- 7 New 2nd Floor Classrooms
- 8 New Director/Admin Offices
- 2 New Elevator Core
- 3 New Central Stair
- 4 New ADA Gender Neutral Bathroom
- 6 Restored Facade
- * New Energy Efficient HVAC System

First Floor

- 1 New ADA Alley side Entrance
- 2 New Elevator Core
- 3 New Central Stair
- 4 New ADA Gender Neutral Bathroom
- 5 Updated Exhibition Space
- 6 Restored Facade
- * New Energy Efficient HVAC System



Above: Proposed layouts



Above: Current condition, 2nd floor