

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments

N

Revive 6&8 S Franklin St.



Project Location:

6&8 South Franklin St

Project Type:

Redevelop and/or
Restoration of Existing
Building

Project Sponsor:

Michael Black

Property Ownership:

Michael Black

Funding Estimate:

\$575,000

Total Project Cost

\$431,000

Total NYF Funds Requested

25%

Sponsor Match %

Project Overview:

6 South Franklin is a mixed-use property with a paint studio on the first floor and an apartment on the second. It has already received upgrades like a new foundation and roof, heating system, better insulation, and interior improvements. Next steps include painting, porch work, and adding storm windows and doors.

8 South Franklin is being restored into a single-family home. The roof has had temporary repairs, structural support has been added, and the interior has been cleared out. Future work includes installing a new foundation, fixing up the roof and fireplaces, upgrading utilities, and completing everything from floors and walls to bathrooms and kitchen.

Revive 6&8 S Franklin St.



6&8 South Franklin Street

Existing Site Conditions

8 South Franklin Street is currently uninhabitable and requires full rehabilitation to become a functional residential property. 6 South Franklin Street is a mixed-use building with an existing apartment that needs renovation and completion of unfinished space.

Capacity & Partners

The project sponsor brings over 50 years of historic preservation experience across New York and Maryland, with expertise in carpentry, masonry, painting, and leading restoration projects from design through implementation. The sponsor is collaborating with the founder of Ectomycorrhizal Consulting to develop a financing strategy.

Alignment with Vision & Goals

Both buildings will contribute to placemaking at the core of the Athens Village Downtown area and uplift its quaint historic character. This project aligns with the Athens Downtown Revitalization goals of enhancing the impact of **historic charm**, and **increasing the availability, quality, and choice of housing**.

Readiness & Timeframe

Preliminary site designs and cost estimates have been completed, and initial work has begun. The team is actively developing a financing strategy to move the project forward.

Project
Category



Redevelopment /
Renovation

Project
Size

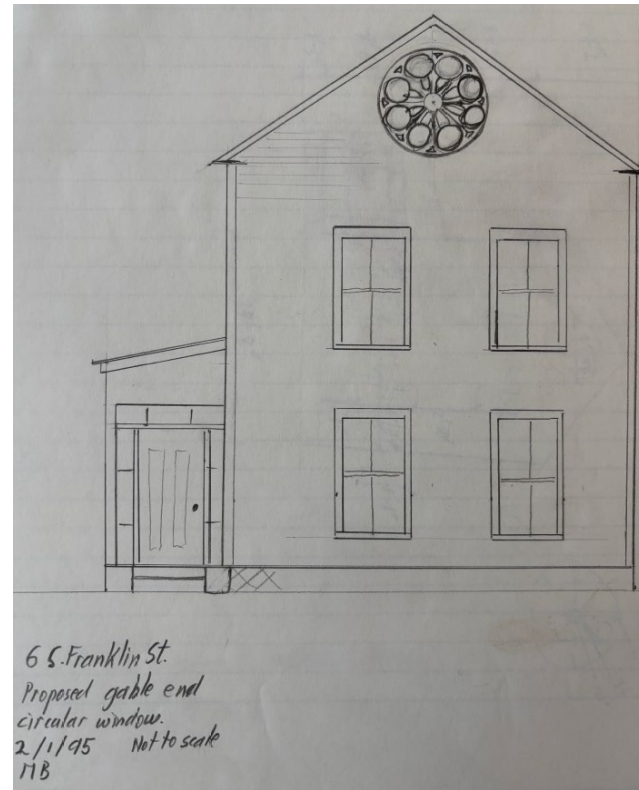


Medium

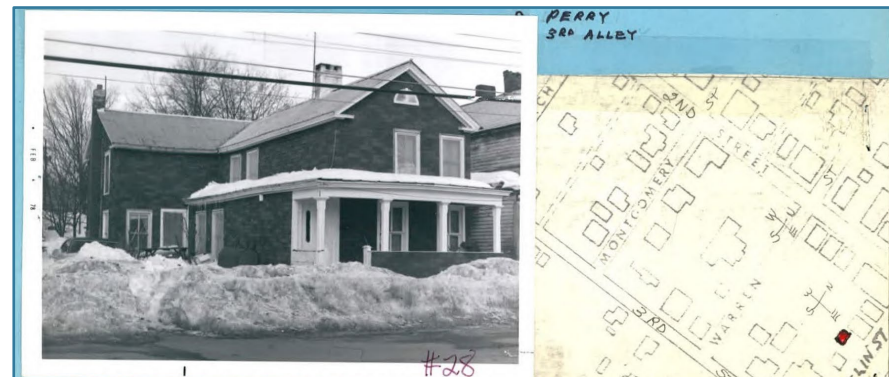
NYF Funds
Requested



\$431,000



Above: Proposed facade



Above: Historical Photo of 8 South Franklin St.