

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



Restore the Barn on N Warren St.



Project Location:

8 N Warren Street

Project Type:

Redevelopment and/or
Renovation of an Existing
Building

Project Sponsor:

Carl Muehleisen

Property Ownership:

Carl and Julie Muehleisen

Funding Estimate:

\$257,000

Total Project Cost

\$120,000

Total NYF Funds Requested

53%

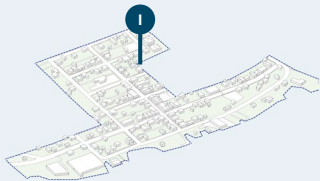
Sponsor Match %

Project Overview:

This project involves the full rehabilitation of a barn at 8 N Warren Street to become a dedicated space for an art and architecture studio. The barn has original features and includes a lower-level foundation and adjacent retaining wall structures with no plans to alter the footprint or height.

The restored barn will preserve its artistic and architectural heritage for future generations.

Restore the Barn on N Warren St.



8 N Warren Street

Existing Site Conditions

Located on Fourth Alley, this 1930s barn retains many of its original architectural features but is currently in a state of significant disrepair. The roof leaks, foundation walls are damaged with exposed footings and missing sections, and the north façade is crumbling. The structure is vulnerable to flooding, and the floor beams show signs of moisture-related deterioration. Comprehensive restoration is needed to stabilize and preserve the building.

Capacity & Partners

The project sponsors have experience in architecture, project management, and has demonstrated experience with comparable projects.

Alignment with Vision & Goals

The proposed project supports downtown revitalization by **preserving a historic structure** and **activating it for creative retail use** by restoring original architectural features and repurposing the space as an art and architecture studio.

Readiness & Timeframe

Design work, including architectural plans, renderings, and a site survey, has been completed by the property owner. With NYF funding, the project sponsors are fully prepared to move forward with implementation.

Project Category

Redevelopment / Renovation

Project Size

Small

NYF Funds Requested

\$120,000



Above: Rendering of proposed project



Above: Interior view of loft, current condition