

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



Renovate 13-17 Second St.



Project Location:
13-17 Second St

Project Type:
Redevelopment /
Renovation

Project Sponsor:
DPF Development
Corporation

Property Ownership:
DPF Development
Corporation

Funding Estimate:
\$148,000
Total Project Cost
\$111,000
Total NYF Funds Requested
25%
Sponsor Match %

Project Overview:

This mixed-use renovation project will upgrade a property with two residential units and one retail space through targeted exterior and interior improvements. Exterior work includes rebuilding front steps and railings, repairing brick and mortar, repainting trim, installing new roofing, windows, storm doors, and a garage door, as well as sidewalk repairs. Interior upgrades focus on modernizing both apartments with ductless heating and cooling systems, new flooring, and full kitchen and bathroom renovations. These improvements will enhance energy efficiency, curb appeal, and livability while preserving the building's mixed-use character.

Renovate 13-17 Street



13-17 Second Street

Existing Site Conditions

The property is a three-unit mixed-use building with two residential apartments and one office/retail space. While major systems are operational, the exterior shows deterioration, including missing bricks, damaged wood trim, and structural concerns with the original staircase. Interior updates are needed for kitchens, bathrooms, and the HVAC system, which have not been modernized in over 20 years.

Capacity & Partners

The project sponsors have owned and managed multiple properties in Athens since 1983, successfully completing several major renovations. They also bring experience in project and grant management.

Alignment with Vision & Goals

This project supports downtown revitalization goals by **preserving historic character** and **improving housing quality**, contributing to a more vibrant downtown.

Readiness & Timeframe

While only initial repairs have been completed, the sponsors are confident in their ability to implement the project with funding support.

No Proposed Condition Image Provided



Redevelopment /
Renovation



Small



\$111,000



Above: Current exterior