

Waterfront
Access



Safety &
Accessibility



Facades &
Alleys



Retail
Activation



Housing
Options



Comments



Restore the Façade at 46 Second St.



Project Location:

46 Second St.

Project Type:

Redevelopment /
Renovation

Project Sponsor:

David Forbes

Property Ownership:

46 Second Street Realty,
LLC

Funding Estimate:

\$129,000

Total Project Cost

\$96,000

Total NYF Funds Requested

26%

Sponsor Match %

Project Overview:

This 4,000 square foot, three-story historic building with basement houses a ground-floor storefront and two residential units above and is currently undergoing a comprehensive renovation that is 85% complete. The primary goal of the project is to restore the facade to its original 1890s architectural detail, with particular focus on the front facade bay window and storefront renovation that is currently underway. The project received approval from both the Building Department and Planning Board in February 2023 and operates under an active permit, representing a significant investment in historic preservation. This restoration effort aims to return the building to its original Victorian-era character while maintaining its mixed-use function as both commercial and residential space.



NY Forward

Restore the Façade at 46 Second Street



46 Second Street

Existing Site Conditions

This historic Federal-style building is currently in a state of disrepair. Key issues include poor roof drainage, broken and malfunctioning windows, water damage, façade deterioration, and inadequate insulation. Additionally, the interior staircase is structurally compromised and presents safety concerns.

Capacity & Partners

The project sponsor brings extensive experience as a contractor, having successfully renovated properties across New York City, Los Angeles, and San Clemente. Their background includes managing grant-funded projects, ensuring both compliance and quality execution.

Alignment with Vision & Goals

The proposed restoration directly supports the broader goal of **historic preservation** by revitalizing a neglected architectural asset and returning it to community use. In addition to enhancing public **safety and accessibility** downtown and **activating retail opportunities**.

Readiness & Timeframe

With planning, cost estimation, preliminary site design, and financing analysis already underway, the project is well-positioned to begin construction upon securing funding.

Project
Category



Redevelopment /
Renovation

Project
Size



Small

NYF Funds
Requested



\$96,000



SOUTH ELEVATION - STREET ELEVATION

Above: Proposed condition including recent renovations



Above: Remediated site, Nov 2022