

*Greenport Village*  
**GREENPORT**  
**AUDITORIUM**

*The Heart of Greenport*

# Our Restoration Vision

To restore the iconic historic Greenport Auditorium as the heart and soul of the Village, creating a welcoming port of call where people and ideas will connect and thrive through...

**Heritage**  
Working Lives  
Inspiration  
&  
Belonging

Our approach to the comprehensive restoration is a balance of stewardship, community pride and future sustainability. We plan to incorporate contemporary features such as ADA access to the historic restoration, and sustainable new systems to create an energy efficient venue and economic hive that honors Greenport's heritage.



## Building the Greenport Auditorium – thanks Ms Adams!

The Auditorium is an architectural gem with great historical significance and civic pride for Greenport Village. The restoration project aligns with the mission and goals of Suffolk County to support cultural, preservation and Main St revitalization initiatives, such as job creation and year-round economic stimulation, for Greenport’s central business district.

Sara Jackson Adams, a local benefactress and women’s suffrage activist, commissioned theater impresario G.H Flack to design the Auditorium and worked with noted local builder Charles Corwin. It was completed 130 years ago, opening its doors in August 1894. The building materials came from a local sawmill located on the waterfront and have weathered the decades - and storms - amazingly well.

**All Ships Rise.** For more than three centuries, Generations of skilled carpenters and builders have lived and worked in Greenport, building houses, docks, ships and the commercial downtown. With a nod to them, we see using the Auditorium as a laboratory for local builders to train apprentices to enhance heritage trade skills.

**However,** the Auditorium is in dire need of restoration to ensure it can thrive for future decades. The restoration project aims to address critical issues related to accessibility for all, infrastructure, and conservation, while preserving the heart of Greenport.

**Inspired** by Ms Adams, her vision of a community focused gathering place will be re-imagined, and the Auditorium will open in 2025 as **A year-round downtown destination for all!**



# Key Restoration Goals:

## 01

### Heritage preservation:

The project will prioritize the preservation of the theater's historic architectural elements, including its distinctive facade, intact stage, decorative details, and stately interiors. Any restoration work will be done by skilled local craftspeople working to a plan drawn up by an historic building consultant to ensure integrity, best practices and SHPO compliance



## 02

### Systems Improvements:

Outdated electrical, plumbing, insulation and HVAC systems will be replaced or upgraded to meet modern standards. This will reduce the building's environmental footprint and make it a functioning showpiece for homeowners and business owners to plan similar sustainable historical restorations, and see firsthand how modern systems can insulate, power, and protect historic structures



## 03

### Accessibility Upgrades:

The renovation will provide full ADA access -- the installation of ramps, pavers, elevators, and accessible, family restrooms, to ensure that the Auditorium is welcoming to all who want to gather. Bike racks and amenities such as tools and air, for those who want to leave the car at home.



## 04

### Enhanced Flexible

#### Programming Venues :

With improved facilities, the building can comfortably host a wider range of cultural and artistic events, from 350 person events, to intimate 15 person art workshops and civic meetings.

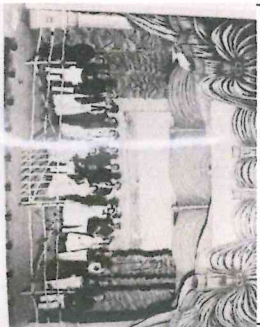


## 05

### Community

#### Engagement:

The local community will be invited to follow the restoration process, as the team will be posting photos, sharing discoveries and videos, encouraging volunteerism, developing internships, and fostering a sense of ownership and pride in the revitalized Auditorium.



## 06

### Good jobs: The

Auditorium will be locally owned, locally staffed, and would serve our year-round community. The project will partner to train for and create well-paid, year-round heritage trade jobs that will lay a foundation for a future in heritage restoration skills. Currently there is a shortage of



# Facade color inspiration

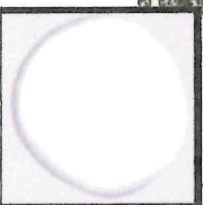


Paint trim, side doors, and windows B. Moore Distant Grey, a soft white. Strip entry doors to natural wood.

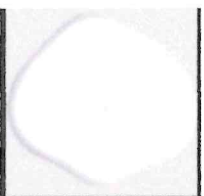
Paint facade in scalloped shingle area in Wedding Veil, 2125-70 a soft grey/white. Lower facade, beadboard area, in Marilyn's Dress, 2125-60 a pale grey. White cedar roofing. Original Auditorium signage area left as historic natural zinc on turret area



2124-70 Distant Gray



2125-70 Wedding Veil

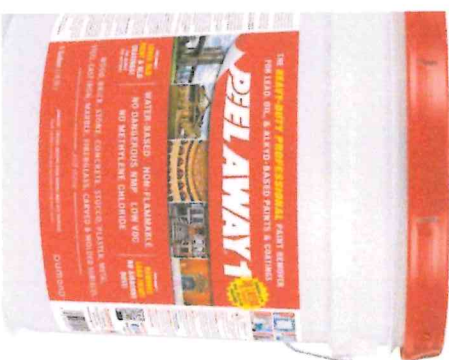


2125-60 Marilyn's Dress



Inspired by the maritime history of Greenport – lighting, handles, locks, fittings in brass & copper, salt-aged cedar and ipe, antiqued marble and slate pavers





Equipment and Supplies / Paint Thinners, Remove

## Painting Plan

The painting contractor has full Lead Paint Removal Certification, and area being worked on would be surrounded by scaffolding, tented on sides and floor areas, and disposable dropcloths used. A test using "Peel-away" gel, worked very well on the façade paint, and would encapsulate the flaking paint, making removal safer, and would not harm the beautiful old wood used for construction by Mr Corwin, and milled nearby on Greenport Harbor

[https://spec-sheets.interlinksupply.com/spec-sheet\(2\)-89738-Peel-Away-paint-remover.pdf](https://spec-sheets.interlinksupply.com/spec-sheet(2)-89738-Peel-Away-paint-remover.pdf)

# Materials for exterior – conserve, restore, add attractive ADA solutions

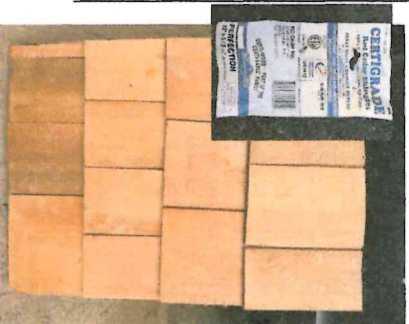
## 01

**Facade:**  
Remove paint from existing facade trim and shingles, fascia, soffit, doors and windows to remove 130 years of flaking paint. Repair/duplicate cedar trim as necessary, and paint. Restore pressed-metal Auditorium signage.



## 02

**Roof restoration:**  
Remove aged roof, replace with Cedar shingles to North, East and West, and turret. 5" reveal. Asphalt roof and solar panels to South, not visible from street. Flat roof with skylights, not visible from street, adhering to SHPO guidelines



## 03

**Gutters and storm water management:**  
Copper 6" gutters, 4" downspouts, copper cleanouts. French drains Raingardens with native plantings to absorb runoff from sidewalks and roof. Permeable paved stone patio and garden beds in patio to absorb runoff



## 04

**Accessibility:**  
Exterior ADA ramp to the north side will be made of ipe milled to create a slip-resistant surface. Railings, front steps and garden benches also crafted in ipe with aged brass fittings, with a nod to the history of fine boat-building in Greenport. Garden would be paved with large, level stone slabs for safe ADA and stroller access.



## 05

**Lighting:**  
Dark Sky wildlife safe LED lighting on exterior.



Recreate, to code, unique zinc and exposed bulb marquee lighting strip on corner entry facade.



## 06

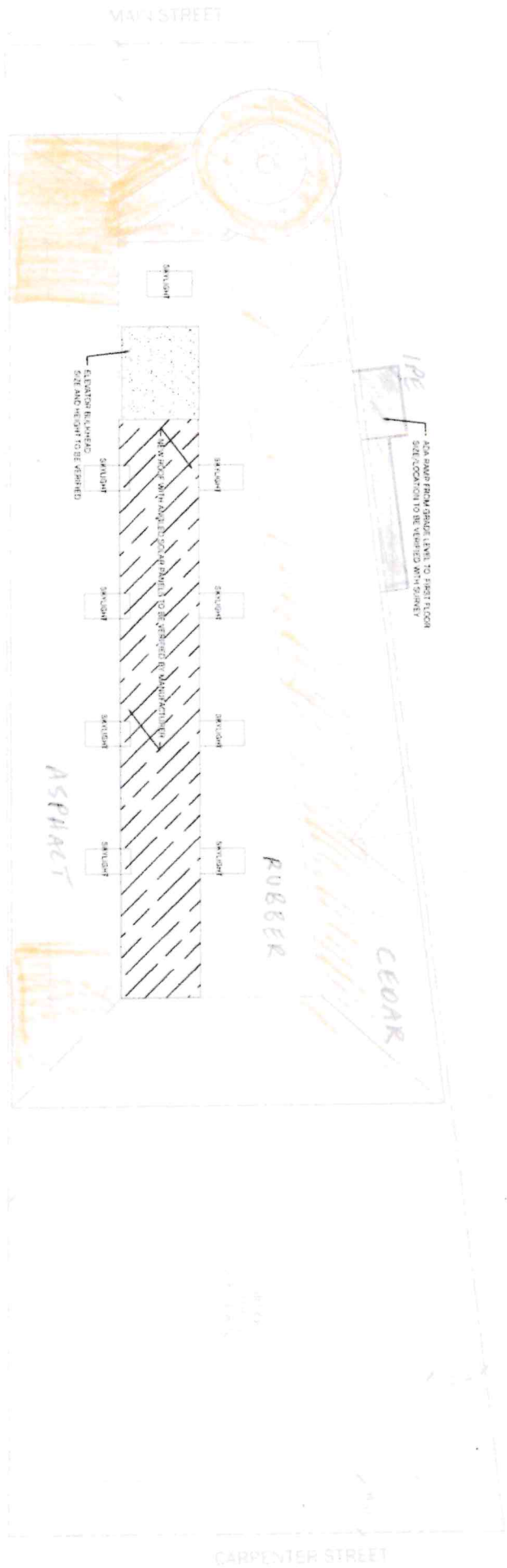
**Garden:**  
The Garden will be ADA and stroller friendly – access only from one gate on Central Av to focus pedestrians. Stone & oyster-shell privacy walls, native planting, ADA friendly







# Roof materials



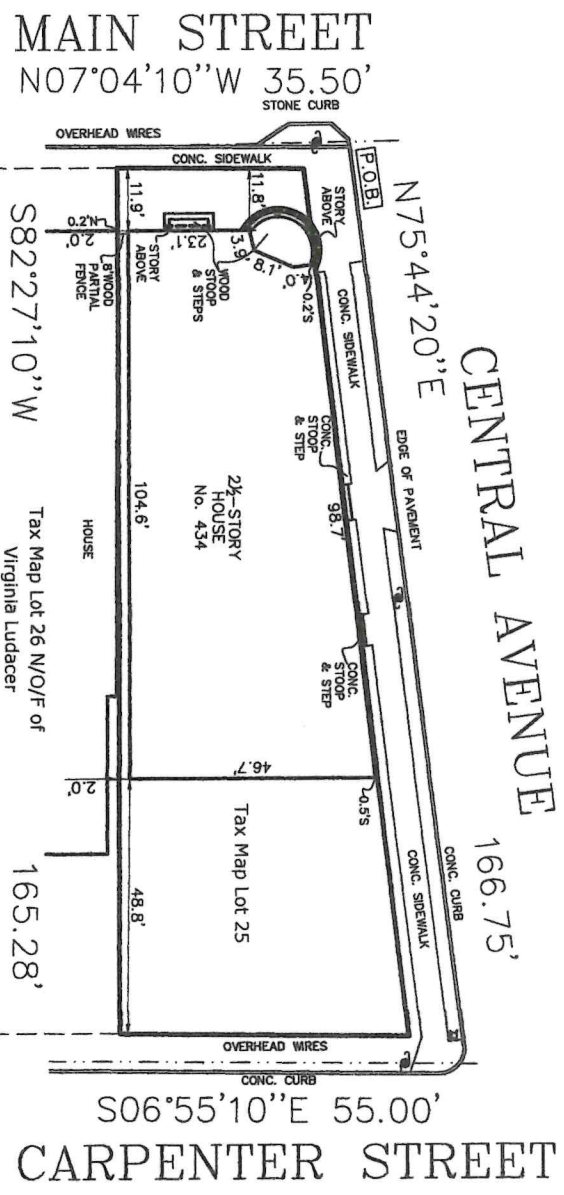
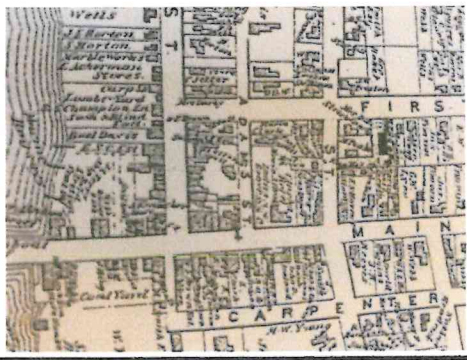
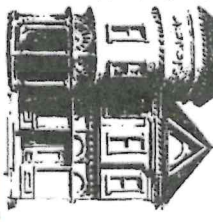
PROPOSED: \_\_\_\_\_

## 434 MAIN STREET, GREENPORT - ROOF PLAN

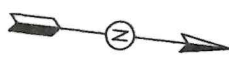
SCALE: 1/8" = 1'-0"  
 CLIENT: Long Blumlein  
 PROJECT NUMBER: 24-03  
 DATE: 03/17/2024



# Survey



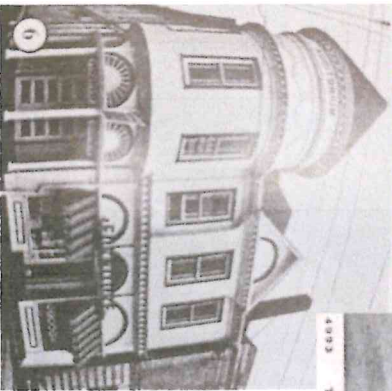
**SURVEY OF PROPERTY SITUATE**  
**VILLAGE OF GREENPORT,**  
**TOWN OF SOUTHDOLD**  
**SUFFOLK COUNTY, NEW YORK**  
 TAX No. 1001-004.00-07.00-025.000  
 SCALE 1"=20'  
 APRIL 14, 2022  
 AREA = 7,481 sq. ft.  
 0.172 ac.



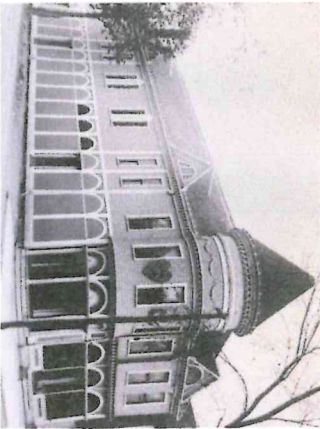
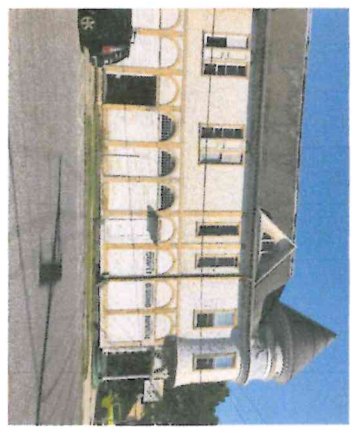
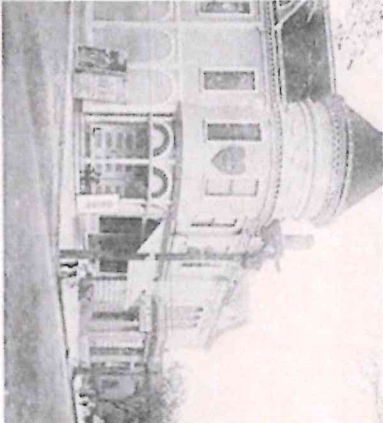
UTILITY POLE  
 FIRE HYDRANT

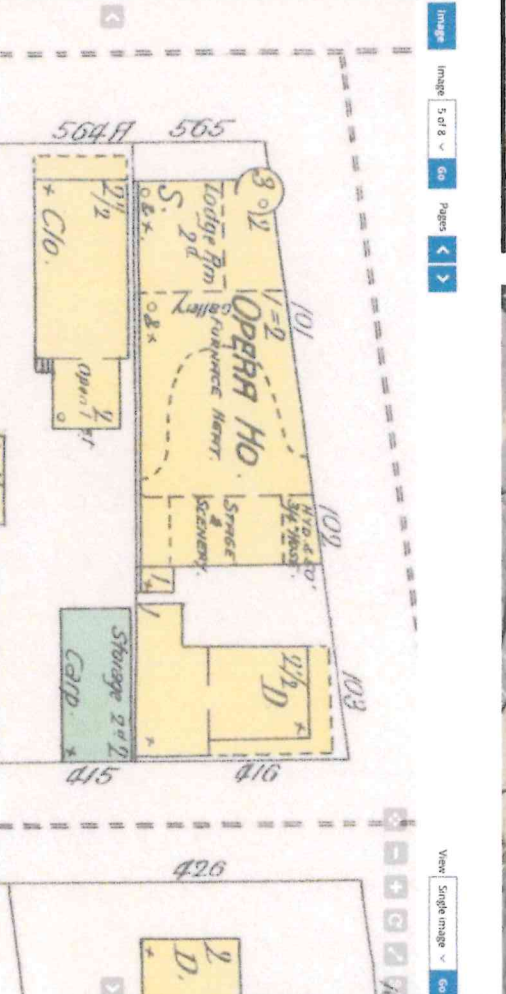
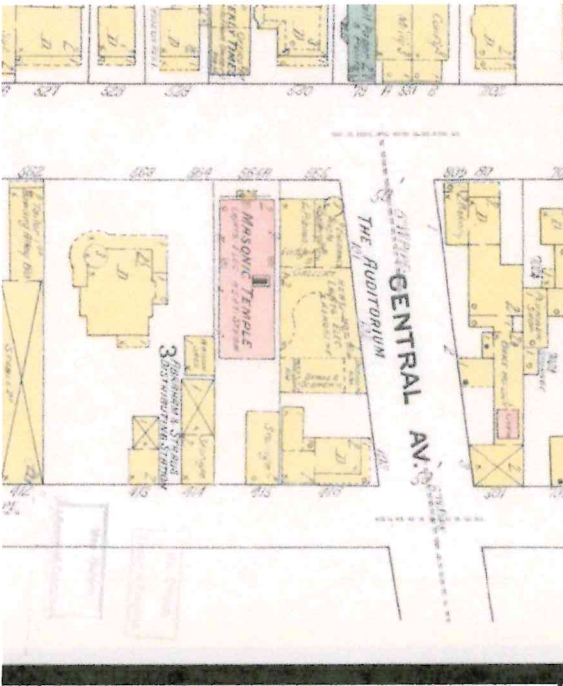
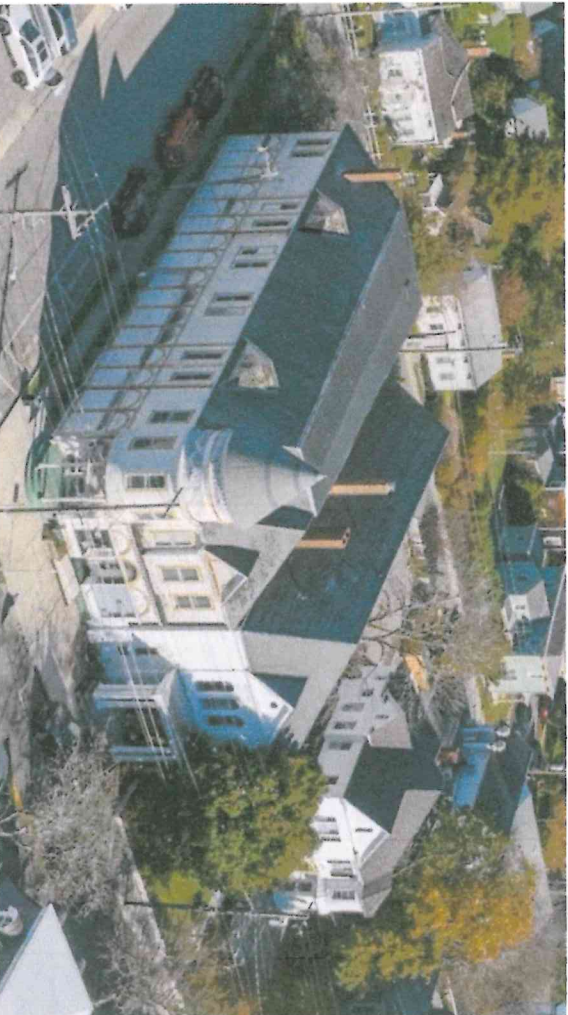
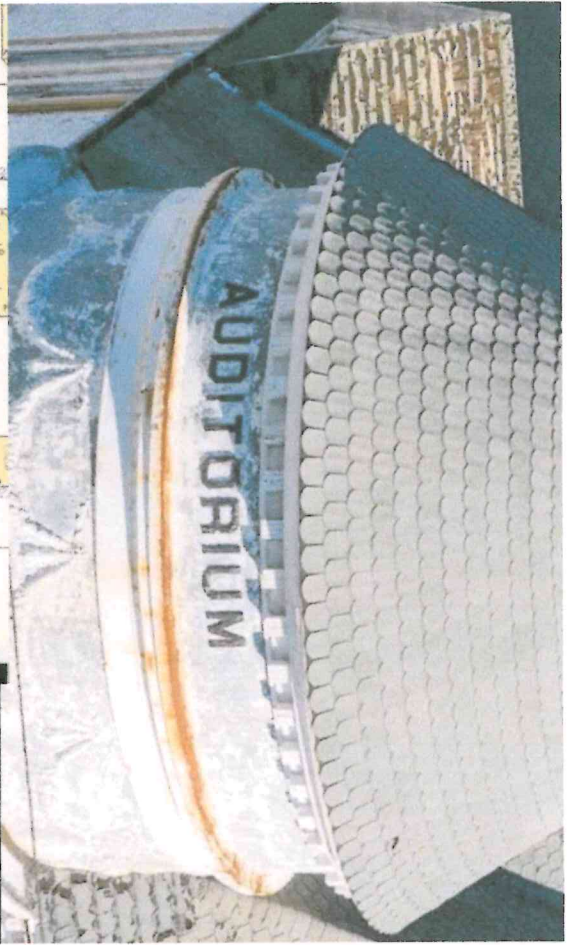
<p><b>AERIAL LAND SURVEYING, D.P.C.</b>                  53 PROBST DRIVE                  SHIRLEY, NY 11952                  E-MAIL: SURVTS@AERIALLANDSURVEYING.COM                  WEBSITE: WWW.AERIALLANDSURVEYING.COM                  PHONE: 631-485-1852</p>			
DISTRICT: 1001	LOT: 025.000	BLOCK: 07.00	SECTION: 004.00
MAP FILE NO.: N/A			
MAP OF: "Not on a filed subdivision map"			
TITLE NO.: N/A			
COUNTY TAX MAP ID: 1001-004.00-07.00-025.000			
SITUATED AT: VILLAGE OF GREENPORT, TOWN OF SOUTHDOLD			
SUBDIVISION MAP LOT & BLOCK #S: N/A			
CERTIFIED TO	434 MAIN ST GREENPORT LLC		
DATE	APRIL 14, 2022		
<p>NOTE: LOCATION AND EXISTENCE OF ANY SURFACE UTILITIES AND/OR STRUCTURES NOT REFULLY VISIBLY ARE NOT TRAVELABLE. CERTIFICATIONS HEREON ARE NOT TRAVELABLE.</p> <p>THIS SURVEY IS SUBJECT TO ANY EASEMENT OR INTEREST AND ANY OTHER INSTRUMENT FACTS PERTAINING TO A SURVEY MAP REQUIRING A REVISION TO BE MADE TO THE SURVEY MAP REVISIONS A SECTION 220B, SUBDIVISION A, OF THE NEW YORK STATE EDUCATION LAW</p> <p>"I, the undersigned, being duly qualified and sworn, do hereby certify that this survey was made in accordance with the provisions of the Surveying Law of the State of New York, and that the same is a true and correct representation of the facts as shown by the survey and the instruments referred to herein, and that the same are not subject to modification or amendment."</p> <p>DATE: APRIL 14, 2022</p>			

Exterior Pictures



1993 746 AUDITORIUM AND MAIN ST., GAITHERSBURG, L.I.





Survey showing original second structure on Carpenter St



Development site 400 Main St (North of Auditorium)



#18. 320 Carpenter St, East, c1815



180 Central Avenue, North East of Auditorium site

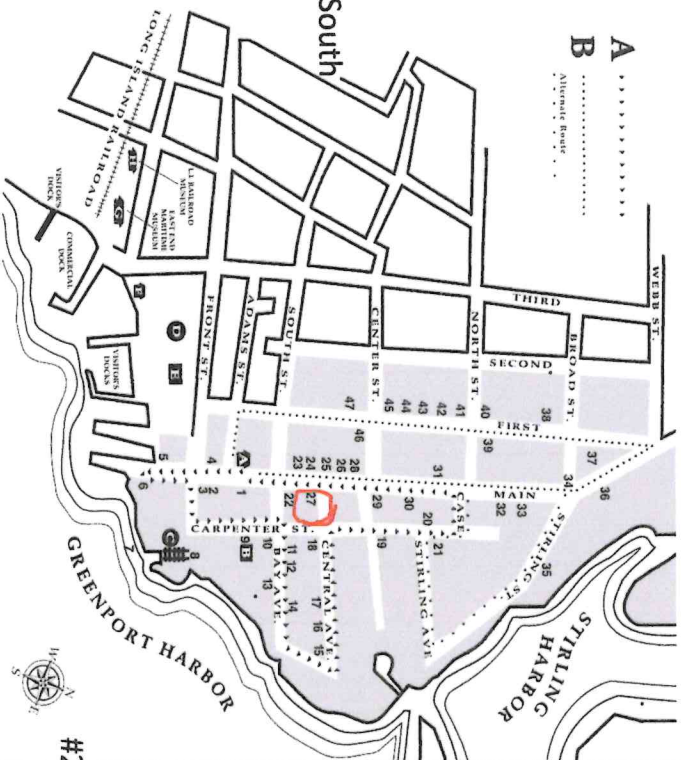
Main St buildings adjacent to 434 Main St are commercial. Central Avenue is residential east of Carpenter St – which is a mix of residential and commercial.



Masonic Temple, 430 Main St, South



Rear of temple, to Southeast



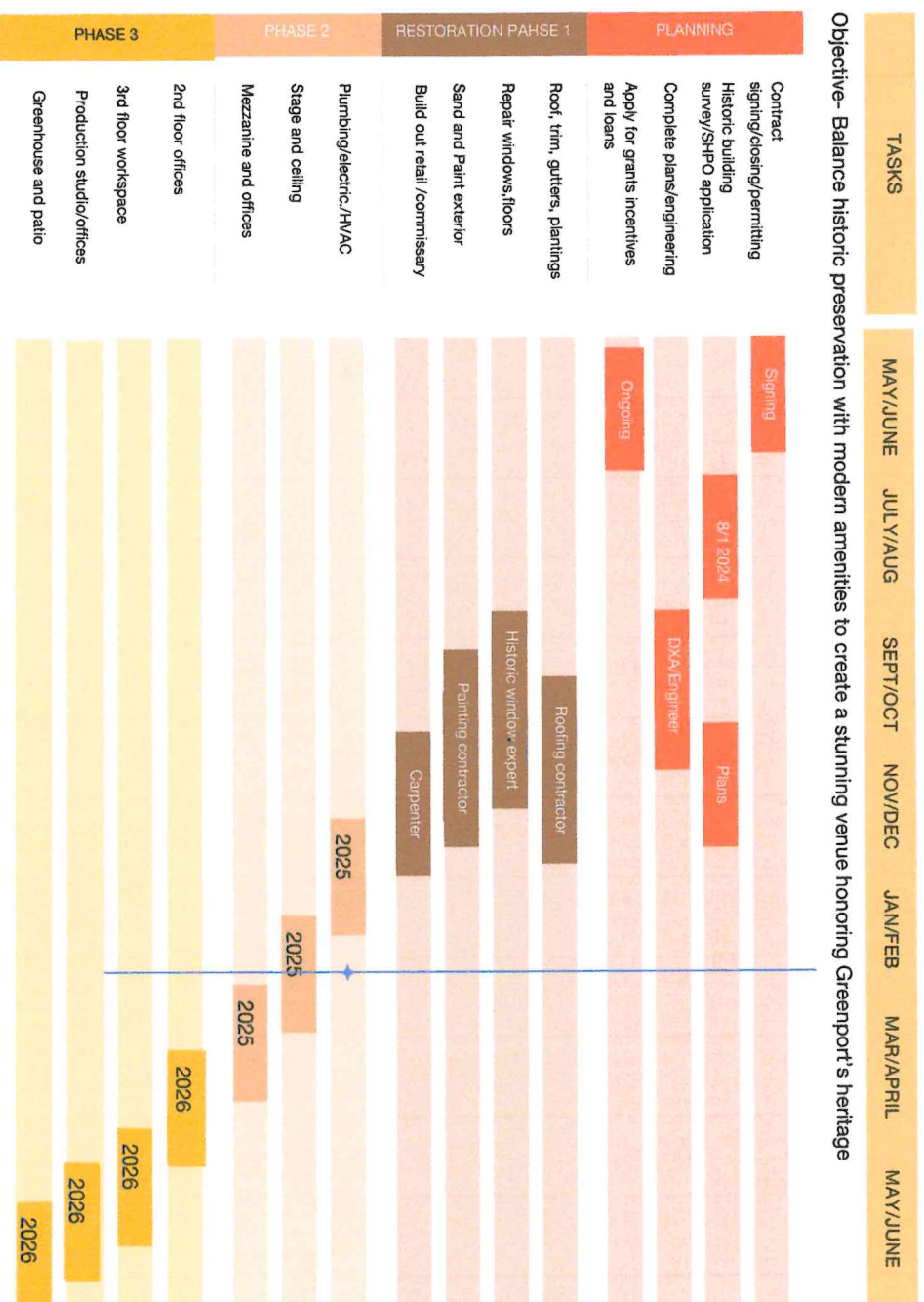
#26. 437 Main St, West, c1830



#23. 433 Main St, West, c1860

# Auditorium restoration path to re-opening

## ESTIMATED COMPLETION DATES



Objective- Balance historic preservation with modern amenities to create a stunning venue honoring Greenport's heritage

### Phase 1

#### Retail and Garden Renovation

##### ~6-9 months

Description: Stabilize roof. Focus on building out retail spaces for '25 opening, and theater restoration. Simultaneously, develop the surrounding garden area to enhance aesthetics and visitor experience.

### Phase 2

#### Main Theater Restoration

##### ~6 months

Description: Undertake comprehensive restoration of the roof, exterior and main theater space, preserving its historic features while upgrading infrastructure to meet modern standards, such as sustainable HVAC systems, elevator installation, sound, lighting, sprinklers.

### Phase 3

#### Small Venue Development

##### ~6 months

Description: Restore smaller venues within the Auditorium, and expand coworking area for increased capacity, and hosting of community programming. Complete garden renovation and greenhouse, and basement

