



Masury Estate Ballroom
Interior Mural Assessment & Documentation

September 20, 2021



Prepared By:
John Canning & Co., Ltd.
150 Commerce Court
Cheshire, CT 06410

Prepared For:
Holiday Beach Property Owners Association
67 Old Neck Road South
Center Moriches, NY 11934

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INTRODUCTION

John Canning & Co. (JCC) was retained by Holiday Beach Property Owners Association to assess and document the ceiling mural in the Masury Estate Ballroom, located at 67 Old Neck Road South in Center Moriches, New York. The purpose of this assessment is to assist the Holiday Beach Property Owners Association with their consideration of the conservation of this mural, as well as appropriate conservation treatments. This report will also document the existing conditions of the mural, failures, previous interventions, etc. and will also provide a narrative history of the Masury Estate, documenting the mural at this particular point in time. JCC services included:

- Onsite detailed visual inspection and documentation of the mural to include extent of damage, paint loss and/or delamination, previous interventions, etc.
- Onsite visual survey and in-situ test methods of the plaster substrate to document the stability of the substrate and failures
- Photo documentation using high resolution images
- Written finishes assessment with recommendations for stabilization, conservation, and/or restoration

Rachel Gilberti, Lead Conservator, and Dona Yu, Fine Arts Conservator, were onsite on September 14-15, 2021 to review the ceiling mural visually, sound the mural, and photo document the space. Dona Yu also authored this report. The following report summarizes the conditions of the mural as well as provides recommendations for stabilization, conservation, and/or restoration.

As with any intervention, repairs and restoration are based on the diagnosis and identification of the cause and nature of the problem. The importance of this onsite investigation and assessment was to document the failures in context and identify their causes in order to provide sound recommendations for treatment. In addition to documenting failures, this investigation will serve as a record of the building and historic fabric at this point in time, providing a valuable reference in the future.

KEY TERMS & DEFINITIONS

1. CONSERVATION: the maintenance and preservation of works of art and their protection from future damage and deterioration.
2. CONSOLIDATION: addition of an adhesive or consolidant to friable powdery original material such as water damaged plaster or rotten wood.
3. DRIP MARKS: typically brown or dark colored, sometimes caused by moisture, other times caused by paint drips.
4. EFFLORESCENCE: crystalline or powdery deposits of salt, due to migration of a salt to the surface of a porous material, where it forms a coating.
5. FLAKING PAINT: when paint chips off or flakes, and becomes loose.
6. GROUND LOSS: an area where there is no paint on the primer or background surface.
7. HAIRLINE CRACKS: small thin cracks in substrate, that have not yet opened up. Hairline cracks typically do not affect the structural integrity of the substrate.
8. OVERPAINT: later paint layers added in the hopes to improve or update an old image.
9. PAINT LOSS: an area where there is no paint.
10. PLASTER DELAMINATION: process where new coat or topcoat of plaster has separated from the old layer beneath. Typically, results in areas of plaster loss, which indicates a bonding failure.
11. PREVIOUS REPAIRS: past intervention to fix/mend that is visible.
12. RESTORATION: the repair or renovation of artwork that has already sustained decay and/or damage, in order to preserve the artists original intent.
13. SOUNDING: evaluating the density of the material by using a tuning fork of sorts placed against the material. As consistent tone indicates a “sound” substrate.
14. TENTING PAINT: loose/lifting paint that forms a point or a “tent” in the surface.

BRIEF HISTORY

In 1898, the Masury Estate was built by the waterfront in the Shingle style and was designed by architect William Lambert, of New York City. The Ballroom was constructed on the north side of the mansion at the same time. The interior of the Ballroom is decorated with high quality ornamentation and workmanship. The oval-domed painted ceiling mural, intricate railed mezzanine, and classical fireplace all remain a high level of architectural integrity, to this day. The ceiling mural is said to have been painted by a group of Italians because of the influx of Italian immigrants during this time period, but when this report was written, no documentation to verify this was found.

The house has been affected by natural elements as well as changes in ownership over the years. For instance, much of the main property, stables, and carriage house were damaged or destroyed by a hurricane in 1938 or a fire in 1904.¹ The Ballroom area that was battered by the hurricane was repaired. The house was lived in until 1932 when Grace Masury, the owner, died. The estate was then turned over to the Masury heirs, but was neglected until 1954 when Walter C. Hewitt purchased the property. In 1957, the Holiday Beach Property Owners Association bought it from Hewitt. Since then, members of the Association have cared for and managed the home. According to the client, when the roof was repaired in 1973, the mural also underwent treatment.

The Masury Estate was added to the National Register of Historic Places in 1986. For more information on the history of the Masury family and building, see Appendix B: National Register of Historic Places, Inventory – Nomination Form.



Figure 1. Historic photograph of the Ballroom, date unknown (Photo courtesy of the Holiday Beach Property Owners Association)

TIMELINE

1898	Masury Estate was built
1904	Fire engulfs the stable and carriage house on the Estate

¹ Field, Van and Mary. *The Illustrated History of the Moriches Bay Area*. (Yaphank, NY: Searles Graphics, 1989, 2003), 197. "Moriches has \$75,000 Fire," *The East Hampton Star*, Dec. 9, 1904.

1932	Grace Masury dies, ownership is turned over to the Masury heirs
1938	Hurricane destroys the main portion of the estate but leaves the Ballroom fairly intact
1954	Walter C. Hewitt purchases the property after about 20 years of neglect
1957	Holiday Beach Property Owners Association buys the Estate from Hewitt
1973	New roof is installed directly over original cedar roof; the mural undergoes repair and treatment
1986	Masury Estate is added to the National Register of Historic Places

METHODOLOGY

JCC visited the site on September 14-15, 2021. A visual and hands-on survey was carried out and photographs were taken using a Canon EOS Rebel XS Digital-SLR camera and Apple iPhone 11. Lightweight aluminum rolling scaffolding was installed by JCC in order to access the mural. The mural was examined from the scaffold by eye and hand. Field measurements were taken using a standard 100' tape measure. Architectural drawings and ceiling plans were not included. A photograph of the mural was annotated using Bluebeam software.

EXISTING CONDITIONS + ANALYSIS

The dimensions of the oval-shaped mural are approximately 41' x 17'. It was painted with oil paint on plaster substrate. The artist and year completed are unknown as the mural does not display a signature or year and no further documentation was found. It is likely that it was painted at the same time the house was constructed in 1898.

PLASTER SUBSTRATE

Overall, the plaster substrate is in fair-to-poor condition. About one-third of the ceiling, from the center of the mural moving westward, is sagging (fig. 2). There is a network of cracks and many right-angle cracks running all over the mural, ranging in width from hairline to 1/8" (fig. 3). This indicates that the plaster keys in the wood lath may have deteriorated, or the furring that runs perpendicular to the lath may be compromised. However, the cause of the cracks can only be confirmed after access to and examination of the structural support for the ceiling. Several areas of the mural sound hollow and exhibit movement. Some newer cracks appear to have formed mainly in the northwest corner and north side. Additionally, there is an almost rectangular panel that is delaminated on the north side, right above the recessed lighting (fig. 4).



Figure 2. Overall image of the ceiling sagging, looking west (Photo by JCC, Sept. 2021)



Figure 3. Overall image of the map cracking as well as stains appearing like drip marks (Photo by JCC, Sept. 2021)



Figure 4. An almost rectangular panel of delaminating plaster, denoted by the blue box (Photo by JCC, Sept. 2021)

A previous intervention took place in the 1970s, but there is no documentation of who did the repairs or what was used. Holes were drilled throughout the entire surface of the mural, approximately every 2"-6", and appear to have been injected with an unknown consolidant. There is staining at or near the drill holes, appearing like drip marks (and can be seen in fig. 3); about 50% of these drill holes exhibit dark staining. The staining indicates that the consolidant pulled dirt/soil from behind the mural onto the visible painted surface through capillary action. The drill holes and cracks were previously repaired with what appears to be joint compound or a spackle-like material. Some of the material in the repaired holes are damp and soft to the touch.

PAIN T LAYER

Overall, the paint is in fair-to-poor condition. There is a thin layer of a chalky white deposit, or efflorescence, throughout the entire surface of the mural. A test of brushing water on the surface shows what the original color of the background should be (fig. 5). Paint loss and tenting and flaking paint can be seen where there is major efflorescence on the northern half of the mural

(figs. 6&7). There is minor biological growth on the northeast quadrant of the mural (fig. 8) and on a couple other localized areas. Biological debris is also visible throughout the surface of the mural. The original paint layer is fairly intact and there does not appear to be any overpaint.



Figure 5. The highlighted area shows where water was brushed on the surface to show what the original color should look like (Photo by JCC, Sept. 2021)



Figures 6 and 7. Detail of paint loss, tenting and flaking paint (Photos by JCC, Sept. 2021)



Figure 8. Detail of mold on the surface (Photo by JCC, Sept. 2021)

It should be noted that the Ballroom was not always climate controlled. According to the client, there was a period of time, about eight years in the 2010s, where the windows to the Ballroom were opened daily and the salt air from the adjacent creek and bay was allowed to permeate the space. Salt is corrosive and hygroscopic—it will dry out the paint and plaster substrate—thereby accelerating deterioration of the mural.

RECOMMENDATIONS

John Canning & Co., Ltd. recommends the below treatment for the conservation of the existing ceiling mural. The primary concern is the stability of the plaster substrate. These recommendations are limited to the areas reviewed as part of this assessment. Proper review and testing of any other areas should be done, prior to executing the treatment outlined below.

1. The back/support of the ceiling mural must be accessed and assessed to determine the cause of the sag and cracks in the mural. If it is determined to be a structural issue, then this must be treated first, prior to any work on the face of the mural. Depending on the diagnosis, a separate contractor may be needed to perform the necessary repairs and stabilization.
2. The areas of existing mold will require separate treatment: First, the cause of the mold will need to be determined. Less invasive methods can be used, e.g. a borescope, to access and view the back of the mural. From there, the appropriate treatment can commence. Generally, mold can be eliminated with alcohol and/or heat.
3. The Ballroom needs climate control and environmental monitoring. Keep the temperature steady at 68°F-72°F and the relative humidity at 45%-55%. Regular or daily monitoring with a hygrometer is recommended.

Conservation of the Mural – Treatment Plan

Following any structural repairs, JCC will perform treatment of the mural.

- Clean, consolidate, and re-saturate the paint layer. The thin, efflorescence layer on the paint surface will be re-constituted and the mural stabilized before the following treatment can take place.

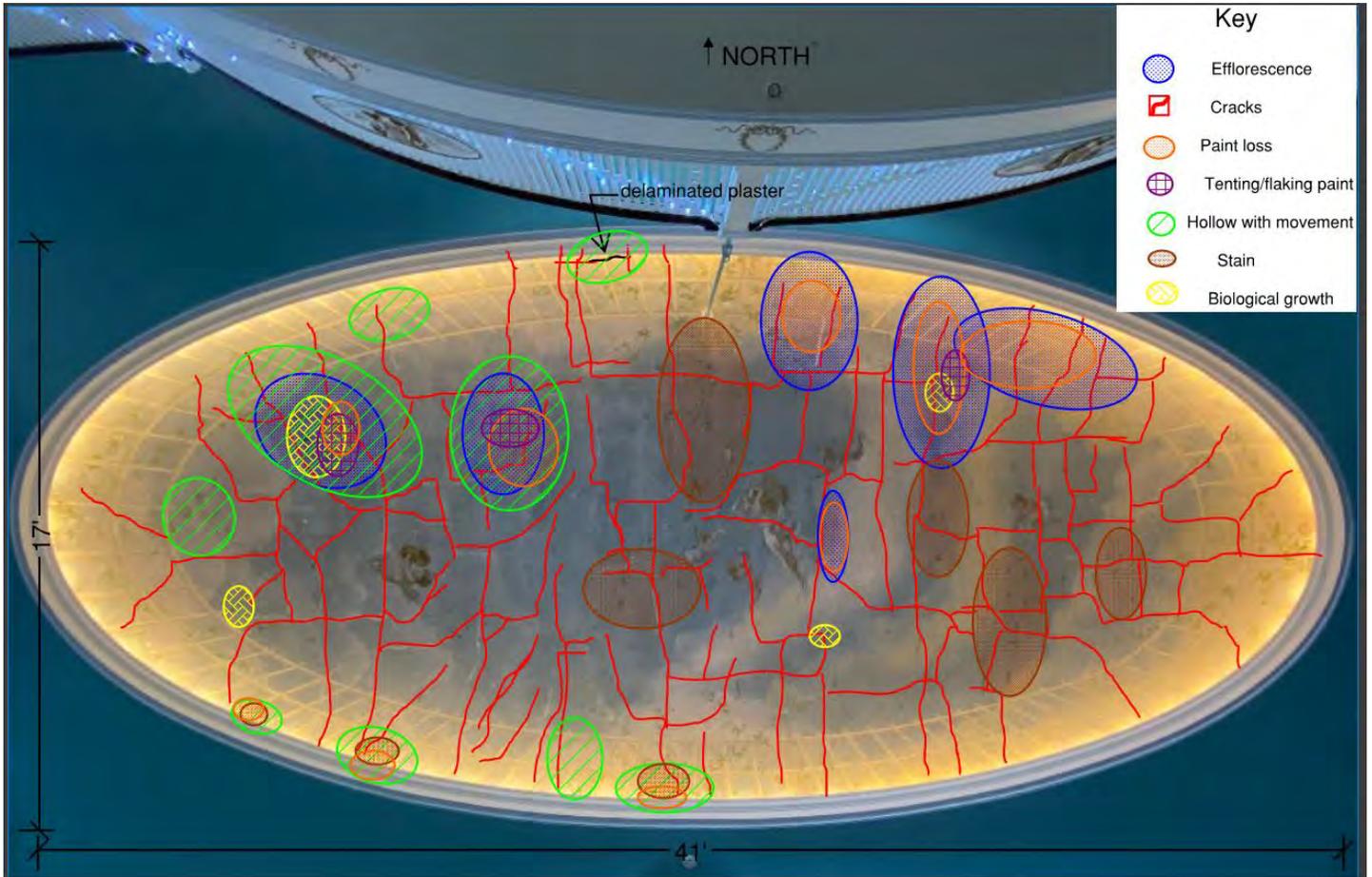
- Remove degraded or failing material from the drill holes and cracks; inject with plaster consolidant, if needed.
- Infill areas of loss and inpaint with conservation-grade (reversible) materials
- Apply protective coating

For future recommendations of the Ballroom decoration, JCC recommends reinstating the harp pattern on the balcony walls, above the wainscot. This pattern can be seen in the historic photograph of the Ballroom and while onsite, a ghosting of the pattern can be seen through the current paint scheme (fig. 9).



Figure 9. A ghosting of the harp pattern on the balcony walls, denoted by the blue circle (Photo by JCC, Sept. 2021)

APPENDIX A: Conditions Assessment Annotated Photograph



APPENDIX B: National Register of Historic Places, Inventory – Nomination Form

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received AUG 11 1986

date entered SEP 11 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Masury Estate Ballroom

and/or common

2. Location

street & number Old Neck Road South not for publication

city, town Center Moriches vicinity of

state New York code 036 county Suffolk code 103

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	NA	<input type="checkbox"/> no	<input type="checkbox"/> military	<input checked="" type="checkbox"/> other: Clubhouse

4. Owner of Property

name Holiday Beach Property Owners Association, Inc.

street & number Post Office Box 299

city, town Center Moriches vicinity of state New York

5. Location of Legal Description

courthouse, registry of deeds, etc. Suffolk County Clerk's Office

street & number Suffolk County Office Building Complex

city, town Riverhead state New York

6. Representation in Existing Surveys

title None has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>NA</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The former Masury Estate Ballroom is located on a peninsula (Masury Point) in the unincorporated village of Center Moriches. Center Moriches is situated on Long Island's south shore in central Suffolk County, approximately 100 miles from New York City. The ballroom was originally part of the handsome Masury family estate, which covered the southern portion of the Masury Point Peninsula. It is the only extant estate building (one contributing building) and sits on a 1.5 acre parcel on the West Senekes Creek surrounded by modern, non-historic residential development.

The former ballroom is a long, rambling, one-story building. The building has a T-shape plan which contains the ballroom in the main upper portion and a bowling alley and billiard room in the long base. Its asymmetrical mass is punctuated by recessed wrap-around porches, round bays, and large dormers. The building sits on a brick foundation and has wood shingle sheathing and a broad hip roof with hip roof dormers. Single and double windows with diamond-pane over single-pane sash punctuate all elevations. Long, rectangular, three-part, diamond pane windows are centered on the building's northeast (ballroom section) facade. This section has a recessed wrap-around porch with a series of segmentally arched openings on a solid base. The single two-over-two sash windows under the porch have diamond-pane transoms. The two entrances within the two recessed porches on the southeast side have diamond-pane windows and transoms. Informal plantings and mature trees surround the building.

Like the building's exterior, the interior remains largely intact. Its main, northeastern, block contains the large one and one-half story, elaborately decorated ballroom. The ballroom's primary architectural elements include an ornate, railed mezzanine encircling the upper half of the room. It has a delicately detailed railing with carved oval plaques and round-arch window recesses. A recessed and paneled staircase provides access to the mezzanine. The ballroom ceiling is a large, low, oval dome with a painted border of lattice, foliage, and birds. The main floor fireplace has an ornate mantel decorated with pilasters, entablature, carved swags and center plaque. The mezzanine level is supported on a series of carved consoles and pilasters. The ballroom's main floor has a paneled wainscot and parquet floor. Between the ballroom and the bowling alley is a small taproom. Situated in a rounded bay, it has a paneled wainscot, plaster walls, and curved window seat. The nearby bowling alley and billiard room has thin horizontal board wainscoting, thin vertical board walls, a paneled wood ceiling, and wood floor. The bowling apparatus has been removed. A glass enclosed porch at the southern end of the bowling alley has a fireplace with plain wood pilasters and mantel shelf.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates	1898	Builder/Architect	William Lambert
-----------------------	------	--------------------------	-----------------

Statement of Significance (in one paragraph)

The former Masury Estate Ballroom is architecturally significant as a distinguished example of turn-of-the-century (1900), upper-income estate architecture on Long Island. Built in 1898, the ballroom was constructed as an adjunct to the no longer extant Masury Family mansion (which was built at the same time). As designed by New York City architect William Lambert, the Masury Estate comprised an impressive waterfront mansion and ballroom surrounded by broad spacious lawns and a complex of support buildings. The distinctive eclectic style design of the estate buildings combined classically derived forms and decoration with the traditional materials and building practices of the region. Although understated on the exterior with a low profile and surfaced with shingles in the Long Island vernacular tradition, the interior of the ballroom is lavishly decorated and displays high quality ornamentation and workmanship. Distinguished intact features include its domed and painted ceiling, intricately railed mezzanine, and classically inspired fireplace. The building retains a high level of architectural integrity and also contains a handsome taproom, paneled bowling alley, and billiard room. This former estate building, with its finely crafted ballroom in particular, is an architecturally significant reminder of South Shore Long Island's opulent turn-of-the-century estate development and upper-income lifestyle.

John Wesley Masury (born in Salem, Massachusetts, 1820; died in New York City, 1895) was a successful paint manufacturer who also invented metal paint containers, which made the marketing of ready mixed paints feasible. During the late nineteenth century, he purchased a large tract of undeveloped waterfront property in Center Moriches with the intent of establishing a summer retreat for his family. Unfortunately, he died in 1895 before his plans were realized. Following his death, his widow, Grace Harkins Masury, hired New York City architect William Lambert to design an estate in 1898. A distinguished family enclave was constructed which included a handsome, Colonial Revival style mansion, the nominated ballroom (which was built next to the main house), and a variety of smaller dependencies (carriage barn, boat house, watertower, and staff quarters). Historic photographs of the estate (see accompanying illustrations) depict an impressive waterfront mansion and ballroom surrounded by broad spacious lawns with a complex of support buildings inland to the north. The main house and ballroom were the centerpiece of the picturesque summer retreat. Mrs. Masury and William Lambert chose a mixture of Shingle style massing with Colonial Revival style detailing for the estate buildings. The combination of restrained classically inspired ornament with Long Island's conservative wood frame, shingle-sheathed building practices was a common choice among builders of large waterfront estates on Long Island. Architect William Lambert had an office in New York City and practiced

9. Major Bibliographical References

Concise Dictionary of American Biography. New York: Scribner's Sons, 1964.
Stout, August. Pictorial Memories of the Moriches Area. 1973.

10. Geographical Data

Acreeage of nominated property 1.5

Quadrangle name Bellport

Quadrangle scale 1:24,000

UTM References

A

1	8	6	85	0	40	45	1	6	61	0
Zone	Easting		Northing							

B

Zone	Easting		Northing							

C

Zone	Easting		Northing							

D

Zone	Easting		Northing							

E

Zone	Easting		Northing							

F

Zone	Easting		Northing							

G

Zone	Easting		Northing							

H

Zone	Easting		Northing							

Verbal boundary description and justification

See attached property map with dimension

List all states and counties for properties overlapping state or county boundaries

state NA code county code

state NA code county code

11. Form Prepared By

name/title Austin O'Brien, Program Analyst

organization Division for Historic Preservation date July 18, 1986

street & number Empire State Plaza, Building # 1 telephone (518) 474-0479

city or town Albany state New York

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Julia S. Kopf

title Deputy Commissioner for Historic Preservation date July 31, 1986

For NPS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 9/11/86

for Allora Byer
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

Masury Estate Ballroom, Center Moriches,

Continuation sheet Suffolk Co., NY

Item number 8

Page 2



in the metropolitan/New Jersey area; his work was primarily suburban residential.

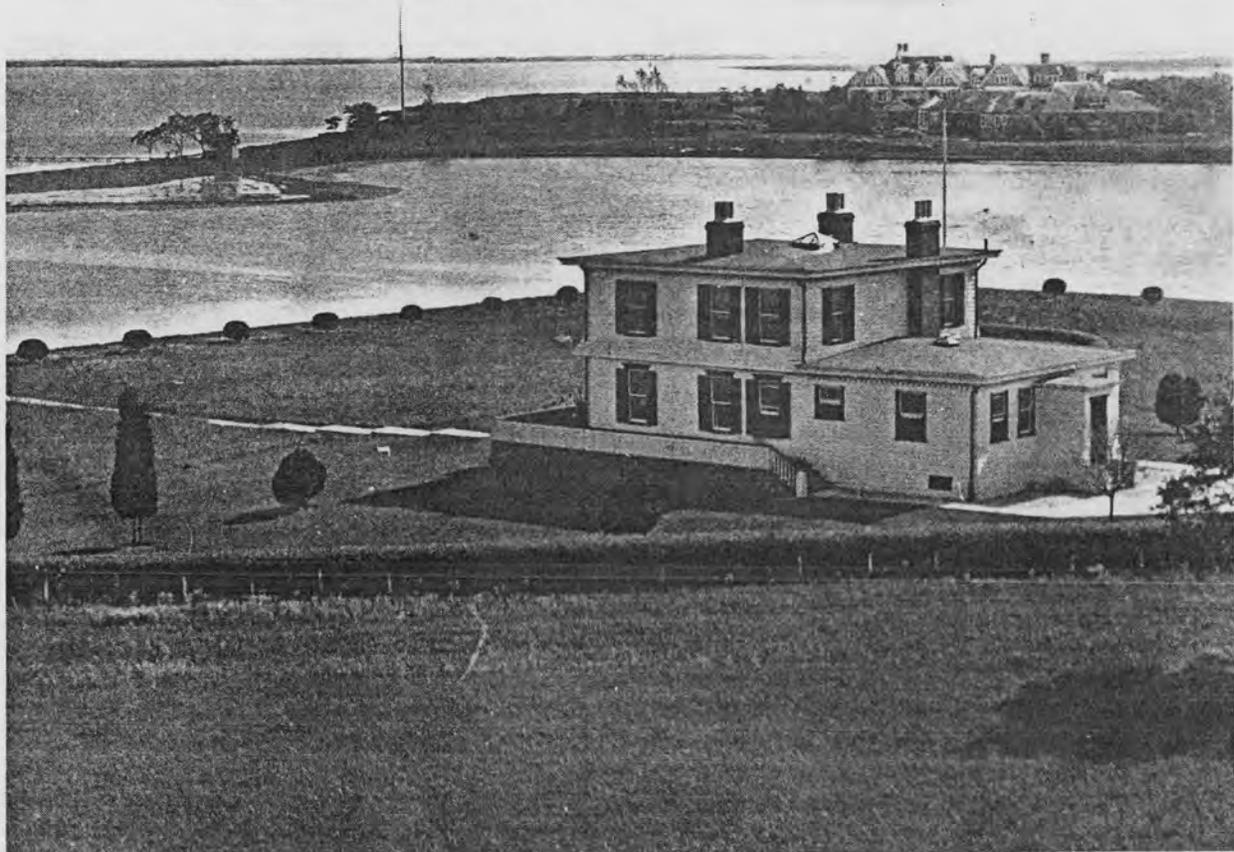
The estate, and the ballroom in particular, was the scene of many lavish social events during the early twentieth century. There were large parties there almost every weekend in the summer. As a result of its waterfront location, the main house was extensively damaged during Long Island's devastating hurricane of 1938 and was subsequently dismantled. Nevertheless, formal dances were still held in the ballroom during the early 1940's for area servicemen. In 1954, the Masury family sold the estate to a local builder, Walter Hewitt. The estate was subdivided and many new houses were built. The ballroom was spared and sold to the Holiday Beach Property Owners' Association. The ballroom is still owned and maintained by the association.

Despite the nominated building's plain shingled exterior, it contains an elaborately embellished ballroom of great beauty. The impressive domed interior has been skillfully decorated with delicate, classically inspired details. Notable features include the large oval ceiling dome with fanciful painted border and cantilevered mezzanine with thin railings and fluted supports. Intricately detailed swags and wreaths decorate walls and railings; finely crafted paneling covers the main floor walls and staircase; handsome stained-glass windows light the staircase; and a lavishly decorated fireplace dominates the south wall. The overall effect is dramatic, yet graceful. The building's taproom, bowling alley, billiard room, and enclosed porch were also designed and built with the utmost attention to detail and craftsmanship. The taproom and porch display many of the same Classical details found in the ballroom. The wood-sheathed bowling alley and billiard room are lavishly paneled and wainscoted.

The Masury Estate Ballroom is a well-recognized local landmark which recalls Center Moriches's upper income residential development at the turn of the century. The building's elaborately decorated interior remains an architecturally distinguished example of Suffolk County's sumptuous legacy and recalls the taste and lifestyle of its original owners.



Masury Estate Ballroom
Center Moriches, Suffolk County, NY
Undated Historic Views of the Masury
Estate from Pictorial Memories of the
Moriches Area, 1973



Centre Moriches: - Top photo taken from Evanhoe's Point, looking west. The bottom photo taken from wind mill on Evanhoe's Point, south end of Senix Avenue, Evanhoe residence in the foreground and Masury Estate in the distance. This estate is now Holiday Beach development, with their club house the former ballroom and bowling room of the Masury Estate.

86002513

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Masury Estate Ballroom
Suffolk County
NEW YORK

AUG 15 1986

Working No. _____

Fed. Reg. Date: 2/3/87

Date Due: 9/4/86 - 9/29/86

Action: ACCEPT 9-11-86

_____ RETURN _____

_____ REJECT _____

Federal Agency: _____

Entered in the
National Register

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
 Reviewer _____
 Discipline _____
 Date _____
 _____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership Public Acquisition	Status Accessible	Present Use

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition excellent good fair

deteriorated ruins unexposed

Check one unaltered altered

Check one original site moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____
Statement of Significance *(in one paragraph)*

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreege of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Former Masury Estate Ballroom
Center Moriches, Suffolk Co., NY
Photo: A. O'Brien, 1983
Neg: Div. for Historic Preservation
Albany, New York

View: north facade

#1 of 8



Subject: Masury Estate Ballroom
Center Moriches, Suffolk Co., NY
Photo: A. O'Brien, 1983
Neg: Div. for Historic Preservation
Albany, New York

View: east elevation
#2 of 8



3

Farmer Masury Estate Ballroom
Center Moriches, Suffolk Co., NY

Photo: A. O'Brien, 1983

Neg: Div. for Historic Preservation
Albany, New York

View: west elevation

3 of 8



4

Masury Estate Ballroom
Center Moriches, Suffolk Co., NY

Photo: A. O'Brien, 1983
Neg: Div. for Historic Preservation
Albany, New York

View: east porch detail
#4 of 8



5

Masury Estate Ballroom
Center Moriches, Suffolk Co., NY
Photo: A. O'Brien, 1983
Neg: Div. for Historic Preservation
Albany, New York

View: ballroom detail
#5 of 8



6

Masury Estate Ballroom
Center Moriches, Suffolk Co., NY
Photo: A. O'Brien, 1983
Neg: Div. for Historic Preservation
Albany, New York

View: ballroom detail
#6 of 8



7

Masury Estate Ballroom
Center Moriches, Suffolk Co., NY
Photo: A. O'Brien, 1983
Neg: Div. for Historic Preservation
Albany, New York

View: Taproom detail
#7 of 8



9

Masury Estate Ballroom
Center Moriches, Suffolk Co., NY
Photo: A. O'Brien, 1983
Neg: Div. for Historic Preservation
Albany, New York

View: enclosed porch detail
#8 of 8



Masury Estate Ballroom
Center Moriches, Suffolk
County, NY, UTM References
Moriches Quad/Zone 18
Easting 685040
Northing 4516610

Mapped, edited, and published by the Geological Survey
Revised in cooperation with New York Department of Transportation
Control by USGS, USC&GS, and USCE
Planimetry by photogrammetric methods from aerial photographs taken 1955
Topography by planetable surveys 1956-1957. Revised from aerial
photographs taken 1966. Field checked 1967
Selected hydrographic data compiled from USC&GS chart 120SC (1968)
This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
100,000-foot grid based on New York coordinate system,
Long Island zone
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue
Fine red dashed lines indicate selected fence and field lines where
generally visible on aerial photographs. This information is unchecked
Red tint indicates areas in which only landmark buildings are shown



CONTOUR INTERVAL 10 FEET
DOTTED LINES REPRESENT 5-FOOT CONTOURS
DATUM IS MEAN SEA LEVEL
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
AND 0.5 FEET IN MORICHES BAY

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, WASHINGTON, D. C. 20242
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
State Route	

MORICHES, N. Y.
SE/4 MORICHES 15' QUADRANGLE
N4045—W7245/7.5

1967
AMS 6465 IV SE—SERIES V821

COUNTY OF SUFFOLK



RECEIVED

SEP 27 1983

OFFICE OF THE COUNTY EXECUTIVE

COMMISSIONER

PAKES & RECREATION

PETER F. COHALAN
SUFFOLK COUNTY EXECUTIVE

JOHN C. GALLAGHER
CHIEF DEPUTY

September 9, 1983

Mr. Orin Lehman, Commissioner
New York State Department of Parks,
Recreation and Historic Preservation
Empire State Plaza
Agency Building 1
Albany, New York 12238

AEC
approval

Re: Masury Estate Ballroom
Old Neck Road South
Center Moriches
Suffolk County

Dear Commissioner Lehman,

Suffolk County has no objection to the Committee on the Registers of the New York State Board of Historic Preservation considering the nomination of the above named property to the National and State Registers of Historic Places. Our County was officially created by King Charles II of England in 1683 and we are proud of our heritage and long history. The nomination of the Masury Estate Ballroom in Center Moriches to the National and State Registers of Historic Places, could be a valuable tool in the preservation of this property. Therefore we enthusiastically support this nomination.

If you have any questions or if you require additional information, please do not hesitate to contact Bruce Ferguson, Senior Grants Analyst at (516) 360-5027 or Lance Mallamo, Suffolk County Historic Trust Officer, at (516) 567-1487.

Sincerely yours,

PETER F. COHALAN
SUFFOLK COUNTY EXECUTIVE

PFC:db

Town of
Patchogue.



Brookhaven

RECEIVED
OCT 24 1983
Town of Brookhaven, N.Y.

HENRIETTA ACAMPORA, SUPERVISOR

Town Hall - 205 South Ocean Avenue
Patchogue, L.I., New York 11772
516-654-7806

October 20, 1983

Commissioner Orin Lehman
NYS Office of Parks, Recreation
and Historic Preservation
Gov. Nelson A. Rockefeller Empire State Plaza
Agency Building 1
Albany, New York 12238

RE: Masury Estate Ballroom
Old Neck Road South, Center Moriches

Dear Commissioner Lehman:

Thank you for your letter indicating that the Masury Estate Ballroom is being considered for the National Register of Historic Places.

We in the Town of Brookhaven are fully supportive and hope that the Committee will give favorable consideration to such designation for the Masury Estate Ballroom.

Sincerely,

Henrietta Acampora
Supervisor

HA/rmr

APPENDIX C: Newspaper Articles

The East Hampton Star.

TWO DOLLARS A YEAR.

THE RECORD OF A THRIVING LONG ISLAND TOWN.

SINGLE COPIES FIVE CENTS.

VOL. XX.

EAST HAMPTON, N. Y., DECEMBER 9, 1904.

NO. 1

THE NAVY'S WIRELESS SYSTEM

THE ISLAND COAST EQUIPPED WITH STATIONS. APPARATUS MAY BE PLACED IN LIFE SAVING STATIONS.

The school to educate electricians in wireless telegraphy which has just been opened in the Brooklyn Navy Yard, is the result of the desire of the Navy Department to have on complete a chain of wireless stations along the coasts of the United States that ships of the navy many miles at sea can be "picked up" by. All the big vessels of the navy have been equipped with the wireless apparatus, and all that is needed now to complete the system is an adequate supply of coast stations.

To supply wireless electricians for these stations is the object of the school at the Navy Yard. So far the supply has been inadequate to the demand, and as a last resort it was decided to open a school.

It takes only the shortest time for the new arrival at the school to be in the thick of his studies for only those who are admitted to the school who are electricians. It is only from this class that the pupils are drawn. When such men enlist they are graded as electricians. They get pay at the rate of \$30 a month, whereas the landman, the lowest class of recruits, receives only \$16. If the electrician merits the approval of his superiors, he is pushed ahead and soon he is receiving \$75 as a "chief electrician." This sum includes food clothing and transportation.

EUROPEAN MAIL VIA MONTAUK.

THE SCHEME TO SAVE A DAY IN THE TRANSIT OF FOREIGN MAIL BOBS UP AGAIN.

The following story appeared in several of the New York papers on Monday. Whether it is indicative of an actual purpose to establish a steamship line between Montauk and Europe is left entirely to conjecture. That such a line will be established some day we truly believe. With the tunnel under the East River completed and the Long Island Railroad electrified that will be the one link needed to complete a chain of communication between Manhattan and Europe that will clip a whole day from the present mail and passenger service between those points.

A communication was made public last night announcing the completion of plans for facilitating the transshipment of foreign mails to and from New York by means of a tunnel under the East River and a railroad to Montauk Point. According to the announcement, the Manhattan Transit Company has secured 51 per cent. of the stock of the New York and Brooklyn Tunnel Railroad Company which has a franchise for the construction of a tunnel under the East River and intends at once to begin the establishment of its new fast mail service.

This, it is claimed, will make possible the carrying out of the plan to bring New York one business day nearer London, Paris, Berlin and the European commercial centres. The public announcement states that the new company needs no financing and is ready to begin operations at once.

Among the capitalists named in the announcement as being interested in the new company are A. D. Proctor Smith, of New York; W. M. Hoagland, of Providence, R. I.; J. W. Allison, J. H. Hoadly, W. H. Knight, W. R. Sheldon, New York; C. L. Gulick, of Bridgeport; George H. Hoadley, of Providence, R. I., and Joseph Leiter, of Chicago.

Do Your Cows Pay for Their Keep?

Moriches Has \$75,000 Fire.

The big \$90,000 stable and carriage house at Beauvillage, the country home of Mrs. Grace Masury, widow of John W. Masury, of Manhattan, was totally destroyed by fire Saturday, with nearly all its contents, causing a total loss of fully \$75,000.

The burn was one of the largest and most expensive on Long Island. It was 120 feet in length, and cost \$80,000 to build. It was erected two years ago to replace one burned at that time.

In the building were a quantity of hay and grain, much fine harness and horse clothing, as well as a number of valuable carriages and miscellaneous articles. The live stock was saved, but everything else in the building was consumed.

The Masury place is two miles from Centre Moriches fire headquarters, but the local firemen ran to the fire with their apparatus. They could do nothing after their arrival, however, the huge building being on fire from end to end when they reached the scene.

The origin of the fire is not known, nor can the amount of insurance carried be learned.

Fire at Montauk.

Fire caused the partial destruction of the summer residence and store of Edwin B. Tutbill, at Montauk, on Wednesday of last week. Mr. Tutbill and one of his fishing crew were putting the property in order to leave for the winter. He had already moved his family to East Marion. In order to paint some portion of the building they were thawing out, on the kitchen stove, a pot of paint. While the men were out of doors the paint must have boiled over, as they discovered the house on fire when they returned. The fire spread rapidly and before they could extinguish it the place had been partially consumed. The loss is estimated at \$1,800 partly covered by insurance.

Realty Company Pays Five Per Cent.

Christmas at
THE OLD CURIOSITY SHOP
○○○○○○○○○○○○○○○○○○

What Can Be Found There.

The Finest Line of Jewelry East Hampton has ever had the pleasure of looking upon.

An assortment of Silverware for table use which is the pride of the village.

An infinite variety of Watches and Clocks of the very best makes.

A big assortment of silver Comb and Brush Sets; Manicure Sets, Fancy Photo Frames, Cut Glass, Artistic Mirrors, Etc.

Gold and Fountain Pens, Umbrellas (gold and silver mounted), Pictures (framed and unframed), Plaster and Bronze Cast, Groups, Etc.

Handsome Vases and Jardiniers in the latest imported wares.

In our superb line of Bric-a-brac everybody can find some article that will please them. There are many dainty, delicate and desirable ornaments for the table, shelf and wall, and a myriad of quaint and curious creations from many foreign climes.

Campaign Begins to Preserve 100-Year-Old Moriches Estate

Pulitzer, Lisa Beth . New York Times , Late Edition (East Coast); New York, N.Y. [New York, N.Y]. 21 Nov 1993: A.22.

[ProQuest document link](#)

ABSTRACT (ABSTRACT)

Walter C. Hewitt, a builder, bought the property from the Masury heirs in 1954 and built "summer homes" on the property. Hewitt planned to build a recreation community called "Holiday Beach."

A former president of the group, Dr. Charles Wetterer, said restoring the ceiling would be costly. "It will cost us a fortune to get it redone," Dr. Wetterer said. "You have to get someone who specializes in a number of things."

Dr. Wetterer said that when the roof leaked, before it was replaced in 1973, part of the mural was chipped away. Holes were drilled to allow the water to escape. "The ceiling is our main concern," Ms. DiCristo said. "We don't want to change anything. We want to restore it back to what it once was."

FULL TEXT

IT was the turn of the century, and almost every summer weekend lavish parties were the rule across the 200-acre waterfront mansion on the John W. Masury estate in Center Moriches.

Masury, who was born in 1820, made a fortune manufacturing paint. He invented and patented a number of paint-industry innovations, including a water-cooled method of grinding pigments and the lip-closure on paint cans, still referred to as the dripless can.

In the later half of the 19th century, Masury purchased large tracts of waterfront property in and around Center Moriches, then called Moriches, and on a parcel overlooking the Forge River, he built his "summer cottage." A windmill pumped water through a maze of underwater pipes to the family house, and a number of staff homes, barns, a stable, a hunting lodge and other buildings. Flowers Sent to City

There were formal gardens and pools. Outdoors and in six large greenhouses, gardeners grew flowers and vegetables, which were sent by train three times a week to the Masury townhouse on Fifth Avenue in New York City.

Masury also built the Roman Catholic Church in the center of Center Moriches.

After his first wife died, he married Grace Harkins, who was 37 years his junior. The couple had two children, Edith and John W. Masury Jr.

Shortly after Masury's death in 1895, Grace Masury built a mansion with a balcony overlooking a Victorian-style ballroom and the lavish parties continued through the 1920's with well-known bands providing the music and entertainment.

Most of the parties were in the ballroom, which resembles a giant wedding cake and is surrounded by the balcony with carved wood medallions.

The family continued to use it as a retreat for several years after Mrs. Masury's death in 1932. But the mansion was all but swept away in the hurricane of 1938. Nine-foot swells from the Atlantic devastated much of the South

Shore, sweeping up homes and destroying most of the estate. The recreation wing, which housed the grand ballroom, a bowling alley, a billiard parlor, a card room and the solarium, remained intact.

Vandals stole some of the medallions in the balcony. A fireplace in the center has inlaid decorative tiles and carved wood moldings. Some of the windows are stained glass.

In a recessed and lighted oval covering, most of the ceiling is a pastoral mural, reminiscent of an Italian fresco. It depicts cherubic figurines' flying in the clouds and is still vivid after almost a century. A volunteer who changed some of the lightbulbs said he was surprised to find some of the original bulbs in their sockets.

A wraparound porch with views of the bay encircles most of the building. There are eyebrow windows on the top.
Bought by Builder

Walter C. Hewitt, a builder, bought the property from the Masury heirs in 1954 and built "summer homes" on the property. Hewitt planned to build a recreation community called "Holiday Beach."

In 1957, a group of homeowners formed the Holiday Beach Property Owners Association, and purchased the Masury recreation building from Hewitt for \$18,000, for use as a clubhouse.

Over the years, members of the members of the association have cared for the home. They have added a heating system, new restrooms, and kitchen facilities. The bar area, built by volunteers using the original wood from the bowling alley, is used on weekends for social gatherings.

Income from events like weddings and receptions is used to maintain the mansion, but volunteers say much of the building needs costly restoration.

The homeowners' yearly dues is \$190. Deborah J. Conrad, chairman of the Holiday Beach Property Owners Association, said that the dues paid for heating, electricity and general maintenance, but that the association was trying to raise \$500,000 for the restoration.

"The ceiling in the ballroom needs to be restored," said Ms. Conrad. "We also want to restore the small solarium." Next weekend, as a fund raiser, the association is presenting a Long Island Wines and Delicacies Showcase in the recreation wing of the mansion on Old Neck Road South. Nine Long Island wineries and 10 restaurants, caterers and shops will be offering their wares. There will be music, and the estate's Victorian piano, circa 1886, will be played. Antiques, books and art will be available for purchase.

The showcase is the first time since 1943 that the estate will be open to the public.

A former president of the group, Dr. Charles Wetterer, said restoring the ceiling would be costly. "It will cost us a fortune to get it redone," Dr. Wetterer said. "You have to get someone who specializes in a number of things."

Dr. Wetterer said that when the roof leaked, before it was replaced in 1973, part of the mural was chipped away. Holes were drilled to allow the water to escape. "The ceiling is our main concern," Ms. DiCristo said. "We don't want to change anything. We want to restore it back to what it once was."

"The goal is to raise \$500,000 over the next five years," Mrs. Conrad said, adding that the showcase next weekend would be the first of a number of public events and fund-raising events.

The showcase is open on Saturday from noon to 4 and from 7 P.M. to 11 and next Sunday from 1 to 5. There will be a Viennese table with pastries, coffee and tea. Tickets are \$35. Dress is elegant, but not formal. Victorian attire is encouraged.

Photograph

Former "summer cottage," above, on 200-acre John W. Masury estate in Center Moriches. Right, Victorian-style ballroom with balcony where lavish parties continued through the 1920's with big bands. (Photographs by Lois Raimondo for The New York Times)

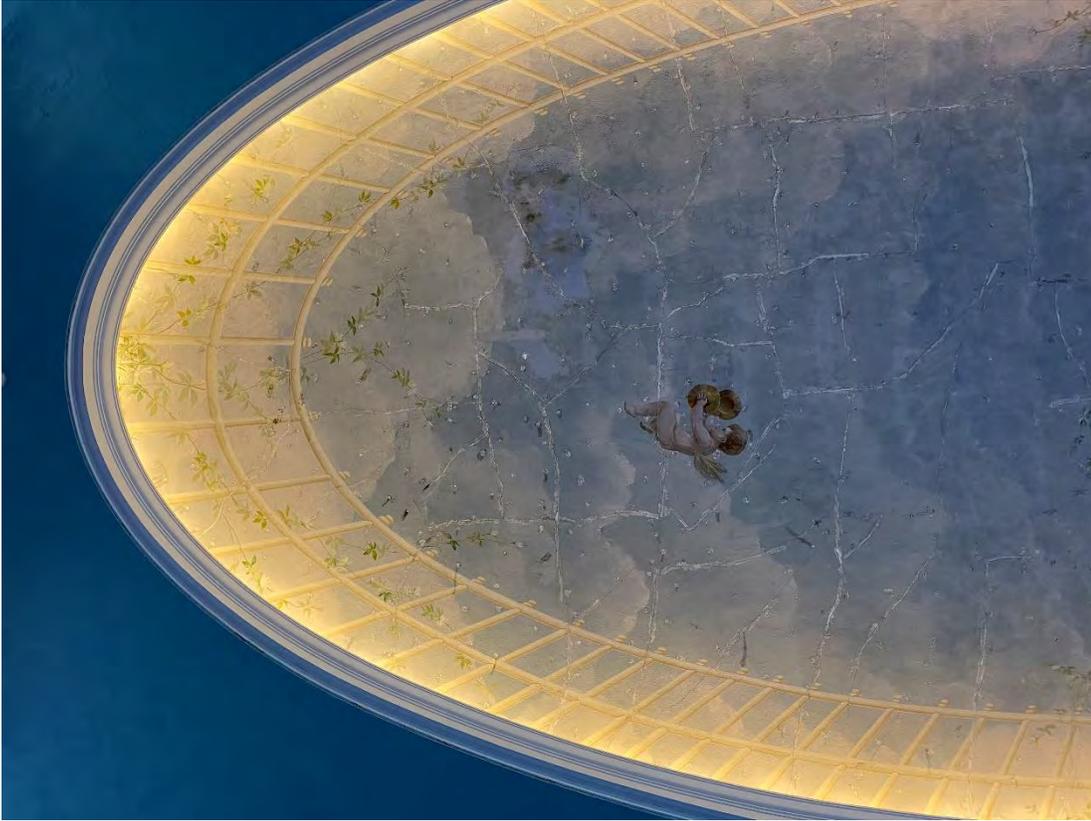
DETAILS

Subject:	HOUSING
Location:	CENTER MORICHES (NY)
People:	Masury, John W Jr Conrad, Deborah J Wetterer, Charles PULITZER, LISA BETH MASURY, JOHN W
Company:	HOLIDAY BEACH PROPERTY OWNERS ASSOCIATION
Publication title:	New York Times, Late Edition (East Coast); New York, N.Y.
Pages:	A.22
Publication year:	1993
Publication date:	Nov 21, 1993
Section:	A
Publisher:	New York Times Company
Place of publication:	New York, N.Y.
Country of publication:	United States, New York, N.Y.
Publication subject:	General Interest Periodicals--United States
ISSN:	03624331
CODEN:	NYTIAO
Source type:	Newspaper
Language of publication:	English
Document type:	NEWSPAPER
ProQuest document ID:	429351713
Document URL:	https://www.proquest.com/newspapers/campaign-begins-preserve-100-year-old-moriches/docview/429351713/se-2?accountid=35803
Copyright:	Copyright New York Times Company Nov 21, 1993
Last updated:	2017-11-15
Database:	U.S. Newsstream

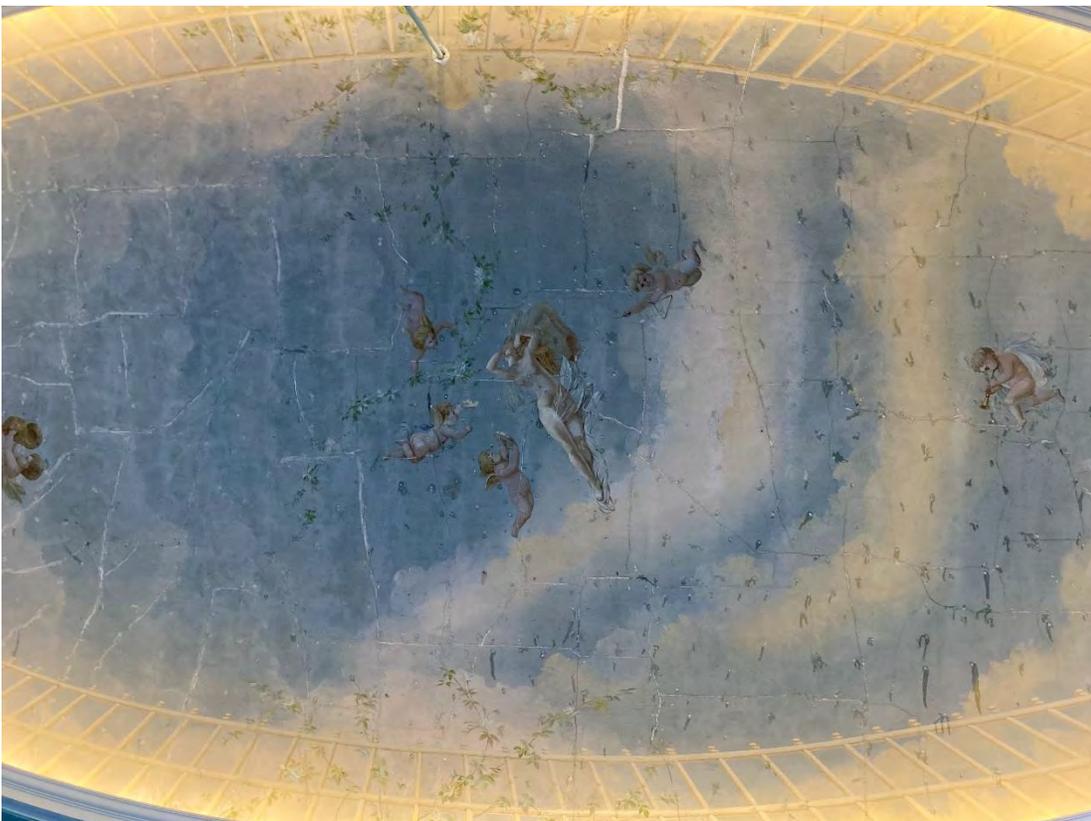
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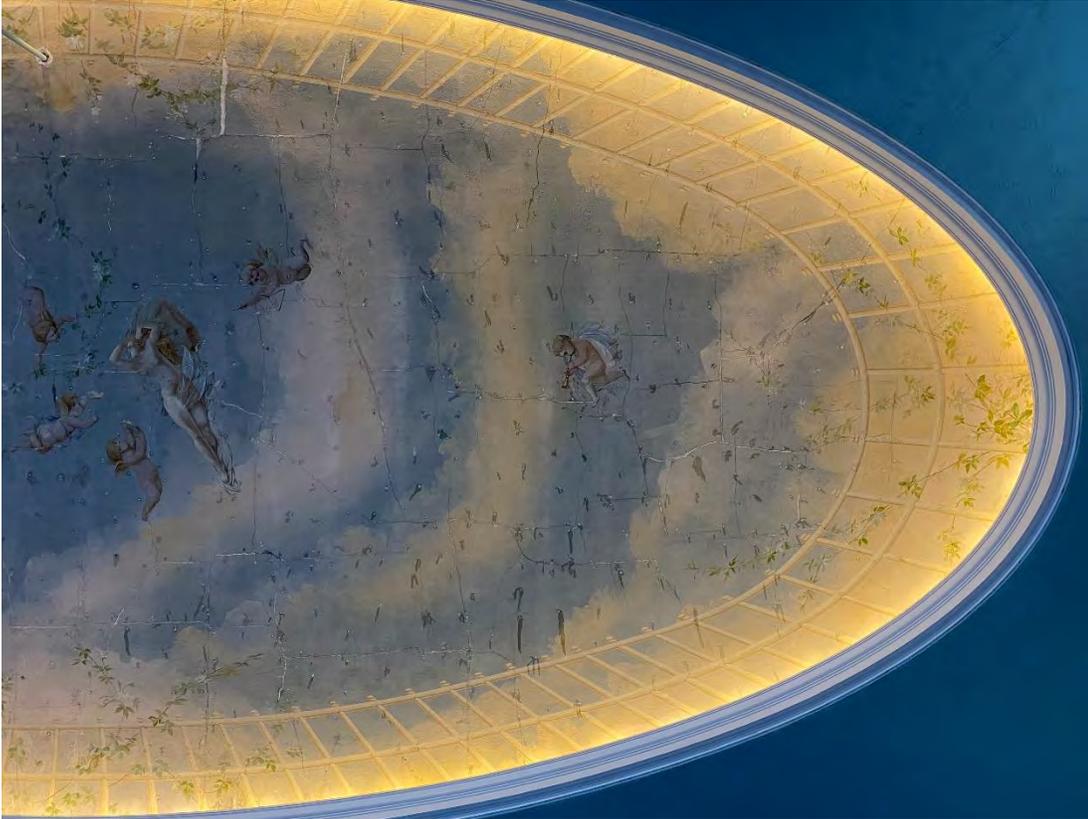
APPENDIX D: Photo Documentation



*MECM_01, Overall,
East side of mural*



*MECM_02, Overall, Center
of mural*



MECM_03, Overall, West side of mural



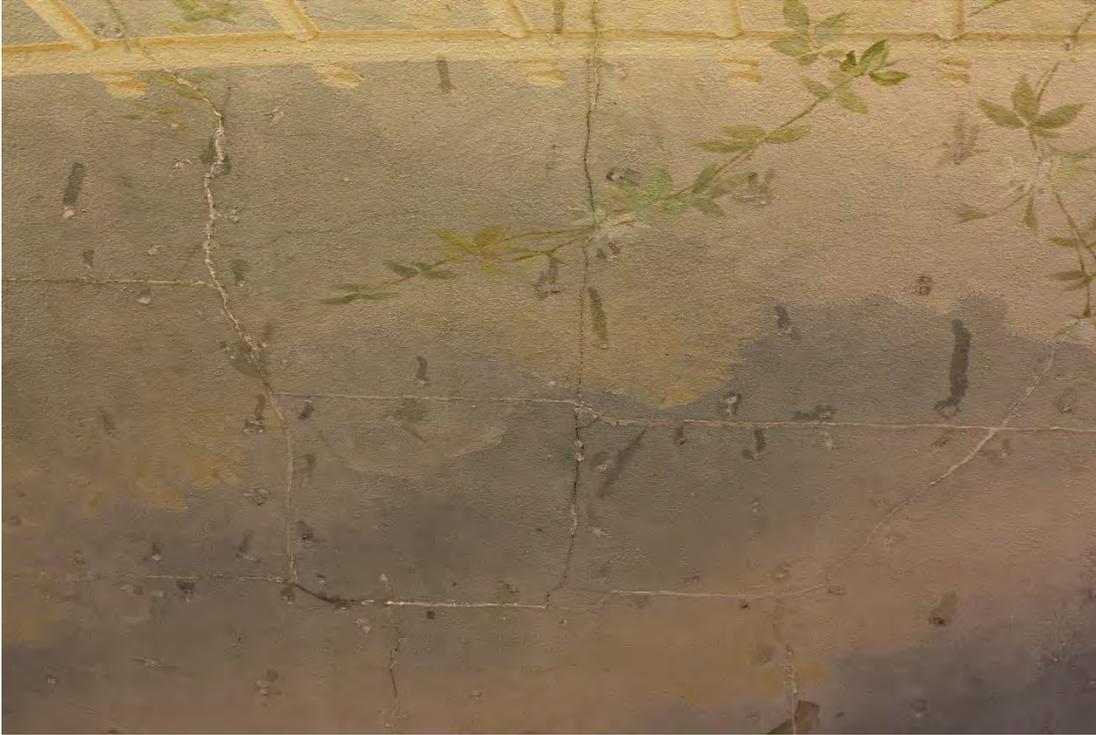
MECM_04, Overall, Mural



MECM_05, Overall, Mural, looking west



MECM_06, Detail, Figures on mural



MECM_07, *Detail, Network of cracks*



MECM_08, *Detail, Efflorescence, paint loss, mold, previous repairs*



MECM_09, Detail, Network of cracks



MECM_10, Detail, Paint loss, staining, efflorescence, cracks



*MECM_11, Detail,
Paint loss, staining,
efflorescence, cracks*



*MECM_12, Detail,
Paint loss, cracks,
previous repair*



*MECM_13, Detail,
Paint loss, flaking
paint, previous repair*



*MECM_14, Detail,
Efflorescence, paint
loss, flaking paint,
biological growth,
previous repairs*



*MECM_15, Detail,
"Ghosting" of the harp
pattern on the balcony
walls, behind the
current paint scheme*



*MECM_16, Detail,
Delaminated plaster,
cracks, previous
repairs*



*MECM_17, Detail,
Paint loss,
flaking/tenting paint,
previous repair*



*MECM_18, Detail,
Paint loss, previous
repair*



*MECM_19, Detail,
Paint loss,
flaking/tenting paint*



*MECM_20, Detail,
Staining at the
previous repairs*



*MECM_21, Detail,
Staining at the
previous repairs,
unfilled hole*



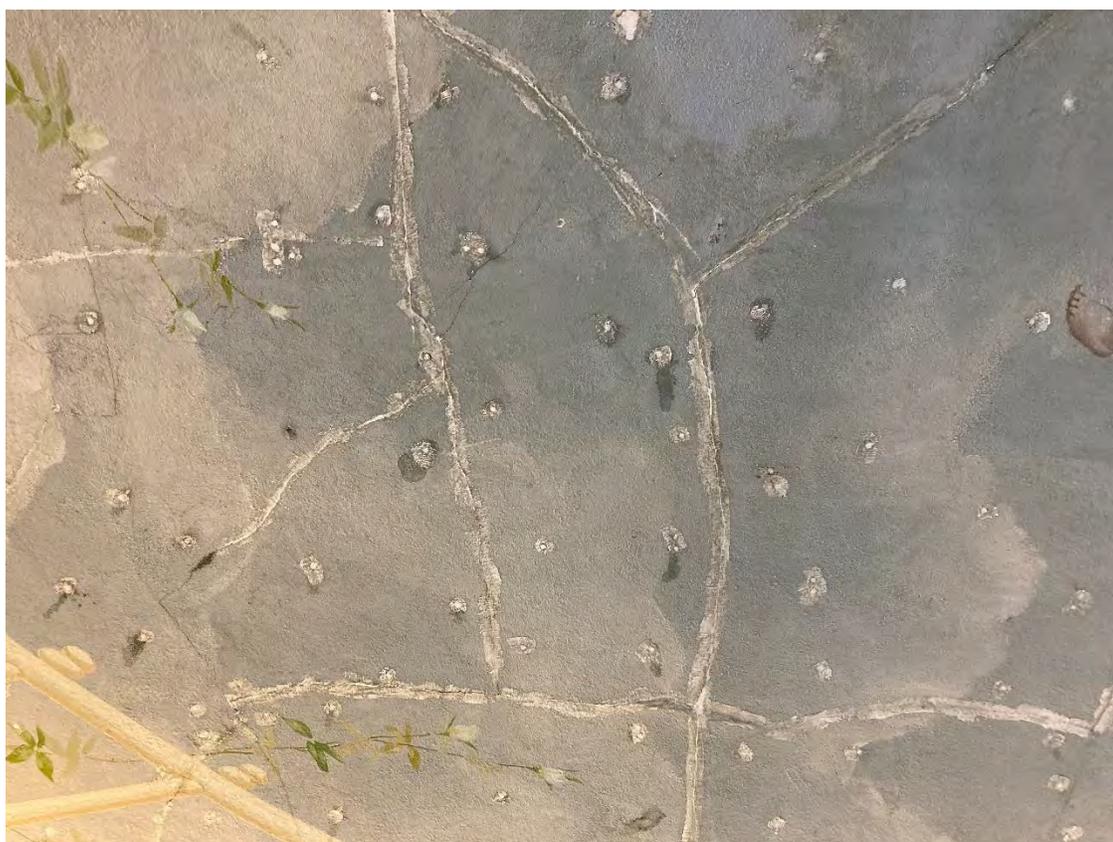
*MECM_22, Detail,
Staining at the
previous repairs, paint
loss*



*MECM_23, Detail,
Wood lath behind
mural*



MECM_24, Detail,
Many previous repairs



MECM_25, Detail,
Many previous repairs



*MECM_26, Detail,
Biological growth,
previous repairs*



*MECM_27, Detail,
Biological growth,
previous repairs*