



HISTORIC STRUCTURE REPORT

*for*

THE SHERIFF'S HOUSE  
FIRST STATE NATIONAL HISTORIC SITE  
NEW CASTLE, DE

FINAL

*Submitted by:*  
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## EXECUTIVE SUMMARY

First State National Historical Park wishes to document the history, development and condition of the New Castle Sheriff's House and Jail complex, located on Market Street near the southeast corner of the New Castle Green. The building ceased functioning as a prison in 1901 though it continued to function as a temporary lock-up at various times for decades afterward. Subsequently used as office space, a social club and police station, the building was vacated nearly twenty years ago. Today it houses the central heating and chilling plant serving the New Castle Courthouse next door. With the establishment of the First State National Historical Park, the Sheriff's House has been proposed as a possible Visitors' Center and office space.

The scope of work for this project is to document the evolution of the structure through archival research and physical investigations, culminating in the preparation of Part 1- Developmental History as defined in Director's Order – 28, Chapter 8. The report will “identify and document the original appearance, integrity, and historic evolution of the building; identify the 1857 appearance and extant 1857 and pre-1857 architectural materials and character-defining features.” In order to fulfill these requirements, the following primary tasks were completed:

- Archival research to retrieve information pertinent to reconstructing the evolution of the building,
- Archival research pertinent to assessing the significance of the building,
- Detailed examination of existing fabric to reconstruct the evolution of the building,
- Limited sampling and comparative analysis of interior paint finishes for purposes of dating specific features,
- Assessment of existing conditions to identify and prioritize recommended treatments,
- Documentation of exposed building components and systems.

In accordance with NPS directives for this project, this study focuses on the New Castle Sheriff's House and the surviving jail cells encapsulated within. A full investigation of the 1857 jail is not included in this study.

In 1997, University of Delaware student Kara Hein and Rebecca Siders compiled a significant amount of documentary evidence pertaining to the early prisons in the town of New Castle and to the 1857 construction campaign which produced the existing Sheriff's House and the surviving portion of the Jail. The archival investigations performed in the course of preparing this report sought to fill in information pertaining to the use and maintenance of the structure between the 1857 campaign and the present time. Investigation of the existing official records failed to shed much light on specific changes made to the building. However, a search of newspapers published around significant dates in the building chronology turned up some useful information.

It is the stated goal of the National Park Service to adapt the building for reuse as a visitor center and administrative office use while preserving significant historic fabric and character-defining features. To aid in achieving this goal, this report attempts to distinguish between historic and non-historic components based on examination of archival documents and physical fabric. The conditions assessment provides an assessment of the building's existing conditions and is intended to guide building maintenance and use in the immediate future.

The town of New Castle, Delaware is a repository of over three hundred years of architectural history. Settled and fought over by the Swedes, the Dutch and the English, what began as a small but strategically-placed fort on the Delaware River struggled and evolved into a bustling shipping hub and county seat by the middle of the 18<sup>th</sup> century. With the end of the Revolution and the growth of the United States as an independent nation in the 19<sup>th</sup> century, New Castle was left behind as first canals and then railroads bypassed the town and siphoned shipping traffic away. What remained was a quiet town with much of its historic Colonial architecture intact. A group of dedicated preservationists led by Colonel Daniel Moore Bates and Mrs. Louise DuPont Crowninshield lobbied the state of Delaware to fund the restoration of the old New Castle Courthouse, envisioned as the centerpiece of a historic village modeled on Colonial Williamsburg. The group was successful in securing funding for the restoration of the courthouse and other buildings on the New Castle Green. However, their plan for an authentic Colonial village originally called for the demolition of the Sheriff's House and other 19<sup>th</sup>-century structures that fell outside the desired pre-Revolutionary period of significance. Subsequent generations of New Castle residents have come to treasure the 300 years worth of architectural fabric preserved in the town, including the Sheriff's House.

The 1857 Sheriff's House and the now-demolished jail were designed by well-known Philadelphia architect Samuel Sloan. A carpenter and self-trained architect, Sloan completed a wide variety of projects including a large number of mental hospitals, courthouses and schools. He is best known, however, for his tasteful and often exotic residential designs contained in books such as *The Model Architect* and *City and Suburban Architecture* which spread his influence nationwide. The Sheriff's House is a combination of a residential structure and a public building and its design derives some features from both these building types. The interior plan and arrangement of spaces is consistent with many of the rural villa designs published by Sloan while the symmetrical Italianate exterior has much more in common with his urban and institutional projects.

The design of the jail, meanwhile, was dictated largely by the prevailing theory and practices of the time. The 19<sup>th</sup> century saw a shift in America away from incarceration as punishment toward the idea of rehabilitating the offender for eventual return to society. The desire to classify and separate prisoners based on the severity of their crimes and the notion that productive work could help reform criminals was reflected by changes in prison design. Eastern State Penitentiary in Philadelphia was highly influential for its use of corridors of tiered cells, allowing guards to supervise large numbers of inmates from a single vantage point. Sloan's New Castle prison was similarly designed with a single corridor with two tiers of cells accessed by metal walkways.

Sloan's design for the New Castle Sheriff's House and prison was constrained by a limited budget and the need to house existing prisoners during the construction. He managed to work within these limits by reusing the foundation and many of the walls of the old sheriff's residence, constructed in 1793 and expanded in 1824. Numerous small asymmetries and anomalies in the building fabric point to the extensive reuse of the earlier structures. The contractors, Carman and Dobbins of Philadelphia, further economized by salvaging extensive amounts of lumber and masonry materials from the demolished prison. The widespread use of recycled materials posed a particular problem in evaluating assembling the chronology of the building.

While the entire street façade dates from 1857 and reflects Sloan's design aesthetic, the interior plan has been modified somewhat to accommodate changes in use since the mid-19<sup>th</sup> century. The growing

population of New Castle County outpaced the capacity of the prison within a few decades and conditions in the building declined. The last prisoners were transferred to a new workhouse in Greenbank, Delaware in 1902. The Sheriff's House was leased for office space and then to the New Castle Club in 1906. After nearly a decade of vacancy and neglect, the prison was demolished in 1911. The Club continued to occupy the building until 1967 when the organization failed. The State refurbished the Sheriff's House in 1970 for lease and occupancy by the New Castle Police Department. The Police Department vacated the building c. 1996 and it has remained vacant since. Acquired by the National Park Service in 2013 as a part of the First State National Historical Park, the New Castle Sheriff's House is poised to begin a new chapter in its long history.

Given that the significance of the resource is architectural, the Sheriff's House appears to retain a high degree of historic integrity relative the 1857 construction date. The exterior restoration work has been done with sensitivity and the fabric replacement that has occurred has been in kind. Those interior alterations that have been made since the 1857 date may be removed relatively easily. The building remains, for the most part, in satisfactory condition. A roof replacement project and masonry restoration in 2010-2012 reestablished the integrity of the exterior envelope. The appearance of the interior and the condition of the building systems are poor but salvageable. The goal of adaptive reuse should be achievable without losing significant amounts of historic fabric. Sadly, the integrity of its setting has been all but lost with the demolition of the prison and its wall.





## LIST OF ILLUSTRATIONS

Images by John Milner Architects, Inc. unless noted otherwise.

### Administrative Data

Figure AD-1: (Left) Map of northern New Castle County, Delaware. The town of New Castle lies within the red circle. (Right) The Sheriff's House is located on the northwest side of Market Street as indicated by the red arrow.

### 1.1 Historical Background and Context

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- Figure 1.3-10: (Left) The north door opening into the former lock-up area is a later addition. (Right) The two doors on the west elevation access the surviving second-tier jail cells.
- Figure 1.3-11: (Left) The crisp profiles and lack of paint accumulation on the window sashes suggest strongly that they are replacements, likely dating to 1969; (Right) The paired two-light basement casements and the exterior louvered shutters date to 2011.
- Figure 1.3-12: The arched windows on the east façade, characteristic of the Italianate style, reflect the hierarchy of the interior floors. The windows on the first floor are tallest while those on the second story, though similar in shape, are slightly shorter. The basement windows are smallest.

- Figure 1.3-13: The windows on the west façade are rectangular rather than arched though the hierarchy of window heights is consistent with that observed on the east façade.
- Figure 1.3-14: The second-story windows on the north elevation were installed at different times. The trim at the double-hung window at left does not match the simple trim on the casement window at right. The casement is a later addition.
- Figure 1.3-15: (Left) Original window openings survive in the north wall of the prison; (Right) Seen from the interior, these openings contain metal grilles. The smaller openings are also equipped with sashes.
- Figure 1.3-16: View of Room 001 looking northwest (top) and looking southeast (bottom).
- Figure 1.3-17: View of Room 002 looking west (left) and looking east (right).
- Figure 1.3-18: View of Room 003 looking southeast (top) and detail view of southeast corner (bottom).
- Figure 1.3-19: View of Room 004 looking south at stair (left) and looking south down corridor to Room 005 (right).
- Figure 1.3-20: View of Room 005 looking north (left) and looking south (right).
- Figure 1.3-21: View of Room 006 looking southwest (top) and looking northeast (bottom).
- Figure 1.3-22: View of Room 101 looking north (top) and detail view of fireplace at west wall of Room 101 (bottom).
- Figure 1.3-23: View of Room 102 looking east to the main entrance (left) and west to a former cell, Room 111 (right).
- Figure 1.3-24: View of Room 103 looking east (top) and a detail view of plaster damage at the southeast corner (bottom).
- Figure 1.3-25: View of Room 104 looking south up the main stair to the second floor (left) and looking north with an original plaster bracket visible (right).
- Figure 1.3-26: View of Room 105 looking west with Rooms 107 and 108 beyond (left) and looking northeast to door to basement stair (right).
- Figure 1.3-27: View of Room 106 looking north (left) and detail view of northwest corner where plaster bracket is visible (right).
- Figure 1.3-28: View of Room 107 looking east from Room 108 with Room 105 beyond (left) and looking northwest from Room 105 (right).
- Figure 1.3-29: View of Room 108 looking west (left) and looking east (right).
- Figure 1.3-30: View of Room 109 looking northwest (left) and detail view of fireplace at north wall (right).
- Figure 1.3-31: View of Room 110 looking northwest from Room 109 (left) and looking northeast (right).
- Figure 1.3-32: View of Room 111 looking west from Room 102 (left) and detail view looking east at security lattice at transom over Door 1/111 (right).
- Figure 1.3-33: View of Room 112 looking south from Room 114 (left) and looking west at closet (right).
- Figure 1.3-34: View of Room 113 looking east (left) and looking southeast (right).
- Figure 1.3-35: View of Room 114 looking south at steel jail cells (top) and looking east with former window visible near ceiling (bottom).
- Figure 1.3-36: View of Room 115 looking southeast at modern brick flue (left) and looking northeast at north wall and mechanical equipment (bottom).
- Figure 1.3-37: View of Room 201 looking northeast (left) and looking east at original closet (right).
- Figure 1.3-38: View of Room 202 looking east (left) and looking west with Room 203 beyond (right).



- Figure 1.3-39: View of Room 203 looking north with Room 201 beyond (left) and detail view of plaster damage at west wall (right).
- Figure 1.3-40: View of Room 204 from Room 206 (left) and looking southwest (right).
- Figure 1.3-41: View of Room 205 looking north (left) and looking west down the main stair (right).
- Figure 1.3-42: View of Room 206 looking south (top left), looking east (top right) and looking west at existing closet (bottom left).
- Figure 1.3-43: View of Room 207 looking south (top left), looking north (top right) and detail view looking west at existing closet (bottom left).
- Figure 1.3-44: View of Room 208 looking southwest (top left), detail view looking at fireplace at south wall (top right), looking southwest (bottom left) and detail view looking southwest at plaster ceiling (bottom right).
- Figure 1.3-45: View of Room 209 looking west from Room 205 (top left), detail view looking west at wall and ceiling hatches (top right), looking northeast at shower stall (bottom left) and detail view looking southwest at window (bottom right).
- Figure 1.3-46: View of Room 211 looking northwest (left), view of Room 211 looking east at wall, door and windows (right).

#### 1.4 Character- Defining Features – No Illustrations

#### 1.5 Conditions Assessment

- Figure 1.5-1: (Left) Except for the minor depressions located at the downspout discharge points, the grade is relatively flat. (Right) By necessity, the concrete surface of the access ramp located to the south of the building has a neutral slope except at the landing area.
- Figure 1.5-2: Significant archaeological remains survive in the Sheriff's yard. The stone wall at the foreground is part of those remains which was chosen for interpretation.
- Figure 1.5-3: (Left) The brick-paved walking surface in front of the Sheriff's House is in good condition despite settlement of individual bricks. The surface is generally level with minor lipping. (Right) Tree roots have dislodged bricks in their immediate vicinity as well as some curb stones.
- Figure 1.5-4: The brick paving under the downspout is extremely slippery due to a heavy build-up of algae and constitutes a safety hazard.
- Figure 1.5-5: (Left) The ashlar stone used on the east façade is uniformly grained and properly bedded. It remains in very good condition. The rubble stone is less uniform and some isolated units exhibit significant delamination.
- Figure 1.5-6: (Left) The heavy biological staining on the east face of the courtyard wall is caused by water entering through the coping joint above. (Right) Cracking observed at the gate arch is aggravated by moisture from the open joint above.
- Figure 1.5-7: The front steps of the Sheriff's House consist of large slabs of brownstone. Though the bedding planes are properly oriented, minor delamination is occurring in scattered locations.
- Figure 1.5-8: Rubble stone masonry on the north wall contains significant architectural evidence. Future maintenance repointing should be kept to a minimum to avoid loss of features.
- Figure 1.5-9: (Left) Documentary evidence suggests that the modillion cornice has been at least partially replaced. The existing installation, though not inspected at close range,

appears to be in good condition. (Right) The modillion cornice transitions to a simpler profiled cornice at the sides of the building.

- Figure 1.5-10: The existing doors were reproduced from the originals and are in good condition. The glass transom is almost certainly a replacement.
- Figure 1.5-11: (Left) The door in the west elevation opening to the courtyard is in good condition. Its age is yet to be determined. (Right) The door in the south elevation exhibits minor to moderate paint failure in scattered locations but otherwise appears to be in good condition.
- Figure 1.5-12: (Left) The existing wood door leading into the old cell area consists of a board and batten door in a simple wood frame. The door may be opened from the inside only. (Right) The doors to the second-story prison cells are similarly constructed but with locking hardware on the exterior.
- Figure 1.5-13: (Left) The board-and-batten door to the access ramp displays moderate deterioration at bottom edge due to water penetration through the end grain. (Right) The board-and-batten door at the courtyard wall is in good condition despite minor deterioration at the bottom edge.
- Figure 1.5-14: (Left and Right) The arch-headed windows on the east façade appear to be relatively recent replacements and are in generally good condition. The use of wide vertical muntins with narrow horizontal muntins is somewhat unusual.
- Figure 1.5-15: (Left) The windows on the south and west facades are of similar muntin configuration as those on the front of the building. The sills and sashes also appear to be replacements. (Right) The basement windows and their louvered shutters are in very good condition aside from minor to moderate soiling.
- Figure 1.5-16: Detail views of plaster deterioration at west chimney support in Room 001 (top) and detail view of Window 001 in Room 001 (bottom).
- Figure 1.5-17: Views of loose building systems (left) and plaster damage at penetrations (right) in Room 002.
- Figure 1.5-18: View of mechanical equipment (left) and floor sump (right) in Room 003.
- Figure 1.5-19: View of missing plaster (left) and under-stair shelving (right) in Room 004.
- Figure 1.5-20: View of missing plaster and wood shelving at south wall (left) and of rust damage to metal door in the north wall (right) of Room 005.
- Figure 1.5-21: Area of parging damage/removal at north chimney support in Room 006 (left). Damage/removal appears to have occurred at location of chimney's ash dump. Detail view of deteriorating lintel over exterior wall opening in west wall of Room 006 (right).
- Figure 1.5-22: Detail view of fireplace in Room 101. Note damage at firebox and hearth (top). Detail view of window sill damage in Room 101 (bottom).
- Figure 1.5-23: Detail views of fastener damage at plaster wall in Room 101 (top left). Detail view of damage to baseboard from building system attachments in Room 101. Baseboard also appears to be bowing away from the wall. Note extensive plaster damage (top right). Detail view of plaster ceiling damage in Room 101 (left).
- Figure 1.5-24: Detail view of damage and multiple hardware campaigns at jamb and door at Room 101 (top left and right).
- Figure 1.5-25: Detail view of poorly matched patching and damage to individual boards in Room 102 (top left) and detail view of wear and water damage at east vestibule in Room 102 (top left). Detail view of severe water damage to plaster in Room 102 (bottom left) and detail view of plywood ceiling damage in Room 102 (left). Note original wall plaster above the plywood ceiling and damage (bottom right).

- Figure 1.5-26: Detail view of original marble mantel damage in Room 103. Note plaster damage where it abuts mantel (top left). Detail view of original hinge at Door 2/103 (top right). Detail view of flooring deterioration at southeast corner of Room 103. Gap between floor and wood base indicates floor sagging. Sagging has resulted in cracking at the fireplace hearth.
- Figure 1.5-27: Views of the wood stair in Room 104.
- Figure 1.5-28: View of floor wear in Room 105. Note more serious wear at flooring near the east door in the upper right corner.
- Figure 1.5-29: View of plaster bracket and plaster damage at west wall in Room 106.
- Figure 1.5-30: View of plaster damage in southwest corner (left) and south wall (right) of Room 107.
- Figure 1.5-31: Detail view of wood wainscot damage in Room 108. Note plaster wall damage behind the wainscot and mechanical system penetration at wood floor (right). Detail view of plaster ceiling damage in Room 108 (left).
- Figure 1.5-32: View of fastener damage at east wall (left) and flooring wear (right) in Room 109.
- Figure 1.5-33: View of plaster damage at west door (top left) and north wall (bottom) in Room 110. View of penetration in the south drywall partition.
- Figure 1.5-34: Detail view of badly damaged floor in Room 111.
- Figure 1.5-35: View of cracking at ceiling (left) and 20<sup>th</sup> century epoxy flooring (right) in Room 112.
- Figure 1.5-36: Detail view of epoxy floor and damaged integral base in Room 113.
- Figure 1.5-37: View of exposed roof framing and damaged plywood ceiling in Room 114.
- Figure 1.5-38: Detail view of missing plaster where masonry was rebuilt (left). Detail view of cracking at concrete shelf support for cell ceiling (right). Both views in Room 114.
- Figure 1.5-39: Detail view of plaster damage (left) and plaster patches (right) in Room 115.
- Figure 1.5-40: South view of wall and ceiling plaster cracking and water damage in Room 201 (left). Detail view of water damage at window head in Room 201 (right).
- Figure 1.5-41: Detail view of flooring patch in Room 202 (left). Detail view of window stool damage in Room 202 (right).
- Figure 1.5-42: Detail view of paneled jamb at door to Room 203 from Room 205. Note plaster damage at wall (right).
- Figure 1.5-43: Detail view of modern flooring remnant over original floor in Room 204 (left). Detail view of west door and transom in Room 204 (right).
- Figure 1.5-44: North view of plaster damage in Room 205 (left). Detail view of second floor stair balustrade in Room 205 (right).
- Figure 1.5-45: Detail views of damaged and missing plaster in Room 206 (left).
- Figure 1.5-46: Detail view of plaster and wood base damage at Room 207 (left).
- Figure 1.5-47: Detail view of plywood covering in Room 208 (top left). Detail view of damaged and missing plaster in Room 208 (top right). Detail view of fireplace in Room 208 (left).
- Figure 1.5-48: Detail view of modern sheet flooring over wood flooring in Room 209 (left).
- Figure 1.5-49: View of debris on the floor and plaster deterioration at the north wall in Room 211 (left). View of iron bars and deteriorating wood sill and head at Door 2/211 (right).



## ADMINISTRATIVE DATA

**RESOURCE:** New Castle Sheriff's House

The New Castle Sheriff's House is an Italianate structure constructed in 1857 as part of a new county prison complex. Designed by the prominent Philadelphia architect Samuel Sloan, its primary significance lies in its embodiment of the characteristics of the Italianate style. The two-story street façade is symmetrical, constructed of ashlar-cut brownstone, with two bays of arched windows flanking a projecting center entrance bay. A horizontal belt course delineates the separation of the first and second stories. The low-slope cross-gabled roof extends past the building walls to form a wide overhanging bracketed cornice. A gabled pediment further defines the center bay.

The building originally served as the primary entrance to the New Castle County prison as well as the residence of the Sheriff. After the prison was closed in 1901, subsequent uses included office space for the Baldt Steel Company, quarters for the New Castle Club and a substation for the New Castle County police. The adjoining prison was demolished in 1911. Several cells from the adjoining prison complex remain encapsulated within the northwest corner of the structure.

**LOCATION:** 10 Market Street on the Green, New Castle, Delaware  
N 39° 39.587, W 075° 33.798

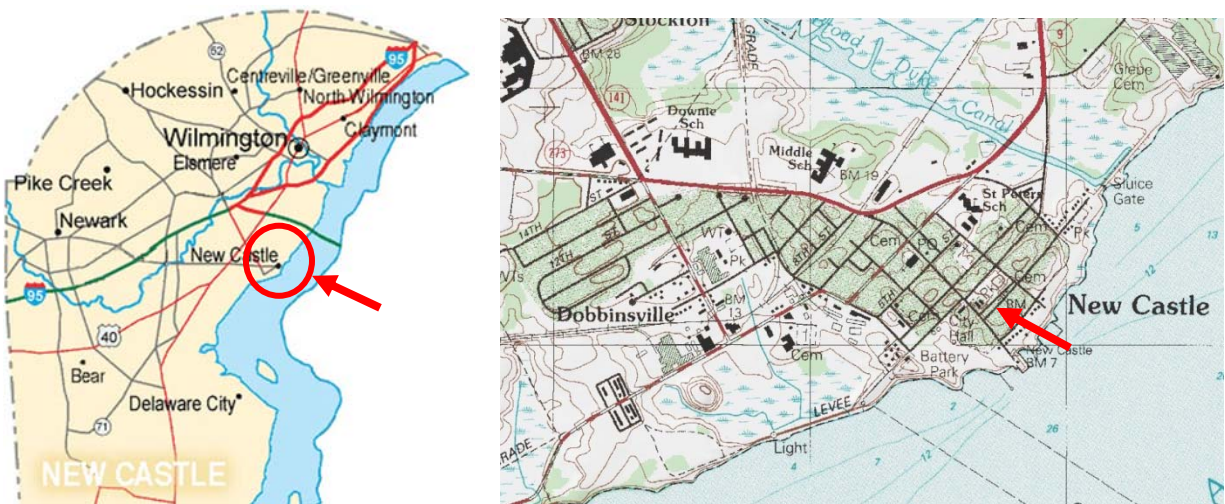


Figure AD-1: (Left) Map of northern New Castle County, Delaware.<sup>1</sup> The town of New Castle lies within the red circle. (Right) The Sheriff's House is located on the northwest side of Market Street as indicated by the red arrow.<sup>2</sup>

<sup>1</sup> "New Castle County map," *Delaware Today online*, accessed 8/25/2015; <http://www.delawaretoday.com/Delaware-Today/Neighborhoods/>.

<sup>2</sup> "Topographic Map of New Castle, Delaware," *mytopo.com*, accessed 8/25/2015, [http://map-pass.mytopo.com/maps/print\\_mytopo.asp?print=20&scale=5&layer=DRG&layer=HILLSHADE&lat=39.66041572206157&lon=-75.56827545224223&orient=1&res=144](http://map-pass.mytopo.com/maps/print_mytopo.asp?print=20&scale=5&layer=DRG&layer=HILLSHADE&lat=39.66041572206157&lon=-75.56827545224223&orient=1&res=144).

The Sheriff's House is located near the southwest corner of the New Castle Green, a historic public space immediately to the northeast of the Old New Castle Courthouse Museum in the First State National Historical Park. The building entrance faces Market Street, formerly a commercial hub in the historic town. The existing Green is the remainder of the original public square established in the 17<sup>th</sup> century when the town was first settled by the Dutch. The space consists of 40 acres bounded by Delaware, Market, Harmony and 3<sup>rd</sup> Streets. Immanuel Episcopal Church occupies the north end and the Old Courthouse spans the south end.

## NATIONAL REGISTER OF HISTORIC PLACES

Historic District:	New Castle Historic District, First State National Historical Park
Nomination Number:	#84000312
Resource:	1857 Sheriff's House and Jail
Resource Status:	Contributing Building (#67)
Date Listed:	November 08, 1984
Significance:	Architectural
Period of Significance:	1857

The Sheriff's House lies within the boundaries of the New Castle Historic District (#67000003), listed on July 2, 1975. The original nomination states that the district's significance derived from its status as the oldest town in the Delaware River Valley and its substantial collection of intact architecture spanning from the Colonial period through the Federal period. However, the period of significance outlined in that nomination extended only through the end of the Federal period, ending prior to 1850 and thus excluding the Sheriff's House and numerous other significant 19<sup>th</sup>-century structures. The nomination was re-written in 1984, expanding the period of significance to include all buildings erected prior to 1934.<sup>3</sup>

While the original 1975 nomination focused specifically on the architecture (Criterion C) of a very limited period; the revised 1984 nomination also identified the town's importance as a major Colonial trading center and seat of government (Criterion A).<sup>4</sup> Taken individually, many of the existing buildings in the New Castle Historic District are significant under Criterion C as examples of specific architectural styles and periods. Taken as an assemblage of buildings, they represent a continuous spectrum of architecture spanning over 300 years. The Sheriff's House in particular is described as a rare example of high-style 19<sup>th</sup>-century architecture in the town of New Castle.<sup>5</sup>

## PREVIOUS STUDIES

- Guarrant, Alice, Delaware Bureau of Archaeology and Historic Preservation, *Old New Castle Courthouse: Test Excavations in the Sheriff's House Yard and Alley*, 1984
- Hein, Kara, and Rebecca Siders, *A Documentary History of the Sheriff's House and Jail in New Castle County, Delaware*, 1997

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<sup>3</sup> Valeria Cesna and Richard Jett, "National Register nomination form 84000312," (Washington, D.C.: United States Department of the Interior, 1984),31-32.

<sup>4</sup> *Ibid.*, 3.

<sup>5</sup> *Ibid.*, 31.

- John Milner Associates, Inc., *Archaeological Testing on The Green in New Castle County, Delaware*, 2011
- Masek, Catherine Adams, *Microscopic Analysis Conducted to Determine and Evaluate the Paint Colors of Selected Exterior Surfaces*, 2002

#### **RESEARCH COMPLETED FOR THIS HSR**

Wilmington Public Library files – Prisons / Jails, Clubs, New Castle, Sheriff  
 Historical Society of Delaware files – Prisons/Jails, Clubs, New Castle, Sheriff  
 Levy Court Minute Books, Delaware State Archives  
 Minutes of the Trustees of the New Castle Common, 1900-1920  
 Minutes of the City Council of New Castle Delaware  
 New Castle County Building Permit Records, 1960 to Present  
 Records of the New Castle Historic Buildings Commission 1947-1968  
 Records of the Public Archives Commission, 1968-1971  
 Philadelphia City Directories – Michael Carman, Richard Dobbins, Samuel Sloan, John Stewart  
 Trenton City Directories -- Michael Carman, Richard Dobbins, Quarries  
 Genealogical search – Michael Carman, Richard Dobbins, Selected Sheriffs  
 Sanborn Insurance Maps

#### **RECOMMENDATIONS FOR FUTURE ARCHIVAL STUDY**

New Castle City Council meeting minutes  
 Levy Court records 1820-1825 before, during and after the construction of the debtor's prison  
 Locate minutes or other correspondence from the Trustees of Market Square  
 Newspapers c. 1824 for references to debtors' prison construction\*  
 Newspapers c. 1850-1910\*  
 \*Reports of the Jail Inspection Commission appear at irregular intervals in the Delaware Gazette. Only one of these reports was located in the Delaware State Archives.  
 Research into personal papers of the Sheriffs who resided in the house  
 Poole Family papers at the Historical Society of Delaware

#### **RECOMMENDATIONS FOR ARCHITECTURAL INVESTIGATION**

Second-floor framing in the center hall to assess structural condition  
 Second-floor framing at the south end of the building to assess structural condition  
 Second-floor framing above the west kitchen to look for evidence of the kitchen chimney and to determine whether the southwest room was originally one story  
 Removal of ceiling plaster from stair passage to look for evidence of stair changes  
 Removal of plaster from west side of west stair wall to look for evidence of exterior pointing  
 Additional paint sampling and comparative analysis to verify tentative partition and door opening dates  
 Selective removal of interior wall plaster from masonry walls to look for exterior pointing





## **1.1 HISTORICAL BACKGROUND AND CONTEXT**

### **1.1.1 Development of New Castle**

The history of New Castle, Delaware has been researched and documented in a multitude of published works beginning in the late 19<sup>th</sup> century. The following should be considered as a chronology of the most significant events that shaped the development of New Castle and, more specifically, the structures associated with the Green at the heart of the town.<sup>1</sup>

#### ***17<sup>th</sup> Century and Before***

The town of New Castle, Delaware is located on the west bank of the Delaware River, approximately 40 miles north of the mouth of the Delaware Bay, where a projecting piece of land forms a small natural harbor. Surrounding marshes support a wide variety of fish and game. The strategic location of the site, overlooking a narrow stretch of the river, was immediately evident to explorers arriving on the shores of the New World from Europe. Long before the arrival of European settlers, the area surrounding the site of the future town was already in use by Native Americans. The nearby marshes provided plentiful food and supported an active trade in pelts among several settlements in the area.

As permanent colonies formed in Maryland and Virginia in the early 17<sup>th</sup> century, explorers naturally travelled outward to investigate the surrounding territory. In 1610, an English sea captain Argall arrived first in the area, naming the Delaware River in honor of the governor of the English colony in Virginia, Lord de la Warr. Explorers from other nations soon followed, pushing further north up the river. Dutch sailors christened the site Sand Hook, describing the piece of land protruding into the river. It was the Swedes, However, who founded the first colony in the new territory in 1638 at Fort Christina, now Wilmington, Delaware, approximately 6 miles north of New Castle.<sup>2</sup>

The settlement that would eventually become the town of New Castle was founded in 1651 by Peter Stuyvesant of the Dutch West India Company as Fort Casimir. The Fort was situated close to the shoreline, to the north and east of town, to oversee ship traffic on the Delaware River. The settlers arriving in the area thereafter survived by subsistence farming and trading with local native American tribes in animal pelts for export back to Europe. Eventually, organized tobacco farming and overseas trade provided a more stable source of revenue for the residents of the new town.

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<sup>1</sup> Unless noted otherwise, the information contained within the following paragraphs is extracted from "Jeanette Eckmann Papers," New Castle Community History and Archaeology Program (NC-CHAP), accessed 6/12/2015, [www.nc-chap.org](http://www.nc-chap.org).

<sup>2</sup> "A Brief History of Fort Cristina," accessed 6/18/2015, <http://history.delaware.gov/pdfs/historyFortChristina.pdf>

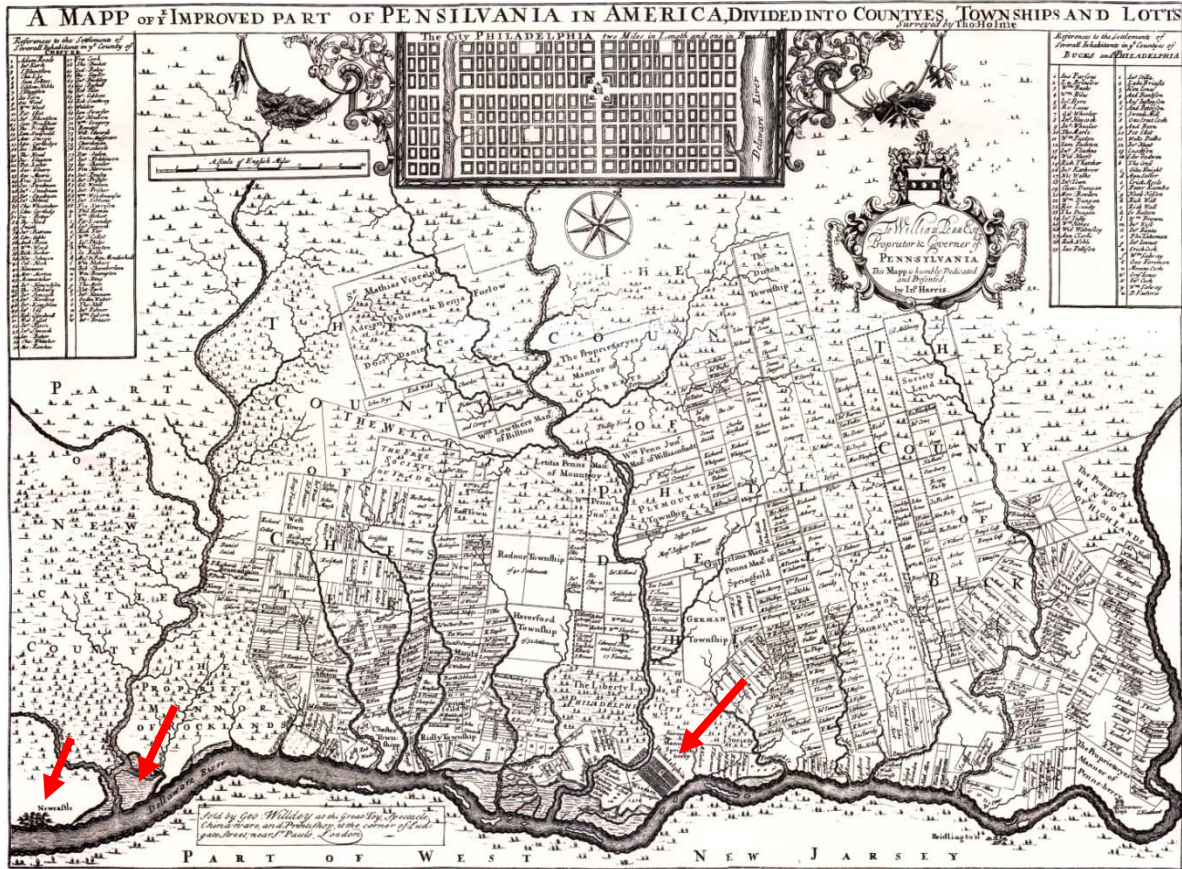


Figure 1.1-1: 1687 Map of Pennsylvania prepared by surveyor Thomas Holme for William Penn. Note the location of the settlement at New Castle (far left) relative to Fort Christina (approximate location shown, center) and Philadelphia (right).<sup>3</sup>

The town's strategic location made it an object of contention between the various nations trying to establish colonies in the area. In 1654 the Swedes managed to wrest control of Fort Casimir from the Dutch. The Dutch fought back and regained control of the colony in 1655.<sup>4</sup> The Dutch West India Company ceded the lands between Cristina Creek and Bombay Hook to the burgomasters of Amsterdam who financed the fight against the Swedes. In their honor, the settlement was renamed New Amstel. Over the next few years, the efforts were made to survey and plan a town, starting with a street roughly parallel to the shoreline called The Strand. The establishment of the Strand was followed by a rough grid of streets located primarily southwest and west of the fort. The boundaries of the town stretched roughly from the Dutch dyke to the northeast, the waterfront to the southeast, Third/Orange Street to the northwest and Delaware Street to the southwest.<sup>5</sup> Following the layout of the street grid, individual blocks were divided into plots. The town grew

<sup>3</sup> Lower Merion Historical Society, accessed 6/20/2015, <http://www.lowermerionhistory.org/atlas/maps/1687/1687.jpg>

<sup>4</sup> Delaware Military Heritage and Education Foundation, accessed 6/20/2015, <http://militaryheritage.org/FTCasimir.html>

<sup>5</sup> Alexander Cooper. *The Sunday Star* (Wilmington). January 21, 1906.

steadily and with the influx of settlers came an escalation in boundary disputes. To resolve the situation, a lottery was held in 1658 to distribute the surveyed farm lots.

During the Dutch tenure in New Amstel, Fort Casimir housed most of the public functions associated with the protection and governance of the colony such as the community bakehouse, meeting hall, courts and jail. The fort itself was a collection of timber structures surrounded by a protective fence. Located in a wet, marshy area, the complex began to deteriorate by the early 1660s. The physical decline in the fort mirrored a decline in the fortunes of the adjoining town due to disease, the failure of several harvests and a general lack of supplies and funding. Swedish settlers continued to live among the Dutch population in an uneasy peace.

It was not the Swedes but the English who next took control of the failing settlement at New Amstel. Sir Robert Carr seized the town for the Duke of York in 1664, renaming it New Castle. The Dutch resisted the English occupation and retook the colony for a short period between 1672 and 1674. However, the Duke of York eventually regained control of New Castle and the town remained in English hands thereafter. In 1682, the Duke granted extensive land holdings to William Penn, including the three counties of Delaware and the town of New Castle.

At the time of Penn's arrival in New Castle, the courts and jail serving the town of New Castle were still contained within Fort Casimir in a courthouse constructed in 1677. The courthouse said to have been built of logs, 2 stories high and roughly 20 feet square, with the prison located underneath.<sup>6,7</sup> However, the condition of the fort was such that William Penn executed a warrant in 1689, establishing the bounds for the New Castle Green and surveying a lot for a new courthouse.<sup>8</sup> In 1704, the counties of Delaware were granted a separate legislature with New Castle as the capitol. Penn also granted an additional 1,000 acres to the citizens of the town for their use and to provide funding for public improvements. The center portion of the existing courthouse structure, including a prison below grade, was constructed at this time.<sup>9</sup>

Despite this auspicious start, New Castle continued to wane under English rule, primarily due to the requirement that incoming foreign ships offload and declare their cargo at New York.<sup>10</sup> The city of Wilmington, located six miles to the north, also drained industry and population away from New Castle. Written descriptions of the town from the early-to-mid-18<sup>th</sup> century evoke images of a dying town of less than one hundred houses, some unoccupied and others unfit to live in. The Rev. George Ross of Immanuel Church in New Castle attributed the downturn to the "...upstart village

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<sup>6</sup> November, 1676 - Memorial from the magistrates at New Castle to Governor Edmond Andros: "There being no prison for securing of debtors, fugitives and malefactors, who often make their escape for want of it, we therefore desire his Honor's order for erecting a prison, which we imagine would be to stand in the fort ...," "Jeanette Eckman Papers," accessed 3/25/2015, [http://www.nc-chap.org/eckman/htm/5\\_FortAndCourthouse.php](http://www.nc-chap.org/eckman/htm/5_FortAndCourthouse.php).

<sup>7</sup> February 8, 1677-"It was this day resolved and concluded by the commander and court, that a prison with a dungeon under it be built in the fort with all expedition," from "Jeanette Eckman Papers, Court Records I," accessed 3/25/2015, [http://www.nc-chap.org/eckman/htm/5\\_FortAndCourthouse.php](http://www.nc-chap.org/eckman/htm/5_FortAndCourthouse.php).

<sup>8</sup> "Jeanette Eckman Papers," accessed 3/25/2015, [http://www.nc-chap.org/eckman/htm/8\\_harmony.php](http://www.nc-chap.org/eckman/htm/8_harmony.php).

<sup>9</sup> Robert G. Caldwell. *The Penitentiary Movement in Delaware 1776-1829* (Wilmington: Historical Society of Delaware, 1942), 42.

<sup>10</sup> Eckman, Jeanette. "History Sketch of Transportation Changes, Trade Cycles, Housing and Travelers Descriptions of the Town, p.3," accessed 3/26/2015, <http://nc-chap.org/eckman/pdfs/AreaB-3.pdf>.

(Wilmington) lying on a neighboring creek which yields a convenient port to the neighboring country.”<sup>11</sup> The construction of roads and public works lagged as the 1,000-acre grant made by Penn to the citizens of New Castle was poorly managed. Finally, in 1764, faced with frequent encroachments onto the common lands, Richard and Thomas Penn, heirs to William Penn, incorporated the Board of Trustees of New Castle Common to oversee the use of the grant acreage and manage the funds generated by rents and land sales for the benefit of the town.

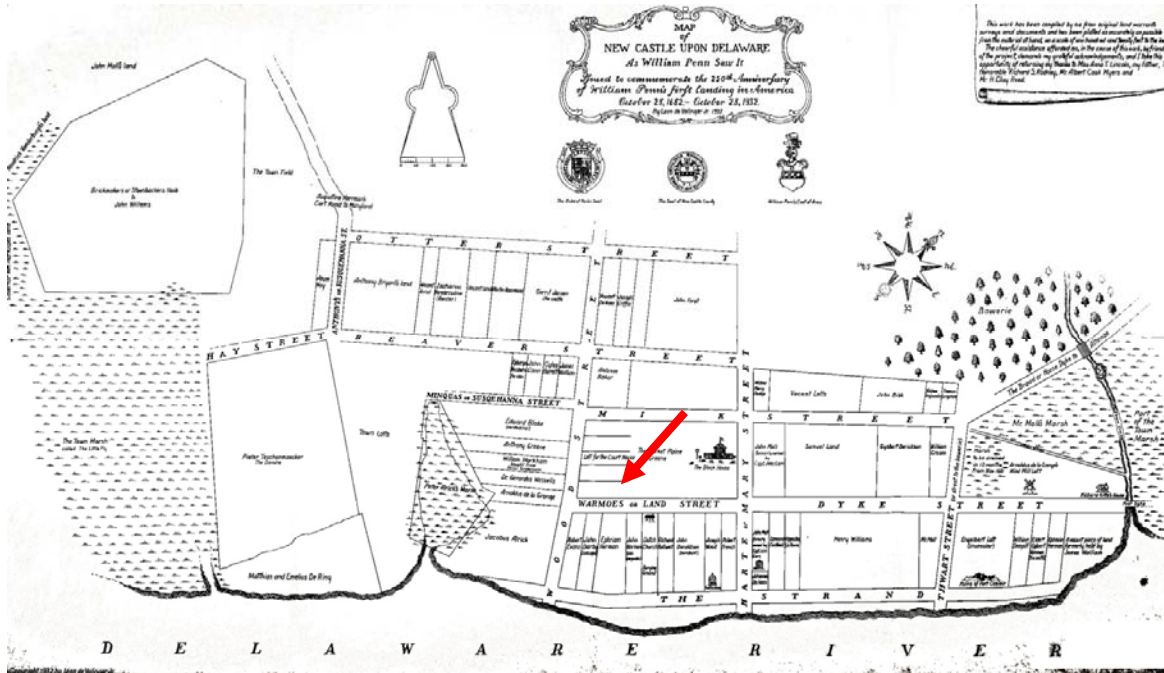


Figure 1.1-2: Composite map of New Castle c. 1682, prepared by former state archivist Leon de Valinger from original surveys and land warrants. The approximate location of the Sheriff's House is indicated by the red arrow.<sup>12</sup>

The Declaration of Independence in 1776 and the American Revolution that followed brought significant changes to New Castle. After the Declaration, New Castle remained as the capitol of the newly established state of Delaware. However, within a year the capitol relocated to the relative safety of Dover, Delaware, taking with it the legislature and much of the court system. Only the Superior Court of the state of Delaware remained in New Castle. After the Revolutionary War, the establishment of Washington, D.C. as the national capitol proved advantageous for the town as New Castle provided a convenient transfer point for stagecoach travelers and riverborne cargo headed to the new capitol. As trade with foreign nations increased after the Revolution, New Castle also became an important provisioning port for outgoing trans-Atlantic cargo vessels. During the prosperous final decades of the 18<sup>th</sup> century, the courthouse located at the south end of the Green

<sup>11</sup> Eckman, Jeanette. "History Sketch of Transportation Changes, Trade Cycles, Housing and Travelers Descriptions of the Town, p.2," accessed 3/26/2015, <http://nc-chap.org/eckman/pdfs/AreaB-3.pdf>.

<sup>12</sup> Leon de Valinger, accessed 3/21/2015, <http://www.nc-chap.org/maps/devallinger5.jpg>

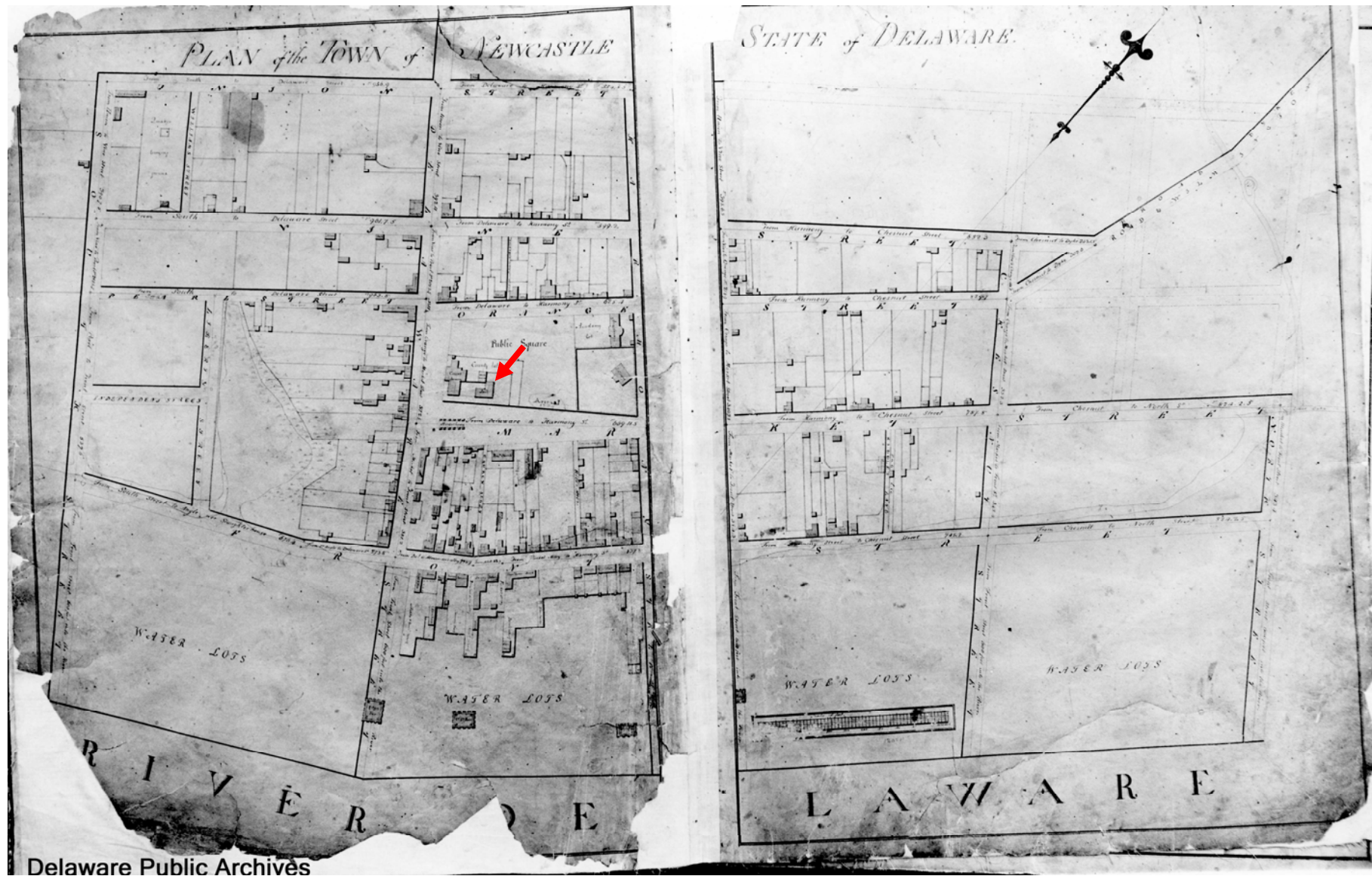
remained the center for law enforcement and judicial activity. Additions were constructed on the east and west ends of the building to accommodate the expanding needs of the court system. Following a series of poorly constructed jails, a new prison was constructed in 1793, appended to the northeast corner of the courthouse. For additional information regarding the Sheriff's House site during this period, see Section 1.1.2.

The dawn of the 19<sup>th</sup> century saw the town of New Castle growing rapidly in both size and importance. The rapid expansion highlighted the need for active management of the lands comprising the center of the town as well as planning for additional infrastructure. To that end, well-known engineer and architect Benjamin Henry Latrobe was contracted to survey the town of New Castle in 1805. The documents generated by Latrobe offer a rare glimpse into the physical appearance of the town in the early 19<sup>th</sup> century. Brewing tensions with Great Britain brought the need for increased protective measures including the construction of a federal arsenal on the New Castle Green. Though New Castle survived the War of 1812 relatively unscathed, a great fire swept through the town in 1824, destroying most of the residences and mercantile buildings along Water Street and The Strand. The citizens recovered relatively quickly from this catastrophe; however, outside forces such as changes in transportation and trade proved more difficult to weather.



*Figure 1.1-3: View of the New Castle Green from the southwest by Benjamin Henry Latrobe dated 1805. The buildings located to the north and west of the courthouse (see red arrows) are likely associated with a jail or workhouse. Courtesy of the Delaware State Archives.<sup>13</sup>*

<sup>13</sup> Benjamin Henry Latrobe, "View of the New Castle Green," accessed 3/10/2015, [http://nc-chap.org/chap/images/green\\_2kpix.jpg](http://nc-chap.org/chap/images/green_2kpix.jpg)



Delaware Public Archives

Figure 1.1-4: Plan of New Castle prepared by Benjamin Latrobe 1805, courtesy of the Delaware State Archives. The red arrow indicates the location of the 1793 jail.<sup>14</sup>

<sup>14</sup> Benjamin Henry Latrobe, "Survey of New Castle," accessed 3/10/2015, [http://www.nc-chap.org/latrobe/imgs/original\\_plan.jpg](http://www.nc-chap.org/latrobe/imgs/original_plan.jpg)

Within a few years of the Great Fire of 1824, significant transportation changes began to occur on a regional level. In 1829, the Chesapeake and Delaware Canal opened in nearby St. Georges, Delaware. The opening of a direct route between the Chesapeake Bay and the Delaware River proved to be a mixed blessing for the town of New Castle. Though cargo could now be readily transferred from trans-Atlantic ships arriving in town to other vessels headed down the Chesapeake, the prevailing tendency was to draw trade away from New Castle. Two short years later, the construction of the New Castle and Frenchtown Railroad would speed the flow of goods between New Castle and the canal but it would not be long before more direct railroad lines connecting Philadelphia, Wilmington and Baltimore would dominate shipping along the coast. The New Castle portion of the railroad was abandoned in 1856.

Despite the continued withdrawal of trade from the port of New Castle, the town continued to grow steadily throughout the 19<sup>th</sup> century. The second half of the century brought the New Castle Gas Company and gas lighting to homes, businesses and streets in 1859. In 1870, the New Castle Water Works brought public water service to the more populated areas of the town. Though the seat of New Castle County relocated to Wilmington in 1881, expanding transportation networks on both land and water connected the town of New Castle with other regional centers in the late 19<sup>th</sup> century. The Baltimore & Ohio and the Pennsylvania Railroads quickly introduced trolley service to Wilmington. The Ericsson steamship line, connecting Philadelphia and Baltimore, stopped at New Castle and a direct line connected New Castle with Salem, New Jersey.

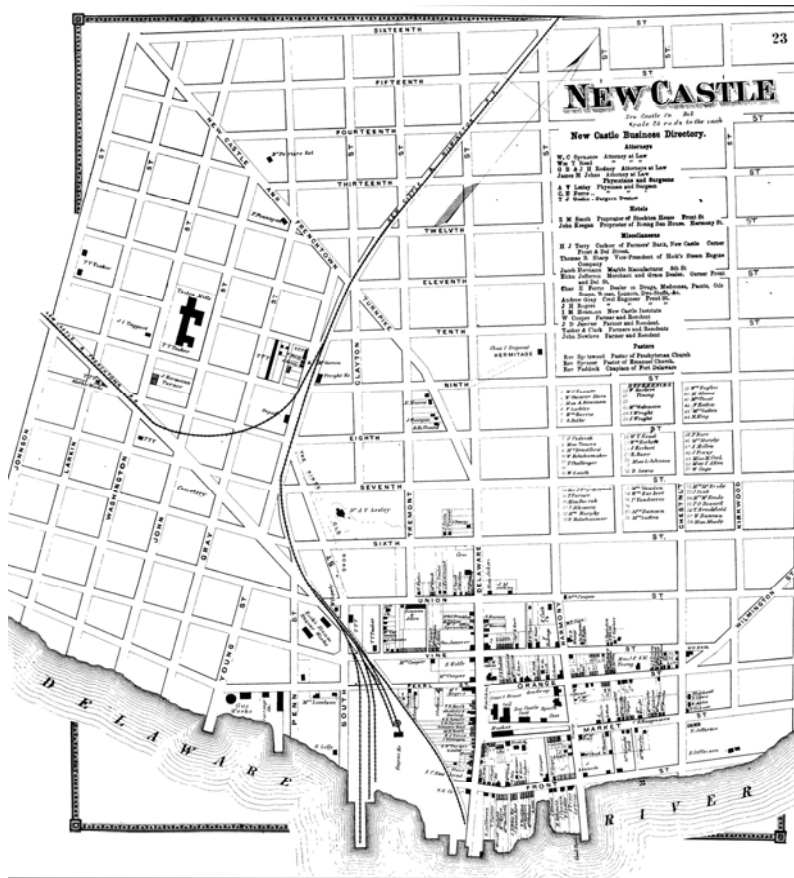


Figure 1.1-5: The 1868 edition of the Beer's Atlas shows the penetration of the railroads into the town of New Castle, accelerating the transport of goods from Delaware River inland.<sup>15</sup>

<sup>15</sup> Beer's Atlas of the State of Delaware (1868), accessed 3/18/2015, <http://nc-chap.org/chap/images/beerNewCastle3k.jpg>

However, it was a law passed by the Delaware state legislature in 1879 to exempt corporations from taxes for ten years on new manufacturing facilities that brought the next increment of growth to New Castle and to the state of Delaware as a whole. The late 19<sup>th</sup> and early 20<sup>th</sup> centuries saw the construction of several factories, including several steel foundries, in the less-populated waterfront areas south of town.<sup>16</sup> The introduction of ferry service to Pennsville in 1929 provided increased access to the agricultural and resort areas of southern New Jersey. Following World War II, the general pace of development of northern Delaware accelerated, bringing plans for a new county airport in nearby Hares Corner and for the construction of the Delaware Memorial Bridge.

Not all New Castle residents welcomed the rapid pace of change. Amid the hectic growth in the 1940s and 1950s, the Trustees for the New Castle Common began to actively evaluate and purchase properties within and around the earliest part of town with the goal of preserving historic buildings and natural lands.<sup>17</sup>

The restoration of the colonial town of Williamsburg, beginning in the late 1920s, constituted an early milestone in historic preservation due to its ambitious scope and, for the time, authenticity. Driven by the enthusiasm of local pastor Dr. W.A.R. Goodwin and funded by the Rockefeller family fortune, the Colonial Williamsburg Foundation restored and populated a sizeable portion of an entire historic town for the purpose of educating future generations. Beginning in the early 1940s, the preservation of New Castle, Delaware evolved in much the same way, though decades later.

In the case of New Castle, the driving vision and force behind its preservation belonged to Colonel Daniel Moore Bates, a retired military officer and prominent local resident. For decades, Bates devoted his time and energy to researching the various properties and buildings in the historic center of the town. He enlisted the services of Boston architectural firm Perry, Shaw and Hepburn, the architects behind the Williamsburg restoration, in surveying and assessing both public and private buildings throughout the town. Local architects Pope & Kruse of Wilmington also assisted. With the financial backing of Louise DuPont Crowninshield of the prominent DuPont family, the non-profit Historical Research, Inc. was formed to promote the restoration of the town based on the resulting architectural survey. This organization eventually became Historic New Castle, Inc. which remains active in the administration of the historic district. In 1949, the individual Trustees of Market Square were elected the first Trustees of Historic New Castle, Inc.<sup>18</sup>

The efforts of Historic New Castle, Inc. followed the template established at Colonial Williamsburg, recognizing only pre-Revolutionary structures as worthy of preservation and interpretation. The survey prepared by Perry, Shaw and Hepburn identified numerous 18<sup>th</sup>-century structures for preservation, alteration or rehabilitation. It also identified numerous 19<sup>th</sup>-century buildings, among them the Sheriff's House, for removal. Fortunately, the funding was not immediately available to proceed with the removal of those "non-historic" buildings identified in the survey.

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<sup>16</sup> New Castle Commercial Club (pamphlet 1899), accessed 4/2/2015, <http://nc-chap.org/idealNC/idealNC1899.pdf>.

<sup>17</sup> New Castle Historic Buildings Commission, "Secretaries Records," Delaware State Archives, Record Group 1325, Subgroup 016, Series 165.

<sup>18</sup> New Castle Historic Buildings Commission, "Records of Preservation Activities," Delaware State Archives, Record Group 1325, Subgroup 016, Series 215.





Figure 1.1-6: 1947 Architectural Survey prepared by architects Perry, Shaw and Hepburn of the historic center of the town of New Castle. This color-coding of the map has been enhanced. Note that the Sheriff's House is designated for removal.<sup>19</sup>

Working closely with Historic New Castle, Inc. the Trustees of Market Square formed a committee to act on the so-called New Castle Report in 1949. The Committee established subcommittees to address the following issues:

- Finance to acquire property in the interests of Historic New Castle, Inc.
- Historic records – record preservation activities and preserve relevant historic records
- Publicity
- Private Property to encourage property owners to maintain/restore their buildings
- Public Property to administer the Courthouse, Sheriff's House and other public buildings
- Public Programs.<sup>20</sup>

<sup>19</sup> Perry, Shaw and Hepburn, "Architectural Survey of New Castle, Delaware – Area A," accessed 6/10/2015, [http://nc-chap.org/chap/images/area\\_a.jpg](http://nc-chap.org/chap/images/area_a.jpg)

<sup>20</sup> New Castle Historic Buildings Commission, "Records of Preservation Activities 1955-1968," Delaware State Archives, Record Group 1325, Subgroup 016, Series 215.

The Committee on Public Property (later renamed Public Buildings) of Historic New Castle, Inc. decided on the restoration of the Courthouse as the primary attraction of the historic town. However, the group rightly realized that the cost of such an endeavor was well beyond their means. Only the State could raise enough funds to properly accomplish the project. However, the State was unlikely to appropriate the required funds if the building remained under the control of the Trustees of Market Square, a private body. Therefore, trustees of Historic New Castle, Inc. set about arranging the transfer of control by proposing the establishment of a new quasi-public corporation with both elected and appointed trustees to administer the restored building.<sup>21</sup> The members spent 1952-1955 lobbying members of the Delaware General Assembly to vote in favor of funding the restoration of the old New Castle Courthouse. In the meantime, Historic New Castle, Inc. undertook an extensive architectural and archival study of the old Courthouse in preparation for its eventual restoration. Architectural firm Perry, Shaw, Hepburn, Kehoe and Dean, assisted by Pope & Kruse and historian Jeanette Eckman, prepared the so-called Courthouse Report, completed in 1953.

The group's lobbying efforts finally succeeded in 1955 when by Act of the Delaware General Assembly, title to the Courthouse, Sheriff's House and other historic buildings on the Green passed from the Trustees of Market Square to the New Castle Historic Buildings Commission. The Commission consisted of eleven members, including the five elected Trustees of Market Square and six additional members appointed by the Governor, one from each county and three at-large members.<sup>22</sup> Restoration of the Courthouse took several years and it was finally opened to the public as a museum in 1963.

The buildings on the Green, including the Courthouse, remained under the control of the New Castle Historic Buildings Commission for just over a decade. In an effort to consolidate the wide variety of state commissions, the New Castle Historic Buildings Commission was dismantled in 1967-68. Its responsibilities, including the administration of the Sheriff's House, along with its operating funds were transferred to the Public Archives Commission in early 1968.<sup>23, 24</sup> In 1970, the government of the State of Delaware was again reorganized into numerous divisions, further consolidating the former state commissions. The Public Archives Commission became part of the newly formed Division of Archives and Cultural Affairs.<sup>25</sup> This agency was subsequently renamed the Division of Historical and Cultural Affairs in 1971.

The most recent chapter in the history of historic New Castle is the establishment of the First State National Monument. Beginning in 2002, Delaware Senator Tom Carper began soliciting suggestions from Delaware citizens regarding sites that would be appropriate for inclusion in a national park.<sup>26</sup> Several years later in 2006, the National Park Service, commissioned by Congress, undertook a three-year study of coastal areas in Delaware to identify historic and scenic resources. Based on citizen input and the

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<sup>21</sup> Letter from Eliason and Wolcott to Col. Daniel M. Bates dated 6/20/1950, "Records of Preservation Activities 1955-1968," Delaware State Archives, Record Group 1325, Subgroup 016, Series 215.

<sup>22</sup> Laws of the State of Delaware, Vol. 50, Part I, Chapter 198, p. 362, accessed 6/10/2015, <http://delcode.delaware.gov/sessionlaws/ga118/chp198.shtml#TopOfPage>.

<sup>23</sup> Laws of the State of Delaware, Vol. 56, Chapter 182, p. 604, accessed 6/10/2015, <http://delcode.delaware.gov/sessionlaws/ga124/chp182.shtml#TopOfPage>.

<sup>24</sup> Annual Report – 1968, "Annual Reports of the State Archivist, Delaware State Archives," Record Group 1325, Subgroup 003, Series 160, Box 709.

<sup>25</sup> Laws of the State of Delaware, Vol. 57, p. 1654, accessed 6/11/2015, <http://delcode.delaware.gov/sessionlaws/ga119>.

<sup>26</sup> "First State National Historical Park," accessed 6/11/2015, <http://www.carper.senate.gov/public/index.cfm/delaware-national-park>

results of the National Park Service study, Carper introduced the First State National Historical Park Act in 2011. The initial bill failed to pass. However, with the donation of funds to purchase additional tracts, the second version of the bill passed on March 14, 2013 and First State National Monument was created by Presidential proclamation on March 25, 2013.<sup>27</sup> The original park included the following sites and tracts of land scattered throughout the state:

- New Castle Courthouse Museum (New Castle County)
- Woodlawn tract (New Castle County)
- The Green, Dover (Kent County)

The National Defense Authorization Act of 2015 passed by Congress changed the name of the park to First State National Historical Park. The bill also authorized a number of additional properties for possible inclusion in the future including Fort Christina (New Castle County), Old Swedes Church (New Castle County), the John Dickinson Plantation (Kent County) and the Ryves-Holt House (Sussex County).<sup>28</sup>

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<sup>27</sup> "First State National Historical Park," accessed 6/20/2015,  
[https://en.wikipedia.org/wiki/First\\_State\\_National\\_Historical\\_Park](https://en.wikipedia.org/wiki/First_State_National_Historical_Park)

<sup>28</sup> Ibid.

### 1.1.2 Samuel Sloan (March 7, 1815 – July 19, 1884)<sup>29</sup>

Samuel Sloan's architectural career has been researched and documented extensively. The following is only a brief biographical sketch of the architect. For a detailed study of the life and work of Samuel Sloan, see Samuel Sloan, Architect of Philadelphia 1815-1884 by Harold Cooledge, Jr.

Samuel Sloan, designer of the New Castle Sheriff's House and Prison, was born in Honeybrook, Pennsylvania, located approximately 40 miles west of the city of Philadelphia, to William Sloan and Mary Kirkwood Sloan. As a young man he trained as a carpenter, making his way to the city of Philadelphia in the 1830s while still a teenager. Sloan is believed to have worked on John Haviland's Eastern State Penitentiary and later with Isaac Holden at the Pennsylvania Hospital for Mental and Nervous Diseases (1836-1841).<sup>30</sup> These two projects would prove formative to his work as an architect. He appears in Philadelphia City Directories as a carpenter up through 1850.

Samuel Sloan had already begun practicing as an architect by the time the Philadelphia Directory reflects his change in profession in 1851.<sup>31</sup> His first major commission, the Delaware County Courthouse and Prison located in Media, Pennsylvania, was completed in 1849. It was the first of several courthouses and other municipal complexes Sloan designed, including the Camden County (NJ) Courthouse and the Lancaster County (PA) Courthouse, both completed in 1852.<sup>32</sup> In 1853, Sloan joined fellow carpenter John Stewart in the firm of Sloan and Stewart with offices in Philadelphia, first at 154 Walnut Street then at 6<sup>th</sup> and Walnut Street by 1856. Stewart left the firm in 1857 and the extent of his contributions, if any, to the design of the New Castle Sheriff's House and jail are unknown.<sup>33</sup>

Even as Sloan took on the New Castle Sheriff's House project, he was involved in the construction of a building that would change the course of his career. In 1856, the cornerstone was laid for an expansion of the Pennsylvania Hospital for Mental and Nervous Diseases. This building marks the beginning of Sloan's collaboration with Thomas Story Kirkbride, a prominent practitioner in the care of the mentally ill whose theory of treatment gained worldwide acceptance in the second half of the 19<sup>th</sup> century.<sup>34</sup> Sloan and Kirkbride presumably became acquainted during the construction of the original building between 1836 and 1841 when Samuel Sloan, working as a carpenter, served as the superintendent of construction.<sup>35</sup> Kirkbride served as superintendent of the hospital from 1841 to 1883. Kirkbride's plan of treatment for mental illness sought to remove patients from the stress by exposing them to nature and providing them with structured activity and socialization. Samuel Sloan helped Kirkbride to translate his therapeutic program into architectural form, designing buildings according to a linear plan consisting of

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<sup>29</sup> "Samuel Sloan," Philadelphia Architects and Buildings (Athenaeum of Philadelphia), accessed 3/25/2015, [http://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/21518](http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/21518).

<sup>30</sup> Ibid.

<sup>31</sup> Ibid.

<sup>32</sup> "Samuel Sloan," WorldHeritage, accessed 3/26/2015, [http://www.worldheritage.org/articles/Samuel\\_Sloan\\_%28architect%29](http://www.worldheritage.org/articles/Samuel_Sloan_%28architect%29).

<sup>33</sup> McIlroy's Philadelphia Directory lists the firm of Sloan and Stewart at 154 Walnut Street in 1854. The 1856 directory lists the two men separately at 6<sup>th</sup> and Walnut Streets but does not list the firm of Sloan and Stewart. In 1857, Sloan and Stewart are listed at separate addresses. The address listed in the advertisement for bid corresponds with Samuel Sloan's 1857 address, indicating that the two had split by that time.

<sup>34</sup> This project may also have introduced Sloan to Carman & Dobbins who eventually won the contract to construct the Sheriff's House and jail in New Castle. *Delaware Gazette*, August 18, 1857.

<sup>35</sup> Cooledge, Harold. *Samuel Sloan, Architect of Philadelphia 1815-1884* (Philadelphia: University of Pennsylvania Press, 1986), 11.

a central administration building flanked by patient wings. The tiered wings served to separate patients by gender and by the severity of their symptoms. His asylum complexes were typically located in secluded rural areas away from the noise and stress of cities.<sup>36</sup> Following the Kirkbride method, Sloan designed over a dozen asylums and sanatoria throughout the United States, including Alabama, Connecticut, Georgia, Illinois, New York, Indiana, Michigan, Missouri, North Carolina and South Carolina.<sup>37</sup>

In addition to his numerous courthouse, asylum and hospital designs, Sloan's design portfolio also included numerous schools, churches, residences and commercial buildings throughout the country.

In 1851, in addition to his architectural practice, Samuel Sloan began publishing books of designs, a venture that would spread his influence as an architectural tastemaker well beyond his home city of Philadelphia. The Model Architect was first published in installments and then as two bound volumes in 1852 and 1853. The work included designs for residences of varying size, commercial buildings and institutional structures.<sup>38</sup> *Godey's Ladies Book*, a prominent magazine with national circulation, also began publishing his designs in 1852, spreading his aesthetic across the country. As Sloan's practice declined during the late 1850s and early 1860s, he turned to publishing additional works including City and Suburban Architecture (1859), Sloan's Constructive Architecture (1859), Sloan's Homestead Architecture (1861) and American Houses, a Variety of Designs for Rural Buildings (1861).<sup>39</sup> Subsequent editions of these books were published throughout the 1860s and early 1870s.

Sloan's successful architectural practice faltered under the weight of multiple blows starting with the financial panic of 1857, followed not long after by the onset of the Civil War which halted the majority of new construction for several years. In an attempt to bolster his practice, Sloan partnered with the well-connected Addison Hutton in 1864. Despite an influx of commissions, the partnership dissolved in 1867 when Sloan left to pursue a new venture. Attempting to build upon the success of his pattern books, he began publishing *The Architectural Review* and *American Builders' Journal*, the first architectural periodical to be published in the United States. The Review failed to gain popularity and ceased publication in 1870 after only three volumes.<sup>40</sup> Sloan attempted to revive his architectural practice but his involvement in a scandal surrounding the award of the contract for Philadelphia City Hall in 1870 all but finished his career in Philadelphia.<sup>41</sup>

Samuel Sloan continued to practice in Philadelphia throughout the 1870s but with little success. In 1877, he took on Charles Balderston and Isaiah B. Young in a short-lived partnership. By the end of the decade, most of his commissions were coming from out of state. The successful completion of the Western State Asylum for the Insane in Morganton, North Carolina brought subsequent commissions in

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<sup>36</sup> "History," accessed 8/11/2016, <http://www.kirkbridebuildings.com/about/history.html>.

<sup>37</sup> "Samuel Sloan," Philadelphia Architects and Buildings (Athenaeum of Philadelphia), accessed 3/25/2015, [http://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/21518](http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/21518).

<sup>38</sup> The first three volumes of The Model Architect were published in 1851, 1852, and 1853. The remaining three volumes were not published until 1860, 1868 and 1873, as Sloan's fortunes declined precipitously.

<sup>39</sup> "Samuel Sloan," Philadelphia Architects and Buildings (Athenaeum of Philadelphia), accessed 3/25/2015, [http://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/21518](http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/21518).

<sup>40</sup> Ibid.

<sup>41</sup> Ibid.

the area. Sloan eventually relocated his practice to Raleigh, North Carolina in 1883 though he died the next year on July 19, 1884.<sup>42</sup> He is buried in Mount Moriah Cemetery in Philadelphia.<sup>43</sup>

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<sup>42</sup> "Samuel Sloan," Philadelphia Architects and Buildings (Athenaeum of Philadelphia), accessed 3/25/2015, [http://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/21518](http://www.philadelphiabuildings.org/pab/app/ar_display.cfm/21518).

<sup>43</sup>"Samuel Sloan," WorldHeritage, accessed 3/26/2015, [http://www.worldheritage.org/articles/Samuel\\_Sloan\\_%28architect%29](http://www.worldheritage.org/articles/Samuel_Sloan_%28architect%29).

### 1.1.3 Architectural Precedents

#### 1.1.3.1 Precedents for the New Castle Sheriff's House

The Sheriff's House at New Castle represents a curious hybrid of residential and institutional building, both of which prominently featured in Sloan's body of work. His earliest published work, The Model Architect, was published in 1851 and focused primarily on residential buildings ranging from workers' cottages to lavish mansions. He was conversant with a wide variety of ornamental styles such as Italian, Gothic and "Oriental", reflecting the American fascination with bygone times and far-off places typical of mid-19<sup>th</sup>-century Romanticism.

The residences typically found in The Model Architect are fanciful, with asymmetrical plans and lavish ornament, and set in lush, romantic landscapes – a far cry from the Sheriff's House on New Castle Green.



Figure 1.1-7: Residential designs from The Model Architect (1852) reflected the exotic revival styles popular in the mid-19<sup>th</sup> century. Note Sloan's lavish use of ornament and the lush romantic settings.<sup>44</sup>

The designs found in Samuel Sloan's next major published work, City and Suburban Architecture (1859), post-date the construction of the Sheriff's House but are useful in highlighting the differences in his approach toward urban versus rural settings and toward residential versus institutional buildings. In an urban setting, Sloan abandons the exotic, romantic styles seen in The Model Architect in favor of a more

<sup>44</sup> Samuel Sloan, *Sloan's Victorian Buildings* (originally titled *The Model Architect*) (New York: Dover Publications, 1980), 28, 35, 76.

classical vocabulary of Greek and Roman elements and rules. His urban buildings display symmetry and restraint in ornament. Sloan uses architectural detail and massing to differentiate and prioritize openings and to establish hierarchy among floors and forms. The difference between his rural residence in the Italian style seen in The Model Architect (see Figure 1.1-7 above) and his city residence in the Italian style (see Figure 1.1-8 below) is easily seen.

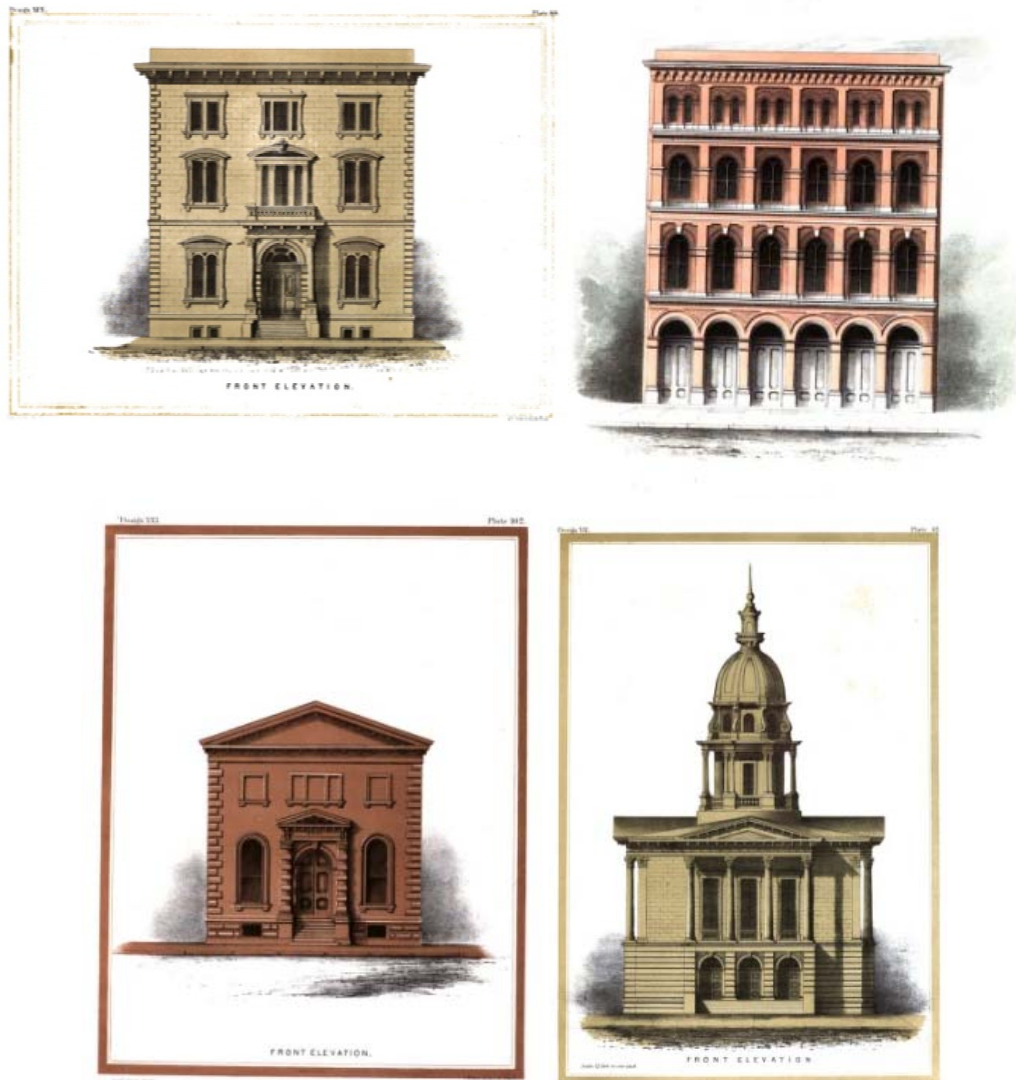


Figure 1.1-8: Plates from Sloan's *City and Suburban Architecture* (1859) highlight Sloan's approach to residential and institutional buildings in an urban setting.<sup>45</sup> His Italian residence (upper left), storefront (upper right), bank (lower left) and courthouse (lower right) use symmetry and a classical vocabulary to create an impression of sophistication and strength.

<sup>45</sup> Samuel Sloan, *City and Suburban Architecture*, accessed 8/15/2016, <https://babel.hathitrust.org/cgi/pt?id=njp.32101078302609;view=2up;seq=168>.



Sloan also uses the classical vocabulary to lend gravitas to his institutional buildings. The use of heavy rusticated stonework for the base of his bank building and courthouse designs (See Figure 1.1-8 above) lends an air of solidity and strength. Heavy rusticated quoins define the edges of the main building mass in both the bank building and the residence. An enlarged opening elevates the main entrance in importance relative to the surrounding windows.

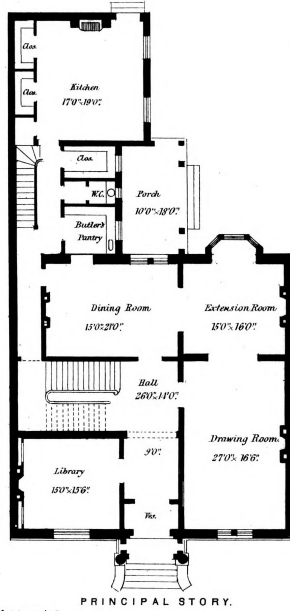
The main façade of the New Castle Sheriff's House has far more in common with the designs shown in City and Suburban Architecture than those shown in The Model Architect. As the presumed entrance to the prison beyond, the façade of the Sheriff's House was intended to evoke a sense of strength and impregnability. As with his bank and courthouse designs, Sloan employed a rusticated stone base and quoins to ground the building and define the edges. The belt course is placed just under the second-story window sills, making the first story appear taller and more imposing and deemphasizing the second-floor residential space. As with many of his other designs, both urban and rural, Sloan employed elements of the Italian style including arched window and door openings and a shallow pediment and hipped roof supported by a deep, bracketed cornice.



*Figure 1.1-9: East elevation of the New Castle Sheriff's House. Note the similarities between this façade and those from City and Suburban Architecture shown in Figure 1.1-8 above. Photograph by John Milner Architects, Inc., October 2015.*

While the façade of the Sheriff's House is decidedly institutional in appearance, the interior plan more closely resembles the residential plans found in both The Model Architect and City and Suburban Architecture. Rather than a receiving area and administrative space one might expect to find at a prison, the first-story plan consists of a central hall and flanking parlors as would be found in many a 19<sup>th</sup>-century residence. The curving stair leading to the upstairs living quarters is oriented perpendicular to the central hall as shown in Figure 1.1-10 below. Sloan's residential designs typically include a single-story kitchen appended to the rear of the dwelling. In the case of the Sheriff's House, however, the room corresponding to the kitchen location may or may not have actually served that function.

Design XIX:



Scale 1/2 foot to one inch.

Saml Sloan, Arch<sup>t</sup>

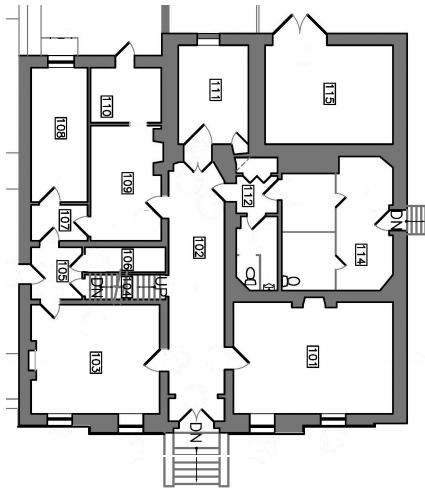
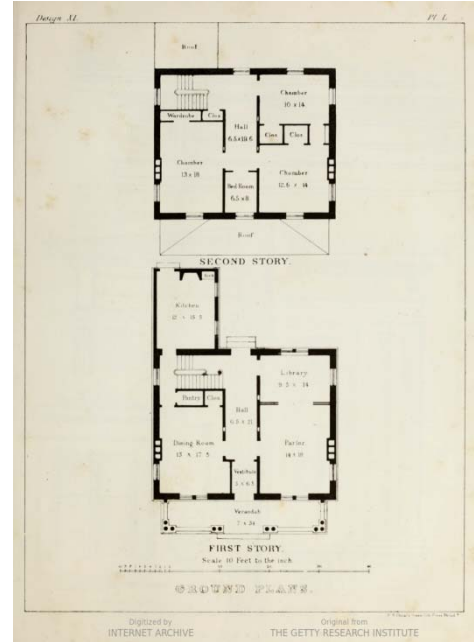


Figure 1.1-10: The first-story plan of the existing Sheriff's House (lower left) bears resemblance to the residential plans found in both *City and Suburban Architecture* (upper left) and *The Model Architect* (upper right) though the southeast corner of the jail complex intrudes on the design. Note: Existing plan rotated for comparison.

While the layout of the center hall, parlors and stair are consistent with Sloan's other residential designs, the floor plan as a whole does not reflect the symmetry and spaciousness found in his floor plans. Rather, the residential spaces are meshed somewhat awkwardly with what was formerly the southeast corner of the prison building. The north parlor is larger than the south, throwing off the symmetry of the central hall relative to the façade and the configuration of the masonry walls at the northwest corner of the hall is not square. Taken together, these and other minor idiosyncrasies in the plan give the impression that Sloan was trying to execute his preferred residential plan within the confines of some previously existing construction. This theory will be discussed more fully in Section 1.2 – Chronology of Development and Use.

### 1.1.3.2 Precedents for the New Castle Jail

While one need look no farther than Sloan's published designs for precedents to the New Castle Sheriff's House, the plan of the jail complex is founded on 19<sup>th</sup> century incarceration practice as practiced in Philadelphia and in Europe. Sloan began his career as a carpenter working on the construction of Eastern State Penitentiary, then considered one of the most advanced penal institutions in the world. By the time he was awarded the New Castle commission, many of the principles embodied in Haviland's Eastern State design were in widespread use both in America and Europe.

Faced with agitation throughout the state in favor of prison reform, the Levy Court in 1856 appointed a committee to study prisons in neighboring states "with a view at securing a good plan on which to erect a new jail at New Castle."<sup>46</sup> The committee is known to have visited the new jails at Camden, New Jersey and Norristown, Pennsylvania. Having been much impressed with the latter they proposed to "adopt a plan somewhat similar to the Norristown jail." Certainly the general configuration of the prison was for the most part decided before the architect, Samuel Sloan, even set foot on the site at New Castle.

The construction of the Sheriff's House and prison at New Castle was undertaken in the midst of a great sea change in both the scientific and religious views regarding the role of prisons in society. Up through the mid-17<sup>th</sup> century, prisons were viewed strictly in terms of punishment for misdeeds and, often, as a means of suppressing political agitation. However, the construction of a new Vatican prison by Pope Innocent X in 1655 marked the beginning of a shift in attitude toward to prison design and construction. Placed above the entrance to the Vatican prison was the following inscription: "It is not enough to restrain the wicked by punishment unless you also make them good by instruction."<sup>47</sup> This sentiment captures the transition of the prison from jail to "reformatory" or "penitentiary", a place where wrongdoers could be shown the error of their ways and rehabilitated for eventual return to society. The system of discipline initiated by Innocent X was intended to reform prisoners by means of communal labor by day and solitary confinement at night.<sup>48</sup>

With the turn of the 18<sup>th</sup> century in Europe, the idea of the reformatory was further refined by the introduction of the concept, in larger institutions, of prisoner classification whereby inmates were segregated based on the severity of the crimes committed. Prior to this time, first-time offenders, juveniles, the poor and the mentally ill were generally thrown together with hardened criminals in a single prison population.<sup>49</sup> The result of this unfortunate practice was not to improve the behavior of the career criminals but to further educate youthful offenders in the criminal arts. By classifying and segregating prisoners, the likelihood of actual reform was significantly increased and facilities could be constructed in accordance with the prisoners' needs.

Though the prison reform movement may have begun in Europe, by the early 19<sup>th</sup> century the most progressive ideas in penology were emerging from the United States. In the wake of the American Revolution, civic institutions of all kinds were being reinvented in the new nation. In the arena of prison reform, the city of Philadelphia became the center of innovation with the founding in 1787 of the Philadelphia Society for Alleviating the Miseries of Public Prisons by leading citizens including Benjamin

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<sup>46</sup> Kara K. Hein and Rebecca J. Siders, "A Documentary History of the Sheriff's House and Jail, New Castle, Delaware," (Paper prepared for Delaware State Museums: University of Delaware, 1997), 2.

<sup>47</sup> John R. Thomas, *The History of Prison Architecture* (New York: J.J. Little & Co., 1892), 12.

<sup>48</sup> *Ibid.*, 12.

<sup>49</sup> *Ibid.*, 19.

Franklin and Benjamin Rush. Though it took several decades, the society became the impetus behind the establishment and construction of the Eastern State Penitentiary just outside the city of Philadelphia.<sup>50</sup>

Eastern State Penitentiary embodied a revolutionary concept of discipline based on Quaker belief that solitude and reflection could lead the criminal to true repentance and rehabilitation. Thus all prisoners were confined in solitude, occupied by work and their own reflections on their wrongdoing. This method of confinement quickly came to be known as the Pennsylvania system.<sup>51</sup> In 1829, architect John Haviland designed a new type of prison structure consisting of long rectangular cell blocks radiating from a central hall, allowing a relatively small number of guards to monitor a large number of prisoners from a central location. Each inmate spent his or her day in complete isolation with a private cell and exercise yard. In addition to its innovative layout, Eastern State Penitentiary was the most technologically advanced prison ever constructed. The cells to which the inmates were confined were equipped with running water, flushing toilets and central heating. Assisting in the construction of the new prison was carpenter, Samuel Sloan, who would eventually move on to designing prisons and asylums of his own. The whole of the prison building was contained within massive walls with an imposing fortress-like entrance.

Almost immediately delegations from across the America and across the Atlantic came to view the new facility and its revolutionary design was imitated in numerous locations throughout the world. However, critics of the Pennsylvania system, including Charles Dickens, began to emerge within a few years of the building's completion, concerned that prolonged isolation was itself a form of torment and not conducive to true reform.<sup>52</sup> A similar system, implemented in the 1820s at the Auburn Correctional facility in Auburn, NY maintained the isolation of prisoners at night but allowed for communal work, albeit in silence, during the day.<sup>53</sup> The debate regarding the effectiveness of the Auburn system versus the Pennsylvania system of discipline continued throughout the remainder of the 19<sup>th</sup> century. The Pennsylvania system was eventually abandoned in favor of the Auburn system early in the 20<sup>th</sup> century.<sup>54</sup>

Regardless of which system of discipline was employed, the central hall and radiating cell blocks featured in the Haviland plan for Eastern State Penitentiary soon came into use around the world. European prisons were particularly quick to appropriate the plan, modifying it by stacking multiple tiers of cells one atop the other, accessed by narrow metal walkways. In this Continental plan, as it became known, the typical cell block consisted of two tiers of cells arranged along a central corridor open to all levels. Iron walkways spanned the length of the cell block, providing access to the upper cells. Thus the prison guards could view the entire length of the cell block from either end of the corridor, making it easier to observe and control inmates, particularly when the corridor was in use.<sup>55</sup>

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<sup>50</sup> "History of Eastern State Penitentiary," Eastern State Penitentiary, accessed 11/28/2015, <http://www.easternstate.org/learn/research-library/history>.

<sup>51</sup> Thomas, *History of Prison Architecture*, 19.

<sup>52</sup> "History of Eastern State Penitentiary," Eastern State Penitentiary, accessed 11/28/2015, <http://www.easternstate.org/learn/research-library/history>.

<sup>53</sup> "Auburn System," Encyclopedia Britannica, accessed 11/27/2015, <http://www.britannica.com/topic/Auburn-system>.

<sup>54</sup> Ibid.

<sup>55</sup> Alfred Hopkins, *Prisons and Prison Building*, (New York: Architectural Book Publishing Co., 1930), 57.

The commission assembled by the New Castle County Levy Court visited one of these so-called Continental-plan prisons, the Montgomery County Prison built in Norristown, Pennsylvania and completed in 1851. Like New Castle, the Montgomery County prison consisted of a single two-tiered cell block with a central corridor lit by a clerestory. Tall stone walls enclosed two prison yards laid parallel to the cell block while an imposing, crenellated administration building located at one end of the complex served as the main entrance. The commission also visited the Camden County Jail, a 12-cell facility designed by Sloan and completed in 1852.<sup>56</sup> No definitive attribution has been made regarding the design of the Montgomery County prison. However, the possibility exists that it too was a Sloan commission.

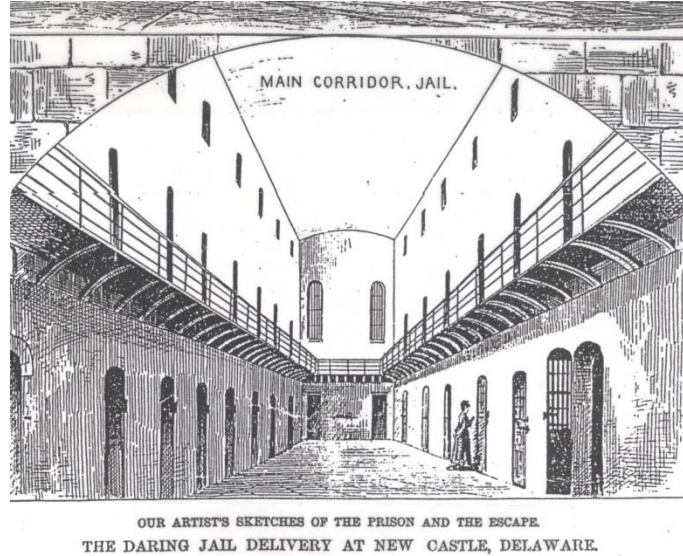


*Figure 1.1-11: The prison commission appointed by the New Castle Levy Court visited the Montgomery County Prison in Norristown, Pennsylvania that was completed in 1852. The prison still stands but has been vacant since the late 1980s.<sup>57</sup> This building differs greatly from the New Castle jail in its medieval fortress-like appearance of the entrance façade. However, the view from the side reveals the tiered linear cell block characteristic of the Continental style of prison building developed in the 19<sup>th</sup> century. The identity of the architect is unknown.*



<sup>56</sup> Cooledge, *Samuel Sloan, Architect of Philadelphia*, 171.

<sup>57</sup> Image Sources: Upper left photograph: [https://farm3.staticflickr.com/2277/2332381131\\_ceb116ea08\\_z.jpg](https://farm3.staticflickr.com/2277/2332381131_ceb116ea08_z.jpg); Upper right photograph: [https://farm4.staticflickr.com/3246/2332379403\\_c9a8a59d00\\_z.jpg](https://farm4.staticflickr.com/3246/2332379403_c9a8a59d00_z.jpg); Lower right engraving: <https://usgwarchives.net/pa/montgomery/1picts/326prison.jpg>.



*Figure 1.1-12: (Left) Interior view of 1851 Montgomery County prison looking down the length of the cell block. Note the clerestory and the two tiers of cells connected by metal walkways.<sup>58</sup> (Right) View of New Castle prison as published in *The Daily Graphic*, March 3, 1874 showing the two-tiered cell block.*

During Sloan's stint as a carpenter at Eastern State Penitentiary, he would have observed not only the layout and arrangement of spaces in the prison plan but also the construction of the individual cells. Each inmate was confined to a small rectangular cell with thick masonry walls and a shallow-vaulted, plastered brick ceiling. In keeping with the Quaker belief in solitary contemplation, the cells had no windows through which to view the outside world but were lit by skylights. Flushing toilets, central heat and running water made the prison the most technologically advanced of its time.

By the time the New Castle prison was designed, the construction details of the Continental prison system were also well-documented in a book published in 1844 by Sir Joshua Jebb titled Modern Prisons: Their Construction and Ventilation. This work reflects refinements made to earlier design which eliminated the emphasis on solitary confinement that had proved more of a detriment than an inspiration to the average inmate. Whether Sloan made use of Jebb's treatise on prison design is not known; however, the cells at the New Castle jail, as determined from surviving evidence, were remarkably similar to those shown in this reference. In Jebb's design each cell is securely enclosed by masonry floor, masonry walls and a shallow-vaulted brick ceiling. The cell is accessed via a metal door mounted in a metal frame. A long narrow window in one end allows for natural ventilation in warmer months. The surviving cell located at the west end of the center hall is nearly identical in height and plan to that shown in the treatise with a shallow, vaulted ceiling and a narrow rectangular window in the west wall. Each cell is also equipped with its own toilet and running water, an amenity not found in

<sup>58</sup> Image Source: [https://www.flickr.com/photos/road\\_less\\_trvled/2332379403/in/photostream/](https://www.flickr.com/photos/road_less_trvled/2332379403/in/photostream/)

many residences at the time. Heat generated by a central plant was distributed during the colder months via ducts embedded in the masonry walls. Though there is no surviving evidence of a toilet in the first floor cell, a central heating plant appears on late 19<sup>th</sup>-century insurance maps of the New Castle jail and a large elevated cistern survives in the space above the northwest corner of the house, suggesting that the New Castle jail was similarly equipped.



*Figure 1.1-13: (Left) Cell block at Eastern State Penitentiary, constructed in 1829. The tiered arrangement of cells and walkways is a precursor to the so-called Continental prison design. (Right) Cell at Eastern State Penitentiary.<sup>59</sup>*



*Figure 1.1-14: Former cell at New Castle Jail. Note the general similarity to the cell at Eastern State Penitentiary. Though this space was originally used as a passage to the jail, its appearance is believed to be similar to the other cells. Photograph by John Milner Architects, Inc., June 2015.*

<sup>59</sup> Press Room, Eastern State Penitentiary, accessed 8/11/2016, <http://www.easternstate.org/contact/press-room/photos>.

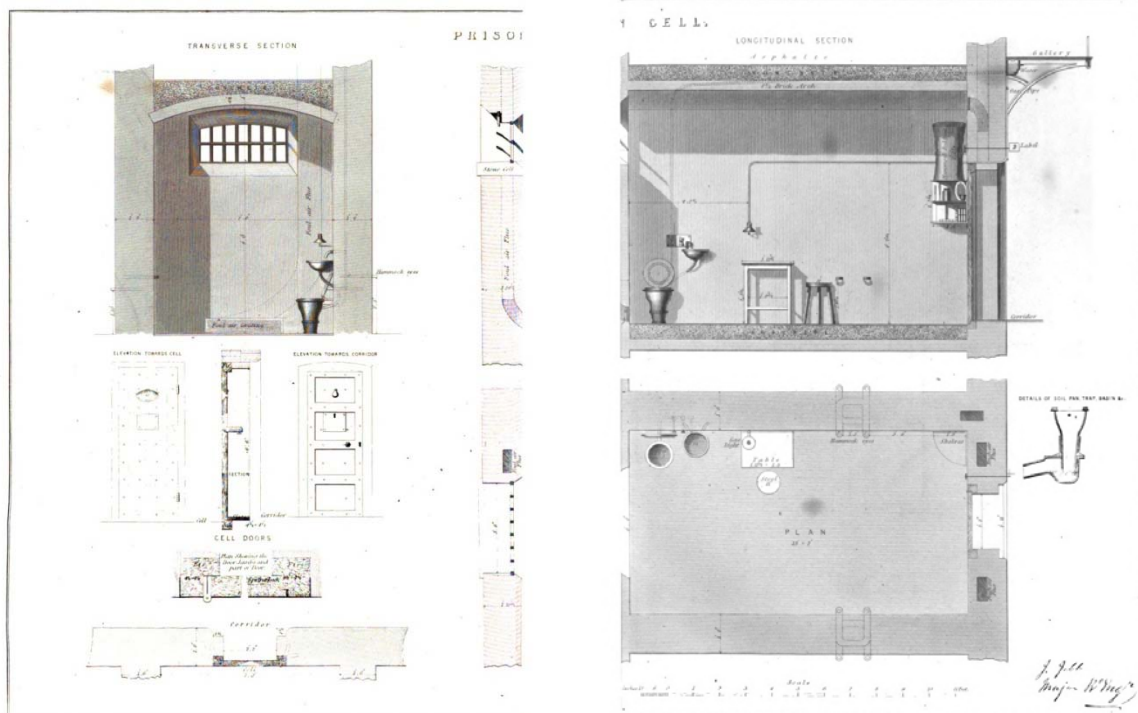


Figure 1.1-15: Plates from Sir Joshua Jebb's 1844 treatise, *Modern Prisons: Their Construction and Ventilation* show jail cells nearly identical to the surviving cell in the Sheriff's House. Whether Sloan was acquainted with Jebb's work is not known.<sup>60</sup>

<sup>60</sup> Jebb, *Modern Prisons: Their Construction and Ventilation*, accessed 7/10/2015, [https://babel.hathitrust.org/cgi/imgsrv/image?id=uc1.c0324845\\_70;seq=55;width=850](https://babel.hathitrust.org/cgi/imgsrv/image?id=uc1.c0324845_70;seq=55;width=850).



#### 1.1.4 Carman and Dobbins, Builders

The contract for the construction of the jail and Sheriff's house in the amount of \$28,000 was awarded to Carman and Dobbins, a Philadelphia firm. What little is known about the company comes from an article in the *Delaware Gazette* dated August 18, 1857 that describes the firm as practical brick and stone masons,

“... their extensive operations enable them, as we are told, to do work much cheaper than it can be done by many other firms. They quarry and cart all their own stone; do their own carpenter work and burn many of their own brick. They have the contract for building the new Insane Hospital in West Philadelphia, amounting to \$100,000; also a heavy contract on the new aqueduct for the water works in Washington, D.C.”<sup>61</sup>

Based on the above description, it would be surmised that Carman and Dobbins was a prominent Philadelphia firm. However, a search of Philadelphia, Camden and Trenton business directories published in the 1850s failed to turn up a listing for the company. In 1857, the year the Sheriff's House was constructed, Michael S. Carman, one of the builders shown on the dedication tablet, appears as a builder in Collegeville, Pennsylvania, approximately 25 miles west of Philadelphia. Also in 1857, a listing for M.S. Carman, supplier of lime and other materials, appears in Philadelphia on 9<sup>th</sup> Street above Poplar.<sup>62</sup> Whether these two listings refer to the same person is unclear; however, it seems likely that either could be a likely candidate to have been involved in a construction firm. A search of census records followed Mr. Carman (born c. 1802) from Lower Dublin, PA, just north of Philadelphia, in 1850 to Maryland in 1870 to Camden, New Jersey in 1880.<sup>63</sup> The search culminated in a death record in the New Jersey Deaths and Burials database for a mason named Michael S. Carman who passed away January 6, 1881.<sup>64</sup> Mr. Carman would have been approximately 55 years old at the time the New Castle project was completed.

The other builder listed on the dedication tablet at the Sheriff's House is Richard J. Dobbins. Richard James Dobbins (1832-1893) is described in the *Philadelphia Architects and Buildings* database as a prosperous contractor best known for the construction of Memorial Hall in Philadelphia for the Centennial Exposition in 1876. He is also known to have been associated with the Public Ledger Building (1866-67) and the Philadelphia House of Correction (1871) at Holmesburg, Pennsylvania.<sup>65</sup> Census records indicate that, in 1850, Dobbins, the son of a farmer, was 18 years old and living in his birthplace of Mt. Holly, New Jersey with his family.<sup>66</sup> At the time of the Sheriff's House project in 1857, there is no listing in the Philadelphia directories for a Richard J. Dobbins. He would have been only 25 years old at

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<sup>61</sup> *Delaware Gazette*, August 18, 1857.

<sup>62</sup> *McElroy's Philadelphia City Directory*, 1851-1860.

<sup>63</sup> All census records were accessed at FamilySearch.org.

<sup>64</sup> "New Jersey Deaths and Burials, 1720-1988," database, *FamilySearch*, Michael S. Carman, 06 Jan 1881; citing Camden, Camden, New Jersey, reference Vol 10; FHL microfilm 589,831, accessed 2/10/2016, <https://familysearch.org/ark:/61903/1:1:FZG8-RRF>.

<sup>65</sup> "Richard Dobbins," *Philadelphia Architects and Buildings* (Athenaeum of Philadelphia) accessed 4/20/2015, [https://www.philadelphiabuildings.org/pab/app/ar\\_display.cfm/33368](https://www.philadelphiabuildings.org/pab/app/ar_display.cfm/33368).

<sup>66</sup> "United States Census, 1850," database, *FamilySearch*, Richard I Dobbins in household of Jos R Dobbins, Mount Holly, Burlington, New Jersey, United States; citing family 163, NARA microfilm publication M432 (Washington, D.C.: National Archives and Records Administration, n.d.), accessed 2/10/2016, <https://familysearch.org/ark:/61903/1:1:M6MZ-RD9>.

the time. By 1860 his father had died and Richard was living in the 15<sup>th</sup> ward of Philadelphia with his mother and younger siblings.<sup>67</sup> His occupation is listed as bricklayer; however, it is interesting to note that his real estate holdings are valued at the substantial sum of \$30,000 and his personal property at \$1,500.

Richard J. Dobbins first appears in the Philadelphia directory in 1861 as a builder, along with his brothers Joseph K. and Edward Dobbins, with premises at 1801 Mount Vernon Street.<sup>68</sup> A limited search failed to turn up any connection between Carman or Dobbins and the “new Insane Hospital in West Philadelphia” as claimed in the *Delaware Gazette* article. However, he may well have been involved in the Washington D.C. aqueduct project as he married Miss Wilhelmina Emmert of Washington, D.C. in 1861 and his first child, a son, was born there the following year.<sup>69</sup> Dobbins and his family had returned to the Cheltenham section of Philadelphia by the time the 1880 census was taken.<sup>70</sup> A prosperous builder by this time, Dobbins had evidently not forgotten his time in New Castle. In the early 1880s he purchased a large tract of land southwest of New Castle and built between 80 and 100 brick houses which were soon occupied by workers at the nearby steel mills and foundries. Though part of the town of New Castle, the area is still known as Dobbinsville.<sup>71</sup> Richard J. Dobbins died on January 8, 1893 and is buried at Laurel Hill Cemetery in Philadelphia.<sup>72</sup>

Carman and Dobbins would seem to have been an odd pair, one near the end of his career and the other just beginning. However, Dobbins appears to have been extremely ambitious and, based on the real estate holdings shown in the 1860 census, well-financed. Such a partnership may have made sense with Dobbins providing ambition and capital and the older man providing the construction experience his younger partner lacked.

The other individual whose name appears on the dedication tablet at the Sheriff’s House is that of Sheriff Thomas M. Ogle who acted as superintendent of the construction and was presumably its first resident. Aside from the fact that he served as Sheriff of New Castle County from 1856 to 1858, there seems to be little information available regarding Mr. Ogle during his residence at the Sheriff’s House. After completing his tenure as Sheriff, he appears in the 1860 census as a farmer and a resident of New Castle, Delaware.

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<sup>67</sup> "United States Census, 1860", database, *FamilySearch* Richd J Dobbin, 1860, accessed 2/10/2016, <https://familysearch.org/ark:/61903/1:1:MX5B-JQ1>.

<sup>68</sup> *McElroy’s Philadelphia City Directory*, 1861.

<sup>69</sup> "District of Columbia Births and Christenings, 1830-1955," database, *FamilySearch*, Richard J. Dobbins in entry for William Emmert Dobbins, 30 Jul 1862; citing Concordia Lutheran Evangelical Church, Washington, District Of Columbia, Distri, reference item 1; FHL microfilm 1,303,264, accessed 2/10/2016, <https://familysearch.org/ark:/61903/1:1:F754-ZHB>.

<sup>70</sup> "United States Census, 1880," database, *FamilySearch*, Richard J Dobbins, Cheltenham, Montgomery, Pennsylvania, United States; citing enumeration district ED 2, sheet 50D, NARA microfilm publication T9 (Washington D.C.: National Archives and Records Administration, n.d.), roll 1157; FHL microfilm 1,255,157, accessed 2/10/2016, <https://familysearch.org/ark:/61903/1:1:MWNK-5TM>.

<sup>71</sup> Alexander B. Cooper, in *350 Years in New Castle, Delaware, Chapters in a Town’s History*, Constance Cooper, (Wilmington, DE: Cedar Tree Books, 2001), 120.

<sup>72</sup> "Find A Grave Index," database, *FamilySearch*, Richard James Dobbins, 1893; Burial, Philadelphia, Philadelphia, Pennsylvania, United States of America, Laurel Hill Cemetery; citing record ID 85246744, accessed 2/10/2016, <https://familysearch.org/ark:/61903/1:1:QVLQ-SQ16>.

## 1.2 CHRONOLOGY OF DEVELOPMENT AND USE

Assembling a chronology of development for a historic structure typically follows three paths of investigation. The first path is the identification and examination of documentary evidence associated with the structure, ranging from deeds and tax assessments to diaries and correspondence created by people or entities associated with the building. The second path is the identification and assessment of architectural precedents, buildings in the same region, style and/or period as the subject structure. The third path is the examination of the building fabric for evidence of changes that may have occurred throughout its history. In the case of the New Castle Sheriff's House, all three paths of investigation are necessarily intertwined and contribute equally to the known chronology of the building.

The property on which the New Castle Sheriff's House stands has been designated public space almost since the founding of New Castle itself. The use of the land and the structures thereon has been administered by a succession of public and quasi-public entities for nearly three hundred years. The existence and function of the Sheriff's House is well-documented in the records of the various agencies having jurisdiction; however, the information contained therein is very general in nature. The majority of public documents identified to date provide only limited information regarding the early evolution and use of the building. Documents generated by private entities such as newspapers and insurance companies have provided the most detailed and useful information to date.

Maps of Delaware, and specifically the New Castle area, have evolved dramatically in their content and level of detail since the first settlement in the 17<sup>th</sup> century. Initial maps of the area are limited to natural features critical to navigation and trade such as waterways, harbors and major roads. With the settlement and growth of towns, mapmakers began to include additional details including street layouts and individual structures, information useful to would-be entrepreneurs and developers.

Though certainly not envisioned as a tool for historic research, building descriptions and survey maps generated for use by the fire insurance industry provide the most detailed early record of the interior configuration and construction of 19<sup>th</sup> and early 20<sup>th</sup>-century buildings throughout the United States. In the case of the New Castle Sheriff's House, these maps provide the only known historic interior plans. Though not detailed, these plans provide some insight into the relative sizes of the rooms, their function and their relationship to one another. That being said, the accuracy of insurance maps is only as good as the individual surveyor who prepared them and the level of detail contained varies widely. The pre-eminent maker of insurance maps from 1866 through the 20<sup>th</sup> century is the Sanborn Company. Though other firms attempted to capitalize on the lucrative insurance market, the accuracy, consistency and detail of the Sanborn maps set them apart.

A limited number of images exist of the Sheriff's House and jail, mostly dating from the late 19<sup>th</sup> century through the early 20<sup>th</sup> century. The lack of graphic documentation may be attributed to two factors. First, the Sheriff's House stands in the shadow, both literally and figuratively, of the New Castle Courthouse, a much older and more significant structure. The Sheriff's House appears most often as an afterthought off to the side in engravings of the Courthouse or in the background of photographs of the other colonial-era buildings on the Green. Second, the whipping post and pillory continued in use as legal punishment in the state of Delaware until 1905 and it is this aspect of the building complex that is the focus of many images. Newspapers and periodicals printed lurid sketches

of public whippings and decried the use of such barbaric forms of punishment while entrepreneurs printed and sold photographic postcards for profit.

Primary documents containing information regarding the Sheriff's House include Levy Court records, newspaper accounts and, more recently, state government records. Levy court records, researched by Kara Hein and Rebecca Siders of the University of Delaware, yielded information regarding the legislative aspect of the building project while local newspapers provided more detailed descriptions of the work in progress. Unfortunately, published accounts of the completed project focus exclusively on the plan and construction of the prison rather than on the Sheriff's House. No original construction documents are known to have survived. However, construction documents from more recent archaeology and restoration projects are available from the State of Delaware.

### **1.2.1 Chronology of Use**

#### **1.2.1.1 Early History of the Green and the Sheriff's House Property<sup>1</sup>**

With the establishment of the first settlement at New Castle came the need for the first jail for the confinement of those who failed to comply with the rules set forth by the governing body. The earliest known jail, dating to the period of Dutch rule c. 1670, was contained within Fort Casimir itself. However, the transition to permanent English rule saw a warrant signed by William Penn in 1689 to lay out a lot, measuring 50 feet by 150 feet, for a new Courthouse to be located at the south end of the town Green. The first courthouse was constructed in 1704 with a basement underneath for use as a jail. This jail remained in use for several decades before a prisoner succeeded in setting fire to the building and burning it down c. 1730.<sup>2</sup> A new brick courthouse, the center block of the surviving building, was completed by 1732 along with a new jail and jailer's house located in the northwest portion of the courthouse lot. The exact locations of the c. 1732 jail and jailer's house are not known.

With the growth of the town of New Castle in the 18<sup>th</sup> century came the need for an expanded courthouse complex. In 1772 the courthouse lot was redrawn comprising 132 feet along Delaware Street and 247.5 feet back onto The Green. The courthouse expanded eastward with an addition constructed in 1765 and a separate, larger jail was built c. 1771-1773 to the north. This c. 1771 jail in the northwest corner of the lot was subsequently converted to a workhouse. Archaeological investigations undertaken in the yard of the Sheriff's House uncovered a late 18<sup>th</sup> – early 19<sup>th</sup>-century basement bulkhead located to the north of the Courthouse and descending westward. Whether this could be associated with the c. 1732, c. 1771 or the 1857 prison has not been determined.<sup>3</sup>

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<sup>1</sup> Unless otherwise indicated, all information regarding the early history of the courthouse and associated jail may be found in Perry, Shaw, Hepburn, Kehoe and Dean; Pope & Kruse and Jeanette Eckman. "Courthouse Report, 1953," in "New Castle Historic Buildings Commission Records of Preservation Activities", Delaware State Archives, Record Group 1325, Subgroup 016, Series 215.

<sup>2</sup> Perry, Shaw, et. al., "Courthouse Report," n.p. Jeanette Eckman cites references to repairs to the courthouse and "gaol" in 1718 found in the records of the Court of General Sessions and a Pennsylvania Gazette article regarding the destruction of the prison.

<sup>3</sup> Alice Guerrant, "Old New Castle Courthouse: Test Excavations in the Sheriff's House Yard and Alley" (State of Delaware, Divisions of Historical and Cultural Affairs, Bureau of Archaeology and Historic Preservation, 1984), n.p.

In 1805, architect Benjamin Henry Latrobe and his students Robert Mills and William Strickland arrived in New Castle to survey the town in preparation for road and drainage improvements. The 1805 plan drawn by Latrobe is the first graphic documentation of the New Castle courthouse and jail complex. The original courthouse center block appears in its existing location with the 1765 east addition and its subsequent 1802 modifications. The west addition shown in Latrobe's survey was replaced in 1865. A small structure labeled "Work House" is located to the north of the courthouse, roughly in the center of the designated lot while a roughly L-shaped jail is located to the east of the work house, fronting on Market Street. The jail shown is certainly the "new" jail constructed in 1793 while the "work house" is likely the earlier c. 1771 jail.<sup>4</sup> There is a large gap shown between the courthouse and the jail on the location of the existing Sheriff's House. In this plan, the footprint of the courthouse does not match the existing configuration. An addition appears to be appended to the north wall of the courthouse but does not extend across the full width of the building.

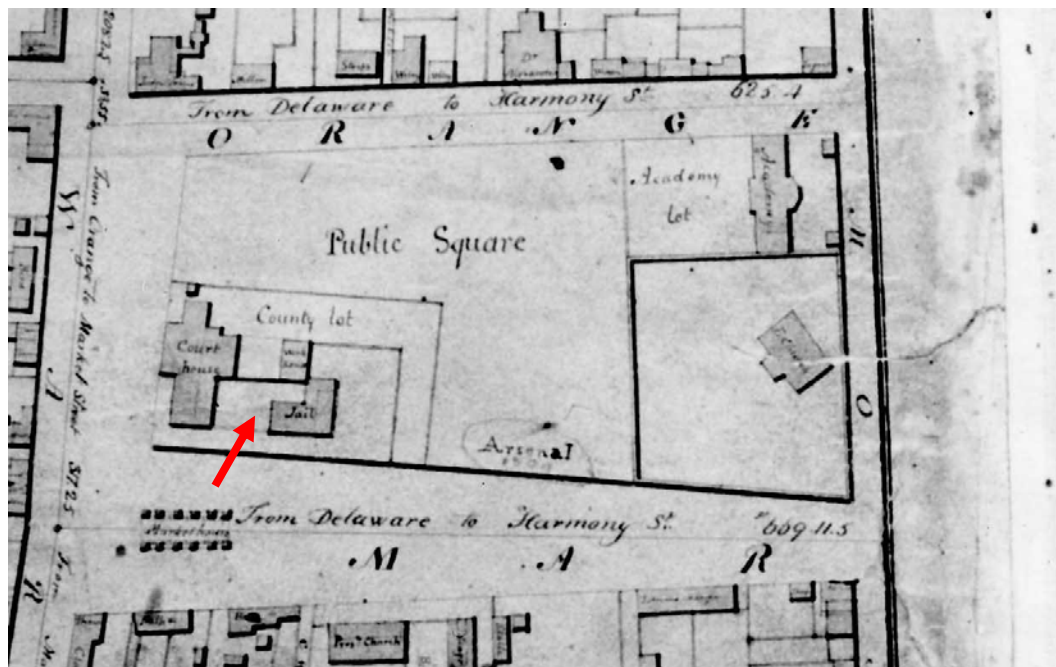
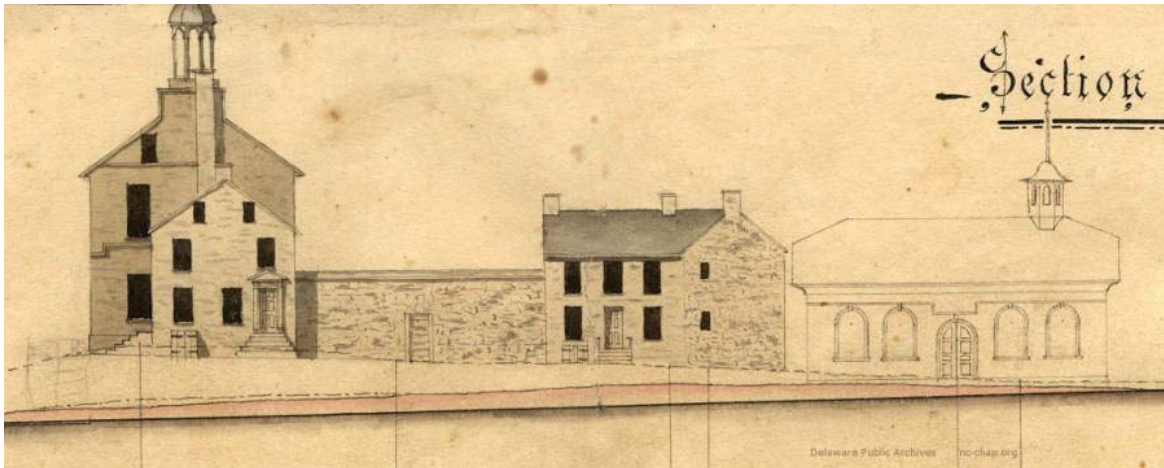


Figure 1.2-1: Detail from Town Plan surveyed by Benjamin Latrobe in 1805. Note that there is no structure standing on the site of the existing Sheriff's House (indicated by the red arrow) at the time this map was drawn. The jail was located slightly to the north.

Latrobe's survey also included the preparation of elevation drawings showing the proposed grading of the streets for proper drainage. His elevation of Market Street looking west clearly depicts the center block of the Courthouse and the east addition, along with what is almost certainly the 1793 prison complex located to the north. The 1793 prison appears somewhat strangely constructed, consisting of two gabled structures intersecting awkwardly. The first is unmistakably a two-story prison, located to the north with its gable oriented east-west. The only openings in the gable end

<sup>4</sup> Perry, Shaw, et. al., "Courthouse Report," n.p. According to Jeanette Eckman, the Levy Court records of 1795 discuss the renovation of the 1771 jail to serve as a work house.

facing Market Street are two very small windows located to the south of the peak, one above the other. A chimney is also visible at the east end, centered on the peak of the gable. The second part of the structure presents its three-bay primary façade toward Market Street. Large, symmetrically placed windows surround a center entrance. A basement bulkhead is located at grade in the south bay. Two chimneys are visible at either end of the north-south gable. This section of the building is decidedly residential in appearance and was likely the Sheriff's and/or jailer's house. The somewhat awkward transition between the two structures suggests that one may have preceded the other but there is no evidence available at this time to shed further light on this long-demolished structure.



*Figure 1.2-2: Section of Market Street looking west, drawn by Benjamin Latrobe in 1805. The Courthouse is visible at left and the jail at center. The prison structure seen at right appears to consist of a jail (right) conjoined with a house for the Sheriff (left). A stone wall with a gate spans between the northeast corner of the center courthouse block and the south end of either the jail or the workhouse.<sup>5</sup>*

There are lines on the survey plan partially enclosing portions of the courthouse lot, but whether some or all of these lines denote walls is not clear. The line shown at the west edge of the lot would seem to have been a wall based on the presence of a wall in Latrobe's 1805 perspective drawing of the courthouse viewed from the southwest. A second line connecting the center block of the courthouse to the southeast corner of the workhouse also likely denotes a wall as may be seen in the Market Street elevation. A third line runs northward from the northwest corner of the workhouse, turns 90 degrees and continues eastward to Market Street. It seems likely that this was indeed a wall as it does not correspond to any known lot lines. Taken together, the placement of the walls on the plan is somewhat curious as they fail to form any fully-enclosed spaces.

The 1793 jail complex would seem to have little to do with the existing Sheriff's House. However, when Latrobe's scaled survey map is superimposed over an aerial photograph of the existing town an important relationship becomes evident. The location of the 1793 sheriff's house overlaps the north end of the existing Sheriff's House. The rest of the Sheriff's House site was not to remain empty,

<sup>5</sup> "Elevations in Latrobe Survey," NC-CHAP, accessed 3/18/2015, <http://nc-chap.org/latrobe/elevations/>.

however. Agitation for prison reform was sweeping the United States, prompting the appointment of inspectors to monitor the jails and oversee the treatment of prisoners in the state of Delaware.<sup>6</sup> Conditions in the New Castle jail appear to have been poor. A report issued by the Jail Commissioners in 1821 references the presence of a well near the west wall of the complex which was reopened after a later well became fouled by its proximity to the privy.<sup>7</sup> In 1824, in accordance with the relatively new doctrine mandating the separation of lesser offenders from hardened criminals, a separate “debtor’s apartment” was constructed “in the jail yard adjoining the west end of the jailor’s house.”<sup>8</sup>



<sup>6</sup> Henry Clay Reed, *Delaware: A History of the First State*, 855.

<sup>7</sup> “Report of the Commissioners of the Jail, Workhouse and Public Buildings of the City of New Castle to the Chairman and Members of the Levy Court,” *Delaware Gazette*, November 13, 1821.

<sup>8</sup> Caldwell, *Penitentiary Movement in Delaware*, 180.



Figure 1.2-3: (Top) When Latrobe's survey is superimposed over an aerial photograph of the existing town, the 1793 sheriff's house and the north end of the existing Sheriff's House overlap (see detail at left). Overlay created by James Meek of the New Castle Community History and Archaeology Project.<sup>9</sup>

This "debtor's apartment" appears in the New Castle county map published in 1849 by Samuel Rea and Jacob Price which featured two small vignettes of local landmarks. One of the vignettes is a view of the New Castle Courthouse looking from the southeast. The sketch bears the names of A.V. Lesley, a physician and prominent citizen of New Castle, and G. Kremm. Whether Mr. Lesley sketched the scene or provided information to the other individual is not known. What is immediately obvious is that a relatively large structure has filled the void seen in the Latrobe plan between the east wing of the courthouse and the 1793 jailor's house. While somewhat difficult to read, the structure in the sketch appears to have been at least 2-1/2 stories high with a partially raised basement and an open porch or gallery spanning the width of the first floor. In 1905, an elderly New Castle resident described the gallery as running all the way across the front of the debtor's apartment and sheriff's house to the prison. An interior iron door separated the Sheriff's house from the jail.<sup>10</sup> Two dormers are visible on the gabled roof. Two chimneys are also visible beyond though they may be associated with the jailor's house to the north. A third, very tall chimney is visible behind the center block of the courthouse. Whether it was associated with the courthouse or the jail cannot be determined. It is, in fact, difficult to see in the sketch any visible break between the debtor's prison and the c. 1793 sheriff's house. Rather it appears that the roofline is continuous to the point where it intersects the east-west gable of the c. 1793 prison. It appears as though at least some portion of the c. 1793 sheriff's house structure may have been incorporated into the debtor's prison. A high stone wall extends northward from the prison out of view.

<sup>9</sup> James Meek, NC-CHAP, accessed 3/10/2016, <http://nc-chap.org/latrobe/imgs/overlay.jpg>.

<sup>10</sup> Joseph Henry Rogers, in *Recollections of New Castle, Delaware*, (Interview by Alexander B. Cooper, New Castle Public Library, 9/15/1905), 69.



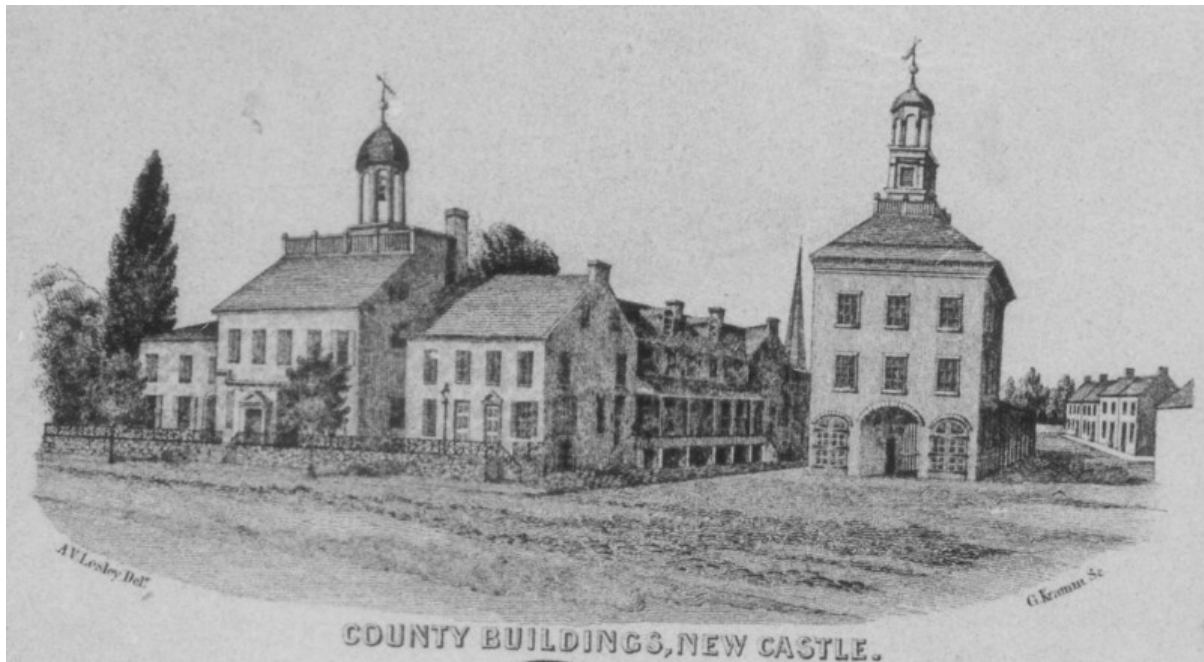


Figure 1.2-4: Detail of map published by Rea & Price in 1849, drawn by A.V. Lesley/G. Kremm. Map courtesy of the Delaware Division of Historical and Cultural Affairs.<sup>11</sup>

The 1793 jail in New Castle continued in operation through the middle of the 19<sup>th</sup> century. However, the Levy Court records document the need for frequent repairs to the old prison due to its poor construction. A number of escapes are also documented.<sup>12</sup> Despite the construction of the separate debtor's prison, agitation continued for improvements to the New Castle jail. The Levy Court minutes for the year 1856 contain a number of entries in the month of March regarding repairs to the prison including carpentry, blacksmithing work and pump repairs costing over \$700.00.<sup>13</sup> In June that same year, the Committee for the Repair of Public Buildings was commissioned to prepare a plan and cost estimate for additional repairs to the jail.<sup>14</sup> One week later at the July 2 meeting, the Committee presented an estimate of \$7,785.00 which included excavation, stone work, brick work, carpentry, finishes and mechanical work, likely representing the construction of an addition as, at that same meeting, Mr. Graves introduced a resolution to appropriate \$4,500.00 for the construction of an addition. The resolution was defeated, however, and no further action was taken.<sup>15</sup> The Committee was forced to act when, several months later, prisoners escaped by cutting through the floor of the jail and punching a hole in the exterior wall. The local newspaper described the prison as "comparatively useless."<sup>16</sup>

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<sup>11</sup> Original located at Old New Castle Courthouse. Digitized version available at <http://www.nc-chap.org/chap/images/courthouse.jpg>.

<sup>12</sup> Caldwell, *Penitentiary Movement in Delaware*, 170-171.

<sup>13</sup> Deirdre Hoffer, "New Castle Sheriff's House: Excerpts from the New Castle County Levy Court Minutes and Other Sources," March 30 and 31, 1857.

<sup>14</sup> Hoffer, "Levy Court Minutes," June 24, 1856. The Committee originally consisted of John Smith and William Graves. Messrs. Clark, Hendrickson and Elliott were added to the Committee at this meeting.

<sup>15</sup> Hoffer, "Levy Court Minutes," July 2, 1856.

<sup>16</sup> Hoffer, "Levy Court Minutes," November 19, 1856.

In early 1857, the Levy Court appointed a committee of five men to study penal facilities in two nearby states “with a view at securing a good plan on which to erect a new jail at New Castle.”<sup>17</sup> The committee members traveled to Camden, New Jersey and Norristown, Pennsylvania to view the recently-erected prisons in both cities. While the committee did not find the Camden facility suited to their needs, they decided upon a plan similar to that found at the Norristown jail consisting of two tiers of cells aligned along a central corridor, a configuration known as the Continental system due to its extensive use in Europe.<sup>18</sup> The Camden, New Jersey jail was designed by architect Samuel Sloan of Philadelphia and completed in 1852.<sup>19</sup> Sloan’s name has also been mentioned in connection with the jail at Norristown (Montgomery County Prison), completed in 1851, though no definitive attribution has been made. In March 1857, an appropriation of \$15,000 was made by the Levy Court to pay for “building a new jail and repairing the sheriff’s house.”<sup>20</sup>

If Sloan was indeed connected to both the jails visited by the committee, it is hardly surprising that he and his firm were selected to complete the plans for the new jail and sheriff’s residence at New Castle. According to the *Delaware Gazette*, Sloan visited the site on May 11, 1857 to view the site and make preparatory sketches.<sup>21</sup> The construction documents were completed by early June. Though the original March 1857 appropriation was intended to build an entirely new jail and repair the 1793 sheriff’s house, by May the *Delaware Gazette* reported that both the jail and the sheriff’s house were to be replaced. A call for construction proposals was placed in the same newspaper in late spring.<sup>22</sup> The same newspaper reported on July 10, 1857 that demolition work had commenced on site.

#### **1.2.1.2 Construction of the Sheriff’s House 1857**

Snippets from the *Delaware Gazette* throughout the month of July 1857 record the progress of the work at the prison site. Sheriff Thomas Ogle, a carpenter by trade, acted as superintendent of the work. The work was much complicated by the fact that the jail remained in use and prisoners remained incarcerated there as the new cell blocks were being built. The *Delaware Gazette* mentions that

“Workmen are now engaged in pulling down the walls of the jail at New Castle. Those surrounding the yard have already been removed with a portion of the house. The prisoners are being kept confined in cells where they will remain until new ones are erected, the intention being to complete one portion of the new building for this purpose before the old one is entirely removed.”<sup>23</sup>

Not until August 1857 does any detailed information regarding the builder and the award of the contract appear in the *Delaware Gazette*. No further information regarding the construction contract

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<sup>17</sup> *Delaware Gazette*, May 12, 1857. The Committee members were: John Smith (chair), William D. Clark, Eli Todd, Thomas Scott and J.A.B. Smith. This and all other *Delaware Gazette* citations are as found in Hein and Siders.

<sup>18</sup> Ibid.

<sup>19</sup> Cooledge, *Samuel Sloan*, 171.

<sup>20</sup> *Delaware Gazette*, May 12, 1857.

<sup>21</sup> Ibid.

<sup>22</sup> *Delaware Gazette*, May 29 and June 5, 1857.

<sup>23</sup> *Delaware Gazette*, July 10, 1857.

award appears in the Levy Court minutes. Pertinent excerpts from the *Delaware Gazette* article are as follows:

- “The walls forming the western tier of cells are already up to the second story, and as soon as they are completed the prisoners will be placed in them, and that portion of the old prison in which they are now will be torn down, and the eastern tier of cells hastened forward.”
- “Sheriff Ogle is superintending the work says he will be able to place the prisoners in the cells of the first story forming the west sides of the corridor by the first of September.”
- “The walls of the prison are built of brownstone from Trenton, NJ and their thickness and apparent solidity and heavy iron doors and door casings, impress one with an idea that escape would be almost impossible.”
- “Messrs. Carman & Dobbins, of Philadelphia, the contractors, are practical brick and stone masons, their extensive operations enables them, as we are told, to do work much cheaper than it can be done by many other firms. They quarry and cart all their own stone, do their own carpenter work and burn many of their own brick.”
- “They have taken the contract to erect the new prison at \$28,000. We understand that the wooden doors and frames are given out to carpenters in this city. J.M. Poole & Co. have contracted with Messrs. Carman and Dobbins to supply the iron work for \$4,000; and we are told that this firm were the only parties who sent estimates to the contractors. The latter say they could have had the work done for \$500 less in Philadelphia; but did not desire to take the work out of state – if so we doubt not it would have been just \$500 less valuable, as our mechanics are quite able, we think, in matters of this kind, to compete with those of Philadelphia or any other city.”
- “The prison when completed will contain 38 cells – they are 8 by 11 feet about 10 feet ceiling with but one small window near the ceiling. The doors will open onto common corridors on the first and second floors. Each cell will be supplied with water from a cistern on the roof, and a water closet, and they will be entirely separate. The roof will be covered with slate having an iron balustrade all around. The size of the prison will be 51 by 115 feet. The Sheriff’s house will occupy the same position it did before, being 50 by 52 feet. A wall from the Sheriff’s House will enclose the prison leaving a space of about 20 feet for a yard. Thus the area of ground included will be about 96 feet by 135.”
- “We are inclined to think very little can be made out of the contract for the new prison at \$28,000.”<sup>24</sup>

A number of interesting pieces of information are to be found in this article. First, the western tier of cells was constructed first in preparation to receive prisoners, meaning that the old jail that was left standing was indeed located on the east side of the lot as indicated in Latrobe’s survey drawing of 1805. Second, the walls were constructed of brownstone quarried by the contractors from Trenton, NJ. A brief search of the quarries listed in the Trenton city directories between 1855 and 1858 turned up a number of listings for brownstone quarries but none associated with Mr. Carman or Mr. Dobbins.

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<sup>24</sup> *Delaware Gazette*, August 18, 1857, from Hoffer.

Third, the iron work was fabricated by J.M. Poole & Co. of Wilmington, Delaware, founded by James Morton Poole in 1839 as a machine shop and later nationally known as a manufacturer of steel rollers used in the fabric and rubber industries.<sup>25</sup> Fourth, the article provides some details of the prison construction, including dimensions; however, the dimensions quoted would seem to be approximations as they do not correspond particularly well to the dimensions of the existing building.

Perhaps the most interesting part of the article concerns the cost of the project. The \$28,000 contract amount was nearly twice the original appropriation made by the Levy Court. Where the remainder of the funding came from is not clear. Even more interesting is the writer's opinion that "very little can be made out of the contract for the new prison at \$28,000." Such a tight budget would have certainly put the onus on the contractors to work as economically as possible, as reflected in the extensive use of salvaged material such as framing lumber, brick and stone culled from the rubble of the demolished debtor's prison. The implications of the limited budget will be discussed further in Section 1.2.2 – Chronology of Development.

### **1.2.1.3 Use as a Prison 1857-1902**

The New Castle prison opened in March 1858 with a grand banquet "with great heaps of delicacies" followed by a dedication ceremony.<sup>26</sup> In honor of the occasion and "to relieve the melancholy of the heavy brown walls, the gallery leading to the second row of cells and surrounding the interior of the corridor was beautifully decorated with American flags looped up in festoons."<sup>27</sup> The participants, which included members of the Levy Court, Sheriff Ogle, architect Samuel Sloan and the contractors, Carman and Dobbins, offered many rounds of toasts to those involved in the project. Messrs. Carman and Dobbins offered a toast "to the liberality manifested by the gentlemen of the Levy Court through whose agency so beautiful and substantial a building has been constructed."<sup>28</sup> A Mr. James R. Booth toasted Carman and Dobbins "whose skill as workmen and mechanics is equaled only by their liberality", the meaning of which sentiment is not entirely clear.<sup>29</sup> Samuel Sloan did not respond when called upon for a toast and left immediately upon conclusion of the festivities which ended with "a most beautiful song" by Sheriff Ogle.

Sheriff Ogle and his family may be assumed to have been the first occupants of the new Sheriff's House. Though there is no documentation that his entire family resided with him, listings for subsequent sheriffs in the census records of 1860, 1870, 1880 and 1900 indicate that the families of these men, including domestic help, resided at the Sheriff's House during their tenures. Also evident in census records through the end of the 19<sup>th</sup> century is the presence of a warden or deputy sheriff living at the house as well. Exactly where his quarters were is unclear though it seems unlikely the Sheriff would have wished to share his living quarters. Though the second story may be presumed to have been used entirely as residential quarters, the use of the first story spaces is not entirely clear. Newspaper articles from the late 1880s mention the presence of a sitting room at the jail, which was

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<sup>25</sup> Thomas Scarf, *History of Delaware (Philadelphia: L.J. Richards & Company, 1888)*, 780-782. Some business records from J.M. Poole & Co. exist among the Poole Family Papers at the Historical Society of Delaware but these were not searched in the course of this report.

<sup>26</sup> *Delaware Republican*, March 22, 1858, 2.

<sup>27</sup> *Ibid.*

<sup>28</sup> *Delaware Republican*, March 22, 1858, 2.

<sup>29</sup> *Ibid.*

likely one of the two first-story parlors, and “four or five” bedrooms.<sup>30</sup> A list of the sheriffs who served during the period that the prison was active, and who therefore likely lived there, is as follows:<sup>31</sup>

1856-1858	Thomas M. Ogle
1858-1860	Abraham Cannon*
1860-1862	Levi B. Moore
1862-1864	Lewis W. Stidham
1864-1866	George S. Hagany
1866-1868	William Herbert
1868-1870	Jacob Richardson*
1870-1872	James Armstrong
1872-1874	R. Lewis Armstrong
1874-1876	William H. Lambson
1876-1878	Isaac Grubb
1878-1880	John Pyle*
1880-1882	Philip R. Clark
1882-1884	James Martin
1884-1886	Thomas Ford
1886-1888	Giles Lambson
1888-1890	Alvan Allen
1890-1892	William Simmons
1892-1894	Pierce Gould
1894-1896	Paul Gillis
1896-1898	William R. Flinn
1898-1901	John E. Taylor*
1900-1902	Samuel A. McDaniel

(Those names marked with an asterisk indicate sheriffs for whom census records exist.)

The earliest known depiction of the existing Sheriff’s House dates from this period and is found on the older of two known 19<sup>th</sup>-century property atlases that depict the town of New Castle and in particular the New Castle Green. The atlas published by Beers and Pomeroy in 1868 depicts the footprint of the Sheriff’s House and its associated jail. However, the jail appears as a rectangular mass with its long axis oriented east-west. The accuracy of this depiction is questionable as it conflicts with descriptions of the 1857 jail published during its construction and with images depicted on later photographs and insurance maps from 1885 on, which indicate a larger building with its axis north-south. This depiction appears consistent with the jail and Sheriff’s House shown on the elevations drawn by Benjamin Latrobe in 1805 and therefore likely reflects the plan of the earlier debtor’s prison and Sheriff’s House located on the site. Erroneous information was commonly perpetuated as mapmakers cut costs by copying existing documents rather than re-surveying. For example, the 1893 Baist property atlas shows the same erroneous east-west configuration for the jail though period photographs plainly show the building oriented north-south.

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<sup>30</sup> *Every Evening*, October 4 and 8, 1889.

<sup>31</sup> Henry C. Conrad, *History of the State of Delaware* (Wilmington, DE: Self-published, 1908), accessed 6/17/2015, <https://archive.org/stream/historyofstateof01conr#page/292/mode/2up>.

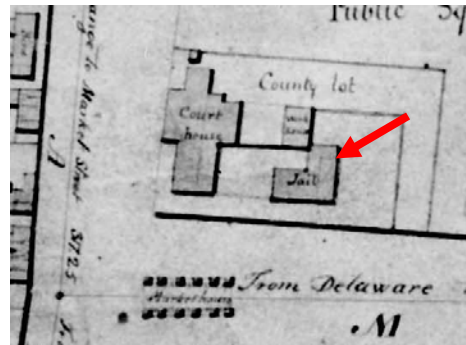


Figure 1.2.-5: (Top) Detail from Beers' Atlas 1868 showing the general area around the Sheriff's House. (Lower left) Enlarged detail of the Sheriff's House. In this depiction, the Jail and Sheriff's House appear to form an L, similar to the structure shown in Latrobe's 1805 drawing at lower right. Map images courtesy of the National Park Service.



*Figure 1.2-6: Detail from map shown in Baist's 1893 Property Atlas of New Castle County. This map appears to have copied the plan shown in the 1868 Beers Map as it shows the prison oriented east-west rather than north-south as is seen in the 1868 Beers Map courtesy of the New Castle History and Archaeology Project.*

The civic pride in the new prison lasted for several years; however, numerous accounts of corruption and financial mismanagement within the prison system soon surfaced. Conditions in the jail deteriorated within a few decades of its opening. The situation came to a head in September 1889 when the Jail Commissioners appointed by the Levy Court resigned in protest over abuses occurring under the supervision of Sheriff Alvan Allen.<sup>32</sup> The allegations stemmed from the Sheriff's appropriation of prison supplies for personal use including salt, coal and blankets. Prison supplies were apparently kept in storage areas in the basement but whether the basement mentioned was in the prison or the Sheriff's House is unclear.<sup>33</sup> Allen was also accused of taking prisoners from the jail to work on his farm.

Not long after these allegations surfaced, the Sheriff's reputation suffered another blow with the escape of 18 prisoners from the so-called "bum cell" located at the northwest corner of the prison complex. This building, which housed minimum-security prisoners detained for drunkenness and/or vagrancy, would seem to have been a later addition to the prison complex as it was apparently of less substantial construction. The newspaper describes in some detail the prisoners' escape through a trap door in the wood floor at the east end of the holding cell near the corridor. The trap door provided access for disposal of dirt and refuse into a sewer leading eastward toward the river. After crawling through the trap door, the prisoners were able to maneuver through the joist space to a point just inside the north wall of the prison complex. Using spoons and cups, they then were able to tunnel approximately three feet underground below the foundation of the wall, emerging on the north side

<sup>32</sup> *Every Evening*, October 4, 1889,1.

<sup>33</sup> *Ibid.*

of the prison complex. The tunnel construction, which must have taken a considerable time, apparently escaped the notice of both the Sheriff and the wardens, leading to further accusations of mismanagement.<sup>34</sup> Sheriff Allen does not appear to have taken the matter to heart as another 11 prisoners escaped in a similar manner only six weeks later, emerging only a few feet from the earlier escape tunnel.<sup>35</sup>

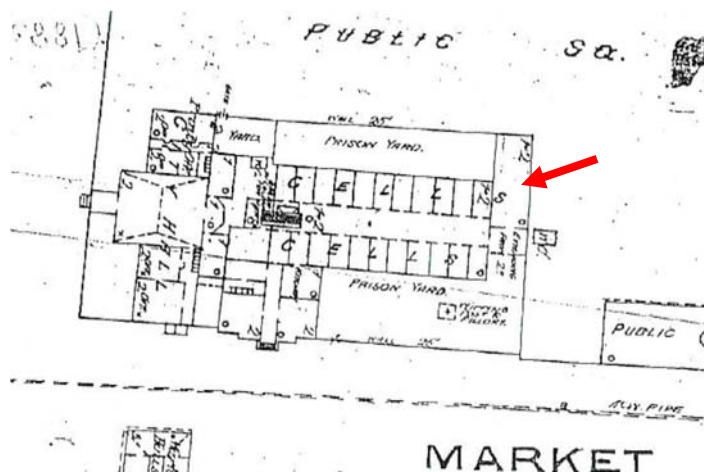


Figure 1.2-7: Detail from 1885 Sanborn Fire Insurance Map. The “bum cell” referenced in the 1889 from which the escapes took place was likely the structure indicated by the arrow. Note the connecting structure between the Sheriff’s House and the East Wing of the Courthouse. Also, in this plan, the jail is oriented north-south and extends well to the north of the residence. Image courtesy of the National Park Service.

With the declining condition and overcrowding of the jail at New Castle, agitation for replacement of the building increased. In 1899 the Delaware state legislature directed the Levy Court of New Castle County to issue bonds to fund the construction of a new prison in Greenbank, Delaware. A Board of Trustees was created to oversee the project.<sup>36</sup> Construction began in 1901 and was completed in 1903. Relocation of prisoners from the old New Castle jail occurred between November 22-25, 1901, the last prisoner was transferred and the New Castle jail shut down.<sup>37</sup>

#### 1.2.1.4 Subsequent Occupation and Use

##### Baldt Steel Company

With the closing of the prison, the Sheriff’s House appears to have been leased for office use by the Trustees of Market Square, who retained responsibility for the property after the closure of the prison.

<sup>34</sup> *Every Evening*, October 21, 1889.

<sup>35</sup> *Every Evening*, December 2, 1889.

<sup>36</sup> “Board of Trustees – New Castle Workhouse,” Agency Histories, Delaware Public Archives, RG 2847, accessed 6/25/2015, StateRhttp://archives.delaware.gov/collections/aghist/2847.shtml.

<sup>37</sup> Nick McIntire, *Behind the Times*, November 18, 1970.



Based on a photograph taken of the building just after the closing of the prison, the first occupant appears to have been the Baldt Steel Company.



*Figure 1.2-8: Photograph of the Sheriff's House c. 1903. The name Baldt Steel Company is painted on the transom of the front door. Note the prison tower still standing in the background and the presence of what appear to be interior shutters on all of the visible windows.<sup>38</sup>*



*Figure 1.2-9: Detail of the above photograph dated c. 1903. The name Baldt Steel Company is painted on the transom of the front door.*

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<sup>38</sup> "New Castle County Sheriff's House and Jail." Historical Society of Delaware, Ryan Collection, 79.20.40 Buildings.

The Baldt Steel Company was founded by Frederick Baldt (1841-1916), a Philadelphia native of German ancestry. One of six children, Frederick was apprenticed as a molder in the Philadelphia iron works of Reaney, Neafie and Levy. He proved an exceptional apprentice and an able manager. In 1864, at the age of 23, he relocated to Chester, Pennsylvania to take charge of a new foundry established by Reaney. For the next decade, Baldt moved from foundry to foundry between Philadelphia and Chester until in 1875 he organized his own firm, Eureka Casting Company in 1875. He spent a decade developing Eureka Castings into one of the largest foundries on the East Coast. Such was his reputation for turning troubled companies around that he was solicited in 1886 to take charge of the Standard Steel Company in Chester, Pennsylvania whose steel casting business was languishing. Frederick Baldt succeeded in rescuing the Standard Steel Company which over the next decade gained an international reputation as a manufacturer of steamship castings. After a brief hiatus in 1891-1892, Baldt returned to the steel business, as General Manager of the Penn Steel Castings and Machinery Company, located in Chester.

Frederick Baldt was not only a talented businessman but also a leading innovator in the steel castings industry. His patented design for a stockless anchor, known as a Baldt anchor, became the standard for use on commercial and military vessels. A group of investors, having acquired his patent, chartered the Baldt Anchor Company in 1901. This company eventually acquired the rest of Baldt's business holdings, becoming the Baldt Steel Company. The new venture manufactured not only anchors but also locomotive castings and structural steel. Frederick Baldt died in 1916.<sup>39</sup>

The Baldt Steel Company's connection with New Castle began in 1903 when the company initiated proceedings to incorporate in the state of Delaware to take advantage of its favorable tax laws. The Trustees of the New Castle Common actively encouraged the relocation of the foundry by agreeing to purchase 20 acres of land in nearby Balton, Delaware for the amount of \$6,000 provided the steel company would spend at least \$200,000 on the construction of a new manufacturing facility and employ at least 150 men for ten years.<sup>40</sup> The Trustees had made a similar agreement with Brylgon Steel the previous year. Baldt Steel spent double the required amount and the plant opened in April of 1905.

It seems likely that Baldt Steel would have occupied the Sheriff's House while their manufacturing facility was under construction. Once the factory was up and running, the office probably would have relocated to the foundry site. Therefore, the period of their occupancy at the Sheriff's House is estimated to span from 1903 to 1905; however, it is unclear exactly how much of the building they occupied. The former prison kitchen located on the north side of the building appears to have remained in use as a temporary lock-up for the local police. There is no documentation regarding any changes being made to the Sheriff's House during this time. The Balton works were dismantled in 1942 and the Baldt Steel Company ceased operations in 1975.

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<sup>39</sup> "History of Baldt Anchor and Chain," Old Chester, accessed 3/3/2015, [http://www.oldchesterpa.com/baldt\\_anchor\\_history.htm](http://www.oldchesterpa.com/baldt_anchor_history.htm).

<sup>40</sup> "Minutes of the Trustees of the New Castle Common – May 5, 1903," Trustees of the New Castle Common, accessed 4/3/2015, [http://www.trusteesncc.org/minutes/1791-1980/1869\\_12%20THRU%201908\\_12.pdf](http://www.trusteesncc.org/minutes/1791-1980/1869_12%20THRU%201908_12.pdf).

## New Castle Club

After the departure of the Baldt Steel Company, the Sheriff's House is known to have been leased to the New Castle Club, a local men's organization. The building first appears in the club's name after the demolition of the jail in the 1912 Sanborn fire insurance map though, based on their lease dates, they likely occupied the building somewhere around 1907.<sup>41</sup> Based on correspondence generated by the New Castle Historic Buildings Commission, the Club remained in the building until 1967<sup>42</sup> and apparently made significant repairs and probable improvements to the interior. However, exactly which spaces were leased to the Club is unclear as Building Commission correspondence from 1958 indicates that an area located in the rear of the building was still in use as the town "lock-up" at that time.

Little documentation has been found relative to the activities of the New Castle Club though it appears to have been largely a social organization as it held a liquor license.<sup>43</sup> Its membership is said to have included "not a few men prominent in the affairs of the community and state, business-wise, professional and holders of high office or former ones."<sup>44</sup> The Club suffered ups and downs in its fortunes, leading to a re-organization in 1935. Following the reorganization, the club reached its peak during the 1940s. However, the organization fell victim to mismanagement in the 1950s, falling behind in its maintenance of the Sheriff's House property. An inspection by the Fire Marshal in 1956 identified a number of violations.<sup>45</sup> The following year, the Club presented a request to the New Castle Historic Buildings Commission, which had assumed control of the property from the Trustees of Market Square, to extend their lease in order to make extensive repairs and capital improvements to the kitchen area of the building.<sup>46</sup> The request was approved by the Commission; however, the Club's problems persisted. A raid by state troopers and the Alcoholic Beverage Control Commission in 1958 resulted in the confiscation of ten illegal slot machines.<sup>47</sup>

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<sup>41</sup> The Club requested a ten-year extension of their original lease in 1957 so they could make improvements. Assuming that the original lease term would likely have been for a large round number such as 20, 30, etc. and knowing the renewal year was 1957, it seems likely that the original term would have been 50 years.

<sup>42</sup> Based on their original lease term plus a ten-year extension.

<sup>43</sup> Nick McIntire, *Behind the Times*, February 26, 1958.

<sup>44</sup> Ibid.

<sup>45</sup> "Minutes of the New Castle Historic Buildings Commission 1955-1968," Delaware State Archives, Record Group 1325, Subgroup 016, Series 105, Box 1. Referred to hereafter as "NCHBC Minutes."

<sup>46</sup> Ibid.

<sup>47</sup> Ibid. Local residents claim that the club had installed a dumbwaiter for the purpose of moving the machines to avoid detection though no evidence of such a device has been found, per conversation with Deborah Pullan, New Castle Department of Building and Zoning.



*Figure 1.2-10: Photograph of the Sheriff's House c. 1911. Note that the jail and its surrounding walls have been demolished. The building also seems somewhat unkempt as evidenced by the ivy spreading across the entire facade.<sup>48</sup>*

Even as the New Castle Club occupied most of the building, the New Castle Police Department, headquartered in the east wing of the adjacent courthouse, appears to have been making use of a portion of the first floor for temporary detention. On March 3, 1958, the NCHBC President reported that it had been brought to his attention that the jail located in the rear of the Sheriff's House was in an unsanitary condition and unfit for human occupancy. The motion carried to write to the mayor and council to direct them to take immediate steps to make the premises fit for human occupancy and request the council make preparations to provide for other facilities for the town lockup in order that the Commission would have use of the space.<sup>49</sup>

The condition of the building continued to decline through the end of the 1950s and the early 1960s despite repairs made by the Commission and the New Castle Club. The poor condition of the roof and cornices was the primary concern at the time and represented a considerable expenditure. Attempts to procure funding from the Governor's emergency fund were unsuccessful and in October 1961, the Commission paid for the removal of failing wood cornices and emergency roof repairs. In October 1962, the members debated the wisdom of expending a significant sum on repairs in the event the building might be torn down.<sup>50</sup> For the next two years, the agency would struggle to obtain the

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<sup>48</sup> "New Castle Club and Green." Historical Society of Delaware, Postcard Collection, Nitrate 115.

<sup>49</sup> NCHBC Minutes, March 3, 1958.

<sup>50</sup> NCHBC Minutes, October 22, 1962.

necessary funding for a new roof, only to watch their appropriation requests for the Sheriff's House fail while those for the surrounding historic buildings were approved.<sup>51</sup>

Meanwhile, the Club's financial problems continued as the IRS filed an assessment against the group for unpaid taxes in 1961. Though the organization eventually settled their tax dispute, their relationship with the New Castle Historic Buildings Commission continued to deteriorate. The final straw came in 1966 when the Club failed to perform major repairs to the main boiler in the building. The Commission, citing that the terms of the lease obligated the Club to maintain the Sheriff's House in good condition inside and out, claimed breach of contract. The fact that the organization had illegally sublet the kitchen to a food vendor did not help their case. The NCHBC voted to cancel the New Castle Club's lease on the property.<sup>52</sup> The New Castle Club relinquished their lease approximately one year later. The furnishings were sold at auction and the Commission shut off the utilities and boarded up the building.<sup>53</sup>

### **New Castle Police**

As the New Castle Club was preparing to vacate the Sheriff's House, a new entity was assuming control of the property. In an effort to streamline the state government, the New Castle Historic Buildings Commission was dismantled and its responsibilities, including the administration of the Sheriff's House, along with its operating funds were transferred to the Public Archives Commission.<sup>54</sup> The Public Archives Commission assumed control of the property on February 1, 1968.<sup>55</sup> The Public Archives Commission proved much more successful in acquiring funding for the Sheriff's House. In June 1968, a contract was awarded and work commenced "to accomplish the double purpose of rehabilitating the structure and making it available for future use."<sup>56</sup> Later that same month, the work was reported to be completed according to contract and a lease had been offered to the City of New Castle for its use though the City Council has not yet taken action on it.<sup>57</sup> Just over a year later, the Sheriff's House was leased to the City of New Castle as a municipal building and the building became the new police station for the City of New Castle, incorporating administrative functions as well as short-term detention facilities within the former north courtyard facing the Green<sup>58,59</sup> The Sheriff's House has remained vacant since the police station closed in the mid-1990s.

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<sup>51</sup> Ibid.

<sup>52</sup> NCHBC Minutes, October 24, 1966.

<sup>53</sup> NCHBC Minutes, October 31, 1967.

<sup>54</sup> *Laws of the State of Delaware*, Vol. 56, Chapter 182, p. 604.

<sup>55</sup> Annual Reports of the State Archivist 1968, Delaware State Archives, Record Group 1325, Subgroup 003, Series 160, Box 709 Annual Reports /Work Files.

<sup>56</sup> Report of the State Archivist to the Members of the Public Archives Commission – June 30, 1968. Delaware State Archives. Record Group 1325, Subgroup 003, Series 160, Box 709, Folder "1968 Annual Report."

<sup>57</sup> Report of the State Archivist to the Members of the Public Archives Commission – June 30, 1969. Delaware State Archives. Record Group 1325, Subgroup 003, Series 160, Box 709, Folder "1968 Annual Report."

<sup>58</sup> Brochure, Police Department Headquarters, New Castle, Delaware, n.d. Courtesy of the National Park Service.

<sup>59</sup> "Program of the Delaware State Archives – July 1970." Delaware State Archives. Record Group 1325, Subgroup 003, Series 160, Box 709, Folder "1969-70 Annual Report".

## 1.2.2 Chronology of Development

Assembling a detailed chronology for the evolution of the New Castle Sheriff's House is a complicated task for several reasons. First, though there is a significant amount of documentation regarding the historic buildings of New Castle, the majority of the materials identified are focused largely on the Colonial era, prior to the construction of the existing Sheriff's House. Second, a number of the documents directly pertaining to the Sheriff's House, namely maps and insurance surveys, are in conflict with each other and with evidence observed at the site. Third, the builders of the existing Sheriff's House appear to have made liberal use of salvaged materials, quite possibly from the earlier house and jail, making it difficult to date specific building components.

### 1.2.2.1 1857 Construction

When Samuel Sloan came to New Castle in May 1857 to visit the site of the jail and take measurements in preparation for designing the new prison, he must have realized the enormity of his task – and the minimal size of his budget. The 1793 prison building was in very poor condition as was the later Sheriff's House and debtors' apartment. There were also prisoners already in residence at the jail that needed to be securely housed during the construction of the new facility. Sloan's design addressed these constraints by incorporating significant portions of the existing Sheriff's House into the new project. The resulting design gave the town a new public building in the fashionable Italianate style in addition to the expanded and more secure prison.

There are no known drawings depicting the original plan of the house; however, much can be inferred from the existing plan and from a review of some of Sloan's other residential buildings. The original plan of the Sheriff's House appears to be roughly consistent with a number of Sloan's villa plans published over the next few years, though modified to fit the constraints of the New Castle site. The Sheriff's House and the prison are two independent structures that interlock with one another. The adjoining walls may reflect the interface where the old prison remained in place while the new one was constructed. A *Delaware Gazette* account of the construction states that "The walls forming the second tier of cells are already up to the second story, and as soon as they are completed the prisoners will be placed in them and the old portion of the prison in which they are now will be torn down, and the eastern tier of cells hastened forward."<sup>60</sup> This account would seem to indicate that the new Sheriff's House was constructed up against the side of the old prison and may have incorporated some of its existing walls.

One need look no farther than the north wall of the attic to determine that the 1793 jail was indeed left intact as the 1857 Sheriff's House was being built. An A-framed opening appears in the north wall with two heavy diagonal timbers braced apart by a horizontal member. The timbers support rough masonry infill above, rising to the eave line. Looking downward between the timbers, the inside of the framed south closet wall in Room 201 is visible. The diagonal timbers form two sloped ceiling segments within the closet. Extending the slopes of the diagonal members upward toward the ridge and downward toward the eave creates a steep gable shape corresponding to the gabled roofline of the earlier building. The change in roof slope in the 1857 construction raised the eave line by several feet, rising up and over the earlier gable. Once the old jail was torn down, the intersecting gable was removed and the opening covered over with wood sheathing and metal cladding.

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<sup>60</sup> *Delaware Gazette*, August 18, 1857, from Hein and Siders.



Figure 1.2-11: A sloped opening in the north wall of the attic corresponds to where the north end of the 1857 structure intersected the gable roof of the earlier sheriff's house which remained in place until the 1793 jail could be removed.

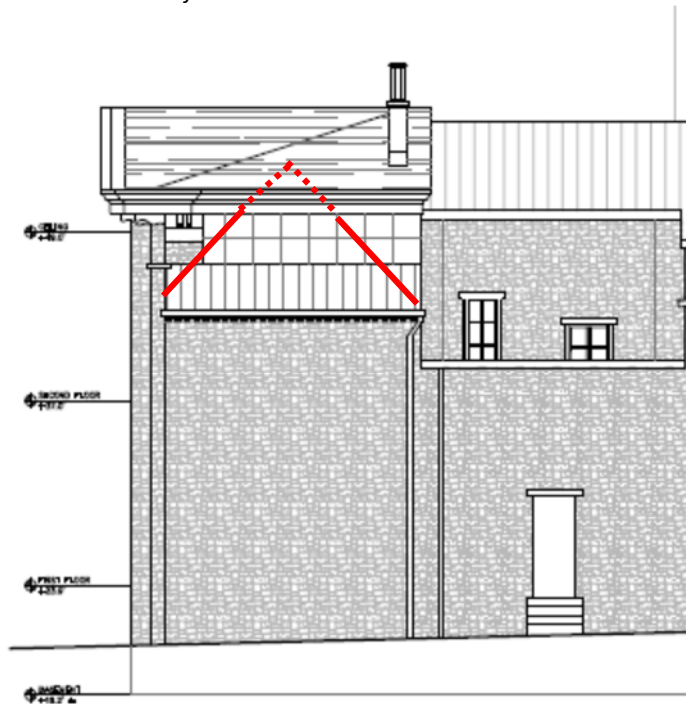


Figure 1.2-12: Extending the line of the diagonal members in the attic upward toward the ridge and downward toward the eave gives an approximate outline of the gabled roof of the earlier sheriff's house. The 1857 construction raised the eave line by several feet.

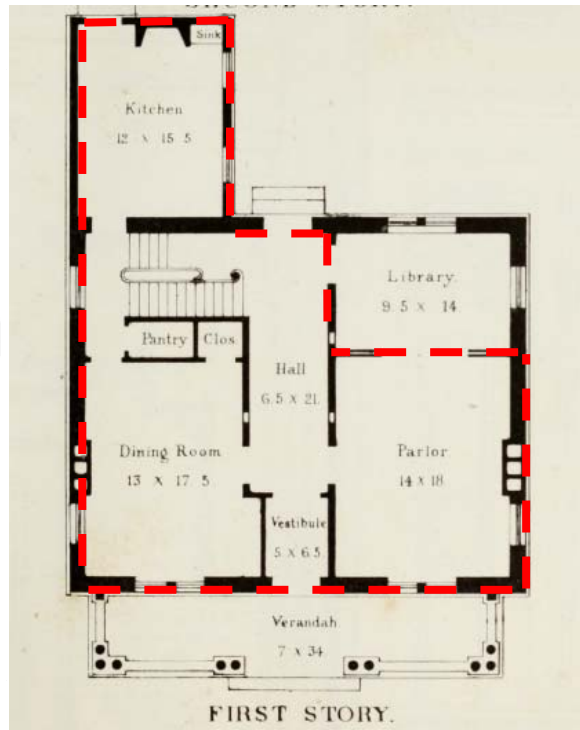


Figure 1.2-13: (Left) Existing first-floor plan of the Sheriff's House. This plan is quite similar to that of several of Samuel Sloan's published villa plans, an example of which is seen at right. The library has been deleted from the sample plan to accommodate the existing prison walls. Note: Existing plan rotated for comparison.

The second piece of evidence that the 1857 construction reused an earlier structure relates to the one-story lockup area on the north side of the building. Here the center hall and flanking parlors abut what appears to have been an exterior yard associated with the old prison, enclosed by massive stone walls. This area now comprises first-floor rooms 112-114. In a more typical Sloan villa plan, this area would have been allocated as a library. The interior corners of the room have been in-filled with stone masonry, forming obtuse angles and making it much more difficult to gain foot and handholds in order to climb up and out. This precaution would not have been needed had this not once been an exterior space.<sup>61</sup> The former yard is covered by a low-sloped roof, creating an interior space with a center monitor for ventilation. The framing of the roof consists of straight-sawn lumber, consistent with an early-to-mid-19<sup>th</sup> century date, making it likely that this room was enclosed as part of the 1857 construction.<sup>62</sup>

<sup>61</sup> Joshua Jebb, *Modern Prisons: Their Construction and Ventilation*, 5.

<sup>62</sup> Straight-sawn lumber remained in common use through the middle of the 19<sup>th</sup> century by which time rotary saws began to replace vertical saws for commercial lumber production.



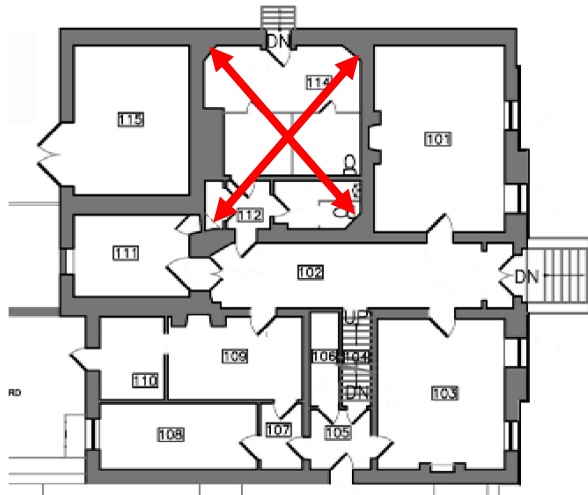


Figure 1.2-14: (Left) First-floor plan of the Sheriff's House. The room adjoining the north parlor was once an exterior yard. (Right) The interior corners have been infilled with masonry to prevent prisoners from climbing out.



Figure 1.2-15: (Left) The wall at the center of the north elevation formed an original open courtyard. The scuppers mark the level of the roof that was later constructed to cover the courtyard. The existing door opening appears in the 1911 photograph of the prison demolition (Right).

Closer examination of two period illustrations provides a third piece of evidence that Sloan incorporated portions of earlier structures into his 1857 design for the Sheriff's House. The 1805 Latrobe elevation shows the 1793 sheriff's residence located to the north of the courthouse. Note the two chimneys at either end. Comparing this image with the 1849 image from the Rea and Price map shows the 1793 structure incorporated into the 1824 sheriff's residence. The roof line of the whole continues all the way to the prison where it intersects the east-west gable. The combined 1793 and 1824 structure is quite substantial. To have removed that foundation and the masonry walls would have been a considerable expense and an unnecessary strain on the allotted budget.

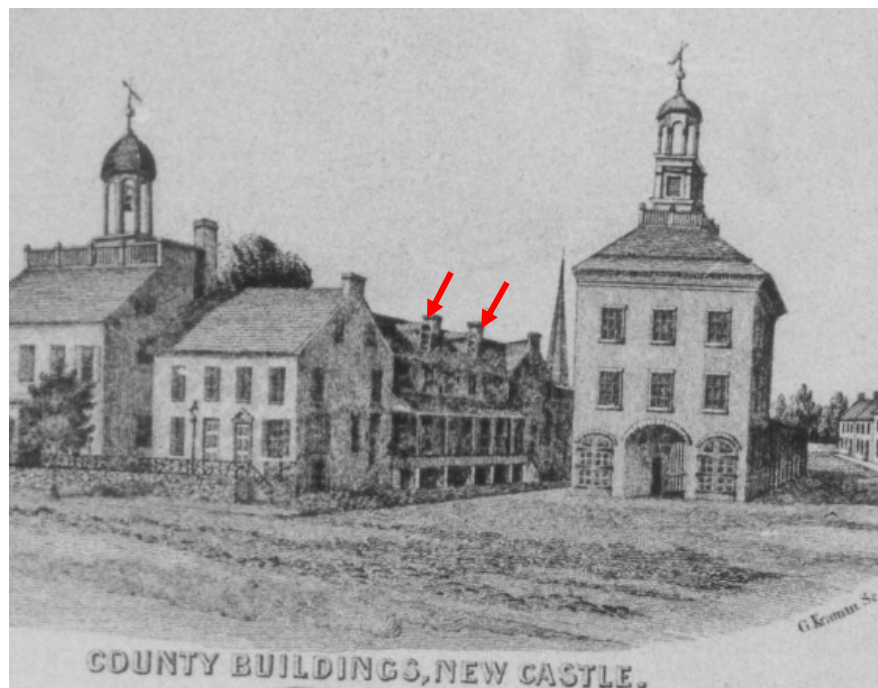
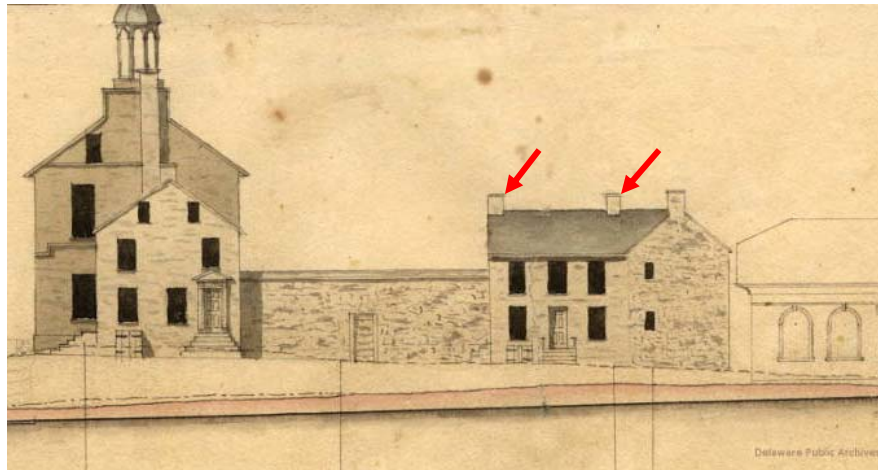
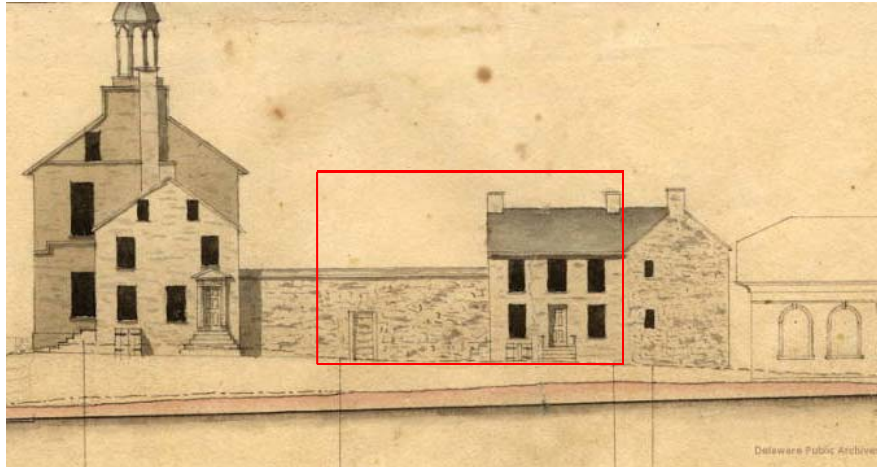


Figure 1.2-16: (Top) Detail from Latrobe's 1805 elevation showing the approximate placement of the existing Sheriff's House superimposed. Note also the placement of the two chimneys on the 1793 sheriff's house. Note how they appear to have been incorporated into the 1824 sheriff's house shown in the 1849 Rea & Price vignette (Bottom).



*Figure 1.2-17: When the outline of the existing Sheriff's House is superimposed on Latrobe's elevation it becomes easy to see how Sloan likely incorporated at least the foundation of the earlier building into his design.*

The next piece of evidence lies in a small asymmetry in the plan of the main block of the building. By the time the Sheriff's House was constructed, the fashionable Greek Revival was being overtaken by more picturesque styles of architecture such the Italianate and Gothic Revivals. While the use of asymmetrical massing became more common under the influence of these styles, the preference for symmetry in the arrangement of windows and doors remained strong. The buildings of Samuel Sloan followed a similar pattern, particularly in his public building designs. Asymmetrical massing is seen in his villas and in the original configuration of the prison complex with its tall flat-roofed tower located to the rear of the rectangular mass of the Sheriff's House. The façade of the house, however, was intended to appear symmetrical about the center bay.

While the Sheriff's House façade may appear to be symmetrical, the north side of the building in fact extends approximately 24 inches farther than the south side, which throws the building slightly out of balance. The extension is deemphasized by the placement of the north corner quoins symmetrically with those at the south corner. Examination of the interior framing and masonry did not reveal any splices, seams or changes in material to indicate that the extension was added after the original construction. The question then arises as to why the north side is longer than the south.

The asymmetry makes sense if the existing Sheriff's House was constructed on the site of an earlier structure. A newspaper article published just before construction began stated that the new Sheriff's House "will occupy the same position it did before being 50 x 52 feet."<sup>63</sup> This being the case, it would seem highly unlikely that the builders demolished a sound existing foundation only to build a new one of the same size. Rather it seems more likely that they would have re-used it for the new structure.

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<sup>63</sup> *Delaware Gazette*, August 18, 1857



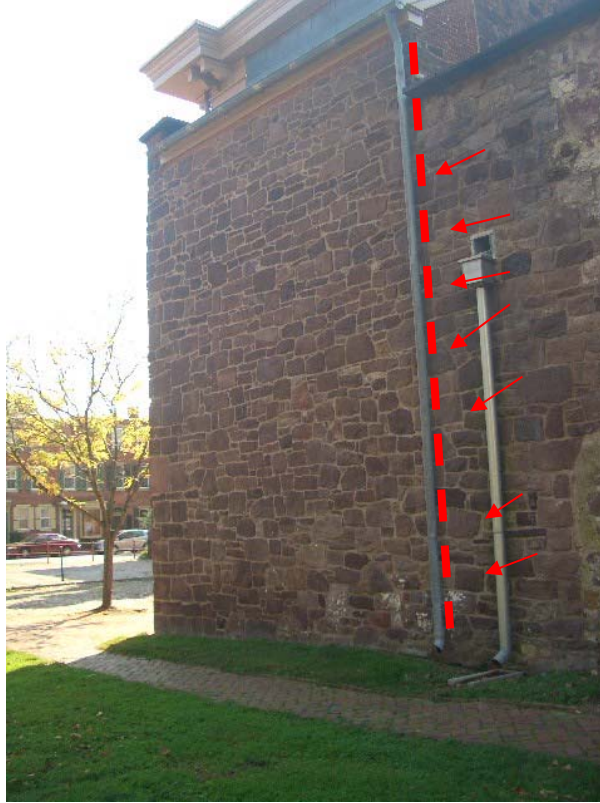
*Figure 1.2.18: (Left) The street facade of the Sheriff's House is intended to appear symmetrical with the northeast and southeast corner quoins placed equidistant from the center entrance. (Right) The north end of the building from basement through second floor extends approximately 24 inches farther north in plan.*

However, the need to re-use an existing foundation should not in itself have automatically precluded the architect from creating a symmetrical building. It would therefore make sense that some other condition forced the designer to locate the building off-center on the foundation. An analysis of the basement and first-story plans reveals that part of the north wall of the center hall coincides with the south boundary wall of the prison beyond which the basement is unexcavated. If this portion of the structure had been designed from scratch, the basement wall could have simply been located 24 inches farther north to produce the desired symmetrical façade. It follows, then, that this wall was already in place at the time the Sheriff's House was designed, dictating the placement of the center hall and the front entrance. It seems unlikely, given the limited budget for the project and the need for the prison to remain in operation, that the architect would have removed and relocated the existing prison walls a minimal distance just to achieve a balanced façade. Rather, Sloan utilized the existing foundation, designing a symmetrical façade located just south of center and truncating the extended portion short of the full second-story height and concealing it behind the high prison yard wall. Given the lack of a masonry bearing wall, the second-story north wall is wood-framed construction sheathed with metal above this height.



*Figure 1.2.19: To accommodate existing walls, the symmetrical main mass of the Sheriff's House appears to have been set just south of center on the foundation of the previous structure, leaving a 24-inch extension at the north end which is truncated to fit behind the adjoining prison yard wall (now removed). Above the height of the prison yard wall, the north wall of the building steps back in line with the main block and is of wood-framed construction rather than masonry.*

The fourth clue that an existing structure was reused lies in the brownstone masonry itself. The character of the stonework changes subtly where the west wall of the Sheriff's House abuts the one-story jail area. Though there is no distinct seam, the wall of the Sheriff's House is constructed of smaller, flatter masonry units laid in rough courses. The masonry to the west includes more large stones, including what appear to be rough quoins located at the intersection of the two wall segments. The stones of the wall enclosing the jail also appear to be of a generally different color.



*Figure 1.2.20: The character of the brownstone masonry changes slightly where the north wall of the Sheriff's House abuts the wall of the jail area. The masonry seen to the left of the line consists of stones that are generally smaller and flatter than those seen to the right of the line. Also visible to the right of the line is a vertical line of larger stones which may indicate an earlier outside corner.*

The final evidence suggesting that the original foundation was re-used lies in the placement of the fireplace in the north parlor. Ordinarily one would have expected to see the north parlor fireplace located on the north wall, placed symmetrically with the fireplace in the south parlor. However, the fireplace is instead placed on the west wall of the room. The symmetrical location on the north wall would have been impossible as the chimney mass would have had to be set outside the roofline due to the two-foot offset in the foundation, ruining the symmetry of the roof as seen from the street. Both the chimneys of the 1793 sheriff's house, as seen in the Latrobe elevation, have been removed. No visible traces of them remain.

Once the premise is accepted that portions of the earlier sheriff's house and jail were incorporated into the 1857 design, the questions arises as to exactly how much of the earlier structure was reused. Examination of the masonry in the basement is difficult due to modern parging and the two probes conducted were inconclusive as to whether the bearing walls forming the center hall are toothed into the perimeter foundation wall. Examination of the masonry walls and structural framing visible in the attic is more productive.

It is immediately evident upon examination of the attic framing that more than just the foundation of the 1793 and 1824 buildings was reused. The *Delaware Gazette* reporter speculated that Carman &

Dobbins could not make a profit with their bid of \$28,000 for the construction of the project and an inspection of the work in the attic would appear to support that theory. The attic floor framing consists of substantial straight-sawn lumber but the presence of random holes, nails and plaster stains suggests strongly that it is salvaged material. The material framing the roof is a rather motley assortment of reused joists and other members, presumably from the demolished prison. The bearings of several of the roof beams are shimmed with piles of scrap wood in places. The main ridge pole of the front gable consists of two members, one bearing minor char marks. Taken together, the roof framing gives the impression that the contractors were salvaging as much as possible from the old jail and making do. The beam framing the north valley of the center gable is offset from the bearing wall below by only a few inches and is instead supported by a recycled joist. If the building had been designed and built from scratch, the bearing wall and the post could have easily been aligned. The lack of coordination between the 1857 framing and the masonry below suggests that the masonry bearing walls date from the 1824 structure.



*Figure 1.2-21: The fact that the post supporting the north valley of the front gable does not land on the bearing wall suggests strongly that the brick bearing wall is from an earlier structure. The post bears instead on a recycled floor joist a few inches away from the masonry that should be supporting it.*

The top portions of the brick walls enclosing the stair are visible from the attic due to the dropped ceiling in the closet. An examination of the joints between these brick walls and the brownstone masonry of the south wall suggests that the brick walls pre-dated at least the upper part of the south wall of the Sheriff's House as the brownstone is filled in around the south end of the brick wall with little attempt to bond the two together.



*Figure 1.2-22: The brownstone masonry of the south wall appears to have been filled in around the south end of the brick masonry walls enclosing the stair with little attempt to bond the two together.*



*Figure 1.2-23: The north valley beam bears on a pile of scrap wood set on the exterior masonry wall. The contractors made liberal use of recycled materials, presumably to save money.*



A curious condition, visible in the attic, supports the theory that the 1793 sheriff's house may remain encapsulated within the 1824 sheriff's house within the 1857 Sheriff's House. The floor framing in the part of the building north of the center hall runs east-west but the floor framing from the center hall south runs north-south despite the spans being equal. This condition is consistent through all three floors. The framing lumber visible in both the attic and the basement appears to be of the same vintage as many of the scrap pieces used as posts and plates throughout the attic. Further examination of the second-floor framing could perhaps shed light on the question of whether the framing in this part of the building dates to the 18<sup>th</sup> or 19<sup>th</sup> century.

### **First Story Plan**

The existing first floor plan consists of two parlors or public rooms flanking a center hall with a stair to the second story located south of the hall and an additional large room located to the southwest. It seems most likely that prisoners would have entered or left the jail complex through the center hall and the massive wood doors on the east façade of the Sheriff's House. The intake and discharge of prisoners would have been accompanied by a certain amount of paperwork, requiring some sort of administrative space. It seems likely therefore that at least one of the two rooms flanking the center hall would have been used for official purposes. The only other known entrances to the complex are the public gate opening into the prison yard where the whipping post and pillory were located and the small gate located between the Sheriff's House and the Courthouse. As neither of these entrances appear to have been associated with an office space, it seems unlikely that they would have been used for prisoner transfer.

The front entrance is centered in the street façade and is wider and taller than the surrounding openings. A pair of formidable-looking six-panel doors ornamented with iron rivets guards the opening. An unusual condition occurs at the front entrance doors at the east end of the center hall. Here the wood trim surrounding the arched door transom dies awkwardly into the plaster cornice. The ceiling is not nearly high enough to allow the transom trim to fully circle the head of the opening. It would seem that if both the ceiling framing and the door opening were constructed simultaneously then the opening could have been designed to allow room for both. Once again, in this location Sloan was trying to fit his enlarged entrance within the constraints of a pre-existing structure. The horizontal member that forms the head of the door opening also does not appear to match the character of the other trim. It should be noted that the trim profile on the front doors does not match beaded trim with ogee backband found around the other door and window openings. Indeed, the simple trim profile on the front doors is more consistent with the 1857 construction date than the more complex profile seen on the rest of the openings. It therefore may be original. The more elaborate beaded trim with ogee backband is found in conjunction with late 19<sup>th</sup>-century decorative hinges at Door 2/103 in the south parlor and is more consistent with this date.

Approximately five feet from the east wall, a framed partition with a similar arched doorway forms a small vestibule. This partition may be identified as a later addition by the fact that it truncates the original run plaster cornice molding. The arched opening for the transom has also been accurately sized to form a full semi-circular transom. Examination of the paint stratigraphy on the wood trim is consistent with a late 19<sup>th</sup>-century date and the trim on this arched opening matches the late 19<sup>th</sup>-century trim found on the other first-story doorways. The six-panel doors original to this opening are stored in the basement.



*Figure 1.2.24 (Left) The trim on the arched transom collides with the run plaster cornice at the east end of the center hall. The awkward transition suggests that Sloan was trying to enlarge the door opening within the confines of existing second-floor framing. The trim on this door is a simple profile with a narrow backband; (Right) The partition forming the vestibule is a later addition and the complex trim profile with beaded edge, ogee molding and backband is consistent with a late 19<sup>th</sup>-century date.*



*Figure 1.2.25: (Left) The door trim molding at the front entrance doors is simpler in profile than that seen at other openings (Right) which suggests an earlier date in keeping with the late Greek Revival of the mid-19<sup>th</sup> century rather than the late 19<sup>th</sup>-century Victorian period. The paneled jamb seen at right is simpler and consistent with the front door trim and is likely original to 1857.*

The original configuration of the stairhall and the stair to the second floor are somewhat doubtful. While Sloan's typical villa plans often show a stair much like the existing one perpendicular to the center hall, this does not seem sensible given the function of the building. Assuming the Sheriff's family resided with him in the house, he likely would have wished to keep his family members strictly segregated from the prisoners and other official visitors. It therefore seems odd that the existing staircase to the second floor opens directly into the center hall near the entrance to the prison, permitting direct access to what is presumed to have been the Sheriff's second-story living quarters. The first-floor plan shown on the 1885 Sanborn insurance map shows a different stair configuration with the stair hall closed off from the center hall. Whether this is indicative of an earlier stair configuration or was simply an error on the part of the surveyor cannot be determined without probing the second-floor framing for signs of changes.

The second floor of Sloan's typical villa plan shows the stair extending all the way to the exterior wall of the building. In the existing second-floor configuration, the stair stops short of the exterior wall to create space for two closets. Inspection from the attic indicates that the north wall of the closets is original to 1857 but that the dividing partition between these closets is a later addition. These closets were formerly one space.

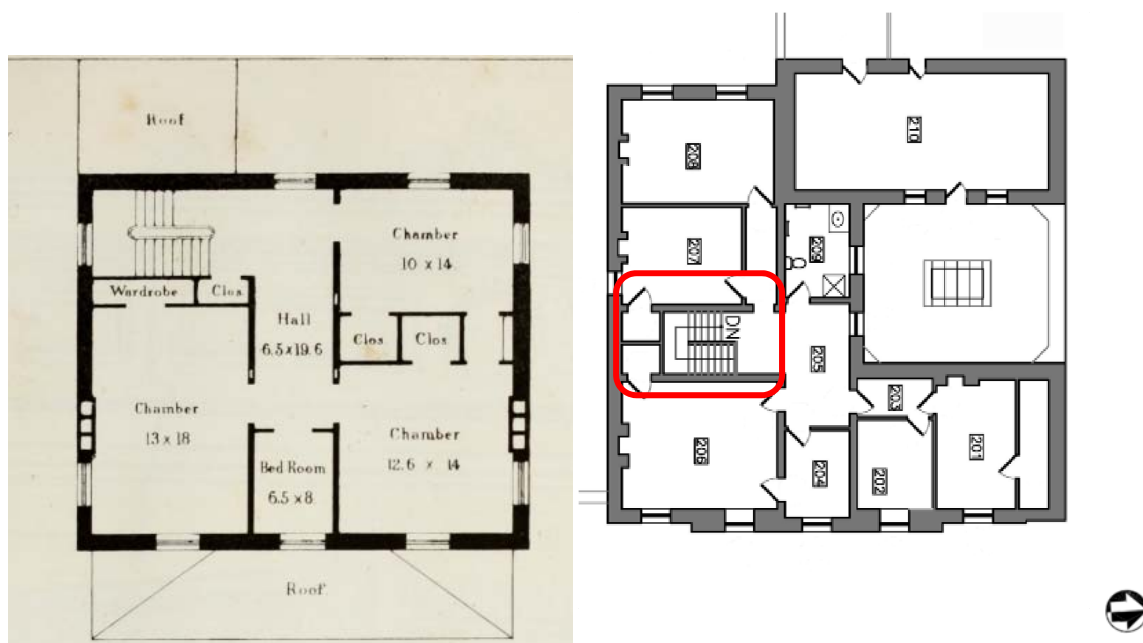
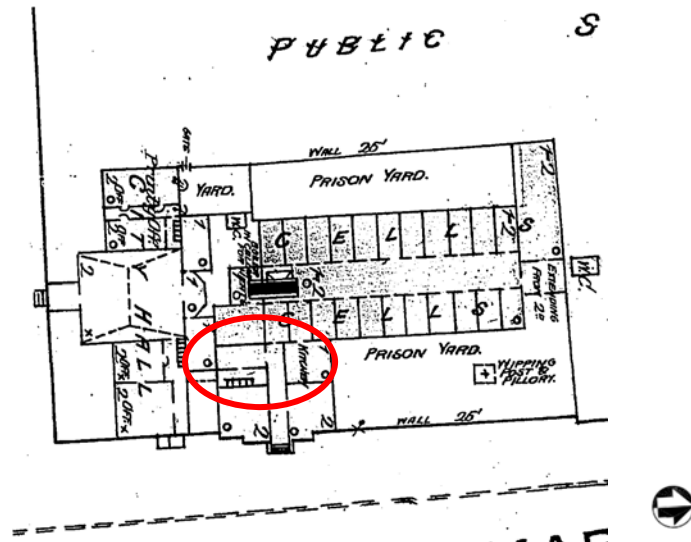


Figure 1.2-26: (Left) Sloan's villa plan shows a spacious stair extending to the exterior building wall. (Right) The existing stair in the Sheriff's House is shifted several feet off the exterior wall to make room for two closets. Inspection of the closet framing from the attic indicates that the north wall dates from the 1857 construction but the dividing partition is a later feature. Note: Existing plan rotated for comparison.



*Figure 1.2-27: 1885 Sanborn insurance map (above) shows a stair configuration very different from the existing though no evidence of stair alterations has yet been found. The map also shows a platform of some kind located in the vicinity of the door in the south wall which may have provided access and egress for the Sheriff's family.*

The 1885 Sanborn map shows the stair hall closed off from the center hall. There is no surviving physical evidence to indicate that this was ever the case. However, if the stairhall was indeed closed off from the center hall to provide private access to the upstairs living quarters, some other means of egress would have had to be provided for the Sheriff's family. The existing door in the south wall of the stairhall would seem to have fulfilled this need. Using this door, the building residents could have exited the prison complex through the south gate between the Sheriff's House and the Courthouse. The fact that this opening has a glazed transom indicates that it was always an exterior door; however, it is located several feet above what would have been the historical grade, requiring stairs or other means of descent. The 1885 Sanborn map appears to show some sort of platform roughly aligned with the location of the existing door. A series of joist pockets found in the masonry of the south wall provides evidence of a past structure in this vicinity; however, fragments of old baseboard nailers above the joist pockets suggest this was an interior surface, associated with a former Courthouse addition.



*Figure 1.2-28: A series of joist pockets in the south wall appear to mark the location of an exterior platform or stair to access the south door except for the fact that the joists are located above the level of the door sill. The presence of fragments of baseboard nailers indicates this was once an interior surface, probably associated with the courthouse addition. Note also the change in the character of the masonry below the joist level, suggesting this wall was substantially altered.*

If the residents of the Sheriff's House utilized the south door to enter and leave the building without interacting with prisoners and other official visitors, the question still remains as to how prisoners were transferred between the prison and the Courthouse next door. The 1885 Sanborn map shows three additions on the north side of the Courthouse, the easternmost abutting the wall of the Sheriff's House. It would seem logical that prisoners could be brought to court through this addition to avoid leaving the confines of the prison complex and risking an escape. The narrow room shown to the west of the stairhall may have served as a passage to the Courthouse though no doors are shown. This configuration would have provided passage to the Courthouse but also would have isolated the rest of the southwest room. There is no visible evidence that a partition existed at this location. Nor is there evidence of another door opening in the south wall corresponding to the courthouse addition.

The use of the large southwest room (now divided into Rooms 107-110) is also somewhat unclear. Following Sloan's typical villa plan, this room would have been a one-story kitchen and it seems likely that this was indeed its use for at least two reasons. First, there is no evidence of any other room being used as a kitchen. Census records for 1860, 1870 and 1880 and 1900 all indicate that the Sheriffs' family members typically resided in the house and cooking facilities would certainly have been required.<sup>64</sup> Second, the fact that there is a basement beneath the southwest room would seem to suggest that it was associated with the Sheriff's residence rather than the prison as there are no basements beneath the other known prison spaces for security reasons. However, the 1885 Sanborn

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<sup>64</sup>1860 Sheriff Abraham Cannon is listed along with 7 family members and one Deputy Sheriff;  
1870 Sheriff Jacob Richardson is listed along with 4 family members and the same Deputy Sheriff;  
1880 Sheriff John Pyle is listed along with 2 family members and the same Deputy Sheriff;  
1900 Sheriff John Taylor is listed along with 5 family members, the Prison Warden and his wife and one additional female boarder.  
All census records cited are available at [www.familysearch.org](http://www.familysearch.org).

map would seem to indicate that the western part of the southwest room was associated with the prison complex as it is shown with the west door opening into the tower located at the south end of the central prison corridor. This would seem to be an error on the part of the surveyor as such a door would have greatly compromised security.

The existing west doorway is located similarly to the opening shown on the 1885 map. It seems likely that this doorway was added after the demolition of the prison as it seems unlikely that an unsecured opening would have been placed between the prison and the residential spaces. It is also unlikely that a door opening into an interior space have had a glazed transom. Examining the 1885 Sanborn map, the question arises as to how the occupants of the Sheriff's House would have gained access to the yard behind the residence, including the privy shown at the west side. The most likely location for the door to the yard would have been at the south end of the west wall where the existing kitchen window is located. While this is certainly possible, the placement of a door at this location would eliminate the only possible location for a window in this room, leaving it window-less. No evidence of windows has been found in the south wall.

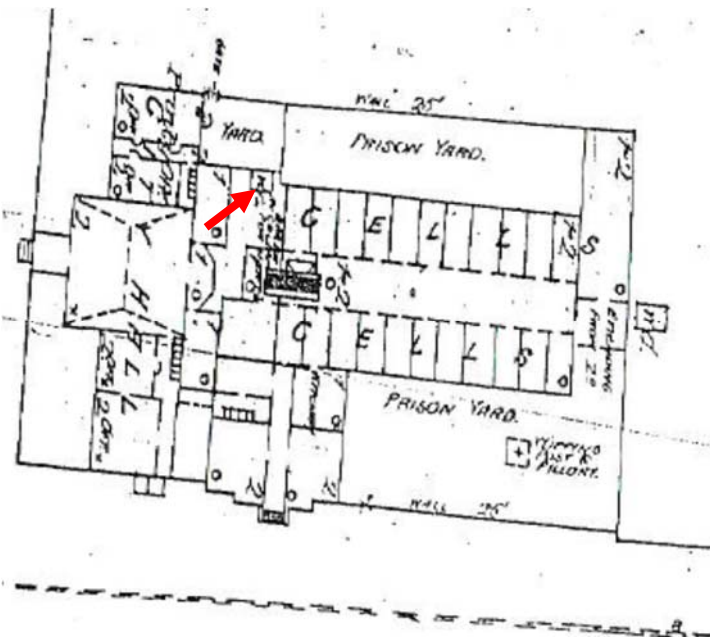


Figure 1.2-29: The 1885 Sanborn map shows a narrow yard west of the Sheriff's House with a privy at the northwest corner. This was presumably the privy for the Sheriff's family as the prison cells were equipped with their own toilet facilities. No door is shown on this map to access the yard. The most likely location for such a door would have been at the south end of the west wall where window 105 is presently located.

The next Sanborn map, issued in 1901, shows a curious change at the southwest corner of the Sheriff's House. The area corresponding to the southwest room is shown as one story in height. A one-story kitchen located at the rear of the residence was a characteristic feature of many of Sloan's residential designs. No evidence was found during the limited probes conducted that this area was ever a single story structure. Nor is there any visible evidence of such a change on the exterior face of the west wall. Raising the roof to add a second floor in this area of the building would have been a significant undertaking and it seems unlikely that this could have occurred after the 1901 map was generated as the prison was in the process of being closed down and the prisoners transferred to the new facility in Greenbank. It is possible that such a change could have occurred after the 1885 map was prepared but the revised information was never added when the 1901 map was issued. In fact, a horizontal seam above the second-story west windows would seem to indicate that the second story was already existing prior to the 1857 construction and was raised as it became the east wall of the prison tower

as part of Sloan's project. Additional probing of the second-floor framing in this location is recommended to confirm whether or not the roof level was raised in this area.



Figure 1.2-30: A masonry seam above second-story windows suggests that the west wall preceded the 1857 construction and was raised as the north end became part of the prison tower.

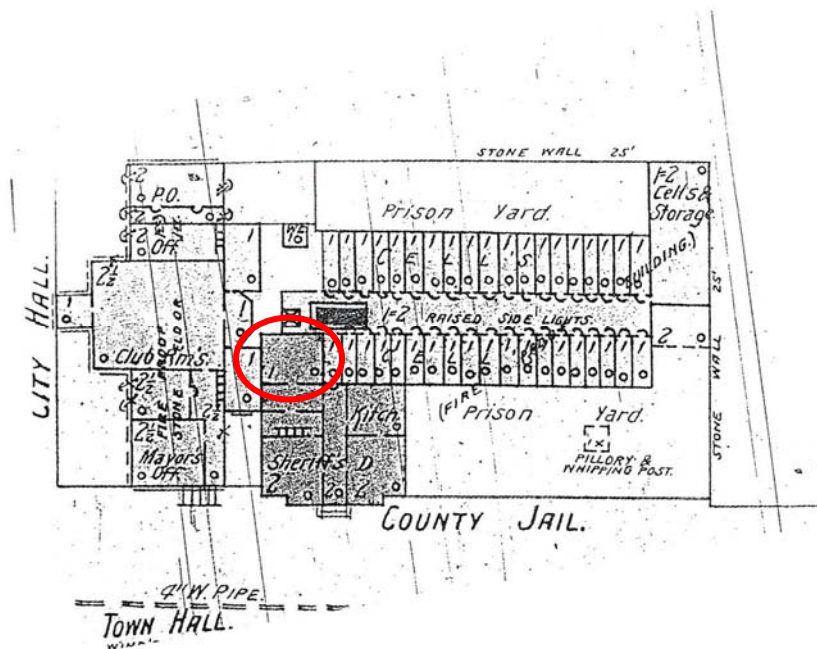


Figure 1.2-31: The 1901 Sanborn insurance map shows the southwest room to the west of the stair as divided in two with the western section noted as a single story. No evidence was found to indicate that this space was ever one story high. Additional probing of the second-floor framing is recommended to confirm or refute the configuration shown on this map.

Examination of the masonry walls in the courtyard revealed evidence of a single-story structure in the form of a mastic line and a closed window opening on the north courtyard wall and traces of whitewash on the west wall of the Sheriff's House. This one-story structure would have been located on the approximate site of the former prison tower and would therefore have post-dated the demolition of the tower in 1911. The west door 1/110 is surrounded by traces of white wash on the exterior, suggesting that it once opened into this one-story structure. It seems unlikely that this would have been a porch as there would have been no need for the now-closed window opening. No documentary evidence regarding this structure was identified.



*Figure 1.2-32: (Upper Right) A line of mastic above the west door and traces of whitewash around the door opening define the dimensions of a former structure. Whether this was a connector to the prison as shown on the 1885 plan or simply a later porch has not been determined. (Upper Left) The mastic line continues around onto the courtyard wall. (Lower Left) A closed window opening is visible in the north side of the courtyard wall.*



The chronology of the various fireplaces found in the southwest corner of the building also remains somewhat unclear. Examination of the first-floor framing in the southwest part of the building, visible in Room 006, identified a framed fireplace opening corresponding to the existing fireplace in Room 109. There is, however, no flue visible in this fireplace and no framed opening for a chimney mass above. A flue may exist within the masonry wall but probing is necessary to confirm its presence. A single probe of the second-floor framing revealed a large fireplace opening centered on the south wall. A similar large opening is visible in the attic floor framing above, suggesting a large chimney mass extending up through the roof and corresponding to the south chimney location. However, there is no evidence of a foundation for such a fireplace visible below in Room 006, nor is there a hearth opening in the first-floor framing. The first-floor framing in 006 appears somewhat different than that in the rest of the basement (making use of diagonal bracing) and therefore may not be original to 1857. Such an opening would have been consistent with a large kitchen fireplace and, given the presence of the chimney in this location, would seem to have been present in 1857. This evidence of what appears to have been a large cooking fireplace in the southwest room suggests 1) that the first-floor framing in the southwest room (Rooms 107-110) was replaced, and 2) that the fireplace on the north wall of the southwest room, whose hearth is mortised and tenoned into the first-floor framing, is later.



First Floor Plan

Figure 1.2-33: The yellow rectangle marks the location of the hearth opening in the ceiling above and an exterior chimney and therefore the likely location of an original 1857 kitchen fireplace. There is no hearth opening in the first-floor framing nor a foundation in the basement. These features appear to have been removed. The red rectangle marks the location of the existing fireplace for which there is a first-floor hearth opening but no discernible flue above.

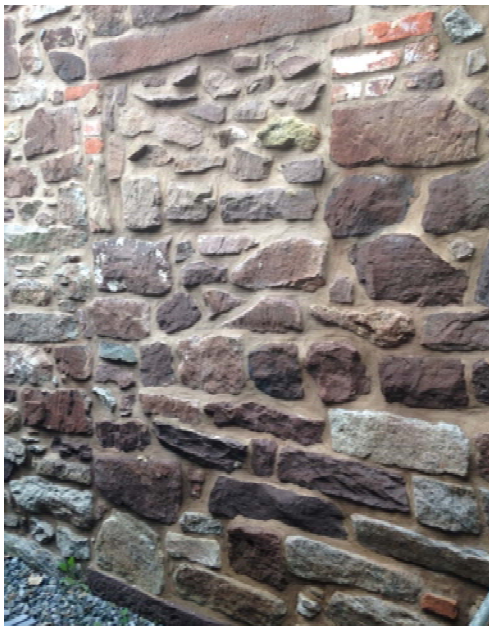
Examination of the fireplace in Room 109 revealed no flue opening, raising the possibility that this fireplace was installed after the original 1857 construction as a decorative feature. No framed opening appears to correspond with this fireplace. Additional probing of the second-floor framing and what appears to be a chimney mass at this location is recommended to determine to what extent, if any, this fireplace was operable.

These are not the only questions that remain regarding the first-story fireplaces. The fireplace in the south parlor (Room 103) appears centered on the wall of the room. However, inspection of the framed chimney opening in the attic reveals that the stack has been reduced in size from the west while a false chase spanning the full height of the first and second stories, has been constructed on the east side of the stack. Disruption of the masonry wall around the stack at the attic level confirms that changes were likely made to the flues. The chase serves no other function than to make the first and second-story fireplaces appear centered in their respective rooms. The need for this adjustment suggests that Sloan was working with a pre-existing chimney stack at this location.



*Figure 1.2-34: (Left) View of chimney stack serving fireplaces in Room 103 and 206. Left arrow denotes location of false chase seen in detail at right. Right arrow indicates original width of chimney stack.*

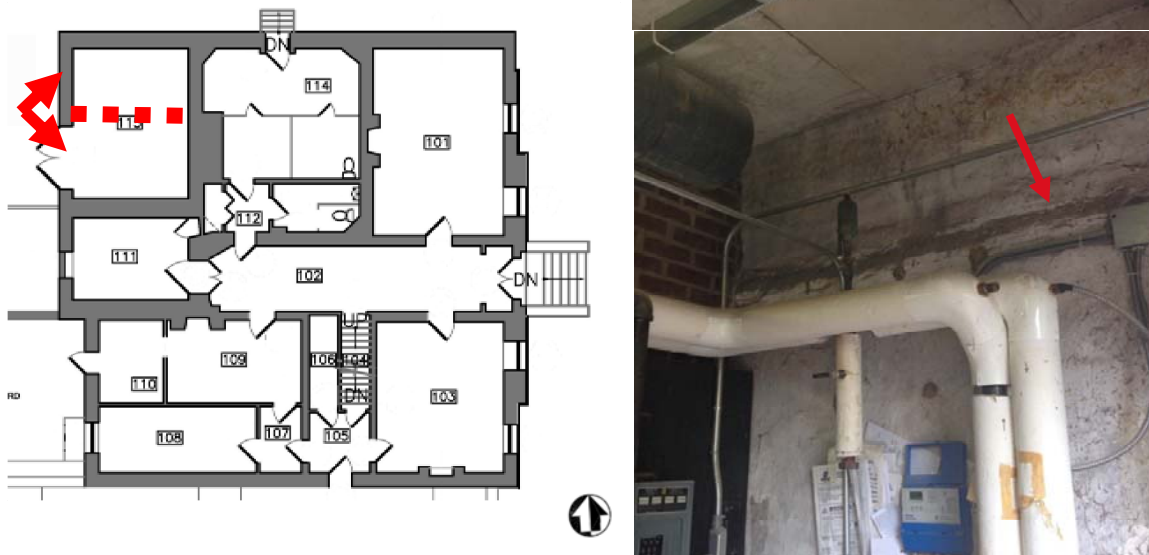
The rest of the surviving first-story rooms are associated with the prison and include what may have originally been a passage into the prison (Room 111) later converted to a cell as well as the remains of two other first-story cells (now Room 115). The 1885 Sanborn insurance map appears to show Room 111 as a jail cell with no opening into the Sheriff's House and the southern half of Room 115 in use as a passage from the prison kitchen to the main corridor of the jail. The dimensions of Room 111 are consistent with the other surviving cells. However, this configuration would have left no direct means of entering the prison from the Sheriff's House. If this was indeed the original configuration, it is unclear then where the main entrance to the prison was located. The steel grate and frame in the existing entrance from the center hall into Room 111 almost certainly dates to the 19<sup>th</sup> century but it is not clear whether it was part of the original construction. Certainly the misalignment of Room 111 with respect to the center hall creates an awkward condition at the door. However, this condition may have been dictated by the need to incorporate the walls of the earlier prison.



*Figure 1.2-35: (Upper Left) Room 111 is misaligned with the center hall, presumably due to the need to fit new spaces within existing prison walls. (Upper Right) The misalignment results in an awkward trim condition at the passage entrance. (Lower Left) The west end of passage through Room 111 into the prison corridor has been infilled.*

To the north of Room 111 are the remains of what appear to be two jail cells, recently combined to form a single mechanical room (Room 115). According to the 1885 Sanborn insurance map, the southern half of the room once formed a passage from the prison kitchen to the central corridor. The original vaulted ceilings have been removed though protruding ridges in the masonry walls mark the spring points of the vaults. The dividing wall and the original door openings onto the center corridor of the prison are also no longer in evidence. The door to the south cell was enlarged to allow installation of mechanical equipment. The west wall of the north cell appears to have been at least

partially rebuilt and the door opening to this cell is no longer evident. Though the original exterior windows of both cells have been filled in with masonry, scars marking their locations remain visible from inside the room.



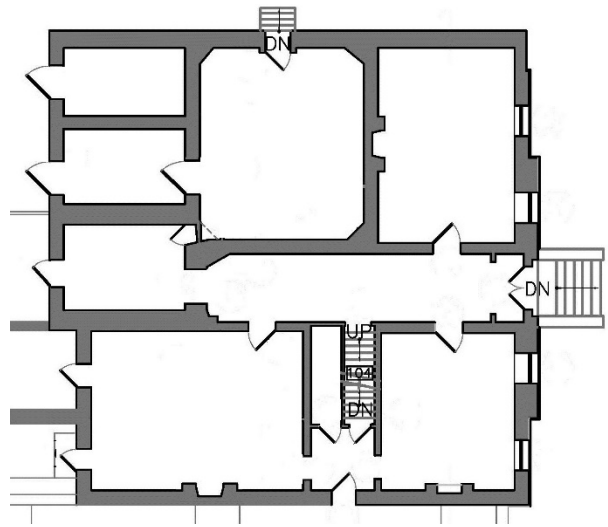
*Figure 1.2-36: (Left) Room 115 appears to have been designed originally as two cells though the dividing wall (dashed line) has been removed. The original door openings onto the central corridor (top arrows) have also been eliminated. (Right) The spring point for the vaulted ceiling is visible above the HVAC piping.*



Figure 1.2-37: An infilled opening to access the prison kitchen is visible behind later plaster finishes in the mechanical room.



Existing First Floor Plan

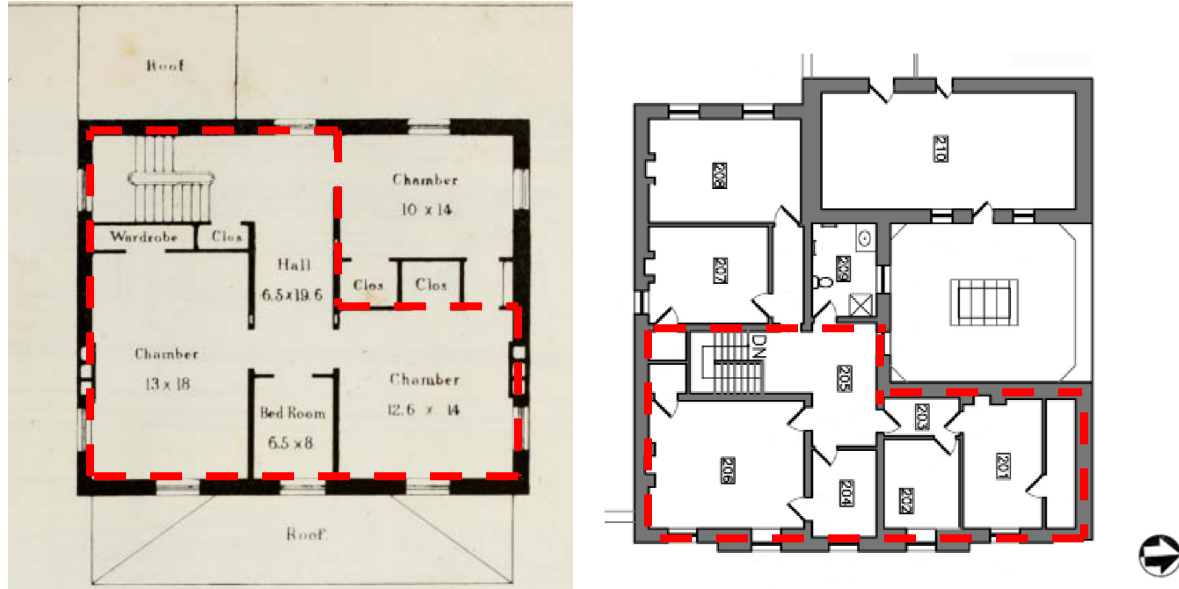


Original First Floor Plan (Conjectural)

Figure 1.2-38: (Left) Existing floor plan; (Right) Conjectural 1857 floor plan, based primarily on the 1885 Sanborn insurance map and the evidence and assumptions of use.

## Second Story Plan

The original plan of the second story of the Sheriff's House corresponds generally with that shown in many of Sloan's published villa plans. Large chambers occupied the northeast (Rooms 201, 202 and 203) and southeast (Room 206) corners of the building with a small bedroom (Room 204) in between. At the west end of the second-story hall is another small room, now a bathroom (Room 209) which was also original. The associated plumbing is an obvious later alteration, suggesting that this was not its original function. The off-center placement of the door indicates that this space also likely served as a second small bedroom.



*Figure 1.2-39: The second-story plan shown in Sloan's published works (Left) is generally reflected in the second-story plan of the Sheriff's House (Right) except for the additional small room at the west end of the center hall. Note: Plan rotated for comparison.*

While the rooms of the 1857 first-story plan are defined by placement of masonry bearing walls, the second-story plan is significantly more complex. Framed partitions divide the large rooms between the masonry walls into smaller spaces. Inspection of the partition framing from the attic sheds some light on the chronology of these partitions. At either end of the central hall are two small rooms, a small bedroom to the east and a bathroom to the west, perhaps originally a closet or another small bedroom. The partitions that form these rooms are framed with large, straight-sawn studs, approximately 4 inches square, that penetrate the ceiling and are nailed to the attic floor joists. The wood ceiling lath is discontinuous at these partitions, suggesting that they were installed at the same time as the roof framing. The north wall of the closet / south wall of the stair is similarly framed.



*Figure 1.2-40: The studs forming the partition enclosing the bathroom are large (approximately 4 x 4) and penetrate through the ceiling to the attic, suggesting that they are contemporary with the attic framing. The stud wall enclosing the bedroom at the east end of the hall is similarly framed.*

The large room to the north of the center hall is subdivided into three smaller spaces (Rooms 201, 202 203). The studs that frame these partitions do not penetrate through the ceiling to the attic and the wood ceiling lath runs continuous across them, suggesting that they are a later addition. However, the paint sequences from the north wall of Room 201 (known to date from 1857) and the south partition of Room 201 are nearly identical. As it is unlikely that the baseboards sampled have been relocated, it must be assumed that the partitions subdividing the north chamber were installed not long after the 1857 construction.

The southwest portion of the second story has also been subdivided by framed partitions into a small hallway and Rooms 207 and 208; however, the partitions are not framed similarly. The framing for the north-south partition that separates Rooms 207 and 208 consists of small studs laid on edge and nailed to the attic floor joist to form a thin partition. It would appear to be newer material than the framing at the hallway partitions; however, the paint sequence found on the baseboard of this partition is again nearly identical to that found on the baseboard of the original east wall of the room, suggesting that the partition was installed within a few years of the 1857 construction.

The framing for the east-west partition that divides the hallway from Room 207 is installed differently. Rather than fastening the wall studs directly to the attic floor framing, the partition is framed with a top plate fastened to the underside of the attic joists. Additional paint sampling is required to assess the relative age of this partition. However, given that this partition would not have enclosed a room, it would seem pointless for it to have been constructed prior to the north-south partition.



*Figure 1.2-41: The framing for the north-south partition separating 207 and 208 is much smaller in dimension than the partitions dividing the center hall and is likely a different vintage.*



*Figure 1.2-42: The top plate of the east-west partition forming the hallway outside Room 207 is visible in the attic above. The difference in framing method between this and the north-south partition suggests they were constructed at separate times. The east-west partition shown may have been constructed to provide more privacy to the resident of Room 207.*

Comparison of the various partition framing materials and methods suggests that the two small rooms at either end of the second-story hallway are the oldest and likely date back to the 1857 construction. The east room was almost certainly a bedroom, with its door located off-center to accommodate a bed. The west room was more likely a closet in 1857. The existing casement window in that room is a



later addition and it seems unlikely that the attic and cistern access would have been located in a bedroom. Based on an examination of census records and selective paint sampling, the carving up of the second floor into ever-smaller rooms seems likely to have occurred before the closure of the prison. Sheriff Thomas Ogle's term of office ended in 1858, just a few months after the house was completed. It is unclear whether he was the first occupant of the Sheriff's House after its renovation. Sheriff Ogle was succeeded later in 1858 by Sheriff Abraham Cannon whose term lasted through the 1860 census. In the census record, Cannon's household included his wife, six children and Thomas Giffin, age 37, the deputy or prison warden.<sup>65</sup> Whether Giffin lived in the Sheriff's House or had quarters in the prison is unclear. However, the Cannon family alone would have required several bedrooms. Giffin appears as a resident at the prison through the 1880 census. In 1900, the final census before the prison was demolished, Sheriff John E. Taylor's household included his wife and four children living at the Sheriff's House as well as the warden, his wife and another female boarder.<sup>66</sup> Presumably these other female residents would not have lived in the prison but would also have had rooms on the second story of the Sheriff's House.

If the room at the west end of the center hall was indeed a bedroom, the question arises regarding the location of sanitary facilities for the residence. The prisoners enjoyed the use private toilet facilities in each cell, supplied by a cistern located on the roof of the prison.<sup>67</sup> The Sheriff and his family, however, appear to have made do with an outdoor toilet located in the yard at the south end of the prison complex. To access the yard and the toilet, the residents of the house would have had to exit somehow through the southwest corner of the building. There is no yard access via the south door of the Sheriff's House due to the presence of a single-story addition spanning between the Courthouse and the south wall of the house. The need for direct access to the outdoor toilet is yet another piece of evidence suggesting that the southwest room was indeed part of the residence and not the prison.

Room 210 shown on the existing second-story plan actually consists of two rooms, formerly comprising approximately two-and-one-half cells, which remain closed off from the rest of the Sheriff's House structure. The cistern which supplied the prison plumbing is located above the southern space, making it inaccessible except through an exterior door, while the rest of the space is visible from above and accessible through a single small door to the exterior. The size and window placement in this area suggest that it was once two cells but the dividing wall has been removed. A large, barred window is installed in the east wall where the dividing wall should be. However, there is no scar from removal of the wall visible in either the east or west wall plaster. There is a 4-inch wide horizontal scar located approximately 7'-8" above the floor on the north and west walls which resembles a peg rail or similar attachment. This scar too spans the location where the dividing wall between the cells should be. The most logical explanation for this room configuration would seem that the two cells were joined prior to the demolition of the prison. The larger space could have been used as a staff or storage room since the lath and plaster ceiling would not have been secure enough

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<sup>65</sup> "United States Census, 1860, Abraham Cannon," database, FamilySearch, accessed 12/28/2015, <https://familysearch.org/ark:/61903/1:1:M4S7-BXW>.

<sup>66</sup> "United States Census, 1900, Jno. E. Taylor," database, FamilySearch, accessed 12/28/2015, <https://familysearch.org/ark:/61903/3:1:S3HT-D1D4-CK6?i=32&wc=9BQR-N3F%3A1030550401%2C1030632501%2C1030880201%3Fcc%3D1325221&cc=1325221>

<sup>67</sup> *Delaware Gazette*, August 18, 1857.

for a detention space. The east and west walls were then fully replastered, also covering up the door between the north cell and the central corridor.



*Figure 1.2-43: East wall of Room 210. This room is shown on the insurance maps as two cells and the two narrow horizontal windows are consistent with that assumption. However, the dividing wall has been removed to form a single large room. The walls have been replastered and an additional window installed. This change occurred prior to the closing of the prison.*

As seen in Figure 1.2-43 above, the inaccessible cells are filled with demolition debris, presumably from the prison. Of possible interest are a number of shutters of varying types and dimensions that may correspond to some of the window openings in the Sheriff's House. Notches in the interior window jambs are consistent with the use of interior shutters.

The original door opening between the central corridor and the south cell remains, defined by a brick relieving arch. The original door to the middle cell has been filled in though traces of the relieving arch remain visible in the exterior masonry surface. The cell windows overlooking the roof of the former prison kitchen remain in place. There is no surviving evidence of brick-vaulted ceilings of the cells that were demolished and a new sloped timber-framed roof constructed overhead. Scars on the north wall of the building illustrate the basic layout of the cell walls, floors and ceilings.



Figure 1.2-44: Room 210 shown on the existing second-story plan (left) consists of approximately 2½ upper tier cells. The door to the south cell remains intact with its relieving arch (right arrow) while only traces of the relieving arch remain of the door to the north cell (left arrow).

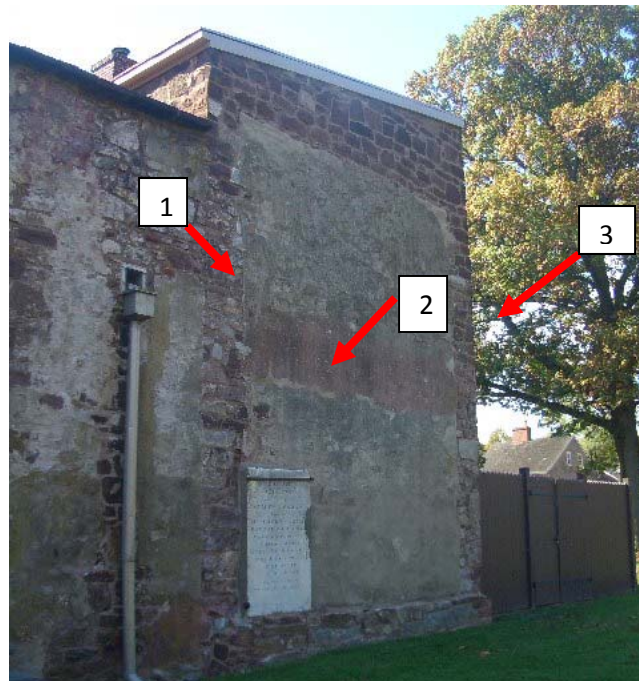
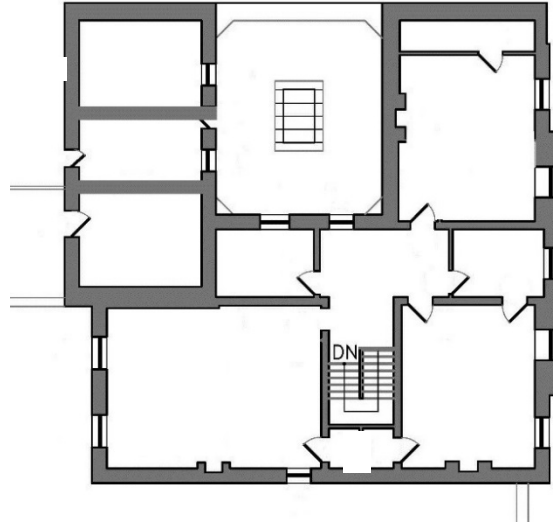
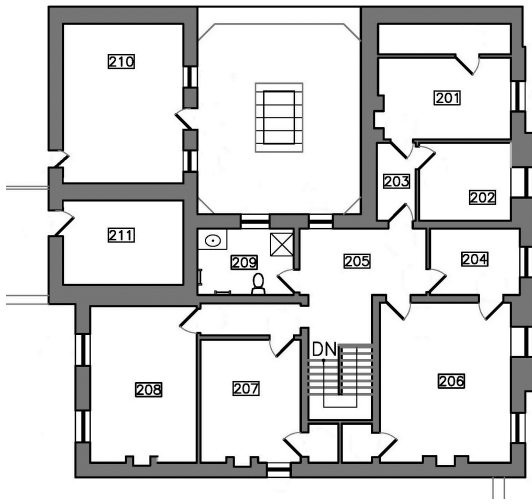


Figure 1.2-45: The northwest corner of the existing building contains the surviving remnants of the 1857 prison. Scars in the masonry mark the locations of 1) the east wall of the cell block, 2) the dividing line between floors and 3) the west wall of the eastern tier of cells.



*Existing Second Story Plan*

*Conjectural 1857 Second Story Plan*

*Figure 1.2-46: (Left) Existing Second Floor Plan; (Right) Conjectural 1857 Second Floor Plan*

## Basement Plan

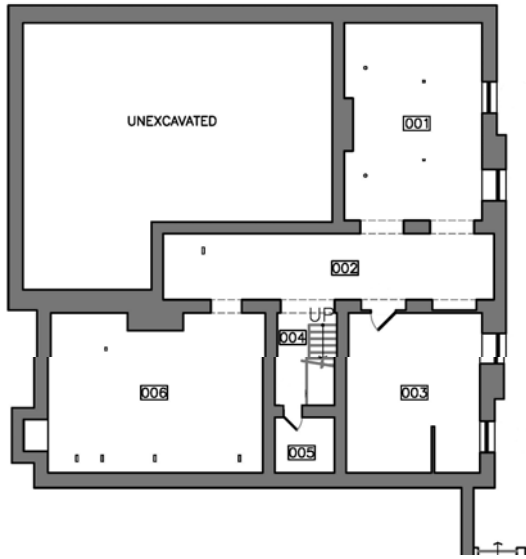
The original basement plan of the Sheriff's House is readily discerned though the functions of the various spaces are not entirely clear. Extensive renovations and mechanical installations in the basement conceal most of the historic fabric, making it difficult to distinguish different periods of construction. All visible wall surfaces date from the 2011 restoration project. Probes opened at the northeast corner of the center corridor and at the intersection of the west wall of Room 001 and the north wall of Room 002 did not expose any masonry seams.

The basement under the southwest room retains what appears to be historic stone flooring. The masonry arch in the fireplace foundation has been bricked in but was originally open based on the whitewash finish inside. A flue opening penetrates the arch and apparently merges with a flue, perhaps embedded in a wall above. There are no char marks on the interior of the fireplace arch, suggesting that a stove, rather than a fireplace, was installed at this location for heating and/or cooking.

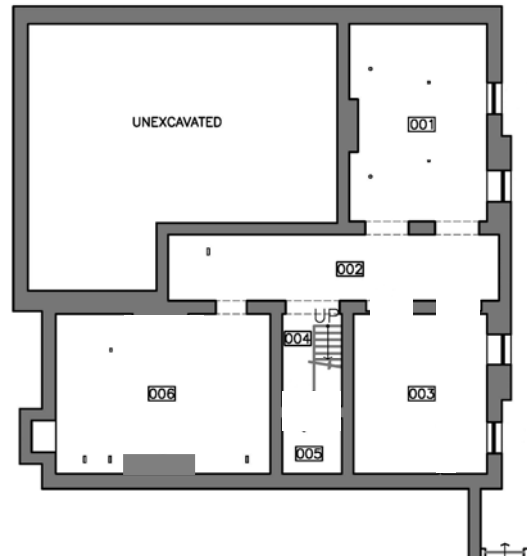
The question of basement egress also arises. At the completion of the 1857 construction the only access and egress to and from the basement appears to have been by the interior stair. There was no room for an external bulkhead entrance due to the number of additions protruding from the courthouse and the likely location of the first-story door to the Sheriff's yard in the west wall of the southwest room. The existing opening in the west wall of Room 006 is what remains of a former exterior basement stair. There is an opening in the first-floor framing at this location to provide headroom for this stair. Given that this floor framing appears to post-date 1857, the associated areaway opening would also have been a later alteration.



*Figure 1.2-47: (Left) Flue opening inside basement fireplace arch in southwest room (Room 006). (Right) Niche in fireplace foundation in basement southwest room (Room 006). The small flue size and a lack of char marks on the plaster inside the arch suggest that a stove was used at this location for heating and/or cooking. (Right) Framed opening for a former exterior basement stair.*



*Existing Basement Plan*



*Conjectural 1857 Basement Plan*

#### 1.2.2.1.4 1857 Exterior

From Market Street, the Sheriff's House almost certainly looked much as it does today with a stately, roughly symmetrical brownstone façade trimmed with a deep, bracketed cornice in the Italianate manner. Though at least two major renovation campaigns have occurred in the last fifty years, both projects appear to have taken care to replace deteriorated historic material, including wood cornices and window sashes, in kind. The wood trim and windows are painted with the 1857 color in accordance with the results of an exterior paint analysis conducted in 2002.<sup>68</sup>



*Figure 1.2.48: View of the New Castle Courthouse, Market Street façade c. 1900<sup>69</sup> (left) and in 2015 (right). The appearance of the street façade of the Sheriff's House has changed very little since the c. 1900 photograph was taken aside from the demolition of the prison wall.*

What cannot be restored, however, is the appearance of the 1857 Sheriff's House and prison complex as a whole. Much of the character of the site would have derived from the ominous presence of the brownstone prison wall enclosing the prison and the associated yards. The Sanborn maps denote the wall as being 25 feet high. Approximately 40 feet north of the Sheriff's House was the public gate, above which was mounted the marble dedication tablet dated 1857. Period photographs show what appears to be a pair of massive arched wood doors in the opening. Rising above the wall near the northeast corner of the east prison yard was a large brick chimney stack whose purpose is unclear. It may have been an incinerator as it is not associated with any known building. Also in the prison yard but invisible from the street was the infamous pillory and whipping post, also located in the east yard.

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<sup>68</sup> Catherine Adams Masek, "Microscopic Analysis Conducted to Determine and Evaluate the Paint Colors of Selected Exterior Surfaces: Sheriff's House, New Castle, Delaware," (Report prepared for Delaware State Museums, July 2002).

<sup>69</sup> Photograph courtesy of National Park Service.



*Figure 1.2.49: View of the New Castle Courthouse c. 1898. The Sheriff's House is visible at left, as is the Italianate cupola of the 1857 jail. The appearance of the street façade of the Sheriff's House has changed very little since this photograph was taken aside from the demolition of the prison wall. Photograph courtesy of the Delaware State Archives<sup>70</sup>*

Also visible from the street above the perimeter wall was the gabled clerestory of the prison, oriented north-south. The appearance of the prison was relatively well-documented with a detailed account published in a New York newspaper, *The Daily Graphic*, in 1874. The 1857 jail was designed in accordance with what came to be referred to as the Continental prison system, so-named for its extensive use in Europe. The primary feature of the design was the use of a central corridor with tiers of cells linked by metal galleries, meant to allow full view of all cells from either end. The New Castle prison was a relatively small one consisting of a single corridor with two tiers of cells. The actual number of cells in the finished structure is unknown as the newspaper description mentions 38 cells while the 1885 Sanborn insurance map shows 44.<sup>71</sup>

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<sup>70</sup> Purnell Places Collection, Box 18, Folder 18, accessed 6/9/2015, <http://archives.delaware.gov/exhibits/photograph/arcweek/index5.shtml>.

<sup>71</sup> *Delaware Gazette*, August 18, 1857.



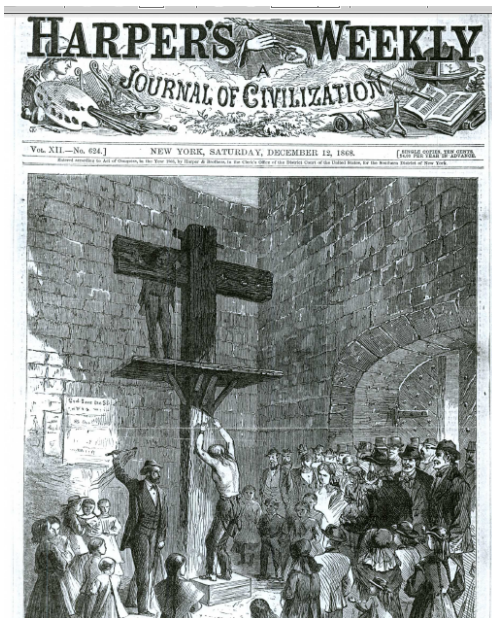
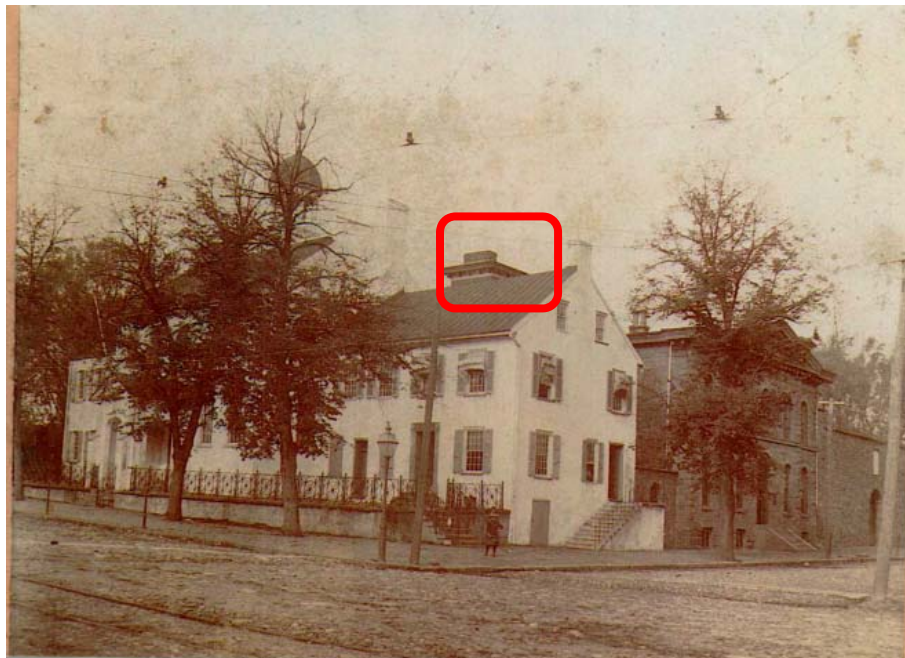


Figure 1.2.50: (Top) “The Pillory and Whipping Post, New Castle, Delaware,” 1896 painting by Edward Lamson Henry;<sup>72</sup> (Bottom left) This lurid 1868 illustration of the whipping post and pillory at New Castle is informative though the artist has taken liberties with the scale and placement of the prison wall and gate.<sup>73</sup> (Bottom right) An undated photograph of the east prison yard looking north at the pillory and whipping post. Note the massive door at right.

<sup>72</sup> “The Pillory and Whipping Post, New Castle, Delaware,” (Oil painting by Edward Lamson Henry, 1896): [www.the-athenaeum.org](http://www.the-athenaeum.org), accessed 9/8/2016, <http://www.the-athenaeum.org/art/detail.php?ID=12832>.

<sup>73</sup> *Harpers Weekly*, Vol XII, No. 624 dated December 12, 1868, Print Collection of the Historical Society of Delaware, Box 19, Print 16 – Jails.

The top of the prison tower was also visible at the south end of the jail complex. Though little of its appearance is captured in photographs, the structure appears to have been square with a nearly flat roof. The brackets of an Italianate cornice similar to that on the Sheriff's House are distinguishable. A large rectangular chimney protrudes from the top. The Sanborn insurance maps indicate that the heating plant for the prison was located in the base of the tower.



*Figure 1.2.51: View of the New Castle Courthouse c. 1900. The top of the prison tower is visible above the Courthouse roof. Note the Italianate cornice and rectangular chimney. Photograph courtesy of the National Park Service.*

### **1.2.2.2 SUBSEQUENT ALTERATIONS 1857-1902**

The Sheriff's House was completed and dedicated in 1858. However, the first known depiction of the building does not appear until the 1885 Sanborn insurance map, nearly 30 years after the original construction. Therefore, the plan shown on the 1885 map may or may not reflect alterations from the original. It is unknown to what degree the sheriffs residing in the house were free to make changes. Subsequent maps produced in 1901, 1907 and 1912 show minor alterations in the plans of both the Sheriff's House and the prison. However, the changes seen on the insurance maps are not always consistent with the evidence gleaned from examination of the building fabric.

The 1885 insurance map shows only the first story of the Sheriff's House but provides some additional information regarding the materials of construction and the overall number of stories. However, the accuracy of the interior plan is somewhat doubtful, particularly with respect to the stair configuration. As previously suggested, the front two parlors and center hall of the house appear on the map to have been separate from the rest of the first story and could have been used for administrative purposes. The stair hall leading to the southwest room (most likely a kitchen) and upstairs living quarters appears to have been accessible only from the exterior door in the south wall. However, the stair layout shown

does not reflect the existing stair configuration which almost certainly dates from 1857 and the presence of a partition closing off the central hall would have left no room to ascend the stair. Therefore, that particular aspect of the 1885 map is questionable. The enclosed kitchen and cells were certainly associated with the prison and do not appear on the map to have been accessible directly from the Sheriff's House.

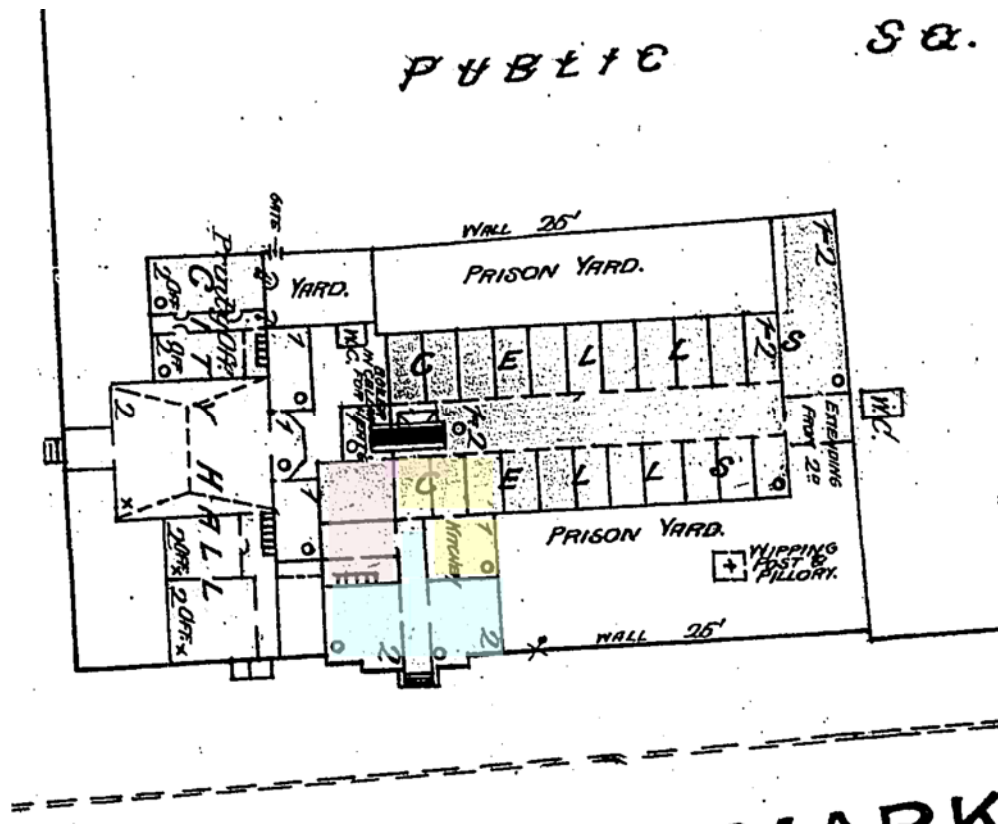


Figure 1.2.52: Detail from 1885 Sanborn Fire Insurance Map. The colored area represents the first-floor footprint of the existing building. Based on the layout of doorways seen on this plan, the yellow represents areas that were originally part of the prison; the blue represents administrative use and the pink represents residential space. Note also the connecting structure between the Sheriff's House and the East Wing of the Courthouse. Image courtesy of the National Park Service.

The next available fire insurance map, dated 1901, shows some marked changes to the building plan in both the Sheriff's House and the adjoining prison. This map reflects the configuration of the building as it would have been during the last sheriff's occupancy. The northeast parlor is shown with a door to the former prison kitchen. This change appears to be an error as there is an unmistakably original fireplace shown at the door location. Additional doors open from the prison kitchen to the center hall and between the two sections of the southwest room, which on this map is annotated as a one-story masonry structure with a non-combustible roof. The old entrance between the prison kitchen and the prison appears to have been closed. The addition of multiple doorways among the first-story rooms suggests a uniformity of occupancy. It would appear that the Sheriff's living space had increased significantly and the map is shaded to distinguish the residential area from the prison complex.

While the Sheriff enjoyed additional living space, the prisoners did not. The cells of the jail building appear to have been subdivided to increase the prisoner capacity of the building. The map shows 38 cells on the first floor which, when doubled, yields a total of 76 cells in the main block plus additional cells in the northwest annex. This would appear to be consistent with the 1900 census record from one year earlier that shows a total of 80 prisoners in residence at the jail. However, the surviving cells show no evidence of subdivision.

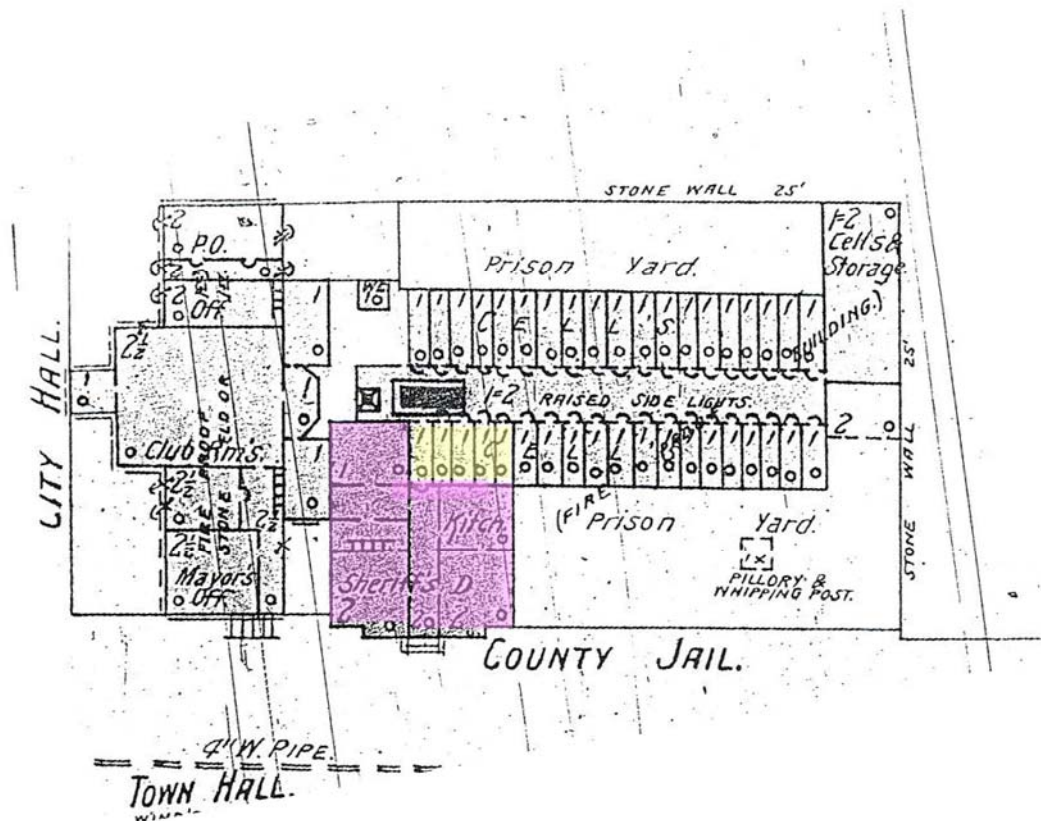


Figure 1.2.53: Detail of the 1901 Sanborn Fire Insurance Map. A number of doorways appear to have been added on the first floor of the Sheriff's House which, if correct, suggests a uniformity of occupancy rather than the separation of functions seen previously. Note that the southwest corner of the residence is shown as 1-story rather than the two stories now present. Image courtesy of the National Park Service.

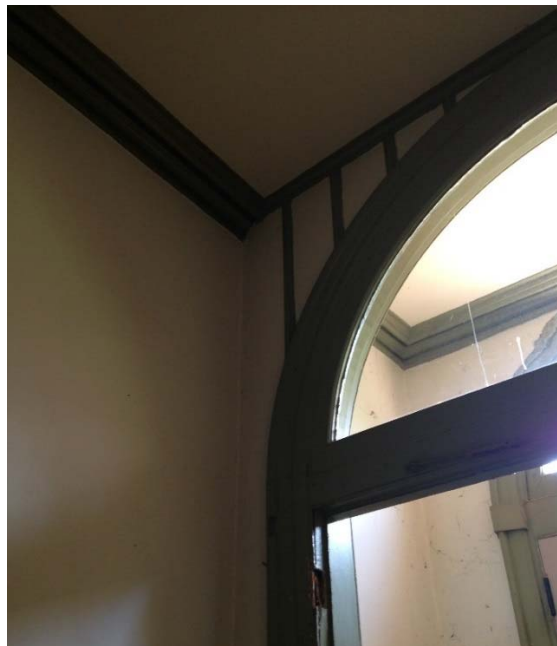
By the time the 1901 Sanborn map was prepared, the Superior Court had relocated from the neighboring New Castle Courthouse and that building had been leased for a number of uses. The main courtroom is labeled as "Club Rms" while the Mayor's Office and Post Office are shown in the east and west wings respectively. Given that no trials were being held it would seem that any connection between the Courthouse and the Sheriff's House would have been severed at this time.

While the information provided by the Sanborn maps is indeed helpful, examination of the building fabric revealed that a number of other significant changes occurred after the original construction of the Sheriff's House. Dating these changes can be somewhat difficult and will require additional paint sampling to verify the age of various components. In general, there appears to have been one

campaign of renovations between the 1885 and 1901 insurance maps and another starting after the occupation of the house by the New Castle Club just after the turn of the 20<sup>th</sup> century. The vast majority of the changes affected the interior of the building. The exterior appearance of the Sheriff's House has remained relatively unchanged since the demolition of the prison in 1911.

The changes occurring between the production of the 1885 and 1901 Sanborn maps appear to have opened up the Sheriff's House for more extensive use by the Sheriff and his family. The existing passage between the southeast parlor (Room 103) and the southwest room does not appear on any of the Sanborn insurance maps but the hinges on the passage doors appear to date from c. 1890. The trim on the passage openings is consistent with that found throughout the first story, as is the paint finish, indicating that the majority of the first-story door and window trim may have been replaced at the same time.

Another minor change that may have occurred during this c. 1890 renovation campaign is the installation of a small dividing partition to create a vestibule at the east end of the center hall. The lath and plaster partition cuts through the plaster cornice that extends the full length of the hall, indicating that it certainly is not original. A large arched opening in the vestibule partition accommodated a large pair of paneled wood doors and an arched, glazed transom. The trim surrounding this opening matches that found throughout the rest of the first story. The vestibule doors are currently stored in the basement. The vestibule does not appear on any of the Sanborn maps; however, an examination of the paint layers on the door trim suggests this opening was installed prior to the 20<sup>th</sup> century.



*Figure 1.2.54: The fact that the vestibule partition in the center hall interrupts the run plaster cornice at the ceiling indicates that this particular feature post-dates the original construction. Based on the profile of the door trim it is estimated that this feature was installed c. 1890.*

The trim found on the vestibule partition matches that found on the doors and windows throughout the first story though not that found on the front entrance. It would appear that the first story trim was replaced c. 1890 except at the entrance. Given the width of the later profile, it is not surprising that it was not replaced. The later trim would have made an even worse transition at the plaster cornice.

As discussed in Section 1.2.2.1 1857 Construction, minor plan changes on the second story began very shortly after the initial construction. Based on an examination of paint samples extracted from the baseboards in Room 207, the southwest room on the second story was subdivided relatively soon after the 1857 work was completed, presumably to make additional bedrooms for the sheriff's family or other boarders. The fireplace centered on the south wall of the southwest room was removed to accommodate the dividing partition and replaced by two small fireplaces, both centered on the south wall of the new rooms. When viewed from the attic, the two new chimney masses are truncated with attic floor joists bearing on them. The flues appear to run through the masonry walls. The subdivision of the southwest room would have left Room 207 without a window. It would seem that the existing window in Room 207 might have been installed in the south wall at this time. The paint sequence on the window trim matches that on the baseboards suggesting that this may indeed be the case. Similar subdivision occurred in the north east corner of the building forming Rooms 201, 202 and 203.

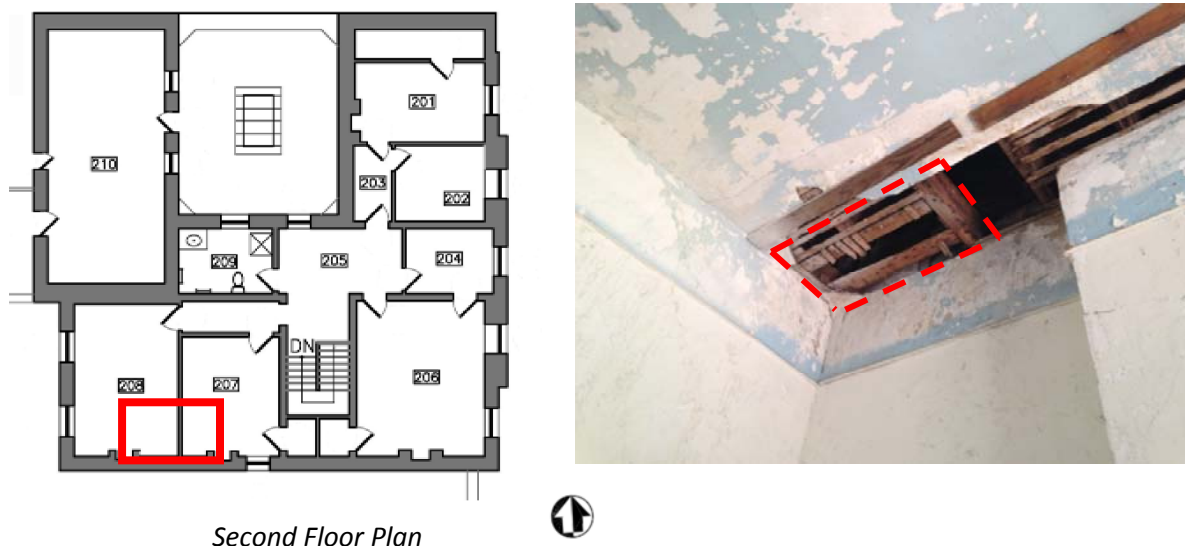


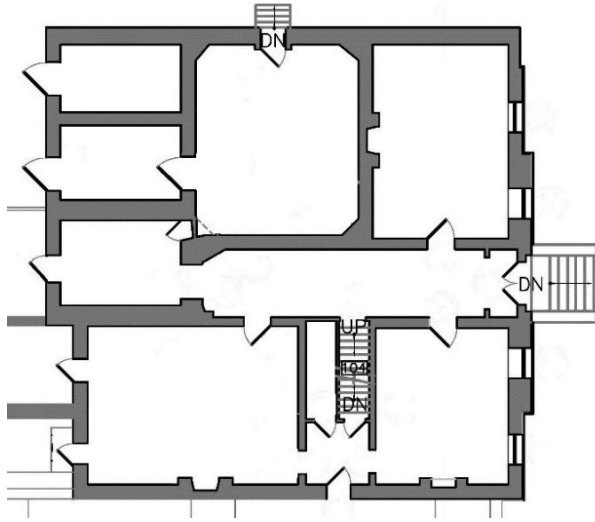
Figure 1.2-55: (Left) The red rectangle indicates the location of the 1857 fireplace in the southwest room of the second floor. The opening for the chimney mass remains in the attic floor framing above (Right). This fireplace was replaced by two smaller fireplaces in the late 19<sup>th</sup> century.



*Figure 1.2-56: (Left) Framed opening in attic floor for the missing fireplace centered on the south wall of the southwest room. (Right) Attic joists bearing on chimney mass of newer fireplace in Room 207. No framed floor or roof opening is evident at this location.*



*Figure 1.2.57: (Left) The new fireplace in Room 208 was eventually replaced by radiators, seen at right. (Right) The subdivision of the southwest room left Room 207 without any window. The window visible at left was added (or perhaps relocated) to provide light and air to the room.*



*Conjectural Late 19<sup>th</sup> Century  
First Story Plan*



*Conjectural Late 19<sup>th</sup> Century  
Second Story Plan*



### 1.2.2.3 NEW CASTLE CLUB C. 1906-1967

The New Castle Club occupied the Sheriff's House for over fifty years beginning c. 1906-1907. The previous occupants, Baldt Steel Company, had used the building as temporary office space for approximately three years after the closure of the prison. When the Club moved into the building afterward, it had likely changed very little from the time when the last sheriff and his family lived there.

The 1907 Sanborn map depicts the Sheriff's House and Jail as they would have been when the New Castle Club first moved in. The eastern portion of the building is shown as two stories while the southwest room is still depicted as a single story structure abutting the prison tower. A privy is shown at the west boundary of the courtyard of the Sheriff's House.

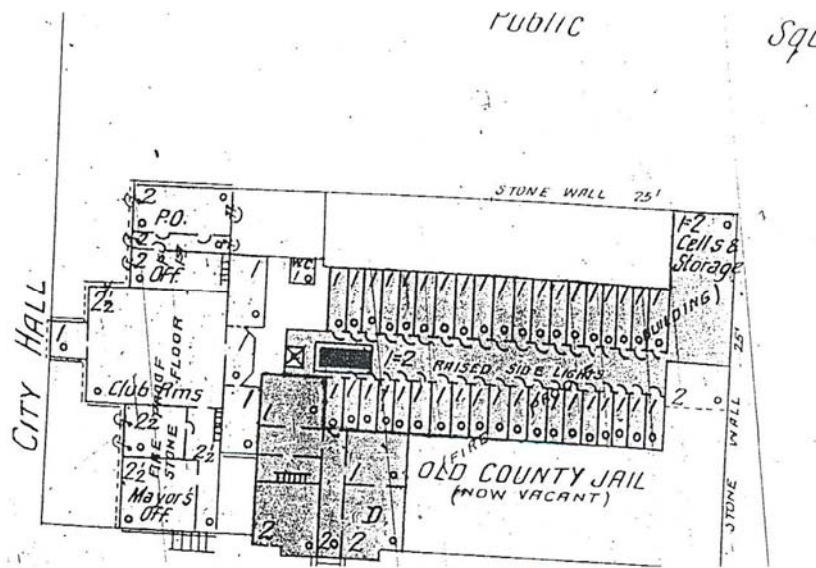


Figure 1.2.58: Detail of the 1907 Sanborn Fire Insurance Map. The jail is now shown as vacant and the whipping post and pillory have been removed; however, it is likely that the building was in use as an office at this time. Image courtesy of the National Park Service.

The New Castle Club was a social organization, likely serving meals and liquor and hosting social functions in the first-story rooms. The fireplaces in the northeast parlor (Room 101 and the southwest room (Rooms 107-110) were modified with new identical mantels in a Colonial Revival style with reeded pilasters and a delicate dentil cornice. Examination of the paint layers on these mantels suggests that they were installed in the early 20<sup>th</sup> century. The fireplace in the north parlor (Room 101) is original to the 1857 renovation and, based on the presence of soot in the firebox, was actively used. An iron damper is installed in the flue opening. The fireplace located on the north wall of Room 109 has no damper; the flue is closed with a metal plate. The firebox is lined with new brick and shows no sign of use. See Section 1.2.2.1 for additional discussion regarding this fireplace. The fact that the Club went to the trouble of upgrading these two fireplaces with new mantels would suggest that the north parlor (Room 101) and the southwest room (Rooms 107-110) were public spaces. The fireplace in the south parlor (Room 103) already had a decorative marble mantel and was not upgraded.



*Figure 1.2-59: Colonial Revival mantels installed by the New Castle Club in Room 101 (left) and Room 109 (right). The parlor fireplace on the left dates from the 1857 construction. The original date of the fireplace in Room 109 is not clear.*

If all of the large first-story rooms were in use as public spaces, then the question arises as to the location of the kitchen where the food was prepared. The only logical conclusion is that the food preparation took place either in the basement or in the abandoned prison kitchen, neither being a particularly appealing option.

On the north wall of Room 006 in the basement, below the decorative first-story fireplace, is a brownstone and brick vaulted fireplace foundation. The arched opening, once closed in with concrete masonry units, has been broken open. Looking up into the brick arch, a small flue opening is visible with soot marks indicating active use. Based on the size of the opening, it would appear to have been associated with a coal stove. The flue would have to be embedded in the masonry behind the fireplace above; however, there is no visible evidence of a chimney opening at the attic level at this location. In addition, the second-story hallway north of Room 207 passes over the location where the chimney mass should be, suggesting that the chimney was truncated at the second-floor level. This theory cannot be confirmed without opening up the flooring on the second story at this location. The other possible kitchen option is the former prison kitchen located north of the center hall. Any evidence of the former kitchen in this area has been destroyed by later alterations.



*Figure 1.2-60: The brick-vaulted arch in the fireplace foundation located on the north wall of Room 006 has a small flue opening consistent with a coal stove. However, the chimney mass above is truncated at the second-story level.*

The lower walls in the southwest room (Rooms 107-110) are covered with beaded-board wainscot topped with a cap rail. The wainscot is installed over the wall plaster, indicating that it is not original. The sequence of paint layers found on the wainscot suggests that it was installed c. 1915-20. This type of wall finish is frequently found in kitchens due to its durability. There are also a number of hooks remaining in the wainscot on the south wall, just below the cap rail. Records from the New Castle Historic Buildings Commission indicate that the New Castle Club installed a kitchen in the Sheriff's House at some point during their tenure.<sup>74</sup> It would seem that if the Club was using the old prison kitchen, they could have converted this space to kitchen use c. 1915-20, perhaps after the New Castle Police Department took over the old prison kitchen area c. 1916 as a detention area.

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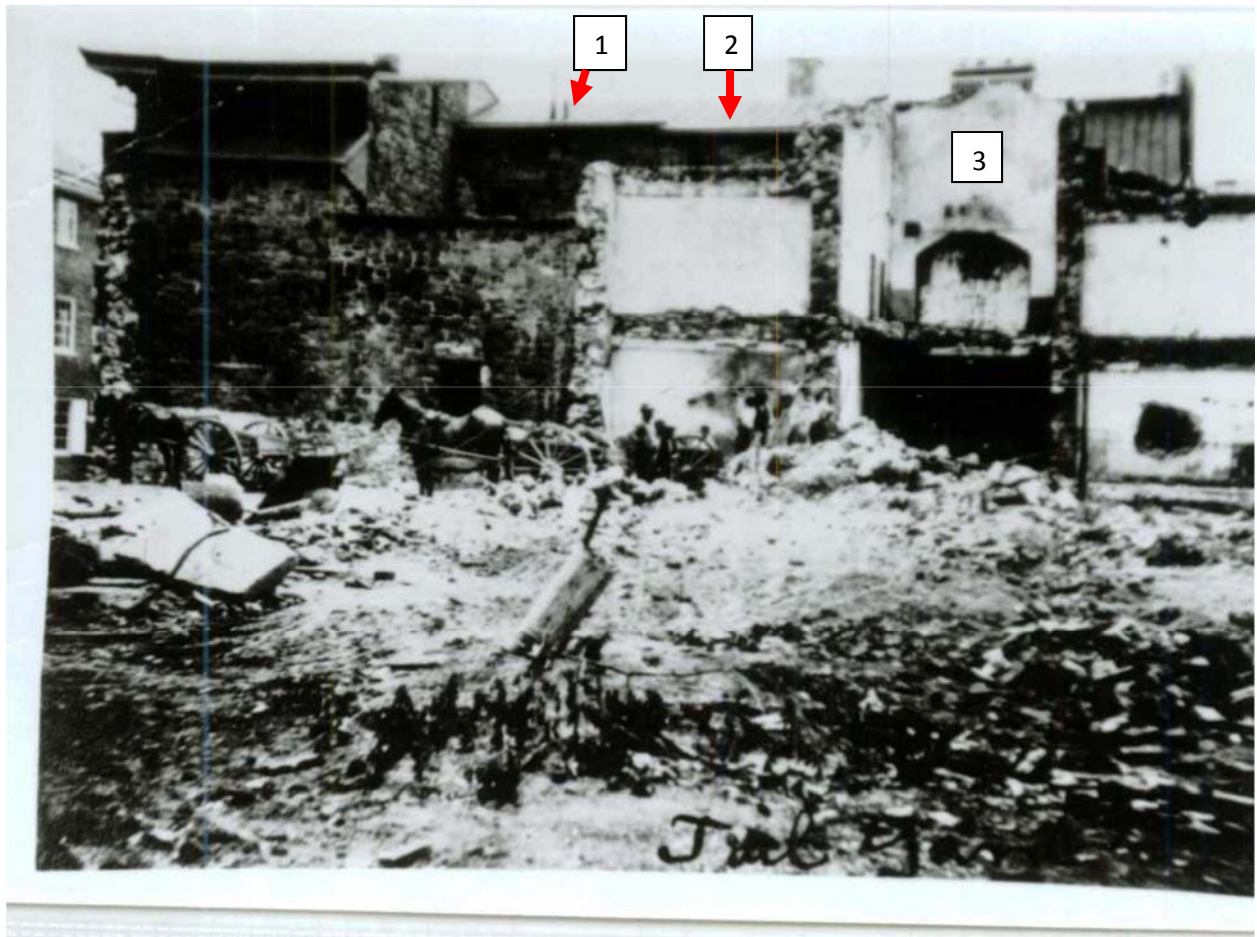
<sup>74</sup> NCHBC Minutes, 3/10/1958.



*Figure 1.2-61: (Left) Wainscot was installed over the original wall plaster in the southwest kitchen c. 1915-1920. (Right) This fireplace was likely built c. 1920 after the original fireplace on the south wall was removed.*

Perhaps the most significant modification to occur during the tenancy of the New Castle Club occurred in 1911 with the demolition of the prison. Delaware House Bill No. 160, approved March 9, 1911, stated that the prison building “has become unsightly, unsanitary and is becoming dangerous and is of no present use or future availability” and recommended its removal though it was barely fifty years old. The majority of the prison, along with the prison wall, was removed by the end of the year. At the northwest corner of the Sheriff’s House, the masonry walls of the residence merged with those of the prison. The demolition contractor left the cells in the northwest corner of the house intact, encapsulated with no access to the interior, perhaps to avoid risking the stability of the remaining walls.

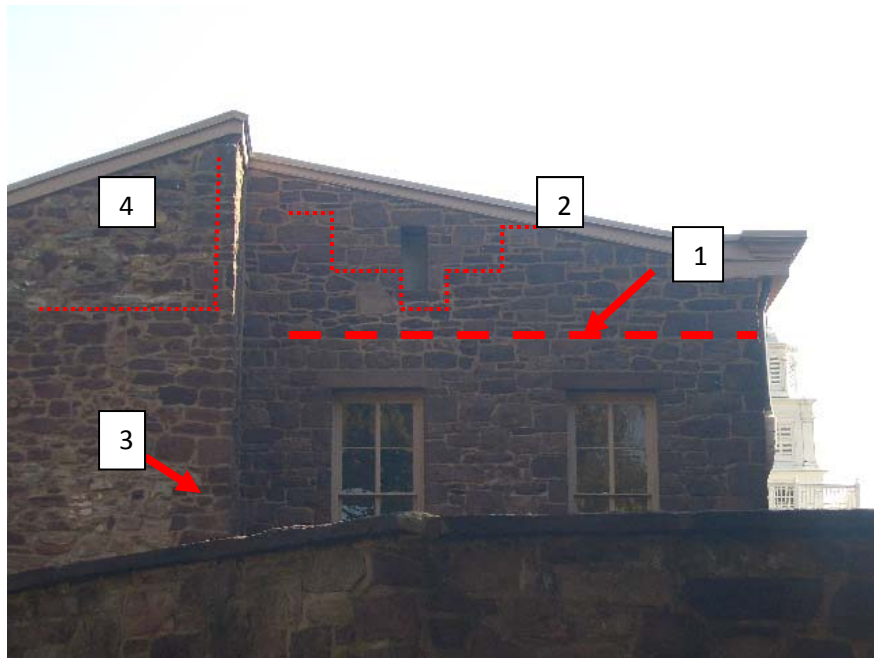
A photograph taken during the demolition process provides some valuable insight into the evolution of the Sheriff’s House during the early years of the New Castle Club tenancy. In the image, the north wall of the Sheriff’s House appears almost exactly as it does now except for the rough edges where the prison yard wall and the north end of the cell block were removed. The lower portion of the south prison tower remains standing, showing what appears to be a large arched opening onto what would have been the second-story prison gallery. A small portion of the west tower wall appears to have survived, now enclosing part of the north side of the courtyard. The west wall of the east tier of cells rises above ceiling height, where it originally formed a clerestory to light the central corridor. Behind the surviving cells the metal roof of the southwest room is clearly visible, meaning that if a second story was added at this location, it had already been completed by 1911. Also visible are the exhaust stacks for the bathroom plumbing, indicating that the second-story bathroom had also been installed by 1911. The casement window in the bathroom would likely have been installed at this time.



*Figure 1.2.62: North elevation of the Sheriff's House during demolition of the prison in 1911. 1) The presence of plumbing exhaust stacks indicates that the bathroom had already been installed. 2) The roof of the southwest second story is clearly visible. 3) The opening to the second-story prison gallery is still visible. Image courtesy of the National Park Service.*

The installation of the bathroom would have likely have been a high priority for the Club given the inconvenience of using the outdoor privy. As the original floor structure was not deep enough to accommodate the required slope for the toilet plumbing, a section of first-story ceiling at the west end of the center hall was lowered to conceal the soil pipes. A vertical chase was installed in the corner of the hall for the stack.

The demolition of the prison appears to have brought about some modifications to the Sheriff's House, most likely in an attempt to create an acceptable roof configuration in areas where the two buildings had once intersected. Inspection of the west elevation of the house reveals multiple areas of masonry infill apparently intended to marry the roof over the cistern chamber to the roof over the southwest rooms of the Sheriff's House. The west walls of both spaces appear to have been built up with additional rubble masonry to form opposing slopes that meet at a common ridge height.



*Figure 1.2-63: The masonry of the west wall of the Sheriff's House bears scars from multiple changes. 1) A horizontal joint approximately 2 feet above the heads of the second-story windows. The gable portion at the top of the wall appears to have been constructed later than the wall below. 2) The masonry around the thin vertical opening in the gable also appears to be disrupted and possibly rebuilt. 3) The location of the south wall of the cell block is visible at the exterior corner. 4) the west wall of the cistern chamber has been infilled to create a slope that marries to the roof of the Sheriff's House.*



*Figure 1.2-64: Openings in the west wall masonry correspond to the entrances to the remaining cells. The brick arch of the opening on the right indicates an original cell door. The narrower door on the left opens into a single large room that may have been formed when two cells were combined.*

The year after the prison was demolished, the Sanborn Company published an updated insurance map of the area which incorporated some of the changes in the Sheriff's House complex. The 1912 map shows the plan of the house unchanged and the southernmost portion of the west prison yard wall remaining. The privy shown on the 1901 map is gone, replaced by the indoor bathroom. Curiously, a small rectangular, one-story structure appears to the west of the house, located exactly on the site of the southernmost cell of the western tier. The structure is labeled "Fire Dept." with a reference to a hose cart. Whether this is a remnant of the old jail that was repurposed or a new structure is unclear. Also unclear are the whereabouts of the southernmost cells of the eastern tier. These cells survive today, attached to the Sheriff's House, but are not shown on the 1912 map, emphasizing again that such maps are only as good as the surveyor by whom they are prepared. The southwest room of the residence is still shown as a one-story structure though the photograph shows that it is plainly two stories tall at the time the map was prepared. The Sheriff's House as shown on the 1912 map appears to be occupied entirely by the New Castle Club. The configuration shown on the 1912 Sanborn map is repeated, errors included, on the 1923 and later maps.

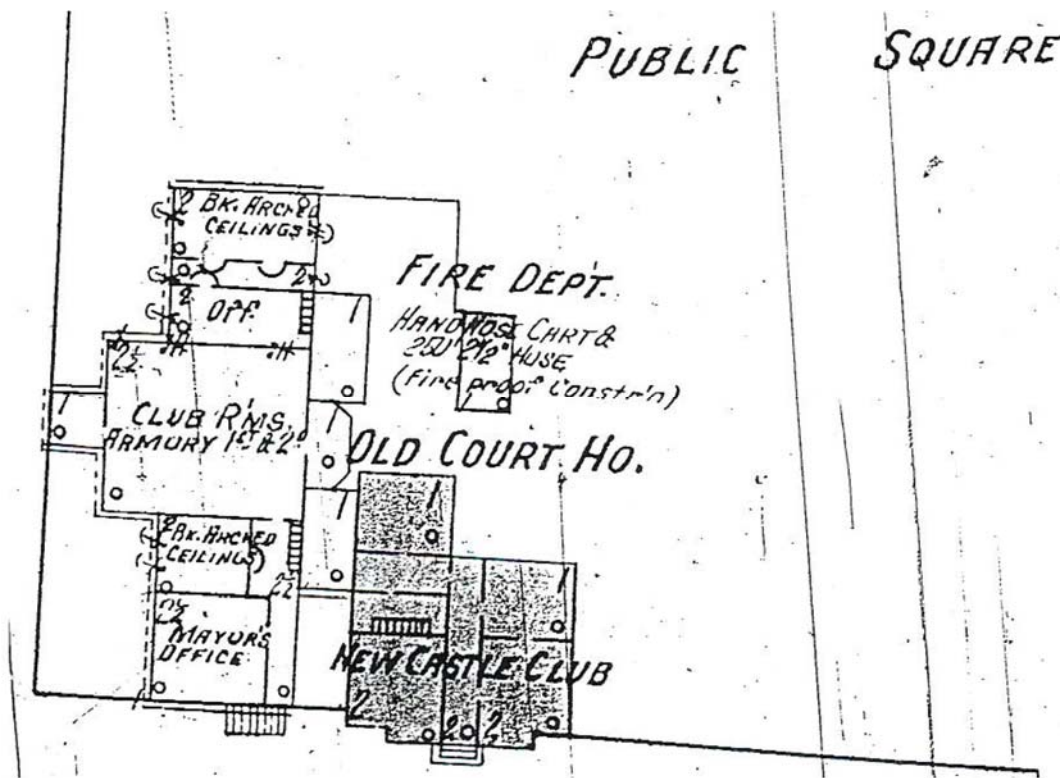


Figure 1.2.65: Detail of the 1912 Sanborn Fire Insurance Map. The Sheriff's House is shown as the New Castle Club; however, the remaining portion of the prison has been omitted. Image courtesy of the National Park Service.

The New Castle police department used the one-story covered courtyard as a temporary lock-up from c. 1916 through the duration of the Club's occupancy. The existing iron cells in the lockup area were acquired from the Wilmington police in 1916 when the Wilmington jail was relocated.<sup>75</sup> At that time, the former prison kitchen was modified to accommodate two holding cells. The large masonry mass on the west wall was constructed to reduce the size of the room to fit two grated enclosures. The masonry wall between Room 114 and Rooms 112 and 113 was likely constructed at this time as the ironwork of the cells appears to be let into the masonry. Assuming the New Castle Club would not have wanted prisoners being brought in through their quarters, the only access to the lockup area would have to have been from the exterior through existing door opening 1/114.<sup>76</sup> The holding cell located on the east side of the room was equipped with a sink, toilet and two hung metal bunks. The other cell was likely similarly equipped. The wood door installed in opening 1/112 would not seem to be secure enough to suit a detention area and was likely installed later.

On the other side of the masonry partition, the New Castle Club appears to have installed a restroom. A crown molding runs continuously around rooms 112 and 113. It seems unlikely that a crown molding would have been considered necessary if this area was part of the lock-up. The door at the northwest

<sup>75</sup> Minutes of the City Council of New Castle, Delaware November 1915-June 1916, New Castle Public Library.

<sup>76</sup> See Figure 1.2-68 and Appendix A.



corner of the center hall would have been added at this time in order to access the bathroom. The door, frame and trim all date from the mid-to-late 20<sup>th</sup> century.



*Figure 1.2.66: (Left) The cells in Rooms 112-114 are enclosed by a combination of parged masonry walls and iron grates salvaged from a Wilmington prison and installed in 1916. (Right) The existing door in opening 1/112 is. This door, a paneled wood door faced with plywood or similar material, would not have been suitable when this was a detention area and would have been installed later.*

The Club continued to maintain and improve the Sheriff's House with varying degrees of success over the next several decades in keeping with the terms of their lease. An insurance survey dated 1941 indicates that the building had been "renovated and redecorated" within the last few years.

NEW CASTLE CLUB BUILDINGNEW CASTLE, DELAWARE

This is a one, two and two and one half story part basement stone building, metal covering on peaked and flat sections of roof, interior finish, wood lath and plaster walls, wood floors, doors and trim, wood stairway from basement to second floor, heat is furnished by low pressure coal stoker fired boiler. Building built approximately 1857, renovated and decorated several years ago.

Total cubic feet	88,691
Cube factor .295 =	\$26,163.84
Depreciation 40%	<u>10,465.54</u>
Estimated Value	\$15,698.30
Call	\$15,500.00



Figure 1.2-67: State Insurance Survey dated 1941 identifies the Sheriff's House as the New Castle Club. The description indicates that renovations and redecorating had taken place within the last few years.<sup>77</sup>

The agency in charge of the Sheriff's House, the New Castle Historic Building Commission, agreed to extend the New Castle Club's lease for an additional 10 years until 1968 to allow the Club to recoup the cost of the improvements to the kitchen. However, the last years of the New Castle Club occupancy were apparently marked by a lack of maintenance and a certain amount of dubious activity. The minutes of the New Castle Historic Buildings Commission record payments for removal of failing cornices and multiple roof repairs.<sup>78</sup> The Commission also received quotes to replace the roof entirely but did not proceed with the work due to speculation that the building might eventually be torn

<sup>77</sup> Insurance Evaluations, Delaware Public Archives, RG 1305.000.005, accessed 5/25/2015, <http://delaware.contentdm.oclc.org/cdm/singleitem/collection/p15323coll6/id/11474/rec/388>.

<sup>78</sup> NCHBC Minutes. See minutes for the following dates: 9/30/57, 6/30/58, 10/23/61, 9/13/62.

down.<sup>79</sup> The Club itself ran afoul of the Internal Revenue Service over tax delinquency and though this issue was resolved and the organization was allowed to resume operations, illegal gambling and subletting of the kitchen facilities prompted the Commission to terminate the lease in October 1966.<sup>80,81</sup> The Club itself disbanded and its furnishings were sold at auction. The side and rear windows of the Sheriff's House were boarded up, the locks changed and the plumbing drained.

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<sup>79</sup> Ibid., 10/22/62.

<sup>80</sup> Ibid., 10/24/66.

<sup>81</sup> Conversation with Deborah Pullan, New Castle County Building Department, June 7, 2015. The New Castle Club was rumored to keep their illegal slot machines in a dumbwaiter. No evidence has been found of a dumbwaiter shaft or mechanism having been installed in the building.

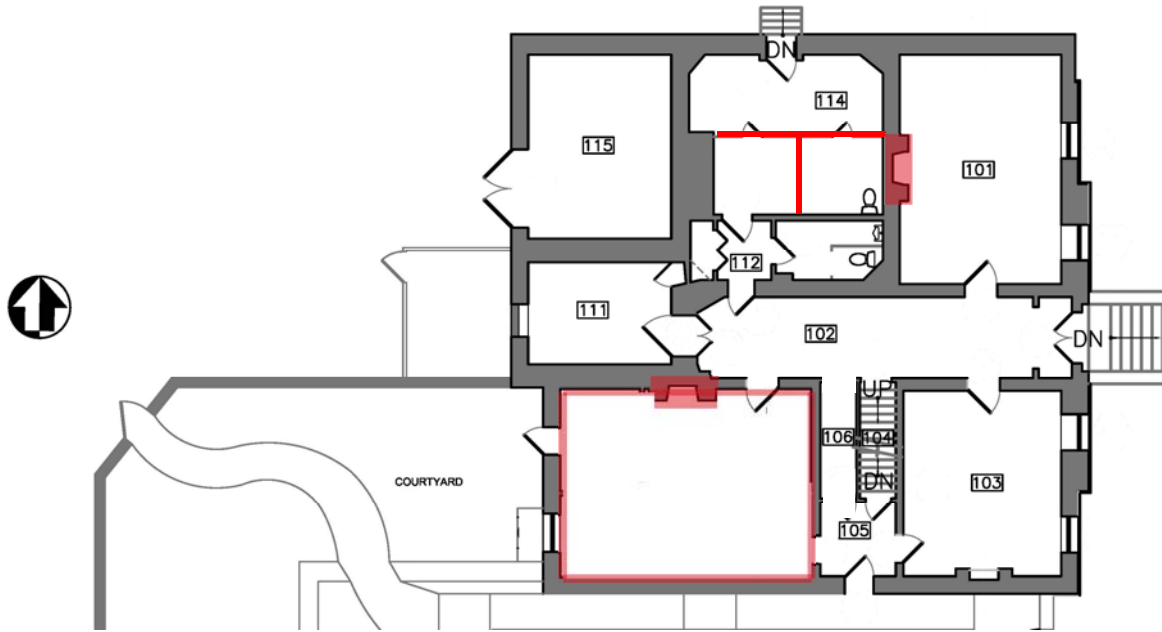


Figure 1.2-68: First-story floor plan during the New Castle Club tenancy. Modifications made by the Club are shown in pink and include new fireplace mantels and kitchen wainscot. Partitions shown in red are cells installed by the New Castle police department.

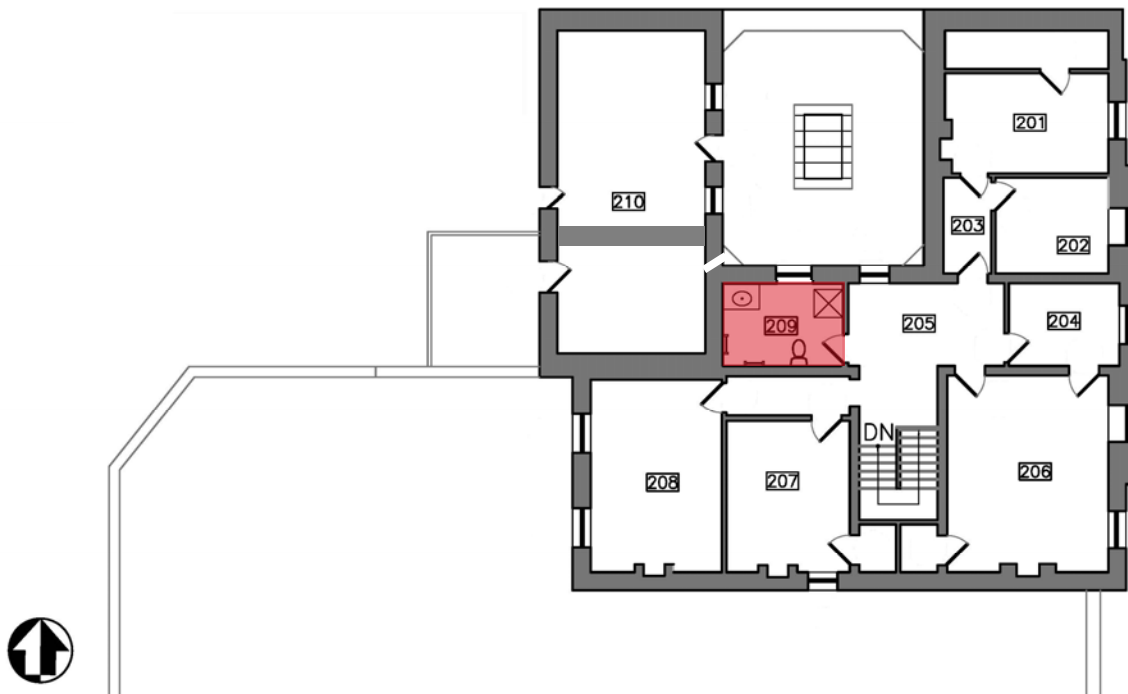


Figure 1.2-69: Second-story floor plan during the New Castle Club tenancy. Modifications made by the Club include the installation of a bathroom in the bedroom at the west end of the second-story hall.

#### 1.2.2.4 NEW CASTLE POLICE DEPARTMENT 1970-C. 1996

The New Castle Police Station relocated to the Sheriff's House from the east wing of the New Castle Courthouse in 1969-1970.<sup>82</sup> In preparation for their arrival, the Public Archives Commission, which had assumed control of the building the previous year, had completed a "rehabilitation" project to make the premises suitable for lease to the City of New Castle. It is difficult in most cases to differentiate between work performed by the Public Archives Commission in preparation for leasing and work completed by the Police Department after they occupied the building. However, certain changes that would be considered capital improvements would almost certainly be done by the building owner rather than a lessee. These capital improvements include the installation of structural reinforcement in the basement to support the first-floor framing, replacement of the basement steps and replacement of the wood window sashes. All of these items are modern fabric but would almost certainly not have been done by the Police Department.

The Police Department did make other modifications to the Sheriff's House to suit their own needs. A brick partition was constructed under the basement steps to create an evidence room.<sup>83</sup> Though the brick partition is modern, the door accessing it is unmistakably old. The door consists of 3/8-inch steel plate set into a 5-inch frame of 1/4-inch steel plate. The width of the door is 2'-0", which is consistent with the opening to the north room on the second-floor of the jail. The height of the door is 5'-6 1/8", which is nearly 8 inches shorter than the existing masonry opening. However, it is not unlikely that there would have been some sort of masonry threshold at that location. Therefore, it is a certainly possible that the evidence room door is one of the 1857 cell doors that was relocated.

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<sup>82</sup> "Program of the Delaware State Archives – July 1970." Delaware State Archives. Record Group 1325, Subgroup 003, Series 160, Box 709, Folder "1969-70 Annual Report".

<sup>83</sup> Per Deborah Pullan, former Police Department employee 1987-1990, June 17, 2015.

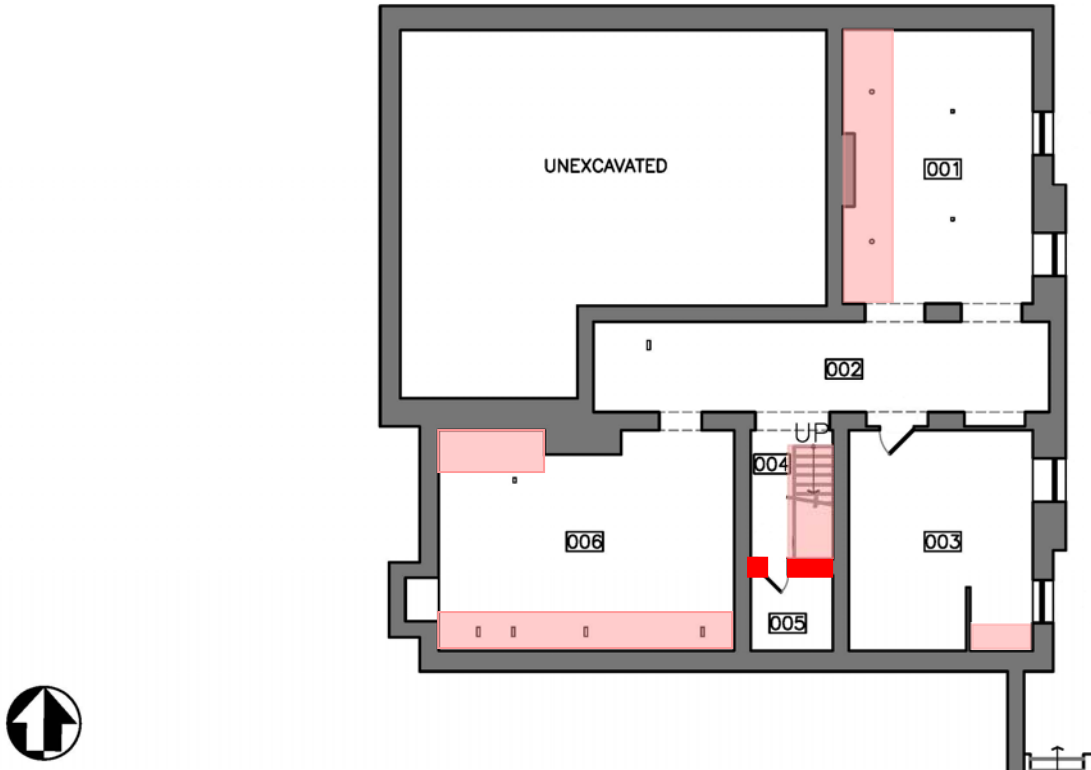


Figure 1.2-70: Basement Plan showing work completed immediately before and during New Castle Police Department occupancy. Walls shown in red were added by the Police Department. Features shaded in pink include new basement steps and structural reinforcement in Rooms 001, 003 and 006.

On the first floor, the Police Department made multiple minor modifications. Additional partitions sub-divide the southwest room into four smaller rooms. The new work is readily distinguished by the use of wood stud and drywall construction and modern trim. New partitions also partially enclose the stair to the second floor. Given the fact that no doors were installed to fully enclose the stair it seems unlikely this modification was meant to improve fire safety as it does not meet building code. Modifications also appear to have been made in the lock-up area on the north side of the building. The existing seamless epoxy floor was certainly installed by the Police Department. Door 1/112 may have been added at this time as well to access the lockup area from the interior. During the police department occupancy, the south parlor was used as the station office and the north parlor as the squad room. The cell at the west end of the hall served as the lock-up facility while the former lock-up to the north was put to use as storage. One of the southwest rooms, formerly the kitchen, served as the chief's office.<sup>84</sup> Outside the building, iron handrails and wall-mounted lighting were installed at the building entrance. The front entrance doors were replaced c. 1995, toward the end of the Police Department's tenancy.

<sup>84</sup> Ibid.



*Figure 1.2.71: (Left) The modern partition blocks the opening to the stair hall, concealing the decorative brackets. (Right) Another stud and drywall partition encloses the side of the stair as well.*

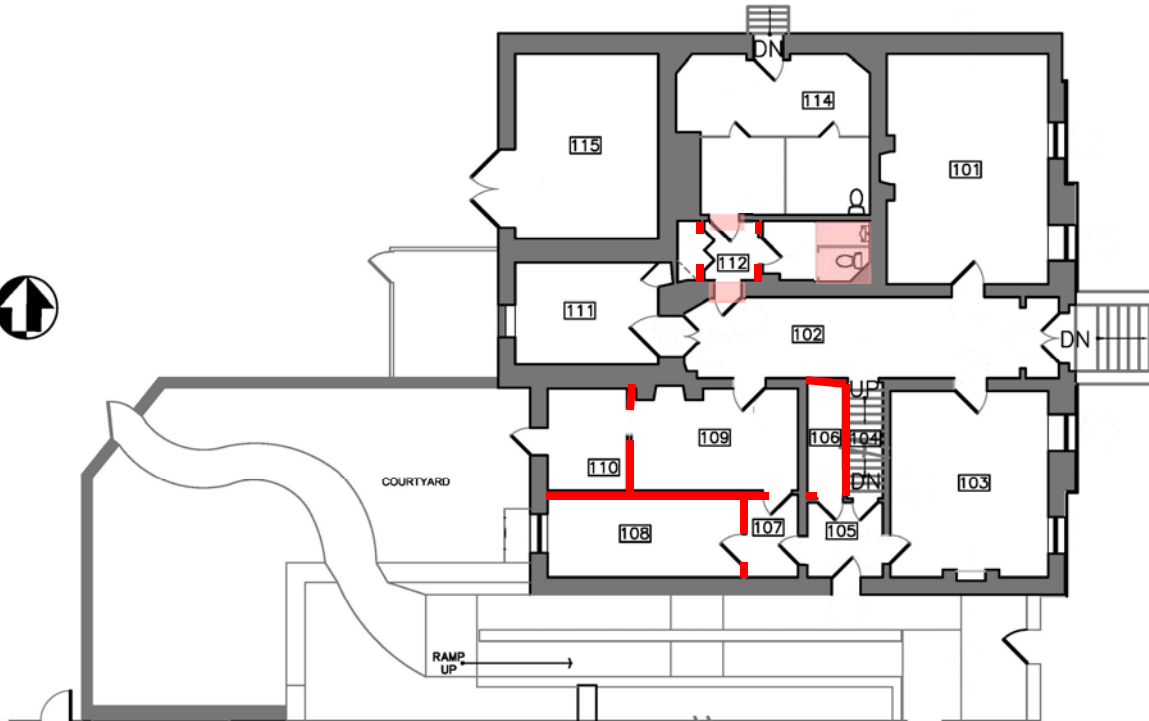


Figure 1.2-72: First-story Plan during New Castle Police Department occupancy. Walls shown in red were added by the Police Department. Features shaded in pink include new door opening between the lock-up area and the center hall 102 and the restroom added in Room 113.

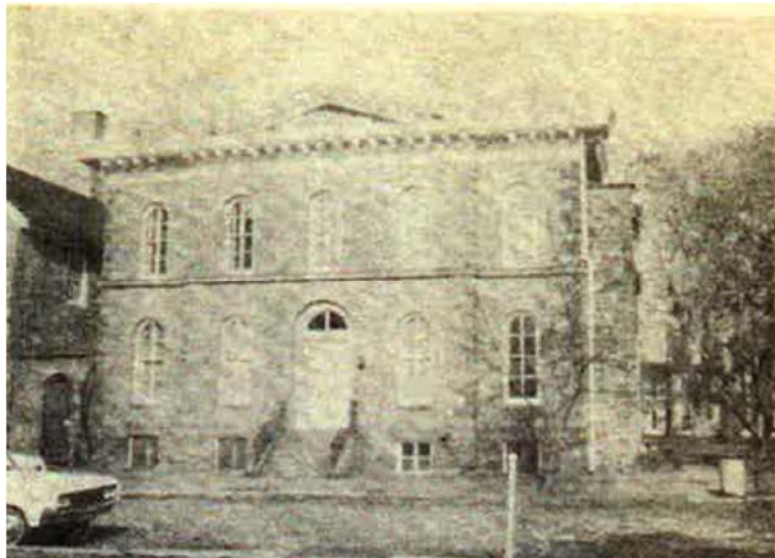


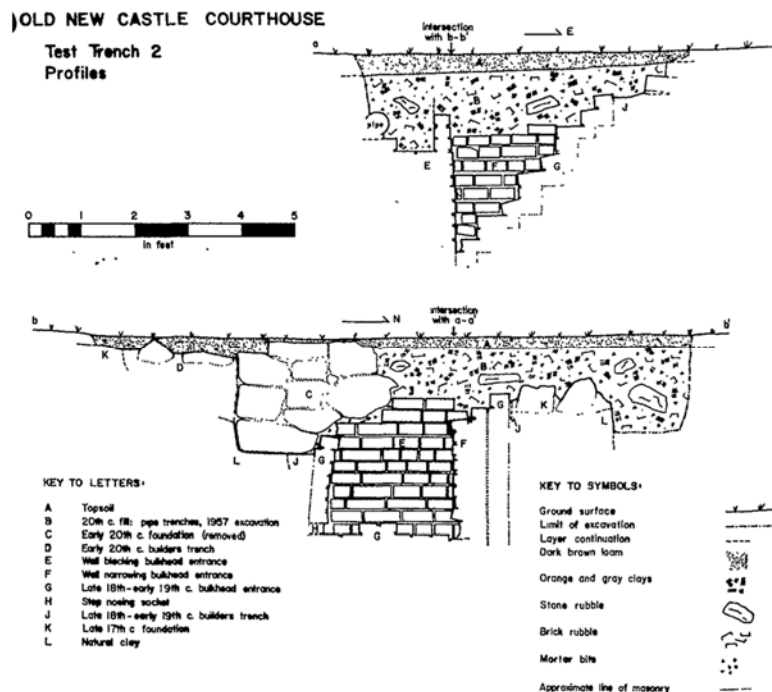
Figure 1.2-73: East elevation of the Sheriff's House after 1971 conversion to Police Headquarters. Image courtesy of the National Park Service.<sup>85</sup>

<sup>85</sup> Brochure, Police Department Headquarters, New Castle, Delaware, n.d. Courtesy of the National Park Service.



Upstairs, the former bedrooms served primarily as office and storage space. The south chamber (Room 206) served as an office with modern wood paneling installed to picture rail height, likely to camouflage deteriorating plaster walls. The police department occupied the Sheriff's House for over 20 years despite ongoing issues with the deteriorating roof and mechanical equipment.

Outside the building, the construction of a handicapped ramp to access the east wing of the courthouse brought major changes to the alley south of the Sheriff's House and the west courtyard in 1984-5, during the police department's occupancy. In preparation for this project, a team of archaeologists from the Division of Historical and Cultural Affairs, led by Alice Guerrant excavated both these areas in 1981-82 to identify any surviving archaeological resources. The trench located in the alley encountered an unexpected amount of disturbance due to past utility installations. The presence of a heavy coal layer indicated that at least part of the alley was used as a coal storage area serving the Sheriff's House, the courthouse or both.<sup>86</sup> The remnants of a number of foundation walls in the alley are consistent with the known 19<sup>th</sup>-century additions that spanned the alley, connecting the Sheriff's House and the courthouse. The subsequent access project consisted of a new cast-in-place concrete ramp confined within brick masonry walls spanning the full east-west length of the Sheriff's House. The other portion of the 1985 project included the installation of a concrete walkway and landscaping materials in the courtyard to the southwest of the Sheriff's House. Archaeological investigations in this area, also performed by Alice Guerrant, uncovered the remains of a flight of brick stairs leading below grade to the west. Given the location of the test pit, it seems unlikely that the steps were associated with the 1857 prison. Rather they would seem to be associated with an earlier structure, perhaps the former late 18<sup>th</sup>-century workhouse.



<sup>86</sup> Guerrant, *Test Excavations in the Sheriff's House Yard and Alley*, n.p.

Figure 1.2-75: Test pit elevation in the yard of the Sheriff's House showing infilled steps descending east to west.<sup>87</sup> The test pit is located approximately 25 feet to the west of the Sheriff's House, too far west to have been associated with the basement underneath the prison tower.

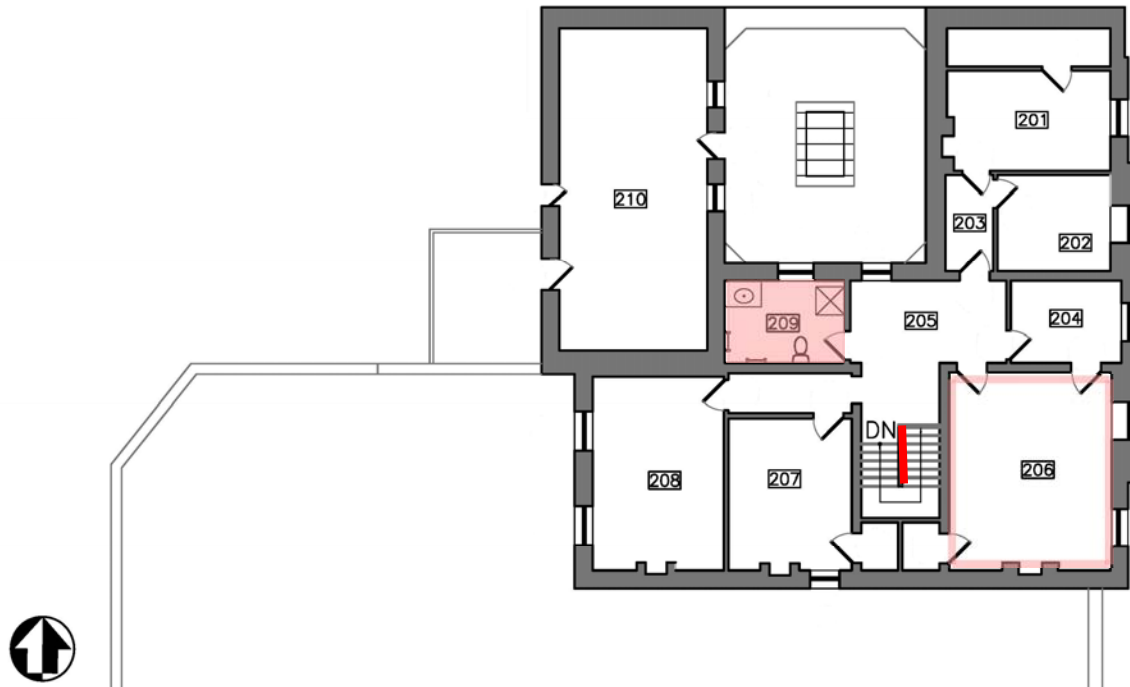


Figure 1.2-76: Second-story Plan during New Castle Police Department occupancy. Walls shown in red were added by the Police Department. Features shaded in pink include new plumbing fixtures installed in Room 209 and paneling in Room 206.

### 1.2.2.5 TRANSITION TO NATIONAL PARK SERVICE OWNERSHIP

Though vacant, changes continued to occur at the Sheriff's House as it was maintained by the State of Delaware. In the early 2000s, the State implemented a plan to create a central utility plant in the Sheriff's House to serve the adjacent museum at the Old New Castle Courthouse. This project installed new heating and cooling equipment in Room 115 of the Sheriff's House with the necessary condensing units located in an enclosed yard on the west side of the building. Hot and chilled water from this plant is piped underneath the floor of the former passage 111 and the central hall to the pump equipment located in Room 003. A large exterior fan coil unit has been recently installed on the north wall of the Courthouse, adjacent to the handicapped ramp, to provide heating and cooling to the courthouse.

In the years leading up to the founding of the First State National Historical Park, the State of Delaware's Division of Historical and Cultural Affairs also undertook two major exterior restoration projects in preparation as part of the transfer of ownership to the National Park Service. Wilmington

<sup>87</sup> Ibid.

architecture firm Bernardon Haber Holloway, assisted by restoration architects Frens & Frens of Doylestown, Pennsylvania prepared the construction documents for both projects. The first project, completed c. 2010 included the much-needed replacement of the building roofs on the main building with new standing-seam metal.

The latter project, completed in 2011-2012, addressed the rest of the building envelope. The scope of work included the following:

- Removal of a temporary roof over the former lock-up area;
- Replacement of the original roof over the lock-up area;
- Restoration and reroofing of the roof monitor;
- Replacement of scuppers and downspouts at the lock-up roof;
- Selective repointing and patching of brownstone masonry;
- Restoration of the modillion cornice;
- Replacement of wood bargeboards and other wood trim;
- Replacement of west door and frame;
- Replacement of basement windows and louvers;
- Installation of protective panels over barred openings in jail cells;
- Replacement of board-and-batten doors and frames;
- Replacement of attic louvers;
- Parging of basement walls.

See Appendix D for construction drawings associated with the latter work. The completion of these two projects reestablished the integrity of the building envelope in preparation for adaptive reuse of the building.



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**A EAST ELEVATION**  
A2 SCALE (B)

SCALE (B) 4 0 4 8  
SCALE OF FEET

DESIGNED: ---	SUB SHEET NO. <b>A2</b>	TITLE OF SHEET <b>ELEVATIONS</b>	DRAWING NO. ---
TECH. REVIEW: ---		SHERIFF'S HOUSE	PMIS/PKG NO. ---
DATE: -/-/-			SHEET <b>2</b> OF <b>6</b>



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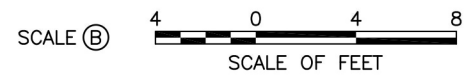
- Pre-1857
- 1857
- 1911
- 1970
- 2010-12

CEILING  
+49.0'

SECOND FLOOR  
+37.0'

FIRST FLOOR  
+23.9'

BASEMENT  
+16.2' ±



**A** NORTH ELEVATION  
A3 SCALE (B)

DESIGNED: ---	SUB SHEET NO. <b>A3</b>	TITLE OF SHEET <b>ELEVATIONS</b>	DRAWING NO. ---
TECH. REVIEW: ---		SHERIFF'S HOUSE	PMIS/PKG NO. ---
DATE: -/-/-			SHEET <b>3</b> OF <b>6</b>





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- 1857
- 1911
- 1970
- 2010-12

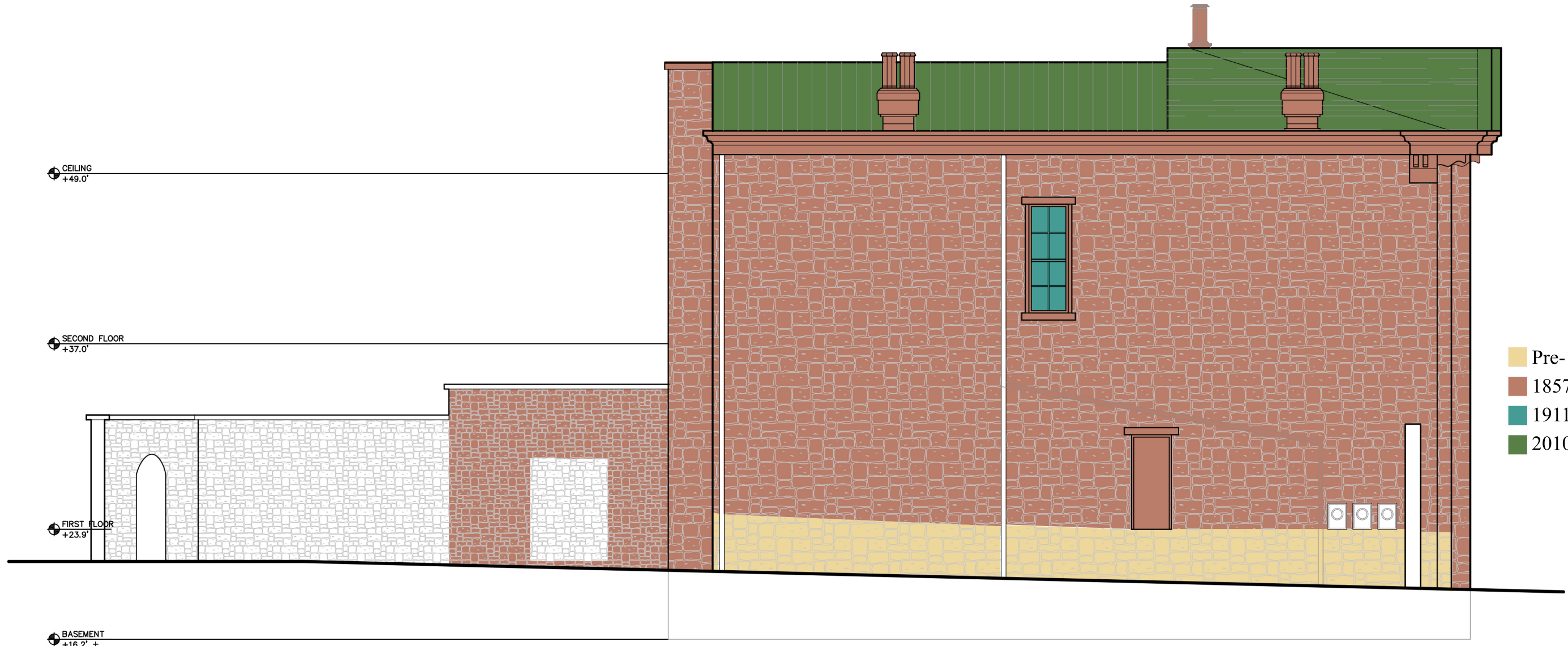
SCALE (B) 4 0 4 8  
SCALE OF FEET

(A) WEST ELEVATION  
A4 SCALE (B)

DESIGNED: ---	SUB SHEET NO. <b>A4</b>	TITLE OF SHEET <b>ELEVATIONS</b>	DRAWING NO. ---
TECH. REVIEW: ---		SHERIFF'S HOUSE	PMIS/PKG NO. ---
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- Pre-1857
- 1857
- 1911
- 2010-12



**A** SOUTH ELEVATION  
A5 SCALE (B)

DESIGNED: ---	SUB SHEET NO. <b>A5</b>	TITLE OF SHEET <b>ELEVATIONS</b>	DRAWING NO. ---
TECH. REVIEW: ---		SHERIFF'S HOUSE	PMIS/PKG NO. ---
DATE: -/-/-			SHEET <b>5</b> OF <b>6</b>



## 1.3 PHYSICAL DESCRIPTION

### 1.3.1 Setting and General Plan

The New Castle Sheriff's House is one of several prominent buildings on the New Castle Green, a large, flat, open, park-like space at the center of the historic section of the town. This area was set aside by the colonial legislature in 1732 to provide land for necessary public buildings and open space for town functions. Built in 1857, the existing Sheriff's House and the now-demolished jail took the place of an earlier prison complex. This location provided convenient access to the adjacent courthouse where prisoners were tried. While the courthouse is no longer in use for court proceedings, the physical proximity of the two buildings reflects their original functional relationship. The adjoining jail was demolished in 1911, greatly reducing the size and street presence of the complex. In modern-day New Castle, the Sheriff's House stands facing Market Street, more residential in scale and significantly less imposing without the ominous presence of the prison wall.



*Figure 1.3-1: View of the primary (east) façade of the Sheriff's House from Market Street.*

The building site is relatively flat and surrounded by paved surfaces to the south and east and grass on the two remaining sides. The south and west sides are concealed from public view by a walled courtyard containing the handicapped access ramp to the south and planting beds to the west. Significant archaeological remains associated with the former jail survive in this area. There are no large trees within the immediate vicinity of the building.

The original Sheriff's House was a modified center hall with flanking parlors, one bay deep. The stair to the second story is located behind the south parlor and oriented perpendicular to the hallway. The center hall extended past the parlors, ending with the entrance to the jail beyond. It seems likely that these spaces would have been reserved for official use as space would have been required for the processing of prisoners as they were admitted to the jail complex. The function of the southwest room is not known but the presence of a basement below suggests that it was part of the residence rather than the prison. This area may have provided cooking facilities for the building residents.

Presumably, the residence of the Sheriff and his family would have been located entirely upstairs to avoid any possible interaction between the residents and those entering the building on official business. A doorway on the south elevation provides direct access to the stair. The original second story-plan appears to roughly mirror the first-story plan except for the small room enclosed at the east end of the center hall.

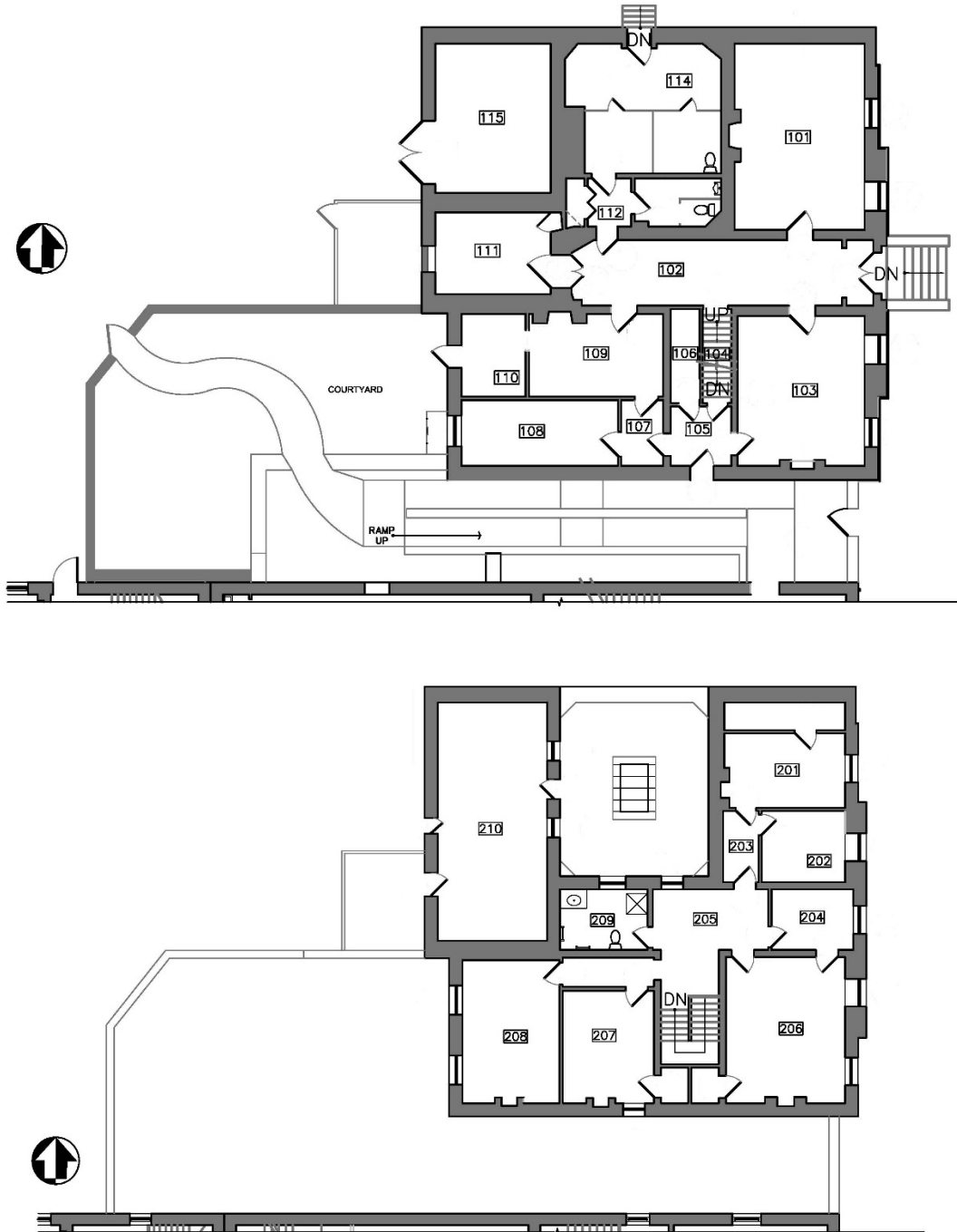


Figure 1.3-2: First and Second floor plans of Sheriff's House.

### 1.3.2 Exterior

The exterior appearance of the Sheriff's House was meant to be substantial and imposing to those entering the prison complex, particularly as prisoners. The design of the Market Street facade retains the symmetry and projecting temple front of the Greek Revival but is detailed in the manner of the Italianate style with a deep, bracketed cornice and arched door and window openings. Early photographs of the complex show the top of the prison tower which appears to have been asymmetrically placed but similarly detailed with a flat roof.



*Figure 1.3.3: View of the New Castle Courthouse c. 1890. The Sheriff's House is visible at right, including the Italianate cupola of the old jail. Photograph courtesy of the Delaware State Archives<sup>1</sup>*

#### Walls

The walls of the Sheriff's House are constructed of substantial brown sandstone masonry, giving the building the air of a fortress. The masonry of the street façade is highly detailed, progressing from rusticated random ashlar masonry below the water table to a more refined, roughly coursed ashlar masonry above. Rusticated quoins with tooled margins define the corners of the primary façade and the projecting center bays. A profiled brownstone belt course is placed just below the second-story window sills. The placement of this feature above the actual floor level of the second story makes the first story appear taller and places the official function of the first story in more prominence versus the residential function of the second story.

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<sup>1</sup> "A Photographic View of Delaware in the 1890s," Delaware Public Archives, accessed 6/9/2015, <http://archives.delaware.gov/exhibits/photograph/arcweek/index4.shtml>.



*Figure 1.3-4: (Left) Rusticated masonry defines the foundation below the water table. (Right) Rusticated quoins define the corners of the otherwise smooth planes of the upper stories.*

The remaining walls of the surviving portion of the Sheriff's House / prison complex were primarily visible only to inmates and staff and little effort was expended on architectural details in these areas. The masonry walls consist primarily of small irregular brownstone rubble. However, the presence of roughly squared and coursed masonry in some areas provides subtle clues as to the sequence of construction and subsequent alterations. It is entirely probable that rubble salvaged from the demolished portions of the 1857 prison and perhaps even the 1793 prison were reused.

As would be expected in a prison, there are few window openings aside from those on the street façade, presumably to minimize chances of escape. The lack of windows adds to the somewhat forbidding air of the building as seen from the street.

The rubble masonry walls that adjoined the original prison building bear scars from the removal of abutting walls and traces of parging and whitewash which constitute exceedingly valuable evidence of earlier structures.



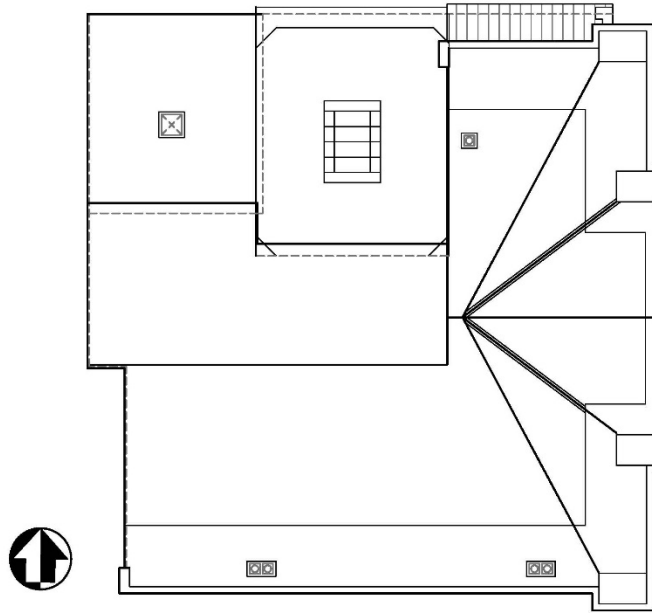


*Figure 1.3-5: The rubble masonry seen at the northwest corner of the Sheriff's House retains valuable evidence of the now-demolished prison.*

### Roof and Gutters

The existing roofline is somewhat jumbled due to the demolition of parts of the original interconnected prison structure. Over the front (east) portion of the Sheriff's House, the original roof appears to be a half-hipped roof with an intersecting gable facing east. The roofline over the western portion of the house is more complex and irregular due to the presence of the one-story roofed courtyard centered on the north side. At the southwest corner of the building, the masonry walls were extended upward to form a gable roof after the demolition of the prison. All areas of the main roof are covered with standing-seam metal with built-in perimeter gutters. The gutters across the east façade extend to the outer edge of the bracketed cornice. All gutters drain to downspouts discharging at grade.

Minor areas of roof include the small shed roof over the north extension of the Sheriff's House, which is also sheathed in standing-seam metal, and the shed roof covering the interior courtyard, most recently the lock-up area. The courtyard roof consists of wood framing and sheathing protected by asphalt roll roofing. This roof drains to two scuppers on the north wall. A wood-framed, glazed roof monitor provides both light and air to the otherwise confined space.



*Figure 1.3-6: Roof plan. Note the multiple intersecting slopes resulting from the intersection of the Sheriff's House with the surviving portion of the prison.*



*Figure 1.3-7: The asphalt-covered roof over the interior courtyard, most recently the lock-up area, includes a roof monitor to provide light and air.*

## Chimneys

The existing chimneys are all constructed of brick masonry. However, only three of the existing installations appear to be original to the building. The chimneys serving the fireplaces in Rooms 101/201, Rooms 103/203 and Room 208 appear to be original to the construction of the Sheriff's House though all appear to have been at least partially rebuilt. The remaining chimney serving the southwest room on the first floor appears to be a later addition.

## Doorways

The most significant of the doorways at the Sheriff's House is the main entrance doorway on the east façade. This opening contains a pair of heavy rectangular doors mounted in an arched opening. The existing six-panelled doors are reproductions fabricated c. 1995 based on the original doors which were irreparably damaged by chemical paint stripping.<sup>2</sup> The doors are constructed of heavy timber. Thick bolts penetrate the stiles and rails. These bolts may have been ornamental or may reflect the presence of embedded metal reinforcement within the original doors. Above the rectangular doors, an arched two-light transom fills the remainder of the opening. Given that the doors were replaced, it seems likely that the transom is also a replacement. It also seems unlikely, given the sturdiness of the doors, that the opening above would have been filled with an unreinforced glazed sash.



*Figure 1.3-8: The main entrance doors are reproductions based on the design of the original doors. The existing transom is likely a replacement. It seems unlikely that a prison would not have had a more secure transom opening.*

The remaining exterior doorways on the west and south elevations of the Sheriff's House feature six-paneled rectangular doors, though with a different panel configuration. Both open inward and are topped

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<sup>2</sup> Per conversation with Brian Cannon, Delaware State Museums, June 25, 2015.

by three-light glazed transoms. Given the presence of a glazed transom, the south doorway opened to the exterior. With the threshold of this doorway located several feet above grade, the assumption must be made that some sort of platform or stair existed to enable people to leave the Sheriff's House and exit either toward the Courthouse or toward the gate to Market Street.

The existing west doorway opens into an area that would have been part of the prison complex, the bottom floor of the tower. It seems likely that this doorway was added after the demolition of the prison as it seems unlikely that an unsecured opening would have been placed between the prison and the residential spaces. It is also unlikely that a door opening into an interior space have had a glazed transom. The door and its associated frame, transom and trim were replaced in the 2011 exterior restoration project.



*Figure 1.3-9: The west and south doorways are extremely similar. However, it seems unlikely that the west doorway shown above is original.*

The remaining exterior doorways cannot be considered true entrances to the building as they do not access the original Sheriff's House. The north doorway opens into the former lock-up area and may be opened only from the interior. Based on the use of bluestone for the lintel, sill and steps, this doorway appears to be a later addition though the opening is visible in the 1911 demolition photograph. The existing wood door frame and door also date from the 2011 exterior restoration.

The doorways on the west elevation open into the two surviving second-tier jail cells. The doorway to the south is an original cell door as evidenced by the brick arch and timber lintel. The doorway to the north is a later addition reflecting the subdivision of the cells into smaller units c. 1890.

One additional doorway is found on the west elevation at the first-story level which accesses the mechanical area, formerly first-story jail cells. This doorway likely incorporated at least one original cell entrance when it was enlarged to accommodate the installation of mechanical equipment. Based on the

use of a large timber lintel, this opening was enlarged in the early-to-mid 20<sup>th</sup> century, probably during the New Castle Club occupancy. The wood frame and the pair of wood board-and-batten doors in this opening date to 2011.



*Figure 1.3-10: (Left) The north door opening into the former lock-up area is a later addition. (Right) The two doors on the west elevation access the surviving second-tier jail cells.*

### Windows

The appearance of the windows at the Sheriff's House vary by façade. Those on the street façade figure more prominently in the design scheme than those of the less-visible facades and are detailed with arched heads in the Italian manner. As with the masonry features, the windows subtly reflect the hierarchy of the interior floors. While very similar in width and sash configuration, the first-story windows are slightly taller, emphasizing the importance of the first-story administrative spaces. The second-story windows, slightly shorter, reflect the lesser importance of the residence upstairs. The basement windows, equipped with louvered shutters, are the smallest.

The existing four-over-four, double-hung window sashes appear to be replacements based on the lack of paint build-up and wear. These likely date to the restoration work completed in 1969 prior to the police department occupancy. Whether they are exact replications of the original sashes is unknown though their configuration appears to match that seen in early 20<sup>th</sup>-century photographs. The center vertical muntins are visibly wider than the narrow horizontal muntins, an unusual feature.

The existing basement windows consist of pairs of two-light casements, opening inward. The windows are protected by louvered wood shutters which allow continued air circulation in the basement. The early 20<sup>th</sup>-century photograph shown in Figure 1.2-10 clearly shows paired two-light casement but no shutters are visible. These windows including frames, sashes and shutters, are reproductions installed as part of the 2011 exterior restoration.



*Figure 1.3-11: (Left) The crisp profiles and lack of paint accumulation on the window sashes suggest strongly that they are replacements, likely dating to 1969; (Right) The paired two-light basement casements and the exterior louvered shutters date to 2011.*



*Figure 1.3-12: The arched windows on the east façade, characteristic of the Italianate style, reflect the hierarchy of the interior floors. The windows on the first floor are tallest while those on the second story, though similar in shape, are slightly shorter. The basement windows are smallest.*

The remaining window openings are far less decorative than those on the street façade. All but two are rectangular openings containing two double-hung, four-over-four sashes though they vary in width. As with the east windows, the first-story window on the west elevation is also slightly taller than the second-story windows. The differences in the brownstone lintels among these windows may be indicative of the fact that they were installed at different times as the north window location would likely have been obscured by the prison tower. At the basement level, there is a rectangular opening into the basement. Though the existing opening is too small to be a door, the presence of an opening in the basement framing at this location suggests that this was once a basement areaway door. The framed opening would have provided headroom for a stair. At this time, this basement opening is poorly protected by plywood.



*Figure 1.3-13: The windows on the west façade are rectangular rather than arched though the hierarchy of window heights is consistent with that observed on the east façade. The lintels of the first and second-story windows differ.*

The only windows on the north façade are those overlooking the former prison kitchen area from the second story. The east window, which opens into the second-story hall, is a four-over-four, double-hung window similar to those seen on the west side. The west window, however, is a pair of casements opening into the bathroom. The profile of the wood window trim at this window does match that found on all the other windows and it is likely a later addition.

The window opening on the south façade is haphazardly placed, possibly reflecting the alterations accompanying the removal of the jail. The uneven muntin configuration is identical to that seen at the east façade windows. Given the condition of these sashes and frames, it is likely that they too have been replaced.



*Figure 1.3-14: The second-story windows on the north elevation were installed at different times. The trim at the double-hung window at left does not match the simple trim on the casement window at right. The casement is a later addition.*

Several original prison windows survive in the east-facing wall overlooking the former prison kitchen. The narrow, horizontal windows are characteristic of those in 19<sup>th</sup>-century jail cells the world over, equipped with iron grilles for ventilation in summer and glazed window sashes for protection in winter. Between the two horizontal windows is another larger rectangular window, oriented vertically. This opening is also equipped with an iron grille but no glazed sash. All of these openings are now covered with plywood. The purpose of this opening is unclear as it seems unlikely that this room was used as a cell.

There is evidence of two former windows that have been infilled with matching stone. One window was located on the west wall at Room 111. The pattern of infill and the presence of a sill suggests that prior to being a window, the opening was a door.





*Figure 1.3-15: (Left) Original window openings survive in the north wall of the prison; (Right) Seen from the interior, these openings contain metal grilles. The smaller openings are also equipped with sashes.*

### 1.3.3 Interior

#### *Interior – Summary*

As indicated in the section of the Sheriff's House exterior, the description of the interior spaces reflect the current configuration of rooms. The numbering system is reflective of the room numbers assigned during a field survey of the building on February 23<sup>rd</sup> and 25<sup>th</sup>, 2015.

The basement consists of four rooms (001, 003, 005 and 006), a central hall (002) and a stair hall (004). Most of the rooms are currently unoccupied; however, Room 003 is currently in use as a mechanical room. Room 005 was previously used as an evidence room during the police occupancy with the shelving units still intact. Most of the rooms in the basement were rehabilitated in 2011 with new windows and parged walls. Room 003, with its new partitions and door enclosing the space, dates from the large mechanical project that replaced the Sheriff's House HVAC system with one that is integrated with the Court House system. The northwest corner of the basement under the area that was originally part of the jail is apparently unexcavated.

The first story, unoccupied like the rest of the building, consists of several rooms arranged around a central hall (102) and a side stair hall (104). Rooms 101 and 103 are large rooms at the east end of the building located on either side of the central hall. Room 114, at the north side of the first floor, is accessed either from the exterior or through Room 112 and is outfitted with jail cells and an adjacent restroom (113). Rooms 108, 109 and 110 are a collection of smaller rooms in the southwest corner of the building accessed either through a series of circulation spaces (105, 107) near the stair hall or from the exterior. Room 111, the former passage to the prison, is located at the west end of the central hall. A storage space (106) adjacent to the stair hall and a mechanical room (115) created from former jail cells comprise the remainder of the first story spaces.

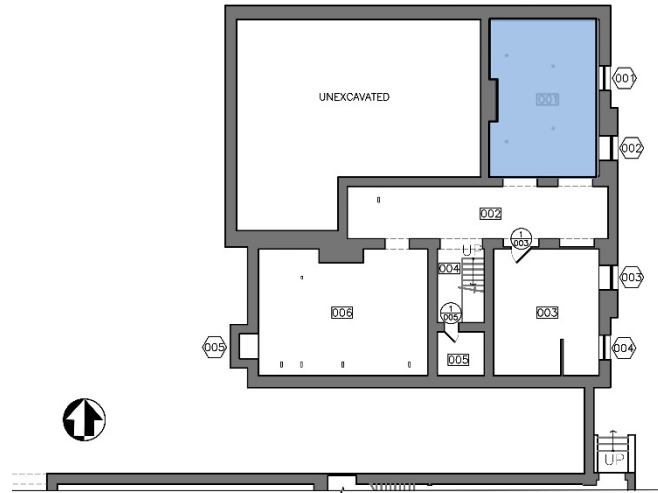
The second story consists of several rooms arranged around a central stair hall (205). Rooms 201, 202 and 203 are small rooms in the northeast corner that appear to have been created through the addition of partitions to divide a larger space. Room 204 is a small room off the hall that is adjacent to Room 206 in the southeast corner, the largest room at this floor. Rooms 207 and 208, in the southwest corner of the building, are accessed through a narrow hall while Room 209 is a restroom where the attic hatches are located. Rooms 210 and 211 are former jail cells in the northwest corner and are accessible through exterior doors that can only be reached with a ladder or lift.

The attic is a single large space with exposed structure throughout. The area directly above the original jail cells in the northwest corner is separated from the rest of the attic by a rubble stone wall. This area, as well as the larger attic space, is only reachable through a hatch in the second story restroom (209).

## ***Interior – Basement***

### *Architectural Description*

#### Room 001



Floor: Dirt.

Walls: Parging (2011) over pre-1857 masonry.

Ceiling: Exposed 19<sup>th</sup>-century first-story framing. Structural reinforcement was added ca. 1970 consisting of a wood beam running north-south for the central portion of the room, supported by two wood posts. A steel beam supports the joists on the west side, running north-south for the full length of the room is supported by two steel posts.

Windows: Window 001: Double-paned, inswinging casement windows with modern hook, hinges and exterior shutters (2012).

Window 002: Double-paned, inswinging casement windows with modern hook, hinges and exterior shutters (2012).

Doors: Original arched opening on south wall connecting to Room 002.

Mechanical: None.

Electrical: Exposed wires run along the ceiling joists and a temporary construction light has been installed.

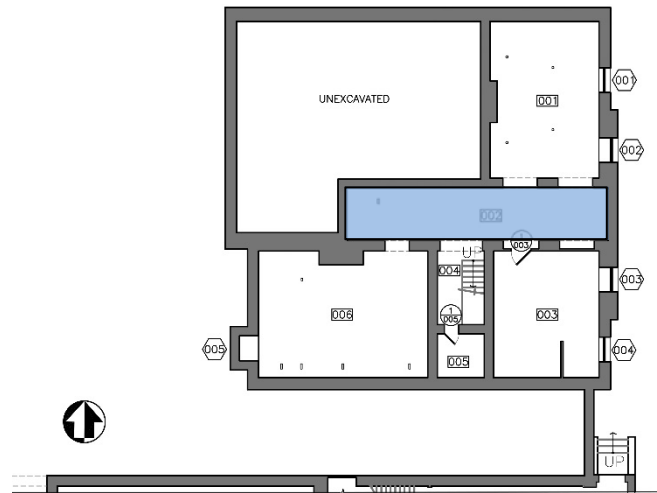
Plumbing: None.

Other: Original arched masonry support on the west wall for fireplace in Room 101 above.



*Figure 1.3-16: Views of Room 001 looking northwest (top) and looking southeast (bottom).*

## Room 002



Floor: Dirt.

Walls: Parging (2011) over pre-1857 masonry.

Ceiling: Exposed 19<sup>th</sup>-century first-story framing.

Windows: None.

Doors: None.

Mechanical: Piping, wiring and equipment for a modern system runs along the ceiling and appears to be functioning well.

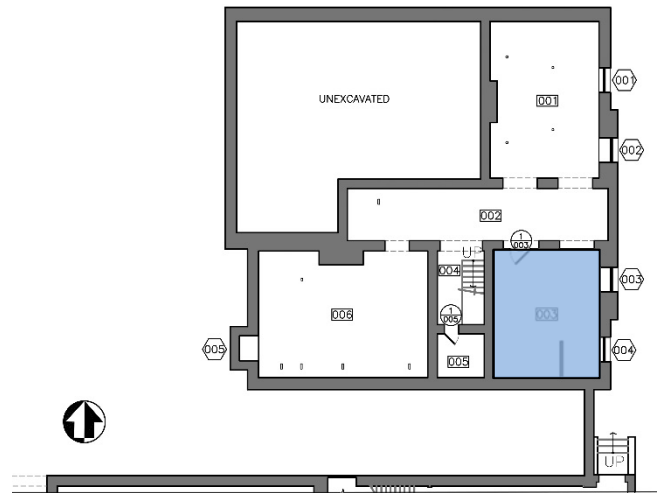
Electrical: Electrical wires running east-west along exposed ceiling above for nearly the entire length of the room.

Plumbing: Plumbing pipes running east-west along exposed ceiling above for nearly the entire length of the room.



*Figure 1.3-17: Views of Room 002 looking west (left) and looking east (right).*

## Room 003



Floor: Concrete slab.

Walls: The south, east and west walls are pre-1857 masonry with parging (2011), and the north wall is a drywall partition.

Ceiling: Drywall over 19<sup>th</sup>-century first-story framing.

Windows: Window 003: Double-paned, inswinging casement windows with modern hook, hinges and exterior shutters (2012).

Window 004: Double-paned, inswinging casement windows with modern hook, hinges and exterior shutters (2012).

Doors: Door 1/003: Modern hollow-metal door, located on the north side of the room, with a metal frame, brass hardware and a door closer.

Mechanical: Updated mechanical systems throughout.

Electrical: Fluorescent ceiling fixtures and exposed electrical systems.

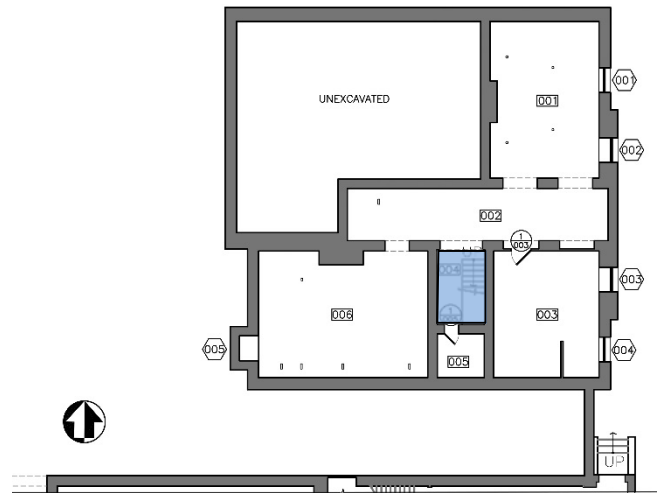
Plumbing: Exposed pipes on ceiling throughout the entire room.



*Figure 1.3-18: Views of Room 003 looking southeast (top) and detail view of southeast corner (bottom).*



## Room 004



Floor: Concrete slab.

Walls: The south wall is painted brick (late 20<sup>th</sup> century) and the east and west walls are pre-1857 masonry with parging (2011).

Ceiling: Exposed 19<sup>th</sup>-century, first-story framing.

Windows: None

Doors: None

Mechanical: None.

Electrical: Temporary construction light and exposed electrical wires on the ceiling.

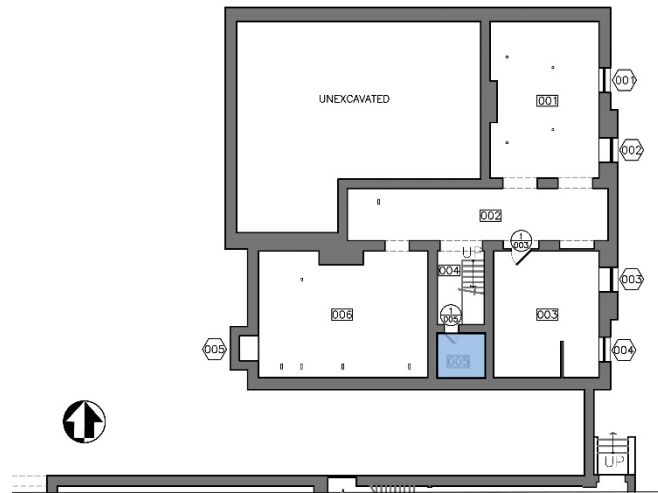
Plumbing: None.

Other: 20<sup>th</sup>-century wood basement staircase on the east elevation with open stringer, a simple wood newel and a handrail with no spindles. There are wood shelves underneath the stair.



*Figure 1.3-19: Views of Room 004 looking south at stair (left) and looking south down corridor to Room 005 (right).*

## Room 005



Floor: Concrete slab.

Walls: The north wall is brick (late 20<sup>th</sup> century) and the south, east and west walls are pre-1857 masonry with parging (2011).

Ceiling: Exposed 19<sup>th</sup>-century first-story framing.

Windows: None.

Doors: Door 1/005: Original 1857 steel door and frame (north elevation) that has been relocated from an original cell in prison.

Mechanical: None.

Electrical: Abandoned electrical wires.

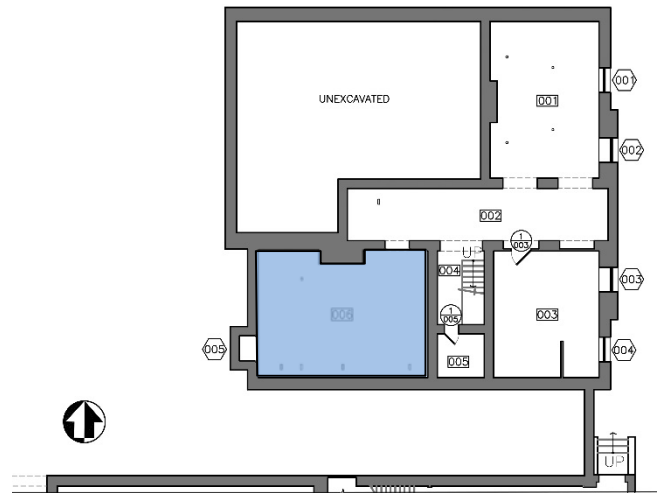
Plumbing: None.

Other: Painted wood shelves for storage on each wall.



*Figure 1.3-20: Views of Room 005 looking north (left) and looking south (right).*

## Room 006



Floor: Dirt and 19<sup>th</sup>-century stone.

Walls: Pre-1857 masonry with 2011 parging.

Ceiling: Exposed 19<sup>th</sup>-century first-story framing.

Windows: Window 005: Barred grille at the window well curb at grade level on the west elevation. The well and room are exposed to the outside as there is no sash or frame.

Doors: Original arched opening on the north wall connecting to Room 002.

Mechanical: Piping, wiring and equipment for a modern system run along the ceiling.

Electrical: Exposed wires run along the ceiling and a temporary construction light has been installed.

Plumbing: Pipes running the length of the ceiling.

Other: 19<sup>th</sup>-century arched support on the north wall for the fireplace in Room 209 above.

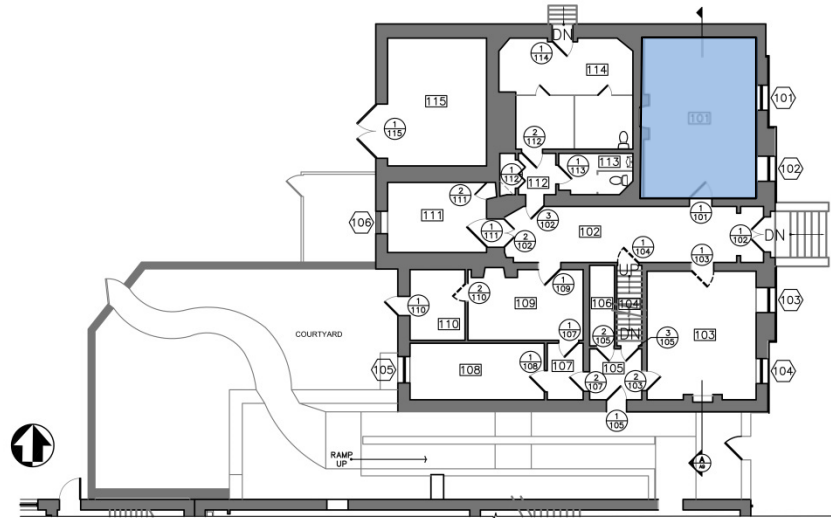


*Figure 1.3-21: Views of Room 006 looking southwest (top) and looking northeast (bottom).*

## Interior - First Story

### Architectural Description

#### Room 101



Floor: Random-width wood flooring (3 ¼" – 4 ½") laid north-south, face-nailed with machine cut nails (1857).

Walls: Plaster (1857) on masonry walls (late 18<sup>th</sup>/early 19<sup>th</sup>-century) with a painted finish and 12" baseboards (mid-to-late 19<sup>th</sup> century).

Ceiling: Plaster on wood lath (1857) over second-story framing (1857) with metal lath patches.

Windows: Window 101: Located on the east wall, the original frame (1857), c. 1890 beaded trim with ogee backband, and early 20<sup>th</sup>-century apron are extant. The four-over-four, arched double-hung window sashes have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

Window 102: Located on the east wall, the original frame (1857), c. 1890 beaded trim with ogee backband, and early 20<sup>th</sup>-century apron are extant. The four-over-four, arched double-hung window sashes have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

Doors: Door 1/101: Original six-paneled, painted wood door (1857), located in the early 19<sup>th</sup>-century south masonry wall, with c. 1890 trim and hinges and early 20<sup>th</sup> and late 20<sup>th</sup>-century hardware. It has a paneled recessed jamb and raised wood threshold (1857).

Mechanical: Abandoned mechanical fan coil units are present.

Electrical: Various electrical system elements are present.

Plumbing: None.

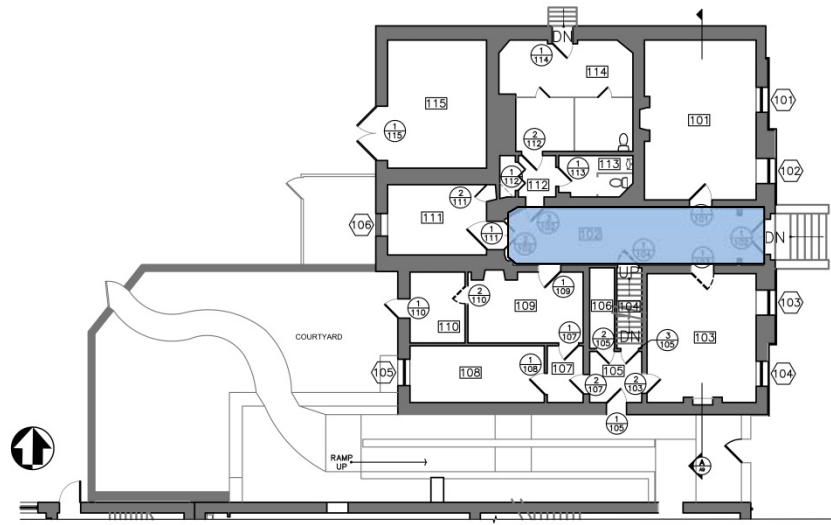
Other: While the firebox is original, the Colonial-style mantel does not appear to be original and was likely added at the beginning of the 20<sup>th</sup> century. The brick hearth also dates to the early 20<sup>th</sup> century and is dry-laid in a running bond pattern.



*Figure 1.3-22: View of Room 101 looking north (top) and detail view of fireplace at west wall of Room 101 (bottom).*



## Room 102



Floor: Random-width wood flooring (3 ¼" – 4 ½") laid east-west, face-nailed with machine cut nails (1857). There are patches throughout the floor.

Walls: Original plaster (1857) on masonry walls (early 19<sup>th</sup> century) with sections of 20<sup>th</sup>-century plywood installed on the south wall (enclosing the staircase in Room 104) and in the northwest and southwest corners (concealing building systems). The walls have a painted finish and original 11 ¾-inch stepped wood baseboards (1857). The east wall that forms the front vestibule is a c. 1890 addition.

Ceiling: Original plaster on wood lath ceiling (1857) on early 19<sup>th</sup>-century wood framing with a painted finish and plaster crown. A portion of the ceiling at the west end of the room has been lowered with a drywall soffit concealing elements of the building systems.

Windows: None.

Doors: Door 1/102 (Exterior doors): Pair of new eight-paneled doors (c. 1995) with original trim and transom (1857).

Door 2/102: Pair of original 3-paneled doors with original trim located on the west wall at the entrance to Room 111. The doors are lined with sheet metal on the west sides. The hinges are a combination of mid to late-19<sup>th</sup> century hinges and hardware is a combination of late 19<sup>th</sup> to late 20<sup>th</sup>-century. The transom above Door 2/102 has been infilled with plywood and an inset venting fan. An o is located behind the plywood.

Door 3/102: Two-paneled, painted wood door likely from the early to mid-20<sup>th</sup> century with modern trim and hardware.

Vestibule Doorway: Pair of six-paneled doors, c. 1890, are located in the basement. The arched opening retains a two-light glazed transom and original trim (c. 1890).

Mechanical: Abandoned mechanical fan coil units are present.

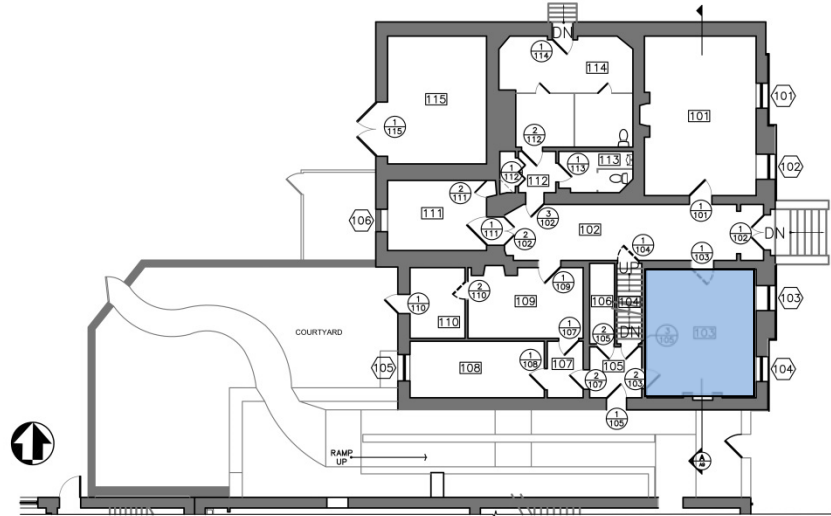
Electrical: An early-20<sup>th</sup> century pendant ceiling fixture centered on a mid-19<sup>th</sup>-century, possibly original medallion. Various electrical system elements are also present.

Plumbing: None.



*Figure 1.3-23: Views of Room 102 looking east to the main entrance (left) and west to a former cell, Room 111 (right).*

## Room 103



Floor: Random-width wood flooring (3 ¼" – 4 ½") laid east-west, face-nailed with machine cut nails (1857). There are patches throughout the floor.

Walls: Original plaster (1857) on masonry (early 19<sup>th</sup> century) with a painted finish and original 8 ½ -inch wood baseboards (1857). There are patches and modern skim coat throughout.

Ceiling: Original plaster (1857) on wood lath over second-story framing (early-to-mid 19<sup>th</sup> century) with patches throughout.

Windows: Window 103: Located on the east wall, the original frame (1857), c. 1890 beaded trim with ogee backband, and early 20th-century apron are extant. The four-over-four, arched double-hung window sashes have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

Window 104: Located on the east wall, the original frame (1857), c. 1890 beaded trim with ogee backband, and early 20th-century apron are extant. The four-over-four, arched double-hung window sashes have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

Doors: Door 1/103: Missing, however the original trim, early hinge screws, recessed paneled jamb and raised wood threshold are extant (1857). A modern strike has been added. This doorway serves as the entry from Room 102.

Door 2/103: Original six-paneled, painted wood door (1857) with c. 1890 trim, recessed paneled jamb (1857) and a combination of original and late 19<sup>th</sup>-century hinges, and early 20<sup>th</sup> century door knobs.

Mechanical: Deactivated radiator.

Electrical: Various electrical system elements are present.

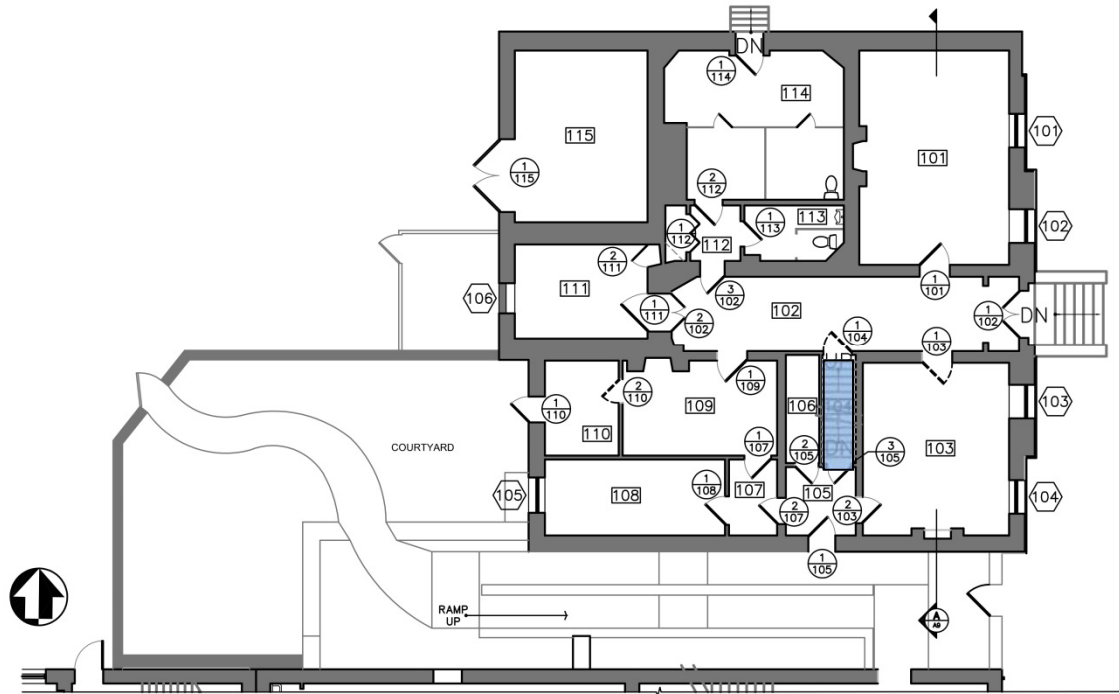
Plumbing: Abandoned mechanical fan coil units are present.

Other: The decorative marble mantel and firebox surround are likely original (1857). Part of the chimney mass may date to the previous Sheriff's residence (1824). Part of the brick hearth is original (1857) and the other part dates to the 20<sup>th</sup> century. It is laid in a herringbone pattern and appears to be bedded in mortar. A marble hearth is located within the firebox and may be the original hearth that was later cut back.



*Figure 1.3-24: Views of Room 103 looking east (top) and a detail view of plaster damage at the southeast corner (bottom).*

## Room 104



Floor: Late 19<sup>th</sup>-century wood stairs face-nailed with late-19<sup>th</sup>-century machine cut nails.

Walls: The north and west walls are plywood and the east wall is original plaster (1857) on masonry (1824). The original 11" baseboards are intact.

Ceiling: Original plaster on wood lath (1857) with a painted finish and original decorative plaster bracket (1857).

Windows: None.

Doors: Door 104: Missing. However, the late 20<sup>th</sup>-century trim is still in place, creating an entrance for the stair hall. The doorway is a modern modification that was installed with the plywood walls.

Mechanical: None.

Electrical: None.

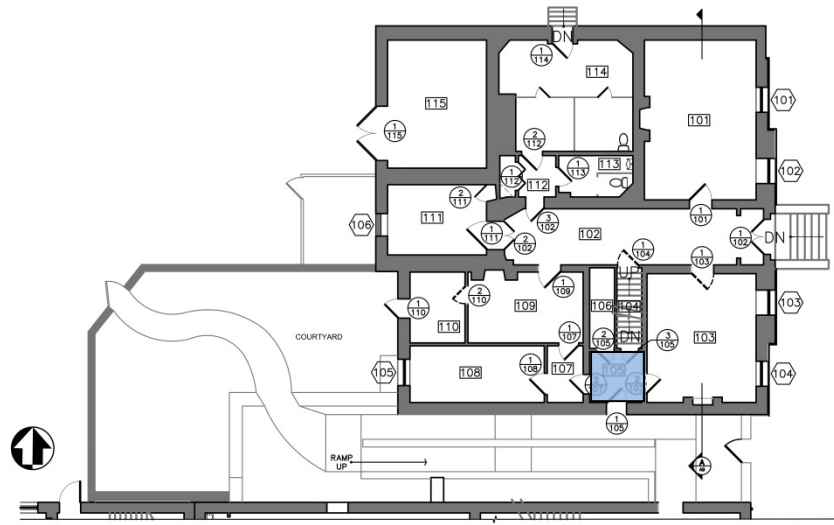
Plumbing: None.

Other: The original (late 19<sup>th</sup> century) wood banister for the staircase is intact. An original decorative plaster bracket is located at the northeast corner of the ceiling, where it framed the stair opening at the first floor before the introduction of the plywood partitions.



*Figure 1.3-25: Views of Room 104 looking south up the main stair to the second floor (left) and looking north with an original plaster bracket visible (right).*

## Room 105



Floor: Random-width wood flooring (3 ¼" – 4 ½") laid east-west, face-nailed with machine cut nails (1857). There are patches throughout the floor.

Walls: Original plaster (1857) on masonry (1824) on the south, east and west walls and plywood on the north wall. Each wall has a painted finish and the original 11-inch baseboards (1857) are intact at the original walls.

Ceiling: Original painted plaster (1857) on wood lath over second-story framing (1857) with patches throughout.

Windows: None.

Doors: Door 1/105: Replacement six-paneled, exterior wood door and frame (2011) and original three-light transom. The hinges are modern, and the two slide bolts (likely original) and early-20<sup>th</sup>-century rim lock have been salvaged from another location.

Door 2/105: c. 1890 six-paneled door with c. 1890 trim, paneled jamb and wood threshold. Hinges and slidebolt are c. 1890, while the knob and rim lock are a modern replacement.

Door 3/105 (Room 106): Modern flush hollow-core wood door on the north wall, with modern trim and hardware.

Mechanical: None.

Electrical: Mid-20<sup>th</sup> century light fixture in ceiling and early-20<sup>th</sup>-century light switches on walls.

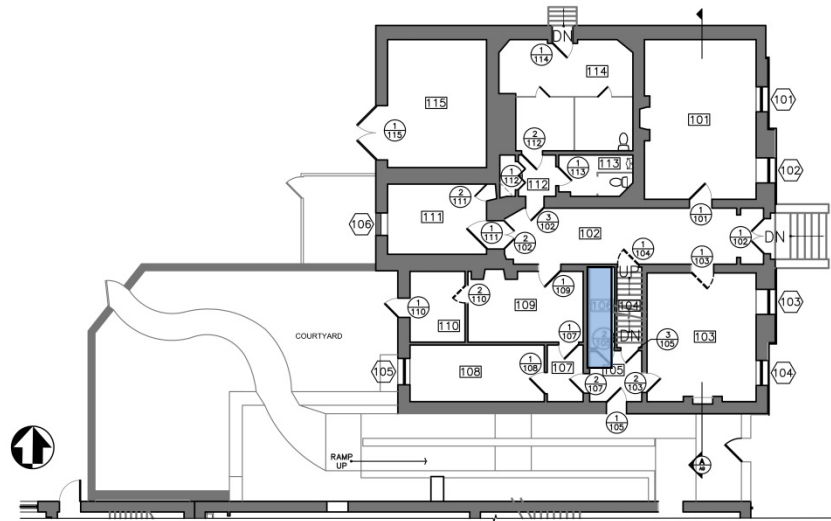
Plumbing: None.



*Figure 1.3-26: View of Room 105 looking west with Rooms 107 and 108 beyond (left) and looking northeast to door to basement stair (right).*



## Room 106



Floor: Random-width wood flooring (3 ¼" – 4 ½") laid east-west, face-nailed with machine cut nails (1857). There are patches throughout the floor.

Walls: The west wall is original plaster (1857) on masonry construction (early-to-mid 19<sup>th</sup> century). The north, south and a portion of the east walls are constructed with plywood and wood studs with the bare studs visible (late 20<sup>th</sup> century). The remainder of the east wall consists of the original paneled wood wall below the stairs (1857). The original 11" baseboards are intact.

Ceiling: The original plaster (1857) on wood lath ceiling is intact, and original decorative plaster bracket, matching that found in Room 104, is located in the northwest corner of the ceiling.

Windows: None.

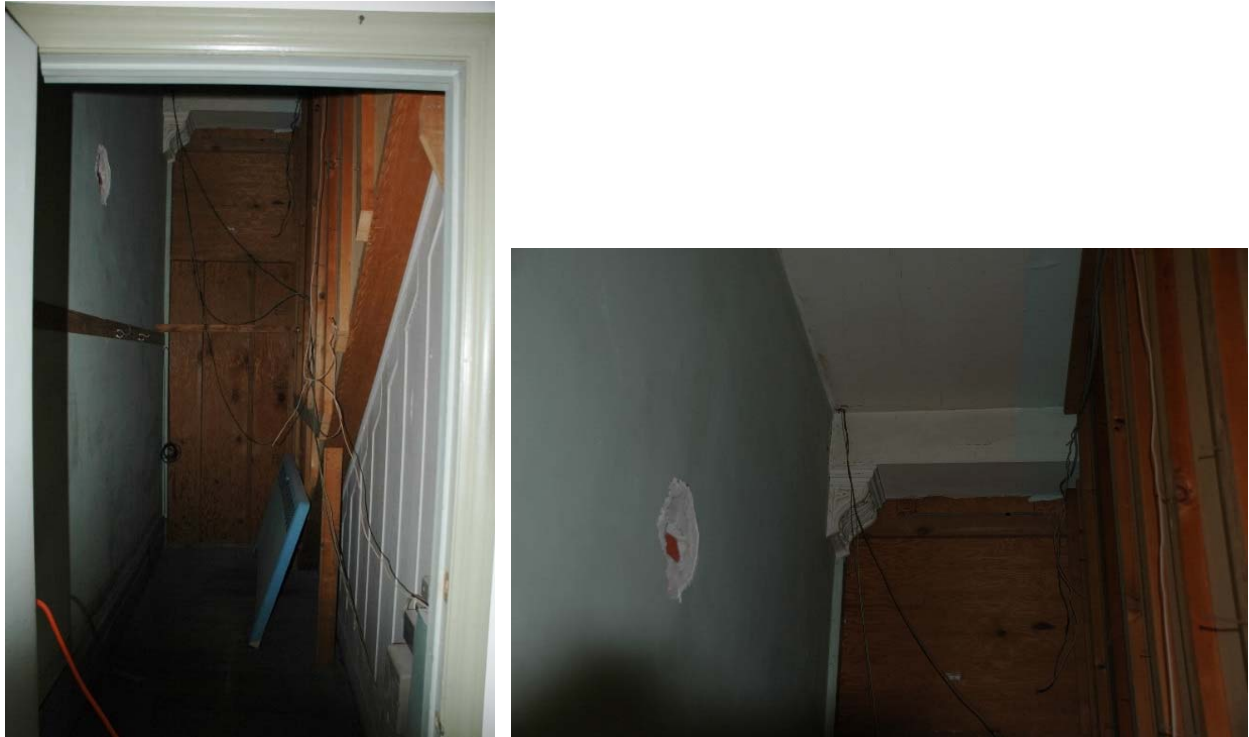
Doors: None.

Mechanical: None.

Electrical: There is electrical equipment on the east wall, and exposed wires present throughout the room.

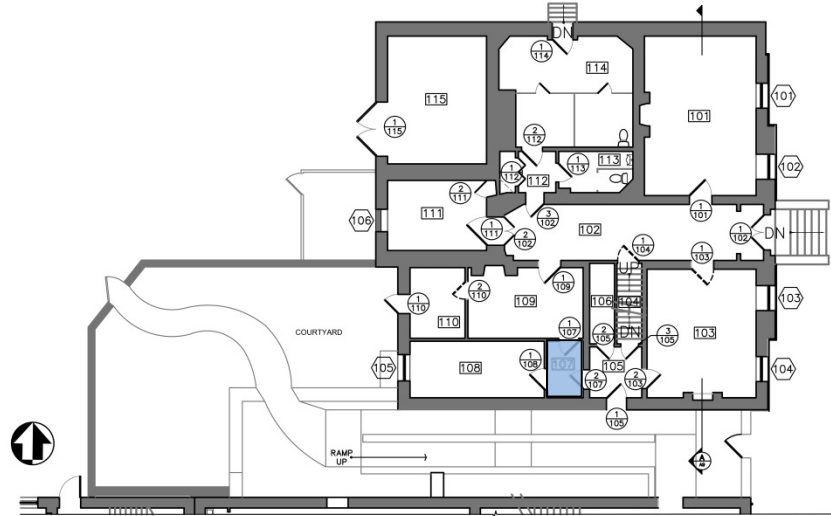
Plumbing: None.

Other: A face-nailed board supporting coat hooks has been installed at the west wall.



*Figure 1.3-27 View of Room 106 looking north (left) and detail view of northwest corner where plaster bracket is visible (right).*

## Room 107



Floor: Random-width wood flooring (3 ¼" – 4 ½") laid east-west, face-nailed with machine cut nails (1857).

Walls: The south and east walls are original plaster (1857) on masonry (early-to-mid 19<sup>th</sup> century) with skim coat, and the north and west walls are drywall over wood stud framing with a painted finish (late 20<sup>th</sup> century). The east wall has an early 20<sup>th</sup>-century wainscot and the north and west walls both have picture rails (not original). The baseboards are a combination of 3" (early 20<sup>th</sup>-century) and 3 ½" (late-20<sup>th</sup>-century) baseboards.

Ceiling: Original plaster on wood lath (1857) over the second story framing (early-to-mid 19<sup>th</sup> century) with a painted finish and patches throughout.

Windows: None.

Doors: Door 1/107: Four-paneled, painted wood door (date unknown) likely relocated from somewhere else. The trim and hardware are from the late 20<sup>th</sup> century. There are no other four-panel doors in the building.

Door 2/107: Original door likely relocated from somewhere else, with modern trim, early and late 20<sup>th</sup>-century hardware, and early hinges.

Mechanical: None.

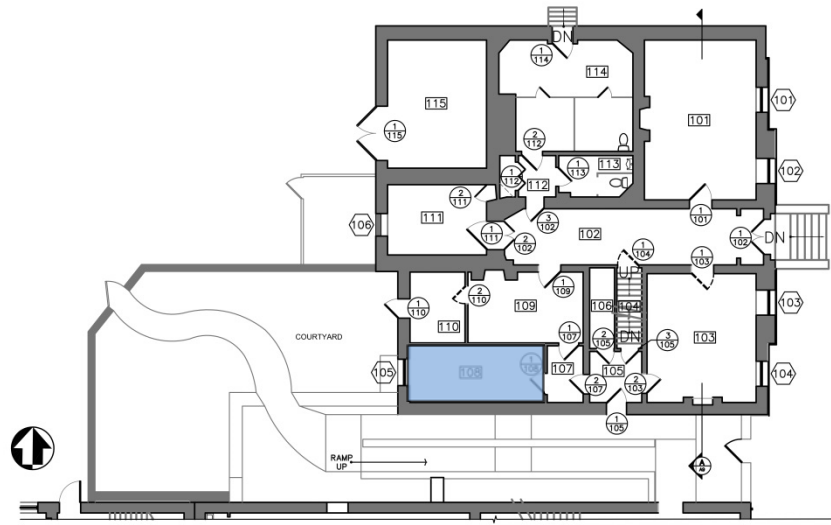
Electrical: 20<sup>th</sup>-century light fixture in ceiling and early-20<sup>th</sup>-century light switches on walls.

Plumbing: None.



*Figure 1.3-28: Views of Room 107 looking east from Room 108 with Room 105 beyond (left) and looking northwest from Room 105 (right).*

## Room 108



Floor: Random-width wood flooring (3 ¼" – 4 ½") laid east-west, face-nailed with machine cut nails (1857).

Walls: The south and west walls are original plaster (1857) on masonry (early-to-mid 19<sup>th</sup> century) with a painted finish and early 20<sup>th</sup>-century beadboard wainscot. The north and east walls are late 20<sup>th</sup>-century drywall over wood frame construction with a painted finish and picture rails. The north wall has a square fenestration that opens into Room 110 and possibly served as a pass-through. The baseboards are a combination of 3" (early 20<sup>th</sup>-century) and 3 ½" (late 20<sup>th</sup>-century) baseboards.

Ceiling: Original plaster on wood lath (1857) over the second-story framing (early-to-mid 19<sup>th</sup> century) with a skim coat and patches.

Window 105: Located on the west wall, the original frame and trim (1857) are extant. The four-over-four double-hung window sashes were likely replaced at the beginning of the 20<sup>th</sup> century (see page 35 of chronology). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass.

Doors: Door 1/108: Late 20<sup>th</sup>-century, flush, hollow-core wood door with a painted finish and modern trim and hardware.

Mechanical: Elements of modern mechanical systems on north, south and west walls. The radiator on the south wall is no longer in use.

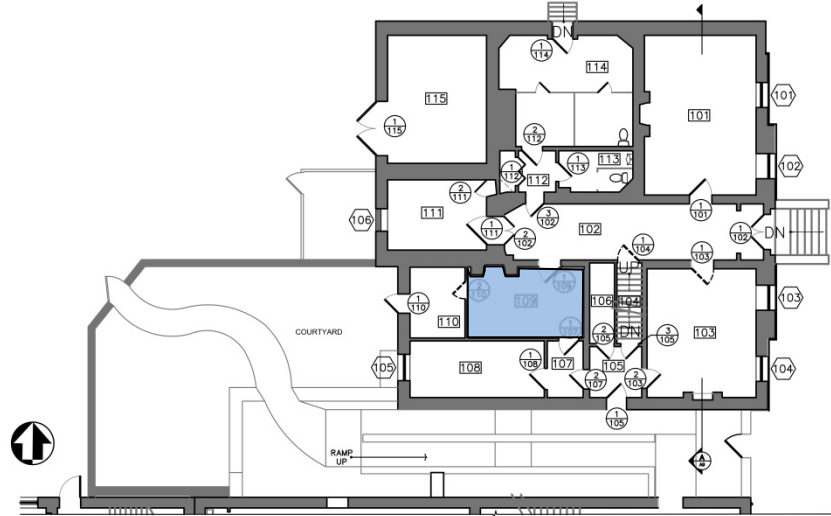
Electrical: Elements of modern electrical systems on the north, south and west walls. There are two fluorescent ceiling fixtures and exposed electrical wiring on the ceiling.

Plumbing: Pipes present from the ceiling and Room 110.



*Figure 1.3-29: Views of Room 108 looking west (left) and looking east (right).*

## Room 109



Floor: Random-width wood flooring (3 ¼" – 4 ½") laid east-west, face-nailed with machine cut nails (1857). The floor is patched at the hearth.

Walls: Original plaster (1857) on masonry (early-to-mid 19<sup>th</sup> century) with early 20<sup>th</sup>-century beadboard wainscot on the north and east walls (1857), drywall over wood stud framing with a painted finish and picture rail on the south wall (late-20<sup>th</sup> century) and a partial-height wall constructed from drywall over wood framing with a painted finish and trim cap on the west wall (late 20<sup>th</sup> century). The baseboards are a combination of 3" (early-20<sup>th</sup> century) and 3 ½" (late-20<sup>th</sup> century) baseboards.

Ceiling: Original plaster (1857) on wood lath over wood framing (early-to-mid 19<sup>th</sup> century) with skim coat and patches throughout.

Windows: None.

Doors: Door 1/109: Original, six-paneled, painted wood door (1857) with a recessed, paneled jamb and a raised wood threshold. There is a combination of original, 20<sup>th</sup>-century and modern hardware.

Door 2/109: Missing, however the modern trim is intact.

Mechanical: None.

Electrical: Modern electrical systems are located on all walls except for the west wall, and there are four fluorescent ceiling fixtures.

Plumbing: None.

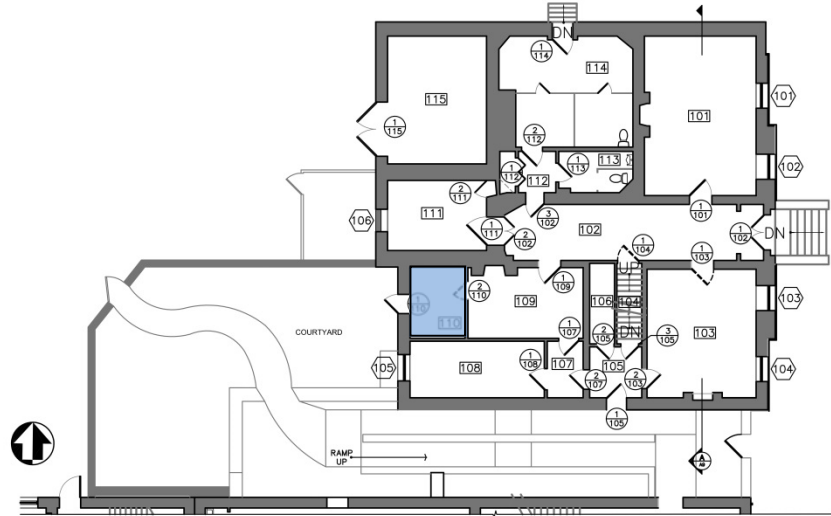
Other: The brick hearth, firebox, and colonial mantel and surround all date to the early 20<sup>th</sup> century. The hearth is dry-laid in a running bond pattern. There is no chimney flue at this fireplace.



*Figure 1.3-30: Views of Room 109 looking northwest (left) and detail view of fireplace at north wall (right).*



## Room 110



Floor: Random-width wood flooring (3 ¼" – 4 ½") laid east-west, face-nailed with machine cut nails (1857).

Walls: Plaster (1857) on masonry (early-to-mid 19<sup>th</sup> century) with early 20<sup>th</sup>-century beadboard wainscot on the north and west walls, drywall over wood framing with a painted finish on the south wall (late 20<sup>th</sup> century) and a partial-height wall constructed from drywall over wood framing with a painted finish and trim cap on the east wall (late 20<sup>th</sup> century). The baseboards are a combination of 3" (early 20<sup>th</sup>-century) and 3 ½" (late 20<sup>th</sup>-century) baseboards.

Ceiling: Original plaster (1857) on wood lath over second story framing (early-to-mid 19<sup>th</sup> century) with a skim coat and patches throughout.

Windows: None.

Doors: Door 1/110: Six-paneled, painted exterior wood door on the west wall with painted wood trim and a three-lite transom above. The door, transom and trim are replacements (2011). Modern reproduction hardware is present with a modern lock and hinges added for additional security.

Door 2/110: 20<sup>th</sup>-century frame with missing door.

Mechanical: Piping, wiring and equipment for a modern system have been installed throughout this room.

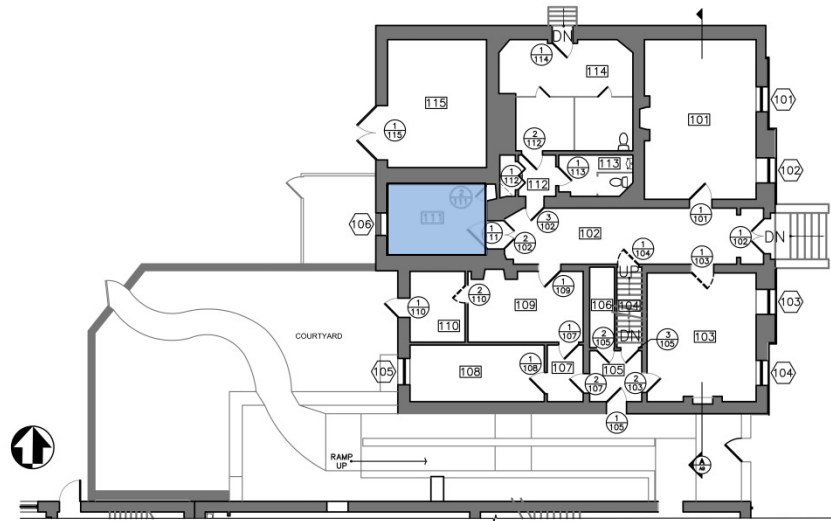
Electrical: Modern electrical systems, including outlets and conduits on the wainscot, and fluorescent light fixtures on the ceiling.

Plumbing: None.



*Figure 1.3-31: Views of Room 110 looking northwest from Room 109 (left) and looking northeast (right).*

## Room 111



**Floor:** Concrete, not original to the building, as well as remnants of wood flooring. The concrete has largely been removed in the center, exposing pipes running east-west that date from the installation of a mechanical system that joins with the Court House system.

**Walls:** Cementitious parging over multiple layers of plaster and original masonry walls (1857) and 20<sup>th</sup>-century 6" wood baseboards on each wall. There is a small closet with shelves in the northeast corner that was likely a passage between Rooms 111 and 112. The south wall has a pass-through lined with plywood and 20<sup>th</sup>-century trim.

**Ceiling:** Original, vaulted ceiling (1857) with multiple layers of plaster and remnants of adhesive from a temporary ceiling that was installed and removed within the past few decades.

**Windows:** Window 106: Small, rectangular opening with a wood frame dating to the late 20<sup>th</sup> century, 20<sup>th</sup>-century trim and bar remnants on the west elevation. Evidence on the exterior shows that the fenestration was originally a door (1857) that was later partially infilled creating a window and is now infilled with stone at the exterior face.

**Doors:** Door 1/111: Original metal lattice security door in original steel jamb with original strap hinges (1857). Metal lattice transom above is also original.

Door 2/111: Plywood closet door with 2x frame to match shelving inside closet.

**Mechanical:** Piping, wiring and equipment for a modern system runs along the floor.

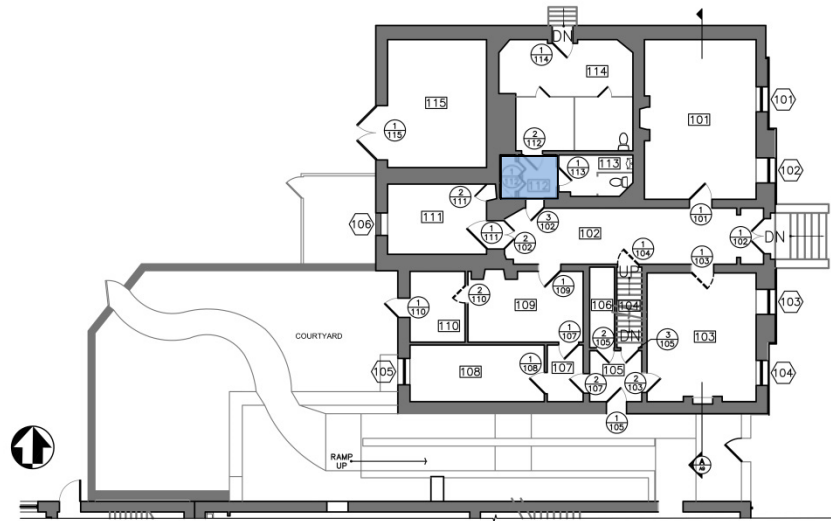
**Electrical:** None.

**Plumbing:** Pipes in the concrete and stone floor are exposed.



*Figure 1.3-32: View of Room 111 looking west from Room 102 (left) and detail view looking east at security lattice at transom over Door 1/111 (right).*

## Room 112



**Floor:** Modern epoxy flooring installed on top of a concrete floor (c. 1970). There is a small step up into Room 112 from Room 102. The same floor is also in the closet.

**Walls:** The north wall is 20<sup>th</sup>-century plaster on masonry with epoxy baseboards and the east wall is a late-20<sup>th</sup> century drywall partition. The south and west walls are original (late 18<sup>th</sup>/early 19<sup>th</sup> century) masonry with 20<sup>th</sup> century plaster. The southwest corner of the closet has a large chamfered corner that extends from the ceiling down 1 to 1½ feet that is similar to chamfers found in Rooms 113 and 114. A wood paneled toilet stall partition, likely from Room 113, is currently being stored in the closet.

**Ceiling:** Early 20<sup>th</sup>-century plasterboard with 20<sup>th</sup>-century crown molding on the north and south elevations. The crown moulding carries through into the closet.

**Windows:** None.

**Doors:** Door 1/112: A set of painted wood-paneled 20<sup>th</sup>-century bi-fold closet doors on the west elevation.

Door 2/112: A six-paneled, painted wood door dating to the c. 1967. The pinteled strap hinges and other hardware also likely date to this time. The frame may date to the early 20<sup>th</sup> century.

**Mechanical:** None.

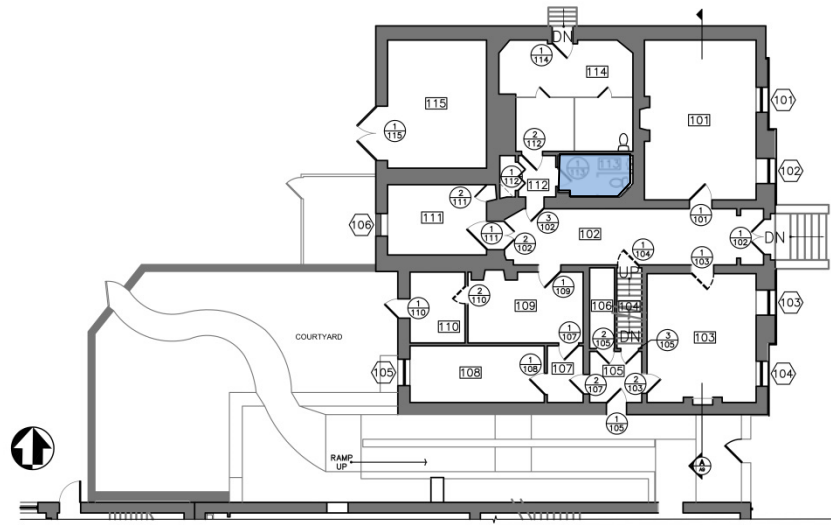
**Electrical:** There are electrical systems present that include light switches and a fluorescent ceiling fixture.

**Plumbing:** None.



*Figure 1.3-33: Views of Room 112 looking south from Room 114 (left) and looking west at closet (right).*

## Room 113



Floor: Modern epoxy flooring installed on top of a concrete floor (c. 1970).

Walls: The north wall is plaster on masonry while the west wall is 20<sup>th</sup>-century plaster on metal lath with epoxy baseboards. The south and east walls are original (late 18<sup>th</sup>/early 19<sup>th</sup> century) masonry and 20<sup>th</sup> century plaster. The room has a chamfered corner in the southeast corner, similar to those found in Rooms 112 and Room 114, but extended from the floor to the ceiling. A chase enclosing the plumbing stack from Room 209 is located in the southwest corner.

Ceiling: 20<sup>th</sup>-century plasterboard with 20<sup>th</sup>-century crown molding on the north, south and east walls.

Windows: None.

Doors: Door 1/113: Mid-20<sup>th</sup>-century, four-paneled, wood door with trim and hardware also dating to the middle of the 20<sup>th</sup> century.

The partition door for the water closet has been removed and is located in the closet of Room 112.

Mechanical: Deactivated radiator in the northwest corner.

Electrical: Light, vent and a temporary construction light installed in ceiling.

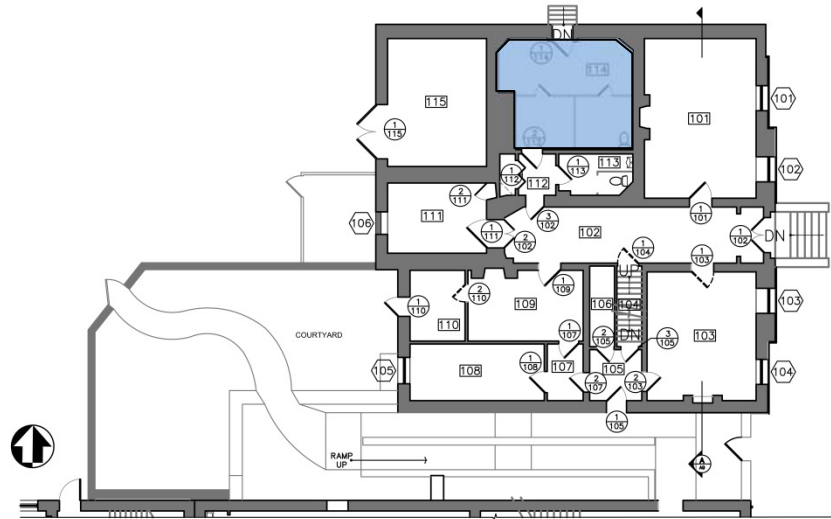
Plumbing: A mix of mid and late 20<sup>th</sup>-century fixtures; double utility sink on the south wall, and a water closet and urinal on the east wall, separated by an early 20<sup>th</sup>-century partition.



*Figure 1.3-34: Views of Room 113 looking east (left) and looking southeast (right).*



## Room 114



Floor: Concrete.

Walls: 19<sup>th</sup>-century plaster on masonry and 20<sup>th</sup>-century concrete. The room has chamfered walls in the northeast and northwest corners, and two large metal lattice cells. These cells were likely added in the 1930s when the Wilmington jail was relocated.

Ceiling: Combination of plywood, beadboard and exposed framing. There is a monitor roof with plaster sides, a beadboard ceiling, wood window sashes and iron bars at room ceiling (1857, restored in 2011).

Windows: A small rectangular window with steel frame (1857), located near the ceiling at the north end of the west wall, that has been infilled with plywood. It was originally an exterior cell window when the room was still an exterior yard.

Doors: Door 1/114: Wood, exterior door on the north elevation. The opening is not original, but was installed by 1911. The existing frame and door were replaced as part of the 2011 exterior restoration project. It is not clear if the hardware is a modern reproduction or if it is early hardware that has been salvaged and reused.

Mechanical: None.

Electrical: Fluorescent light on the north side of the room, as well as other light fixtures that are no longer in operation.

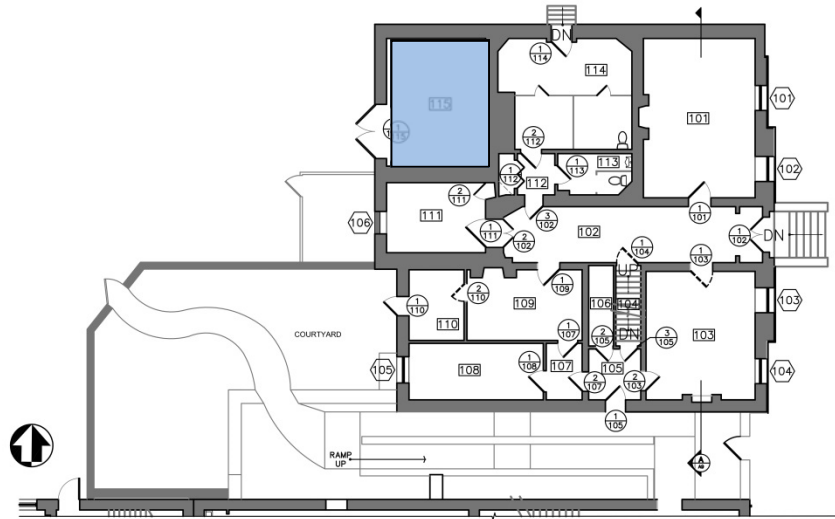
Plumbing: Sink in the southeast corner of the cell (the toilet next to the sink has been removed).

Other: Metal bed suspended from the center of the partition in the cell.



*Figure 1.3-35: View of Room 114 looking south at steel jail cells (top) and looking east with former window visible near ceiling (bottom).*

## Room 115



Floor: Modern concrete with pad.

Walls: Early multi-coat plaster on masonry (1857) with many later patches.

Ceiling: Late 20<sup>th</sup> century fiber board on wood framing (late 20<sup>th</sup> century).

Windows: None. Original cell window has been infilled and are visible in Room 114.

Doors: Door 1/115: Replica double outswinging board-and-batten wood doors with cross bracing and modern reproduction hardware (2011).

Mechanical: Modern boilers with insulated water piping.

Electrical: Three modern strip fluorescent pendant light fixtures are mounted at ceiling. Additional electrical systems include surface-mounted conduit, junction boxes and receptacles as required to serve the lighting and mechanical equipment.

Plumbing: None.

Other: Timber framing including posts and beams have been installed to support the ceiling and floor above. The framing appears to have been constructed with salvaged historic timber. The original (1857) vaulted masonry ceiling has been removed and a modern brick chimney has been installed at the south wall to evacuate the mechanical equipment exhaust.

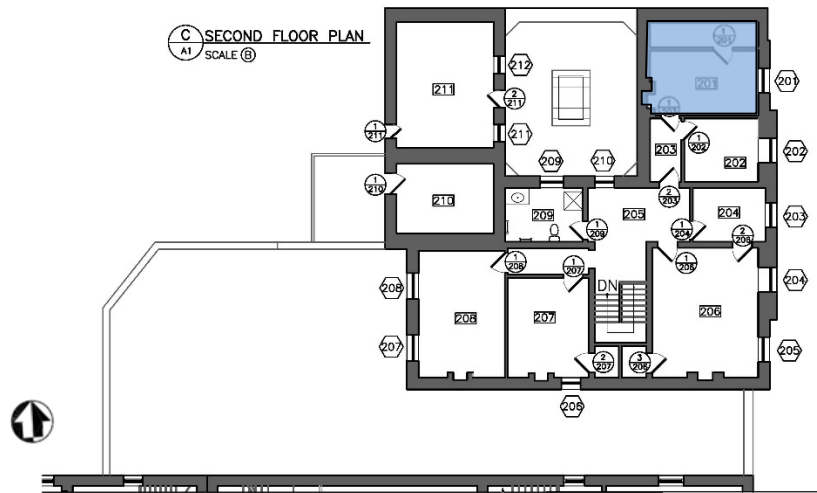


Figure 1.3-36: Views of Room 115 looking southeast at modern brick flue (left) and looking northeast at north wall and mechanical equipment (bottom).



## Interior - Second Story

### Room 201



Floor: Original random-width (5"-8") pine boards laid north-south and face-nailed with machine cut nails (1857).

Walls: The north, east and west walls are original plaster (1857) on masonry (late 18<sup>th</sup>/early 19<sup>th</sup> century) with a painted finish and 8-inch baseboards. The south wall, not original to the building, is plaster on lath construction (late 19<sup>th</sup> century) with a painted finish and an 8-inch base. The closet wall is original plaster on wood lath on wood framing with a painted finish and 8-inch baseboards (1857). The interior closet walls are plaster on masonry walls at the west, north and east and a partially sloped plaster on wood lath ceiling. There are wood shelves located on the east and west ends of the closet.

Ceiling: Original plaster on wood lath (1857) over attic floor framing with a painted finish.

Windows: Window 201: Located on the east wall, the original frame (1857) and c. 1890 beaded trim with ogee backband are extant. The four-over-four, arched double-hung window sash have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

There is a small framed opening in the center of the south wall of Room 201 providing a pass-through to Room 202.

Doors: Door 1/201: Six-paneled, wood door with a painted finish, 19<sup>th</sup>- or early 20<sup>th</sup>-century hardware, original trim and raised wood threshold. A modern deadbolt has also been installed. This door and trim were either made to match the original doors when they were installed in the early 20<sup>th</sup> century or were relocated from another area of the building.

Door 2/201: This closet door matches Door 1/201, however as the closet may be original (1857), this door is likely original as well.

Mechanical: Radiator on the north wall has been deactivated.

Electrical: A single fluorescent light fixture is located in the center of the ceiling and there are modern electrical systems throughout.

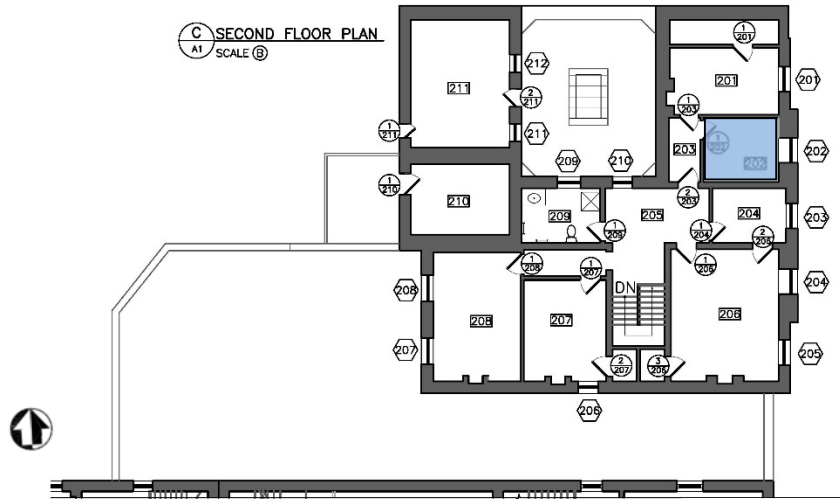
Plumbing: None.

Other: The original fireplace (1857) with marble mantel and painted iron brackets (1857) is still intact in the southwest corner. The brick hearth, also original, is dry-laid in a running bond pattern.



*Figure 1.3-37: Views of Room 201 looking northeast (left) and looking east at original closet (right).*

## Room 202



Floor: Original random-width (5"-8") pine floor boards, face-nailed with machine cut nails (1857), are extant but show staining from a later modern flooring that was installed over the boards and later removed.

Walls: Original plaster (1857) on masonry (early 19<sup>th</sup> century) with original 8-inch baseboard on the south and east walls, and plaster on wood lath (late 19<sup>th</sup> century) with 8-inch baseboards (to match the original) on the west walls.

Ceiling: Original plaster (1857) on wood lath ceiling with a painted finish.

Windows: Window 202: Located on the east wall, the original frame (1857), c. 1890 beaded trim with ogee backband, and early 20th-century apron are extant. The four-over-four, arched double-hung window sashes have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

Doors: Door 1/202: Six-paneled, wood door with a painted finish, wood trim, a raised wood threshold and a single-lite, operable glass transom (late 19<sup>th</sup> century). The hardware was installed in the 19<sup>th</sup> or early 20<sup>th</sup> century, and a modern lock was installed more recently. Similar to Door 1/201, this door and trim were installed to match the original or were relocated from another location.

Mechanical: Deactivated radiator on the north wall

Electrical: Fluorescent ceiling fixture and modern electrical systems and outlets on the north and south walls.

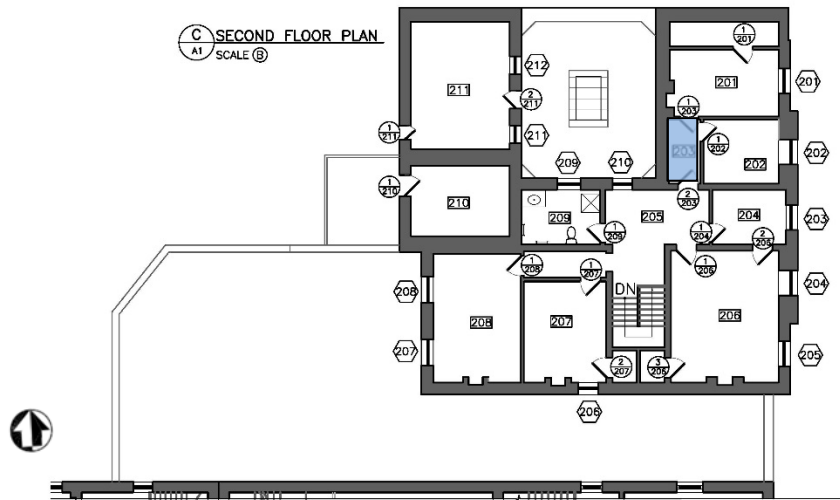
Plumbing: None.



*Figure 1.3-38: Views of Room 202 looking east (left) and looking west with Room 203 beyond (right).*



## Room 203



Floor: Original random-width (5"-8") pine flooring laid north-south and face-nailed with machine cut nails (1857).

Walls: Plaster (1857) on masonry (late 18<sup>th</sup>/early 19<sup>th</sup> century) with a painted finish and original 8-inch baseboard on the south and west walls (1857), and plaster on wood lath with a painted finish and 8-inch baseboard (to match the original) on the north and east walls (late 19<sup>th</sup> century).

Ceiling: Original plaster (1857) on wood lath over attic floor framing with a painted finish.

Windows: None.

Doors: Door 1/203: Six-paneled, wood door (1857) with a painted finish, a recessed paneled jamb, original trim and 19<sup>th</sup>- or early 20<sup>th</sup>-century hardware.

Mechanical: None.

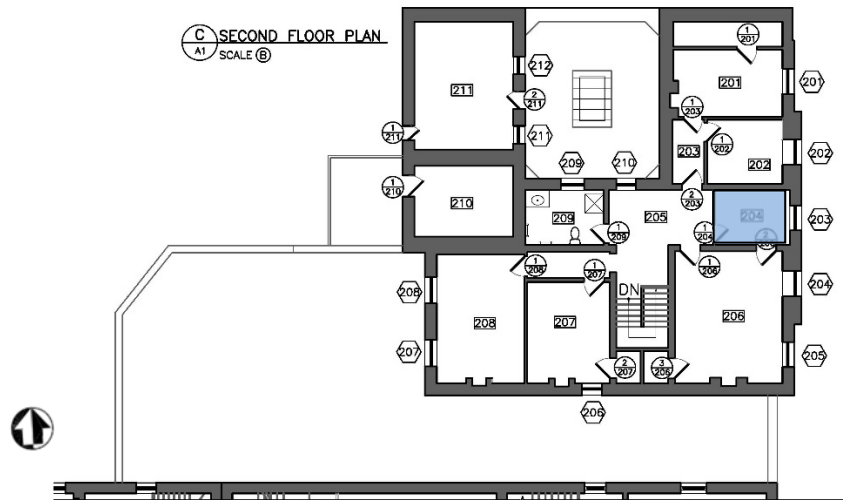
Electrical: There are exposed electrical wires on the south wall, but no other electrical systems.

Plumbing: None.



*Figure 1.3-39: Views of Room 203 looking north with Room 201 beyond (left) and detail view of plaster damage at west wall (right).*

## Room 204



Floor: Original random-width (5"-8") pine boards, laid east-west and face-nailed with machine cut nails (1857), is exposed under a deteriorating modern floor.

Walls: Plaster (1857) on masonry (early 19<sup>th</sup> century) with a painted finish and original 8-inch baseboard on the north, south and east walls, and plaster on wood lath (early-to-mid 19<sup>th</sup> century) with a painted finish and 8-inch baseboard (to match the original) on the west wall.

Ceiling: Original plaster (1857) on wood lath over attic floor framing with a painted finish.

Windows: Window 203: Located on the east wall, the original frame (1857), c. 1890 beaded trim with ogee backband, and early 20th-century apron are extant. The four-over-four, arched double-hung window sashes have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

Doors: Door 1/204: Original six-paneled, wood door (1857) with a painted finish, a recessed paneled jamb, original trim and a two-paned glass transom. The hardware dates from the 19<sup>th</sup> to early 20<sup>th</sup> century, and a modern slide bolt was installed more recently.

Mechanical: Deactivated radiator on the north wall.

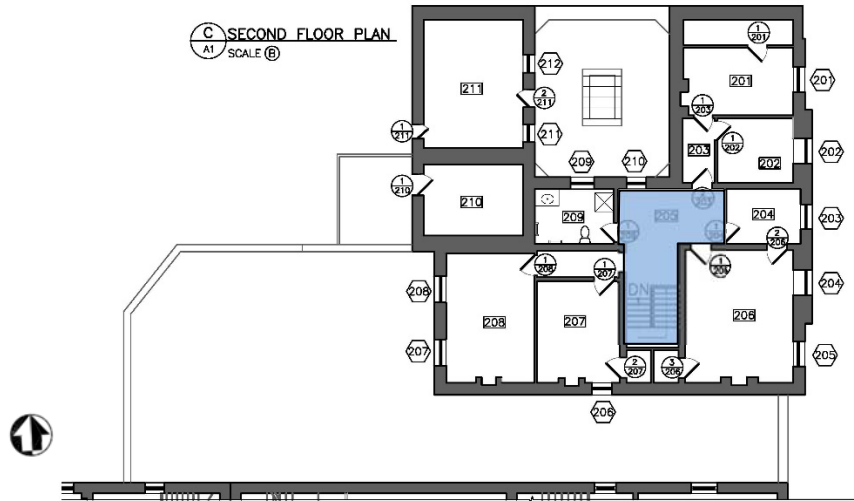
Electrical: Fluorescent ceiling light fixture, modern electrical systems along the baseboards and modern outlets on the walls.

Plumbing: None.



*Figure 1.3-40: View of Room 204 from Room 206 (left) and looking southwest (right).*

## Room 205



Floor: Original random-width (5"-8") pine flooring, face-nailed with machine cut nails (1857), covered with a black late 20<sup>th</sup>-century vinyl or linoleum sheet floor.

Walls: Nearly all of the walls are original plaster (1857) on masonry (early 19<sup>th</sup> century) with a painted finish, beaded details in the corners and original 8-inch baseboards (1857). The exception is the easternmost wall which is plaster on wood lath construction (early to mid-19<sup>th</sup> century) with a painted finish and an 8-inch baseboard to match the existing.

Ceiling: Original plaster (1857) and wood lath ceiling over the attic floor framing with a painted finish.

Windows: Window 210: Located on the north wall, the original frame (1857) and c. 1890 beaded trim with ogee backband are extant. The four-over-four double-hung window sashes have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

Doors: None.

Mechanical: None.

Electrical: Fluorescent light fixture, modern systems along baseboards, modern outlets on walls and an electrical panel on the north wall.

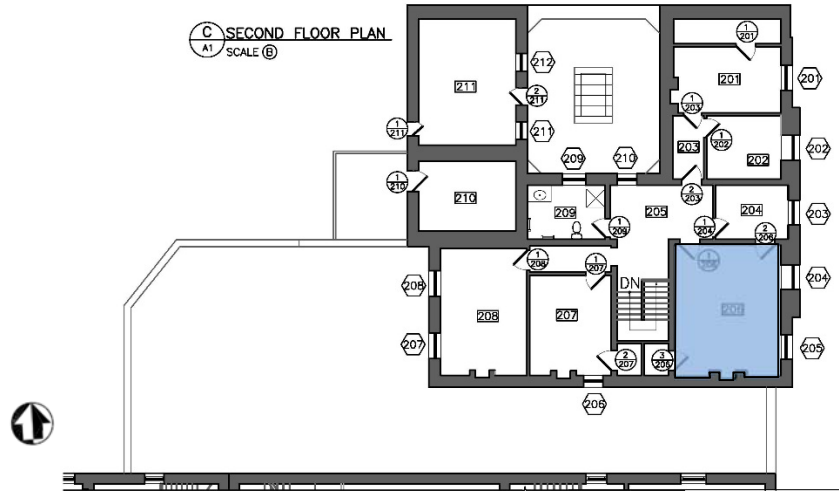
Plumbing: None.

Other: Original wood stair (1857), stained handrail with painted turned spindles and painted wood base.



*Figure 1.3-41: Views of Room 205 looking north (left) and looking west down the main stair (right).*

## Room 206



Floor: Original random-width (5"-8") pine floor boards, laid east-west and face-nailed with machine cut nails (1857), visible under a deteriorated black coating.

Walls: Original plaster (1857) on masonry (early 19<sup>th</sup> century) on south and east walls and plaster on wood lath on north and west walls. Modern wood veneer paneling was installed in the late 20<sup>th</sup> century. The paneling is capped with a plastic "picture rail" at the top and replacement wood baseboards on the bottom.

Ceiling: Plaster on wood lath (1857) with a painted finish.

Windows: Window 204: Located on the east wall, the original frame (1857) and c. 1890 beaded trim with ogee backband are extant. The four-over-four, arched double-hung window sashes have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

Window 205: Located on the east wall, the original frame (1857) and c. 1890 beaded trim with ogee backband are extant. The four-over-four, arched double-hung window sashes have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

Doors: Door 1/206: Original six-paneled wood door (1857) with a painted finish, original paneled jamb and trim. The hardware dates from the 19<sup>th</sup> or early 20<sup>th</sup> century, and an additional modern lock was recently installed. This door serves as the entry to Room 206.

Door 2/206: Original six-paneled, wood door (1857) with a painted finish, original paneled jamb and late-19<sup>th</sup>-century trim. The hardware dates to the 19<sup>th</sup> or early 20<sup>th</sup> century, and the slide lock was likely added within the past several decades. It is located on the north wall and separates Rooms 204 and 206.

Door 3/206: Original six-paneled wood door (1857) with painted finish and original trim. Door leaf not in frame and is currently located next to closet.

Mechanical: Radiator between the windows on the east wall has been deactivated.

Electrical: Fluorescent light fixture and modern systems and outlets on walls.

Plumbing: None.

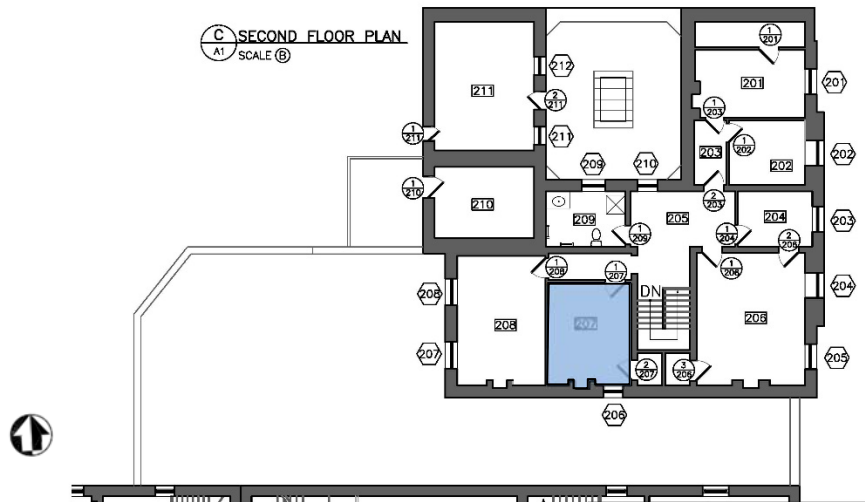
Other: The brick hearth and fireplace at the south wall are original (1857), but the wood base wrapping the fireplace dates to the late 20<sup>th</sup> century. It is not clear if the fireplace was originally plastered or not. There are obvious patches of newer plaster that date from the late 20<sup>th</sup> century.



*Figure 1.3-42: Views of Room 206 looking south (top left), looking east (top right) and looking west at existing closet (bottom left).*



## Room 207



Floor: Original random-width (5"-8") pine floor boards, laid east-west (north-south in closet) with face-nailed with machine cut nails (1857), visible under a deteriorated black 20<sup>th</sup>-century vinyl or linoleum sheet flooring.

Walls: Original plaster (1857) on masonry (early to mid 19<sup>th</sup> century) with a painted finish and original 8-inch baseboards on the south and east walls (room was added in the late 19<sup>th</sup> century), and plaster on wood lath (late 19<sup>th</sup> century) with a painted finish and an 8-inch baseboard (to match the original) on the north and west walls (the large room was also divided in the late-19<sup>th</sup> century).

Ceiling: Original plaster (1857) on wood lath, over attic floor framing, with a painted finish.

Window 206: Located on the south wall, the original frame (1857) and c. 1890 beaded trim with ogee backband are extant. The four-over-four double-hung window sashes have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

Doors: Door 1/207: Late 19<sup>th</sup>-century, six-paneled, wood door with a painted finish, trim and a two-paned glass transom. The original hardware is missing and a modern door knob was installed within the past few decades. It is located on the north elevation and serves as the entrance to the room from the hallway.

Door 2/207: Original six-paneled, wood closet door (1857) with a painted finish, original trim and early twentieth-century hardware, located on the east wall.

Mechanical: Radiator in the southwest corner is no longer extant.

Electrical: Suspended fluorescent ceiling fixture and modern electrical systems throughout the room.

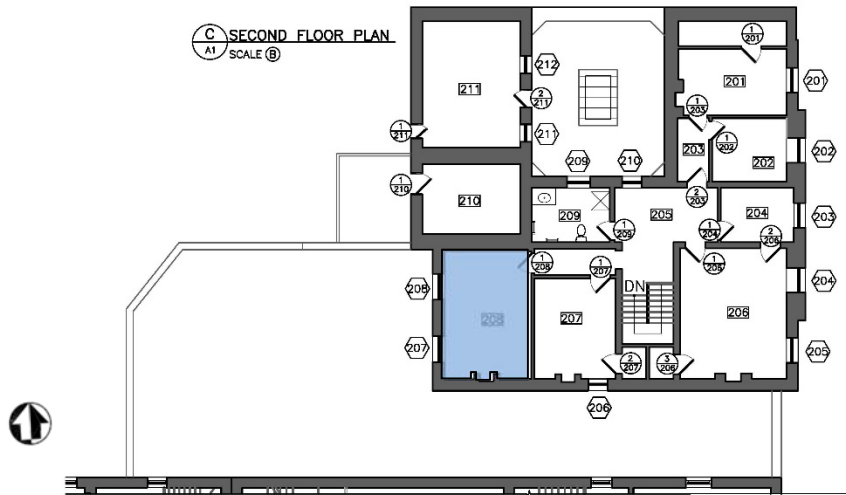
Plumbing: None.

Other: The brick hearth and marble mantel at the south fireplace appear to be late 19<sup>th</sup> century based on paint stratigraphy, but the wood base wrapping the fireplace is not. It is not clear if the fireplace was originally plastered, but much of the plaster appears to be early 20<sup>th</sup> century or older. The fireplace was added in the late 19<sup>th</sup> century when a larger room was split into two Rooms (207 and 208). The original fireplace was removed and smaller fireplaces were added in each of the new rooms.



*Figure 1.3-43: Views of Room 207 looking south (top left), looking north (top right) and detail view looking west at existing closet (bottom left).*

## Room 208



Floor: Original pine floors, laid east-west with machine cut nails (1857), covered with large sheets of plywood. The original brick hearth, dry-laid in the running bond pattern, is not covered.

Walls: Original plaster (1857) on masonry (early-to-mid 19<sup>th</sup> century) on the north, south and west walls and plaster on wood lath on the east wall (the large room was also divided in the late-19<sup>th</sup> century). Each wall has a painted finish, late-19<sup>th</sup>-century 8-inch baseboards and plastic picture rails.

Ceiling: Original plaster (1857) on wood lath ceiling with a painted finish.

Windows: Window 207: Located on the west wall, the original frame (1857) and c. 1890 beaded trim with ogee backband are extant. The four-over-four double-hung window sashes have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

Window 208: Located on the west wall, the original frame (1857) and c. 1890 beaded trim with ogee backband are extant. The four-over-four double-hung window sashes have been replaced in kind (c. 1970). It is unclear whether the glass is original 19<sup>th</sup> century glass or modern restoration glass. The brass hardware, chains and weatherstripping are modern.

Doors: Door 1/208: Six-paneled, wood door (mid-to-late 19<sup>th</sup> century) with a painted finish and 19<sup>th</sup> or early 20<sup>th</sup>-century hardware. The door is located on the east wall and serves as an entrance to the room from the hallway. This door may have been relocated from somewhere else.

Mechanical: Two deactivated radiators, one on the south wall and one on the west.

Electrical: Two suspended fluorescent light fixtures and modern electrical systems along the baseboard and walls.

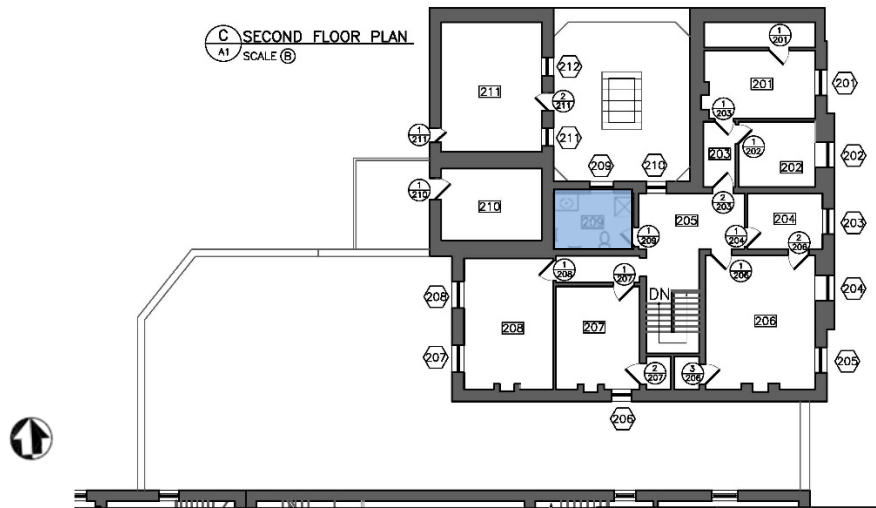
Plumbing: None.

Other: The south fireplace is not original (1857). The fireplace was added in the late 19<sup>th</sup> century when a larger room was split into two Rooms (207 and 208). The original fireplace was removed and smaller fireplaces were added in each of the new rooms. The mantel brackets are late-19<sup>th</sup> century cast iron with a floral design.



*Figure 1.3-44: Views of Room 208 looking southwest (top left), detail view looking at fireplace at south wall (top right), looking southwest (bottom left) and detail view looking southwest at plaster ceiling (bottom right).*

## Room 209



Floor: Original random-width pine floors (1857) are covered with vinyl sheet flooring (wood visible through hole in ceiling below). Nailing is not visible due to vinyl flooring.

Walls: The north, west and south walls are original plaster (1857) on masonry (early to mid-19<sup>th</sup> century) while the east wall is plaster on wood lath (early to mid-19<sup>th</sup> century). All of the walls are fitted with painted beadboard wainscot (early 20<sup>th</sup> century).

Ceiling: Original plaster (1857) on wood lath, over attic floor framing, with a painted finish.

Windows: Window 209: A pair of three-paned, casement windows (early 20<sup>th</sup> century) on the north elevation opening onto the roof of the one-story area of the building below. The trim has been replaced with modern trim.

Doors: Door 1/209: Original six-paneled, wood door (1857) located on the east wall, with a painted finish, wood trim and 19<sup>th</sup> or early 20<sup>th</sup>-century hardware.

Mechanical: Radiator on the north wall is still intact, although it is no longer in use.

Electrical: Fluorescent ceiling fixture, electrical panel on the south wall and modern systems along the baseboards and walls.

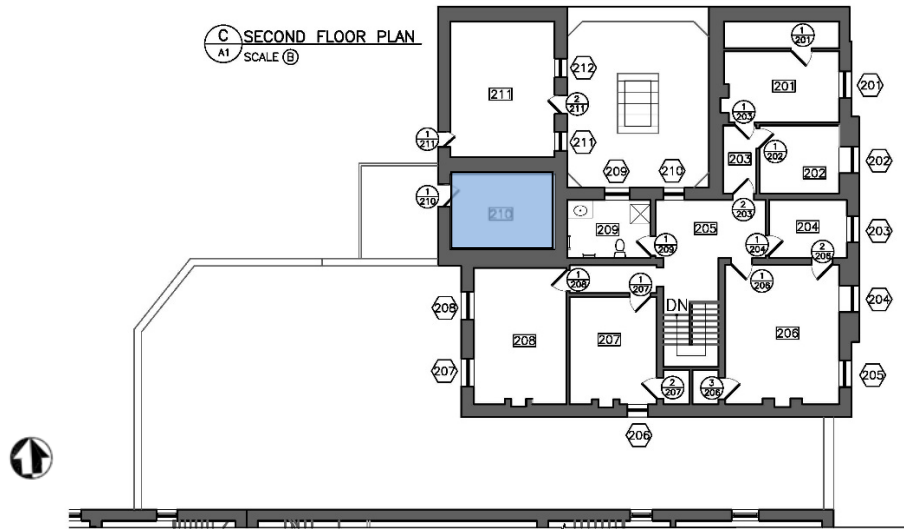
Plumbing: Toilet, lavatory and shower.

Other: Access door on west wall for the cistern (over remaining cells) reached by a ladder. Second hatch for attic access (adjacent to the south wall) also reached by ladder.



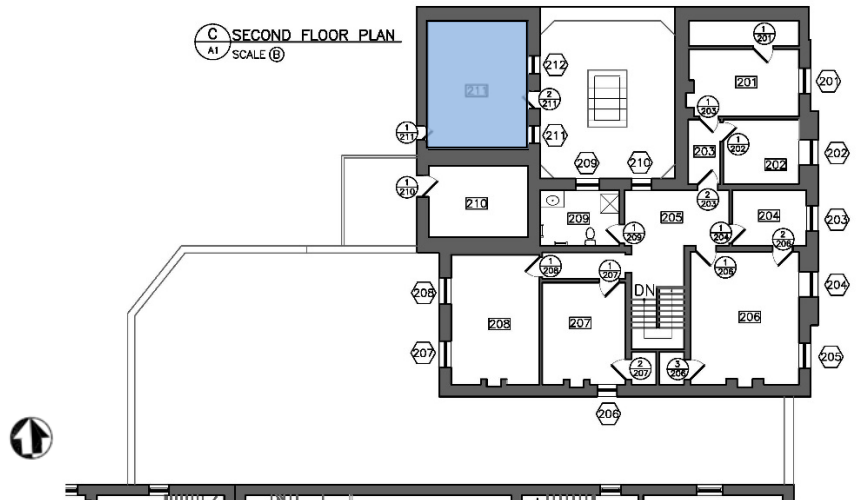
*Figure 1.3-45: Views of Room 209 looking west from Room 205 (top left), detail view looking west at wall and ceiling hatches (top right), looking northeast at shower stall (bottom left) and detail view looking southwest at window (bottom right).*

## Room 210



Room 210 could not be accessed with the ladder available on the day of survey.

## Room 211



Floor: Large quantities of salvaged shutters, doors, windows and other lumber and building elements are stored in this space, completely obscuring the wood floor.

Walls: Areas of the walls were not visible due to the large piles of debris. Where visible, the original plaster (1857) on masonry (1857) is in fair to poor condition. Large areas of plaster are missing completely, especially at the north wall. At the east wall large areas of plaster, concentrated

in the area between the east door and the windows, have lost their finish layer exposing scratch coat beneath. At the west wall, a “ghost” on the wall and remnant metal fasteners suggest that some horizontal element had been attached directly to the plaster. The remainder of the visible plaster is in fair condition with significant soiling present throughout.

**Ceiling:** Original plaster on wood lath ceiling (1857) is missing. The exposed ceiling framing and roof structure appears to be in good condition with moderate water staining and animal soiling visible throughout.

**Windows:** Windows 211 and 212: A pair of three-paned, original hopper windows (1857) in arched masonry openings on the east elevation open onto the roof of the one-story area of the building below. The windows have plaster jambs and steeply sloped sills.

**Doors:** Doors 1/211 and 2/211: Replica board-and-batten wood doors with cross-bracing and modern reproduction hardware (2011). The doors are located in original arched masonry openings.

**Door 3/211:** Original arched masonry opening fitted with round metal vertical bars in a metal frame. Inside of the painted metal bars a painted wood frame is extant which appears to have held now-missing inswinging doors or shutters. The interior sill of the opening is steeply sloped inward.

**Mechanical:** None.

**Electrical:** None.

**Plumbing:** None.

**Other:** The modern brick flue that serves the mechanical equipment in Room 115 below passes through the space against the south wall up through the roof.

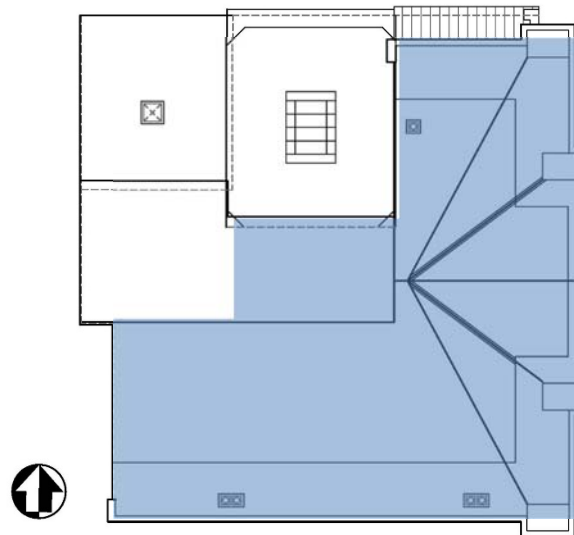


*Figure 1.3-46: View of Room 211 looking northwest (left), view of Room 211 looking east at wall, door and windows (right).*



## ***Interior – Attic***

### Attic



**Floor:** Flooring is limited to minimal loose wood planking spanning over the exposed third floor ceiling joists in isolated locations.

**Walls:** Exposed rubble stone masonry walls at the northwest corner run from the floor of the attic to the underside of the roof. These walls align with the jail cell walls at the second floor. The remainder of the walls, except for the far north end of the building, are exposed rubble stone masonry with an occasional brick extending from the attic floor to the roof eaves and gables. These walls create an “L-shaped” space with a west ell and north ell. The far north wall in the attic is constructed of a mix of wood framing and exposed rubble stone masonry. Two pieces of angled wood framing form a peak in the wall and help to support the masonry. The resulting opening below the wood framing provides access to an interstitial space over the second-floor closet. Much of the masonry appears to be original, but the character of the stone at the exterior and other clues suggest the gables may have been re-built.

**Ceiling:** Exposed wood roof framing. Character of framing suggests many elements were reused salvage members.

**Windows:** A single narrow vertical opening in the far west wall of the attic is fitted with a mid-20<sup>th</sup> century wood-framed screen (2011). A piece of rigid insulation has been installed behind the screen.

**Doors:** None. A single wood-framed opening in the floor provides access from Room 209.

**Mechanical:** None.

**Electrical:** None.

**Plumbing:** None.

Other: Brick flues for the building's fireplaces run through the space. Separate brick flues at the south wall and west wall of the north ell are built against the stone masonry to serve the fireplaces in Rooms 103/206 and 101/201, respectively. Additional brick flues are built flush into the masonry near the west end of the south wall to serve the fireplaces in Rooms 207 and 208.

## 1.4 CHARACTER-DEFINING FEATURES

To aid in the process of planning for the preservation, treatment and adaptive use of the New Castle Sheriff's House, a general summary of the character-defining features is provided below. The list includes extant exterior and interior elements which contribute to the architectural and visual character of the property. Missing interior features that would be considered character-defining are also listed where archival or physical evidence indicates that they were once present. Recent replacement components are not included pending verification of original appearance. Given that the primary significance of the Sheriff's House is architectural, preservation of original design features and construction materials is critical. However, those components that relate to its function as a jail should also be included.

### Character-Defining Features – Overview

#### *Exterior Features*

- Relationship of the Sheriff's House to the New Castle Courthouse
- Relationship of the Sheriff's House to the New Castle Green
- Relationship of the Sheriff's House to the residences and other public buildings on Market Square
- Masonry openings to former prison cells on west facade
- Symmetrical primary east facade
- Asymmetrical roofline altered by removal of attached prison
- Standing seam metal roofing
- Shed-roofed extension of northeast bay of residence
- Gabled front pediment with date stone
- Building dedication tablet installed on north wall
- Modillion cornice on east elevation
- Ashlar masonry east facade with tooled and rusticated quoins
- Projecting brownstone belt course
- Brownstone rubble side walls bearing scars and evidence of previous construction
- Arch-headed window and door openings on east facade
- Paired six-panel entrance doors on east facade (Replacement) in arched opening
- Brownstone entrance steps
- Asymmetrically placed window openings on south and west facades which may reflect interior plan alterations
- Courtyard walls with arched openings
- Surviving window openings associated with surviving second-story cells
- True divided lite, four-over-four, double hung wooden windows with a rounded upper sash within the "arch-headed window and door openings on the east facade"

#### *Interior Features*

- Center hall plan with flanking parlors

- Italianate fireplace surround in south parlor
- Run plaster cornice in center hall
- Covered interior courtyard, now containing cell enclosures – former kitchen and later the town “lock-up”
- Vaulted passage/cell located at west end of center hall – entrance to former jail
- Surviving original cells
- Original stair to second floor
- Original second-story partitions reflecting residential use
- Original second-story fireplaces in the northeast and southeast rooms
- The original stair components and the original decorative plaster brackets in the stair hall
- Original fireplace hearths, mantels, and mantel brackets
- Original floors, floor nails, and thresholds
- Original doors and door hardware
- Original door, window, and transom architraves
- Original baseboards
- Original window glass

## 1.5 CONDITIONS ASSESSMENT

The primary methods employed for the condition survey included visual inspection and mechanical probing of various surfaces where accessible. The visual survey was conducted at close range for the majority of the buildings and by use of binoculars for those areas out of reach. Conditions observed were recorded photographically and on copies of floor plans and elevations. Typical conditions noted included masonry deterioration, visible water damage to interior plaster and rot in exterior wood trim components. Mechanical probing of suspect surfaces, where possible, corroborated the visual findings. No destructive investigations or laboratory analysis of materials were performed. It must be stated that the assessment of an existing building requires that certain assumptions be made regarding existing conditions, and that some assumptions cannot be verified without expending great sums of additional time and money or destroying otherwise adequate or serviceable portions of the building.

### 1.5.1 Introduction

Overall building condition was assessed using the qualitative condition ratings in use by the National Park Service. The ratings are defined as follows:

- Good
  - The structure and significant features are intact, structurally sound, and performing their intended purpose.
  - The structure and significant features need no repair or rehabilitation, but only routine or preventive maintenance.
- Fair
  - There are early signs of wear, failure, or deterioration though the structure and its features are generally structurally sound and performing their intended purpose; or
  - There is failure of a significant feature of the structure.
- Poor
  - The significant features are no longer performing their intended purpose; or
  - Significant features are missing; or
  - Deterioration or damage affects more than 25% of the structure; or
  - The structure or significant features show signs of imminent failure or breakdown.

## 1.5.2 Exterior Elements

- Site
  - With the exception of the handicapped access ramp located on the south side of the building, the grade around the perimeter of the Sheriff's House is relatively flat. Several shallow depressions in the vicinity of the downspouts are negatively sloped toward the building walls.



*Figure 1.5-1: (Left) Except for the minor depressions located at the downspout discharge points, the grade is relatively flat. (Right) By necessity, the concrete surface of the access ramp located to the south of the building has a neutral slope except at the landing area.*

- Due to the presence of potential archaeological resources in the courtyard between the Sheriff's House and the Courthouse, landscaping is limited to mulch and shallow-rooted planting beds. Significant 19<sup>th</sup> and early 20<sup>th</sup>-century resources are believed to remain in this area.<sup>1</sup>

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<sup>1</sup> Guarrant, Alice H. "Old New Castle Courthouse: Test Excavations in the Sheriff's Yard and Alley." State of Delaware, Division of Historical and Cultural Affairs, Bureau of Archaeology and Historic Preservation, 1984.



*Figure 1.5-2: Significant archaeological remains survive in the Sheriff's yard. The stone wall at the foreground is part of those remains which was chosen for interpretation.*

- The herringbone brick paving that adjoins the east side of the building dates to the mid-20<sup>th</sup> century and is in good condition. Minor disruption of the stone curbs and the bricks surrounding the trees has occurred due to freeze-thaw action and penetration by tree roots.



*Figure 1.5-3: (Left) The brick-paved walking surface in front of the Sheriff's House is in good condition despite settlement of individual bricks. The surface is generally level with minor lipping. (Right) Tree roots have dislodged bricks in their immediate vicinity as well as some curb stones.*

- The brick-paved walks in the Sheriff's Yard were installed c. 1985 after archaeological investigations were completed. All are in good condition.

- The brick paving at the base of the handicapped access ramp is heavily coated with algae due to the high moisture level caused by the downspout discharge. This area is extremely slippery when wet and should be considered a safety hazard.



*Figure 1.5-4: The brick paving under the downspout is extremely slippery due to a heavy build-up of algae and constitutes a safety hazard.*

- Masonry

- The walls of the Sheriff's House are constructed of brown sandstone in both rubble and ashlar form. The stone is said to have been quarried in Trenton, New Jersey.<sup>2</sup> Central New Jersey was home to numerous stone quarries and stoneyards in the 18<sup>th</sup> through the early 20<sup>th</sup> centuries. The color, bedding and quality of the stone varied widely between quarries. The ashlar blocks used on the primary (east) façade are of very uniform grain and remain in very good condition. The quality of the rubble stone used on the less visible facades varies widely. Depending on the orientation of the bedding planes, some individual stones are deteriorating much more dramatically than others.

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<sup>2</sup> *Delaware Gazette*, August 18, 1857.





*Figure 1.5-5: (Left) The ashlar stone used on the east façade is uniformly grained and properly bedded. It remains in very good condition. The rubble stone is less uniform and some isolated units exhibit significant delamination.*

- The copings protecting the courtyard wall are in need of repointing and, in some cases, resetting. Moisture penetration through the coping joints is supporting biological growth and contributing to cracking and misalignment in the walls below by means of ice jacking.



*Figure 1.5-6: (Left) The heavy biological staining on the east face of the courtyard wall is caused by water entering through the coping joint above. (Right) Cracking observed at the gate arch is aggravated by moisture from the open joint above.*

- The brownstone stair treads located at the east entrance to the Sheriff's House display minor erosion and separation at bedding planes. The top surface of the top tread will eventually delaminate completely. Though all treads remain sound at this point, it is critical to avoid the use of de-icing salt on these stairs to minimize further damage.



*Figure 1.5-7: The front steps of the Sheriff's House consist of large slabs of brownstone. Though the bedding planes are properly oriented, minor delamination is occurring in scattered locations.*

- Water penetration through the coping joints in the north wall has caused deterioration in the rubble stone masonry. The wall has been spot pointed in scattered locations. This stonework contains significant evidence regarding the evolution of the building and care should be taken in future repointing campaigns to avoid erasing architectural evidence.



*Figure 1.5-8: Rubble stone masonry on the north wall contains significant architectural evidence. Future maintenance repointing should be kept to a minimum to avoid loss of features.*

- Metals
  - The use of architectural metals on the building exterior is limited to the railings flanking the front entrance stair and lining the handicapped access ramp. All railings are firmly anchored and in good condition.
  
- Exterior Woodwork
  - Exterior woodwork at the Sheriff's House consists of a deep modillion cornice on the east façade of the building and a molded cornice and rake boards on all other elevations.



*Figure 1.5-9: (Left) Documentary evidence suggests that the modillion cornice has been at least partially replaced. The existing installation, though not inspected at close range, appears to be in good condition. (Right) The modillion cornice transitions to a simpler profiled cornice at the sides of the building.*

- Roofs and Gutter System
  - The main roof on the building is standing seam metal installed c. 2000. The roof was inspected visually using binoculars and no visible evidence of deterioration was observed. No leakage has been reported by site personnel.
  
- Chimneys
  - The condition of the chimneys was not evaluated as they were inaccessible during the survey.
  
- Doorways
  - There are three exterior doors in the main Sheriff's House, located in the east, west and south facades. The door at the main entrance on the east elevation consists of a pair of six-panel doors hung in an arched frame with a two-light transom. The original doors were irreparably damaged by chemical paint stripping and were replaced c. 1995. These doors were reproduced from the original pair and are in good condition. The remaining doors in the south

and west facades are six-panel doors with three-light transoms that are virtually identical to one another. Both doors and frames are in good condition despite some scattered paint failure on the south door. The west door opening originally led into the prison complex and would certainly have had a more substantial door and frame.



*Figure 1.5-10: The existing doors were reproduced from the originals and are in good condition. The glass transom is almost certainly a replacement.*



*Figure 1.5-11: (Left) The door in the west elevation opening to the courtyard is in good condition. Its age is yet to be determined. (Right) The door in the south elevation exhibits minor to moderate paint failure in scattered locations but otherwise appears to be in good condition.*

- Three additional exterior door openings access the cells of the former prison. The north door opens into the former lock-up area where the surviving metal cell enclosures are located. This door is in good condition. However it is difficult to open and rarely used. The doors accessing the cells are in good condition. The north door is partially blocked from fully opening by materials stored in the former cells. The south door was not accessible during the survey.



*Figure 1.5-12: (Left) The existing wood door leading into the old cell area consists of a board and batten door in a simple wood frame. The door may be opened from the inside only. (Right) The doors to the second-story prison cells are similarly constructed but with locking hardware on the exterior.*

- The openings in the courtyard walls are fitted with board-and-batten doors of different vintages. The door at the east gate to the handicapped ramp consists of narrow vertical boards bolted onto horizontal wood battens. The bottom edge of the vertical boards displays deterioration and loss due to water absorption through the end grain. The door in the west gate to the courtyard is constructed of much wider boards and battens. The bottom edge of this door is in good condition due to the large clearance above grade.



*Figure 1.5-13: (Left) The board-and-batten door to the access ramp displays moderate deterioration at bottom edge due to water penetration through the end grain. (Right) The board-and-batten door at the courtyard wall is in good condition despite minor deterioration at the bottom edge.*

- Windows

- In keeping with its Italianate design, the front façade is pierced by nine symmetrically arranged arched double-hung windows. The existing window sashes are four-over-four and appear to be relatively recent replacements. Whether the replacements were reproduced from original window sashes is not known. As these windows do not face directly south, they display limited UV damage and paint deterioration. Sash cords and locks appear to be damaged on several windows.



*Figure 1.5-14: (Left and Right) The arch-headed windows on the east façade appear to be relatively recent replacements and are in generally good condition. The use of wide vertical muntins with narrow horizontal muntins is somewhat unusual.*

- The windows on the less-public facades of the Sheriff's House are less elaborate than those on the street façade, consisting of rectangular, double-hung, four-over-four sashes installed in rectangular wood frames. These windows, too, display suspiciously little paint build-up and little to no rot or UV damage. They are also likely replacements. All appear to be in good condition. The basement windows are certainly recent replacements and all are in good condition, if slightly soiled.



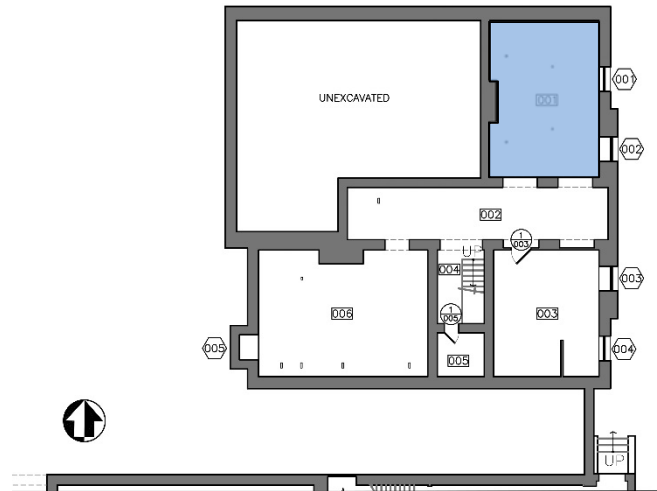
*Figure 1.5-15: (Left) The windows on the south and west facades are of similar muntin configuration as those on the front of the building. The sills and sashes also appear to be replacements. (Right) The basement windows and their louvered shutters are in very good condition aside from minor to moderate soiling.*



### 1.5.3 Interior Elements

#### Basement

#### Room 001



Floor: The dirt floor is in good condition; it is dry, compacted and fairly level.

Walls: The walls are in fair condition. There is plaster damage from water penetration at the chimney support on the west wall.

Ceiling: The ceiling is in fair condition, including wood beams and posts that have been installed to stabilize the joists. The steel beam and two steel posts are in good condition.

Windows: Windows 001 and 002 have been replaced recently and are in good condition.

Doors: The arched doorway has recently been parged and is in good condition.

Mechanical: None.

Electrical: Exposed wires run along the ceiling joists and a temporary construction light has been installed.

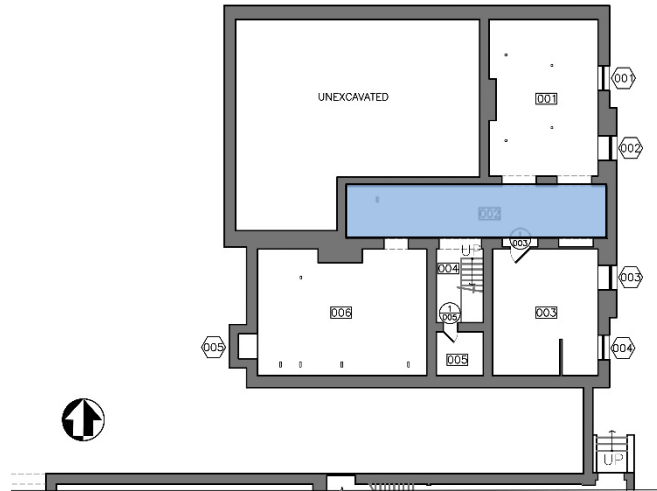
Plumbing: None.

Other: Arched support on the west wall for fireplace in Room 101 above is in good condition.



*Figure 1.5-16: Detail views of plaster deterioration at west chimney support in Room 001 (top) and detail view of Window 001 in Room 001 (bottom).*

## Room 002



Floor: The dirt floor is in good condition; it is dry, compacted and fairly level.

Walls: The walls are in fair condition with some damage from water penetration on the lower portion of the parged walls.

Ceiling: The exposed ceiling is in good condition.

Windows: None.

Doors: None.

Mechanical: Piping, wiring and equipment for a modern heating system runs along the ceiling and appears to be functioning well.

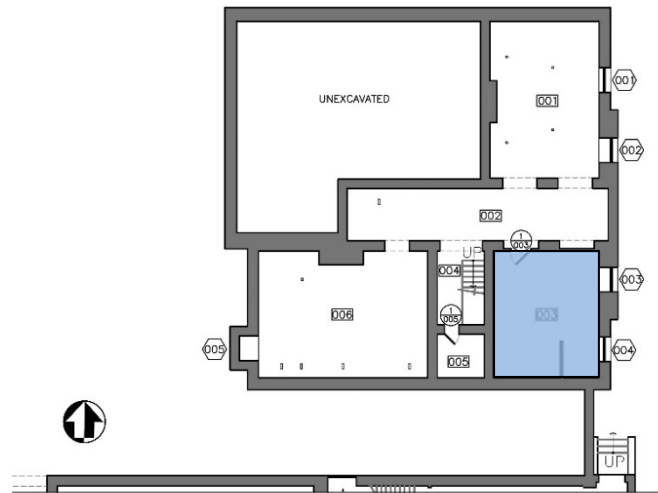
Electrical: Loose hanging wires in the ceiling and an electrical panel that appears to be in good condition.

Plumbing: Plumbing pipes, running east-west along exposed ceiling above for nearly the entire length of the room, appear to be in good condition.



Figure 1.5-17: Views of loose building systems (left) and plaster damage at penetrations (right) in Room 002.

## Room 003



Floor: The concrete floor is in good condition. There is little evidence of spalling and deterioration.

Walls: The walls are in fair condition with damage from water penetration on the east wall.

Ceiling: The drywall ceiling is in good condition.

Windows: Windows 003 and 004 have been replaced recently and are in good condition.

Doors: Door 1/003: The hollow-metal door is in good condition.

Mechanical: Piping, wiring and equipment for a modern heating system runs along the ceiling and appears to be functioning well.

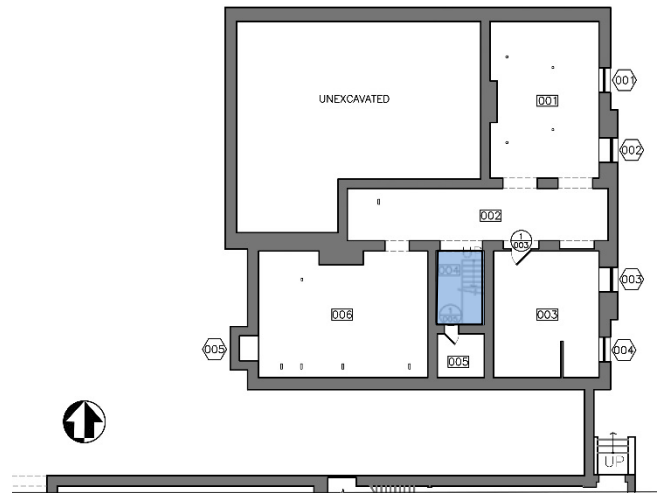
Electrical: New electrical systems were implemented when the mechanical systems were upgraded in conjunction with the Court House. All electrical systems are new, functioning and in good condition.

Plumbing: Exposed pipes in the ceiling appear to be in good condition.



*Figure 1.5-18: View of mechanical equipment (left) and floor sump (right) in Room 003.*

## Room 004



Floor: The concrete floor is in good condition and shows little evidence of spalling or deterioration.

Walls: The walls are in fair condition; the parging is peeling and delaminating.

Ceiling: The ceiling is in good condition.

Windows: None.

Doors: None.

Mechanical: None.

Electrical: Temporary construction light and exposed wires running along the ceiling joists appear to be in good condition.

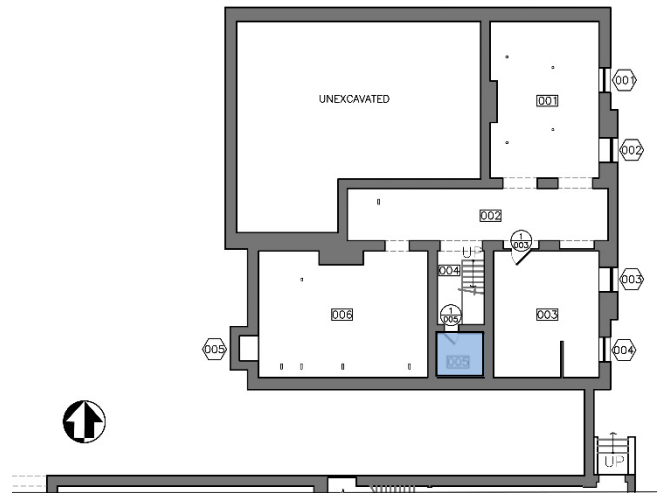
Plumbing: None.

Other: The original wood basement stairs are intact and are in fair condition with worn and split treads.



*Figure 1.5-19: View of missing plaster (left) and under-stair shelving (right) in Room 004.*

## Room 005



Floor: The concrete floor is in good condition and shows little evidence of spalling or deterioration.

Walls: The brick walls are in good condition. The parged walls are in fair condition; the parging is spalling or missing and there are penetrations throughout.

Ceiling: The ceiling is in good condition.

Windows: None.

Doors: Door 1/005: The steel door is in poor condition, exhibiting rust on both sides. The west hinge jamb is more severely rusted and is beginning to buckle. There are open joints in the door trim.

Mechanical: None.

Electrical: Exposed wires are abandoned and hanging from the ceiling, and the light fixture is intact but the bulb is missing.

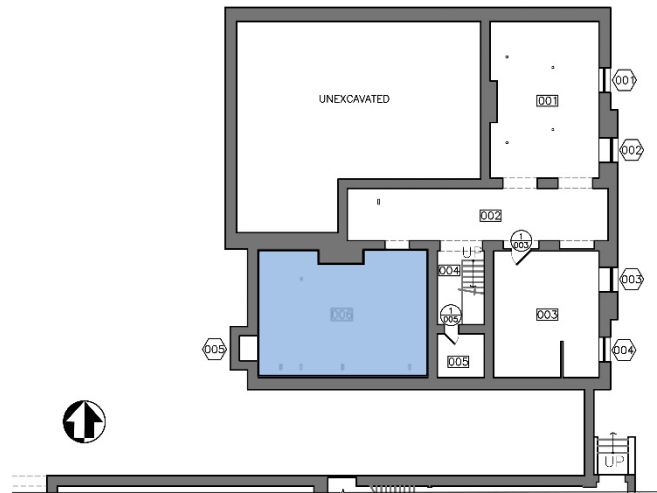
Plumbing: None.





*Figure 1.5-20: View of missing plaster and wood shelving at south wall (left) and of rust damage to metal door in the north wall (right) of Room 005.*

## Room 006



**Floor:** The dirt and stone floor is in good condition; it is dry, compacted and fairly level.

**Walls:** The walls are in fair condition with damage from water penetration on the south wall and southwest corner.

**Ceiling:** The ceiling is in fair condition; rotting joists and headers have been stabilized with blocking and wood posts on concrete bases.

**Windows:** Window 005 is in poor condition. The lintel over the opening is deteriorating and the room is exposed to the elements.

**Doors:** Arched opening is in good condition.

**Mechanical:** Piping, wiring and equipment appear to be in good condition and functioning well.

**Electrical:** Exposed wires appear to be intact and functioning well and a temporary construction light has been installed.

**Plumbing:** Pipes appear to be in good condition.

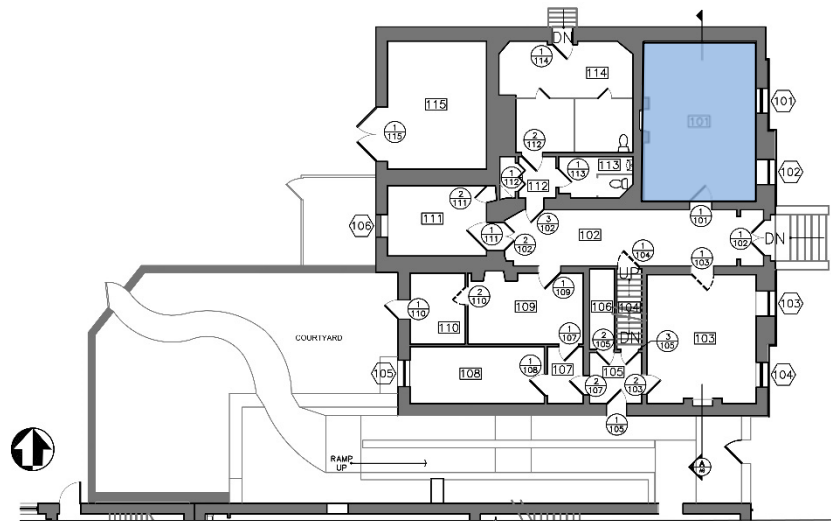
**Other:** Arched support on the north wall for the fireplace in Room 209 above is in good condition.



*Figure 1.5-21: Area of parging damage/removal at north chimney support in Room 006 (left). Damage/removal appears to have occurred at location of chimney's ash dump. Detail view of deteriorating lintel over exterior wall opening in west wall of Room 006 (right).*

## First Story

### Room 101



**Floor:** The floor is in good condition. Most of the original boards are intact, however there is patching in the southwest corner, sagging in the southeast and southwest corners and several penetrations for systems. There is evidence of water infiltration and damage at the flooring near the windows.

**Walls:** The walls are in fair condition. There are small penetrations, plaster cracks, particularly in the southeast corner and on the south and west walls. There are areas of plaster deterioration and failing paint, as well as holes from anchors and fasteners, spalling plaster at the south wall and full height cracks. The wood baseboards are damaged on the east wall and the northeast and northwest corners. The baseboards are pulling away on the east and west walls.

**Ceiling:** The ceiling is in poor condition; there are large areas of missing plaster and wood lath, due to water damage, exposing the second story framing. The ceiling is also exhibit cracking at the perimeter and near the windows, some cracks more widespread than others. There are penetrations from systems throughout.

**Windows:** Windows 101 and 102 are in fair condition. It appears as though the sashes have been replaced in kind, reusing the salvaged mid-19<sup>th</sup> century glass. The trim is a combination of original and modern, generally in good condition. The window sills show evidence of deteriorating wood, checking, splitting and paint failure. The trim on Window 101 shows minor UV and water damage, as well as splitting. Although the trim is pulling away from the jamb on Window 103, the window is generally in good condition. There is evidence of water and fastener damage, as well as open joints along the trim, sills and frames.

**Doors:** Door 1/101 is in fair condition, exhibiting fastener damage and open joints. It has undergone multiple hardware campaigns, retaining its original hinges, with a combination of original and early twentieth-century hardware. The trim is splitting near the hinges on Door 1/101. The original wood threshold is intact and in good condition.

Mechanical: The radiator on the east wall is deactivated, disassembled and in poor condition.

Electrical: Double florescent light fixtures on ceiling are in good condition and appear to be functioning.

Plumbing: None.

Other: The fireplace in Room 101 is in fair condition; the fasteners and brick fire box are damaged, the paint is peeling and the hearth is exhibiting signs heaving and settling. The mantel was likely replaced at the beginning of the twentieth century as it is in the colonial revival style.



*Figure 1.5-22: Detail view of fireplace in Room 101. Note damage at firebox and hearth (top). Detail view of window sill damage in Room 101 (bottom).*



*Figure 1.5-23: Detail views of fastener damage at plaster wall in Room 101 (top left). Detail view of damage to baseboard from building system attachments in Room 101. Baseboard also appears to be bowing away from the wall. Note extensive plaster damage (top right). Detail view of plaster ceiling damage in Room 101 (left).*



*Figure 1.5-24: Detail view of damage and multiple hardware campaigns at jamb and door at Room 101 (top left and right).*

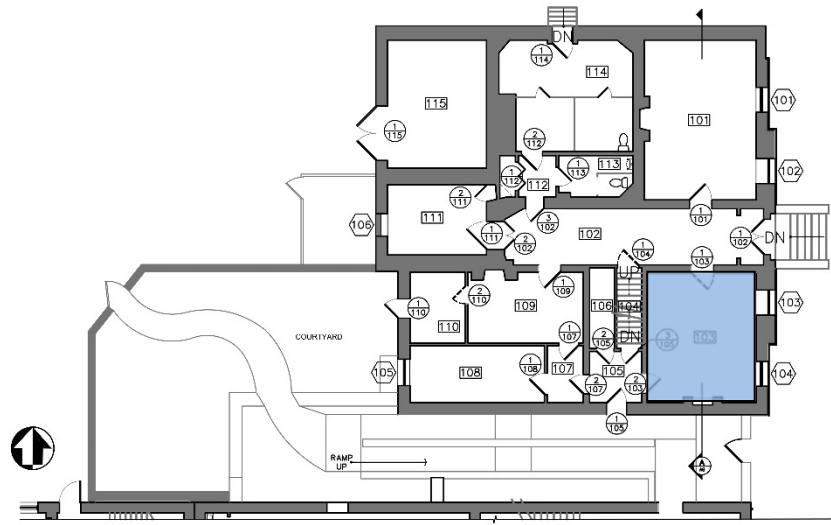




*Figure 1.5-25: Detail view of poorly matched patching and damage to individual boards in Room 102 (top left) and detail view of wear and water damage at east vestibule in Room 102 (top left).Detail view of severe water damage to plaster in Room 102 (bottom left) and detail view of plywood ceiling damage in Room 102 (left). Note original wall plaster above the plywood ceiling and damage (bottom right).*



## Room 103



**Floor:** The floor is in fair condition in Room 103. The original wood boards are extant with some evidence of fading, scratching and discoloration. They are partially scored and sagging in the northeast and southeast corners. There is evidence of water infiltration and damage at the flooring near the windows.

**Walls:** The walls are in fair condition with small penetrations, plaster cracks, areas of plaster deterioration and failing paint. There are perimeter cracks, large settlement cracks, deteriorated plaster, particularly around the mantel, and spalled skim coat (due to water damage). The wood baseboards are pulling away from the walls and there is water and systems damage along the baseboards.

**Ceiling:** The ceiling is in poor condition with large areas of missing plaster and wood lath, as well as exposed second-story framing. The ceiling is also exhibiting cracking at the perimeter and near the windows, some cracks more widespread than others. Other penetrations in the ceiling were created for systems that are no longer in use.

**Windows:** The windows are in good condition. The trim on the south window is exhibiting water damage, open joints, UV damage at stools, fastener damage and trim is pulling away from the jamb.

**Doors:** The doors are in good condition with some open joints and paint deterioration. There are multiple hardware campaigns including an original hinge on Door 2/103. The trim is pulling away from the jamb on Door 1/103.

**Mechanical:** Although the radiator on east wall is no longer in use, it is in good condition.

**Electrical:** Double florescent lights on ceiling are in good condition; temporary lights have been installed.

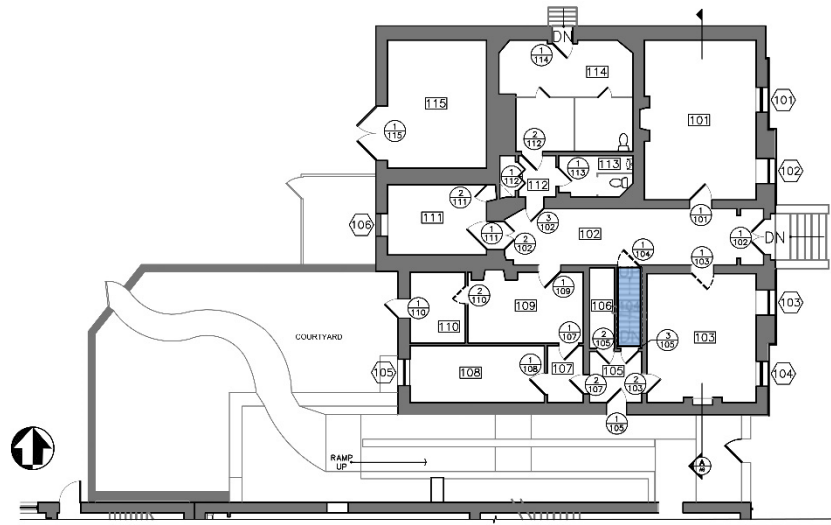
**Plumbing:** None.

**Other:** The original marble mantel is in poor condition; the individual pieces are in good condition, however it is being held together with duct tape. The brick hearth and marble hearth are both cracked.



*Figure 1.5-26: Detail view of original marble mantel damage in Room 103. Note plaster damage where it abuts mantel (top left). Detail view of hinge at Door 2/103 (top right). Detail view of flooring deterioration at southeast corner of Room 103. Gap between floor and wood base indicates floor sagging. Sagging has resulted in cracking at the fireplace hearth.*

## Room 104



**Floor:** The stair treads are in fair condition. Several of the treads are cracked or badly worn and the fasteners for the old floor covering are still in place.

**Walls:** The plaster wall is in fair condition with minor cracking on the east wall and large cracks on the south wall. The plywood walls and wood baseboards are in good condition.

**Ceiling:** The ceiling is in fair condition with perimeter cracking at the south wall and damage at the edge of the landing and the opening lintel.

**Windows:** None.

**Doors:** Door 104: Missing, however the modern trim is still in place with minor damage.

**Mechanical:** None.

**Electrical:** None.

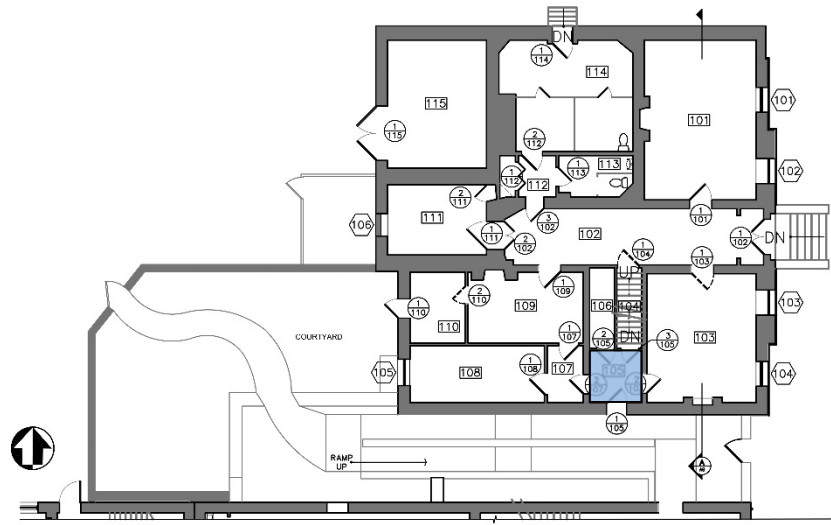
**Plumbing:** None.

**Other:** The original wood banister for the staircase is intact and in fair condition; there is a crack in the newel and a loose rail. The original decorative plaster bracket in the northeast corner is intact and in good condition.



*Figure 1.5-27: Views of the wood stair in Room 104.*

## Room 105



**Floor:** The floor is in fair condition with most boards intact and some evidence of fading, scratching, sagging and discoloration. The floor is damaged at the east and south doors.

**Walls:** The walls are in fair condition with small penetrations, plaster cracks, areas of plaster deterioration and failing paint. There is evidence of water damage at the lower portions of the walls and perimeter cracking near the landing at the south wall. The plywood is also in good condition. The wood trim is in good condition with some paint failure.

**Ceiling:** The ceiling is in fair condition with some cracking (more severe under landing).

**Windows:** None.

**Doors:** Room 105 has a combination of original and modern doors, generally all in good condition with minimal paint deterioration, fastener damage and open joints. The doors have a combination of original and early twentieth-century hardware. The original doors have undergone multiple hardware campaigns; the original hinges are intact and scarring is visible where hardware was replaced. Door 1/105 is exhibiting water damage and the wood threshold is badly weathered, split and loose. The transom over Door 1/105 is in good condition. Door 2/105 and trim are not original and are exhibiting damage. Door 3/105 is original with box lock but different lock.

**Mechanical:** None.

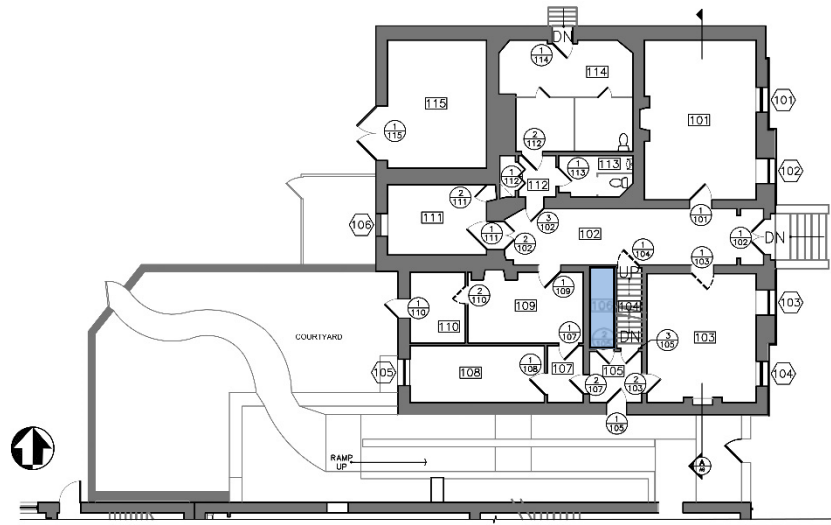
**Electrical:** Light fixture and switches on walls are intact and in good condition.

**Plumbing:** None.



*Figure 1.5-28: View of floor wear in Room 105. Note more serious wear at flooring near the east door in the upper right corner.*

## Room 106



Floor: Original floor is intact and in good condition with some penetrations and evidence of fading.

Walls: The plaster walls are in fair condition with a large area of spalling on the west wall and evidence of water damage at the lower portions of the walls. The plywood walls are in good condition with some fastener damage. The wood baseboards are in fair condition and starting to pull away from walls.

Ceiling: The ceiling is in fair condition with widespread cracking and penetrations throughout.

Windows: None.

Doors: None.

Mechanical: None.

Electrical: Electrical equipment on east wall is intact and appears to be in good condition.

Plumbing: None.

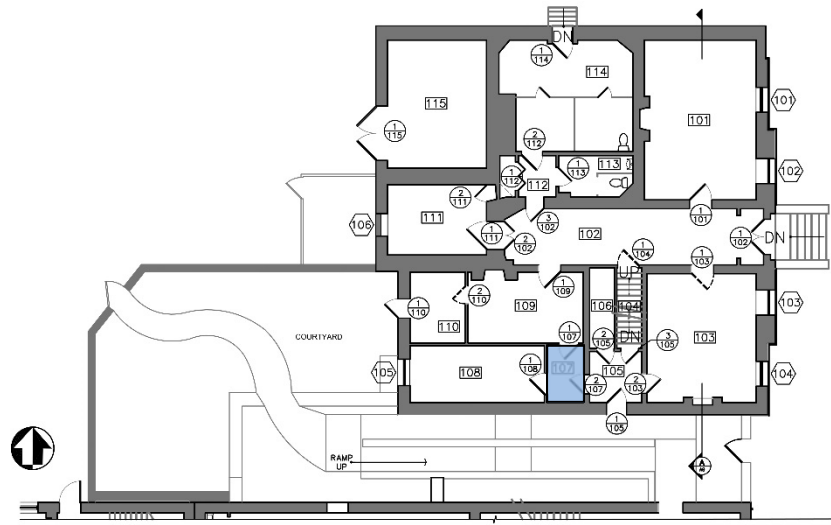
Other: Original, decorative plaster bracket extant in the northwest corner of the room and in good condition.



*Figure 1.5-29: View of plaster bracket and plaster damage at west wall in Room 106.*



## Room 107



Floor: The floor is in fair condition with some evidence of fading, scratching and discoloration.

Walls: The walls are in poor condition with small penetrations, plaster cracks, areas of plaster deterioration and failing paint. There is severe water damage on the southwest corner of the drywall partition, exposing the studs and insulation. The wood baseboards are not original but are in good condition. The wainscot on the east wall is in good condition.

Ceiling: The ceiling is in fair condition, exhibiting plaster cracks and paint chipping throughout.

Windows: None.

Doors: Door 1/107 appears to be original and salvaged from someplace else. The trim and hardware are modern and in good condition. Door 2/107 and trim are original and in good condition. The hardware has been replaced and there is scarring where the original hardware was removed. Both doors are exhibiting some paint deterioration, fastener damage and open joints.

Mechanical: None.

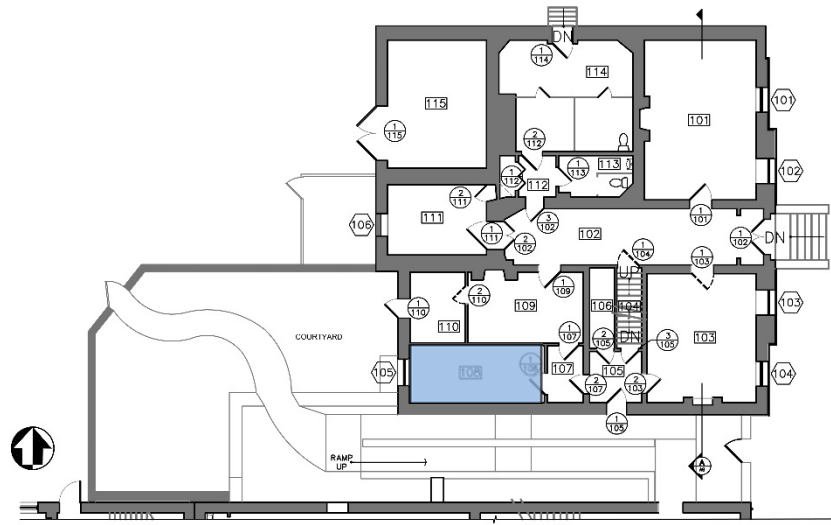
Electrical: Light fixture in ceiling and switches on wall are intact and appear to be in working condition.

Plumbing: None.



*Figure 1.5-30: View of plaster damage in southwest corner (left) and south wall (right) of Room 107.*

## Room 108



**Floor:** The floor is in fair condition with evidence of fading, scratching and discoloration. The original cut nails in the floor are exposed, particularly near the west wall near the window.

**Walls:** The plaster walls are in fair condition with small penetrations, plaster cracks, areas of plaster deterioration and failing paint. The north drywall partition is in good condition with a hole cut on the west side. The wood baseboards are in good condition. The beadboard wainscot is in fair condition on the south wall and poor condition on the west wall.

**Ceiling:** The ceiling is in poor condition with cracking near the perimeter, large areas of missing plaster and wood lath, and exposed second-story framing.

**Windows:** Window 105 is in good condition. It appears as though the sashes have been replaced in kind, reusing the salvaged mid-19<sup>th</sup>- century glass. The trim does not appear to be original and is in fair condition; however the sill is exhibiting checking, splitting and paint failure.

**Doors:** Door 1/108 is a modern door that is in good condition. The door contains modern hardware, however the lock is missing. The wood threshold is no longer extant.

**Mechanical:** Modern mechanical systems are in good condition and appear to be functioning well. The radiator on the south wall is deactivated, disassembled and in poor condition.

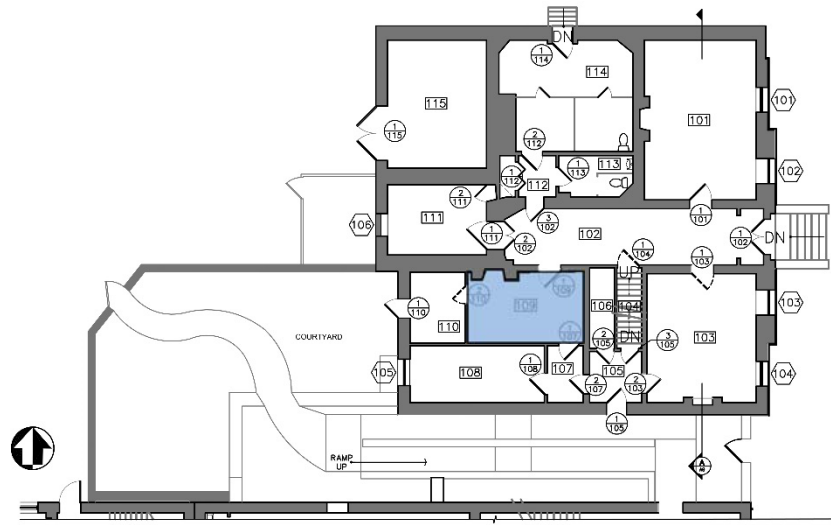
**Electrical:** Modern electrical systems and fluorescent lights are present and appear to be in good condition. Other electrical wiring is extant but appears to be abandoned.

**Plumbing:** Plumbing pipes from the ceiling and Room 110 are extant and in poor condition.



*Figure 1.5-31: Detail view of wood wainscot damage in Room 108. Note plaster wall damage behind the wainscot and mechanical system penetration at wood floor (right). Detail view of plaster ceiling damage in Room 108 (left).*

## Room 109



**Floor:** The floor is in good condition with evidence of fading, scratching and discoloration. Most of the boards are intact and the original cut nails in the floor are exposed.

**Walls:** The plaster walls are in fair condition with small penetrations, plaster cracks, areas of plaster deterioration and failing paint. The drywall partitions are in good condition. The wood baseboards are in good condition and the beadboard wainscot is in fair condition.

**Ceiling:** The ceiling is in fair condition. It is intact and exhibiting minor plaster deterioration and paint failure.

**Windows:** None.

**Doors:** Door 1/109 is original and in good condition, exhibiting minor paint deterioration. The trim is not original and is in good condition. The hardware is a combination of modern and early twentieth-century hardware. The wood threshold is in good condition.

**Mechanical:** None.

**Electrical:** Modern electrical systems and florescent light fixtures are in good condition and appear to be functioning well.

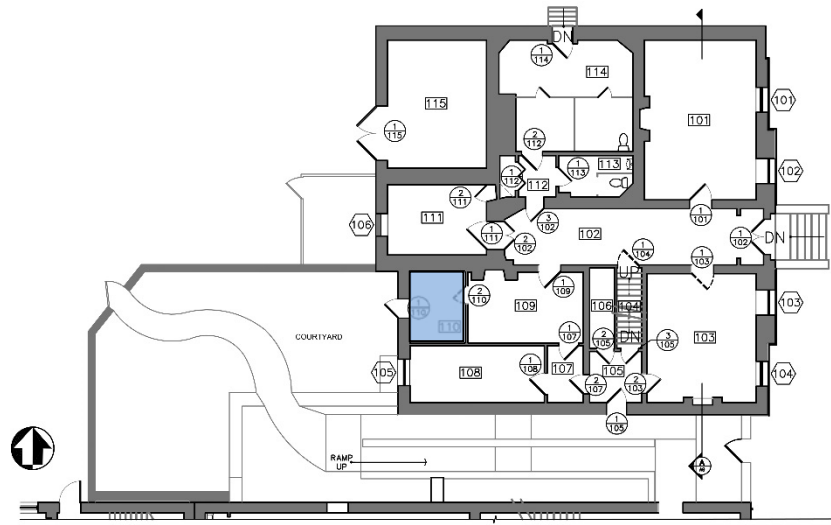
**Plumbing:** None.

**Other:** The original fireplace and original brick hearth are in good condition. The mantel was likely replaced at the beginning of the twentieth century as it is in the Colonial Revival style.



*Figure 1.5-32: View of fastener damage at east wall (left) and flooring wear (right) in Room 109.*

## Room 110



Floor: The floor is in fair condition with evidence of fading, scratching and discoloration.

Walls: The plaster walls are in poor condition; there are penetrations, plaster cracks, areas of plaster deterioration and paint failure, especially around the exterior door. The drywall partitions are in good condition. The baseboards are in fair condition and the wainscot is in poor condition; the boards are splitting and warping, missing in areas and the paint is failing.

Ceiling: The ceiling is in fair condition; it is intact and exhibiting minor paint chipping.

Windows: None.

Doors: Door 1/110, the exterior door on the west elevation is in good condition, with a combination of modern and early-twentieth-century hardware. The original transom above the door is in good condition. Door 2/110 is missing.

Mechanical: Piping, wiring and equipment for a modern heating system are in good condition and appear to be functioning well.

Electrical: Modern outlets, conduits and fluorescent light fixture are in good condition and appear to be functioning well.

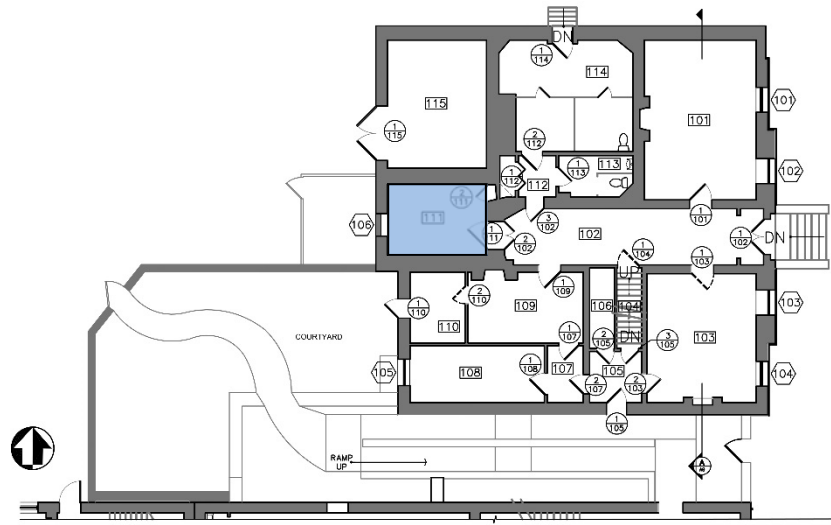
Plumbing: None.



*Figure 1.5-33: View of plaster damage at west door (top left) and north wall (bottom) in Room 110. View of penetration in the south drywall partition.*



## Room 111



**Floor:** The floor is not original and is in poor condition. More than fifty percent of the concrete and stone floor has been removed, exposing pipes that are running east-west for the entire length of the room. Impressions for wood sleepers are visible. Remnants of the original narrow strip flooring are intact near the closet.

**Walls:** The walls are in fair condition overall with minor water damage at lower portions, spalling plaster and adhesive staining. The wood baseboards are exhibiting splitting and bowing due to water damage.

**Ceiling:** The finish coat is in poor condition due to surface spalls that were created when modern ceiling tiles were removed.

**Windows:** Window 106 has been removed and closed in with stone on the exterior side of the wall. The trim is damaged; there are open joints and the stop missing.

**Doors:** The metal lattice security door and transom above are in good condition.

**Mechanical:** Piping, wiring and equipment for a modern heating system runs along the floor and appears to be functioning well.

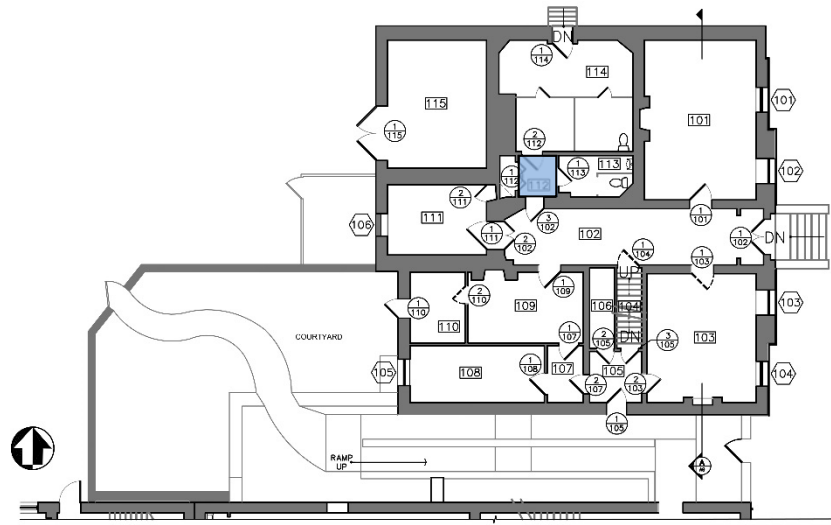
**Electrical:** None.

**Plumbing:** Pipes in concrete floor are exposed and appear to be in good condition.



*Figure 1.5-34: Detail view of badly damaged floor in Room 111.*

## Room 112



Floor: The epoxy floor in Room 112 is in fair condition, exhibiting minor spalling and damage.

Walls: The plaster walls are in poor condition with widespread cracking, spalling, large and small penetrations and areas where the plaster is missing entirely. The drywall partitions are in good condition overall. The baseboards are a combination of wood and epoxy and are in good condition.

Ceiling: The plaster ceiling is in fair condition; the crown is intact however it is cracked.

Windows: None.

Doors: Door 1/112, the bi-fold closet doors, are in good condition; the right door has come off of the track, however both doors are intact. Door 2/112 is in good condition. The early twentieth-century hardware is in good condition and there is evidence of where the original hardware was removed. The trim is in good condition.

Mechanical: None.

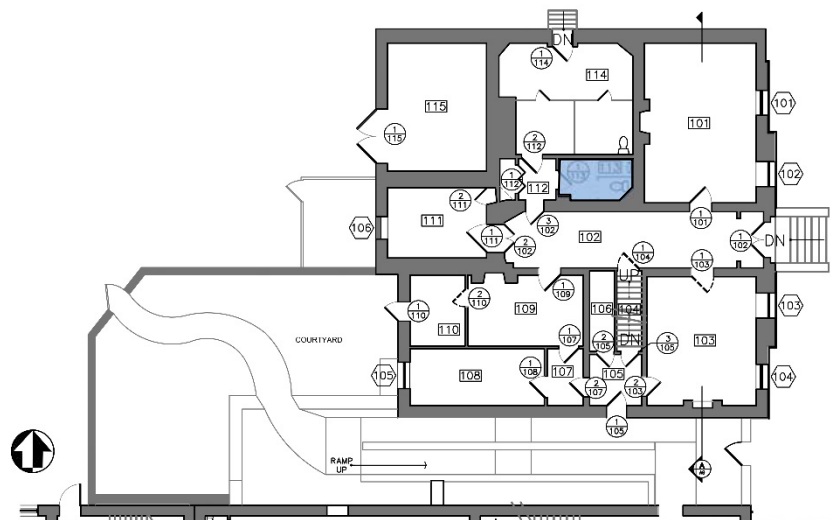
Electrical: Electrical systems appear to be in good condition and functioning well.

Plumbing: None.



Figure 1.5-35: View of cracking at ceiling (left) and 20<sup>th</sup> century epoxy flooring (right) in Room 112.

### Room 113



Floor: The epoxy floor is in fair condition with some areas that are damaged and spalling.

Walls: The plaster walls are in poor condition with widespread cracking, particularly on the north wall. There are areas of spalling, penetrations including a large hole at the plumbing chase, and areas where the plaster is missing entirely. Overall, the drywall partitions are in good condition. The epoxy “baseboards” are in poor condition and deteriorating.

Ceiling: The ceiling is in fair condition with little evidence of cracking and paint deterioration. The 20<sup>th</sup> century crown is intact and in fair condition.

Windows: None.

Doors: The door is in fair condition; there is minimal paint deterioration. The modern hardware is in good condition.

Mechanical: Radiator in northwest corner is dismantled and in poor condition.

Electrical: Light fixture and vent are intact and in good condition. A temporary light fixture is installed and appears to be functioning well.

Plumbing: All elements of the previous plumbing system are in poor condition; the systems have been drained of water and look to have been non-functioning for an extended period of time.



*Figure 1.5-36: Detail view of epoxy floor and damaged integral base in Room 113.*



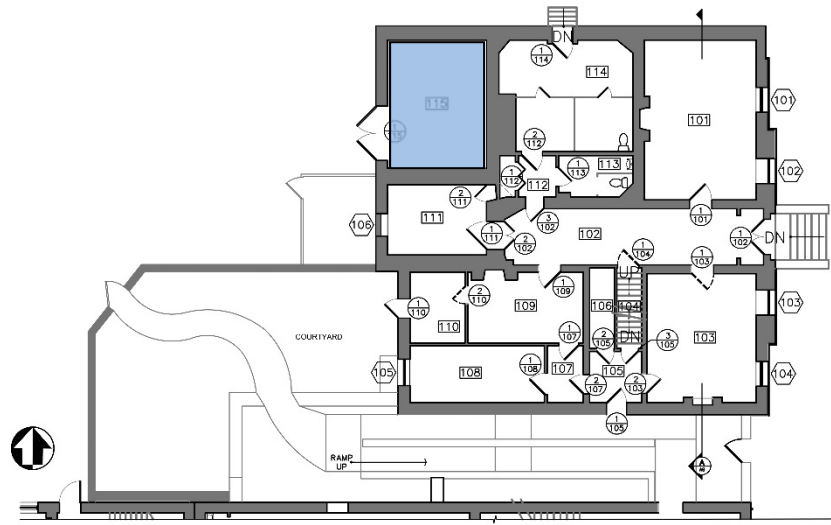


*Figure 1.5-37: View of exposed roof framing and damaged plywood ceiling in Room 114.*



*Figure 1.5-38: Detail view of missing plaster where masonry was rebuilt (left). Detail view of cracking at concrete shelf support for cell ceiling (right). Both views in Room 114.*

Room 115:



Floor: The concrete floor is in good condition with only minor chipping and wear at the edges of the concrete equipment pad.

Walls: The plaster throughout the room has been patched in multiple locations and in several different campaigns. None of the patches are well-matched or blended with the remaining portions of original plaster, but they are sound. Portions of the original plaster at the north wall near the floor have detached and fallen away from the rubble stone masonry.

Ceiling: The fiber board is in fair condition with some areas sagging down from the ceiling framing. This sagging appears to be the result of exposure to moisture, possibly from the room above.

Windows: None.

Doors: Door 1/115: The double wood doors with cross bracing and modern reproduction hardware are in good condition, but are very tightly fit into their frame which makes opening and closing difficult.

Mechanical: Modern boilers and piping appear to be in good condition.

Electrical: Ceiling lighting and electrical systems appear to be in good condition.

Plumbing: None.

Other: The timber framing and modern brick chimney are in good condition.

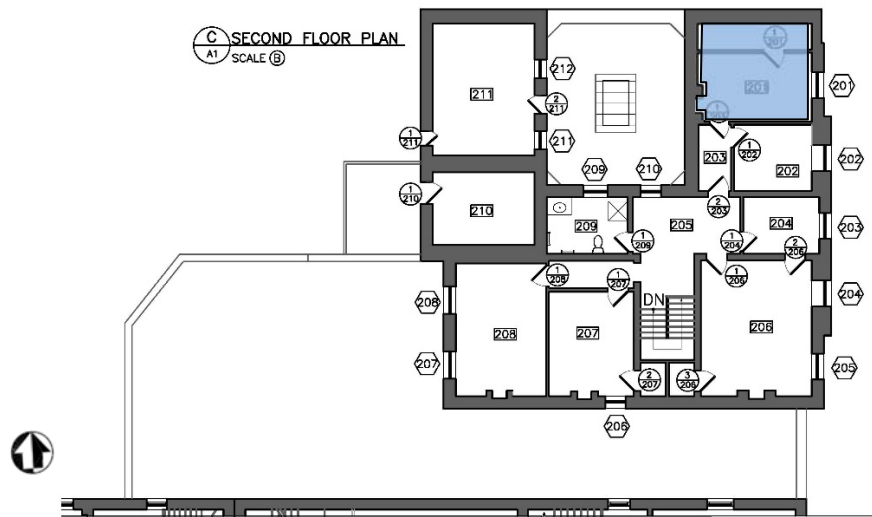




*Figure 1.5-39: Detail view of plaster damage (left) and plaster patches (right) in Room 115.*

## Second Story

### Room 201



**Floor:** The floor is original and in good condition, exhibiting minor fading, staining, scratches and discoloration. Many of the cut nails are exposed, but not protruding out of the floor. The original brick hearth is extant and in good condition.

**Walls:** The walls are in poor condition; there are large plaster cracks, deteriorating plaster and chipping and peeling paint. There are large plaster cracks and exposed lath on the closet walls. There is a square opening cut into the south drywall partition. The wood baseboards are original and in good condition with minor paint failure.

**Ceiling:** The ceiling is in poor condition: severe plaster cracks and paint failure throughout. There is a large hole in the closet ceiling, exposing wood lath and the attic framing above.

**Windows:** Window 201 is generally in good condition, however water damage is evident. The sashes were replaced in kind; it is possible that the original glass was salvaged and reused. The window sill is in fair condition with some checking, ultraviolet deterioration, minor splitting and paint failure throughout.

**Doors:** Door 1/201 and trim are original and in good condition, exhibiting some paint deterioration. The hardware, a combination of modern and early-twentieth-century hardware, is in good condition.

**Mechanical:** Radiator on north wall has been disassembled and is in poor condition.

**Electrical:** Modern electrical systems and florescent light are intact and in good condition.

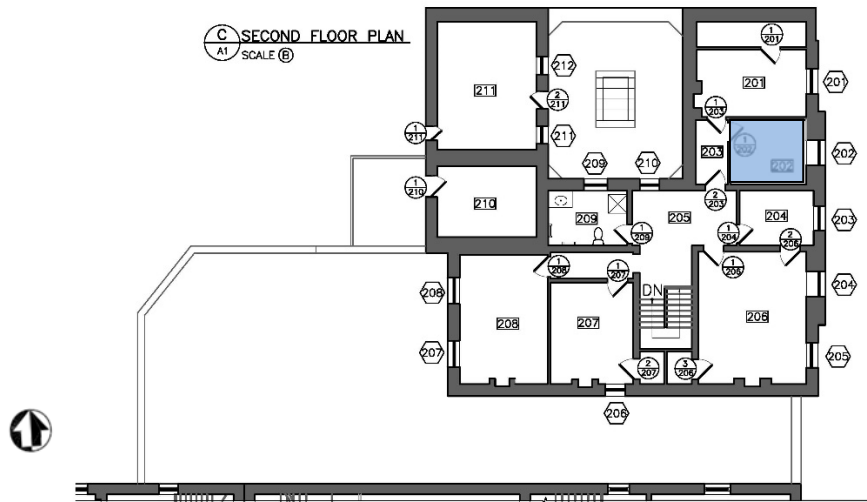
**Plumbing:** None.

**Other:** The original marble mantel shelf and ornamental metal brackets are intact and in good condition.



*Figure 1.5-40: South view of wall and ceiling plaster cracking and water damage in Room 201 (left) Detail view of water damage at window head in Room 201 (right).*

## Room 202



**Floor:** The floors are in fair condition. It appears as though a modern floor was installed on top of the original wood floors, which are intact, however the modern floor is deteriorated and mostly missing. Two of the boards have been removed and replaced next to the north wall.

**Walls:** The walls are in poor condition. There are large plaster cracks and areas of deteriorating plaster, particular on the west wall where the wood lath is exposed. The paint is chipping and peeling throughout and there are several penetrations, mostly for electrical wiring, which is no longer in use. The original wood baseboards are in fair condition.

**Ceiling:** The ceiling is in fair condition with minor plaster cracks and paint failure.

**Windows:** Window 202 is in good condition. The sashes appear to be replaced in kind, however it is possible that the original glass was salvaged and reused. The window sill is in poor condition, exhibiting checking, ultraviolet deterioration, splitting and paint failure.

**Doors:** Door 1/202 is original and in good condition with a combination of modern and early-twentieth-century hardware. The door is exhibiting minimal paint deterioration. The transom above is operable and in good condition and the raised wood threshold is in fair condition.

**Mechanical:** Radiator on north wall has been disassembled and is in poor condition.

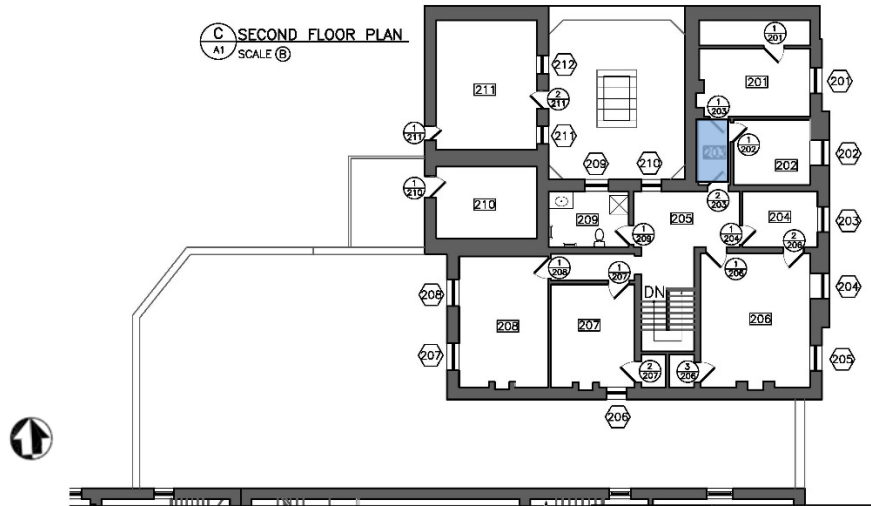
**Electrical:** Modern electrical systems and florescent light are intact and in good condition.

**Plumbing:** None.



*Figure 1.5-41: Detail view of flooring patch in Room 202 (left)  
Detail view of window stool damage in Room 202 (right).*

## Room 203



**Floor:** The floor is original and is in fair condition with fading, paint stains, scratches, discoloration and some areas of moisture. The wood threshold has been removed and replaced with plastic.

**Walls:** The walls are in poor condition; there are large plaster cracks, chipping and peeling paint, and severely deteriorating plaster, particularly on the west wall. There is a hole in the south wall for modern wires.

**Ceiling:** The ceiling is in poor condition with failing paint, plaster cracks and areas of deterioration.

**Windows:** None.

**Doors:** The doors and trim are original and in fair condition, exhibiting some paint failure. They have a combination of modern and early-twentieth-century hardware. The original paneled jamb is in good condition.

**Mechanical:** None.

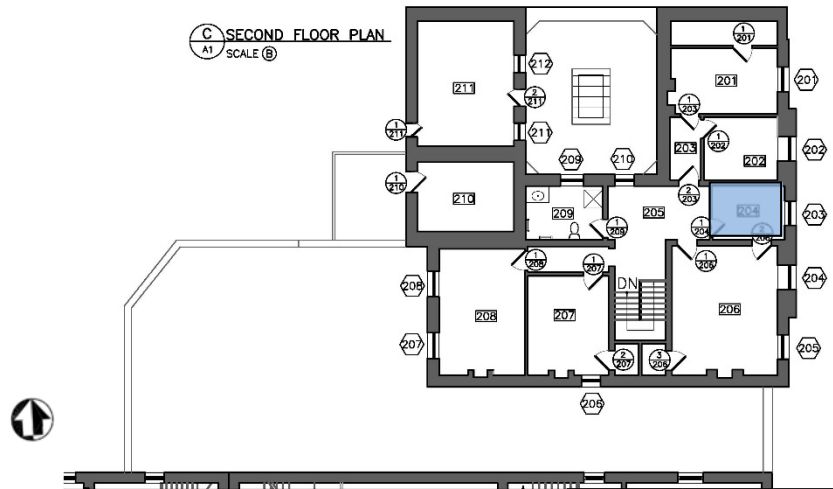
**Electrical:** Electrical wires on south wall are exposed and in fair condition.

**Plumbing:** None.



*Figure 1.5-42: Detail view of paneled jamb at door to Room 203 from Room 205. Note plaster damage at wall (right).*

## Room 204



Floor: Modern flooring has been installed over the original wood floor, making assessment of the original wood flooring difficult. The modern flooring system is deteriorated and in poor condition.

Walls: The walls are in poor condition, exhibiting large plaster cracks, including one on the east side where the wall meets the ceiling. Several of the cracks are being stabilized with pieces of wood. There are holes in the plaster for electrical wires. The paint and plaster on the walls are deteriorating, however the original wood baseboards are in good condition.

Ceiling: The ceiling is in fair condition with large plaster cracks and deteriorating paint and plaster.

Windows: Window 203 is generally in good condition, however water damage is evident. The sashes have been replaced, however the glass panes appear to be mid-nineteenth century panes; it is possible that the original glass was salvaged and reused when the sashes were replaced. The trim is original and in good condition; the sills are in fair condition with some checking, ultraviolet deterioration, minor splitting and paint failure throughout.

Doors: Door 1/204 and trim are original and in good condition, exhibiting peeling paint. The hardware, generally in good condition, is a combination of elements from various periods, ranging from the 19<sup>th</sup> to late 20<sup>th</sup> century. The transom is in good condition, however the panes have been painted, and the wood threshold is no longer extant.

Mechanical: Radiator on north wall has been disassembled and is in poor condition.

Electrical: Modern electrical systems and florescent light are intact and in good condition.

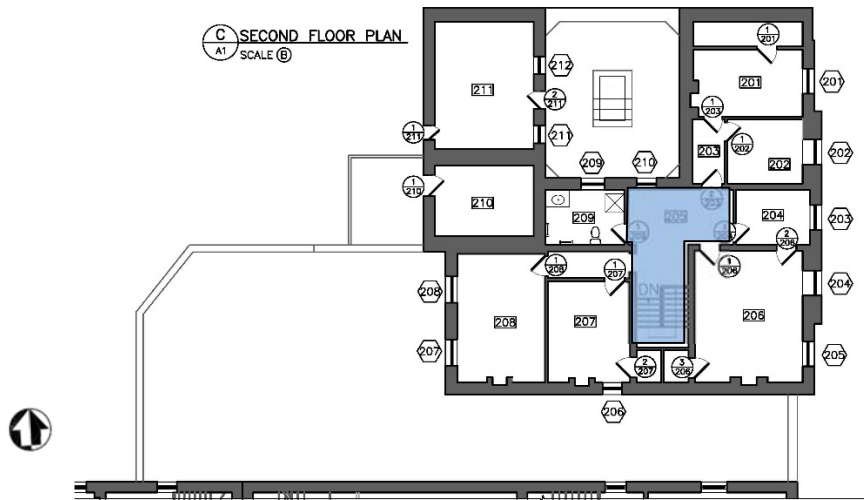
Plumbing: None.





*Figure 1.5-43: Detail view of modern flooring remnant over original floor in Room 204 (left). Detail view of west door and transom in Room 204 (right).*

## Room 205



Floor: Modern flooring has been installed, making assessment of the original wood flooring difficult. The modern flooring system is deteriorated and in poor condition.

Walls: The walls are in poor condition, exhibiting large plaster cracks, deteriorating plaster and failing paint. There are several penetrations throughout, mostly for electrical wiring which is no longer in use. The wood baseboards and beaded plaster corners are in good condition.

Ceiling: The ceiling is in poor condition with a large areas of missing plaster, exposing the wood lath. There are also plaster cracks and deteriorating paint.

Windows: Window 210 is in good condition. The sashes appear to be replaced in kind, however it is possible that the original glass was salvaged and reused. The window sill is in poor condition, exhibiting checking, ultraviolet deterioration, splitting and paint failure.

Doors: None.

Mechanical: None.

Electrical: Modern electrical systems and florescent light are intact and in good condition.

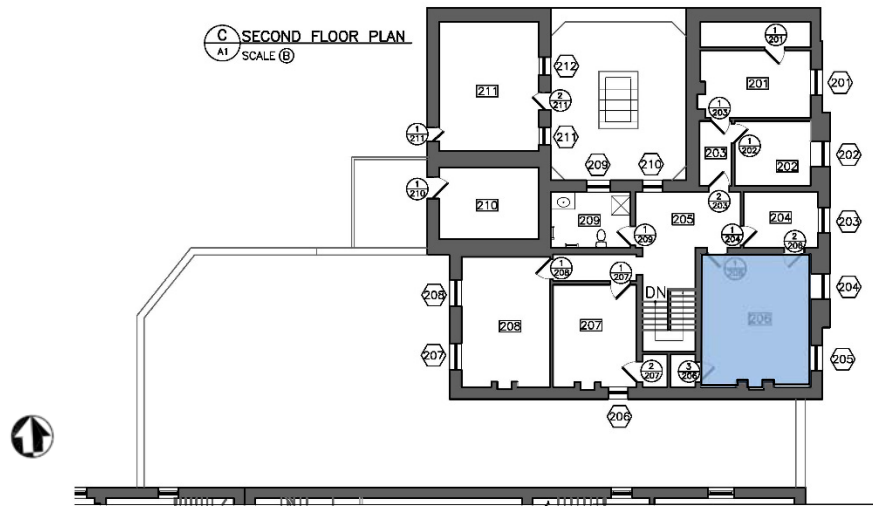
Plumbing: None.

Other: The original stair, including the treads, riser, railing and spindles, is extant and in good condition.



*Figure 1.5-44: North view of plaster damage in Room 205 (left).  
Detail view of second floor stair balustrade in Room 205 (right).*

## Room 206



**Floor:** Modern flooring has been installed, making assessment of the original wood flooring difficult. The modern flooring system is deteriorated and in poor condition, with evidence of water damage. The original brick hearth is extant and in good condition.

**Walls:** The walls are in fair condition, with minor plaster cracks, deteriorating plaster and failing paint. There is a large plaster crack in the southwest corner of the closet and around the fireplace. Picture rails and wainscot have been added and are generally in fair condition. The original wood baseboards are in good condition.

**Ceiling:** The ceiling is in poor condition. There are severe plaster cracks throughout, accompanied by paint failure. There is a large hole in the ceiling, exposing wood lath and the attic framing above. The lath is missing in the center of the hole in the ceiling.

**Windows:** Windows 204 and 205 are generally in good condition, however water damage is evident. The sashes were replaced in kind; it is possible that the original glass was salvaged and reused. The window sills are in fair condition with some checking, ultraviolet deterioration, minor splitting and paint failure throughout.

**Doors:** Doors 1/206 and 2/206 are in good condition, exhibiting chipping and peeling paint. The original trim is in good condition. The hardware, generally in good condition, is a combination of elements from various periods, ranging from the 19<sup>th</sup> to late 20<sup>th</sup> century. The wood thresholds are no longer extant. Door 3/206 has been removed from its frame and is resting against the wall next to the opening.

**Mechanical:** Radiator between the windows on the east wall has been disassembled and is in poor condition.

**Electrical:** Modern electrical systems and florescent light are intact and in good condition.

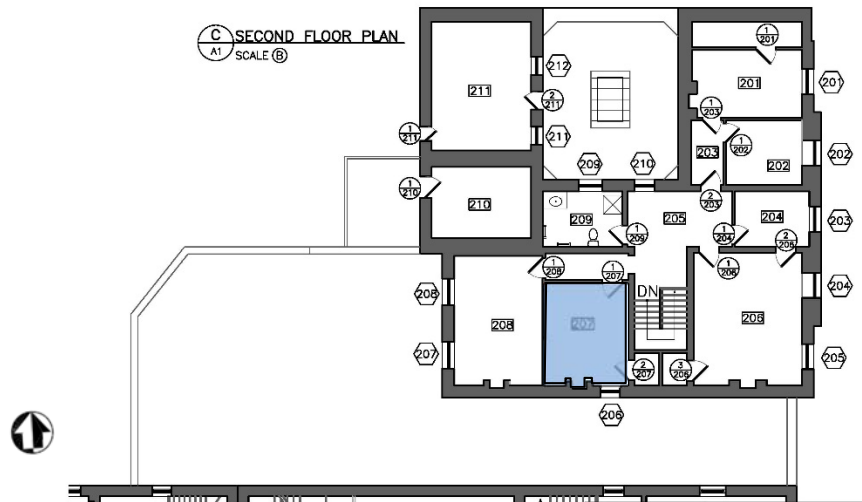
**Plumbing:** None.

Other: Although the hearth in this room is intact, the mantel is missing and the plaster on the fireplace is deteriorating. It is possible that it was similar to the marble mantel shelves and ornamental metal brackets that are intact in rooms 201, 207 and 208.



*Figure 1.5-45: Detail views of damaged and missing plaster in Room 206 (left).*

## Room 207



**Floor:** Modern flooring has been installed, making assessment of the original wood flooring difficult, however it appears as though the wood floor has been painted. The modern flooring system is deteriorated and in poor condition, with evidence of water damage. The original brick hearth is extant and in good condition.

**Walls:** The walls are in poor condition, exhibiting plaster cracks, areas of deteriorating plaster and failing paint. There is a large plaster crack in the southeast corner of the closet. There are several penetrations, mostly for electrical wiring, which is no longer in use. The original baseboards are in poor condition and missing in some sections.

**Ceiling:** The ceiling is in fair condition with minor plaster cracks, deteriorating plaster and failing paint.

**Windows:** Window 206 is in good condition. The sashes appear to be replaced in kind, however it is possible that the original glass was salvaged and reused. The window sill is in poor condition, exhibiting checking, ultraviolet deterioration, splitting and paint failure.

**Doors:** Doors 1/207 and 2/207 are original and in good condition, exhibiting some chipping and peeling paint. The hardware, generally in good condition, is a combination of elements from various periods, ranging from the 19<sup>th</sup> to late 20<sup>th</sup> century. The transom above Door 1/207 is extant and in good condition, however the panes have been painted. Some of the door trim is damaged and the wood threshold at the closet door has been removed.

**Mechanical:** Radiator in the southwest corner is no longer extant.

**Electrical:** Suspended fluorescent ceiling fixture and modern electrical systems appear to be in good condition.

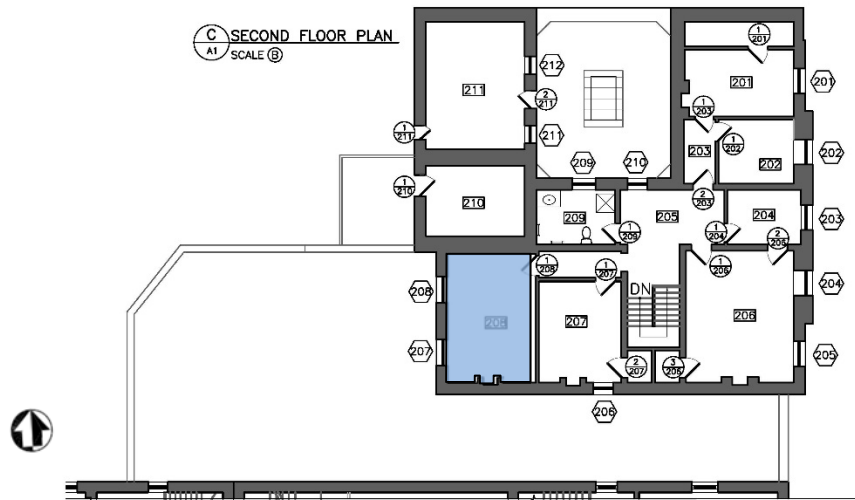
**Plumbing:** None.

**Other:** The marble mantel shelves, with ornamental metal brackets are intact and in good condition.



*Figure 1.5-46: Detail view of plaster and wood base damage at Room 207 (left).*

## Room 208



**Floor:** Large sheets of plywood have been installed on top of the original floors, making assessment of the original wood flooring difficult. The original wood floor, however, appears to be rotting in several areas. The original brick hearth is extant and in fair condition with some cracking.

**Walls:** The walls are in fair condition with a large plaster crack and exposed lath in northeast corner. The original wood baseboards are extant and in fair condition with some sections missing.

**Ceiling:** The ceiling is in poor condition, exhibiting severe plaster damage. There is a large hole in the south end with exposed lath and floor joists.

**Windows:** It appears as though the window sashes have been replaced but retain their original 19<sup>th</sup>-century glass. The painted wood sills are exhibiting checking and fading.

**Doors:** Door 1/208 and trim are original and in good condition, exhibiting chipping and peeling paint. The early 20<sup>th</sup>-century door knob is in good condition. The raised wood threshold is in fair condition.

**Mechanical:** Two radiators have been disassembled and are no longer functioning.

**Electrical:** Two fluorescent light fixtures, suspended from the ceiling, are in poor condition. Modern electrical systems appear to be in good condition.

**Plumbing:** None.

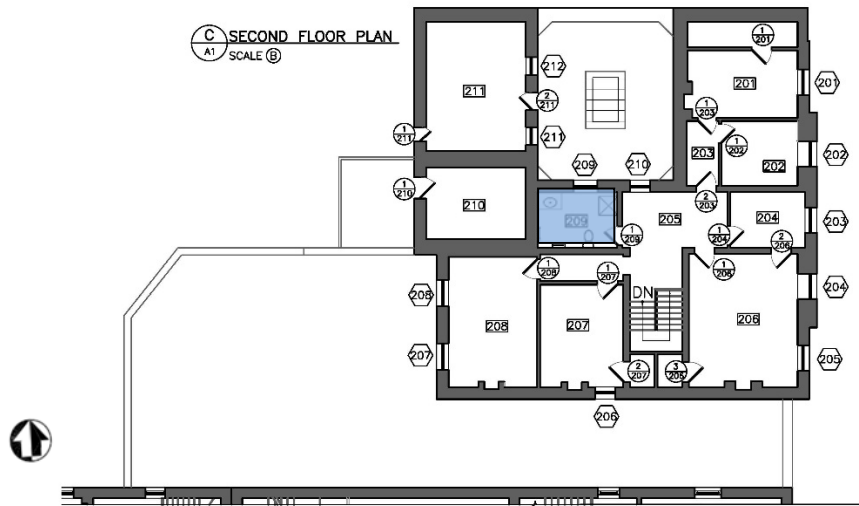
**Other:** The marble mantel shelf and ornamental metal brackets are intact and in fair condition, exhibiting peeling paint. Metal picture rail molding is extant and in fair condition.





*Figure 1.5-47: Detail view of plywood covering in Room 208 (top left). Detail view of damaged and missing plaster in Room 208 (top right). Detail view of fireplace in Room 208 (left).*

## Room 209



Floor: The linoleum floor is warping, exposing the original wood floors underneath. The wood floors appear to be in fair condition.

Walls: The walls are in fair condition with some cracks, failing plaster and deteriorating paint.

Ceiling: The ceiling is in fair condition with some plaster cracks and deteriorating paint.

Windows: Window 209, two casement windows, are in good condition with peeling paint on the window trim.

Doors: Door 1/209 is original and in good condition with some peeling paint.

Mechanical: Radiator is still intact but no longer functioning.

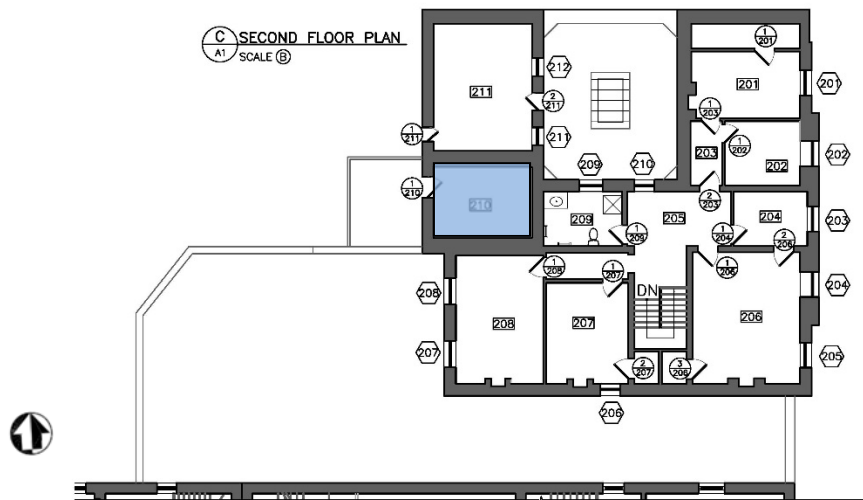
Electrical: Fluorescent light fixture, electrical panel and modern heating systems appear to be in good condition.

Plumbing: All elements of the previous plumbing system are in poor condition; the systems have been drained of water and look to have been non-functioning for an extended period of time.



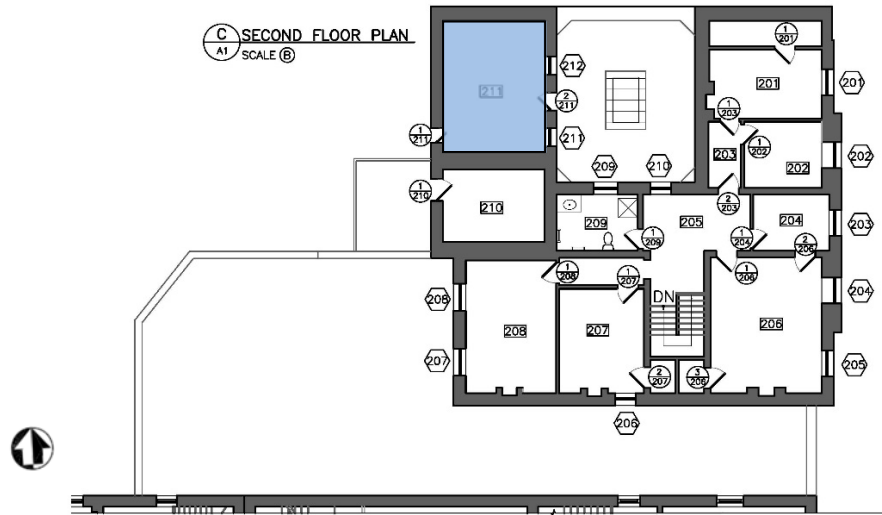
Figure 1.5-48: Detail view of modern sheet flooring over wood flooring in Room 209 (left).

### Room 210



Room 210 could not be accessed with the ladder available on the day of survey.

## Room 211



**Floor:** Large quantities of salvaged shutters, doors, windows and other lumber and building elements are stored in this space, completely obscuring the floor.

**Walls:** The north, west and south walls are original plaster on masonry though large areas are missing exposing the original rubble stone masonry. Plaster had a painted or whitewash finish.

**Ceiling:** Ceiling is almost entirely missing exposing the wood ceiling joists and the sloped wood roof structure above.

**Windows:** Windows 211 and 212: The wood hopper windows are in fair condition. They appear to be operable, but the wood looks to have been exposed to significant moisture. Given limitations regarding access, in-depth examination wasn't possible, but the wood may be beginning to exhibit evidence of rot. The arched masonry openings are generally in fair condition though significantly soiled. The sloped sill of the south Window 211 has suffered from significant loss of the finish plaster coat.

**Doors:** Door 1/211: The board-and-batten wood door and its hardware are in good condition. Piles of debris and salvaged materials prevent the door from opening completely.

Door 2/211: The plaster head and jambs at the arched masonry opening are in good condition. The sill has a large crack near the door frame and all of the plaster at the opening exhibits general soiling. The round metal vertical bars in a metal frame are in good condition overall with areas of minor surface rust and significant overall paint loss. The jambs of the wood door frame are in good condition with only minor soiling. The head and sill of the wood frame appear to have been exposed to significant moisture and are beginning to show evidence of rot.

**Mechanical:** None.

**Electrical:** None.

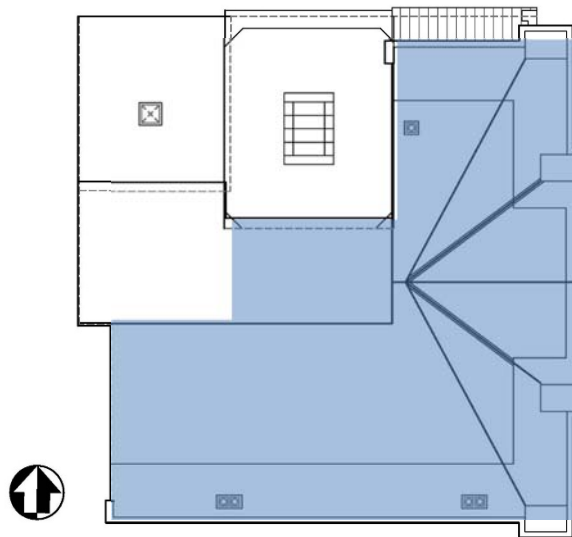
**Plumbing:** None.

Other: The modern brick flue appears to be in good condition only exhibiting general soiling.



Figure 1.5-49: View of debris on the floor and plaster deterioration at the north wall in Room 211 (left). View of iron bars and deteriorating wood sill and head at Door 2/211 (right).

### Attic



Floor: None.

Walls: The stone in the exposed rubble masonry walls is in good condition. The bedding mortar varies in condition from loose and crumbling to stable. Generally, the masonry does not appear to have received finish pointing.

Ceiling: Exposed wood roof framing. See structural report.

Windows: The west screen and its wood frame are in good condition.

Doors: None.

Mechanical: None.

Electrical: None.

Plumbing: None.

Other: The brick flue at the south wall over Rooms 103/206 is in good condition. The brick flue over Rooms 101/201 is in poor condition. The cheek walls of the flue do not appear to have been toothed into the stone and the entire flue has pulled away from the wall and is currently out of plumb. The flush brick flues over Rooms 207 and 208 are in fair condition. The bricks are in good condition, but much of the mortar is missing. It is not clear how well bedded the bricks were previously and it is possible that the flues never had extensive amounts of mortar.

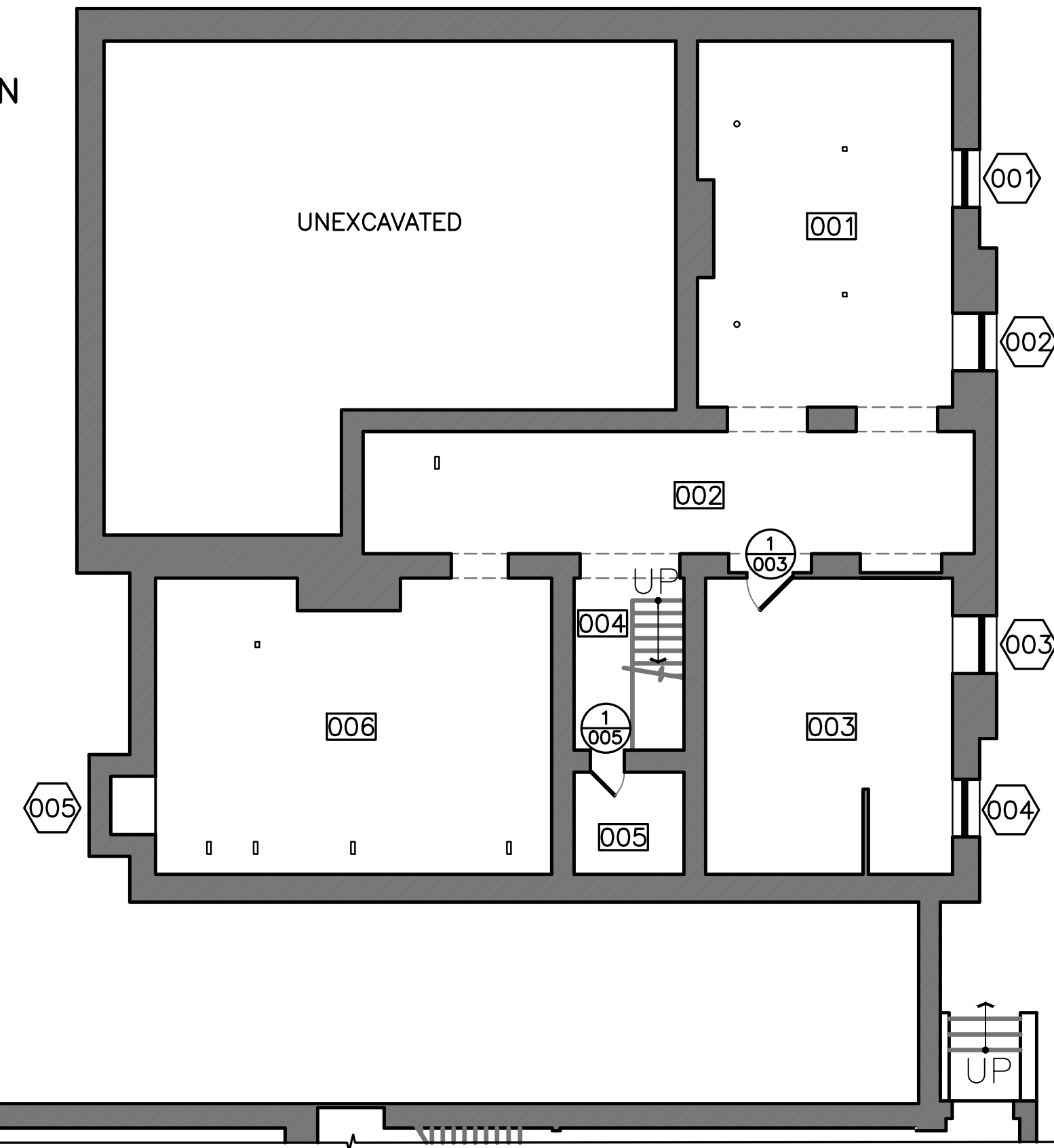
## **APPENDIX A**

### **Measured Drawings**

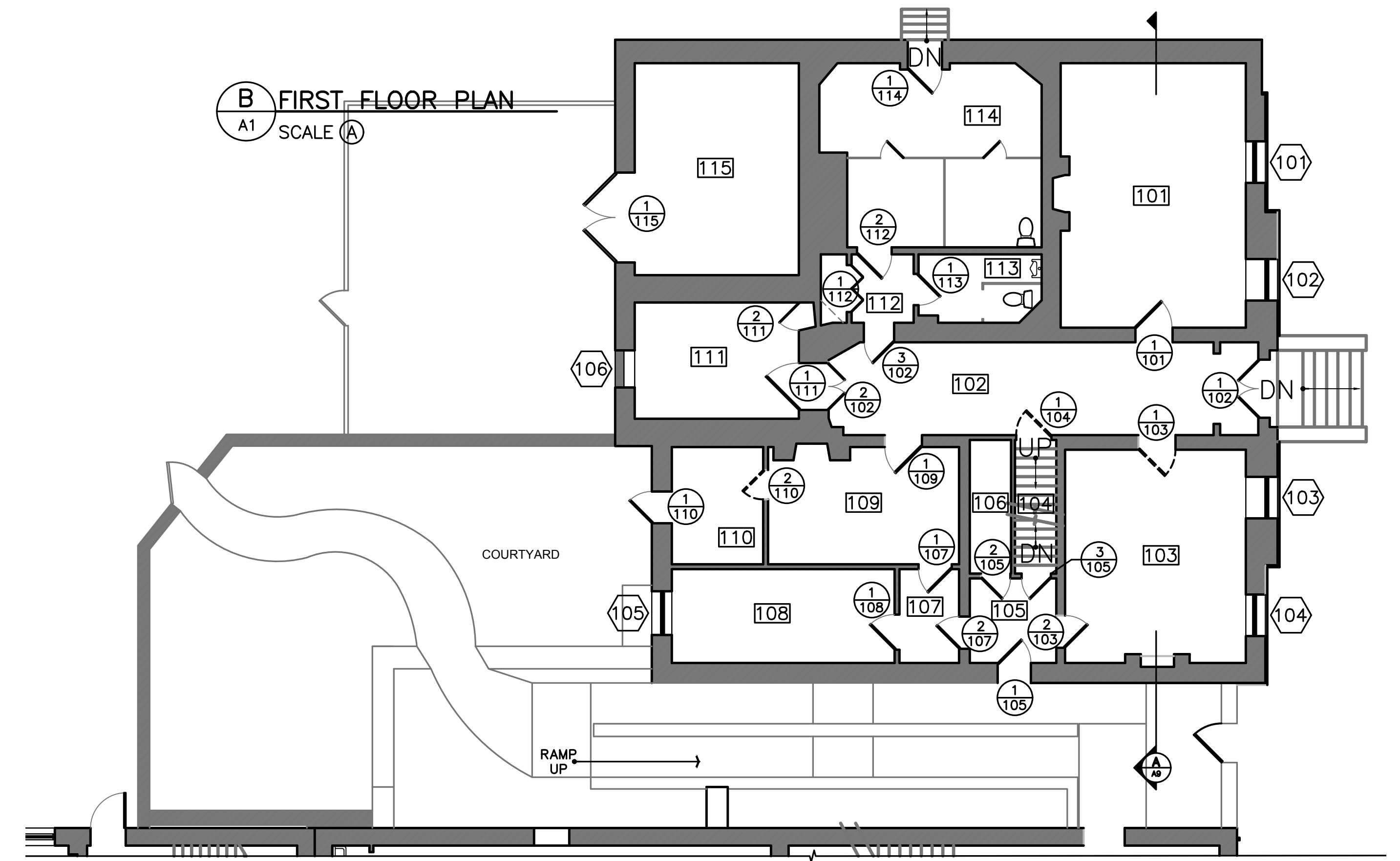




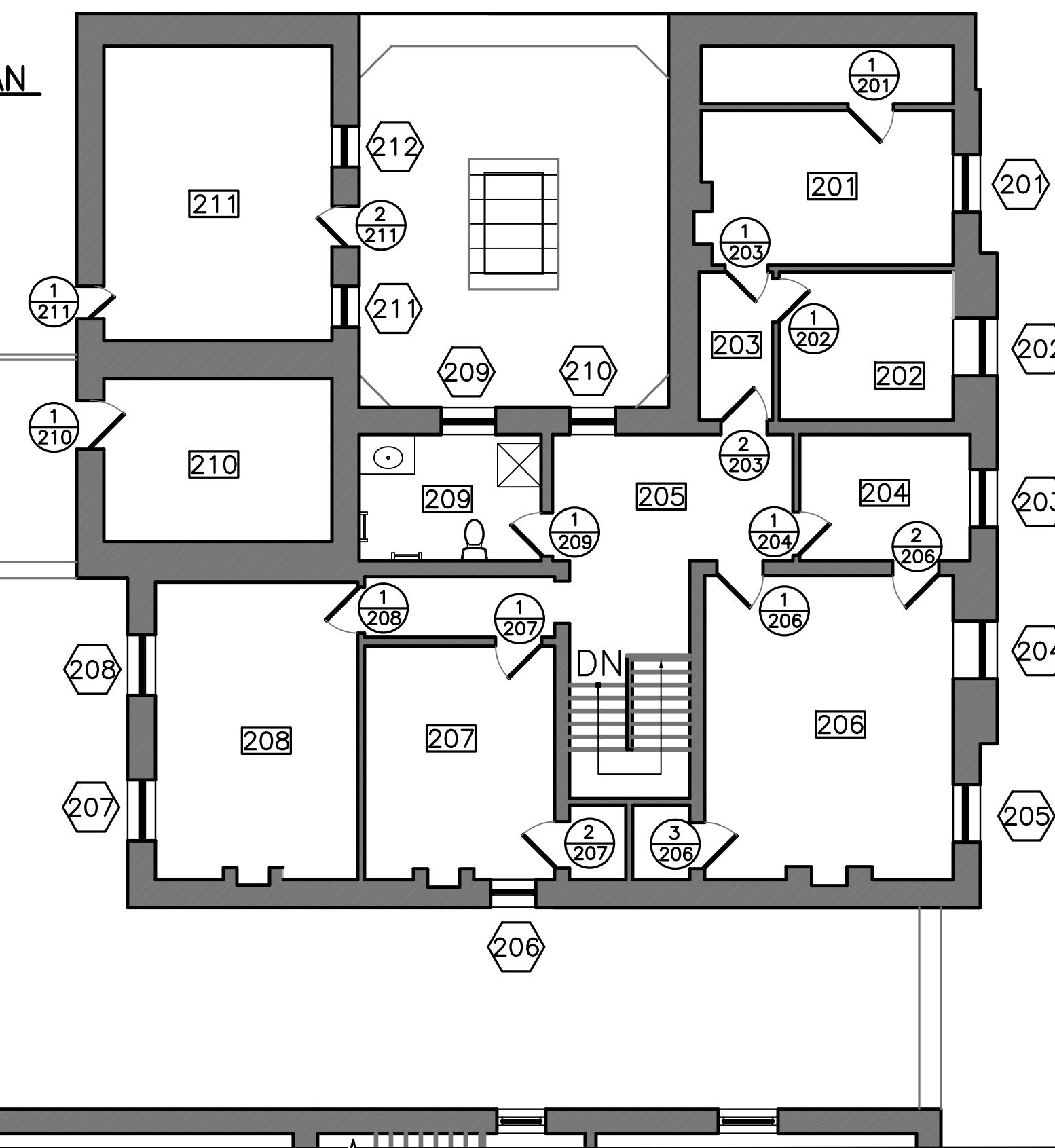
**A** BASEMENT FLOOR PLAN  
A1 SCALE (A)



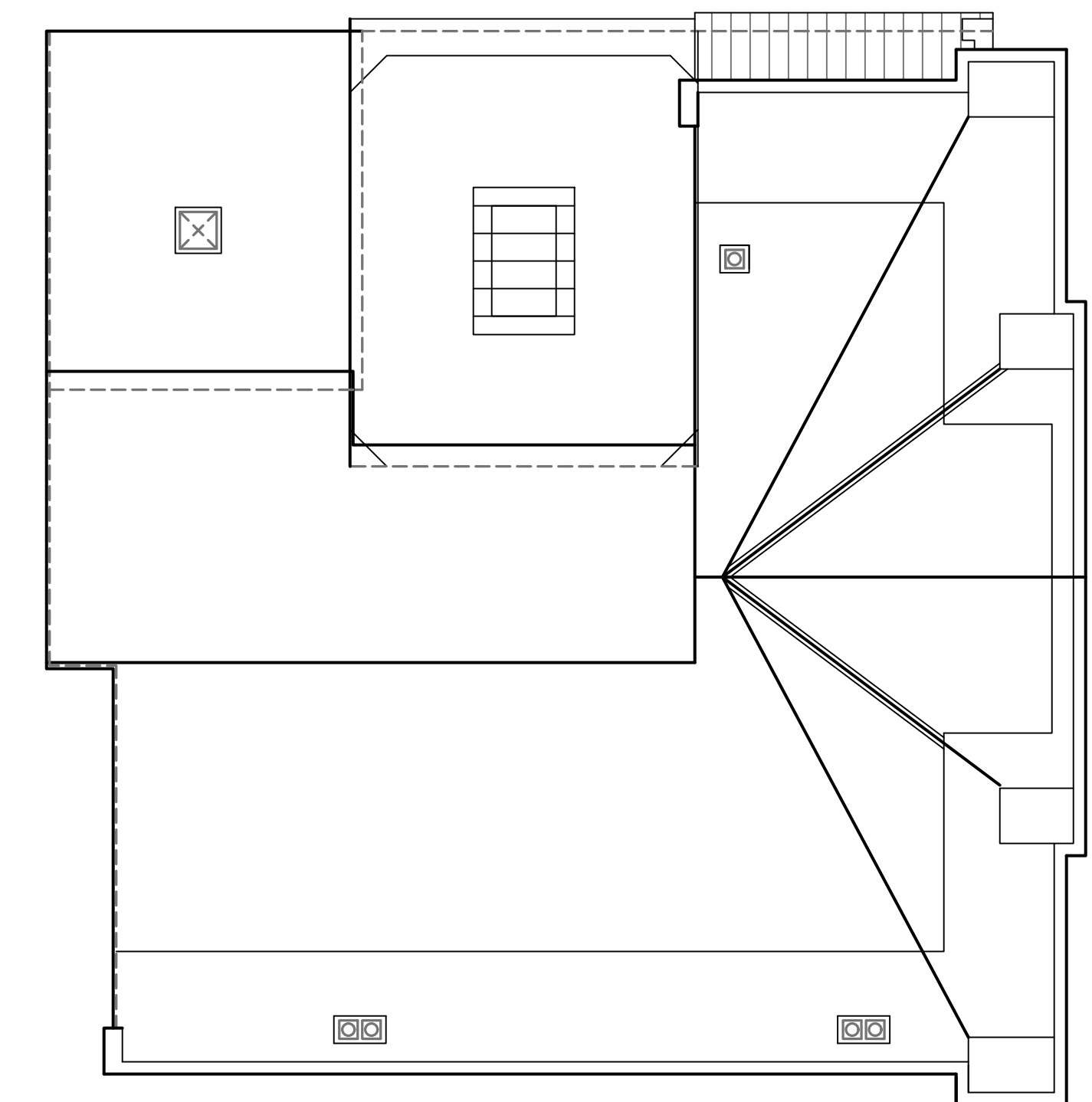
**B** FIRST FLOOR PLAN  
A1 SCALE (A)



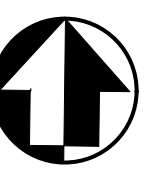
**C** SECOND FLOOR PLAN  
A1 SCALE (B)



**D** THIRD FLOOR PLAN  
A1 SCALE (B)

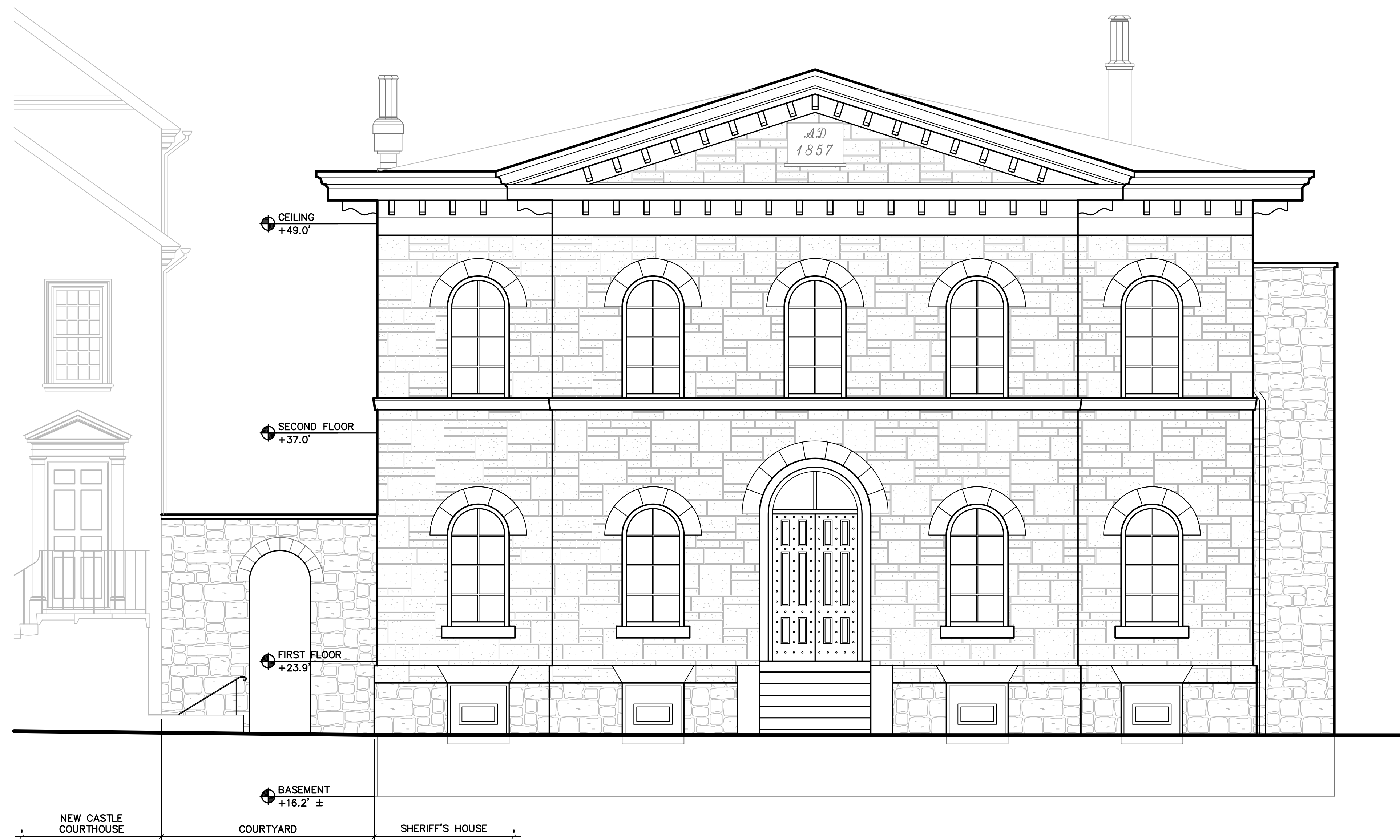


SCALE (A) 8 0 8 16  
SCALE OF FEET



DESIGNED: ---	SUB SHEET NO. <b>A1</b>	TITLE OF SHEET <b>FLOOR PLANS</b> SHERIFF'S HOUSE	DRAWING NO. ---
TECH. REVIEW: ---			PMIS/PKG NO. ---
DATE: --/--/---			SHEET <b>1 of 6</b>

6/1/2015 11:14 AM AUTOCAD2016 K:\SHERIFF'S HOUSE\6-15-15\ARCH\A2-E-ELEV

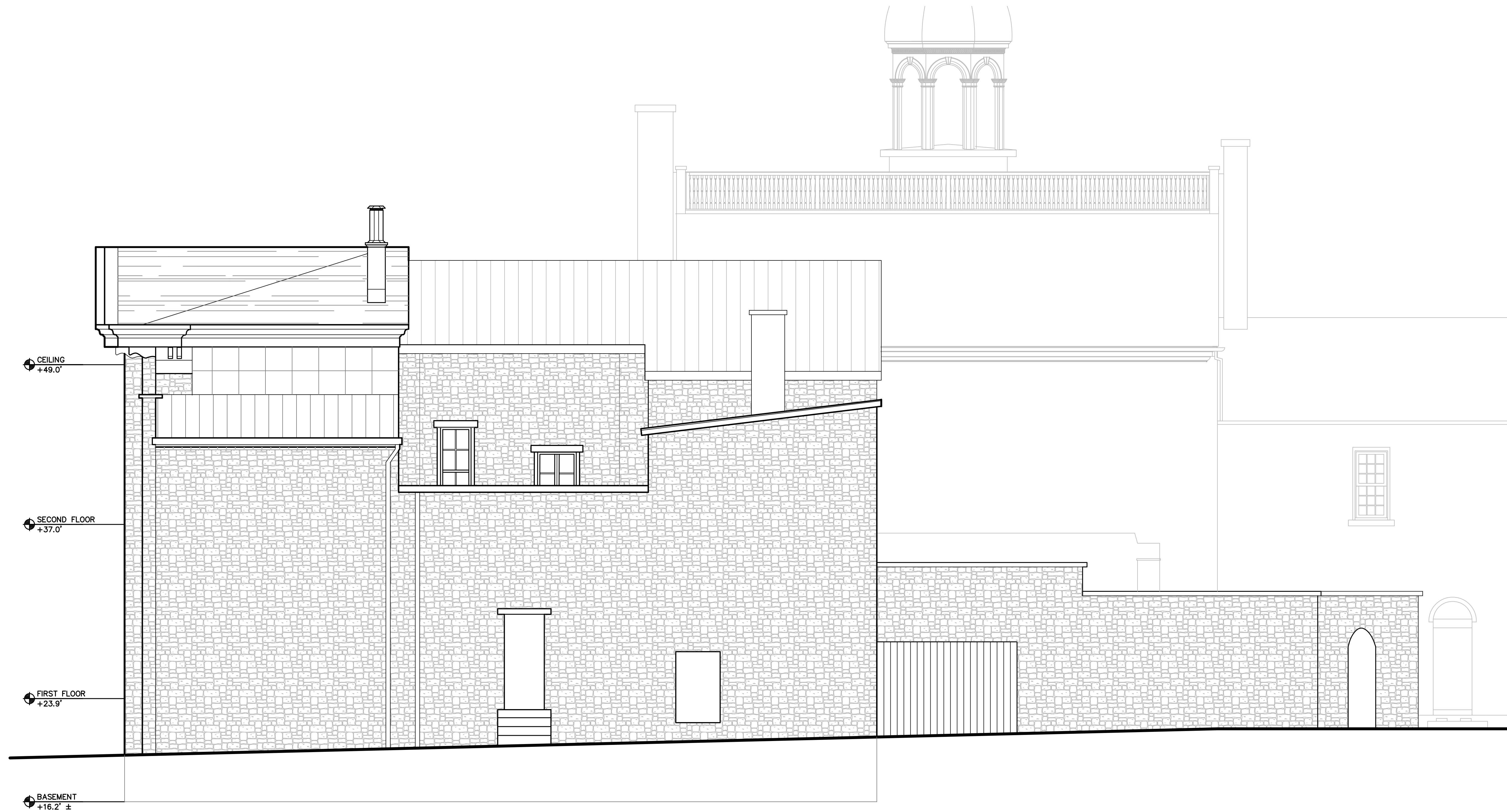


**A** EAST ELEVATION  
 A2 SCALE (B)

SCALE (B) SCALE OF FEET

DESIGNED: ---	SUB SHEET NO. ---	TITLE OF SHEET ---	DRAWING NO. ---
<b>GADD</b>	<b>A2</b>	<b>ELEVATIONS</b>	PMIS/PKG NO. ---
TECH. REVIEW: ---		SHERIFF'S HOUSE	SHEET 2 OF 6
DATE: -/--/---			

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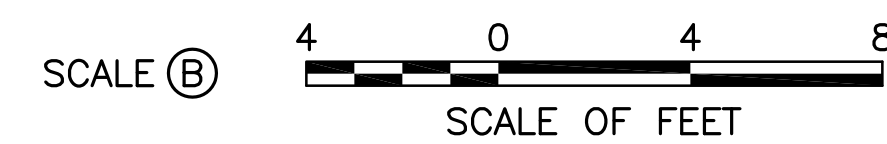


**A** NORTH ELEVATION  
 A3 SCALE (B)

SCALE (B) SCALE OF FEET

DESIGNED: ---	SUB SHEET NO. ---	TITLE OF SHEET ---	DRAWING NO. ---
DESIGNED BY: GADD	<b>A3</b>	<b>ELEVATIONS</b>	PMIS/PKG NO. ---
TECH. REVIEW: ---			SHEET 3 OF 6
DATE: -/--/---			SHERIFF'S HOUSE

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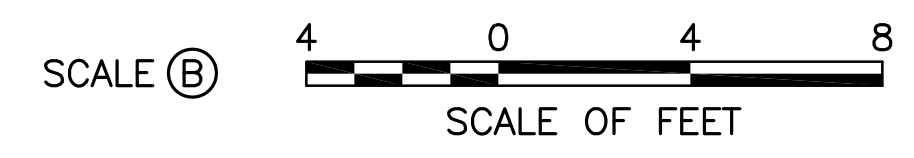
**A** WEST ELEVATION  
A4 SCALE (B)

DESIGNED: ---	SUB SHEET NO. ---	TITLE OF SHEET ---	DRAWING NO. ---
DESIGNED BY: <b>GADD</b>	<b>A4</b>	<b>ELEVATIONS</b>	PMIS/PKG NO. ---
TECH. REVIEW: ---			SHEET 4 OF 6
DATE: -/-/---		SHERIFF'S HOUSE	

6/1/2015 11:14 AM AUTOCAD2016 K:\SHERIFF'S HOUSE\6-15-15\ARCH\A5-S-ELEV

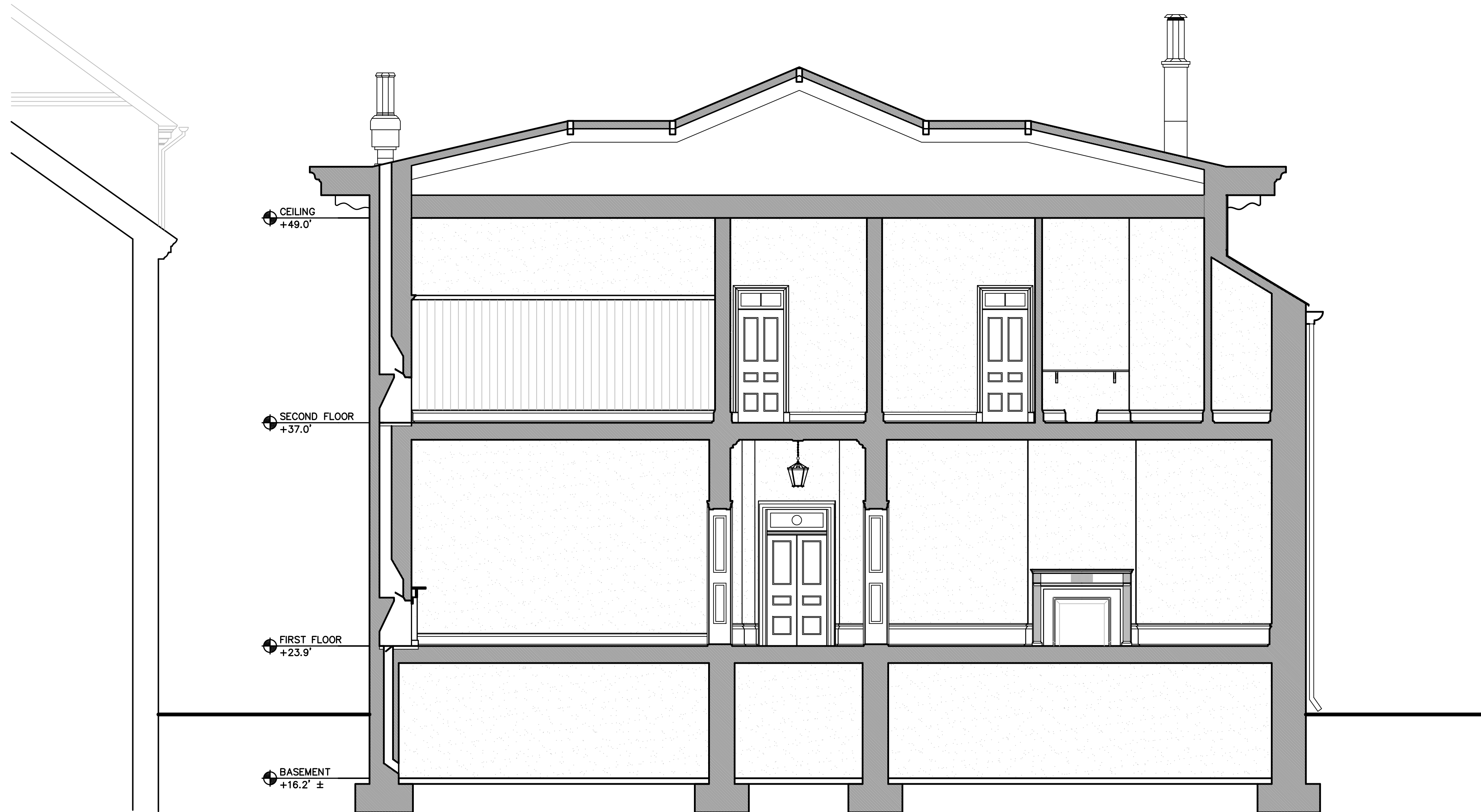


**A** SOUTH ELEVATION  
A5 SCALE (B)



DESIGNED: ---	SUB SHEET NO. ---	TITLE OF SHEET ---	DRAWING NO. ---
TECH. REVIEW: ---	<b>A5</b>	<b>ELEVATIONS</b>	PMIS/PKG NO. ---
DATE: -/--/---			SHEET <b>5</b> OF <b>6</b>
		SHERIFF'S HOUSE	

6/1/2015 11:14 AM AUTOCAD2016 K:\SHERIFF'S HOUSE\6-15-15\ARCH\A6-SECTION



SCALE (B) SCALE OF FEET

**A** SECTION  
A9 SCALE (B)

DESIGNED: ---	SUB SHEET NO. ---	TITLE OF SHEET ---	DRAWING NO. ---
TECH. REVIEW: ---	<b>A6</b>	<b>SECTION</b>	PMIS/PKG NO. ---
DATE: -/--/---			SHEET <b>6</b> OF <b>6</b>
		SHERIFF'S HOUSE	

## **APPENDIX B**

### **Partial Chain of Title and Deeds**





## APPENDIX B – Partial Chain of Title

June 13, 1772	“An Act for Vesting the State House, and other public buildings, with the lot of ground whereon the same are erected, together with other ground, situate in the town of New Castle in Trustees for the uses therein particularly mentioned...” Establishes the Trustees of New Castle Common. Laws of the State of Delaware, Vol. 1, p. 513.
August 19, 1809	Thomas Kean and surviving Trustees deed the Market Square properties to James Rogers, James R. Black, Kensey Johns, James Riddle, William C. Frazer, George Read and George Monro by deed. Deed Book F, Vol. 5, p. 108.
March 13, 1851	James Rogers, surviving Trustee, deed the Market Square property to John Janvier, William T. Read, William Couper, Charles H. Black and James C. Mansfield by deed. Deed Book G, Vol. 6, p. 317.
April 30, 1877	John Janvier, surviving Trustee, transfers the Market Square property to George Gray, John H. Rodney, Richard G. Cooper, Joseph H. Rogers and Julian D, Janvier by deed. Deed Book W, Vol. 10, p. 385.
February 20, 1883	The above property transfer is ratified by the General Assembly and includes the state house, gaol, gaol’s house, yard, & c. The State House will be henceforth used for the Superior Court and the Sheriff’s House and Jail will continue in their existing use. Laws of the State of Delaware, Vol. 17, ch. 177, p. 339.
April 9, 1907	Title to the state house and Sheriff’s House and jail transferred to a new Board of Trustees consisting of John H. Rodney, Joseph H. Rogers, William Deakyne, Harry G. Cavanaugh and William D. Greer. Laws of the State of Delaware, Vol. 24, Ch. 191, p. 393
March 31, 1913	By Act of the General Assembly, George Gray and John H. Rodney, surviving Trustees, are authorized to transfer the Market Square property to a new group of elected Trustees of Market Square: John H. Rodney, William Deakyne, Harry G. Cavanaugh, William J. Ferris, James G. Shaw. However, John H. Rodney died before the deed could be executed. Laws of the State of Delaware, Vol. 27, Chapter 219, p. 590.
1915	By act of the General Assembly, George Gray, surviving Trustee is authorized to transfer title to the Market Square properties to the following elected Trustees: David Boulden, Harry G. Cavanaugh, William Deakyne, William J. Ferris and James G. Shaw. Laws of the State of Delaware, Vol. 28, Ch. 136, p. 415. The deed was executed June 8, 1915

- June 1, 1955                   By Act of the General Assembly, the New Castle Historic Buildings Commission is created. Eleven Commissioners, five of whom are elected biennially starting with the existing Trustees of Market Square. Six Commissioners are appointed by the Governor – one from each county and three at-large. Laws of the State of Delaware, Vol. 50, Part I, Chapter 198, p. 362.
- December 27, 1967           By Act of the General Assembly, Title 29, Chapter 34 of the Delaware Code is repealed. Control of the Market Street property transferred from the New Castle Historic Buildings Commission to the Public Archives Commission. Laws of the State of Delaware, Vol. 56, Chapter 182, p. 604.
- June 22, 1970                 By Act of the General Assembly, Delaware Department of State created, including Division of Archives and Cultural Affairs which assumes responsibility for the New Castle buildings. The Public Archives Commission ceased to exist. Laws of the State of Delaware, Vol. 57, p. 1654. This agency was renamed the Division of Historical and Cultural Affairs in 1971.
- February 25, 2013           State of Delaware to United States of America , Department of the Interior, National Park Service.  
Deed No. 20130226-0012610 for Parcel No. 21-015.30-155 as shown in plot surveyed by VanDemark & Lynch dated 12/3/2012 and recorded in the Land Records of New Castle County as Microfilm No. 20130116-0003722.

## **APPENDIX C**

### **Paint Sample Data Sheets**



**DATA SHEET**

New Castle Sheriff's House

<p>Sample No. 101-2 Location: North Parlor Door Trim</p> <p>1. White P Oil 1850-90 2-3 Grsh Pink F " " 4-11 Whites " " 12-14 Pale yel/G " 20th c. 15-16 Pale Blue " " 17-19 Lt-Med Grn Latex 1970+</p>	<p>Sample No. 101-1 Location: North Parlor Baseboard</p> <p>1-8 Whites P, F Oil 20th c 9-11 Pale yellow ki " " 12-13 Pale/Lt Blue " " 14-16 Lt/Med Grn Latex 1970+</p>	<p>Sample No. 101-3 Location: North Parlor Door to Hall - Rm side</p> <p>Same as 101-2</p>
<p>Sample No. 101-4 Location: North Parlor S Wdo Surround</p> <p>1-2 Grsh Pink P/F Oil 1857 3 Grsh Pink F " 1850-90</p> <p>} Same as 4-19 in 101-2</p>	<p>Sample No. 101-5 Location: North Parlor S Wdo Trim</p> <p>Similar to 101-2. Some pcs start with whites (likely apron)</p>	<p>Sample No. 101-6 Location: Mantel</p> <p>starts with pale yellow/Cream layers. Since this mantel is Colonial Rev (lt 20s?) it would date these layers to then</p>
<p>Sample No. 102-1 Location: Center Hall Baseboard Main Hall</p> <p>1-3 Graining on pale pink 1857 4-5 Graining on blk yell. 6-7 Graining on yell pink 8-9 Graining on 1850-90 10-11 Grsh blue 12-13 Grsh pink <del>1850-90</del> 14-16 Grain on or yell 17-24 Whites/Yel 25-26 Lt yellow 27-33 White, yell, Or. Grn late</p>	<p>Sample No. 102-2 Location: Center Hall Baseboard - Vest. wall</p> <p>starts with layers 6-7 from 102-1</p>	<p>Sample No. 102-3 Location: Center Hall Parlor door jambs 101, 103</p> <p>inconclusive earliest observed is graining similar to 4-5 on sample 102-1</p>
<p>Sample No. 102-4 Location: Center Hall Door Trim to 101-103</p> <p>starts with 8-9 on 102-1</p>	<p>Sample No. 102-5 Location: Center Hall Door Trim @ Vestibule wall</p> <p>starts with layer 6 yellow/pink from Sample 102-1 no graining</p>	<p>Sample No. 102-6 Location: Center Hall Ext Door Trim</p> <p>sequence is jumbled evidence of dark yell (4) and (2) from 102-1 orig 1857 trim</p>

# DATA SHEET

New Castle Shuff's House

<p>Sample No. 102-7 Location: Center Hall Door to 112 Trim &amp; Leaf</p> <p>1-3 yw mid 20th c. 4-5 Lt yellow 6-7 Pale Blue 8-9 Whites 10 Pinkish gray 11 Lt olive c1970 12 Bronsh orange 13 Dh olive</p>	<p>Sample No. 102-8 Location: Center Hall C cornice</p> <p>12 Pale pink 1857 3 Lt yell 4 Grsh pink 5-6 Grsh blue 7 Grsh pink yell pink 1920s yws Lt yellow Lt gray c1970 Dnshorange Med olive</p>	<p>Sample No. 103-1 Location: South Parlor Baseboards</p> <p>1 White P Oil 1857 2 Grsh Pink F 3 White 4 Grsh Pink 1880-90 5 Lt Blue 6 Grsh brown 8-9 Lt Blue 1920s 10-19 Whites/yw 19-22 Lt bl/yr 23-25 Lt gr, brnshorange latex med olive</p>	<p>* some pcs vary. Replacement matl.</p>
<p>Sample No. 103-2 Location: South Parlor N window frame</p> <p>1. White P Oil 1880-90 2-3 Grsh Pink F same as <del>top</del> Sample 103-1 except for browns</p>	<p>Sample No. 103-3 Location: South Parlor S Wdo Frame</p> <p>same as Sample 103-1 except for browns</p>	<p>Sample No. 103-4 Location: South Parlor Window Trim</p> <p>Starts with layer 3 of Sample 103-1 1880-1890</p>	
<p>Sample No. 103-5 Location: South Parlor Door trim to Hall</p> <p>inclusive similar to Window trim</p>	<p>Sample No. 103-6 Location: South Parlor Door Trim to 105</p> <p>Same as 103-4 1880-1890 Door trim matches base @ base hgt</p>	<p>Sample No. 103-7 Location: South Parlor Door to 105</p> <p>sequence starts with grayish brown - dates from 1880-90 later than trim</p>	
<p>Sample No. 104-1 Location: Stair Hall Door Trim Stringer</p> <p>1 White 1857 2 Pale Pink 3-4 Grsh Pink 1880-90 5-6 Green on yw 7-8 Lt Blue 9-10 Grsh Pink 11-12 Yell/Orange 13-18 Whites/yw 1920s 19-20 Lt yell Lt Blue Gr. Brown White c1970</p>	<p>Sample No. 104-2 Location: Stair Hall Rise</p> <p>Orig Varnish followed by modern latex paints</p>	<p>Sample No. Location:</p>	

More brown + blue @ base height

# DATA SHEET

New Castle Shuffles House

<p>Sample No. 105-1 Location: Back Hall Baseboard</p>	<p>Sample No. 105-2 Location: Back Hall Door Trim to Bsmt</p>	<p>Sample No. 105-3 Location: Back Hall Door Trim to 107</p>
<p>c1970 1 White 2-3 Graining on pale pink 4 Pinkish gray 5 Lt blue 6 Grish pink 7 Yell pink 8-9 Orange yell 10 Yell pink 11-17 Whites/yw 18 Lt yellow Lt bl, Grns blue</p>	<p>1. White 2 Pale pink 3 Pinkish gray 4 Yell pink (strong) 5-6 Graining on lt yell pink 7 Pinkish gray 8 Lt blue 9-11 Orange yellows 12 White 13 Strong yellow pink 14 White</p>	<p>Multiple sequences Some similar to 105-1 Some with more graining</p>
<p>Sample No. 105-4 Location: Back Hall Door to Bsmt</p>	<p>Sample No. 105-5 Location: Back Hall Door to 107</p>	<p>Sample No. 106-1 Location: Stair Hall enclosure W. Baseboard</p>
<p>Similar to trim but starts with graining layer 5-6 over white prime -Newer than trim</p>	<p>starts with white; middle of sequence similar to others in 105 then goes to strong dark greens; likely relocated more than once</p>	<p>Graining on pale pink 1857 Graining on yw 1880-90 Grish pink Lt blue Grish pink Yell pink for yell Whites/yw Lt yellow White Lt Blue c.1970</p>
<p>Sample No. 106-2 Location: Stair Hall enclos. Paneled Stair Encl</p>	<p>Sample No. 107-1 Location: Rm 107 Door trim in new part.</p>	<p>Sample No. 107-2 Location: Room 107 Wainscot E wall</p>
<p>Same as basebd but some do not have graining 1st Wall orig pale pink w/ grained base</p>	<p>Lt grish greens 1990s</p>	<p>Multiple sequences Some pale pink 1857 baseboard all others show orig varnish</p>
<p>Sample No. 108-1 Location: Room 108 Base on new part</p>	<p>Sample No. 108-2 Location: Room 108 W window trim &amp; Frm</p>	<p>Sample No. 108-3 Location: Room 108 Wainscot S &amp; W</p>
<p>Dk grish blue P/F 1950s White 1 Lt Blue F Brish orange F c.1970 White 1 Yell pink F Med blue</p>	<p>Early 1857 pinker but missing some middle layers</p>	<p>No early layers as seen in E basebd</p>

# DATA SHEET

New Castle Sheriff's House

<p>Sample No. 109-1 Location: Rm 109 Wainscot/Trim @ Dr</p> <p>White ? to 102 Pale Pink F 11-19th c. 2 Grsh Pink <del>lt blue</del> Lt Brn/blue Grsh Pink 7 Whites/Yw 1920s Dk yell grn Dk green 2 Med gr. blue 1950s Lt Blue Olive greens 1990s</p>	<p>Sample No. 109-2 Location: Room 109 Mantel</p> <p>7+ Whites/Yw 1920s Dk Greens 1950s 4 blues 1970s</p>	<p>Sample No. Location:</p>
<p>Sample No. 201-1 Location: North Chamber Base N wall</p> <p>3 Whites Oil ? 1857 7+ Whites Oil White/Pale yell Brnsh Pink Brnsh Cl. c.1970 white Med Blue</p>	<p>Sample No. 201-2 Location: North Chamber Base + Door Trim S wall</p> <p>Sample in poor cond. Roughly same as 201-1. Heavy dirt layers between some whites</p>	<p>Sample No. 203-1 Location: 2nd Fl Hall on N Chamber - Door Trim</p> <p>Similar to 201-1 Heavy dirt betw layers</p>
<p>Sample No. 204-1 Location: 2nd Fl Stair Hall Baseboard</p> <p>Heavy dirt betw white layers 15+ Whites/Yw 1857 Lt yell thru 1920s Pale Gray Pale Grn Brnsh Pink c.1970 Brnsh Cl. white Med Blue</p>	<p>Sample No. 206-1 Location: Rm 206 closet Baseboards</p> <p>Appears to post date orig constr. Dividing partition c.1920s 10+ Whites/Yw yell Pink Pale Grn Brnsh Pink White</p>	<p>Sample No. 207-1 Location: Rm 207 New baseboards</p> <p>Approx 6 whites Yw 2 Pale Grn Pale Grn 2 Pale Grn White</p>
<p>Sample No. 207-2 Location: Rm 207 S baseboard</p> <p>Similar to 207-1 but appears to have 1 or 2 more whites/yw</p>	<p>Sample No. 207-3 Location: Rm 207 Door Trim @ closet</p> <p>Similar to 207-1</p>	<p>Sample No. 207-4 Location: Room 207 Closet Door</p> <p>Appears to be contemporary w/ door trim</p>



**DATA SHEET**

*New Castle Sheriff's House*

<p>Sample No. <i>207-5</i>                  Location: <i>Rm 207</i>  <i>Window Trim</i></p>	<p>Sample No. <i>207-6</i>                  Location: <i>Rm 207</i>  <i>FIP brackets</i></p>	<p>Sample No. <i>208-1</i>                  Location: <i>Room 208</i>  <i>Base - masonry walls</i></p>
<p><i>Sample is fragmented                  Difficult to get a                  definite count of                  whites. 19th cent                  but can't tell if                  1857</i></p>	<p><i>Similar to other                  features in room but                  fewer greens &amp; whites                  Not painted as often</i></p>	<p><i>Fragmented                  6-7 Whites +                  yw                  Lt Green                  Lt gray gm                  Lt yell gm                  Lt blue                  Bright blue                  white</i></p>
<p>Sample No. <i>208-2</i>                  Location: <i>Room 208</i>  <i>E wall base of door tr</i></p>	<p>Sample No. <i>208-3</i>                  Location: <i>Room 208</i>  <i>W wall trim</i></p>	<p>Sample No.                  Location:</p>
<p><i>Fragmented                  5-6 whites                  {                  Same as 208-1</i></p>	<p><i>Same as 208-1                  7-8 whites                  Window trim is orig                  These wdos are orig                  but may have been                  relocated from else-                  where on 2nd fl.</i></p>	
<p>Sample No.                  Location:</p>	<p>Sample No.                  Location:</p>	<p>Sample No.                  Location:</p>
<p>Sample No.                  Location:</p>	<p>Sample No.                  Location:</p>	<p>Sample No.                  Location:</p>



**APPENDIX D**

**2011 Restoration Drawings**





Illustration indicates design intent and may not reflect final details. © 2011 Bernardon Haber Holloway Architects PC

**EXTERIOR RESTORATION OF**

# SHERIFF'S HOUSE

**10 MARKET ST.  
NEW CASTLE, DE 19720**

Project Manager:  
**STATE OF DELAWARE-OMB-DFM**  
Thomas Collins Building, Suite 1  
540 South DuPont Highway  
Dover, DE 19901  
T 302-739-5261 F 302-739-3037  
Contact: Larry Schrock  
E-mail: lschrock@state.de.us

Owner:  
**STATE OF DELAWARE HISTORICAL & CULTURAL AFFAIRS**  
21 The Green  
Dover, DE 19901  
T 302-736-7400 F 302-739-5660  
Contact: Lynn Riley  
E-mail: lynn.riley@state.de.us

Architect: Consultant to Owner  
**BERNARDON HABER HOLLOWAY ARCHITECTS LLC**  
Three Mill Road, Suite 211  
Wilmington, DE 19806  
T 302-622-9550 F 302-622-9554  
Contact: Kevin J. Rychlicki, AIA  
E-mail: krychlicki@bernardon.com

Restoration Architect: Consultant to the Architect  
**FRENS & FRENS LLC**  
120 South Church St.  
West Chester, PA 19382  
T 610-430-7730 F 610-430-7621  
Contact: Carol Quigley  
E-mail: cqigley@frensandfrens.com

## KEY INFORMATION

- Applicable Code(s) & Regulations For This Project:  
2009 IBC (International Building Code With Amendments)  
2009 IEBC (International Existing Building Code)  
ICC/ANSI A117.1-2003 (Accessibility required by IBC)  
ADAAG (American with Disabilities Act Accessibility Guidelines)  
Delaware State Fire Prevention Regulation 2009  
2009 Edition of Life Safety NFPA 101
- Occupancy Use Group(s): Business
- Construction Type(s): VB (IBC 2009), V(000) (2009 NFPA 101)
- Project Description: This project consists of exterior restoration of stone masonry, windows, doors, partial roofing, and woodwork.
- Date(s) of Original Construction: 1852

## GENERAL NOTES

- All work shall be in accordance with applicable state and local building codes and all other governing agencies and regulations.
- Contractor shall verify all conditions and dimensions in the field prior to commencement of the work. Verify layout in relation to property, benchmarks, and other fixed conditions. Report discrepancies to the Architect immediately upon discovery.
- Notify Architect of discrepancies regarding the Contract Documents or design intent immediately upon discovery. Contractor shall be responsible for obtaining clarification prior to proceeding with the work or related work.
- Contractor shall obtain all required building permits and licenses.
- Contractor shall remove all rubbish and debris from the site during course of project, and dispose of legally off-site.
- Contractor shall perform all cutting, patching and protection required to complete the work indicated on the Contract Documents.
- Contractor shall provide all inspections and tests required by state and local authorities including but not limited to mechanical, plumbing, and electrical work. Refer to individual drawings and specifications for additional testing requirements.
- Unless indicated otherwise in Specifications, products and manufacturers are noted to establish the type and quality of materials to be provided. Contractor may submit proposed substitutions to the Architect for review, with enough supporting data provided for the Architect to make an evaluation. Contractor shall include costs associated with proposed substitution, including redesign, and alteration of adjacent work to accept substitution.
- All dimensions are either to face of masonry or the face of stud, unless noted otherwise. Drawings are not to be scaled.
- Install all equipment and materials per manufacturer's instructions and recommendations unless specifically otherwise indicated, or where local codes and regulations take precedence.
- Contractor shall provide supervision while any subcontractors or workers are on the job site and shall supervise and direct all work.
- Contractor shall be solely responsible for all construction means, methods, techniques, sequences, procedures, site safety, erosion and sedimentation control, and coordinating the work of all trades under the contract.
- No products containing asbestos or other hazardous materials shall be installed on this project or used during the construction of the project. It shall be the responsibility of the Contractor to certify to the Owner that this requirement has been met. Subcontractors shall verify to the Contractor that no asbestos or other hazardous products are used in their work.
- Locations of rated fire/smoke separations and/or fire resistive structural protection are shown on documents. Provide complete assemblies to meet fire resistive requirements of the project including protection of structural elements and fire separation assemblies. Maintain the integrity of these assemblies at openings and penetrations including but not limited to fire or smoke dampers in ductwork, light fixture protection, electrical device box ratings, expansion joints, and sealants. Provide this protection by using complete building component systems approved by recognized authorities such as Underwriters Laboratories, Inc., Factory Mutual, or other building code accepted agencies. It is the responsibility of the Contractor to coordinate subcontractors and suppliers to accomplish this work during bidding, procurement, scheduling, sequencing and construction of the project.
- Delegated Design: When professional design services or certifications related to systems, materials, or equipment are required by these documents, the Architect/Engineer will specify performance and design criteria that such services must satisfy. The Contractor shall cause such services and certifications to be provided by a properly licensed design professional, whose signature and seal shall appear on all drawings, calculations, Shop Drawings, and other related submittals. The Owner and Architect/Engineer shall be entitled to rely upon the accuracy and completeness of those delegated services. The Architect/Engineer will review submittals only for the limited purpose of checking for conformance with performance and design criteria.

## LIST OF SHEETS

Sheet No	Sheet Title	Latest Issue Date
<b>GENERAL</b>		
G-001	COVER SHEET	09/31/11
G-002	GENERAL INFORMATION	09/31/11
<b>ARCHITECTURAL</b>		
A-101	ROOF PLAN, FLOOR PLANS, AND KEY NOTES	09/31/11
A-201	SOUTH ELEVATION AND KEY NOTES	09/31/11
A-202	EAST ELEVATION, PARTIAL SOUTH ELEVATION, CUPOLA ELEVATIONS AND KEY NOTES	09/31/11
A-203	NORTH ELEVATION AND KEY NOTES	09/31/11
A-204	WEST ELEVATION AND KEY NOTES	09/31/11
A-601	WINDOW SCHEDULE, TYPES, NOTES, AND DETAILS	09/31/11
A-602	DOOR SCHEDULE, TYPES, AND DETAILS	09/31/11

## LIST OF ALTERNATES

ALTERNATE ONE: RESTORE ROOF AND LIGHT MONITOR AT JAIL. BASE BID INCLUDES MAINTAINING EXISTING TEMPORARY ROOF.

ALTERNATE TWO: REPOINT 100-PERCENT OF SOUTH FACADE. BASE BID INCLUDES ONLY REPOINTING AREAS INDICATED.

ALTERNATE THREE: PROVIDE FLAT SEAM METAL ROOFING AT JAIL ROOF. BASE BID INCLUDES COLD FLUID APPLIED MEMBRANE ROOFING SYSTEM.



Three Mill Road, Suite 211  
Wilmington, DE 19806  
T 302-622-9550 F 302-622-9554

www.bernardon.com

The professional services of the Architect are undertaken for and performed in the interest of *State Of Delaware-OMB-DFM*. No contractual obligation is assumed by the Architect for the benefit of any other person involved in the project.

William E. Holloway, AIA Lic. No. 5164

**Restoration Architect:**

**FRENS & FRENS LLC**  
120 South Church St.  
West Chester, PA 19382  
T 610-430-7730

**Project:**  
**EXTERIOR RESTORATION OF SHERIFF'S HOUSE**  
10 Market St.  
New Castle, DE 19720



**Owner:**  
**STATE OF DELAWARE HISTORICAL & CULTURAL AFFAIRS**  
21 The Green, Dover, DE 19901

**Revision/Issue:**  
0 12/19/11 Issued For Construction

Drawn: AKK  
Reviewed: KJR  
Contact: Kevin Rychlicki, AIA  
Project Number: 8196.07-11

**Sheet Title:**  
**COVER SHEET**

**Sheet Number:**  
**G-001**

**SYMBOLS**

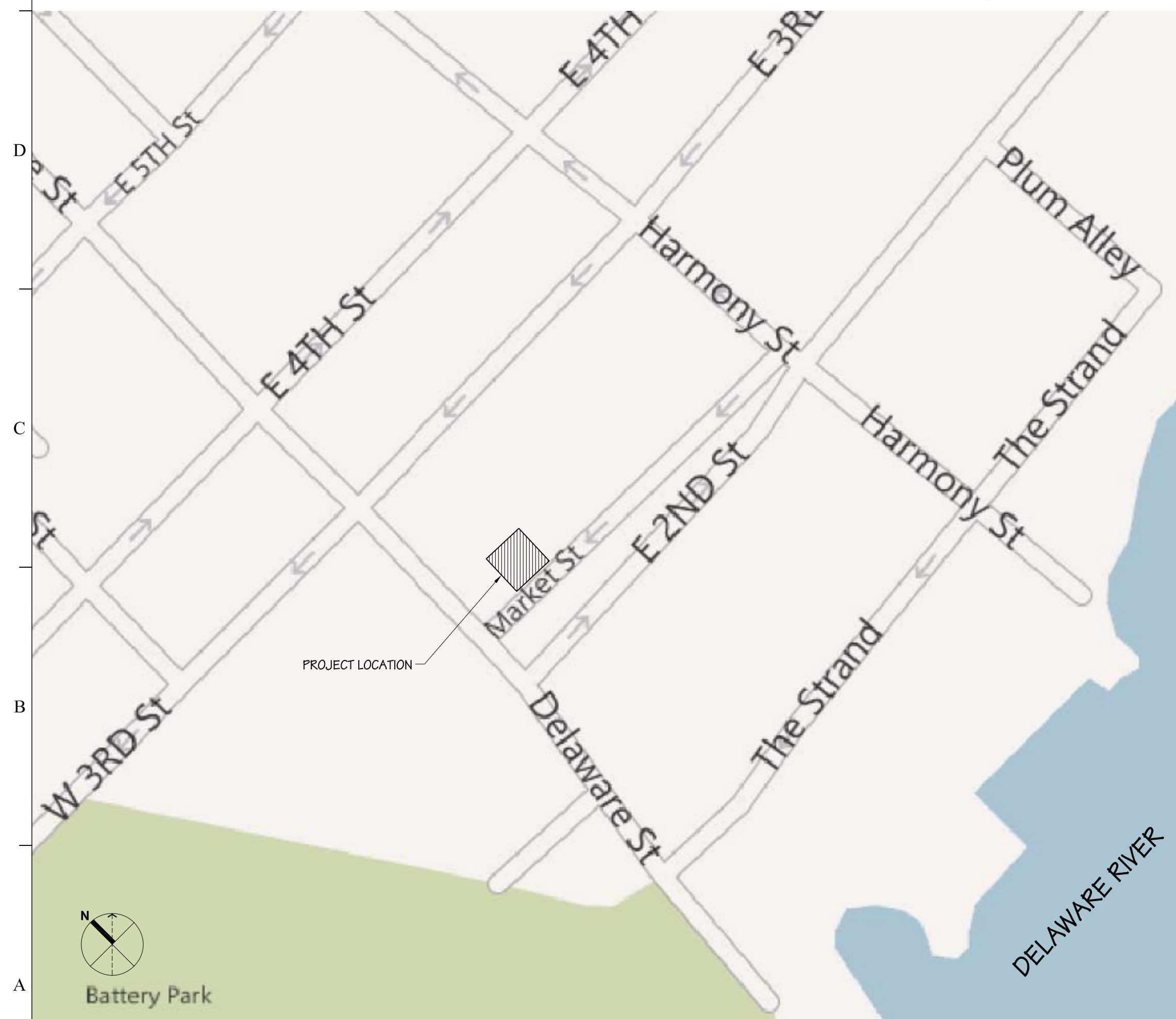
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	Sheet Number		Ceiling Height
	Elevation Or Section Number Sheet Number		W: Wall Finish
	Detail Number Sheet Number		B: Base
	Door Number		F: Floor Finish
	New Column		C: Casework Finish
	Existing Column		Revision Number
	Window Type		Accessory / Fixture Type
	Partition Type		Magnetic North
	Working Point Or Control Point		Plan North
	Room Name Room Number		And
			At
			Number Or Pound
			Diameter
			Center Line
			Plate
			Dimension to Face of Material
			Dimension to Centerline of Structure

**MATERIALS**

	Concrete Masonry Unit		Wood - Continuous Lumber
	Brick		Wood - Blocking
	Concrete		Wood - Finish
	Porous Fill, Stone Or Gravel		Plywood - Small Scale
	Earth		Plywood - Large Scale
	Insulation - Batt, Blanket Or Loose		Gypsum Board
	Insulation - Rigid		Steel
	Glass In Elevation		Stone

**STANDARD ABBREVIATIONS**

AB	Anchor Bolt	DWG	Drawing	GL	Glass	NOM	Nominal	STA	Station
ADJ	Adjustable	E	East	GR	Grade	NTS	Not To Scale	STD	Standard
AFF	Above Finished Floor	EA	Each	GYP BD	Gypsum Board	OC	On Center	STL	Steel
AHU	Air Handling Unit	EIFS	Exterior Insulation and Finish System	HB	Hose Bibb	OD	Outside Diameter	STOR	Storage
ALUM	Aluminum	EL	Elevation	HC	Hollow Core	OF/CI	Owner Furnished/ Contractor Installed	STRUCT	Structure
ALT	Alternate	ELEC	Electrical	HDW	Hardware	OF/OI	Owner Furnished/ Owner Installed	SUSP	Suspended
APC	Acoustic Panel Ceiling	ELEV	Elevator	HM	Hollow Metal	OFF	Office	SYM	Symmetrical
APPROX	Approximate	EMER	Emergency	HORIZ	Horizontal	OH	Overhead	T	Tread
ARCH	Architectural	ENCL	Enclosure	HP	High Point	OPG	Opening	T&G	Tongue & Groove
BD	Board	EOS	Edge of Slab	HR	Hour	OPP	Opposite	TEL	Telephone
BITUM	Bituminous	EPDM	Ethylene Propylene Piene Monomer Rubber	HSS	Hollow Structural Section	OSB	Oriented Strand Board	THK	Thick
BLDG	Building	EPS	Expanded Polystyrene	HT	Height			TOC	Top Of Concrete
BLKG	Blocking	EQ	Equal	ID	Inside Diameter	PCC	Precast Concrete	TOF	Top Of Finish
BM	Beam	EQUIP	Equipment	IN	Inch	PFC	Perimeter Fire Containment System	TOM	Top Of Masonry
BRG	Bearing	ETR	Existing to Remain	INS	Insulation	PL	Plate	TOS	Top Of Steel
BSMT	Basement	EW	Each Way	INT	Interior	PLAM	Plastic Laminate	TPO	Thermoplastic Polyolefin
BUR	Built-up Roofing	EWC	Electric Water Cooler	JAN	Janitor	PLYWD	Plywood	TYP	Typical
BW	Both Ways	EXIST	Existing	JST	Joist	PR	Pair	UNO	Unless Noted Otherwise
		EXP	Expansion	JT	Joint	PSF	Pounds Per Square Foot	VCT	Vinyl Composition Tile
		EXT	Exterior	LAB	Laboratory	PSI	Pounds Per Square Inch	VERT	Vertical
		FA	Fire Alarm	LAM	Laminate	PSL	Parallel Strand Board	VEST	Vestibule
		FD	Floor Drain	LAV	Lavatory	PT	Pressure Treated	VIF	Verify In Field
		FDN	Foundation	LCC	Lead Coated Copper	PTAC	Packaged Terminal Air Conditioner	W	West
		FE	Fire Extinguisher	LP	Low Point	PTD	Painted	W/	With
		FEC	Fire Extinguisher Cabinet	LTTR	Long Term Thermal Resistance	PVMT	Pavement	W/O	Without
		FHC	Fire Hose Cabinet	LVL	Laminated Veneer Lumber	R	Riser or Radius	WC	Water Closet
		FIN	Finish	MAS	Masonry	RD	Roof Drain	WD	Wood
		FIXT	Fixture	MAX	Maximum Density Fiberboard	REF	Reference	WH	Water Heater
		FLR	Floor	MDF	Medium Density Fiberboard	REFR	Refrigerator	WIC	Walk-in-Closet
		FLUOR	Fluorescent	MECH	Mechanical, Electrical, Plumbing	REINF	Reinforced	WP	Working Point
		FOC	Face Of Concrete	MEP	Mechanical, Electrical, Plumbing	REQD	Required	WSCT	Wainscot
		FOF	Face Of Finish	MFR	Manufacturer	RES	Resilient	WT	Weight
		FOM	Face Of Masonry	MIN	Minimum	RM	Room	WWF	Welded Wire Fabric
		FOS	Face Of Studs	MISC	Miscellaneous	RO	Rough Opening	XPS	Extruded Polystyrene Insulation
		FRJS	Fire Resistive Joint System	MO	Masonry Opening	RWC	Rain Water Conductor		
		FRP	Fiberglass Reinforced Plastic	MOD BIT	Modified Bituminous	S	South		
		FRT	Fire Retardant Treated	MT	Marble Threshold	SC	Solid Core		
		FT	Foot	MTD	Mounted	SCHED	Schedule		
		FTG	Footing	MUL	Mullion	SECT	Section		
		FURR	Furring	N	North	SF	Square Feet		
		FUT	Future	NIC	Not In Contract	SFRM	Spray Fire Resistive Materials		
		GA	Gauge	NO	Number	SIM	Similar		
		GALV	Galvanized			SPEC	Specification		
		GFCI	Ground Fault Circuit Interrupter			SPM	Single Ply Membrane		
						SQ	Square		
						SS	Stainless Steel		



**1 LOCATION MAP**  
SCALE : NOT TO SCALE



Three Mill Road, Suite 211  
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The professional services of the Architect are undertaken for and performed in the interest of State Of Delaware-OMB-DFM. No contractual obligation is assumed by the Architect for the benefit of any other person involved in the project.

William E. Holloway, AIA Lic. No. 5164

**Restoration Architect:**

**FRENS & FRENS LLC**  
120 South Church St.  
West Chester, PA 19382  
T 610-430-7730

**Project:**

**EXTERIOR RESTORATION OF SHERIFF'S HOUSE**  
10 Market St.  
New Castle, DE 19720



**Owner:**

**STATE OF DELAWARE HISTORICAL & CULTURAL AFFAIRS**  
21 The Green, Dover, DE 19901

**Revision/Issue:**

0 12/19/11 Issued For Construction

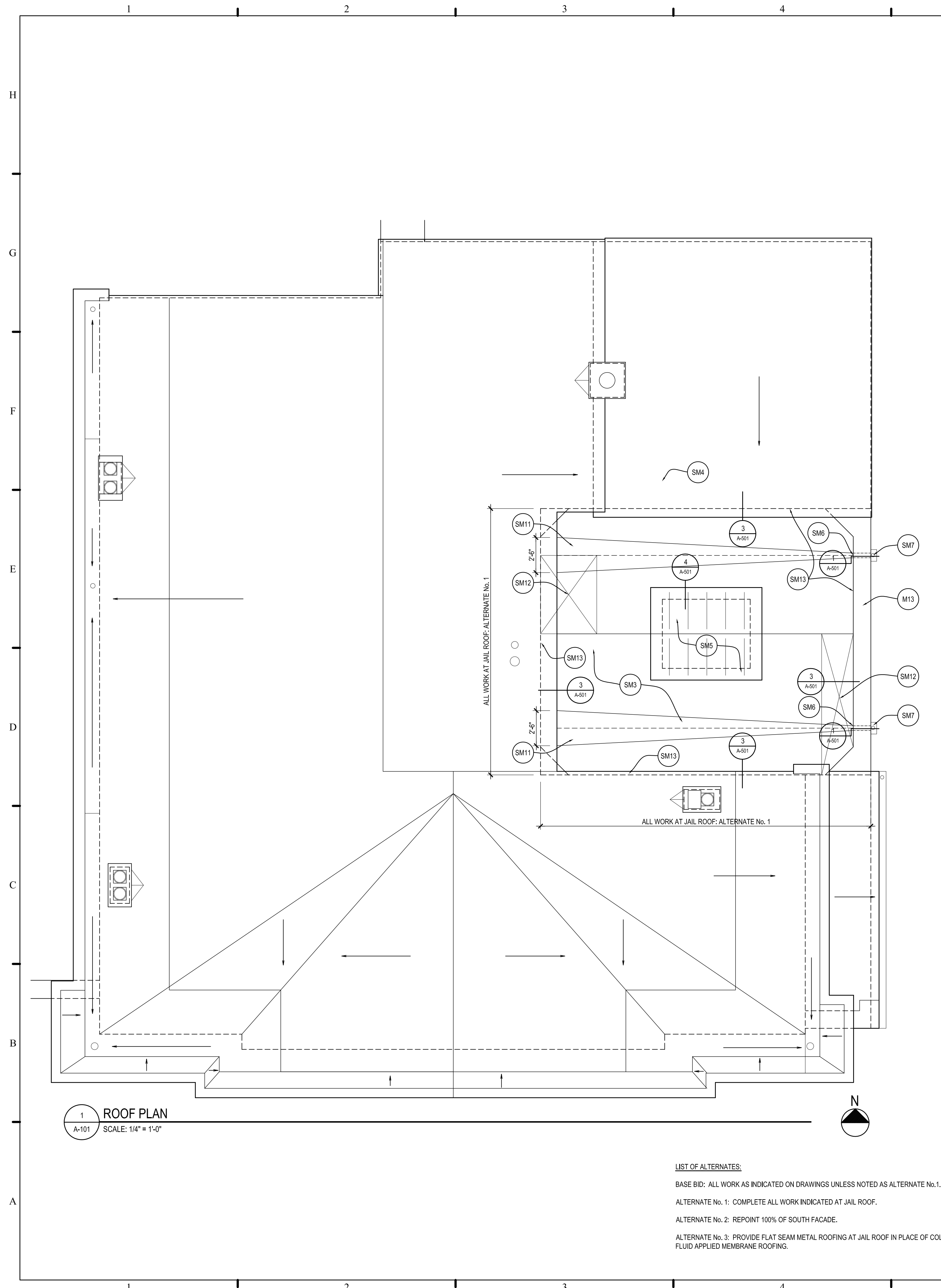
Drawn: AKK  
Reviewed: KJR  
Contact: Kevin Rychlicki, AIA  
Project Number: 8196.07-11

**Sheet Title:**

**GENERAL INFORMATION**

**Sheet Number:**

**G-002**



**MASONRY RESTORATION KEY NOTES**

M1. RAKE EXISTING STONE JOINTS AND REPOINT 100% OF AREAS INDICATED TO MATCH ARCHITECT'S SAMPLE. HATCHED AREA INDICATES AREA TO BE POINTED.

M2. REMOVE EXISTING SPALLED OR DETERIORATED STONE TO MIN 3" DEPTH AND PROVIDE STONE DUTCHMAN USING SALVAGED STONE SELECTED OR CUT TO MATCH SHAPE OF EXISTING STONE. DIMENSION IN PARENTHESES INDICATES REQUIRED THICKNESS OF STONE DUTCHMAN. SEE DETAIL 7/A-501.

M3. REPAIR CRACK IN STONE USING FINE CRACK GROUT.

M4. PIN FRAGMENTED OR CRACKED STONE BACK TO SOLID STONE MASONRY AND INJECT CRACK WITH FINE CRACK GROUT. SEE DETAIL 6/A-501.

M5. AFTER RAKING OF EXISTING STONE JOINTS, JACK UP LINTEL TO ALIGN WITH TOP OF WATER TABLE AND PACK MORTAR IN JOINTS TO RE-SET LINTEL IN ORIGINAL LOCATION.

M6. FILL HOLES IN EXISTING STONE WITH COMPOSITE MORTAR PATCHING MATERIAL. SEE DETAIL 5/A-501.

M7. REMOVE EXISTING DETERIORATED STONE SILL (48" LONG x 5-1/4" HIGH) AND PROVIDE REPLACEMENT STONE SILL USING SALVAGED STONE TAKEN FROM WINDOW N101.

M8. STRIP PAINT FROM MASONRY AT PERIMETER OF DOOR OR WINDOW OPENING, TYPICAL ALL DOORS AND WINDOWS.

M9. REMOVE LOOSE FRAGMENTS OF SPALLED STONE AT ALL STONE FACES TO REMAIN, AT FULL WIDTH OF WATER TABLE.

M10. REMOVE / STRIP PAINT FROM STONE AND PACK VOIDS BETWEEN WOOD BED MOULDING AND STONE WITH MORTAR.

M11. REPAINT INCISED DATE STONE LETTERING.

M12. REMOVE ALL WINDOW AND DOOR PERIMETER SEALANT AND PROVIDE NEW PERIMETER SEALANT, TYP ALL WINDOWS AND DOORS IN MASONRY OPENINGS.

M13. AT STONE COPINGS, RAKE MORTAR FROM WASH JOINTS AND PROVIDE BACKER ROD AND SEALANT.

M14. RAKE EXISTING JOINTS AND SPOT POINT STONE MASONRY. NUMBER IN PARENTHESES INDICATES LINEAR FEET TO BE POINTED.

M16. REPOINT GRANITE FOUNDATION AND PROVIDE MORTAR CAP AT LEDGE.

M17. FILL VOIDS IN STONE WITH SALVAGED STONE. RETAIN IRREGULAR SURFACE OF STONE TO IDENTIFY LOCATION OF PREVIOUS PERPENDICULAR WALL.

M18. PROVIDE ALL CHANCE TO SPOT POINT 120 LINEAR FEET OF INSIDE FACE OF GARDEN WALL IN AREA INDICATED.

M19. PARGE INTERIOR FACE OF ALL CELLAR WALLS.

M20. USING A MORTAR MIX, PACK OUT VOIDS BEHIND EXISTING AND NEW FASCIAS AND RAKE BOARDS.

M21. REMOVE EXISTING STUCCO IN AREAS INDICATED AND REPOINT STONE MASONRY.

M22. PATCH EXISTING STUCCO IN LIMITED AREAS INDICATED, MATCHING TEXTURE AND COLOR OF ADJACENT STUCCO.

M23. FILL VOID IN MASONRY WALL WITH SALVAGED STONE.

M24. PROVIDE NEW CAST STONE SILL.

**ARCHITECTURAL WOODWORK RESTORATION KEY NOTES:**

WW1. EPOXY CONSOLIDATE EXG WOOD COMPONENT INDICATED AND FILL SPLITS WITH EPOXY FILLER.

WW2. REATTACH SPLIT PIECE OF EXISTING BED MOULDING.

WW3. REMOVE EXISTING DETERIORATED OR ROTTEN WOOD COMPONENT INDICATED AND PROVIDE WOOD COMPONENT REPLACEMENT TO MATCH EXISTING PROFILES. INFORMATION IN PARENTHESES INDICATES WOOD COMPONENT TO BE REPLACED.

WW4. REMOVE EXISTING DETERIORATED CORNICE COMPONENT AND PROVIDE DUTCHMAN TO MATCH EXISTING DIMENSIONS AND PROFILES. NUMBERS IN PARENTHESES INDICATE DIMENSIONS OF REQUIRED DUTCHMAN.

WW5. REMOVE EXISTING WOOD FASCIA OR BARGE BOARD AND PROVIDE NEW 1/2" (EXISTING HEIGHT) BEADED WOOD FASCIA OR BARGE BOARD.

WW6. REMOVE EXISTING WOOD SOFFIT AND PROVIDE NEW WOOD SOFFIT. SCRIBE NEW WOOD SOFFIT TO STONE WALL.

WW7. REMOVE EXISTING DETERIORATED HORIZONTAL WOOD SIDING AND PROVIDE NEW HORIZONTAL WOOD SIDING TO MATCH EXISTING DIMENSIONS AND PROFILES OF EXISTING SIDING.

**SHEET METAL RESTORATION KEY NOTES:**

SM1. REMOVE EXG SURFACE MOUNTED BIRD PROOFING WITHIN PEDIMENT AND PROVIDE NEW WIRE CONTROL BIRD PROOFING SYSTEM WITHIN PEDIMENT AT HORIZONTAL CORNICE.

SM2. SCRAPE AND PAINT EXG METAL RAILINGS AND HANDRAILS AS INDICATED.

SM3. REMOVE EXISTING ROOF, ROOF FRAMING, COUNTER FLASHING, GUTTER AND DOWNSPOUT AND ALL ASSOCIATED COMPONENTS OF TEMPORARY ROOF. (ALTERNATE No. 1).

SM4. REMOVE EXISTING EPDM PATCH AT EXISTING METAL ROOF AND PROVIDE SHEET METAL PATCH.

SM5. REMOVE EXISTING ROOFING AND PROVIDE NEW STANDING SEAM SHEET METAL ROOF. (ALTERNATE No. 1).

SM6. REMOVE EXISTING CAST IRON PIPE FROM WALL. PROVIDE NEW SCUPPER WITH 8"x6" (INSIDE DIMENSION) PT WOOD SLEEVE AND SHEET METAL LINING THROUGH EXISTING STONE WALL. SEE DETAIL 1 AND 2/A-501. (ALTERNATE No. 1).

SM7. PROVIDE NEW SHEET METAL LEADER BOX AND 4" SMOOTH ROUND DOWNSPOUT. (ALTERNATE No. 1).

SM8. PROVIDE CONCRETE SPLASHBLOCK AT DOWNSPOUT.

SM9. PROVIDE 1" (FULL)x10" HIGH WOOD BASE AT LIGHT MONITOR SET FLUSH WITH EXISTING CORNER BOARDS. PROVIDE 3/4" DEEP KERF ALONG LENGTH OF HORIZONTAL SIDING AND CORNER BOARDS AND SET METAL COUNTER FLASHING IN KERF IN SEALANT. SEE DETAIL 4/A-501. (ALTERNATE No. 1).

SM10. PROVIDE METAL CAP FLASHING AT EXPOSED TOP EDGE OF EXG WOOD LINTEL.

SM11. PROVIDE NEW SHEET METAL CRICKET ON 3/4" PLYWOOD. SLOPE NEW CRICKET TOWARDS SCUPPER IN MASONRY WALL. (ALTERNATE No. 1).

SM12. REMOVE EXISTING DETERIORATED PLYWOOD DECKING AND PROVIDE NEW PLYWOOD DECKING TO MATCH EXISTING THICKNESS. (ALTERNATE No. 1).

SM13. CUT REGLET IN EXISTING STONE WALL AND PROVIDE METAL BASE AND COUNTERFLASHING AT FULL PERIMETER OF ROOF. SEE DETAIL 3/A-501. (ALTERNATE No. 1).

SM14. PROVIDE 3/4" COVER BOARD AND COLD FLUID APPLIED MEMBRANE ROOFING AND FLASHING OVER NEW OR EXISTING PLYWOOD DECKING OF JAIL ROOF. SEE ROOF PLAN AND DETAILS. (ALTERNATE No. 1).

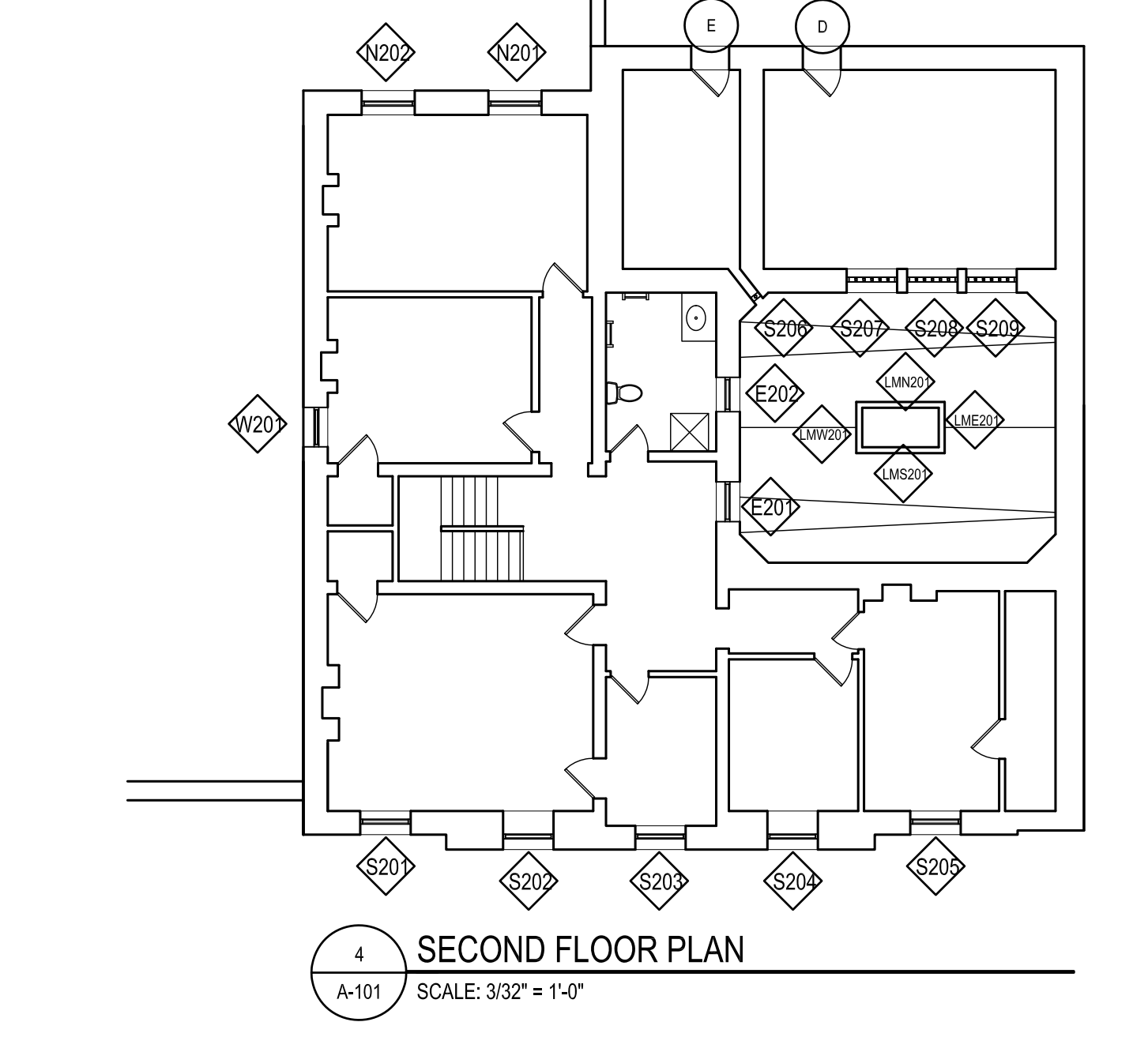
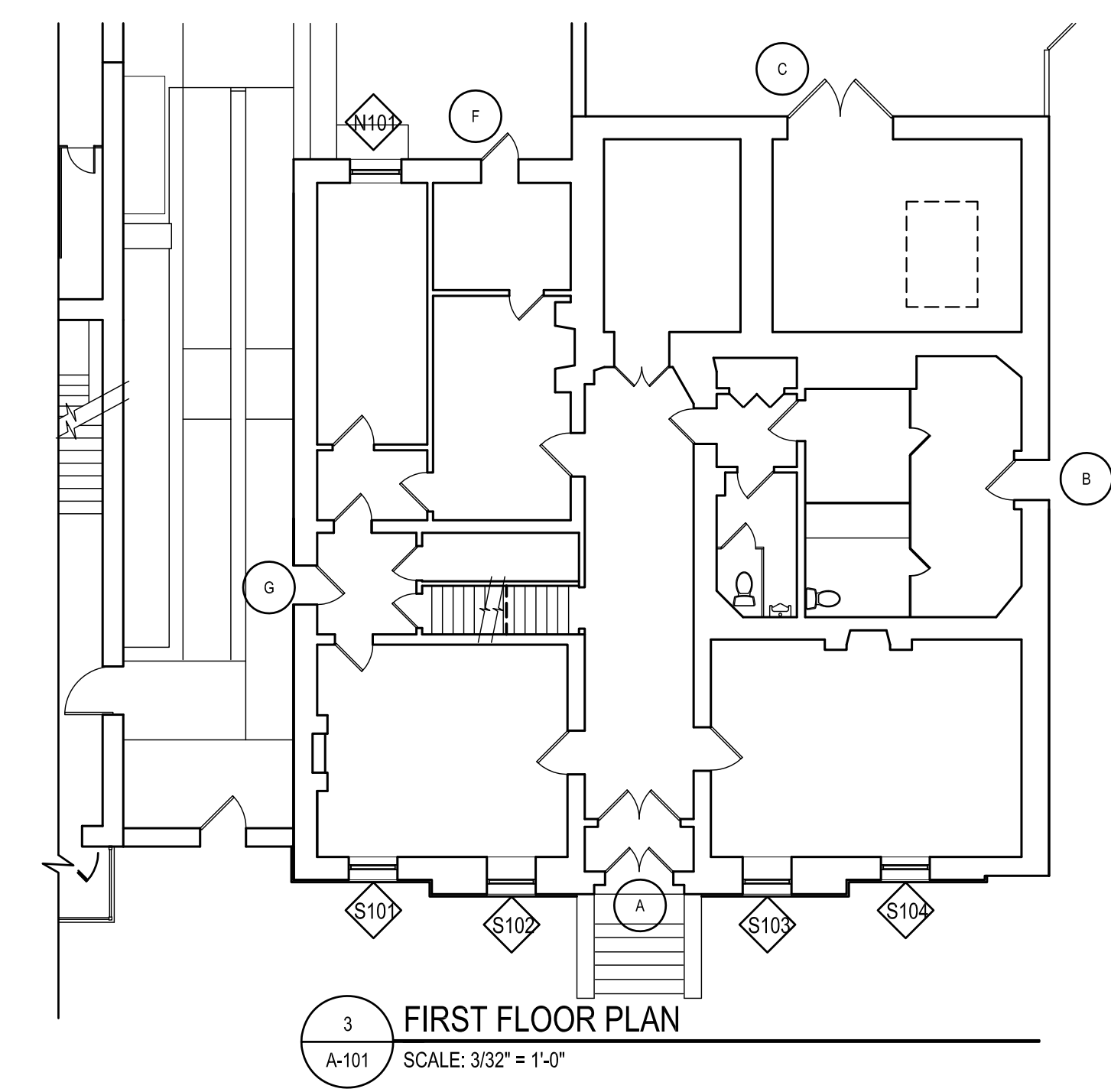
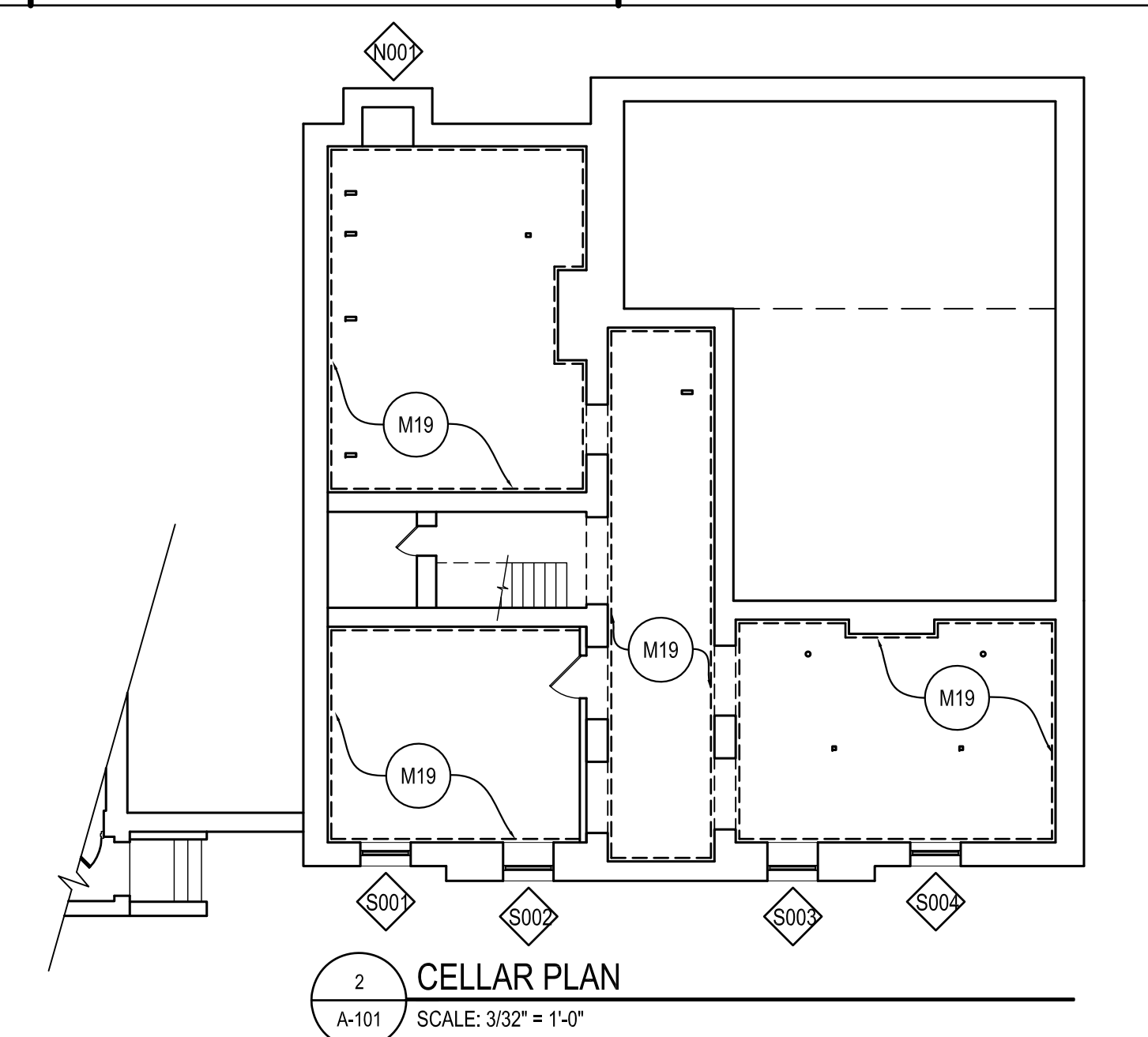
**LIST OF ALTERNATES:**

BASE BID: ALL WORK AS INDICATED ON DRAWINGS UNLESS NOTED AS ALTERNATE No.1.

ALTERNATE No. 1: COMPLETE ALL WORK INDICATED AT JAIL ROOF.

ALTERNATE No. 2: REPOINT 100% OF SOUTH FACADE.

ALTERNATE No. 3: PROVIDE FLAT SEAM METAL ROOFING AT JAIL ROOF IN PLACE OF COLD FLUID APPLIED MEMBRANE ROOFING.





**MASONRY RESTORATION KEY NOTES**

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M7. REMOVE EXISTING DETERIORATED STONE SILL (48" LONG x 5-1/4" HIGH) AND PROVIDE REPLACEMENT STONE SILL USING SALVAGED STONE TAKEN FROM WINDOW N101.

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**ARCHITECTURAL WOODWORK RESTORATION KEY NOTES:**

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SM8. PROVIDE CONCRETE SPLASHBLOCK AT DOWNSPOUT.

SM9. PROVIDE 1" (FULL) x 10" HIGH WOOD BASE AT LIGHT MONITOR SET FLUSH WITH EXISTING CORNER BOARDS. PROVIDE 3/4" DEEP KERF ALONG LENGTH OF HORIZONTAL SIDING AND CORNER BOARDS AND SET METAL COUNTER FLASHING IN KERF IN SEALANT. SEE DETAIL 4/A-501. (ALTERNATE No. 1)

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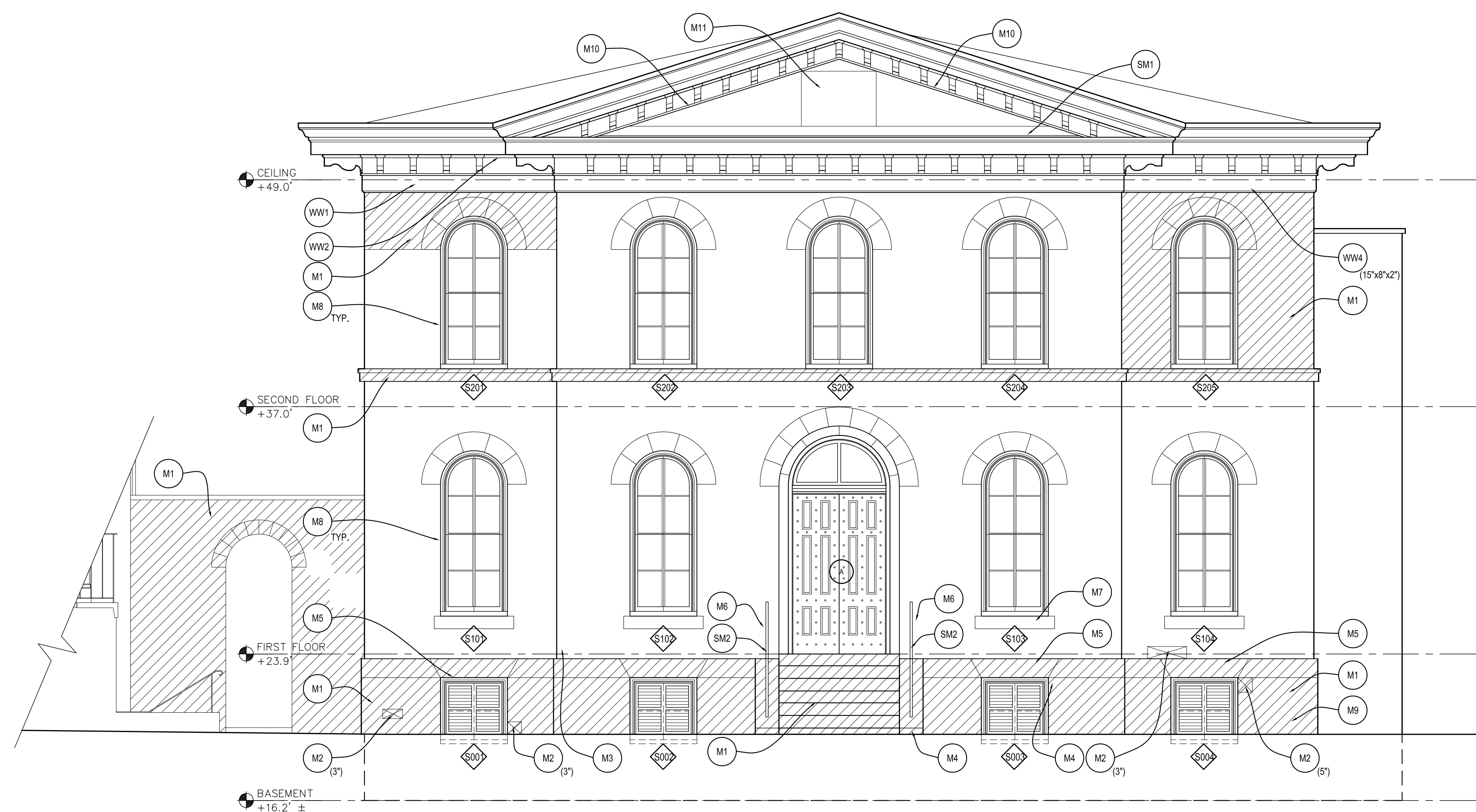
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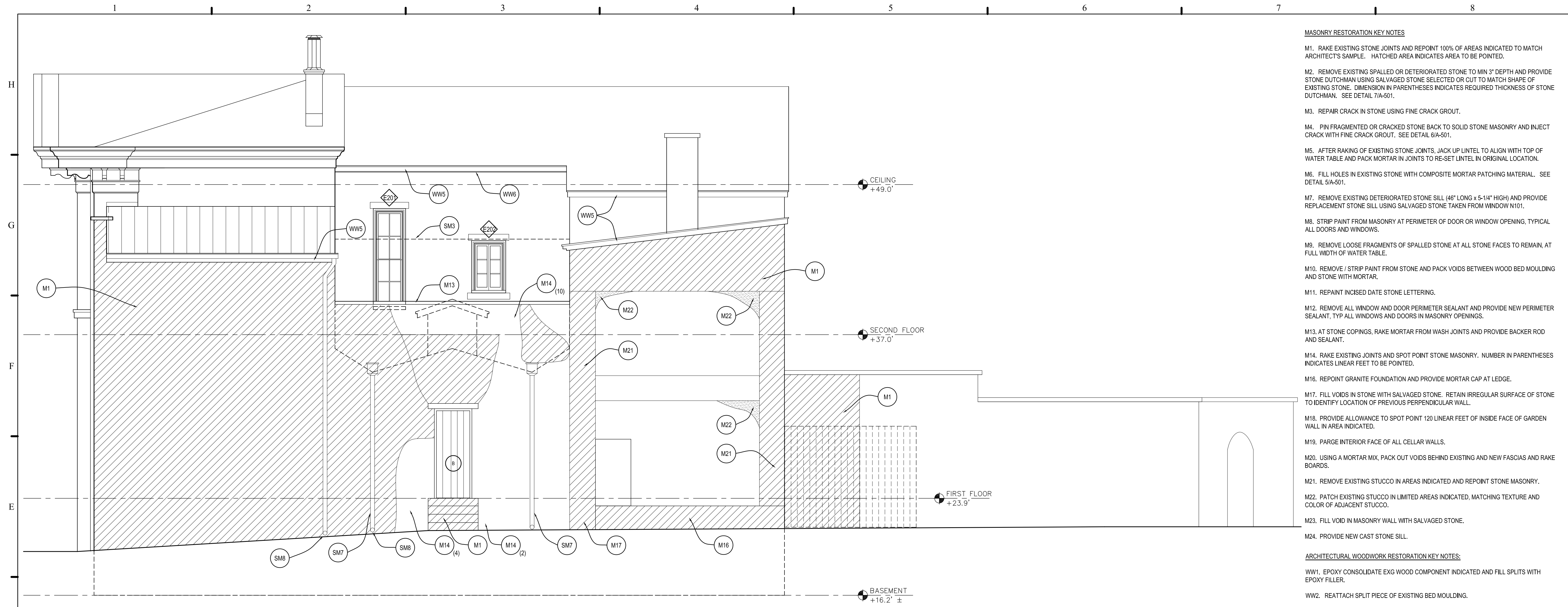
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ALTERNATE No. 3: PROVIDE FLAT SEAM METAL ROOFING AT JAIL ROOF IN PLACE OF COLD FLUID APPLIED MEMBRANE ROOFING.



**1 SOUTH ELEVATION**  
A-201 SCALE: 1/4" = 1'-0"





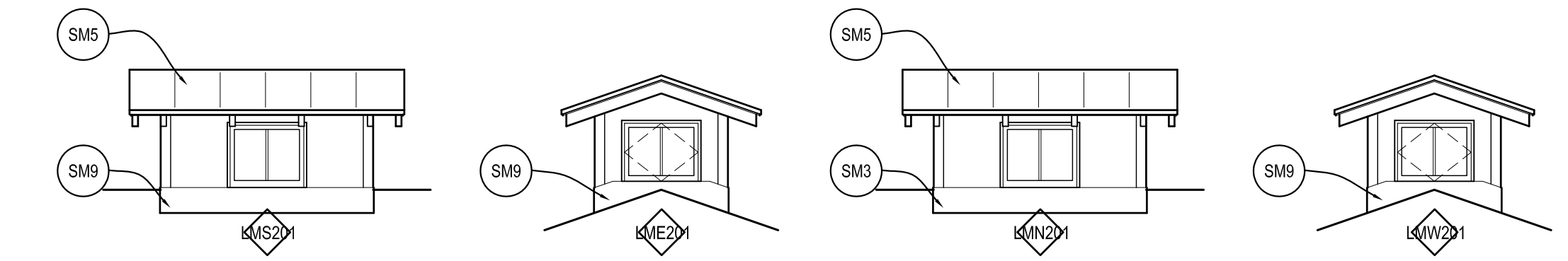
- MASONRY RESTORATION KEY NOTES**
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  - M20. USING A MORTAR MIX, PACK OUT VOIDS BEHIND EXISTING AND NEW FASCIAS AND RAKE BOARDS.
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- ARCHITECTURAL WOODWORK RESTORATION KEY NOTES:**
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  - WW5. REMOVE EXISTING WOOD FASCIA OR BARGE BOARD AND PROVIDE NEW 1/2" (EXISTING HEIGHT) BEADED WOOD FASCIA OR BARGE BOARD.
  - WW6. REMOVE EXISTING WOOD SOFFIT AND PROVIDE NEW WOOD SOFFIT. SCRIBE NEW WOOD SOFFIT TO STONE WALL.
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- SHEET METAL RESTORATION KEY NOTES:**
- SM1. REMOVE EXG SURFACE MOUNTED BIRD PROOFING WITHIN PEDIMENT AND PROVIDE NEW WIRE CONTROL BIRD PROOFING SYSTEM WITHIN PEDIMENT AT HORIZONTAL CORNICE.
  - SM2. SCRAPE AND PAINT EXG METAL RAILINGS AND HANDRAILS AS INDICATED.
  - SM3. REMOVE EXISTING ROOF, ROOF FRAMING, COUNTER FLASHING, GUTTER AND DOWNSPOUT AND ALL ASSOCIATED COMPONENTS OF TEMPORARY ROOF. (ALTERNATE No. 1.)
  - SM4. REMOVE EXISTING EPDM PATCH AT EXISTING METAL ROOF AND PROVIDE SHEET METAL PATCH.
  - SM5. REMOVE EXISTING ROOFING AND PROVIDE NEW STANDING SEAM SHEET METAL ROOF. (ALTERNATE No. 1)
  - SM6. REMOVE EXISTING CAST IRON PIPE FROM WALL. PROVIDE NEW SCUPPER WITH 8"x6" (INSIDE DIMENSION) PT WOOD SLEEVE AND SHEET METAL LINING THROUGH EXISTING STONE WALL. SEE DETAIL 1 AND 2/A-501. (ALTERNATE No. 1)
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  - SM10. PROVIDE METAL CAP FLASHING AT EXPOSED TOP EDGE OF EXG WOOD LINTEL.
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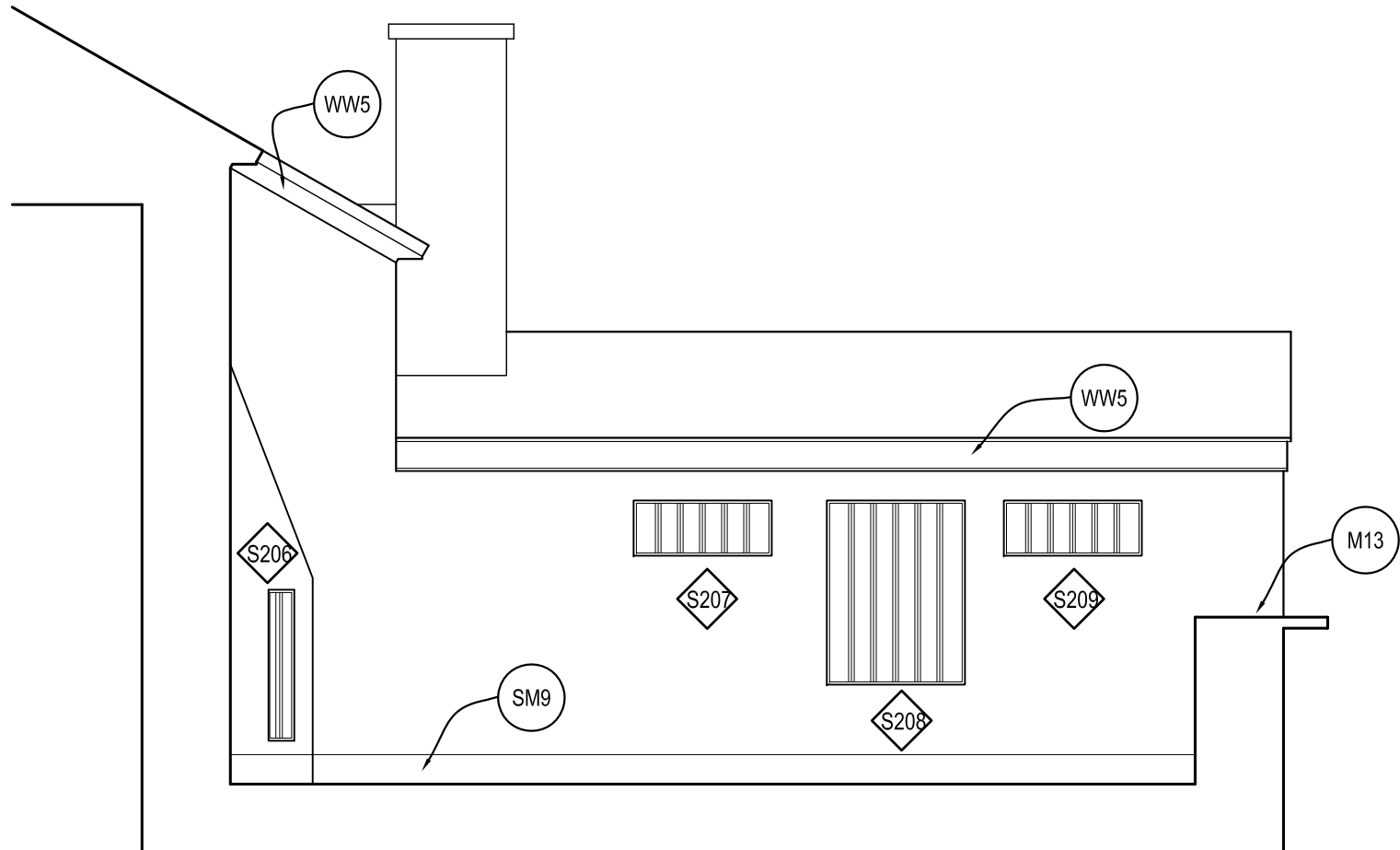
- LIST OF ALTERNATES:**
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1 EAST ELEVATION  
A-202 SCALE: 1/4" = 1'-0"



2 LIGHT MONITOR EXTERIOR ELEVATIONS  
A-202 SCALE: 1/4" = 1'-0"

3 PARTIAL SOUTH ELEVATION  
A-202 SCALE: 1/4" = 1'-0"



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William E. Holloway, AIA Lic. No. 5164

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**Project:**  
**EXTERIOR RESTORATION OF  
SHERIFF'S HOUSE**  
10 Market St.  
New Castle, DE 19720



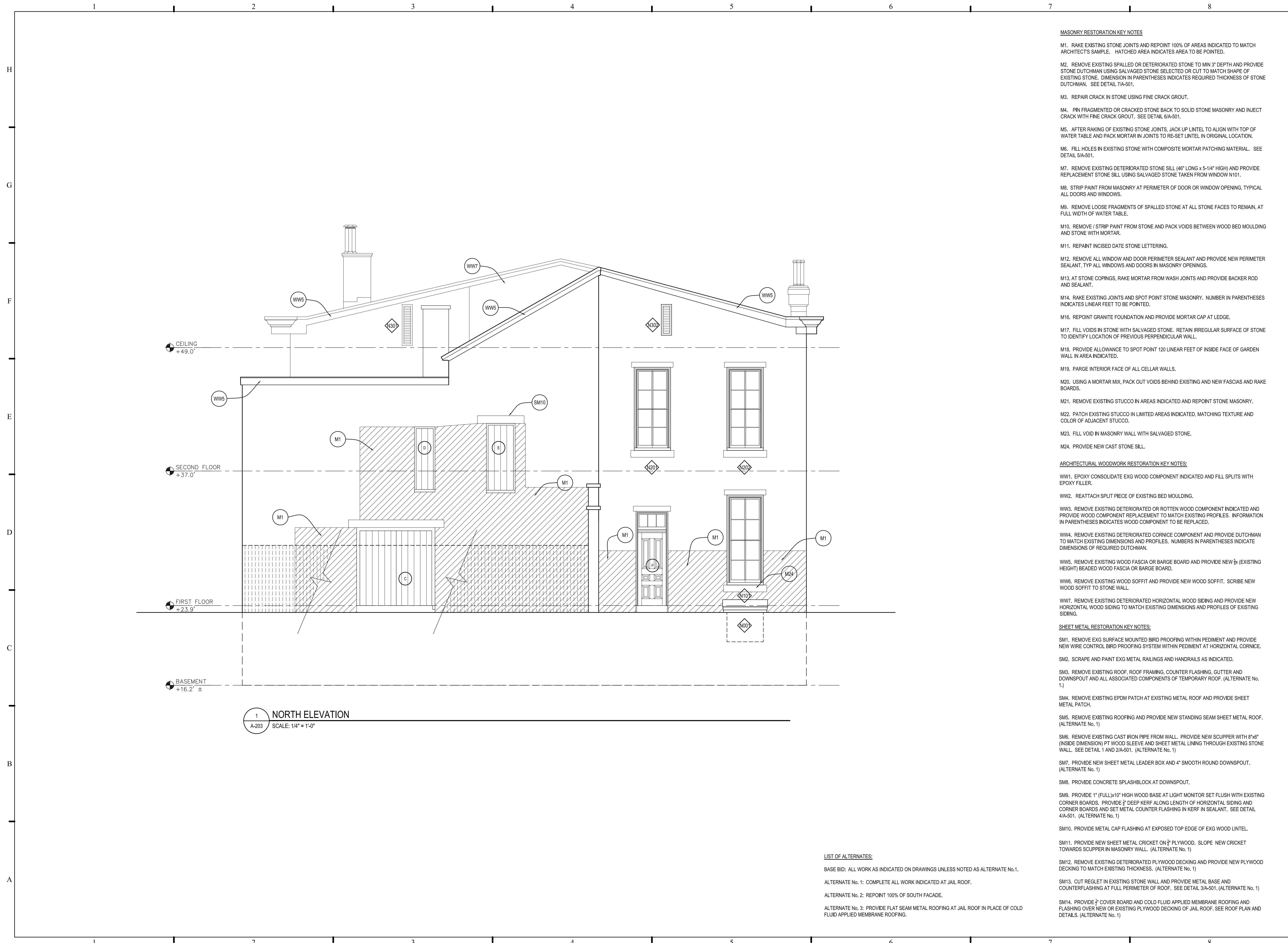
**Owner:**  
**STATE OF DELAWARE  
HISTORICAL &  
CULTURAL AFFAIRS**  
21 The Green, Dover, DE 19901

**Revision/Issue:**  
0 12/19/11 ISSUED FOR  
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Drawn: CJQ  
Reviewed: KJR  
Contact: Kevin Rychlicki, AIA  
Project Number: 8196.07-11

**Sheet Title:**  
**EAST, PARTIAL  
SOUTH, AND LIGHT  
MONITOR  
ELEVATIONS AND  
KEY NOTES**  
**Sheet Number:**

**A-202**



**MASONRY RESTORATION KEY NOTES**

- M1. RAKE EXISTING STONE JOINTS AND REPOINT 100% OF AREAS INDICATED TO MATCH ARCHITECT'S SAMPLE. HATCHED AREA INDICATES AREA TO BE POINTED.
- M2. REMOVE EXISTING SPALLED OR DETERIORATED STONE TO MIN 3" DEPTH AND PROVIDE STONE DUTCHMAN USING SALVAGED STONE SELECTED OR CUT TO MATCH SHAPE OF EXISTING STONE. DIMENSION IN PARENTHESES INDICATES REQUIRED THICKNESS OF STONE DUTCHMAN. SEE DETAIL 7/A-501.
- M3. REPAIR CRACK IN STONE USING FINE CRACK GROUT.
- M4. PIN FRAGMENTED OR CRACKED STONE BACK TO SOLID STONE MASONRY AND INJECT CRACK WITH FINE CRACK GROUT. SEE DETAIL 6/A-501.
- M5. AFTER RAKING OF EXISTING STONE JOINTS, JACK UP LINTEL TO ALIGN WITH TOP OF WATER TABLE AND PACK MORTAR IN JOINTS TO RE-SET LINTEL IN ORIGINAL LOCATION.
- M6. FILL HOLES IN EXISTING STONE WITH COMPOSITE MORTAR PATCHING MATERIAL. SEE DETAIL 5/A-501.
- M7. REMOVE EXISTING DETERIORATED STONE SILL (46" LONG x 5-1/4" HIGH) AND PROVIDE REPLACEMENT STONE SILL USING SALVAGED STONE TAKEN FROM WINDOW N101.
- M8. STRIP PAINT FROM MASONRY AT PERIMETER OF DOOR OR WINDOW OPENING, TYPICAL ALL DOORS AND WINDOWS.
- M9. REMOVE LOOSE FRAGMENTS OF SPALLED STONE AT ALL STONE FACES TO REMAIN, AT FULL WIDTH OF WATER TABLE.
- M10. REMOVE / STRIP PAINT FROM STONE AND PACK VOIDS BETWEEN WOOD BED MOULDING AND STONE WITH MORTAR.
- M11. REPAINT INCISED DATE STONE LETTERING.
- M12. REMOVE ALL WINDOW AND DOOR PERIMETER SEALANT AND PROVIDE NEW PERIMETER SEALANT, TYP ALL WINDOWS AND DOORS IN MASONRY OPENINGS.
- M13. AT STONE COPINGS, RAKE MORTAR FROM WASH JOINTS AND PROVIDE BACKER ROD AND SEALANT.
- M14. RAKE EXISTING JOINTS AND SPOT POINT STONE MASONRY. NUMBER IN PARENTHESES INDICATES LINEAR FEET TO BE POINTED.
- M16. REPOINT GRANITE FOUNDATION AND PROVIDE MORTAR CAP AT LEDGE.
- M17. FILL VOIDS IN STONE WITH SALVAGED STONE. RETAIN IRREGULAR SURFACE OF STONE TO IDENTIFY LOCATION OF PREVIOUS PERPENDICULAR WALL.
- M18. PROVIDE ALLOWANCE TO SPOT POINT 120 LINEAR FEET OF INSIDE FACE OF GARDEN WALL IN AREA INDICATED.
- M19. PARGE INTERIOR FACE OF ALL CELLAR WALLS.
- M20. USING A MORTAR MIX, PACK OUT VOIDS BEHIND EXISTING AND NEW FASCIAS AND RAKE BOARDS.
- M21. REMOVE EXISTING STUCCO IN AREAS INDICATED AND REPOINT STONE MASONRY.
- M22. PATCH EXISTING STUCCO IN LIMITED AREAS INDICATED, MATCHING TEXTURE AND COLOR OF ADJACENT STUCCO.
- M23. FILL VOID IN MASONRY WALL WITH SALVAGED STONE.
- M24. PROVIDE NEW CAST STONE SILL.

**ARCHITECTURAL WOODWORK RESTORATION KEY NOTES:**

- WW1. EPOXY CONSOLIDATE EXG WOOD COMPONENT INDICATED AND FILL SPLITS WITH EPOXY FILLER.
- WW2. REATTACH SPLIT PIECE OF EXISTING BED MOULDING.
- WW3. REMOVE EXISTING DETERIORATED OR ROTTEN WOOD COMPONENT INDICATED AND PROVIDE WOOD COMPONENT REPLACEMENT TO MATCH EXISTING PROFILES. INFORMATION IN PARENTHESES INDICATES WOOD COMPONENT TO BE REPLACED.
- WW4. REMOVE EXISTING DETERIORATED CORNICE COMPONENT AND PROVIDE DUTCHMAN TO MATCH EXISTING DIMENSIONS AND PROFILES. NUMBERS IN PARENTHESES INDICATE DIMENSIONS OF REQUIRED DUTCHMAN.
- WW5. REMOVE EXISTING WOOD FASCIA OR BARGE BOARD AND PROVIDE NEW 3/4" (EXISTING HEIGHT) BEADED WOOD FASCIA OR BARGE BOARD.
- WW6. REMOVE EXISTING WOOD SOFFIT AND PROVIDE NEW WOOD SOFFIT. SCRIBE NEW WOOD SOFFIT TO STONE WALL.
- WW7. REMOVE EXISTING DETERIORATED HORIZONTAL WOOD SIDING AND PROVIDE NEW HORIZONTAL WOOD SIDING TO MATCH EXISTING DIMENSIONS AND PROFILES OF EXISTING SIDING.

**SHEET METAL RESTORATION KEY NOTES:**

- SM1. REMOVE EXG SURFACE MOUNTED BIRD PROOFING WITHIN PEDIMENT AND PROVIDE NEW WIRE CONTROL BIRD PROOFING SYSTEM WITHIN PEDIMENT AT HORIZONTAL CORNICE.
- SM2. SCRAPE AND PAINT EXG METAL RAILINGS AND HANDRAILS AS INDICATED.
- SM3. REMOVE EXISTING ROOF, ROOF FRAMING, COUNTER FLASHING, GUTTER AND DOWNSPOUT AND ALL ASSOCIATED COMPONENTS OF TEMPORARY ROOF. (ALTERNATE No. 1.)
- SM4. REMOVE EXISTING EPDM PATCH AT EXISTING METAL ROOF AND PROVIDE SHEET METAL PATCH.
- SM5. REMOVE EXISTING ROOFING AND PROVIDE NEW STANDING SEAM SHEET METAL ROOF. (ALTERNATE No. 1)
- SM6. REMOVE EXISTING CAST IRON PIPE FROM WALL. PROVIDE NEW SCUPPER WITH 8"x6" (INSIDE DIMENSION) PT WOOD SLEEVE AND SHEET METAL LINING THROUGH EXISTING STONE WALL. SEE DETAIL 1 AND 2/A-501. (ALTERNATE No. 1)
- SM7. PROVIDE NEW SHEET METAL LEADER BOX AND 4" SMOOTH ROUND DOWNSPOUT. (ALTERNATE No. 1)
- SM8. PROVIDE CONCRETE SPLASHBLOCK AT DOWNSPOUT.
- SM9. PROVIDE 1" (FULL)x10" HIGH WOOD BASE AT LIGHT MONITOR SET FLUSH WITH EXISTING CORNER BOARDS. PROVIDE 3/4" DEEP KERF ALONG LENGTH OF HORIZONTAL SIDING AND CORNER BOARDS AND SET METAL COUNTER FLASHING IN KERF IN SEALANT. SEE DETAIL 4/A-501. (ALTERNATE No. 1)
- SM10. PROVIDE METAL CAP FLASHING AT EXPOSED TOP EDGE OF EXG WOOD LINTEL.
- SM11. PROVIDE NEW SHEET METAL CRICKET ON 3/4" PLYWOOD. SLOPE NEW CRICKET TOWARDS SCUPPER IN MASONRY WALL. (ALTERNATE No. 1)
- SM12. REMOVE EXISTING DETERIORATED PLYWOOD DECKING AND PROVIDE NEW PLYWOOD DECKING TO MATCH EXISTING THICKNESS. (ALTERNATE No. 1)
- SM13. CUT REGLET IN EXISTING STONE WALL AND PROVIDE METAL BASE AND COUNTERFLASHING AT FULL PERIMETER OF ROOF. SEE DETAIL 3/A-501. (ALTERNATE No. 1)
- SM14. PROVIDE 1/2" COVER BOARD AND COLD FLUID APPLIED MEMBRANE ROOFING AND FLASHING OVER NEW OR EXISTING PLYWOOD DECKING OF JAIL ROOF. SEE ROOF PLAN AND DETAILS. (ALTERNATE No. 1)

**LIST OF ALTERNATES:**

- BASE BID: ALL WORK AS INDICATED ON DRAWINGS UNLESS NOTED AS ALTERNATE No.1.
- ALTERNATE No. 1: COMPLETE ALL WORK INDICATED AT JAIL ROOF.
- ALTERNATE No. 2: REPOINT 100% OF SOUTH FACADE.
- ALTERNATE No. 3: PROVIDE FLAT SEAM METAL ROOFING AT JAIL ROOF IN PLACE OF COLD FLUID APPLIED MEMBRANE ROOFING.



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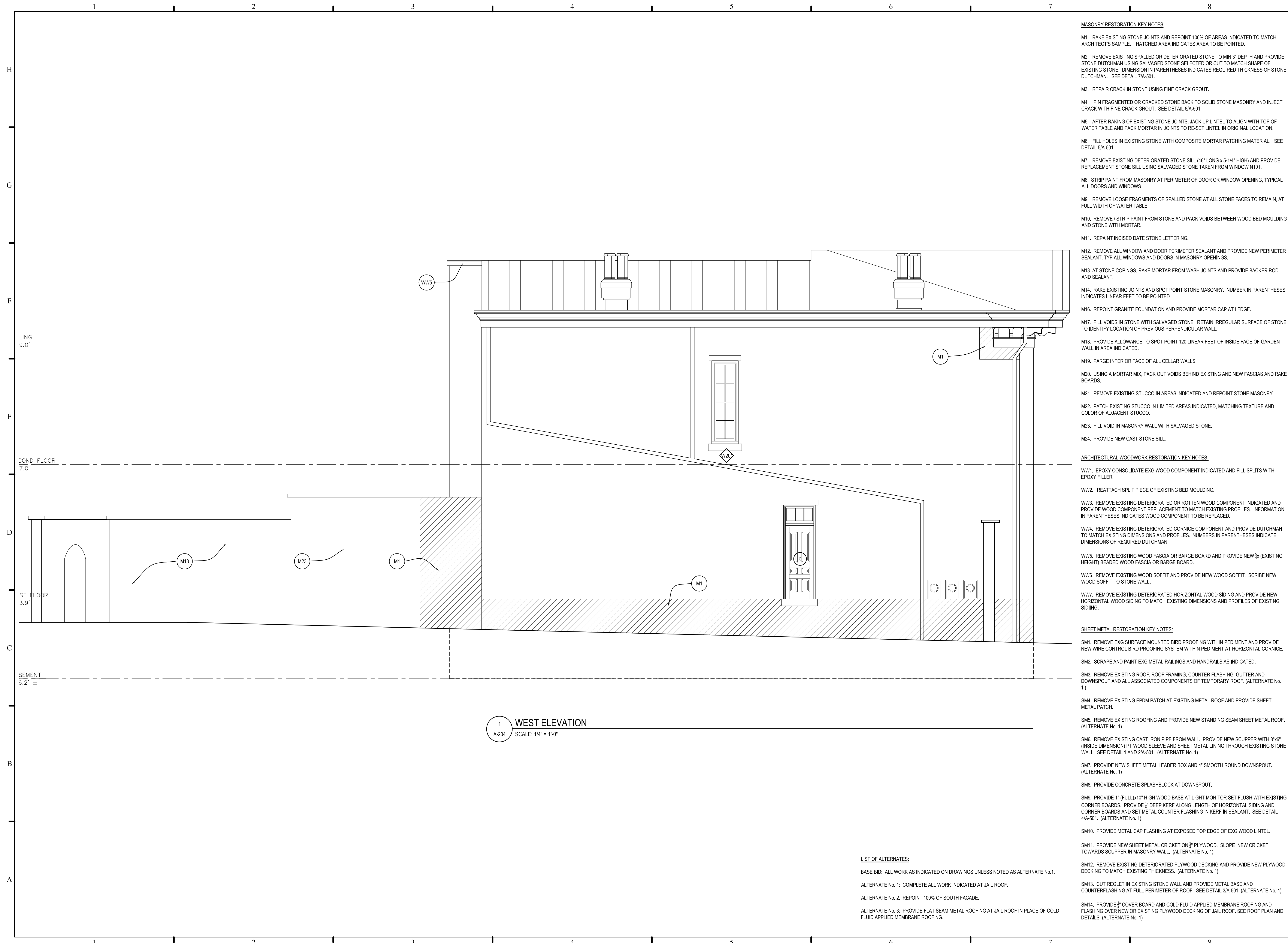
Drawn: CIQ  
 Reviewed: KJR  
 Contact: Kevin Rychlicki, AIA  
 Project Number: 8196.07-11

**Sheet Title:**

**NORTH ELEVATION AND KEY NOTES**

**Sheet Number:**

**A-203**



**MASONRY RESTORATION KEY NOTES**

- M1. RAKE EXISTING STONE JOINTS AND REPOINT 100% OF AREAS INDICATED TO MATCH ARCHITECT'S SAMPLE. HATCHED AREA INDICATES AREA TO BE POINTED.
- M2. REMOVE EXISTING SPALLED OR DETERIORATED STONE TO MIN 3" DEPTH AND PROVIDE STONE DUTCHMAN USING SALVAGED STONE SELECTED OR CUT TO MATCH SHAPE OF EXISTING STONE. DIMENSION IN PARENTHESES INDICATES REQUIRED THICKNESS OF STONE DUTCHMAN. SEE DETAIL 7/A-501.
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- M5. AFTER RAKING OF EXISTING STONE JOINTS, JACK UP LINTEL TO ALIGN WITH TOP OF WATER TABLE AND PACK MORTAR IN JOINTS TO RE-SET LINTEL IN ORIGINAL LOCATION.
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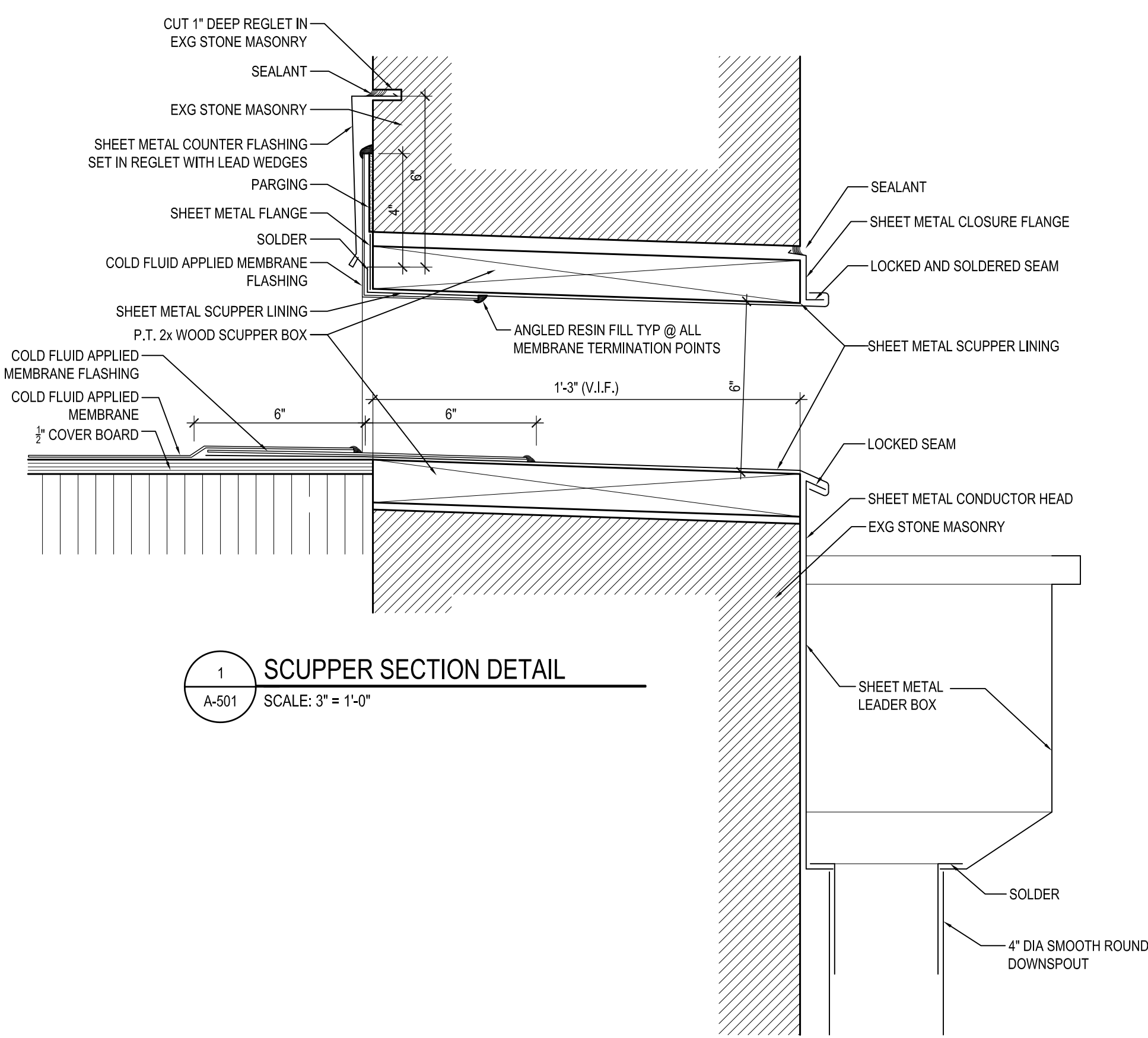
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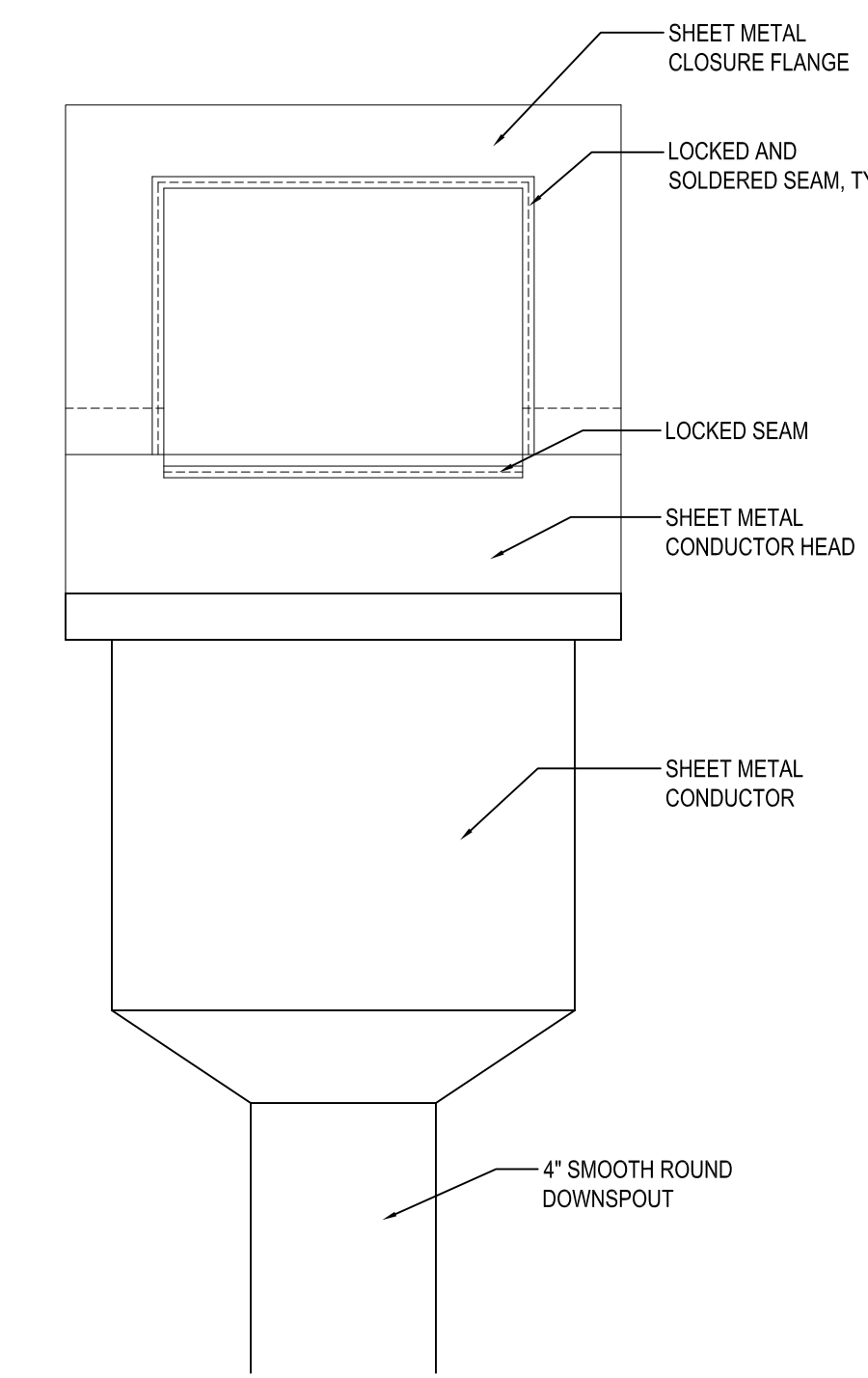
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**Sheet Title:**  
**WEST ELEVATION AND KEY NOTES**

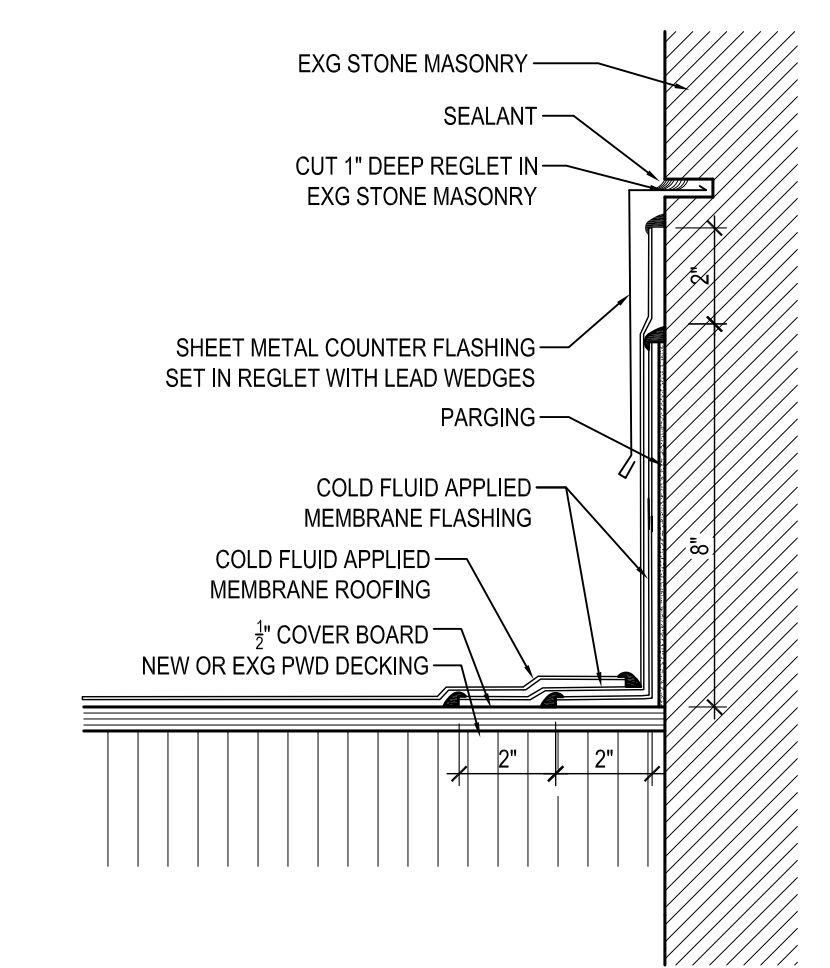
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**A-204**



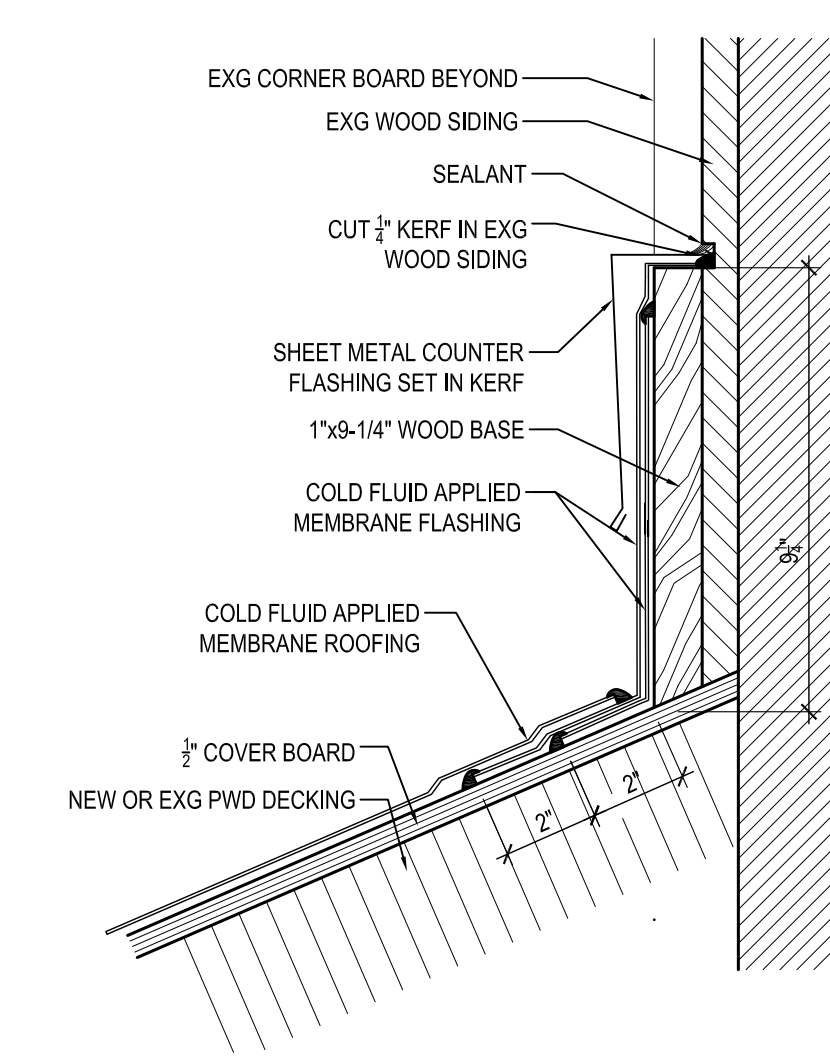
**1 SCUPPER SECTION DETAIL**  
A-501 SCALE: 3\"/>



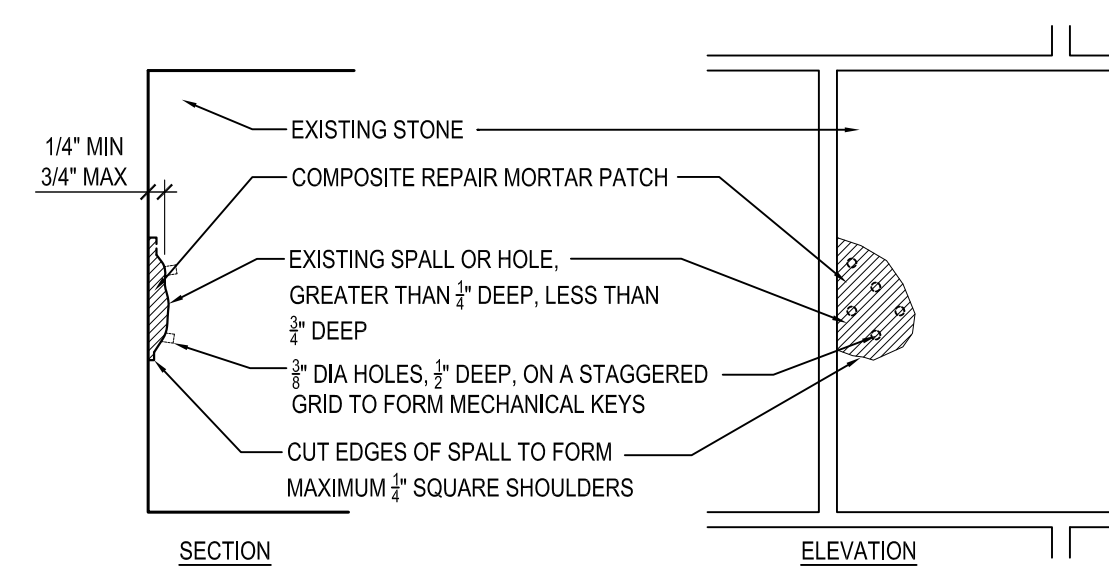
**2 SCUPPER ELEVATION DETAIL**  
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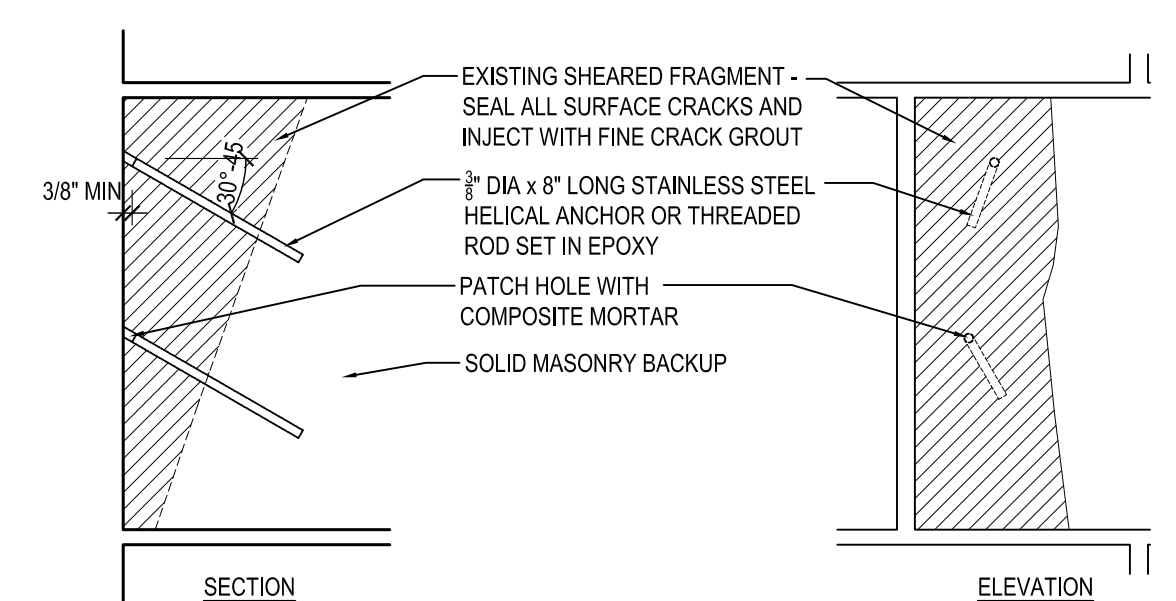
**3 JAIL ROOF COUNTERFLASHING DETAIL**  
A-501 SCALE: 3\"/>



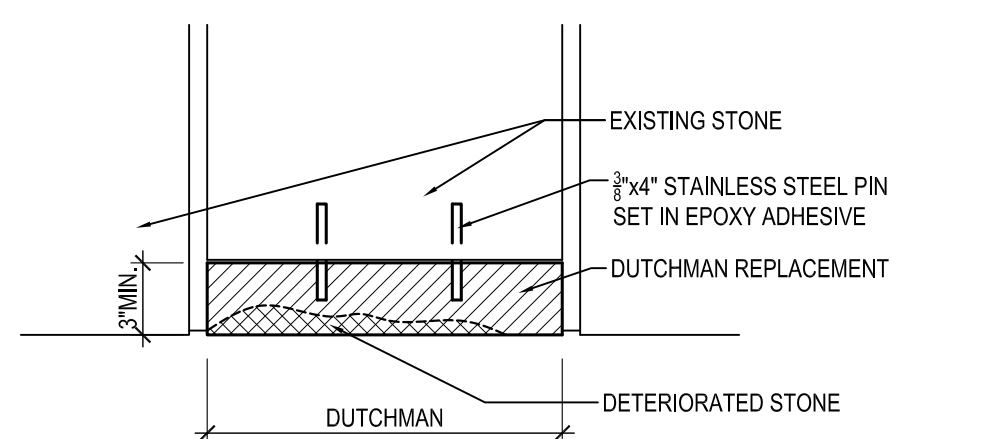
**4 LIGHT MONITOR COUNTERFLASHING DETAIL**  
A-501 SCALE: 3\"/>



**5 COMPOSITE MORTAR PATCH DETAIL**  
A-501 SCALE: 1-1/2\"/>



**6 STONE ANCHOR REPAIR DETAIL**  
A-501 SCALE: 1-1/2\"/>



**7 STONE DUTCHMAN SECTION DETAIL**  
A-501 SCALE: 1-1/2\"/>



**WINDOW SCHEDULE**

NO.	TYPE	NEW/ EXG	LIGHTS	SASH DIMENSIONS (+/-)		MASONRY OPENING DIMENSIONS (+/-)		STORM WINDOWS		WINDOW RESTORATION NOTES / REMARKS
				WIDTH	HEIGHT	WIDTH	HEIGHT	INT	EXT	
<b>SOUTH</b>										
S001	G	NEW	2 EA			3'-6"	3'-6-1/4"			⑤
S002	G	NEW	2 EA			3'-6"	3'-6-1/4"			⑤
S003	G	NEW	2 EA			3'-6"	3'-6-1/4"			⑤
S004	G	NEW	2 EA			3'-6"	3'-6-1/4"			⑤
<b>EAST</b>										
E201	E	EXG	4 / 4	2'-2-1/4"	7'-6-1/2"	2'-7"	8'-1"			③ BS, ③ TS (ALTERNATE No. 1, FOR BASE BID PREP AND PAINT EXG SASH, FRAME AND TRIM)
E202	F	EXG	3 EA			2'-8-1/2"	4'-3"			
<b>NORTH</b>										
N101	C	EXG	4 / 4	3'-1-3/4"	8'-2-1/2"	3'-6-1/2"	8'-1"			① (1), ③ SILL, ③ MR of BS, ③ BIS, LIS, RIS
N201	D	EXG	4 / 4	3'-1-3/4"	7'-6-1/2"	3'-6-1/2"	8'-1"			③ BR of BS, ④ @ MR of BS (12"x3"x3/4")
N202	D	EXG	4 / 4	3'-1-3/4"	7'-6-1/2"	3'-6-1/2"	8'-1"			① (1)
N301	L - LOUVER	NEW								⑥
N302	M - LOUVER	NEW								⑥
<b>WEST</b>										
W201	E	EXG	4 / 4	2'-2-1/4"	7'-6-1/2"	2'-7"	8'-1"			② SILL, ③ MR of TS, ③ BIS, ⑥
<b>LGHT MONIT</b>										
LMS201	H	EXG	2	2'-4-1/2"	1'-11"					
LME201	H	EXG	2	2'-4-1/2"	1'-11"					
LMN201	H	EXG	2	2'-4-1/2"	1'-11"					
LMW201	H	EXG	2	2'-4-1/2"	1'-11"					

**GENERAL WINDOW RESTORATION NOTES**

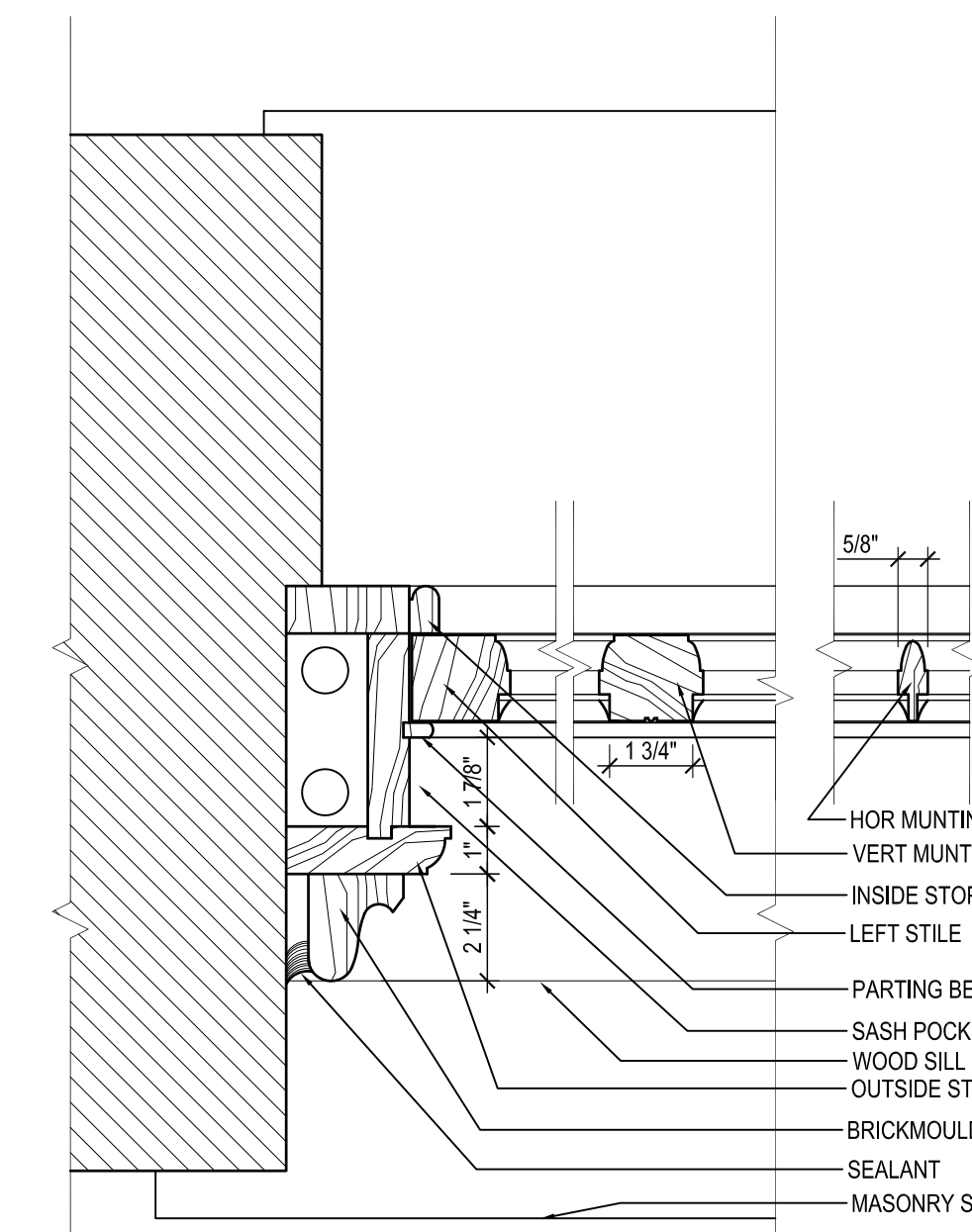
- REGLAZE WINDOWS 100%.
- PROVIDE WEATHERSTRIPPING AT ALL WINDOWS.
- REHANG ALL EXISTING SASH.
- PROVIDE REPLICATE CAM FASTS AT ALL WINDOWS TO MATCH EXISTING CAM FAST AT WINDOW N202.
- SEAL PERIMETER OF EVERY MASONRY OPENING.

**WINDOW RESTORATION KEY NOTES**

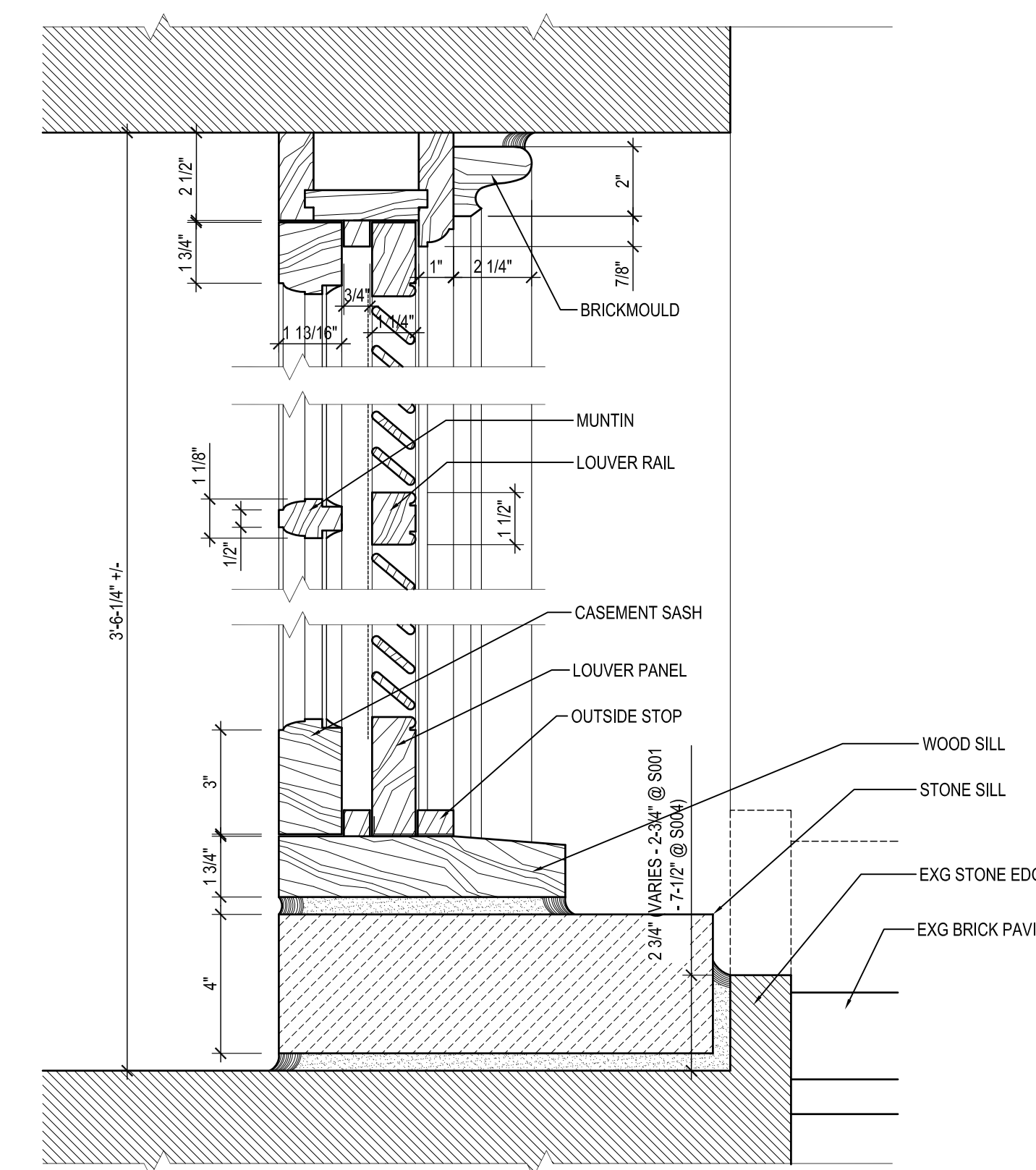
- REMOVE EXISTING CRACKED PANE AND PROVIDE NEW ANTIQUE GLASS PANE. NUMBER IN PARENTHESES INDICATES NUMBER OF PANE TO BE REPLACED.
- EPOXY CONSOLIDATE WINDOW COMPONENT. WINDOW COMPONENT TO BE CONSOLIDATED IS INDICATED AFTER KEY NOTE.
- PROVIDE REPLICATE SASH COMPONENT INDICATED. WINDOW COMPONENT TO BE REPLACED IS INDICATED AFTER KEYNOTE.
- PROVIDE DUTCHMAN REPAIR AT SASH COMPONENT INDICATED. SIZE OF DUTCHMAN INDICATED IN PARENTHESES.
- REMOVE EXISTING WOOD WINDOW FRAME AND SASH AND PROVIDE NEW STONE SILL SET ON EXISTING STONE SILL, AND NEW WOOD WINDOW FRAME, SASH AND LOUVER. MATCH PROFILES OF EXISTING SASH.
- REMOVE EXISTING LOUVER AND PROVIDE NEW METAL LOUVER MORTAR SET IN EXISTING MASONRY OPENING AND SEALED.
- REMOVE EXISTING WOOD PANEL AND PROVIDE NEW CLEAR GLASS PANEL WITH METAL CHANNEL FRAME SET IN EXISTING MASONRY OPENING. SET NEW GLASS PANEL AT OUTSIDE FACE OF EXISTING CAST IRON SECURITY FRAME. (ALTERNATE No. 1)
- CLEAN WHITE FILM FROM GLASS PANES.

**WINDOW AND DOOR COMPONENT LEGEND**

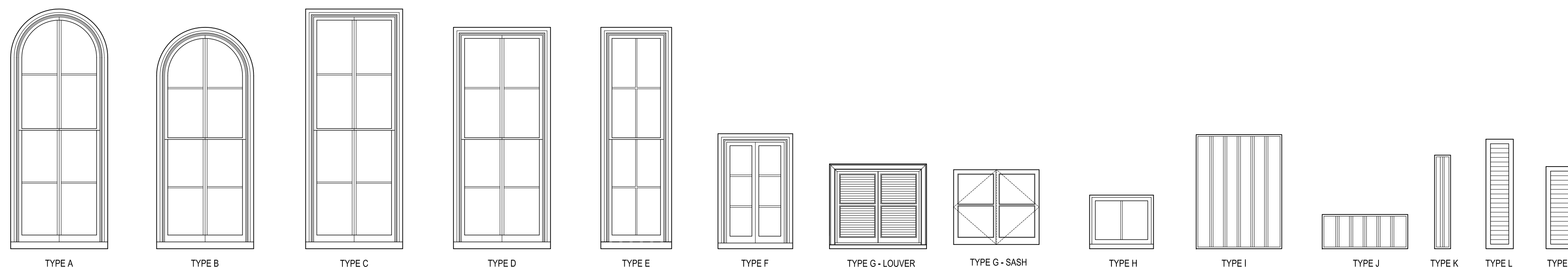
- B BOTTOM
- BR BOTTOM RAIL
- BS BOTTOM SASH
- HOR HORIZONTAL
- IS INSIDE STOP
- J JAMB
- L LEFT
- MR MEETING RAIL
- MU MUNTIN
- OS OUTSIDE STOP
- PB PARTING BEAD
- R RIGHT
- RL RAIL
- S SILL
- SB SASH BLOCK
- SS SHOW SILL
- ST STILE
- T TOP
- TR TOP RAIL
- TS TOP SASH



2 WINDOW A, B, C, & D TYP JAMB  
A-601 SCALE: 3" = 1'-0"



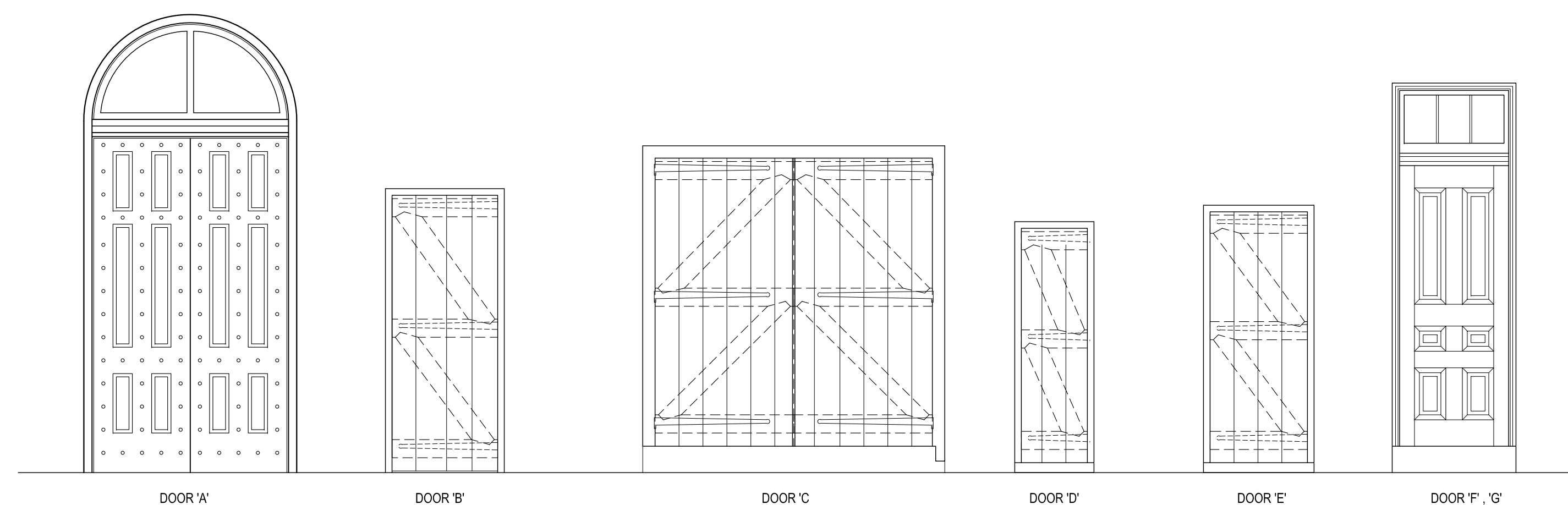
3 WINDOW TYPE "G" SECTION DETAIL  
A-601 SCALE: 3" = 1'-0"



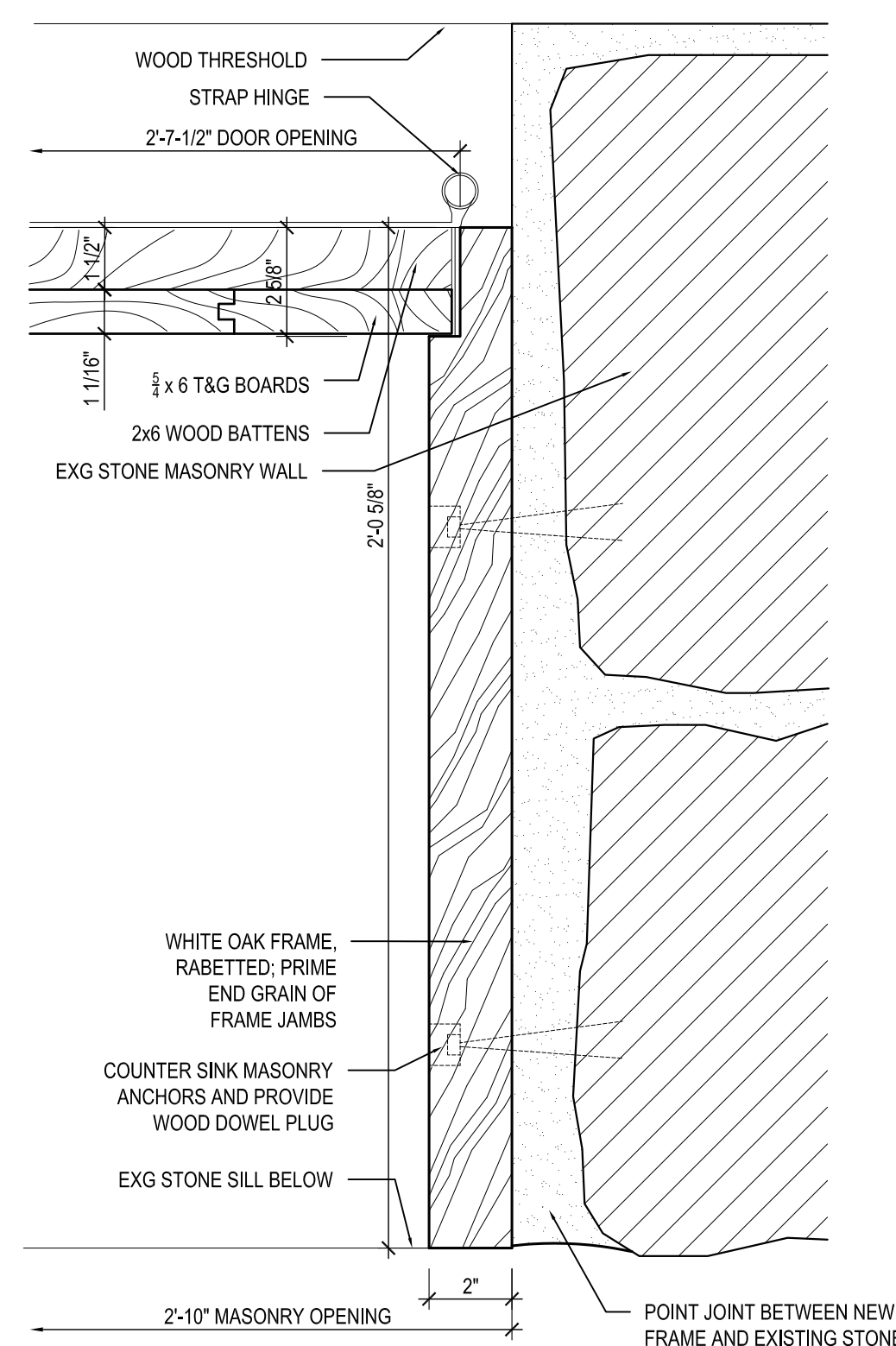
1 WINDOW TYPES  
A-601 SCALE: 3/8" = 1'-0"



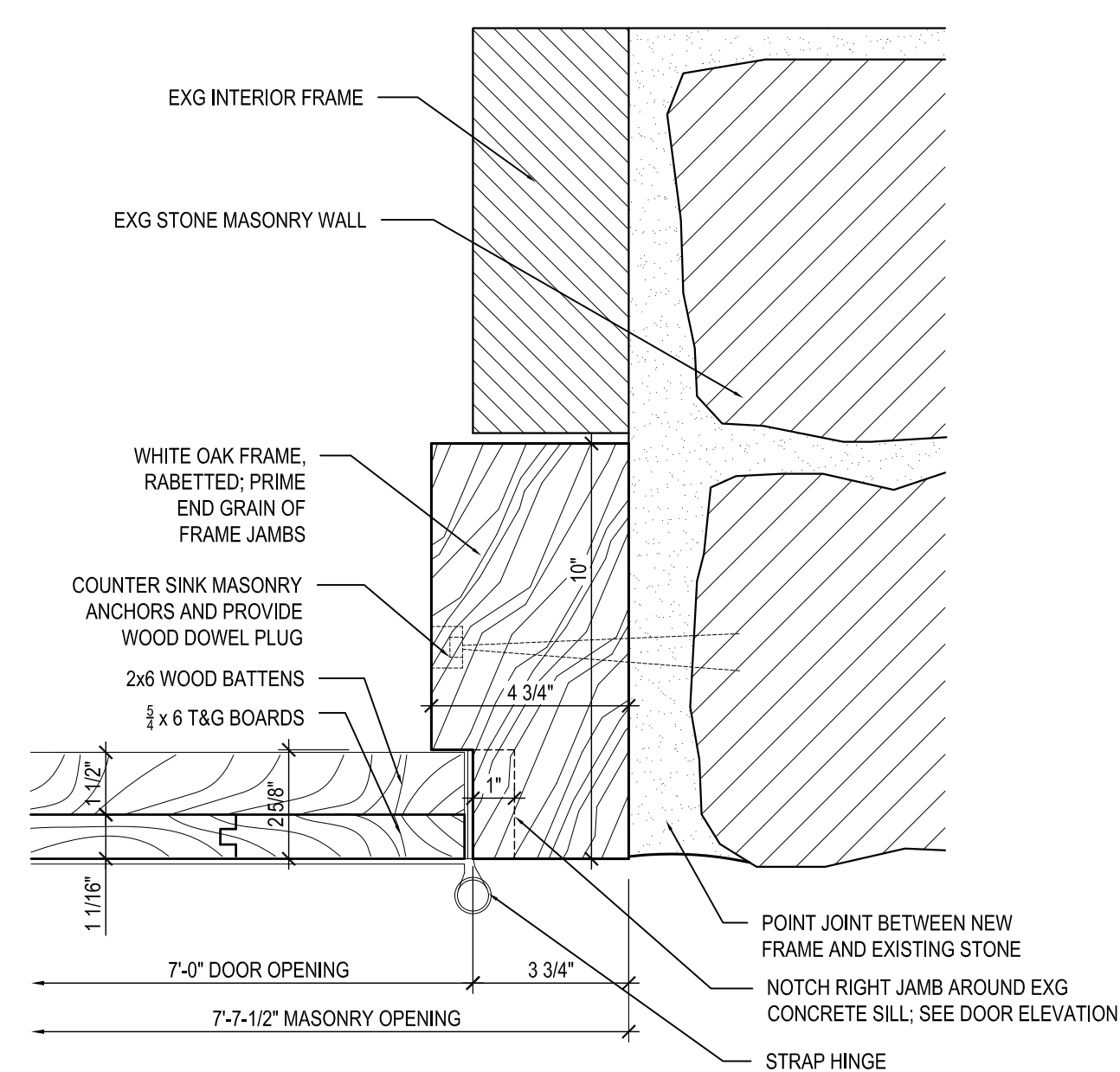
DOOR SCHEDULE							
NO.	FRAME	DOOR	MASONRY OPENING DIMENSIONS		DOOR OPENING DIMENSIONS		DOOR RESTORATION NOTES / REMARKS
			WIDTH	HEIGHT	WIDTH	HEIGHT	
A	EXG	EXG	5'-4-1/2"	8'-10-1/2"	4'-10-1/2"	8'-7-1/2"	PROVIDE DUTCHMAN AT CENTER OF RIGHT STILE OF LEFT LEAF (1-1/16" THICK x 18" LONG x 1-1/2" WIDE); PROVIDE NEW THRESHOLD; REMOVE SCREEN DOOR HEADER BOARD AND WOOD BLOCK AT RIGHT JAMB; PROVIDE NEW HARDWARE.
B	NEW	NEW	2'-10"	7'-7" (V.L.F.)	2'-7-1/2"	7'-5-1/2" (V.L.F.)	REMOVE EXISTING DOOR AND FRAME AND PROVIDE NEW FRAME AND DOOR (SEE DETAILS)
C	NEW	NEW	7'-7-1/2"	7'-7"	7'-0"	7'-3-1/4"	REMOVE EXISTING DOOR AND FRAME AND PROVIDE NEW FRAME AND BOARD AND BATTEN DOOR (SEE DETAILS)
D	NEW	NEW	2'-0"	6'-4"	1'-9-1/2"	5'-11-1/2"	REMOVE EXISTING DOOR AND FRAME AND PROVIDE NEW FRAME AND BOARD AND BATTEN DOOR (SEE DETAILS)
E	NEW	NEW	2'-9-1/2"	6'-9"	2'-5-1/2"	6'-4-1/2"	REMOVE EXISTING DOOR AND FRAME AND PROVIDE NEW FRAME AND BOARD AND BATTEN DOOR (SEE DETAILS)
F	NEW	NEW	3'-1-1/2"	9'-2"	2'-10"	7'-1"	REMOVE EXISTING AC UNIT, DOOR AND TRANSOM PANEL AND PROVIDE NEW DOOR, FRAME AND GLASS TRANSOM TO MATCH EXISTING DOOR, FRAME AND TRANSOM AT DOOR "G"
G	EXG	EXG	3'-1-3/4"	9'-1-1/2"	2'-10"	7'-1"	REMOVE SCREEN DOOR HEADER BOARD AND SCREEN DOOR STOPS AND PROVIDE NEW THRESHOLD



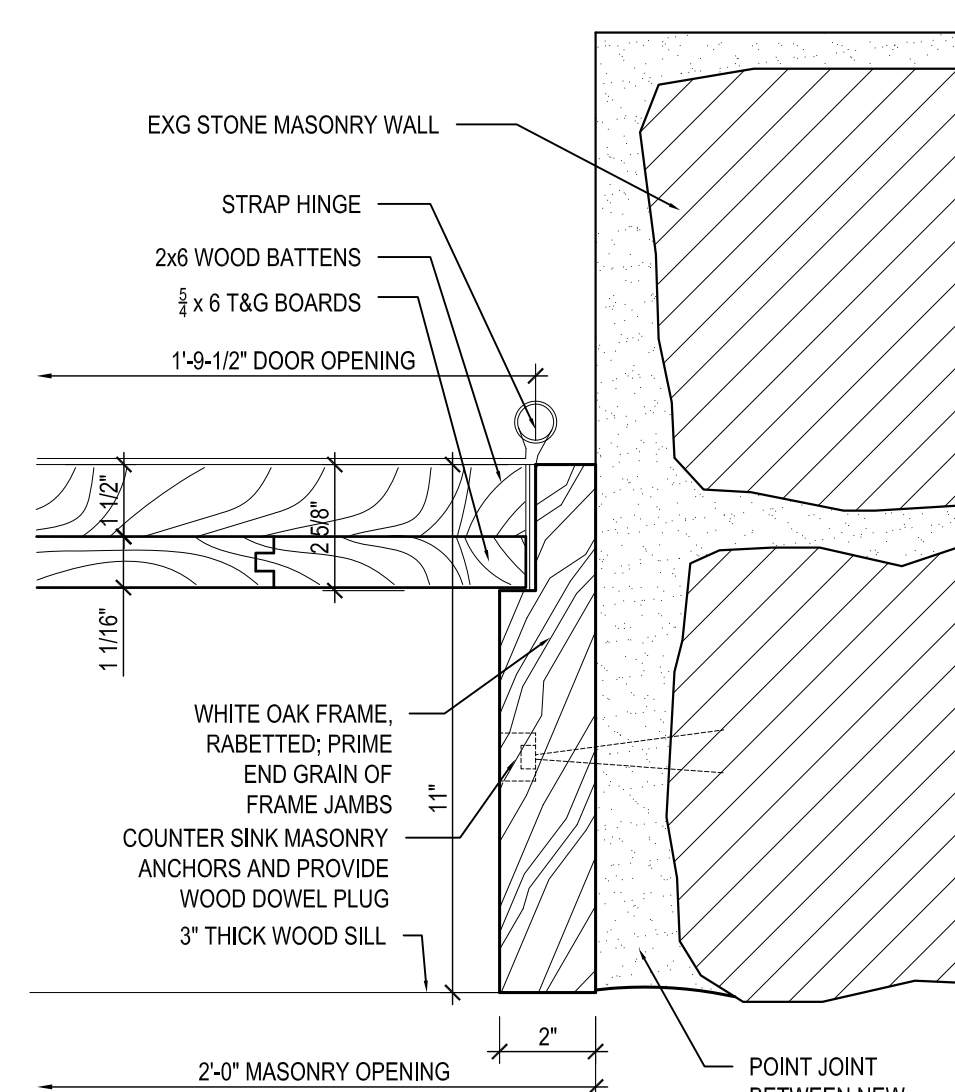
1 DOOR TYPES  
A-602 SCALE: 3/8" = 1'-0"



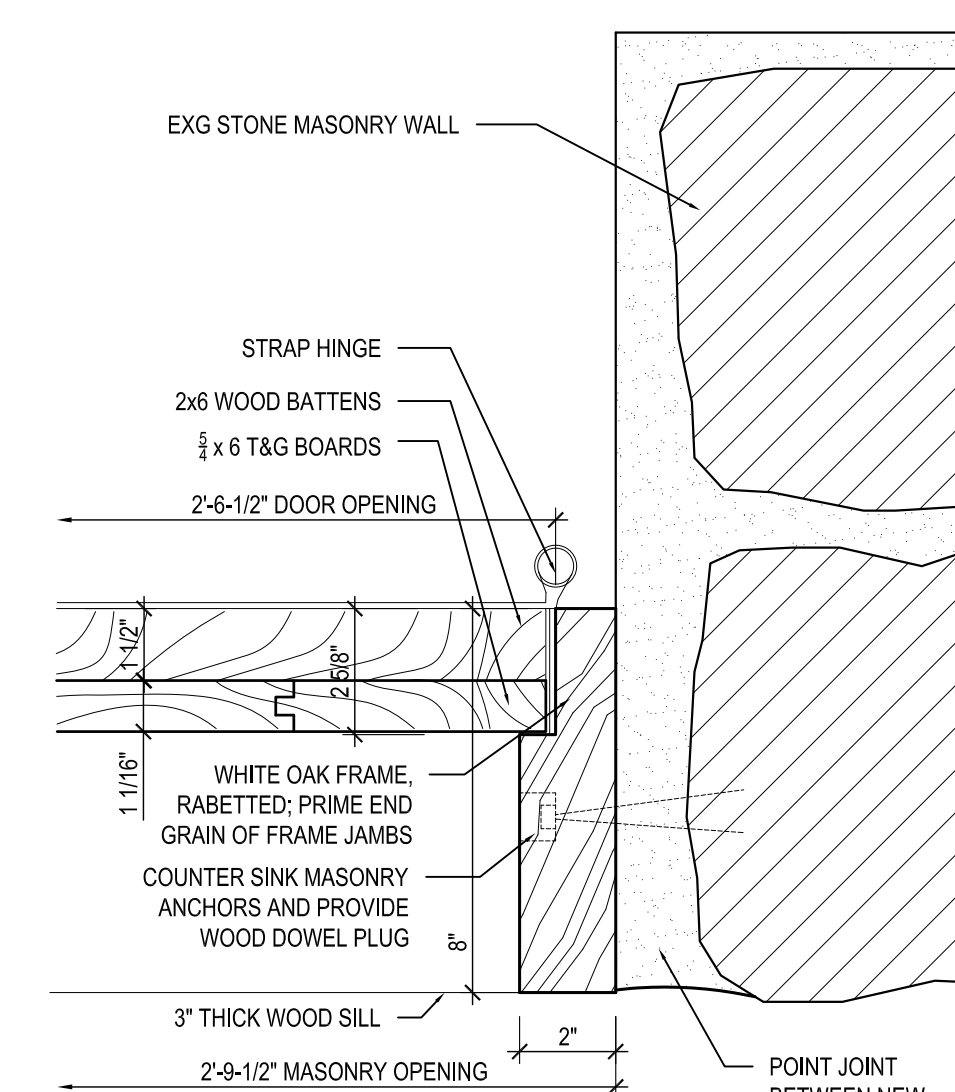
DOOR 'B' JAMB



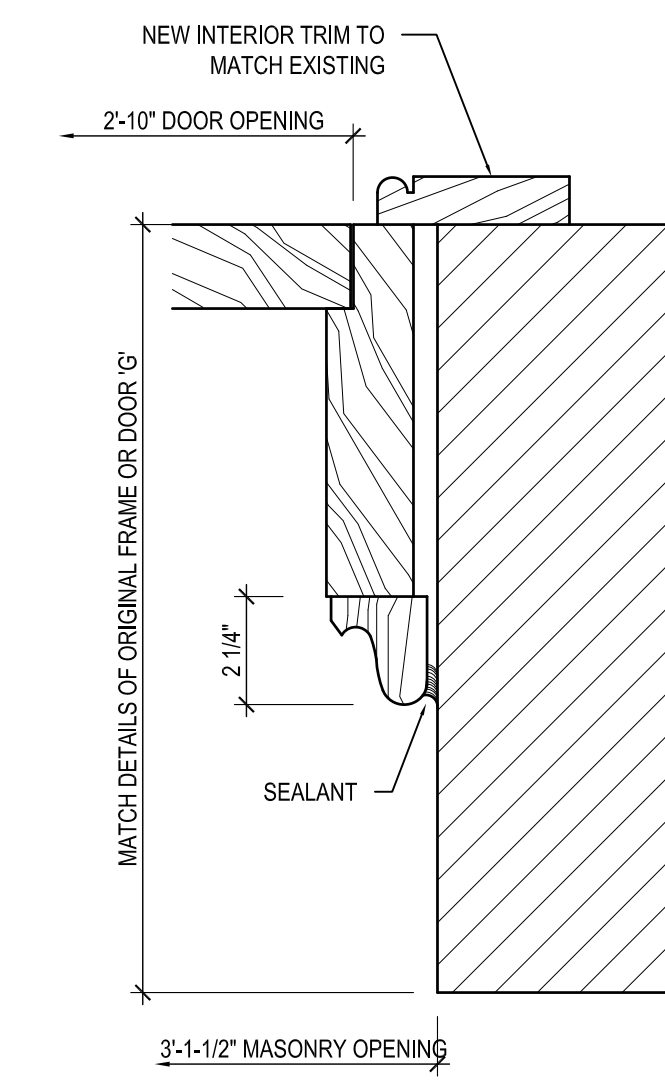
DOOR 'C' JAMB



DOOR 'D' JAMB



DOOR 'E' JAMB



DOOR 'F' JAMB

2 DOOR FRAMES  
A-602 SCALE: 3" = 1'-0"

## **APPENDIX E**

### **Structural Evaluation**





## **CODE REQUIRED FLOOR AND ROOF LOADINGS**

According to ASCE 7-10, “Minimum Design Loads for Buildings and Other Structures,” the following are minimum live loads for various occupancies. The loads are listed in pounds per square foot (psf).

### Residential

#### Dwellings (one and two family)

Uninhabitable attics without storage	10 psf
Sleeping areas	30 psf
Living areas	40 psf

### Office Buildings

Offices	50 psf
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Assembly Areas	100 psf
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The minimum required roof load in New Castle, Delaware is 20 psf. The maximum sheltered snow load likely to apply to all or portions of lower roofs of the building is about 50 psf. (In the results below, the capacity of the roof framing is listed as “live load,” even though the code required “roof load” takes into account loads other than live load.)

## **APPROXIMATE LIVE LOAD CAPACITIES OF FLOOR AND ROOF FRAMING**

Based on sizes obtained during site visits, we analyzed approximate live load capacities for all visible floor and roof framing. Without knowing the species or precise age of wood used for the framing, but since most framing appeared to be old (i.e., it was not dressed), we assumed average values for a range of species and grades that are likely to be representative, based on our professional experience and judgment, using the “Design Values for Wood Construction, March 1982,” published by the National Forest Products Association. We used the following allowable material properties: extreme fiber bending stress ( $F_b$ ) = 1,200 psi for repetitive members and 1,000 psi for single members; horizontal shear ( $F_v$ ) = 80 psi; and modulus of elasticity ( $E$ ) = 1,400,000 psi

Our analysis used conventional elastic methods consistent with publication cited above. Our analysis assumed that framing members were in good structural condition with little or no deterioration and that connection and bearing capacity are in line with the member capacity. For the first floor framing in two rooms, as noted below, the assumption about bearing capacity may not be valid.

The following summarizes the findings from our analysis for visible, accessible framing:

<u>AREA</u>	<u>APPROXIMATE CAPACITY</u>
First Floor – Live Load	44 psf to 200+ psf
Second Floor – Live Load	63 psf to 200+ psf
Attic – Reserve Load	39 psf to 200+ psf
Roof – Live Load	0 psf to 41 psf

In summary, with respect to current code required minimum loadings, all of the second floor and most of the first floor may be used for offices. Some floor areas have the capacity to accommodate assembly use. Many of the roof beams (ridges, valleys, and hips) and some of the roof joists are undersized.

## **FIRST FLOOR FRAMING**

### **Room 101**

Floor joists are generally 3x11 nominal at about 17-inch centers. The joists span between the front wall and a wall below the west wall of the room. The joists also are supported by two lines of a beam with two posts. One line is spaced 2'-4" inside the west wall and has a steel beam and steel "Lally" columns. The other line is all wood, spaced 9'-1" from the west wall, and extends across only the middle half of the room width. The live load capacity of the joists supported by both beams is more than 200 psf. The live load capacity of the joists supported by only the steel beam is about 160 psf. The live load capacity of the steel beam and posts is more than 200 psf. The live load capacity of the wood beam and posts is only about 13 psf.

Evident settlement of the joists, due to rotted bearing ends, as well as introduction of the beams and columns, indicates loss of bearing at the walls. Although the loss of bearing cannot be directly quantified into capacity reduction, bearing conditions at the walls should be evaluated further when the decision is made to move forward with restoration or renovation.

### **Room 102**

Floor joists are generally 3x10 nominal at spacings that vary between about 15 and 19 inches. The joists generally span between the hall walls. The live load capacity of the joists is more than 200 psf.

### **Room 103**

Floor joists are generally 3x11 nominal at spacings that vary between about 16 and 18 inches. The joists generally span between the west exterior side wall and the western hall wall. The live load capacity of the joists is about 77 psf. (Only a few joists were visible in a hole that had been cut in the flooring to the east of the hearth.)

Evident settlement of the joists, due to rotted bearing ends, as well as introduction of the beams and columns, indicates loss of bearing at the walls. Although the loss of bearing cannot be directly quantified into capacity reduction, bearing conditions should be evaluated further when the decision is made to move forward with restoration or renovation.

### **Rooms 105, 107, 108, 109, and 110**

Floor joists are generally 3x11 nominal at spacings that vary between about 16 and 18 inches. The joists generally span between the west exterior side wall and the western hall wall. In Rooms 107, 108, 109, and 110, the joists also are supported by a line of beams and posts set inside both bearing walls. One line is spaced 1'-1" inside the exterior wall and consists of two wood beams in series carried by two and three wood posts, respectively. The opposite line is spaced 4'-1" inside the hall wall and consists of a wood beam carried by one wood post and one steel "Lally" column. The live load capacity of the joists in the other rooms, east of Room 110, is about 90 psf, but the lesser live load capacity of the associated beams is about 44 psf. The live load capacity of the joists in the remainder is about 160 psf, but the lesser live load capacity of the associated beams is about 44 psf.

### **Rooms 111, 112, 113, 114, and 115**

The first floor appears to be ground-supported.

## **SECOND FLOOR FRAMING**

### **Rooms 201, 202, and 203**

Floor joists appear to be 3x10 nominal at about 16-inch centers. Joists span between the front wall and the wall below the west wall of the Rooms 201 and 203. The live load capacity of the joists is about 89 psf. (Only a few joists were visible in a hole that had been cut in the ceiling in the northeast corner of Room 101.)

### **Room 208**

Floor joists appear to be 3x10 nominal at about 16-inch centers. Joists span between the south exterior wall and the southern hall wall in the first story. The live load capacity of the joists is about 63 psf. (Only a few joists were visible in a hole that had been cut in the ceiling near the southwest corner of Room 108.)

### **Room 209**

Floor joists appear to be 3x10 nominal at about 16-inch centers. The joists generally span between the hall walls. The live load capacity of the joists is more than 200 psf. (Only a few joists were visible in two holes that had been cut in the ceiling near the southwest corner of Room 102.)

## **Room 210**

Floor joists above Room 111 appear to be 3x10 nominal at about 17-inch centers. The joists span between the north and south walls of Room 111. The live load capacity of the joists is more than 200 psf. (Room 210 contains what appears to be large metal water tank that is carried by two wood beams that span east-west about two feet above the floor.)

Floor joists above Room 115 could not be observed. (Two lines of wood beams and posts run north-south in Room 115.)

## **Rooms 204, 205, 206, and 207**

Floor joists could not be observed.

## **ATTIC FLOOR FRAMING**

The attic does not have flooring, and the prevailing low head-room is not suitable for occupancy. The attic floor joists do carry the second story ceilings and they appear to play an important role in “tying” the roof framing and transferring post loads.

### **Above Rooms 201, 202, and 203**

Ceiling joists generally are 3x8 nominal at about 16-inch centers spanning between the front wall and the west wall in Rooms 201 and 203. The joists have a “reserve” capacity of about 60 psf beyond that taken by the ceiling construction.

### **Above Rooms 204, 205, and 209**

Ceiling joists generally are 3x8 nominal at spacings that vary between about 12 to 16 inches. The joists generally span between the hall walls. The joists have a reserve capacity of more than 200 psf.

### **Above Room 206 and the Stair**

Ceiling joists generally are 3x8 nominal at spacings that vary between about 12 to 16 inches. The joists generally span between the south exterior wall and the southern hall wall. The joists have a reserve capacity of about 42 psf.

### **Above Rooms 207 and 208**

Ceiling joists generally are 3x8 nominal at spacings that vary between about 13 to 17 inches. The joists generally span between the south exterior wall and the southern hall wall. The joists have a reserve capacity of about 39 psf.

## **ROOF FRAMING**

The main roof, which extends over Rooms 201, 202, 203, 204, 205, 209, 206, the stair, 207, and 208, has a main ridge and associated main gable that runs east-west above the southern hall and meets an offset gable that is centered over the front façade. In addition to the ridge and valleys of the front gable, adjacent roof includes a hip on both sides that transitions to the main gable.

### Main Gable

Rafters on the south side of the main gable are generally 3x6 nominal at about 24-inch centers. Rafters on the north side are generally 3x5 nominal at about 24-inch centers. The main ridge is a nominal 3x12 beam supported by three wood posts. This ridge beam is not supported at its west end where it nearly meets the masonry southern hall wall that rises through the attic above the Room 209 south wall. The ridge above the attic wall is a nominal 3x6 plate. The rafters in the south plane have no or little live load capacity. The rafters in the north plane have a live load capacity of about 41 psf. The ridge beam has a live load capacity of about 39 psf, except at its west end where new support must be provided.

### Front Gable

The ridge is made up of a nominal 3x8 and a nominal 3x11. The ridge is supported by two wood posts and the front wall. Support at the end post includes a short steel-angle ledger that also carries the hips. The ridge has a live load capacity on the order of 28 psf if support from the intermediate posts is included and about 13 psf if support from the intermediate posts is ignored.

The north valley is a nominal 3x7 with a spliced extension of a 3x6 nominal on the northeast end. The splice consists of a nominal (dressed) 2x8 on both sides with multiple through-bolts. The valley has intermediate support from two wood posts toward the northeast end. The valley has no live load capacity even if support from the intermediate posts is included.

The south valley is a nominal 3x8 with a spliced extension of a nominal 3x8 on the southeast end. The splice consists of a nominal (dressed) 2x8 on both sides with multiple through-bolts. The valley has intermediate support from one wood post toward the southeast end. The valley has a live load capacity of about 3 psf if support from the intermediate post is included and no live load capacity if support from the intermediate post is ignored.

The north hip is a nominal 7x10 that has intermediate support from two wood posts, one near the center and one toward the northeast end. The hip has a live load capacity of about 12 psf if support from the intermediate posts is included and no live load capacity if support from the intermediate posts is ignored.

The south hip is a nominal 3x7 that has intermediate support from two wood posts near mid-span. The hip has no live load capacity even if support from the intermediate posts is included.

Rafters in the north plane of the gable are 3x5 nominal at about 24-inch centers. The longest rafters have a live load capacity of about 13 psf.

Rafters in the south plane of the gable are 3x4 nominal at about 22-inch centers. The longest rafters have a live load capacity of about 9 psf.

Rafters between the north valley and hip are 3x5 nominal at spacings that vary between 19 and 22 inches. The longest rafters have a live load capacity of about 27 psf.

Rafters between the south valley and hip are 3x4 nominal at about 24-inch centers. The longest rafters have a live load capacity of about 13 psf.

Rafters west of the north hip are 3x6 nominal at about 24-inch centers. The longest rafters have a live load capacity of about 3 psf.

Rafters west of the south hip are 3x5 nominal at spacings that vary between 22 and 25 inches. The longest rafters have no live load capacity.

Framing of the small shed roof over the north end of Room 201 could not be observed.

#### Low Roof over Rooms 113 and 114

This roof is a shallow hip roof with a large center monitor and skylights. Roof and ceiling framing is a mix of mostly 3x members at about 24-inch centers. Not enough of the framing was exposed to be able to define the structural arrangement and estimate a live load capacity.

#### Roof over Room 210 above Room 111

This roof extends the north plane of the main gable. Rafters are 3x6 nominal at about 30-inch centers spanning between north hall wall and the wall that separates Rooms 111 and 115. The rafters have a live load capacity of about 16 psf.

#### Low Roof over Room 210 above Room 115

This roof is a shed that slopes down to the east. Rafters are 2x4 nominal at about 48-inch centers spanning between the south exterior wall and east wall of room 210. The rafters have no live load capacity.