



HISTORIC STRUCTURE REPORT
for
THE OLD OCEAN COUNTY SHERIFF'S OFFICE
Toms River, Ocean County, New Jersey

Prepared for
The Board of Chosen Freeholders
The County of Ocean, New Jersey

Funded by
The County of Ocean, New Jersey

Prepared by
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Bridgeton, New Jersey
Project 88-055

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PROJECT DIRECTORY

Project

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END OF PROJECT DIRECTORY

PRECIS

The Old Ocean County Sheriff's Office was the second county building constructed in Ocean County after its incorporation in 1850. On their second day of meeting, the new Board of Freeholders turned their attention to choosing a site for the county buildings, and setting the wheels in motion for their construction. After the Courthouse itself, the Sheriff's House and Jail was the next structure to be considered. Less than two years after the founding of the county, the Old Sheriff's Office had been completed.

The importance placed on the structure by Ocean County's founding fathers gives it a significance which abides to this day. Overwhelmed though it may be by recent additions to the Ocean County Court and Justice Complexes, the Old Sheriff's Office is a tangible link with the early days of the county. Its presence in the heart of the complex provides visible continuity with the past and balances the recent rapid growth and change.

The first step in the preservation of a property such as the Old Sheriff's Office is the preparation of a master plan in the form of an Historic Structure Report. This Report attempts to fulfill the promise and spirit of the definition of an Historic Structure Report given by W. Brown Morton, III, former Chief, Technical Preservation Services Division, National Park Service:

"The purpose of a Historic Structure Report is to

- (1) document and analyze the building's initial construction and subsequent alterations through historic, physical and pictorial evidence;
- (2) document the current state of the building's architectural materials and overall structural stability;
- (3) select an appropriate historic preservation treatment (protection, stabilization, preservation, rehabilitation, restoration, or reconstruction);
- (4) establish priorities for project work items; and
- (5) make an estimate of project costs.

When completed, the report becomes the planning document which is the basis for developing the working drawings and specifications...prior to commencement of project work."

The **Background and Historical Analysis** section presents the physical and historical context of the building. It includes an architectural description and discussion of its significance. The section provides a description of the physical and historical aspects of the site, and a history of the building and the people responsible for its construction.

The **Background and Historical Analysis** concludes that the Old Ocean County Sheriff's Office is significant for the following reasons:

- o It was one of two buildings intended for construction by the Ocean County Board of Freeholders from the very inception of the county;
- o It was used by the Sheriff's department from its construction in 1851 until it was vacated in 1987;
- o It is a real and visible link with the earliest days of the county;
- o It incorporates an extensive Colonial Revival renovation of a Greek revival/Federal building;
- o It demonstrates a past approach toward the incarceration of prisoners.

The **Chronology of Construction** section summarizes the results of research of the documented changes to the structure and of field investigation of the changes. This section definitively establishes the evolution of the structure from its original

BACKGROUND AND HISTORICAL ANALYSIS

Introduction

The Background and Historical Analysis section of this Historic Structure Report presents the physical and historical context in which the Old Ocean County Sheriff's Office exists, as well as basic descriptions of the structure and site.

This section provides information on:

- o The formal recognition of the historical integrity and significance of resource;
- o The legal ownership of the property;
- o An architectural description and discussion of significance of the structure;
- o Discussion of the architectural, cultural, and historical significance of the structure;
- o Brief description of the setting;
- o Brief description of the site arrangement;
- o Discussion of previous site uses;
- o Overview discussion of the history of the building.

The Old Ocean County Sheriff's Office is significant for being one of two buildings constructed within two years after the creation of Ocean County by an Act of Legislature; Ocean County was set off from Monmouth County on February 15, 1850. The first building project of the new Freeholder Board was the Courthouse, but the construction of the Old Sheriff's Office was contemplated from the beginning, and construction began as soon as the Courthouse was completed.

As Ocean County has developed over one hundred and forty years, the Courthouse Complex has grown to many times its original size. However, the Courthouse and the Old Sheriff's Office remain intact; their presence creates a visible link with Ocean County's origins.

The Old Sheriff's Office, which was home to the sheriff and his family, was built with a rear wing which contained the first jail cells in the county. After a new jail structure, separate from the Sheriff's Office, was built in the early 1920's, plans were drawn up for alterations to the Sheriff's Office, including the living quarters and the addition of detention cells. The Old Sheriff's Office exists today in the Colonial Revival style imposed on it at that time. Its juxtaposition with the \$24 million dollar Ocean County Justice Complex (1985) presents a thought-provoking reflection of the changing needs and tastes of Ocean County.

Historic Designation

The Old Sheriff's Office, listed as the Ocean County Jail, is #11 in the Old Village of Toms River Multiple Resource Area. This area in Dover Township, Ocean County, was placed on the New Jersey State Register of Historic Places on 17 June 1981, and on the National Register of Historic Places on 16 August 1981.¹

configuration in 1851 to its present arrangement, paying particular attention to the Colonial Revival renovation which took place in 1923.

The **Analysis of Existing Conditions** section summarizes the results of an assessment and analysis of the existing conditions of the structure, including the architectural features, structural components, and systems. This section describes the methodology of assessment and analysis.

The **Analysis of Existing Conditions** concludes that the Old Sheriff's Office is in basically sound condition. The primary structural problem is the entry of moisture into the exterior walls due to poor site drainage. The rising damp is causing paint to peel, and masonry to deteriorate. Interior problems are related to outdated electrical and mechanical systems, detracting changes which have been made over the course of time, and the deterioration of finishes. The building has many years of useful life left, and with sensitive restoration could become an attractive focal point in the Ocean County Courthouse Complex.

The **Restoration/Preservation Recommendations** section provides recommendations for the future use of the Old Sheriff's Office. This section recommends a period of interpretation for purposes of preservation and restoration. The section also recommends technical methodology for preservation, restoration, and rehabilitation.

The period of significance for the Old Sheriff's Office is the entire length of time that the building was used for its original purpose, for housing the sheriff and detaining prisoners: 1852 to 1939. The period of interpretation, the date to which the house should be restored, we recommend to be 1923, the date of the completion of the Colonial Revival renovations.

The primary use recommended is as offices for the Ocean County Court System, the historic tenant of the building. We recommend the adaptation of the first floor center hallway and flanking rooms as a conference/reception area, which will highlight the architectural amenities of the space and allow for limited public access to the interior.

The recommendations for use, period of significance, and methodology result from careful review of the history of the Old Sheriff's Office, the extant architectural fabric, and the existing conditions. The recommendations represent a consensus between the Owner, and Watson and Henry Associates.

The **Restoration/Preservation** section presents projected costs and a proposed timetable for implementation of the restoration/preservation plan.

Acknowledgements

Watson and Henry Associates would like to thank Pauline S. Miller, Director of the Ocean County Cultural and Heritage Commission, for her active participation with us. Throughout the project, her objective has been to arrive at the correct preservation plan for this building in the stewardship of Ocean County. We trust we have satisfied that goal.

END OF PRECIS

Legal Authority for Ownership and Restoration

The site was deeded to the County of Ocean Board of Chosen Freeholders by Joseph Coward at the Freeholders' meeting on August 6, 1850. The building was constructed at the direction of same body in 1851. The property is still owned by the County of Ocean.

Architectural Description

The Old Sheriff's Office is a five-bay by five-bay, two-and-a-half story brick structure, rectangular in plan. The ridge of the asphalt-shingled gable roof on the main block runs parallel to the front (south) facade; the rear wing has a lower hip roof. A one-story brick extension fills the open corner of the "L". A gabled dormer with two six-light awning windows is centered on the south slope of the roof (Figure 16). The roof cornice continues across the base of the gables to form pediments.

The south facade has five six-over-one double-hung windows on the second story, over a center doorway flanked on each side by two similar windows (Figure 10). The two windows to the east have basement windows below. The doorway has three-light sidelights above panels, and a two-light transom (Figure 14). The door itself has one glass pane with two panels above and four below. A segment of molded cornice is located above the doorway, beneath the second-story window. Three concrete steps with wooden railings lead to a landing in front of the door.

The west facade has four six-over-one double hung windows on the second story, and two on the first, toward the south (Figure 13). Toward the north on the first story are three fixed six-light windows. Two six-light casement windows, flanked by fluted pilasters, are located in the pediment of the gable.

The three-bay north facade has a six-over-one double-hung window on the west side, over a two-panel door with a gabled hood with elliptical-shaped ceiling supported on brackets (Figures 12 and 19). Similar windows are located in the east and center bays of the first story. The east bay of the second story had a window, the opening of which has been bricked in.

Extending toward the northeast from the one-story "L" infill is a short one-story brick leg with a shallow gable roof (Figure 18). This is the truncated remains of an enclosed passageway to the 1920's jail. One double-hung window is located in the second story of the east end of the main block, on the inside of the "L".

The east facade, five bays on the first story and three bays on the second, has a three-part awning windows with pilasters in the gable (Figure 11). Except for two six-light windows, one casement and one fixed, on the north side of the first story, and a group of three double-hung windows (an eight-over-one flanked by two six-over-ones) all other windows are six-over-one double-hung. The bay north of the grouped windows is recessed, and a door opens onto it from the base of the main block, on the south side of the recess. A bulkhead basement door is located beneath the grouped window. The east facade has gable windows similar to those on the west facade (Figure 17).

Architectural, Cultural and Historical Significance

The Old Ocean County Sheriff's Office is an historic resource of significance in a variety of interrelated areas.

Historical significance

The Old Sheriff's Office is important historically as being one of the two buildings thought essential in 1850 to the operating of a new county seat. After a courthouse/administration building, the sheriff's office and jail was considered the next most necessary structure. It performed its role of housing both the sheriff and his family, and the jail or detention cells, for almost ninety years, and housed offices for the sheriff for almost another fifty. It has remained part of the justice system, with the complex growing up around it until it has become completely surrounded.

As Toms River and the Courthouse Complex have expanded to many times their nineteenth-century size, the Old Sheriff's Office has remained as a tangible link to the very earliest days of the county. The attrition of most of the other buildings in the vicinity from the same period adds to the importance of the survival of the Old Sheriff's Office. Its continued existence has historical significance at both a local and county-wide level.

Architectural significance

The architectural significance of the Old Sheriff's Office lies in the completeness of its expression of an early twentieth century Colonial Revival aesthetic, as interpreted by a public body and imposed on an earlier Federal/Greek Revival building. Its original design was borrowed from the sheriff's office in Hudson County, which a committee of Ocean County Freeholders visited and returned to praise in 1850. The Hudson County model was considered to be an exemplary building, if somewhat too large for Ocean County's needs. When the Ocean County Sheriff's Office was renovated in 1923, the plans as first designed were somewhat grandiose, and ended up being scaled down twice before falling within an acceptable budget. What was ultimately built is an attempt to combine economy and prevailing style.

Within the Ocean County Complex, its residential scale distinguishes it from the massive buildings surrounding it. Extant historic fabric includes the 1851 door and doorway, a Colonial Revival fireplace and mantel, a cell door, and cell plumbing and plumbing fixtures.

Cultural significance

The Old Sheriff's Office is an unusual surviving example of the integration of residence and detention functions in a single building. It reflects a time when a sheriff was on duty around the clock, and when society took a different approach to incarceration. The building for us today demonstrates an approach to incarceration which is no longer viable: the running of a jail as a family undertaking, with the sheriff's wife cooking the meals for the prisoners, the jail and detention cells being located just down the corridor from the children's bedrooms, and the prisoners being led through the family dining room to the finger-print room.

That such a system operated successfully for almost ninety years makes manifest the changes in society since that period. The new 200-cell jail across the courtyard from the Old Sheriff's Office is a result of the growth of the population and the changing nature of crime. The existence of the Old Sheriff's Office in close proximity is a reminder of the simpler, less dangerous community which once existed. This physical juxtaposition

with the modern facility gives greater significance to the survival of the Old Sheriff's Office.

Location and Setting

The Old Sheriff's Office is located in the State of New Jersey, City of Toms River, Township of Dover, in an area which was part of the original settlement of Toms River. It is in the Ocean County Courthouse Complex. It once faced Washington Street to the south, but the 1950 and 1974 West Wing additions to the Courthouse now separate it from the street. The Ocean County Justice Complex was built north of the Old Sheriff's Office in 1985. The building is surrounded by asphalt-covered parking lots. Access is by means of a driveway leading from Horner Street to the west. The drive is a section of a previously-existing street which connected Horner and Hooper Streets, and was known as Court House Alley, or Sheriff Street.

The county site bounded by Washington Street on the south, Horner Street on the west, Hooper Street on the east, and Sheriff Street on the north is comprised of 3.4 acres. It is Block 661, Lot 1, on Sheet 76 of the Township of Dover tax map (Figure 50). The 1850 Courthouse and the Old Sheriff's Office share the original county lot in the center of the block, now shown as (4) on the tax map. Three properties to the west, (1), (2), and (3), and two to the east, (5) and (6), were added to Ocean County's lot in the first half of the twentieth century to make up the existing block.

The Old Sheriff's Office is about three quarters of a mile from Exit 81 (east) on the Garden State Parkway. North of Toms River, the Garden State Parkway connects with Route 70, which runs west to Philadelphia, and Route 195, which runs west to Trenton. The highway system provides access to New York City, sixty miles north; Philadelphia, fifty miles west; and Trenton, forty miles northwest. The Garden State Parkway is the primary north-south highway along the east coast of New Jersey (Figure 1).

The general area surrounding the site is typical of the established neighborhoods adjacent to the main street districts of most small towns: large front-yard setbacks; mature landscaping; low-rise office, large residential and small institutional buildings. Toms River has seen extensive development since the completion of the Garden State Parkway in 1954. The nature of the relatively compact town center has been changed by the mid and late twentieth-century expansion of the county seat facilities, and established residential neighborhoods beyond the main street district are now themselves surrounded by suburban sprawl.

The Old Sheriff's Office, surrounded by asphalt and dwarfed by the mass and volume of the twentieth-century buildings around it, seems lost in time and place. Along with the 1850 Greek Revival Courthouse, one corner of which is still visible from the Old Sheriff's Office, it is all that remains of a once quiet county seat.

Buildings and Arrangement

The Courthouse faces Washington Street to the south. The Old Sheriff's Office is behind (north) and to the left (west) of the northwest corner of the Courthouse.

In 1950 a West Wing and an East Wing were added to the Courthouse. The East Wing was enlarged in 1965, and the West Wing was expanded in 1974. The West Wing in its expanded form separates the Old Sheriff's Office from both Washington Street to the south and Horner Street to the west. The Justice Complex, which faces Hooper Street to the east, was built north of the Old Sheriff's Office in 1985. At this time Sheriff Street, the former street to the north of the Old Sheriff's Office, was converted to a pedestrian walkway on the east side, and a driveway connecting with Horner Street to the west.

The County Complex also expanded east across Hooper Avenue with the 1959 Courthouse Annex, and the 1973 Administration Building.² Construction for a multi-level parking garage to serve the County Complex on the east side of Hooper Avenue was begun in the spring of 1991.

Previous Uses of Land and Previous Structures on Site

Before European settlement, central New Jersey was home to the indigenous-American Lenne Lenape nation. Toms River is a site which was used by these semi-nomadic people. To date, no archaeological investigation of pre-historic cultural resources has been undertaken to verify this assumption in the vicinity of the Old Sheriff's Office, and the amount of disturbance caused by later building and paving on the site has probably destroyed what resources might have existed.

After Ocean County was formed in 1850, the first Freeholders' meeting was a four-day marathon session, held from Wednesday, May 8, 1850 through Saturday May 11, in Toms River. On the second and third days of this meeting, in a frenzy of activity, the Freeholders addressed themselves to the question of a site for county buildings. On Thursday morning, May 9, the Board resolved that they needed a site 125 ft. wide by 200 ft. deep. They then adjourned outside for three quarters of an hour to stake off an area of that size to "ascertain by 'taking a view' whether it would be a suitable size."³ They came back in and announced that they would accept proposals for suitable lots at 2:00 that afternoon.

Four citizens managed to respond with proposals by the appointed time. One lot was offered for \$300.00, one for \$150.00, and two separate lots were offered free. The Board promptly voted to accept a free one, then went out to look at the two lots so offered. When they returned in an hour, the first Ocean County citizens' protest arose due to dissatisfaction with the insufficient time allowed for proposals. The Board responded by extending the time limit to 8:00 the next morning.

When the Board reconvened on Friday morning, one of the lots which had been offered for sale the day before was resubmitted free, along with a new fourth free submission. The Board voted to accept the lot offered by Joseph B. Coward, and adjourned to go stake out the site. When they reconvened at 2:00 pm they were requested by a group of citizens to reconsider their choice, but they "decided in the negative."⁴

The next month, on June 5, 1850, the Board asked Coward for his price for 25 ft. more in front and 100 ft. more in the rear; a figure of \$200 was agreed upon.⁵ On June 27, a Mr. Avins, whose lot had been one of those rejected, attempted to lure the Board to his site by offering a bonus of 60,000 free bricks. The Board stuck with their choice of Coward's lot, but apparently this caused another citizen protest, for on August 6, Joseph Coward agreed to donate the additional land without charge. This was the day that the

new deed was accepted.⁶ The site the Freeholders acquired that day was then a cornfield.⁷

The Courthouse was the first building constructed, in 1850, and the Old Sheriff's Office followed in 1851.⁸ By 1900, six small outbuildings, one of which was a two-story carriage house, had been added on the original lot. Five of these buildings, including the carriage house, were arranged along the north property line fronting Sheriff Street. Midway along the east property line was a small one story building labeled "W.C." on the 1900 Sanborn map; this presumably was a latrine. In addition, a wind mill and watertower were located north of the Courthouse and east of the Old Sheriff's Office; these were removed between 1900 and 1905.^{9, 10}

In the years following the construction of the Courthouse and Old Sheriff's Office, the rest of the block was built up with seven homes and related outbuildings belonging to families such as the Gulicks, Havens, Van Hise, and Van Nostrands (Figures 48 and 49). These buildings were all demolished to accommodate the expansion of the Courthouse Complex.

A new jail (now demolished) was built northeast of the Old Sheriff's Office in 1921. A Hall of Records, housing the County Clerk, a court room, and a law library, was built in 1926 (Figure 7). The 1926 Clerk's Hall of Records was torn down in 1950 to make room for the Courthouse East Wing expansion (Figure 8). The same year, a West Wing was added to the Courthouse. The East Wing was further expanded in 1965, and the West Wing, in 1974. The jail that was built in 1921, and to which the Old Sheriff's Office was attached with a passageway, was expanded in 1961 (Figure 9). The 1921 section was demolished in 1985 when the new Justice Complex was built.

Overview of the History

As soon as the Board of Freeholders had settled on a site for the county buildings, they turned their attention to the construction of the buildings. On May 11, the question arose as to "whether the county Buildings shall be built of Brick or wood?" It was decided they should be brick.¹¹

The next month, on June 5, a Building Committee was appointed; Messrs. Hill, Shreve, and Oliphant were chosen to serve. They were instructed to visit appropriate public buildings, particularly the county buildings in Hudson County. Furthermore, it was suggested that they "use their endeavors to get a plan of the Hudson County Building from the Architect if practicable."¹²

Two weeks later, on June 26, the Building Committee reported that they had visited various public buildings, and that the Hudson County buildings were "decided unanimously the best adapted for imitation." "The Prison also, is a well calculated Building, but on a larger scale than would be compatible with our wants here - having at least Twenty Eight cells, with fixtures & c in proportion. The plans of Constructing Both Court House and Prison, your committee without hesitation, recommended for adoption, when simplified and brought to correspond with the wants and condition of this county." It was further resolved that the Courthouse, Jail and Sheriff's House be separate from each other.¹³

Construction of the Courthouse began in the early fall of 1850. In June of 1851 it was "Resolved that a vote be taken whether they build a Sheriffs house and jail this year or not?"¹⁴ It was decided to proceed, and two weeks later a Committee was appointed to

oversee the construction. Members were Messrs. Shreve, Bennett, Hill, Ivins, Falkinburg, and Oliphant, one from each township in the county.¹⁵

Freeholder William Hill drew the specifications and articles of agreement, and in August, 1851, a contract for constructing the building was signed with a Mr. Robert Aitken for \$4250.00.¹⁶ By April of 1852 the Sheriff's Office was completed, and another committee was appointed to inspect it and settle with the contractor.¹⁷ This was accomplished on May 13, 1852.¹⁸

The two-story brick building had a center hallway with one room on each side; extending north behind these sheriff's living quarters was a two-story stone wing containing ten jail cells.

At the annual meeting in 1857, the Freeholders "on motion of Ivins Davis Resolved that an addition be built to the Sheriffs house, of the size of 13 by 19 feet, two stories high with shed attached the materials to be of wood."¹⁹ On May 11, 1858, the committee appointed to supervise the construction reported that a contract was given to George Gravatt for \$425 to build the addition.²⁰ At the annual meeting in 1858 Gravatt was paid \$430.00 for his work.²¹

Sanborn maps of 1900 and 1905 show a two-story frame addition, thirteen feet wide by forty feet deep, on the east side of the building. The 1905 map labels the frame section as a kitchen. To the east of the frame addition, a one-story frame shed, six feet wide by thirty-five feet deep, is shown.

A 1909 photograph shows the building having a low hip roof, with a belfry on top (Figure 4). At this time, the front door was protected by a portico supported by two columns; the portico is not indicated on the 1900 or 1905 Sanborn maps. The kitchen addition on the east side can be seen in the photograph, though a tree conceals most of it. Both floor levels on the frame addition, judging from the locations of the first and second story windows, appear to have been lower than those of the extant brick section.

At the Freeholders' meeting on May 7, 1906, the first signs of dissatisfaction with the existing jail became apparent. J. D. Holman, chairman of the Courthouse and grounds committee, reported that extensive changes were needed in the jail to make it conform to legal requirements.²² However, no action was taken for another fifteen years.

In 1921, twenty-four new jail cells were built northeast of the Old Sheriff's Office. After that building was complete, the Board of Freeholders turned their attention to the Old Sheriff's Office and attached jail cells. They hired local architect and engineer P. P. Elkinton to design a renovation and enlargement of the existing building which would eliminate the existing jail cells, provide more living space for the sheriff and his family, and add four detention cells. The building was to be attached to the new jail by a passageway running east-west.

On January 16, 1923, the Freeholders passed a resolution "that the plans and specifications for Detention rooms and Warden's Dwelling, involving alterations to old dwelling and jail as proposed by P. P. Elkinton, Architect, be and the same are hereby approved. FURTHER RESOLVED that the Clerk of this Board be and he is hereby directed to advertise for bids for said work as required by law, said bids to be received by this Board at 12 o'clock noon on Tuesday Feb. 6th. 1923."²³

The New Jersey Courier described the project as follows:

"The warden's quarters, as remodelled, will consist of an office and living room in front, and dining room and kitchen in the rear, with a porch in front, with large pillars. There will be on the second floor four bed rooms and a bath. The roof is to be of slate with dormer windows.

Where the old jail building is to be torn down will be put a brick building, annexed to and part of the present warden's residence, and connecting the residence with the new jail. On the ground floor there will be a laundry and storage rooms; on the second floor two detention rooms for female witnesses and also two for male witnesses, with bath room, closets, etc. The detention rooms will be of steel cage construction, like the new jail."²⁴

The project was put out to bid on January 19, 1923, and bids were received at a meeting of the Board of Freeholders on Tuesday, February 6, 1923.²⁵

At the meeting on February 6, the Board of Freeholders rejected all bids as being too high. The total low bid was \$26,972, and the Board wanted to spend about \$20,000. They decided they could lower the price by rebidding the job after "cutting out some of the trimmings."²⁶

General contractors bidding were Charles C. Newman, of Lakewood, and Applegate and Wilbert, of Toms River. The Pully Jail Building Company, of St. Louis, Missouri, which had built the new jail, bid on the steelwork for the detention rooms.²⁷

A month later, the new jail had been inspected and praised by the Chief of Inspection in the Department of Institutions and Agencies, and the county had received the good news that only two detention rooms would be required, instead of four.²⁸

The building was subsequently redesigned. A set of blueprints exists for this second design; the drawings are dated April 13, 1923. The design is significantly larger and more elaborate than the project as constructed. There was to be a gable-roofed portico over the front door which necessitated changing out the second floor window to make room. The living room and front hall were to have coffered ceilings, and there was to be a dining room north of the living room, connected with french doors. The north-south dimension was to be 57 ft., as opposed to the 48 ft. 6 in. which was finally built. Because of the extended length of the building, the passageway to the new jail was to run east-west rather than at an angle.

The project was rebid according to the new drawings, and in early May all bids were again rejected, being still over \$25,000.²⁹ The major bidders were the same as in February. The high bids were blamed on "the increase in materials and labor almost off setting the trimming down of the plans since the previous bid. Some of the Freeholders think that perhaps the plans could be pared a little more in some respects."

Architect Elkinton was sent back to the drawing board. On August 21, when he had completed his third design on the building, he was forwarded \$150.00 on account. At the same meeting, Elkinton's plans were approved, and the project was authorized to be advertised for bid for a third time.³⁰

Finally, near the end of September, the job was awarded to Charles C. Newman, of Lakewood, for \$23,500. E. A. Smith, of Toms River, was low bidder for plumbing and heating; and J. Wesley Brower, of Lakewood, for electric wiring and fixtures. At the same meeting, "Messrs. Savage and Butler were empowered to complete wrecking the old jail."³¹

A month later, the Freeholders issued \$23,000 in bonds "to finance the warden's residence alterations, and the detention rooms for witnesses, that are now in process of building."³²

By June of 1924, the building was nearing completion, and the Freeholders awarded a contract to William C. Muller of Lakewood to paper the interior and hang 23 window shades, for \$95.00 and \$48.00 respectively.³³

In 1926, the last family to occupy the building as a residence moved in. Under-Sheriff Brown and his family lived in the house for about thirteen years.³⁴

After the Brown family left about 1939, the living quarters were altered to office space. The open arch between the entry hall and the living room was filled in, and in subsequent renovations over the years finishes such as carpet, vinyl tile, and acoustical tile ceilings were installed.

By the closing months of 1986, concern was being expressed within the county administration over the condition of the building and the safety of the workers occupying it.^{35, 36} The building underwent a series of inspections: on December 4, 1986 by Herb Golom, Construction Official³⁷; by Robert A. McCullough, Director of the Ocean County Construction Inspection Department³⁸; on December 29, 1986, by John Ricotta, Jr., Vice-President of Ricotta & Ricotta, Inc., contractors³⁹; and on January 7, 1987, by Bruce A. Shepherd, P.E., P.P., of Shepherd, Weinert & Smilzins, CPC.⁴⁰ A multitude of perceived problems were cited, including an unsafe electrical system, sewer gas, termite damage, inadequately sized floor beams, and failing plaster. As a result of reports issued by these people, the occupants were moved to other quarters, and the building was left vacant except for occasional storage.

The history of the Old Ocean County Sheriff's Office falls into two broad periods spanning one hundred forty years: its use as the sheriff's residence and jail (1851-1939), and its use as sheriff's offices (1939-1987). Architecturally, it falls into two similar, though not identical, periods: the original Federal/Greek Revival configuration (1851-1923), and the Colonial Revival renovation (1923-present).

For almost the whole period of its existence, until recent years, the Old Sheriff's Office has been a vital part of the justice system in Ocean County. Its survival from the time of Ocean County's formation gives it a special place in the architectural and cultural history of the county.

END OF BACKGROUND AND HISTORICAL ANALYSIS

END NOTES BACKGROUND AND HISTORICAL ANALYSIS

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CHRONOLOGY OF CONSTRUCTION

Introduction

The Chronology of Construction section of this Historic Structure Report attempts to establish the sequence of significant changes to the structure of the Old Ocean County Sheriff's Office. This Chronology of Construction is based on documentary historical research, field investigation, and materials testing.

The Chronology of Construction addresses the:

- o Methodology of investigation;
- o Overview of the construction chronology;
- o 1851 Original Construction First Build;
- o 1857 Kitchen Addition Second Build;
- o 1923 Colonial Revival Renovation Third Build;
- o 1939-1986 Office Adaptation Fourth Build;
- o Roof;
- o Exterior masonry;
- o Rear wings;
- o Exterior trim;
- o Windows and doors;
- o Shutters;
- o Exterior finishes;
- o Interior woodwork;
- o Hardware;
- o Fireplaces;
- o Interior finishes;
- o Attic;
- o Mechanical and electrical systems.

A correct understanding of the construction chronology of an historic building is essential to the interpretation and restoration of the building to its appropriate period of significance. This Chronology of Construction section provides the information and basis for that understanding.

Methodology

The chronology of construction for the Old Ocean County Sheriff's Office was researched and established through the following steps:

- o Assembly and review of available historic photographs, drawings, correspondence, newspaper articles, county records, and Sanborn maps pertaining to the Old Ocean County Sheriff's Office;
- o On-site observation of dimensional data and physical evidence of changes suggested by the document review;
- o In-situ examination of paint layers on adjacent details of construction, providing a comparative basis for dating features using the number of layers found, and considering the differences in color in the base paint layers;
- o Nail chronology;
- o Sampling and analysis of mortar;

- o Comparative analysis of all evidence yielded from the above investigations.

The information yielded by the above steps was then reviewed in the whole, and the overall sequence of changes was established.

An investigation was conducted by telephone of potential sources in Hudson County for a photograph or information pertaining to the Sheriff's Office and Jail from which plans were adapted in 1851 for the Ocean County project. However, the building appears to have been demolished prior to living memory, and no photograph was located.

Overview

Based on the construction chronology established in this section, four key phases in the life of the structure of the Old Ocean County Sheriff's Office have been identified (Figures 51, 52, and 53). Briefly, these phases were:

- o 1851 Original Construction First Build;
- o 1857 Kitchen Addition Second Build;
- o 1923 Colonial Revival Renovation Third Build;
- o 1939-1986 Office Adaptation Fourth Build;

Determination of the original construction has been based on stylistic evidence, as well as on nail chronology, paint layering, and other physical evidence. Comparison of the current building configuration with the proposed changes and then-existing construction shown in the set of extant blueprints from the first design revision of 1923 has clarified the extent of changes proposed, though the surviving blueprints are not for the design ultimately constructed.

The remainder of this section presents the construction chronology and the supporting data in detail.

1851 Original Construction First Build (Figure 52)

As constructed in 1851, the Old Sheriff's Office consisted of a two-and-a-half story main block, five bays across and two bays (one room) deep, containing the sheriff's living quarters and office. Extending about thirty-eight feet behind the brick residence was a stone wing containing ten jail cells; the jail ran across the full length of the north facade. The present rear wing has a sandstone foundation; if this foundation is a remnant of the original jail wing, it may indicate that the stone used in the entire wing was sandstone.

The main block had a low hipped roof surmounted by a belfry. The windows, with 6/6 sash, had exterior shutters. The south facade had wooden shutters, and the west facade had iron shutters on the first and second floors.¹ The entrance door and doorway were as they are today, except that the door had two solid panels where now there is glass. Sometime before 1923, the exterior brick was painted a reddish brown.

A center hallway (Rms 101 & 201) separated two rooms (Rms 102 & 112) on the first floor and two (Rms 207 & 209) on the second. It is possible that the two bedrooms were subdivided into smaller rooms. The current stairs were part of the 1851 construction, but at that time were located several feet closer to the south wall (Figures 44 and 45).

The southeast room on the first floor (Rm 112) was entered by a single door from the hall. This room had a fireplace, as did the southwest room (Rm 102).

On the second floor, the jail wing was accessible from the main block through door D2-8, now the door to closet 210A.

The interior walls were whitewashed until about 1860, when wallpaper was applied. Woodwork was painted, except for the railing and balusters of the stairs which were shellacked.²

1857 Kitchen Addition Second Build (Figure 52)

Six years after the initial construction a two-story frame kitchen wing was added to the east facade of the house and jail.³ The wing was described in the minutes of the Freeholders' meeting as being of frame construction, thirteen feet by nineteen feet, with an attached shed.

On the 1900 and 1905 Sanborn maps (Figures 48 and 49), the addition is shown as thirteen feet wide and forty feet deep along the east facade, starting even with the south facade of the brick house. It had a slate or metal roof, and tin ceilings on both stories. To the east of the kitchen, starting in alignment with the north side of the addition, the one-story shed, six feet wide, ran thirty-five feet south; this shed had a wood shingle roof.

The kitchen wing is visible in the 1909 photograph (Figure 4). First and second story windows can be seen on the south facade. The windows, and presumably the floor levels, are lower than those on the brick section of the residence; the roof appears lower by about a half-story than the eaves of the brick house. On the east facade, the brickwork in the ninth course below the present cornice shows damage which probably resulted from the attachment of the kitchen addition roof to the original brick section.

The 1905 Sanborn map shows an iron door between the jail and the brick residence on the first floor, and another between the brick residence and the kitchen. There is no physical evidence of a previous door in the form of a masonry patch on the east facade of the brick house; possibly access was directly between the jail wing and the kitchen.

In the 1909 photograph, the frame wing appears to be painted a dark color, possibly the same as the brick, with light or white trim around the windows.

At the time of the 1909 photograph, the south (primary) entrance was protected by a one-bay portico supported on two columns. In the photograph, steps appear to run the full width of the portico. The Sanborn maps of 1900 and 1905 show a dotted line running along the south facade, just beyond the edge of the building. The dotted line usually indicates an open porch. It is difficult to know what it is supposed to represent in the case of the Old Sheriff's Office, as it is not deep enough for a porch. It may, however, indicate that the portico appearing in the photograph was not yet built in 1905, since the portico is deeper than the line on the map shows, and is in the vicinity of the door only, and not the whole width of the facade.

1923 Colonial Revival Renovation Third Build (Figure 53)

During the 1923 renovations, the jail wing and the kitchen were torn down, the interior and exterior of the main block were remodeled, the main block was extended toward the north with additional living quarters and detention and laundry facilities, and a new roof structure was built.

On the exterior of the 1851 main block, the portico was removed, and a porch with screens built in its place. Some window frames were replaced; the replacement frames are set on concrete sills. The muntins were removed from the lower of the six-over-six sash, making one-over-six. Nineteenth century shutters and shutter hardware were removed, and louvered shutters may have been affixed directly to the masonry without hinges at this time on the south facade only. The original hipped roof and belfry were removed down to the level of the attic floor, and a new gable roof with a hipped roof over the wing was constructed. The extension built on the north side of the main block was of red brick, and was left unpainted.

Inside, the stairs in the center hall (Rm 101) were moved north away from the entrance about three feet (Figures 44 and 45), the door to the southeast room (Rm 112) was extended to double width, and french doors installed. Most of the wall between the hall (Rm 101) and the southwest room (Rm 102) was removed, and the opening trimmed out with moldings.

All fireplaces were removed except for the one in the southwest room (Rm 102); this fireplace was rebuilt with iron-spot Roman-style bricks and a Colonial Revival mantel.

All closets on the second floor were built at this time, and the bathroom (Rm 208) was added by partitioning off part of the second floor hall. A second bathroom was installed in Room 206; this bathroom was not used much by the Brown family because of its proximity to the detention cells.⁴

A kitchen, prison laundry facilities, and a finger-print room were constructed in the first floor of the addition. On the second floor, two bedrooms were added to the living quarters, and two detention cells were built on the north side. A second stairway was built adjacent to the detention cells, leaving the earlier stair for the private use of the sheriff's family.

Except for window casings and isolated door casings (in Rms 112 and 210A), wood trim in the 1851 block was replaced during the remodeling. In the living quarters, walls were papered, and woodwork was painted.

1939-1986 Office Adaptation Fourth Build (Figure 53)

After 1939, the building was used as the sheriff's office, but not as living quarters. Between that time and when the building was vacated in 1987, various changes were made to adapt the building to office use. By 1987, even the laundry area and one of the detention cells were being used for offices.

The greatest change was filling in the open arch between the hall (Rm 101) and the southwest room (Rm 102) with fiberboard on wood studs. In addition, the plumbing and appliances were removed from the kitchen, and plumbing and fixtures were removed from the bathroom in Room 206.

Some interior doors were replaced with modern hollow-core wood-veneer doors, and hardware was updated in some locations for security reasons.

Additional changes primarily involved the alteration of finishes. Floors were covered with vinyl tile and carpet; and ceilings, with acoustic tiles.

On the exterior, the screened-in porch was removed from the south facade, and the existing concrete steps were installed. This may have been done in 1950, when the west wing of the Courthouse was built.

Summary of Exterior Changes

Roof

Judging from the one extant pre-1923 photograph of the building, the original roof was hipped, with a belfry on the ridge. The roof and roof framing were torn off completely in the 1923 renovation.

It appears that the south slope of the gable section of the 1923 roof was sheathed with wood salvaged from the original roof, while the north section was sheathed with new wood. Sheathing indicates that the original roof was slate or metal, because a wood shingle roof would have been on open-spaced nailers rather than sheathing. Furthermore, the 1900 and 1905 Sanborn maps show that the roof was then slate or metal.

A slate roof was installed in 1923 over the living quarters; this roof is now covered with asphalt shingles on wood sheathing and framing. The small pent roofs at the base of the roof gable pediment on the east and west facades retain the 1923 slate. Diagonal marks and extraneous nail holes in the slate suggest that it was salvaged from a previous installation; this may mean that the original 1851 roof was slate, which was reused in 1923.

The roof over the detention cells is a concrete deck on steel framing. The roofing membrane was called out on the 1923 blueprint as "'Careys' 8-Course Built Up Roofing."⁵ The roof in this area is now covered with metal.

Exterior Masonry

Both the original 1851 block and the 1923 wing are built of brick. The nineteenth century brick appears to be softer than the later brick, as it is scarred from previous water or abrasive blast cleaning which did not effect the wing. The 1923 drawings call for new construction in "hard red brick."⁶ The 1923 addition is toothed into the 1851 brick wall, and has matching courses; this means the dividing line between the two sections is not as defined as it would be if the two were butted together.

Rear Wings

The Old Ocean County Sheriff's Office originally had a stone wing on the rear (north) elevation which housed ten jail cells.⁷ The wing was about thirty-eight feet deep, and was as wide as the brick section.

The wing was demolished in 1923, except for the foundation, which was reused for the new detention cell wing. The extant blueprints show the old foundation being reused on the north and west sides.⁸ However, since the design of the addition was shortened by almost ten feet in the final revision, the use of the north foundation wall would have to have been abandoned.

The exterior walls of the 1923 wing are of brick. The interior wall separating the cell area from the residence is masonry; it is unknown whether it is stone or brick, as it is plastered on both sides. The remaining interior walls in the cell area are structural clay tile; and in the residence area, stud partitions. Floors in the detention cells are reinforced concrete, and ceilings are of "heavy steel mesh - expanded metal" lath and plaster.⁹

Exterior Trim

Since the building was almost completely rebuilt in 1923, virtually all exterior trim dates from that time. The exceptions are the doorway and window frames and casings on the south facade, and the two southern-most window frames and casings on the west facade (first and second stories).

The extant 1923 drawings call for all window sills to be replaced with concrete.¹⁰ Windows were installed in new openings in the original brick section at this time, one on the first floor of the west facade and four on the first and second floors of the east facade; these windows have concrete sills. However, apparently in an attempt to save money, existing frames were retained. The 1851 casings are beaded, and the brick reveals are shallower than on the 1923 frames.

The building as it appeared at the time of the 1909 photograph had a portico on the south facade supported by columns; the portico covered the doorway but did not extend as far as the flanking windows (Figure 4). There are vertical marks in the paint on either side of the front doorway which may remain from pilasters on this portico.

The present shallow gable over the front door has less paint layers than the 1923 trim, and appears to be a relatively recent addition. Patches in the brick slightly above and to the building's center of the east and west first story windows appear to indicate the previous attachment of structural members; they are the last remaining evidence of the 1923 porch which was demolished. The extant 1923 plans show an elaborate porch, 24 feet long and 11 feet deep, with eight fluted columns and an open gable over the door.¹¹ We know this porch was not constructed, because it required shortening the center second story window to accommodate the gable, which did not occur. However, a modified version of the porch was built, with the patches remaining as evidence. The porch was fitted with screens.¹²

Windows and Doors

The double hung windows on the south facade, and a limited number on the east and west facades, are original to the 1851 building. The bottom sash were six-light like the top sash, but had their muntins removed to make them correspond with the new Colonial Revival six-over-one windows which were installed in 1923; the locations of the previous muntins are clearly visible upon examination of the sash. The 1923 blueprints have "Old" written over the windows on the south facade and two on the west facade.¹³

The north window on the first floor of the west facade, Room 102, was added in 1923; presumably the masonry opening was made at that time. The four windows added to the east facade of the original brick section in 1923 may have been installed in 1851 openings which had been blocked up when the kitchen was added in 1857, or in new masonry openings.

The 1923 Colonial Revival windows have a heavier muntin profile than that on the 1851 windows, and are easily distinguishable.

The windows in the detention cells are six-over-one wooden double hung as in the rest of the building, but the windows had iron grilles set into the masonry outside the sash. The ends of the grilles are still visible in the jambs of the brick openings.

The front door and doorway appear to be original to 1851 (Figure 14). The door has had two panels removed and glass inserted. The majority of the interior doors date from the 1923 renovation, with the exception of obvious late twentieth-century replacements, such as the door between the southeast parlor (Rm 112) and the kitchen (Rm 111).

Shutters

The south facade of the main block of the Old Sheriff's Office had shutters in the nineteenth century. The shutters were hung on hinges which were mortised into the casings; dutchman repairs on the former mortises can be seen on all the windows on the south facade. It is difficult to decipher details on the 1909 photograph showing the Old Sheriff's Office before renovations (Figure 4), but there appear to be some indication of shutters, painted a dark color.

According to the 1900 and 1905 Sanborn maps, the first and second story windows of the west facade had iron shutters.

Paint analysis indicates that the shutters now stored inside the building, which appear to have been removed from the front facade, date to the early twentieth century and were first painted black. In a photograph taken in 1978 (Figure 5), the building had shutters on the front (south) facade only. At that time, the shutters were painted a light color.

At present the building has no shutters in place. There are eight and a half pair of louvered shutters now stored in the Old Sheriff's Office (Figure 21); these are probably the ones that were taken off the building. There are holes in the building aligning with nails and holes in the shutters which indicate that in the twentieth century the shutters were nailed directly to the masonry on the south elevation. The shutters have a top layer of white paint over earlier dark green layers, with the bottom layer being black.

There is no shutter hardware, hanging, holding or latching, extant; in their most recent application, the shutters were affixed to the building.

Exterior Finishes

The exterior brick of the original building was painted some time before the 1923 renovation, because the drawings made that year call out for that section to be repainted. The new brick is not called out to be painted.¹⁴ At present, all brick is painted. In 1923 and earlier, the brick was painted a reddish brown.¹⁵

Exterior trim was painted white throughout its existence.¹⁶

Summary of Interior Changes

Interior Woodwork

Most of the extant interior woodwork dates from 1923. Among the exceptions are the window casings in the south rooms, first and second floors; these date to 1851. Five of these windows were added in 1923; the casings on these windows probably were made from reworked door casings. Baseboards were updated in 1923, but a sample of the 1851 baseboard exists in the pipe chase in the southwest corner of the southeast parlor (Figure 34).

The southeast parlor has door casings dating from 1851. Some of the casing surrounding the glazed doors from the center hall appears to have been reused when the door was made double; the casing at the head is probably a previous side casing from a doorway elsewhere in the house. The casing on the hall side of this door dates from 1923.

Most of the woodwork in the southwest parlor (Figure 26) dates from 1923, except for the window casings. However, the room as renovated at that time had an open archway on the east side. The archway was later filled in with particle board on studs (Figure 24). The glazed door now in the center of the previous archway appears to date from 1923; it may have been moved from another part of the house.

Hardware

All remaining door hardware appears to date from 1923. It consists of butt hinges with knob finials, and metal door knobs with stamped metal escutcheons and mortised locks. Some of the doors, such as those from the hallway to the two south rooms on the second floor, have had the 1923 hardware removed and later hardware installed and subsequently removed. The openings for the 1923 hardware are patched, but the later openings remain.

Fireplaces

The Old Sheriff's Office originally had fireplaces in both of the south rooms on the first floor. The support arch and hearth framing for the fireplace in the southeast parlor exists in the basement (Figure 22). This fireplace was eliminated, and the fireplace in the southwest parlor was redesigned and rebuilt, in 1923 (Figures 27 and 28).

Because the second-story floors are currently covered with composition tile, it is not possible to determine if there were fireplaces in the bedrooms originally. At the time of restoration, when modern finishes are removed, this is an item which should be investigated further.

Interior Finishes

The plaster on the interior of the 1851 residence section was whitewashed for about ten years after construction, and then papered.¹⁷ There is a scrap of old wallpaper, though probably not original to 1851, in the pipe chase in the southwest corner of the southeast parlor (Figure 34).

Records indicate that the house was wallpapered at the time of the 1923 renovation.¹⁸

Woodwork at the time of construction was painted yellowish white. The stairs were light yellow, and the handrail, balusters and newel were finished with shellac.¹⁹

Attic

Since the roof was removed in the 1923 renovation, the entire attic space as it exists now dates from that time.

Mechanical and Electrical Systems

As is usually the case with historic buildings that have been in continuous use, the mechanical and electrical systems of the Old Sheriff's Office have seen extensive changes and several major replacements.

During the 1851 Original Construction First Build, heat was probably provided by the fireplaces in the south rooms on the first floor, supplemented by wood- or coal-fueled heating stoves elsewhere in the building. Indoor plumbing did not exist, and an outdoor privy was used, as suggested by the 1900 Sanborne map (Figure 48). The wastes of the prisoners were probably removed by chamberpot. Water supply may have been from an indoor or outdoor well and handpump, or from a windmill as indicated by the 1900 Sanborne map. Electrical systems were, of course, non-existent; lighting was probably by oil lamp.

The 1857 Kitchen Addition Second Build probably did not introduce any major changes in the mechanical and electrical systems.

Between the 1857 Kitchen Addition Second Build and the 1923 Colonial Revival Renovation Third Build, it is possible that improvements were made to heating, plumbing, and lighting. Central heating by coal fueled steam boiler was a possibility. Some elementary system of indoor plumbing may have been introduced for water supply and for waste collection, either for the private residence or for both the residence and the cell portion of the building. Lighting was probably upgraded with the availability of local gas or electrical supplies and the appropriate fixtures installed.

At the time of, or as a result of, the 1923 Colonial Revival Renovation Third Build the Old Sheriff's Office benefitted from central heating, modern plumbing for water supply and waste removal, and electrical service. The heating system consisted of a coal-fueled steam boiler in the basement with cast-iron radiators in the spaces served. The renovation provided specialized penal-service plumbing fixtures set in the walls of the cells, which are extant. The building had electrical service for lighting and period appliances.

The 1939-1986 Office Adaptation Fourth Build resulted in numerous random changes in the mechanical/electrical systems to adapt to the requirements of the office use and the available mechanical/electrical system technology. The steam heating system apparently remained in service, and summer cooling was provided in selected spaces by window air conditioners. The most significant aspect of this period is that the specialized fixtures in the cells were left in place and merely covered over.

END OF CHRONOLOGY OF CONSTRUCTION

END NOTES
CHRONOLOGY OF CONSTRUCTION

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ANALYSIS OF EXISTING CONDITIONS

Introduction

The Analysis of Existing Conditions section of this Historic Structure Report describes the physical conditions of the materials, structure, and systems comprising the Old Ocean County Sheriff's Office. This Analysis of Existing Conditions is based on field investigation and materials testing, supplemented by documentary research concerning construction and maintenance.

The Analysis of Existing Conditions addresses the:

- o Methodology of investigation;
- o Overview of the existing conditions;
- o Site;
- o Foundations and Structural;
- o Roof;
- o Exterior masonry;
- o Exterior trim;
- o Windows and doors;
- o Shutters;
- o Hardware;
- o Interior woodwork;
- o Fireplaces;
- o Interior and exterior finishes;
- o Attic;
- o Plumbing;
- o Mechanical and electrical systems.

Detailed inspection and analysis of the existing conditions provides a basis for understanding the processes of deterioration that act on the historic structure, and the conditions or factors that cause or facilitate these processes. Understanding the condition of an historic structure, and the processes of deterioration that result in these conditions, are prerequisites for further research or future repair and restoration.

Methodology

The existing conditions of the Old Sheriff's Office were researched and established through qualitative and quantitative analysis consisting of the following steps:

- o Assembly and review of drawings, correspondence, and descriptive accounts pertaining to Old Sheriff's Office, especially maintenance and repairs;
- o Measurement of the existing structure;
- o Preparation of existing arrangement drawings based on the field measurements;
- o Inspection of accessible surfaces;
- o Notation of materials conditions on the existing arrangement drawings;
- o Measurement of moisture content of materials;
- o Sampling and analysis of mortar;
- o In-situ microscopic identification of coatings types;

- o Review of the evidence yielded by the above investigation to identify existing conditions, their extent, and the probable factors which caused or contributed to the condition.

The field work was performed in October and November of 1990. In the course of the condition assessment, samples of mortar were removed from the structure. Exterior inspection was conducted with binoculars from the ground and from adjacent buildings. Moisture measurements were made with a Delmhorst BD-7 portable moisture meter.

The information yielded by the above steps was then reviewed in the whole, and the overall condition of the structure was established, along with the processes that caused the condition.

Overview

The existing conditions that are encountered at any given time in an historic structure are a function of the following:

- o Materials of construction;
- o Quality of the workmanship;
- o Durability of the design and detailing;
- o Environmental factors, including atmospheric pollution;
- o Age and type of service of the structure;
- o Subsequent repairs and alterations;
- o Quality of maintenance over the life of the structure.

All of the above factors have contributed, in differing degree of importance, to the existing conditions found at the Old Sheriff's Office.

Significant problems identified by the survey of existing conditions pertain to deterioration of brick and mortar resulting from high moisture content, and deterioration of interior finishes caused by prior roof leaks.

Drawings of Existing Arrangement are reproduced in this Historic Structure Report.

Site

A detailed review of the site is not within the scope of this Historic Structure Report, but a summary review of the existing condition of the site is appropriate to understanding the present context of the structure.

The site is accessed from a drive leading from Horner Street, a side street running perpendicular to Washington Street. The drive runs along the west facade and across the south facade, and leads to parking areas for the Sheriff's Department between the Old Sheriff's Office and the West Wing of the Court House. The asphalt pavement extends to the building on the west facade; on the south, east, and north, a narrow landscaped strip provides a buffer between the pavement and the building. The extensive amounts of impervious pavement and building in the vicinity of the Old Sheriff's Office create the potential for high moisture content in the masonry wall construction. Moisture in the soil cannot evaporate into the air, and thus migrates to the walls where it rises until it can evaporate. Similarly, surface water runoff, which is increased due to the large amount of impervious cover, cannot percolate into the soil. This surface water runoff splashes against the exterior building surfaces, raising the moisture content of the building surfaces.

Drainage from the roof of the Old Sheriff's Office currently discharges directly into the landscape area because of the disrepair of the gutters and downspouts. There is evidence that these were previously connected to a below-grade storm drain. However, due to the changes in the site in the proximity of the building, any previous below-grade drainage is probably inadequate and possibly no longer functional.

Foundations and Structural

As a result of inspections in 1986 and 1987,^{1,2,3,4,5,6} the condition of the structure has been rendered suspect and dangerous. Examination of the exposed observable portions of the structure, including portions of the wood framing that have been exposed by the partial removal of interior finishes has confirmed that the following conditions exist:

- o Insect damage and deterioration of wood floor framing members in the first floor framing, especially in the 1851 Original Construction First Build;
- o Insect damage and deterioration of wood floor framing members in the second floor framing, particularly where framing members are embedded in the masonry in the 1851 Original Construction First Build;
- o Limited deterioration of foundation masonry, especially in the 1851 Original Construction First Build.

These conditions are typical of any nineteenth or early twentieth century building that has seen moderate to heavy use, no periodic inspection by trained professionals and inadequate or inappropriate preventive maintenance. The structural conditions in themselves are relatively minor, and are limited to the oldest portion of the structure. The observed structural conditions are readily correctable using conventional rehabilitation methods. The significance of these structural deficiencies is diminished when viewed against the robust quality of the construction of the 1923 Colonial Revival Renovation Third Build, especially in the cell wing.

A section of the below-grade foundation on the east side of the 1923 addition has collapsed, apparently because of water infiltration.

Roof

The 1923 slate roof has been removed, and an asphalt shingle roof installed in its place over the main block of the building. The snow catchers from the previous roof have been reinstalled. The slate remains in place on the pents at the base of the gable pediments. The shingle roofing system is in good condition.

The roofing over the concrete deck on the rear wing is metal. The metal has received several types of coatings, the most recent of which is a fibrated aluminum reflective coating. This roofing system is in fair to poor condition.

There is evidence of prior roof leaks on the second floor of the addition dating to the 1923 Colonial Revival Third Build, but these appear to have been abated through minor repairs.

The framing and decking of both the wood frame section and the steel/concrete section are in good condition.

Exterior Masonry

The 1851 brick was painted before the 1923 renovations, and again at that time. The 1923 addition was not painted at the time of its construction.⁷

The paint which is on the building is not vapor permeable. Moisture from rising damp and misdirected stormwater runoff is entering the masonry walls, and is kept from evaporating by the paint. The moisture thus retained in the wall is causing deterioration of the brick and mortar joints through freeze-thaw action. The 1851 brick, being softer than the 1923 brick, is in worse condition. A previous attempt at cleaning the brick by blasting it has scarred the 1851 brick.

The site conditions which contribute to the high moisture content of the masonry, and the impervious exterior paint, which retards the release of moisture from the masonry, make the state of the exterior masonry one of the most serious existing conditions affecting the Old Sheriff's Office.

In the southeast corner, just below the cornice, a previous electrical service attachment has dislodged the corner of the masonry. On the south facade, lintels over the windows have failed. Brick has been damaged by coursing water from a broken downspout, also on the south facade. Cracks in the brick have been repaired with hard mortar, which has the potential to damage the brick.

On the second floor windows of the detention cells on the west and north facades, the ends of the iron grilles, still lodged between the bricks of the window jambs, are rusting and pushing apart the bricks.

Exterior Trim

The wooden soffit of the cornice has been replaced with aluminum on two facades. Throughout, some of the roof edge trim is in poor condition.

The 1923 Colonial Revival porch has been removed from the south facade. A shallow pedimented roof above an applied barge board has been installed above the front door (Figure 14). Concrete steps with wooden handrails have been built to provide access to the front door.

Window frames are in good condition, though in need of maintenance.

Windows and Doors

Windows are in fair condition, and in need of maintenance. Some have glass missing, which has been replaced with acrylic. In Room 210, the bottom sash of one window is missing; the opening is protected by a sheet of acrylic.

The front door is original to 1851 (Figure 14). The glass has been added, presumably since 1923, since there is no indication on the extant 1923 drawing regarding it.

Most interior doors date from 1923, except for some modern flush doors, such as those between Rooms 111 and 112, and the door on Room 206.

Shutters

Shutters for the south facade of the Old Sheriff's Office are stored inside the building (Figure 21). There are eight pair intact, and one shutter that has fallen apart. One shutter is missing.

In their last application, the shutters were nailed to the masonry. Small battens were attached to the backs of the shutters by which the shutters were nailed to the building.

The shutters are weathered, and in need of maintenance.

Hardware

Some doors have 1923 metal and knobs and escutcheons intact. Doors which apparently received more use, or needed the capacity to be locked, had the 1923 hardware removed and later hardware installed. This hardware has been removed for salvage, probably at the time the building was left vacant.

Most door hinges are butt with knob finials. The hinges appear to be in good condition.

Interior Woodwork

Interior woodwork, most of which dates to the 1923 renovation, is in generally good condition.

The archway between the southwest parlor and the center hall has been filled in with fiberboard on studs (Figure 24). This infill should be removed very carefully, while evidence of the former configuration is searched for. The extant 1923 drawings show an open arch divided into thirds by two round supporting columns. Evidence that this was built has not yet been found, but may be uncovered during selective demolition.

Fireplaces

Only one fireplace remains following the 1923 renovation (Figures 27 and 47). This fireplace in the southwest parlor has a mantel, with carved brackets on the sides of the chimney breast (Figure 28). The face of the fireplace is built of Roman-style iron-spot brick. The fireplace is in good condition. However, the interior of the chimney was not investigated, and it should not be assumed that the fireplace is in working order.

The hearth is also of iron-spot brick. The foundation of the hearth has settled, and the bricks in the hearth have dropped.

Interior and Exterior Finishes

Paint on the exterior brick has been discussed above.

Paint on the exterior wood trim is generally chalky.

Interior finishes have suffered in places because of previous roof leaks and moisture in the walls. The plaster ceiling in Room 210 has collapsed, and plaster is coming off the west wall in Room 204. Plaster is damaged in other locations, such as by the stairs in the center hall. Throughout the building, plaster is rough and patched in spots.

Paint finishes have received much wear and tend to be distressed. Wall paper has been removed from some walls, and bare plaster remains.

Attic

The attic has sustained some damage to the beaver board partitions; some are gouged, and some have holes punched all the way through. Modern fluorescent lighting fixtures have been hung from the ceiling.

Plumbing

There is a residential bathroom on the second floor, a toilet room in the rear wing of the first floor, period cell plumbing in the two detention cells, and miscellaneous sinks and showers in the rear wing on both the first and second floors.

Mechanical and Electrical Systems

The existing condition of the mechanical and electrical systems reflect nearly 70 years of hard use and expanding demands. These systems were for the most part installed in the 1923 Colonial Revival Renovation Third Build and were subsequently modified several times, especially during the 1939-1986 Office Adaptation Fourth Build. During that time the systems did not benefit from complete rehabilitation or replacement.

The mechanical and electrical systems of the Old Sheriff's Office have exceeded their reasonably expected life span.

END OF ANALYSIS OF EXISTING CONDITIONS

END NOTES
ANALYSIS OF EXISTING CONDITIONS

1. Letter from Wilbur G. Buck Jr., Superintendent, Buildings and Grounds, to Benjamin H. Mabie, County Administrator, November 10, 1986.
2. Letter from Benjamin H. Mabie, County Administrator, to James Hyres, County Architect, November 17, 1986.
3. Memo from Herb Golom, Construction Official, to Robert A. McCullough, Director, Construction Inspection Department, December 4, 1986.
4. Inspection report by Robert A. McCullough, Director, Construction Inspection Department, undated.
5. Letter from John Ricotta, Jr., to Hankin & Hyers, Architects, on December 29, 1986.
6. Letter from Bruce A. Shepherd, P.E., P.P., to Joseph Harding, Director, Management and Budget, County of Ocean, January 8, 1987.
7. Frank S. Welsh, "Old Sheriff's Office: A Comparative Microscopical Paint and Color Analysis," February, 1991: 5.

RESTORATION/PRESERVATION RECOMMENDATIONS

Introduction

The three preceding sections have summarized the documented history, extant architectural fabric and evidence of missing fabric, and the existing conditions of the Old Ocean County Sheriff's Office. This section provides recommendations for:

- o The future use of the building;
- o The period of significance and the period of interpretation for purposes of preservation and restoration of the building, and for the interpretation of the building;
- o Technical methodology for preservation, restoration, or rehabilitation of the building's components and systems, as appropriate.

These three issues of use, periods of significance and interpretation, and methodology were addressed after careful review of the documented history of the building, the extant architectural fabric, and the existing conditions encountered. Each issue, and the range of solutions to that issue, were analyzed in detail by the Project Team, including the Owner's representatives. The range of possible solutions included those recommendations previously submitted by other Consultants.

Thus, the recommendations that follow represent a collaborative effort by the Owner and Watson and Henry Associates to arrive at a preservation plan that:

- o Provides for stimulating and interesting public interpretation of the historic resource;
- o Conforms with sound preservation practice and principles;
- o Can be achieved with a reasonable expense;
- o Represents appropriate and proper stewardship of an historic resource by a public body.

Restoration/Preservation Guidelines

The preservation of an historic structure should comply with the Secretary of the Interior's Standards for Historic Preservation Projects with Guidelines for Applying the Standards.¹ The rehabilitation of an historic structure should comply with the Secretary of the Interior's Standards for Historic Rehabilitation Projects with Guidelines for Applying the Standards.² The Preservation Standards would apply to singularly important structures or features which will be interpreted in their historic context. The Rehabilitation Standards apply to less critical work, such as adaptation of an undistinguished or already altered component to a new use.

All work performed on the structure of the Old Ocean County Sheriff's Office, including major maintenance activities, should address and satisfy these Standards. The Standards for Preservation should be applied to the exterior, the two parlors and the center hall on the first floor, and one of the detention cells of the Old Sheriff's Office, since these are the primary extant components of the historic resource. The Standards for Rehabilitation should be applied to the remainder of the interior, since there is little significant architectural detail from either 1851 or 1923 in these areas.

Adherence to the Secretary of the Interior's Standards for Preservation and Rehabilitation is required to assure that the structure remains eligible for future State and Federal funding for preservation.

Overall, the governing objective for any action to be taken on the building should be to conserve and preserve the extant historic fabric to the greatest extent possible. The tendency to make surfaces and finishes "good as new" should be recognized as incompatible with the objective for preservation, as is conjectural reconstruction, even when such sentiments are well intended.

The recommendations contained in this Historic Structure Report have been developed with the intention of satisfying the Secretary of the Interior's Standards for Historic Preservation or Rehabilitation as noted. Implementation of the recommendations should be performed with the guidance and involvement of a trained historic preservation professional. Work should be performed only by contractors and craftsmen with demonstrated successful experience in historic preservation projects. Implementation of the recommendations should be well documented. Materials removed should be documented, and samples of removed materials should be catalogued and saved.

Over the long term, a preservation professional should periodically review the recommendations of this Historic Structure Report against any historical documentation or physical evidence that may come to light and subsequently improve the understanding of the history of the Old Ocean County Sheriff's Office.

The Old Ocean County Sheriff's Office is listed on the New Jersey and the National Registers of Historic Places, and is owned by the public through the Ocean County Board of Chosen Freeholders. Therefore, in accordance with New Jersey Statutes, proposed actions that affect the building are subject to review by and approval of the State Historic Preservation Officer.

Prior to proceeding with any action including repair, excavation, alteration, demolition, or restoration that affects the building the County must submit an application to the State Historic Preservation Office, the Office of New Jersey Heritage, Division of Parks and Forestry, Department of Environmental Protection, for authorization to proceed with the work.

Proposed Use of the Structure

The Project Team has proposed that the Old Ocean County Sheriff's Office be used primarily as offices for the Department of Law and Public Safety, or the Ocean County Court System. The proposed use will allow:

- o A continuation of an historic use of the building, since the building served the business function of the sheriff's department from its construction, and it was used as offices by the sheriff's department from 1926 until 1987;
- o Public interpretation of one detention cell, with a small exhibit explaining the history of the Old Sheriff's Office;
- o Scheduled public access to the restored center hall and south parlors, which would be used as a reception area and conference room;
- o Interpretation of the exterior of the building as it appeared following the Colonial Revival renovation in 1923.

The proposed use would require the following:

- o Reception and conference space on the first floor which would be scheduled for public access;
- o Interpretation of one detention cell for scheduled public viewing, including an interpretative exhibit;
- o Office space on the remainder of the first and second floors.

The preservation philosophy and recommendations contained in this Historic Structure Report address the proposed use and the above criteria.

Preservation Philosophy

The determination of the period of significance and the period of interpretation are the pivotal decisions in planning for the preservation and restoration of a historic site or structure.

Period of Significance

The period of significance is based on a number of factors including the cultural importance of the building and the historical and cultural events associated with it, the architectural importance of the structure and its features, the extant architectural fabric and site context, and the availability of information which accurately documents the configuration and changes of the building with respect to time. The period of significance may be a specific date or a range of dates.

In view of the objectives outlined above, the cultural and historical significance of Old Sheriff's Office, and the analysis of existing conditions, the Project Team recommends that the period of significance of the building correspond with the residency of the Ocean County sheriff in the building. This period began upon the completion of the building in 1852, and continued until 1939. This period reflects the most important use of the building, historically and culturally.

Period of Interpretation

The Period of Interpretation is the time frame to which the Old Ocean County Sheriff's Office will be architecturally restored. The Period of Interpretation should fall within the Period of Significance, and the resulting restoration/preservation actions should comply with the Secretary of the Interior's Standards.

The objective in establishing a period of interpretation is to find a date, or dates, that:

- o Results in a minimum disturbance and maximum retention of extant historic fabric;
- o Can be substantiated by historical or physical evidence in terms of details to be preserved, reconstructed, or restored;
- o Avoids conjectural restoration;
- o Results in an historic resource that permits accurate public interpretation with respect to its cultural importance and the associated historic events.

We recommend that the Period of Interpretation be the completion, in 1924, of the Colonial Revival renovations and the construction of the detention cells. Apart from restoration of extant material, this period on the interior requires only selective demolition of some late twentieth-century modernizations. On the exterior, it should include reconstruction of the Colonial Revival porch. This would involve reconfiguration of the site, particularly the paved driveway, on the south side of the building.

Preservation of the Building

The recommendations for the preservation and restoration of the Old Ocean County Sheriff's Office have been developed after careful review of several factors, including:

- o The proposed program for the future use and interpretation of the building;
- o Period of origin and extent of historic architectural fabric;
- o The condition of the materials and the building, and the nature of the preservation, restoration or reconstruction required for the building

Site

Gutters and downspouts need repair, and the system of drainage of stormwater away from the building needs to be redesigned to meet current conditions.

Foundations and Structural

The masonry foundations, wood structural elements and masonry bearing walls of the Old Sheriff's Office will require the following repairs:

- o Repointing of interior foundation faces;
- o Repointing of the exterior foundation face to at least three feet below grade;
- o Repair of lintel failures at window and door openings;
- o Replacement/sistering of deteriorated or insect-infested wood framing members.
- o Repair of the collapsed below-grade foundation on the east wall of the 1923 addition.

Certain improvements should be made as part of a restoration to enhance the longevity of the structural components:

- o Wood repairs and replacements, especially where embedded or near masonry walls, should be of preservative treated wood for in-ground service;
- o The crawl space under the west portion of the 1851 First Build and under portions of the 1923 Third Build should be excavated to provide at least 24" to 36" of clearance between the underside of any structural components and the crawl space floor. This work should be done by or done under the supervision of an archaeologist meeting the National Park Service qualifications for historical archaeologists. The lowered crawlspace floor should be covered with a heavy vapor barrier and protected either

with loose clean sand or a 2" thick concrete slab to reduce moisture entry into the building.

Rehabilitation of the building for future office use will require that the floor framing be reinforced or upgraded to provide the load capacity provided by the building code. because of the historic nature of the building, it may be sufficient to provide a percentage of the load capacity requirements, provided that the floor load capacity is posted and provided that the proposed use will not exceed the posted load capacities. The short span of the framing members and the straightforward load paths of the bearing walls mean that reinforcement of the wood floor framing will be relatively simple, especially since several of the members must be repaired.

Roof

The Old Sheriff's Office main block was roofed with slate in 1923. This roof has since been replaced with an asphalt shingle roof, except on the pent roofs at the base of the gables. We recommend removing the asphalt shingles and restoring the slate roof.

The roof over the cement deck on the rear wing appears to have been built-up roofing in the 1923 renovation, based on the evidence of the extant drawings. The roof is now covered with metal. We recommend repairing and painting the metal roof.

Though the asphalt shingle roof is still serviceable, it is not an appropriate material for the building, and should be replaced with a slate roof during restoration.

Exterior Masonry

Conservation of the deteriorating exterior masonry, particularly the 1851 portion of the building, is a highly important and challenging issue in the preservation of the Old Sheriff's Office.

The conservation of the masonry requires two actions:

- o Reduce the moisture intake of the walls;
- o Restore the vapor permeability of the walls.

Reduction of the moisture intake of the walls will require:

- o Reestablishing the storm drains for the roof downspots;
- o Installing foundation drainage at the building perimeter and discharging the foundation drains to a point that will not saturate the foundations due to backflow;
- o Dampproofing the exterior foundation walls below grade and installing a geotextile drainage mat against the foundation.

Restoring the vapor permeability of the walls will require:

- o Careful removal of the existing coatings by the gentlest means possible to avoid damaging the hardened face of the brick;
- o Removal and replacement of individual bricks which are crumbling or are severely deteriorated.
- o Careful removal of incompatible hard mortar and deteriorated mortar and repointing with soft compatible mortar matching the color, texture and hardness of the mortars used during the various stages of the construction. Softer

mortar will reduce the mechanical damage to the brick and will enhance the vapor transmissivity of the wall.

Subgrade work for the drainage improvements should be preceded by an archaeological investigation, especially near the foundations. In addition, any excavations should be observed by a qualified archaeologist so that extant subsurface structural features may be documented and resources encountered may be treated appropriately.

Paint removal from the brick should be preceded by a test program to determine the most suitable method for removal without damaging the brick. It is not necessary to remove all the paint. It is sufficient to remove enough paint to reestablish 50% to 75% of the bare surface of the brick. Of course, any paint left in place must be compatible with the vapor-permeable coating to be applied.

The vapor-permeable coating may be Modac by Monsey Products or Conservare by ProSoCo. These are specifically developed for masonry surfaces and protect against water penetration without excessive retardance of vapor flow outward.

Exterior Trim

Trim should be prepared for repainting; loose paint should be scraped, and the edges blended in by sanding. Deteriorated pieces of trim should be repaired if possible, or replaced. Loose pieces should be secured. Trim should be caulked with a paintable caulk, and painted.

Windows and Doors

Some of the window sash, particularly on the south facade, dates from 1851. Muntins have been removed from the lower sash. Other sash throughout the building dates from 1923. The windows are in generally good condition. Most of the windows need sash reinforcement, scraping, water repellent treatment, reglazing, and repainting. One window is missing a sash, and some windows are boarded up; these missing sash should be replaced with material to match the existing.

A small percentage of panes are cracked or broken. At the time the above repairs are being made, these should be replaced with non-modern glass. At time the building was built, and when it was renovated in 1923, available window glass had a slightly wavy surface. It was not as extreme as the waves and ripples on eighteenth century crown glass, but it gave a softer reflection than the perfectly flat glass available today. Inserting a pane of modern glass into a sash with wavy glass presents a harsh and discordant note. There is much appropriate early twentieth century glass available in the form of second hand windows which can be cut to size and used as replacement panes.

Most of the doors are in good condition. They should be repaired and repainted. The front door should have the glass removed and panels reinserted. Modern doors should be removed, and doors fabricated to replace them which match the 1923 doors.

Interior and Finishes

The goal of the restoration of the interiors should be to preserve as much as possible of the original fabric and finishes. However, finishes from the period of significance and the period of interpretation have been covered with later paint, carpet and tile. Finishes will require restoration, rather than preservation.

The rooms which have plaster missing should be repaired with real plaster, using the original lath wherever possible. Gypsum wall board should not be used, because it has too perfect a surface to be appropriate in a nineteenth century building or early twentieth-century building.

During repainting, old paint surfaces should be treated in the same manner as described above under Exterior Trim.

Floors should not be power sanded, as this can do irreparable damage to the surface of the wood. Vinyl tile and carpet should be removed. Floors which are to be refinished should be sanded by hand only. The floors should then be varnished and waxed. Floors in the area designed to meet Rehabilitation Standards can be carpeted.

Plumbing Systems

To bring the building up to code for office use, barrier-free toilet rooms for men and women will need to be installed. The most logical place for them would be in the rear wing on the first floor. This will make them easily accessible to the handicapped, and place them in the area of the building to meet Rehabilitation Standards. The second floor residential bathroom should be retained in order to preserve the historic fabric, and for the convenience of the building's occupants.

The period cell fixtures should be restored where the cells are to be interpreted. In those cells not scheduled for interpretation, the period cell fixtures should be stabilized, left in place, and concealed. New plumbing lines should be concealed in existing walls and floors/ceilings with minimum disruption of historic interior features, or where surfaces that are already damaged will need repair.

Electrical Systems

The present electrical system should be completely replaced, including all wiring, panels and raceway. The service should be placed underground. New wiring and raceway should be concealed in existing walls and floors/ceilings with minimum disruption of historic interior features, or where surfaces that are already damaged will need repair.

A fully automatic fire detection system should be installed.

Environmental Control Systems

If there is to be a delay in the restoration and reuse of the building, provision should be made for ventilation to prevent the entrapment of moisture inside. Lack of ventilation and build-up of moisture levels cause accelerated deterioration of historic fabric and finishes. Ventilation of the unoccupied building can be supplied through louvered and screened sash, inserted in existing window sash openings. Proper placement of the ventilating sash will permit the building to breath naturally, and will assist in the removal of excess humidity.

After restoration, the proposed use of the building will require provision for heating and air conditioning. Since the building will not house a museum collection, provisions for a controlled interior environment of temperature and humidity are not warranted. Conventional commercial heating and air conditioning systems will be sufficient, provided that the system is regulated to prevent excessive winter humidification.

The installation of environmental control systems, such as heating, cooling, and ventilation, represents one of the greater intrusions to an historic structure. The systems have a short life span relative to the life span of the structure, and must be replaced in whole, or in part, with a frequency on the order of every 10 to 20 years. Environmental control systems introduce direct hazards to the structure, such as fire, and can create indirect hazards such as condensation. Because of their potential damage to the historic structure as a result of their installation and operation, even conventional environmental control systems must be given careful consideration as part of the overall preservation plan of the structure.

The original interior environmental control systems for the building were crude. The building was heated by fireplaces or stoves. They only slightly tempered the outside environment rather than controlled the interior environment. Over the years, changes and replacements were incorporated to improve the cool weather comfort of the occupants. At some time, probably in 1923, radiators were installed.

Modern control of an interior environment is achieved through two modes: active and passive. Active modes include conventional approaches such as heating and cooling systems. Passive modes include fitting of energy conservation measures such as storm windows.

Both methods can affect the real and apparent integrity of the historic fabric of the building. Equipment, such as radiators, can be visually intrusive. Air outlets, registers, grilles, ductwork, power conduits and piping require disruption of the historic fabric for installation. The introduction of heating and cooling fluids, such as steam or chilled water, can increase the risk of damage to the interior fabric due to leaks. The introduction of fuels and heating plants can pose fire and ignition hazards.

The following qualitative criteria are recommended for the design of any future environmental controls:

- o Comply with the Secretary of the Interior's Standards for Historic Preservation/Rehabilitation Projects;
- o Minimize physical damage to the historic structure and the architectural fabric;
- o Installation must be reversible;
- o Achieve passive and active energy efficiency.

Since radiators are part of the historic fabric from the period of interpretation, and since radiators provide one of the most even and comfortable forms of heat, we recommend installation of a modern boiler to be used in conjunction with the existing radiators for heating.

Summer cooling can be accomplished by chilled water or direct expansion systems with ductwork for distribution. Ducts can be routed in the basement for the first floor and in the attics for the second floor. Although these are not the optimum locations for even air distribution, they prevent alteration of the interior for dropped ceilings and overhead ducts.

Building and Fire Code Compliance

In accordance with the New Jersey Uniform Construction Code (NJAC 5:18), new work performed on the structure must conform to the Building, Electrical, Fire Protection, Mechanical or Plumbing Subcode adopted by the State and in effect at the time of work. Historic structures can be exempted from certain requirements in accordance with Section 513 of the BOCA National Building Code. Where Code requirements directly compromise the integrity the historic structure, the design professional should consider requesting the allowed exemption.

In addition, the existing buildings are subject to the New Jersey Fire Safety Code (NJAC 5:18-4.1 et seq.) and its periodic amendments. While the Fire Safety Code provides exemptions for Historic Structures (NJAC 5:18-4.2(c)), the actual granting of the exemption is dependent on the local enforcement agency. No direction has been given to local officials as to how alternatives to the proscriptive requirements of the Fire Safety Code might be evaluated.

Strict conformance with the provisions of the various Codes for the proposed uses may irreversibly harm the historic fabric of the building.

If the building is used as offices, it will fall under the code classification Group B, Business Uses.

Barrier Free Accessibility

The State of New Jersey Barrier-Free Subcode (NJAC 5:23-7) applies to all buildings and sites unless specifically exempted. An exemption from the requirements for barrier-free access is granted to historic buildings in:

"(NJAC 5:23-7.8)

(e) The provisions of this subchapter shall not be mandatory for the alteration of historic buildings, structures or sites provided that the following conditions are met:

1. The historic building, structure or site is designated, listed or registered by the State or Federal government authority as a historic building or site; and
2. A finding is made by the designating, listing or registering authority that compliance with the provision of the subchapter in question would alter the historic character of the building or site.

Federal regulations (49CFR153, 4.1.7 (1)) for accessibility for the physically handicapped apply to Federal or Federally-funded facilities and require that special provisions be permitted in historic buildings subject to the written recommendation of the Advisory Council on Historic Preservation. The special provisions consist of the following (49CFR153, 4.1.7 (2)):

- "(a) At least one accessible route complying with 4.3 from a site access point to an accessible entrance shall be provided.
- (b) At least one accessible entrance which is used by the public complying with 4.14 shall be provided.
- (c) If toilets are provided, then at least one toilet facility complying with 4.22 and 4.1.6 shall be provided along an accessible route that complies with 4.3. Such toilet facility may be "unisex" in design.
- (d) Accessible routes from an accessible entrance to all publicly used spaces on at least the level of the accessible entrance shall be provided. Access should be provided to all levels of a building or facility in compliance with 4.1 whenever practical.
- (e) Displays and written information, documents, etc., should be located where they can be seen by a seated person. Exhibits and signage displayed horizontally, e.g., books, should be no higher than 44 in. (1120 mm) above the floor surface."

Therefore the Old Sheriff's Office as interpreted as an historic building is exempt from state requirements, and is subject to Federal requirements since Federal funds are to be applied to the project. As office space used by a county government, it is subject to state regulations. In any event, it is appropriate to provide barrier-free access to the greatest extent possible, when such provisions will not substantially alter or destroy the extant historic fabric.

A ramp for barrier-free access could be installed at either the east door or the north door, and barrier-free toilet rooms could be constructed in the rear wing of the first floor.

In lieu of providing barrier-free access to the second floor of the building, we recommend providing displays and possibly video-taped material so that physically-disabled visitors can complete their experience of the building.

Sequence of Implementation

Since the building is relative small, the Project Team recommends that construction for the restoration of the Old Sheriff's Office be accomplished in one phase. The building will not be usable for interpretation or office purposes until the majority of the restoration work is accomplished, and dividing the work into more than one phase will make the overall cost higher.

Projected Costs

A detailed cost study of restoration has been prepared using the recommendations in this Historic Structure Report. The cost study includes:

- o 20% of material and labor costs for the general contractor's overhead and profit;
- o The cost of labor plus 30% for taxes and insurance;
- o 10% contingency for general conditions;
- o Adjustments for costs of special materials;
- o Adjustments for increased installation costs due to cutting and fitting to existing work;
- o Costs for scaffolding, temporary protection, project sign, construction trailers, temporary utilities, and debris disposal.

The Cost study was generated by our McGraw-Hill Dodge Construction Cost Systems Design Estimator II Program using quantities taken from the stabilization contract drawings and specifications, and supplemented with our own data on preservation and construction costs.

Long Term Maintenance

Concurrent with planning for the restoration of the building, the Owner should begin to plan for the maintenance of the facility. Ideally, routine maintenance could be performed by a skilled individual with maintenance experience, supplemented by training in the special requirements for maintaining historic buildings.

Long term maintenance activities should be planned and performed with the same care and philosophical regard as preservation and restoration activities.

Generally the long term maintenance plan should address service of active systems, such as the electrical, plumbing and mechanical systems, so that the structure will not be exposed to harm from system failures such as leaks.

The long term maintenance plan should include periodic inspection and maintenance of the exterior coatings, sealants, flashings, windows and roofing. These elements are critical to the performance of the exterior envelope in protecting the structure from the entry of water.

An essential part of a long term maintenance plan should be an biannual inspection of the structure by a preservation professional.

END OF RESTORATION/PRESERVATION RECOMMENDATIONS

END NOTES
RESTORATION/PRESERVATION RECOMMENDATIONS

1. U.S. Dept. of the Interior, National Park Service, Preservation Assistance Division, The Secretary of Interior's Standards for Historic Preservation Projects, (by W. Brown Morton III and Gary L. Hume) (Washington: n.p., 1985).
2. U.S. Dept. of the Interior, National Park Service, Preservation Assistance Division, The Secretary of Interior's Standards for Rehabilitating Historic Buildings, (by W. Brown Morton III and Gary L. Hume) (Washington: n.p., 1983).

ILLUSTRATIONS AND PHOTOGRAPHS

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- 5 Ocean County Sheriff's House, 1978;
Courtesy of the Ocean County Cultural & Heritage Commission
- 6 Courthouse, 1864;
Courtesy of the Ocean County Cultural & Heritage Commission
- 7 Courthouse with 1926 addition;
Courtesy of the Ocean County Cultural & Heritage Commission
- 8 Courthouse with 1950 East Wing Extension;
Courtesy of the Ocean County Cultural & Heritage Commission
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Courtesy of the Ocean County Cultural & Heritage Commission
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- 19 Rear entrance (North)
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50	Ocean County Tax Map, detail
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52	Chronological Development: 1st and 2nd Builds
53	Chronological Development: 3rd and 4th Builds

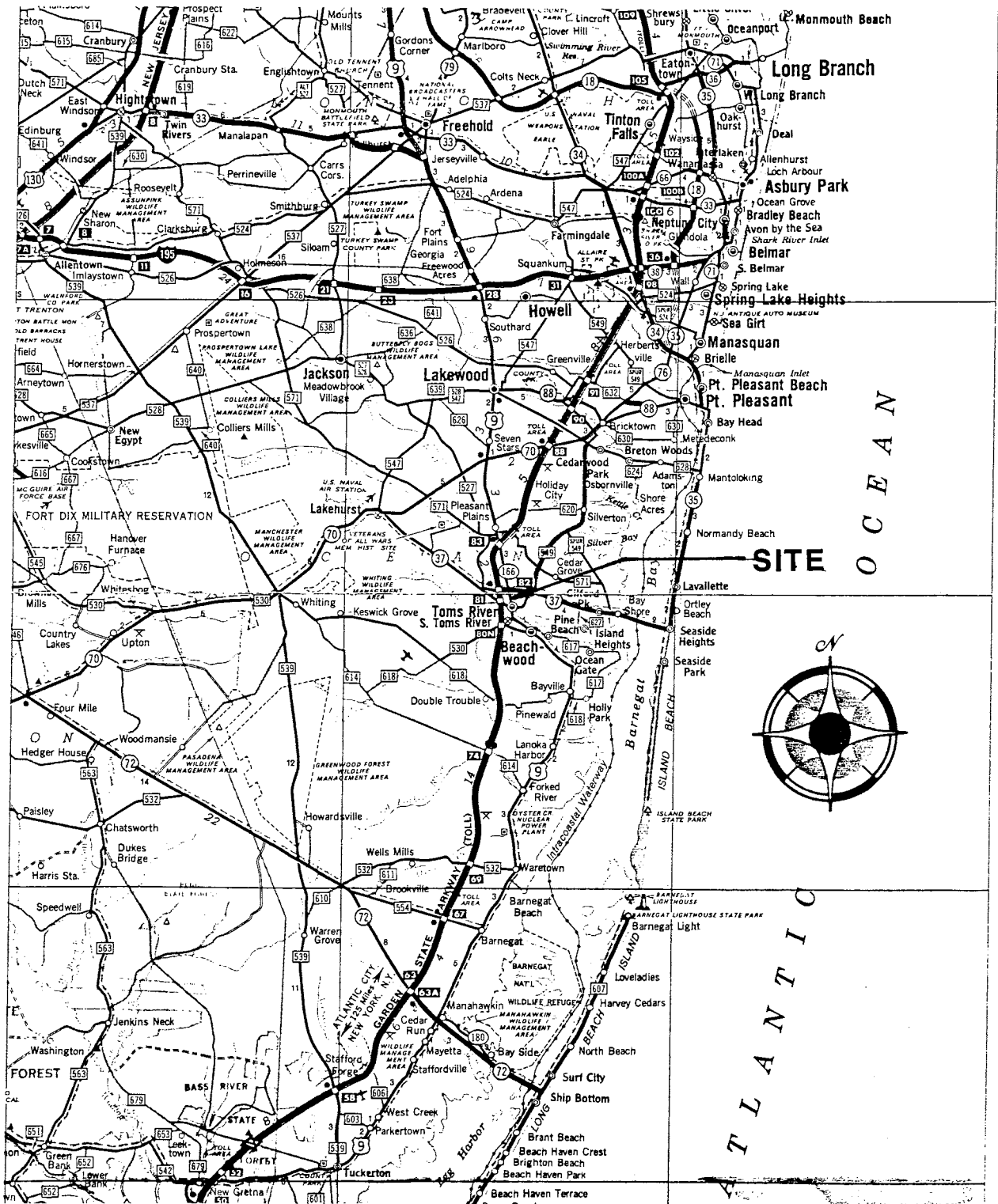


FIGURE 1

Area Location Map

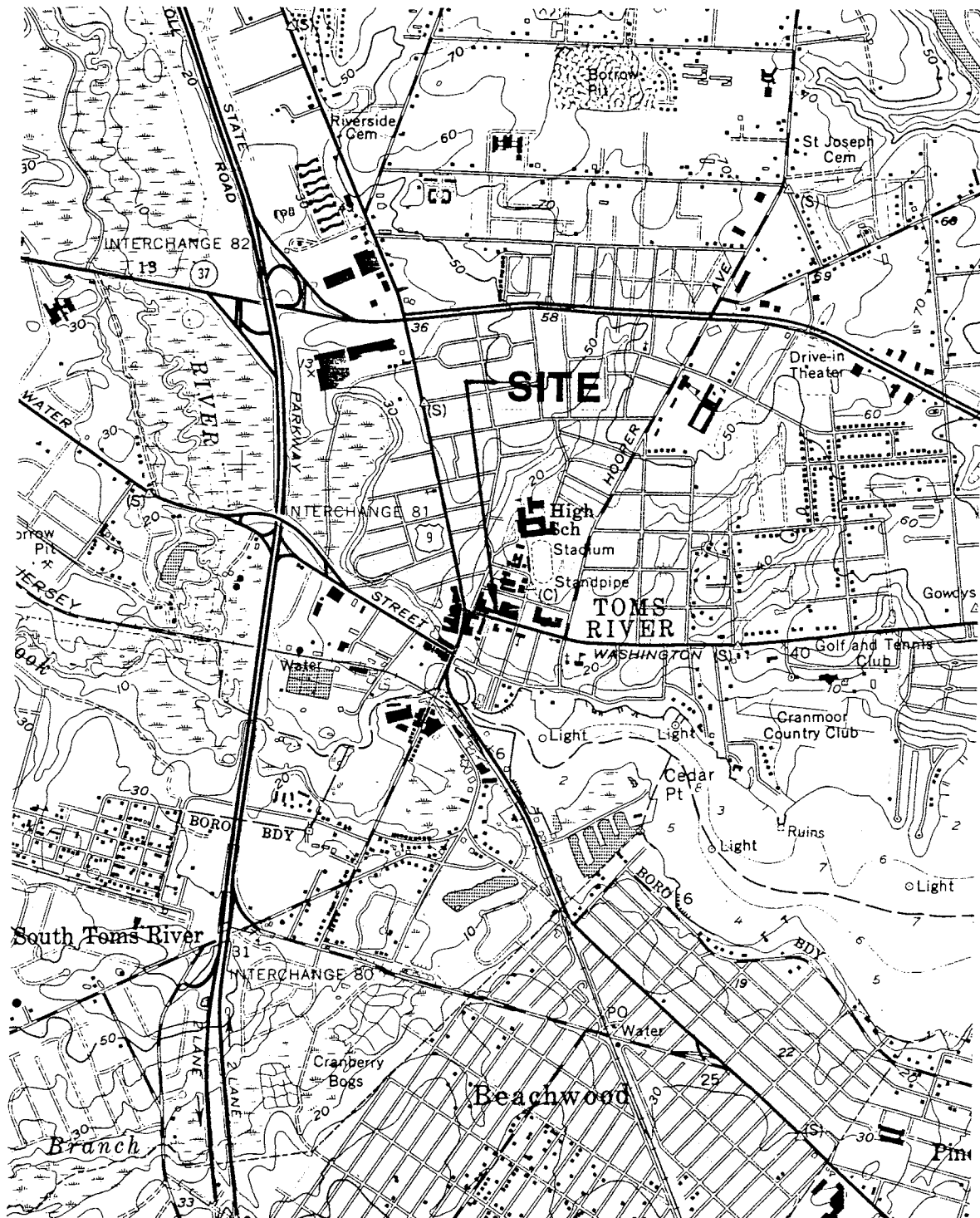


FIGURE 2

Site Location Map
USGS 7.5 Minute Series Tom's River, N.J., Quadrangle

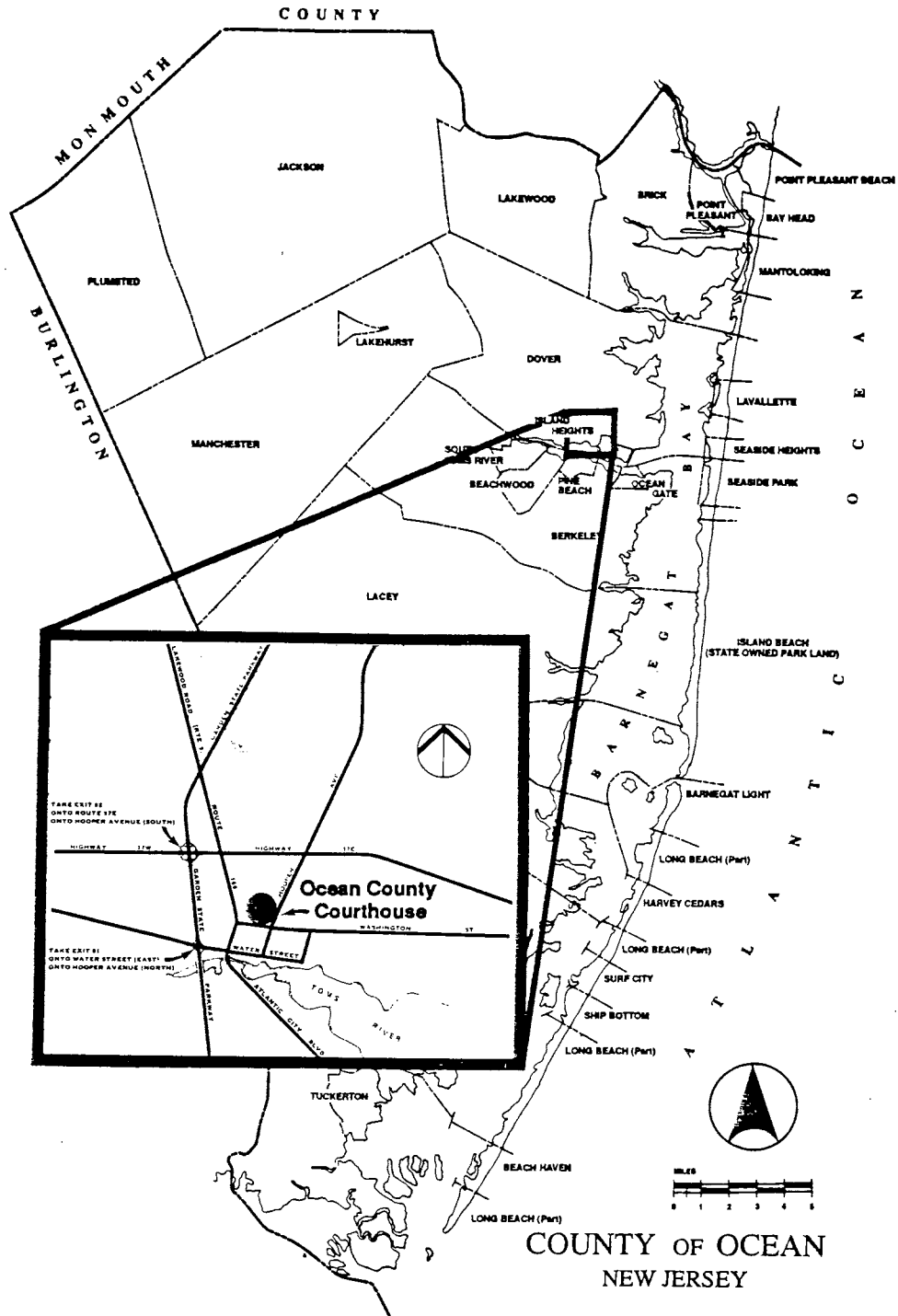


FIGURE 3

County of Ocean, N.J.
 Ocean County Planning Board 1990.

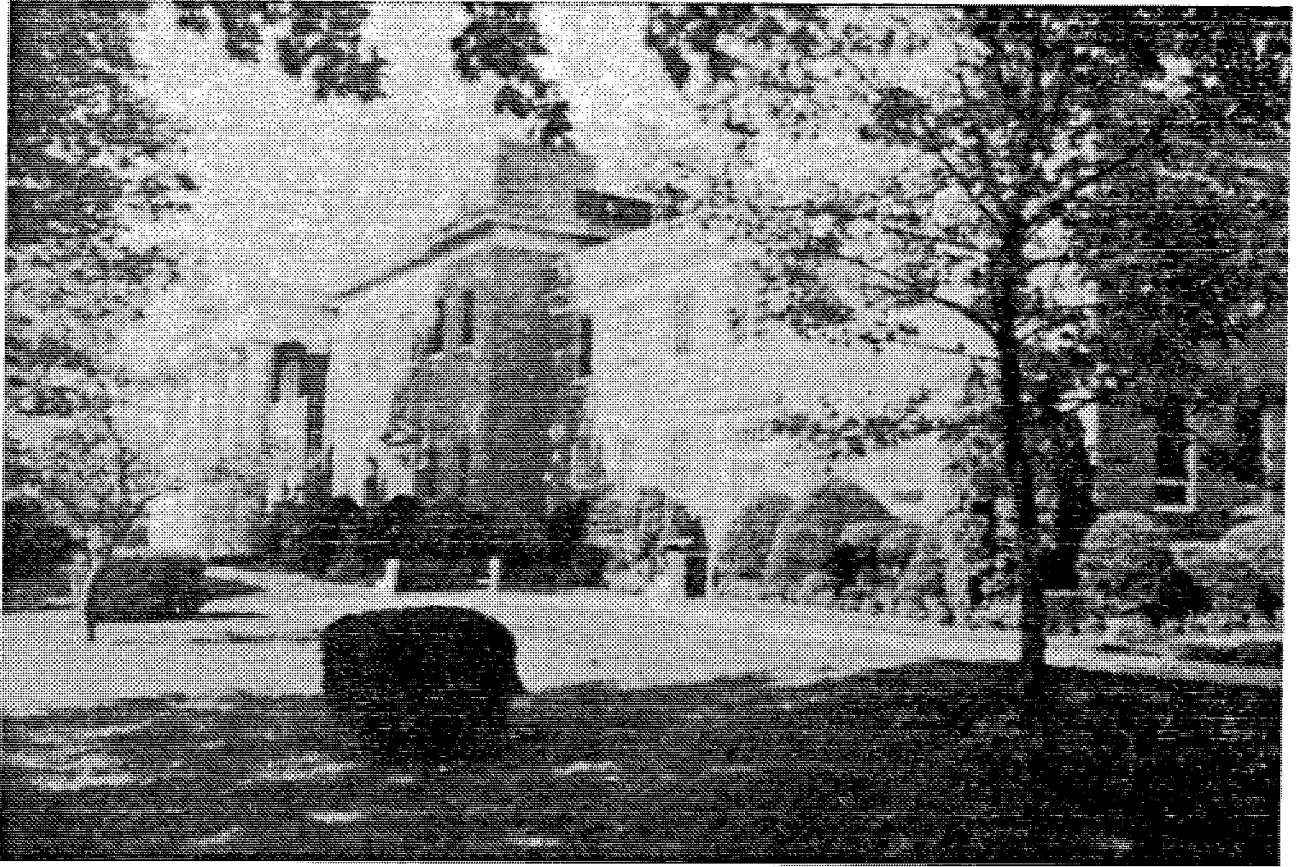


FIGURE 8

Courthouse with 1950 East Wing Extension
Courtesy of the Ocean County Cultural & Heritage Commission

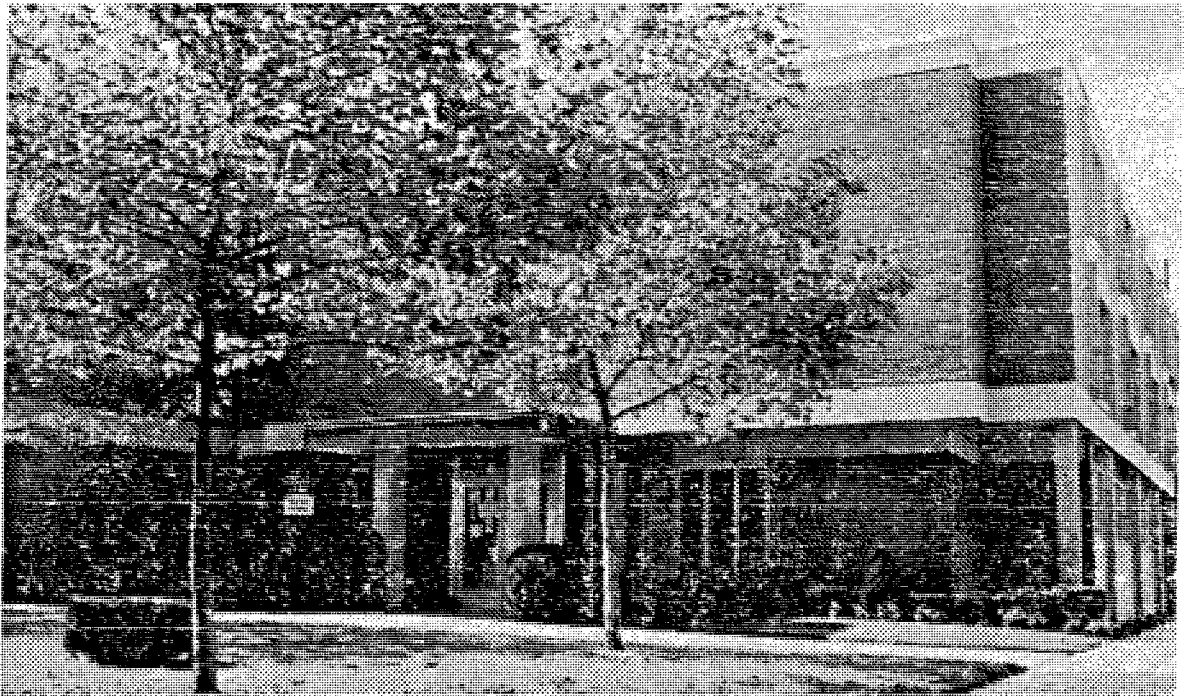


FIGURE 9

Jail Extension, 1961
Courtesy of the Ocean County Cultural & Heritage Commission



FIGURE 10

Front Elevation (South)



FIGURE 11
Side Elevation (East)



FIGURE 12
Rear Elevation (North)



FIGURE 13

Side Elevation (West)

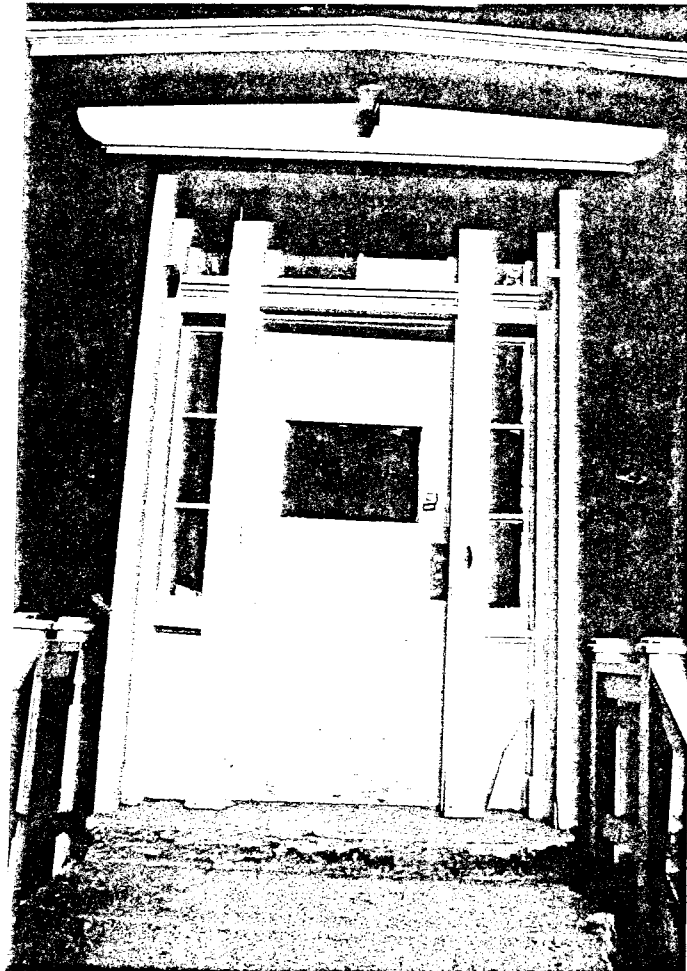


FIGURE 14
Front entrance (South)



FIGURE 15

Interior view of front entrance



FIGURE 16
Exterior of dormer (South)

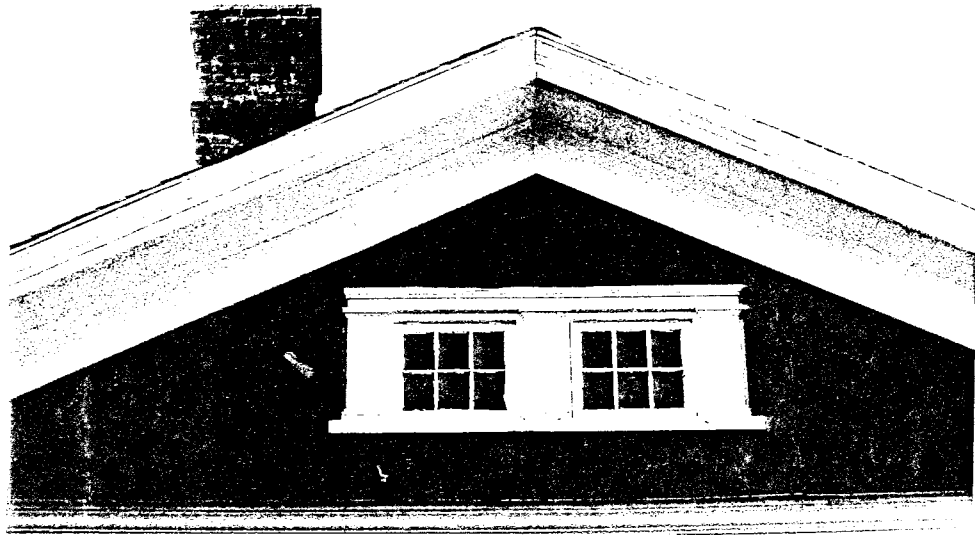


FIGURE 17
Exterior of attic windows (East)

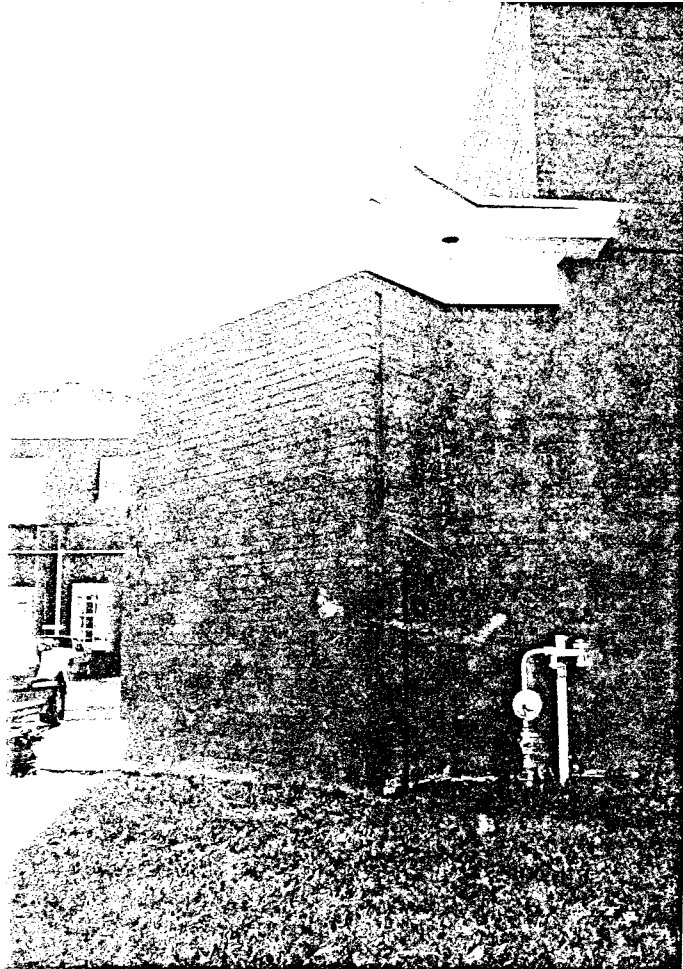


FIGURE 18

Previous Passage to Jail (Northeast corner)

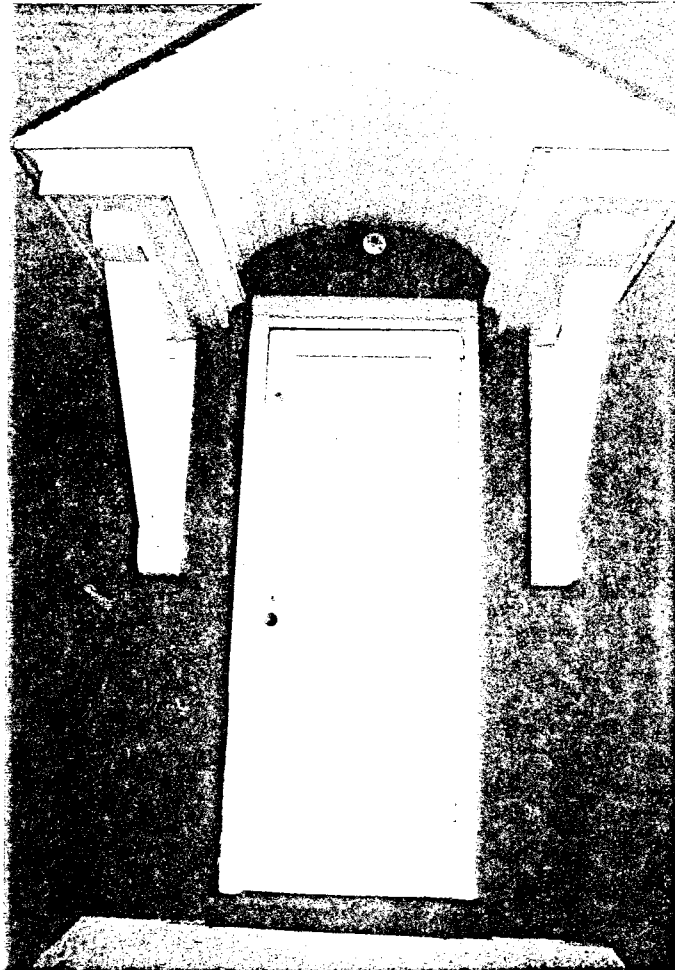


FIGURE 19

Rear entrance (North)

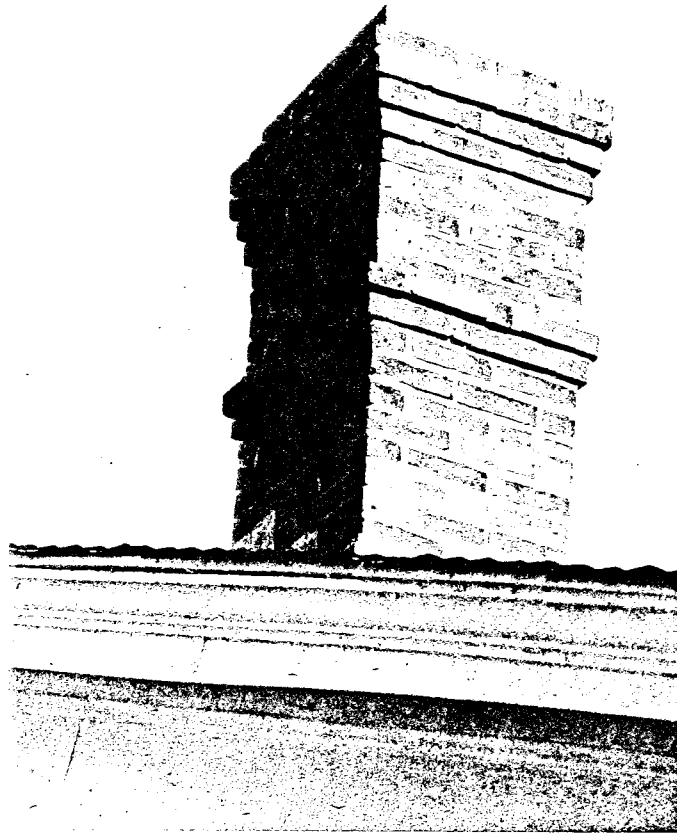


FIGURE 20

Detail of chimney (West)



FIGURE 21
Shutters stored in building



FIGURE 22

Double piers in basement on east wall



FIGURE 23

Room 101, main stairway



FIGURE 24

Archway infill, Room 101

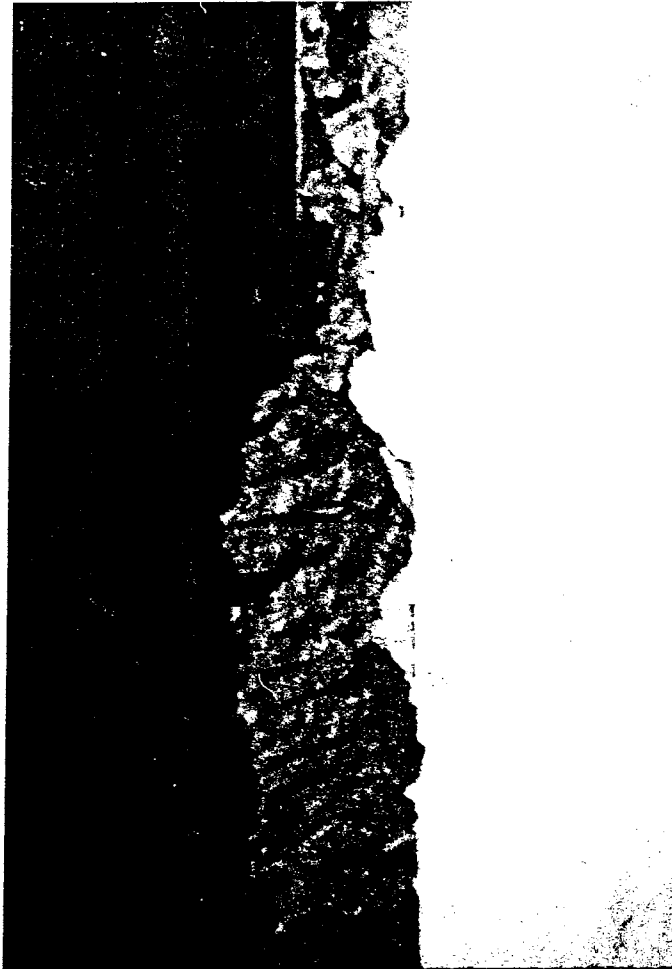


FIGURE 25

Detail of insect infestation of archway infill



FIGURE 26
Room 102, Living Room

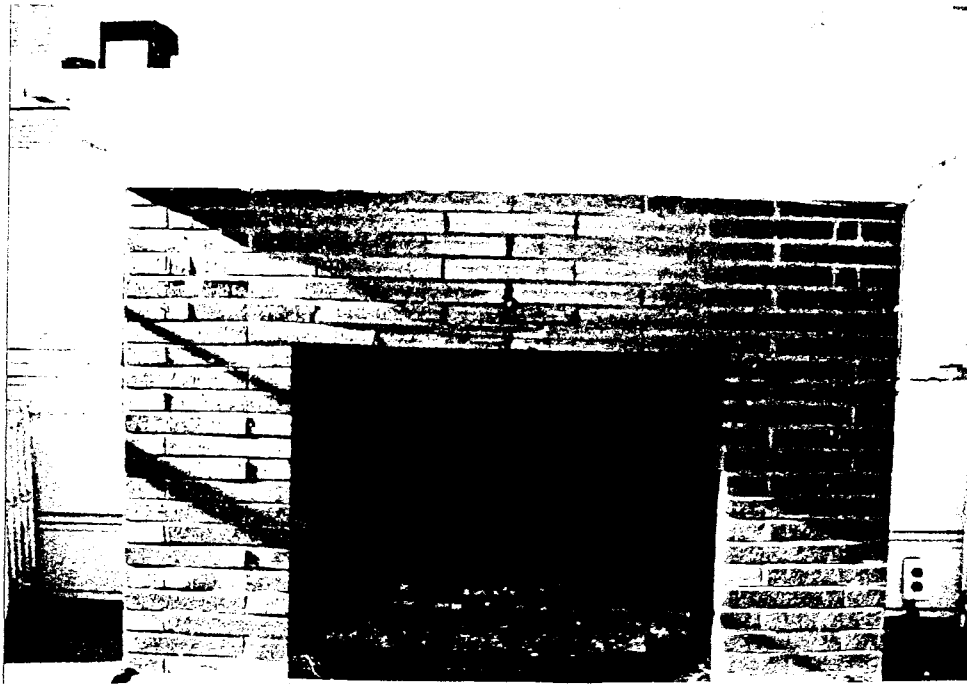


FIGURE 27

Livingroom fireplace, Room 102

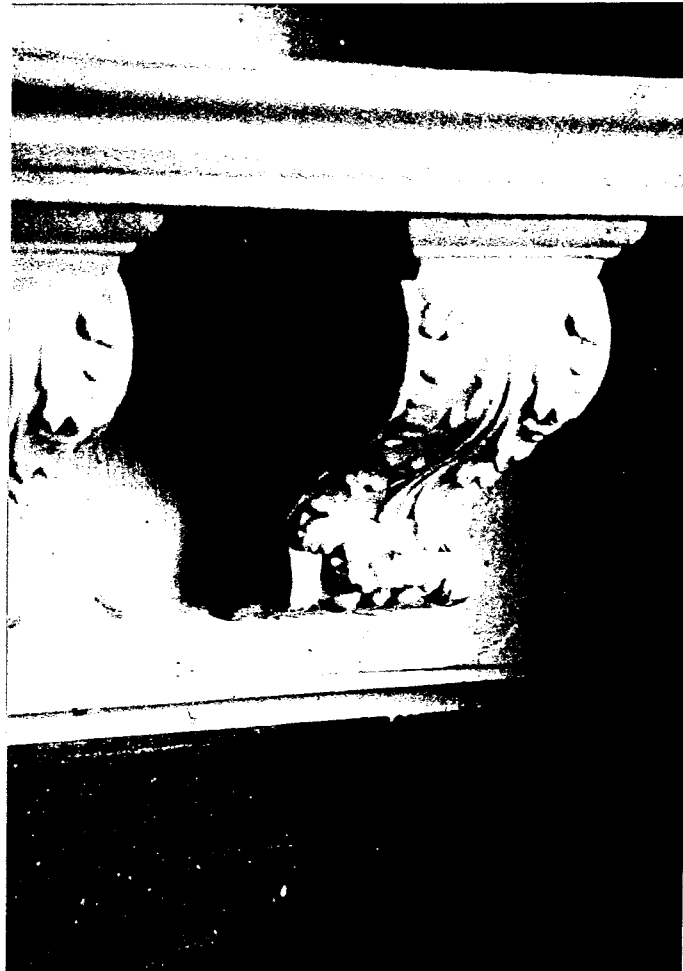


FIGURE 28
Detail of fireplace, Room 102

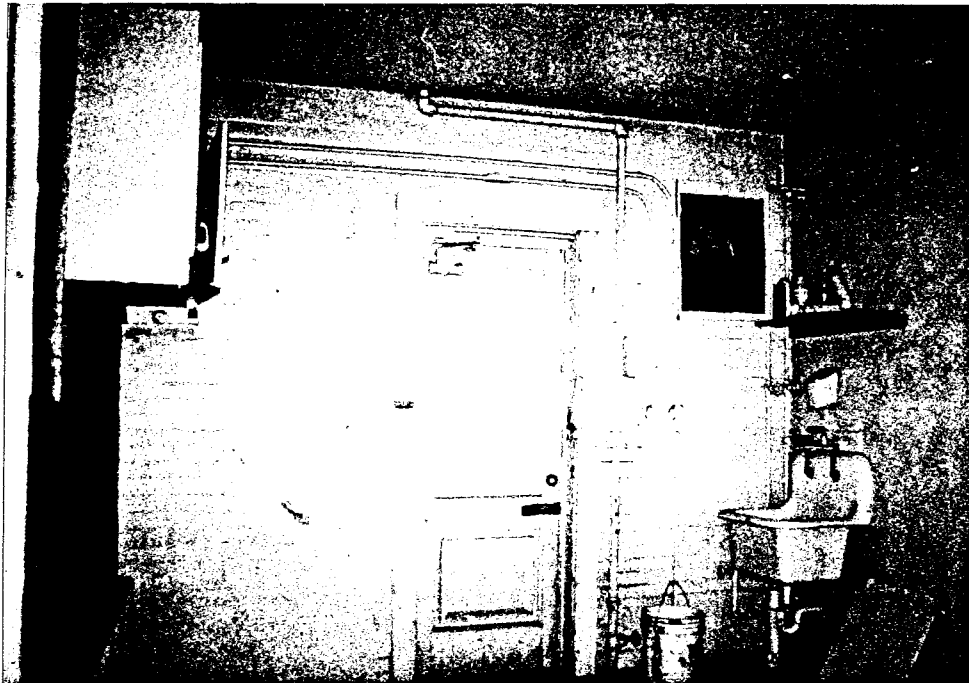


FIGURE 30

Room 107



FIGURE 31

Entry to back stairway, Room 108



FIGURE 32
Room 111, Dining Room



FIGURE 33

Room 112, Office or Library



FIGURE 34

Detail of original baseboard and old wallpaper, Room 112



FIGURE 35

Room 201, second floor hall

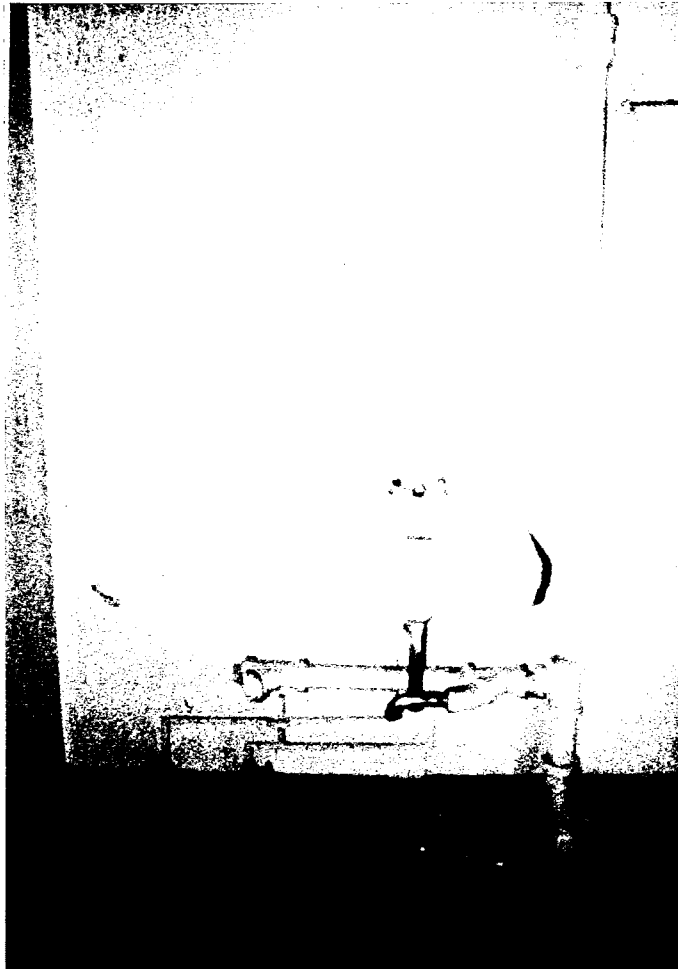


FIGURE 36

Sink in Room 202



FIGURE 37

View down back stairway from Room 203



FIGURE 38

Room 204, Detention Room for Men

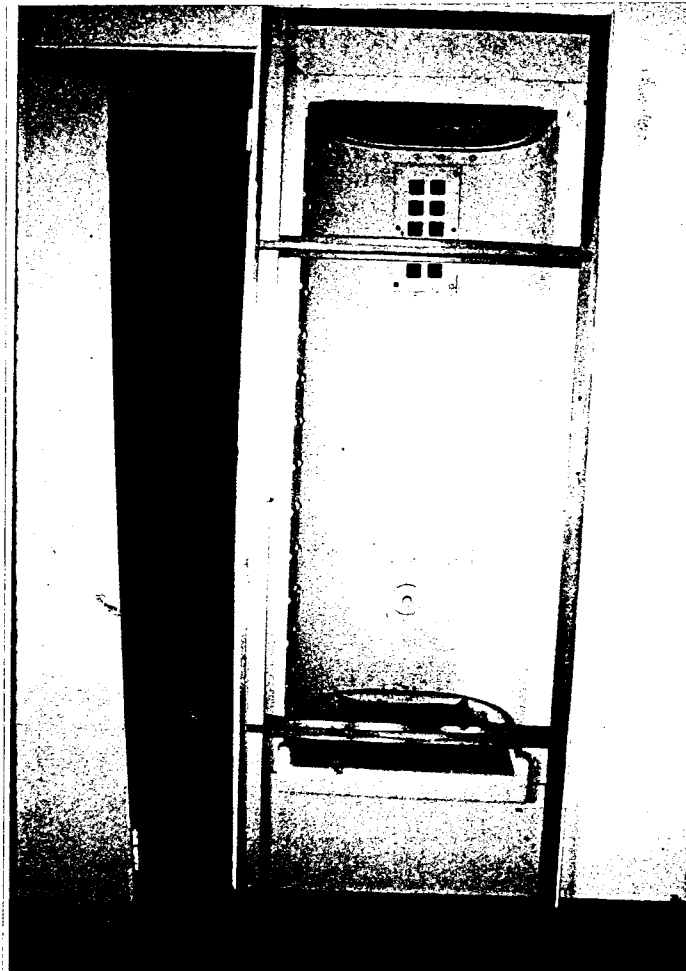


FIGURE 39

Detail of plumbing, Room 204



FIGURE 40

Room 206, northeast Bed Room



FIGURE 41
Room 208, Bath Room

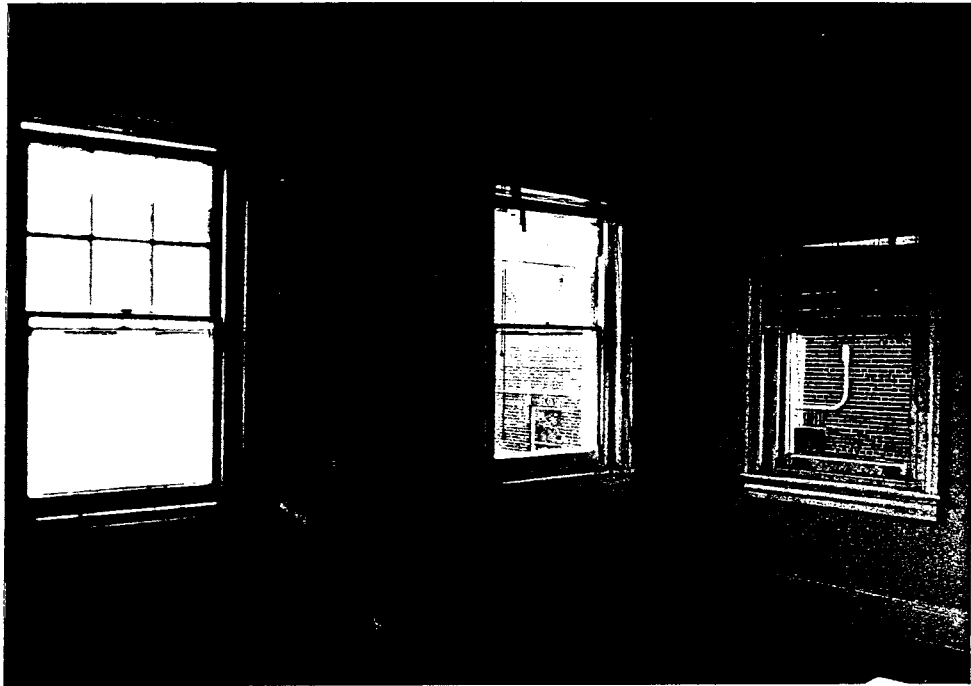


FIGURE 42

Room 209, southwest Bed Room



FIGURE 43

Room 210, northwest Bed Room



FIGURE 44

Room 101, stair detail

Note diagonal line on lath indicating previous location of stair.



FIGURE 45

Room 101, stair detail

Note diagonal line on lath indicating previous location of stair.



FIGURE 46

Room 101, stair detail

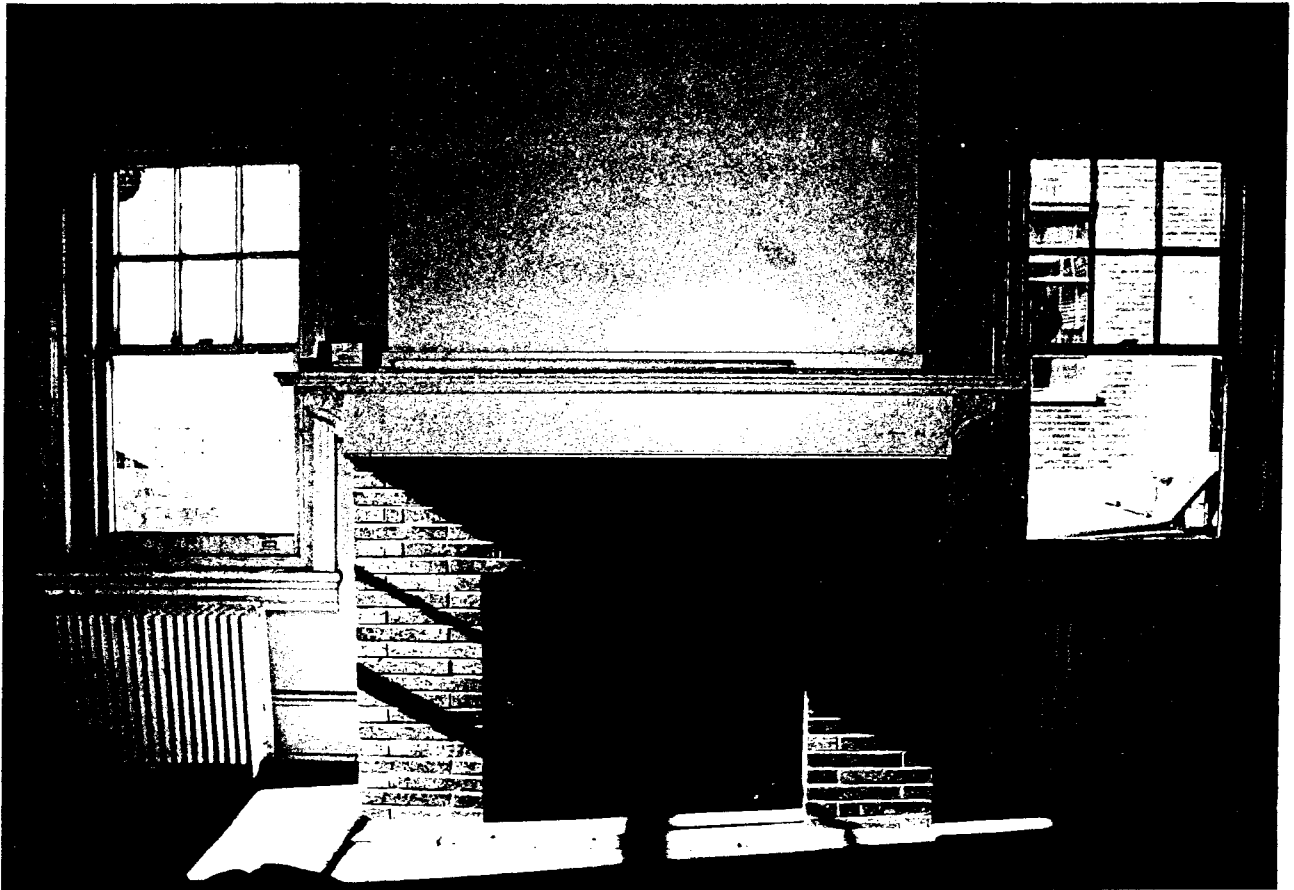


FIGURE 47
Room 102, west wall

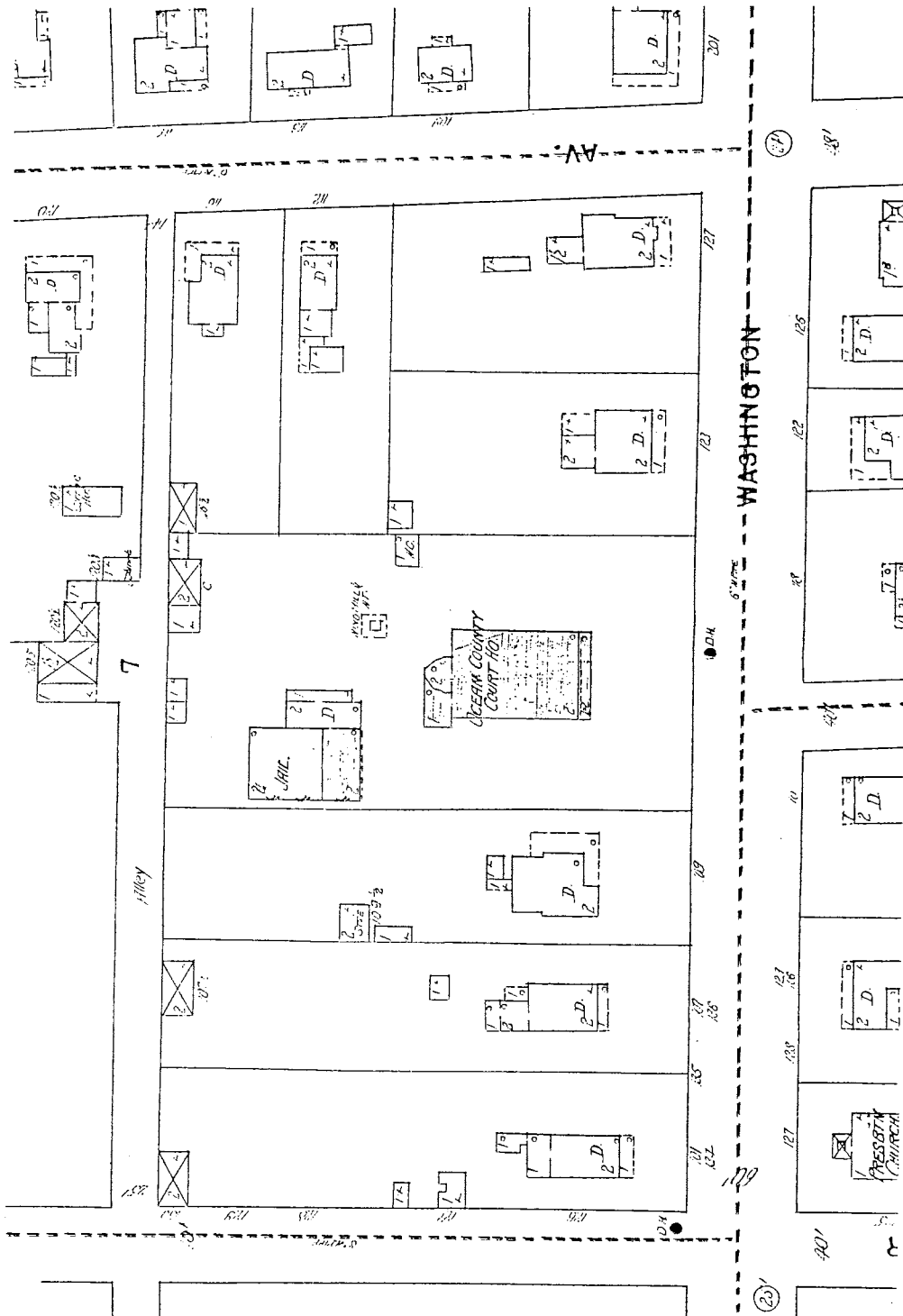


FIGURE 48
Sanborn Map, 1900, detail

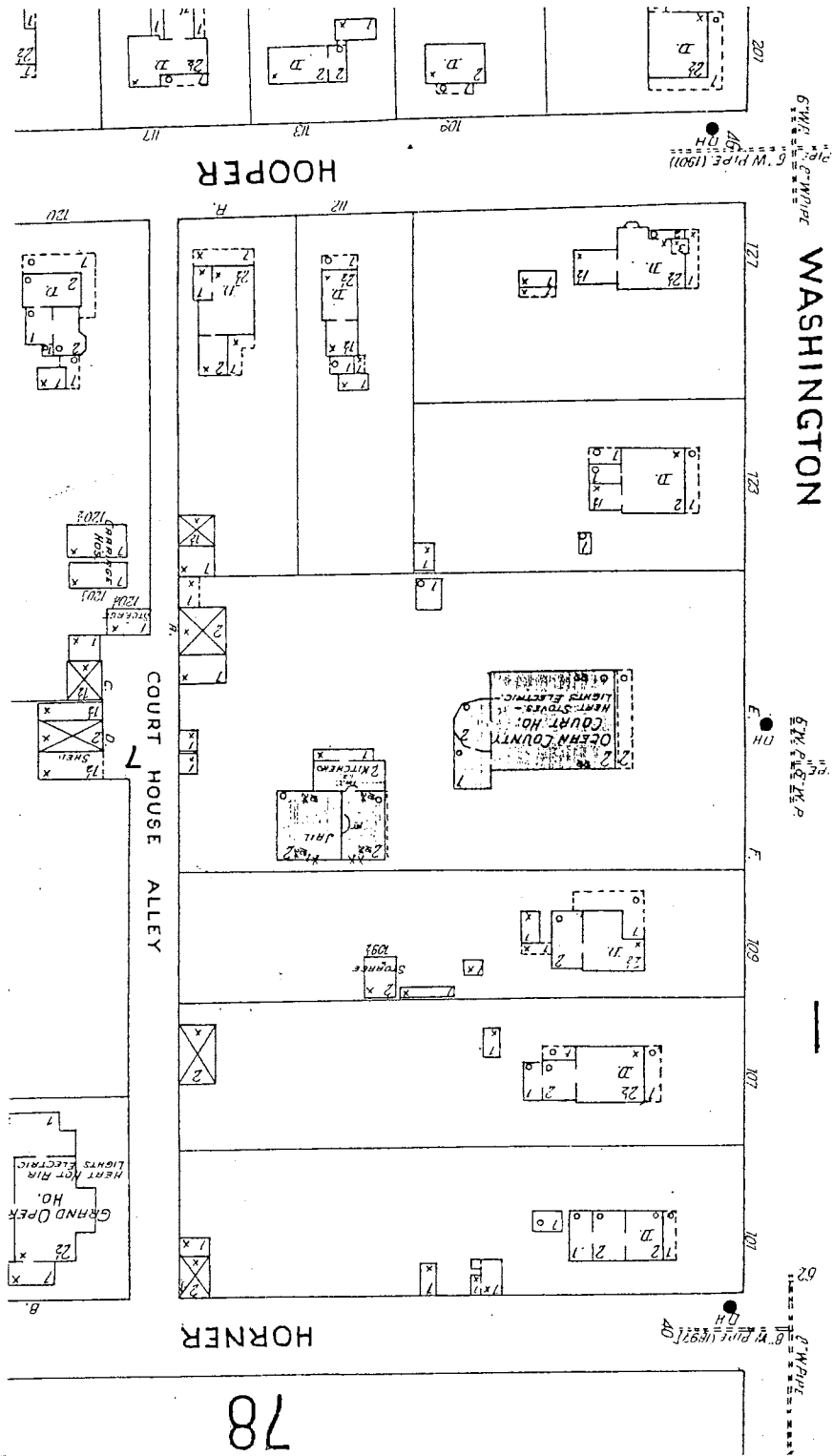


FIGURE 49

Sanborn Map, 1905, detail

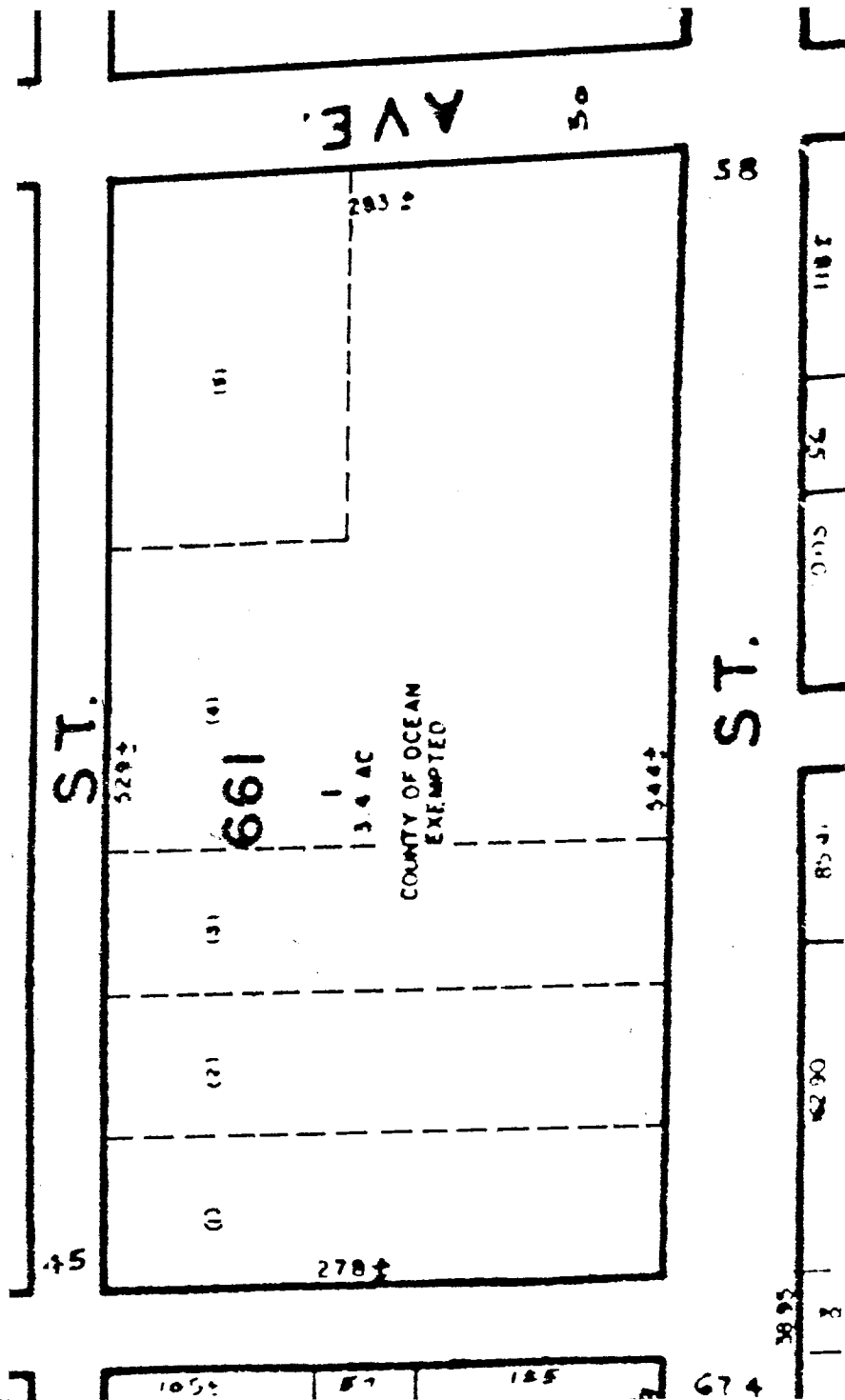


FIGURE 50

Ocean County Tax Map, detail

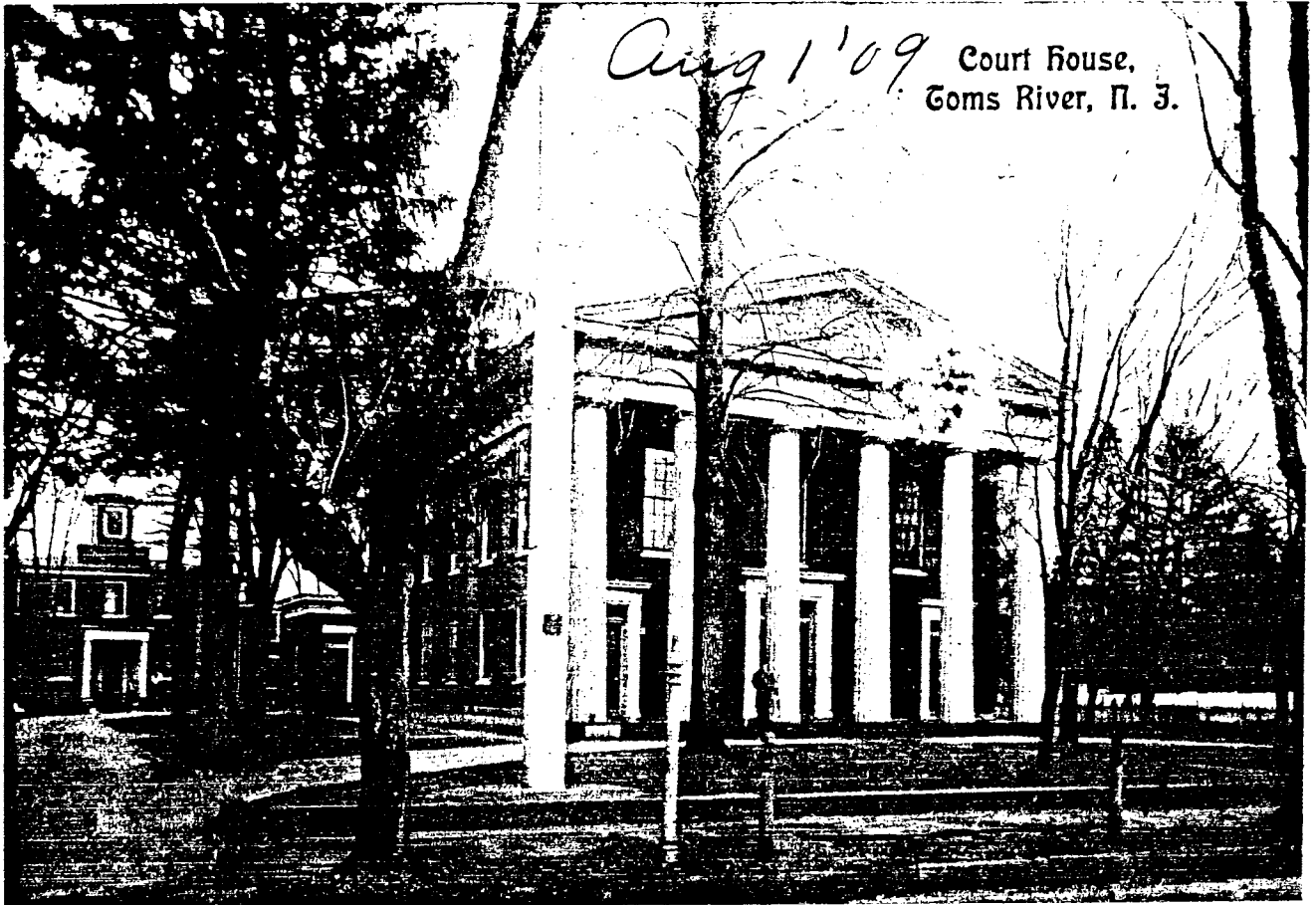


FIGURE 4

Courthouse, 1 Aug. 1909
Courtesy of the Ocean County Cultural & Heritage Commission



FIGURE 5

Ocean County Sheriff's House, 1851
Courtesy of the Ocean County Cultural & Heritage Commission

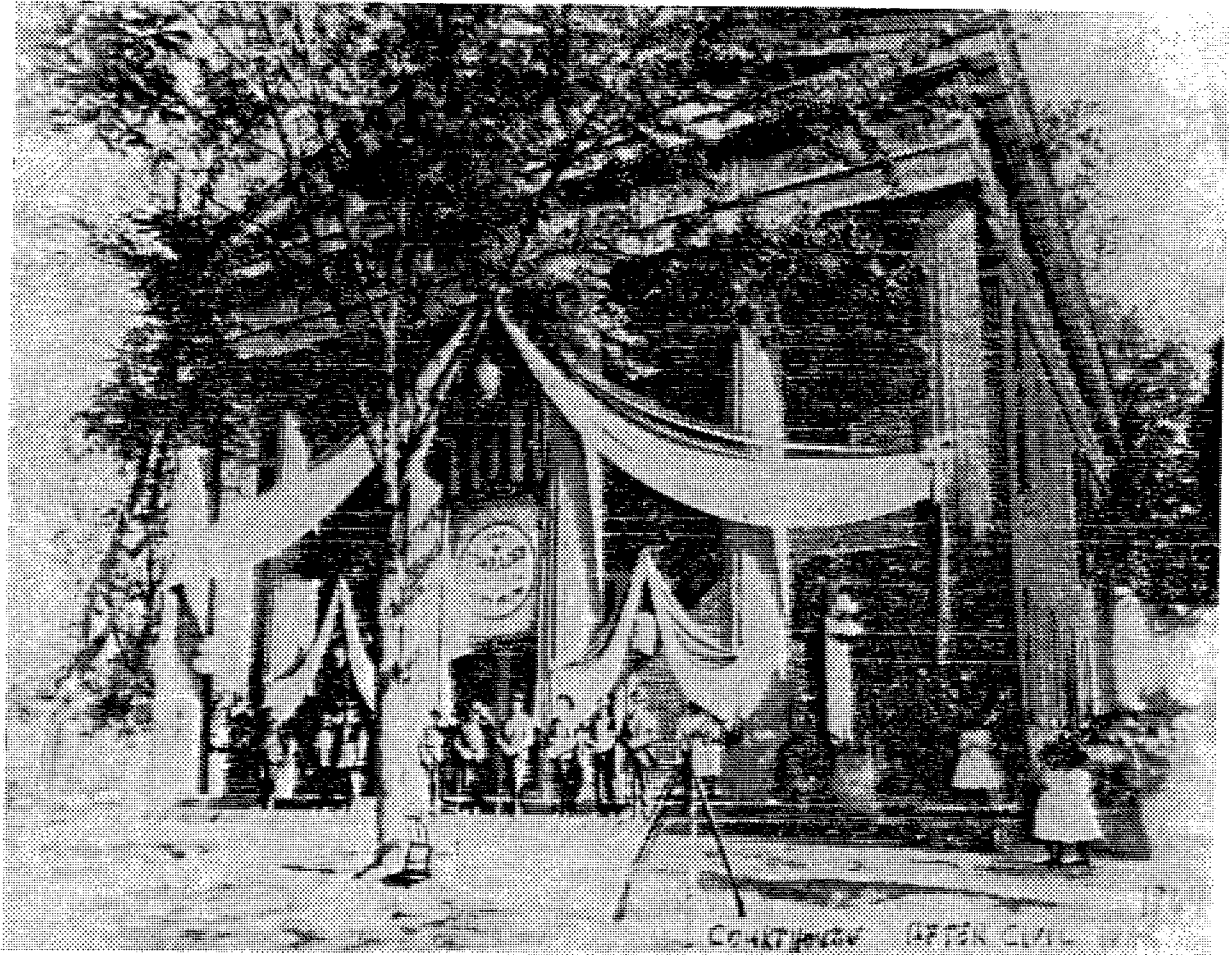


FIGURE 6

Courthouse, 1864

Courtesy of the Ocean County Cultural & Heritage Commission

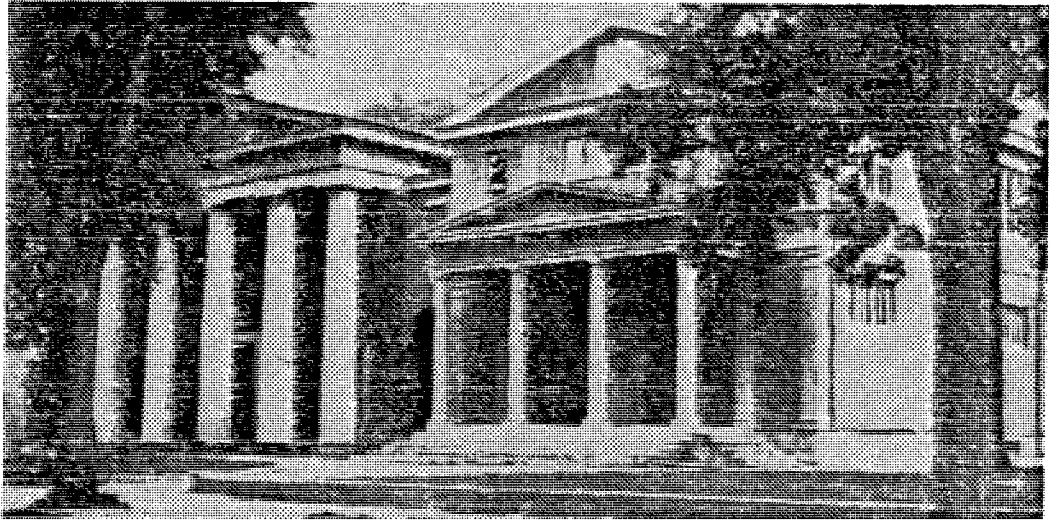


FIGURE 7

Courthouse with 1926 addition
Courtesy of the Ocean County Cultural & Heritage Commission

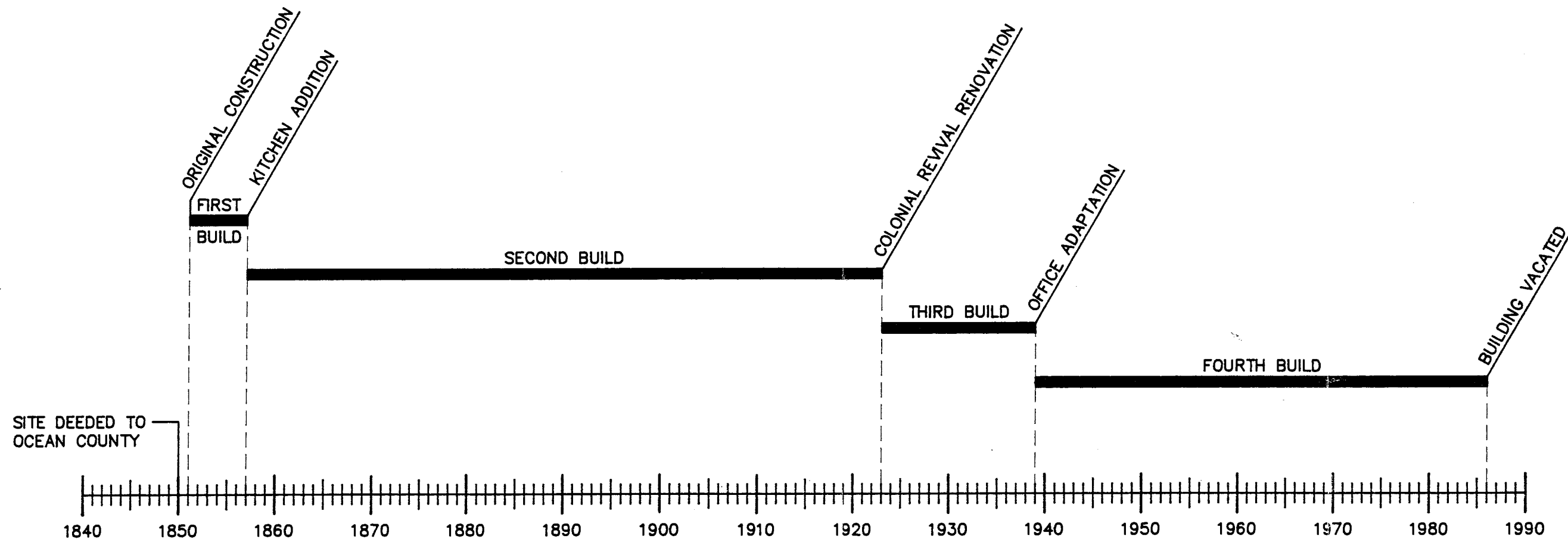


FIGURE 51
Old Ocean County Sheriff's Office Time Line

REDUCED EXISTING CONDITION DRAWINGS

LIST OF EXISTING CONDITION DRAWINGS

Drawings

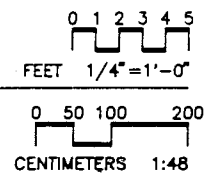
- 1 South Elevation and East Elevation
- 2 North Elevation and West Elevation
- 3 First Floor Plan and Second Floor Plan
- 4 Attic Floor Plan and Roof Plan
- 5 First Floor Framing Plan and Second Floor Framing Plan
- 6 Attic Floor Framing Plan and Roof Framing Plan



SOUTH
ELEVATION



EAST
ELEVATION



DRAWN BY: DIANNE LIVINGSTON

OCEAN COUNTY
BOARD of CHOSEN FREEHOLDERS
TOMS RIVER, NEW JERSEY 08754-2191

SHEET 1 OF 6

OLD OCEAN COUNTY SHERIFF'S OFFICE
TOMS RIVER OCEAN COUNTY NEW JERSEY

WATSON & HENRY
ASSOCIATES
ARCHITECTURE • PLANNING
ENGINEERING
18 North Point Street
Madison, New Jersey
609-520-6887

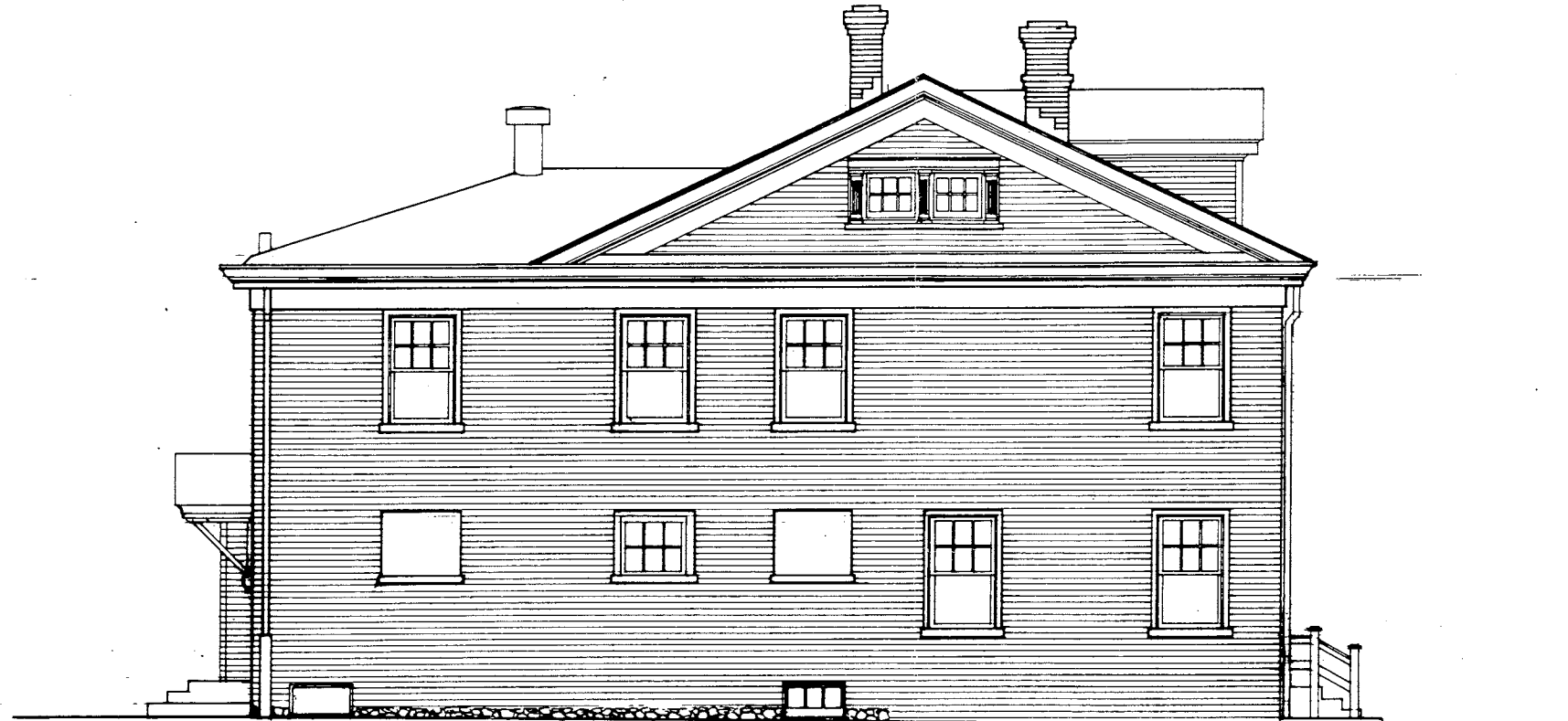
WHA Project: 88-055
DATE: 11 January 1990

Michael C. Henry, PE, AIA, Principal
Robert S. Watson, AIA, Principal
Penelope S. Watson, AIA, Partner

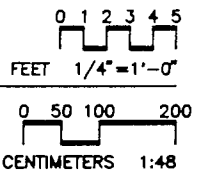
Professional Engineer, NJ PE 25433, Registered Architect, NJ No. 11118
Registered Architect, NJ No. 07972
Registered Architect, NJ No. 10019



NORTH
ELEVATION



WEST
ELEVATION



DRAWN BY: DIANNE LIVINGSTON

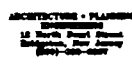
OCEAN COUNTY
BOARD of CHOSEN FREEHOLDERS
TOMS RIVER, NEW JERSEY 08754

SHEET 2 OF 6

OLD OCEAN COUNTY SHERIFF'S OFFICE
TOMS RIVER OCEAN COUNTY NEW JERSEY



WATSON
& HENRY
ASSOCIATES

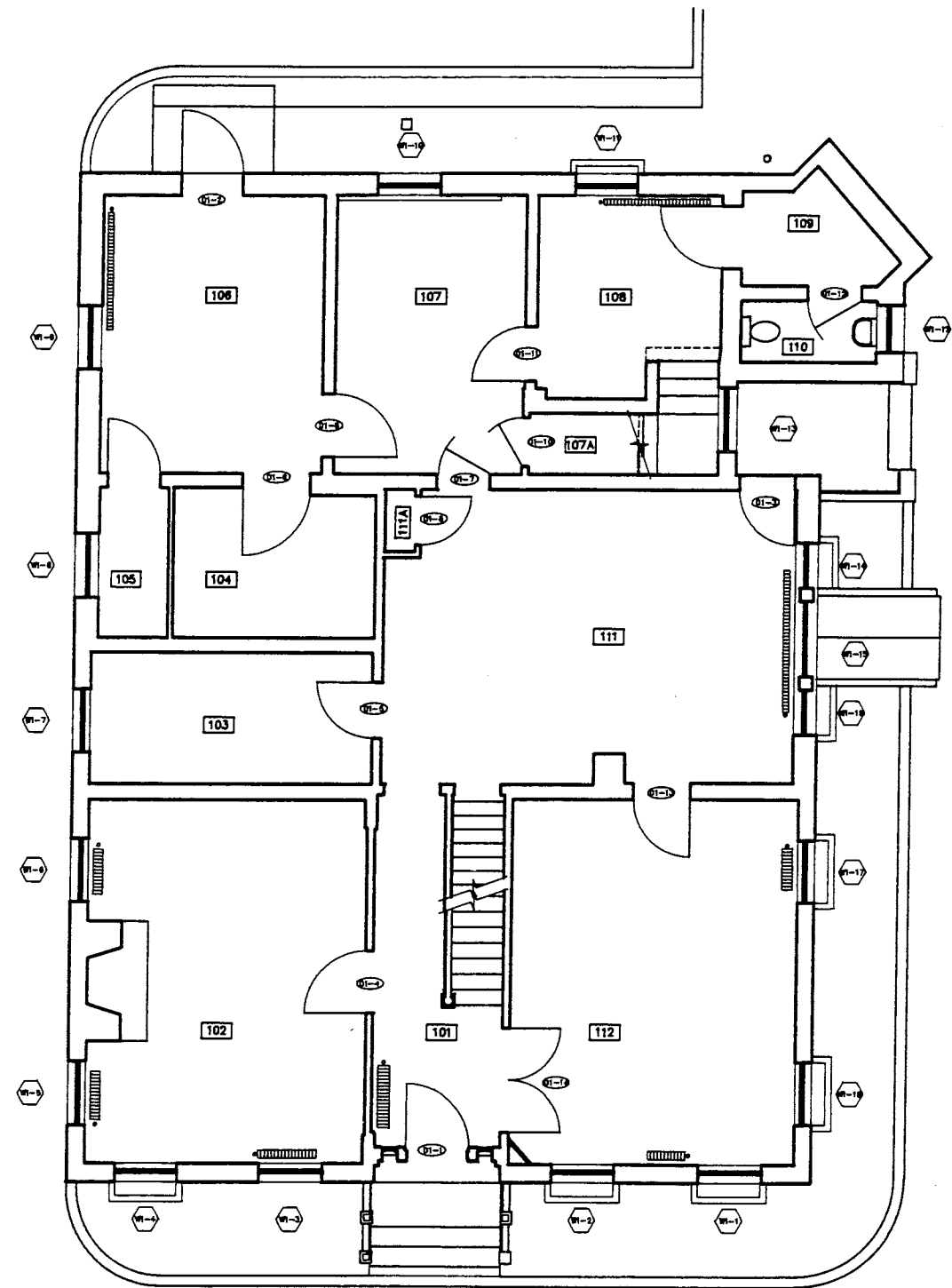


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DATE: 11 January 1990

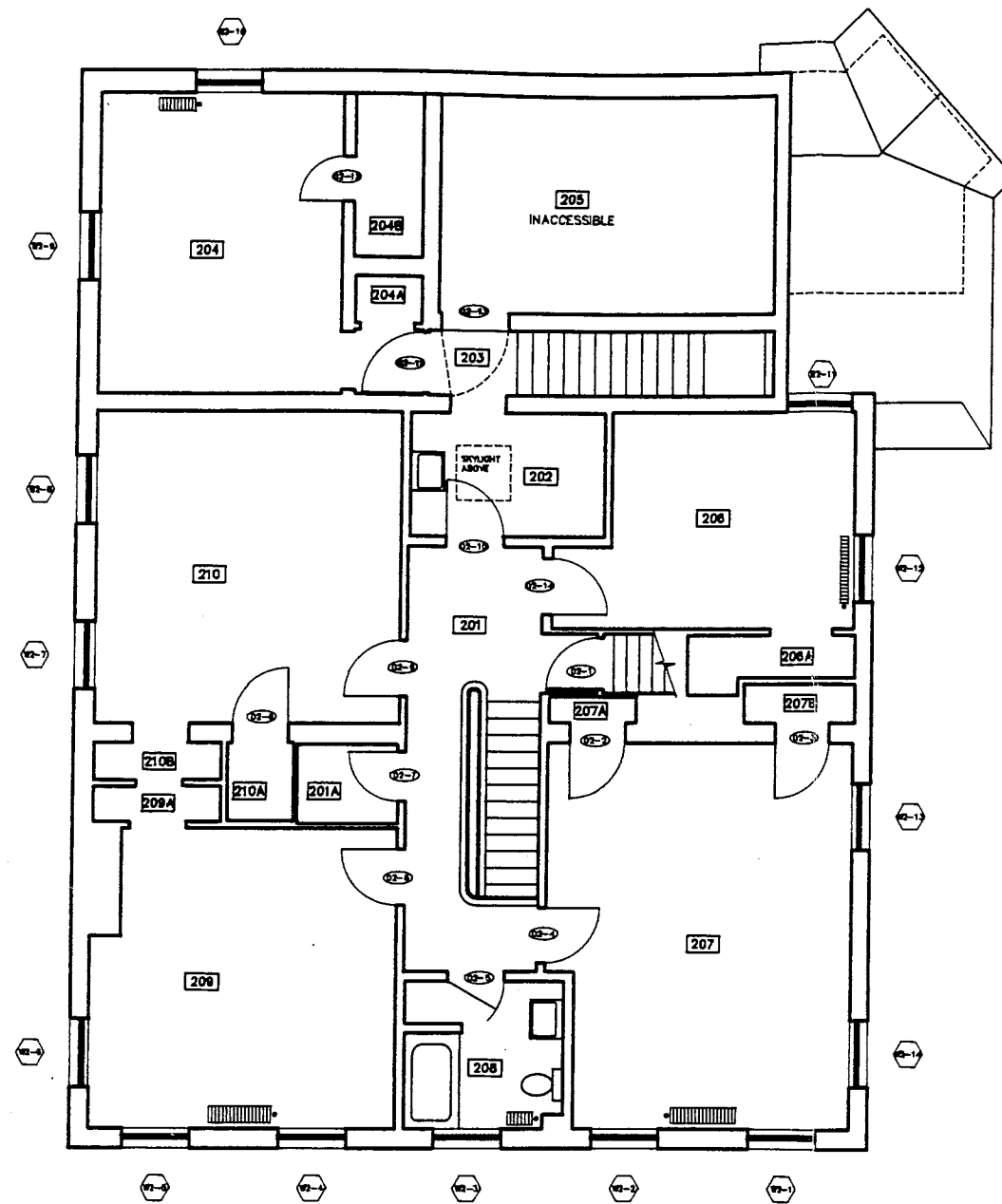
Michael C. Henry, PE, AIA, Principal
Robert S. Watson, AIA, Principal
Penelope S. Watson, AIA, Partner

Professional Engineer, NJ PE 23632, Registered Architect, NJ RA 11118
Registered Architect, NJ RA 87878
Registered Architect, NJ RA 10019

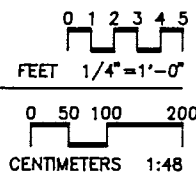
Penelope S. Watson



FIRST FLOOR PLAN



SECOND FLOOR PLAN



DRAWN BY: ROBERT V. RAFTOVICH, JR.

REDUCED DRAWING. DO NOT SCALE.

OCEAN COUNTY
BOARD of CHOSEN FREEHOLDERS
TOMS RIVER, NEW JERSEY 08754-2191

SHEET 3 OF 6

OLD OCEAN COUNTY SHERIFF'S OFFICE
TOMS RIVER OCEAN COUNTY NEW JERSEY



**WATSON
& HENRY**
ASSOCIATES

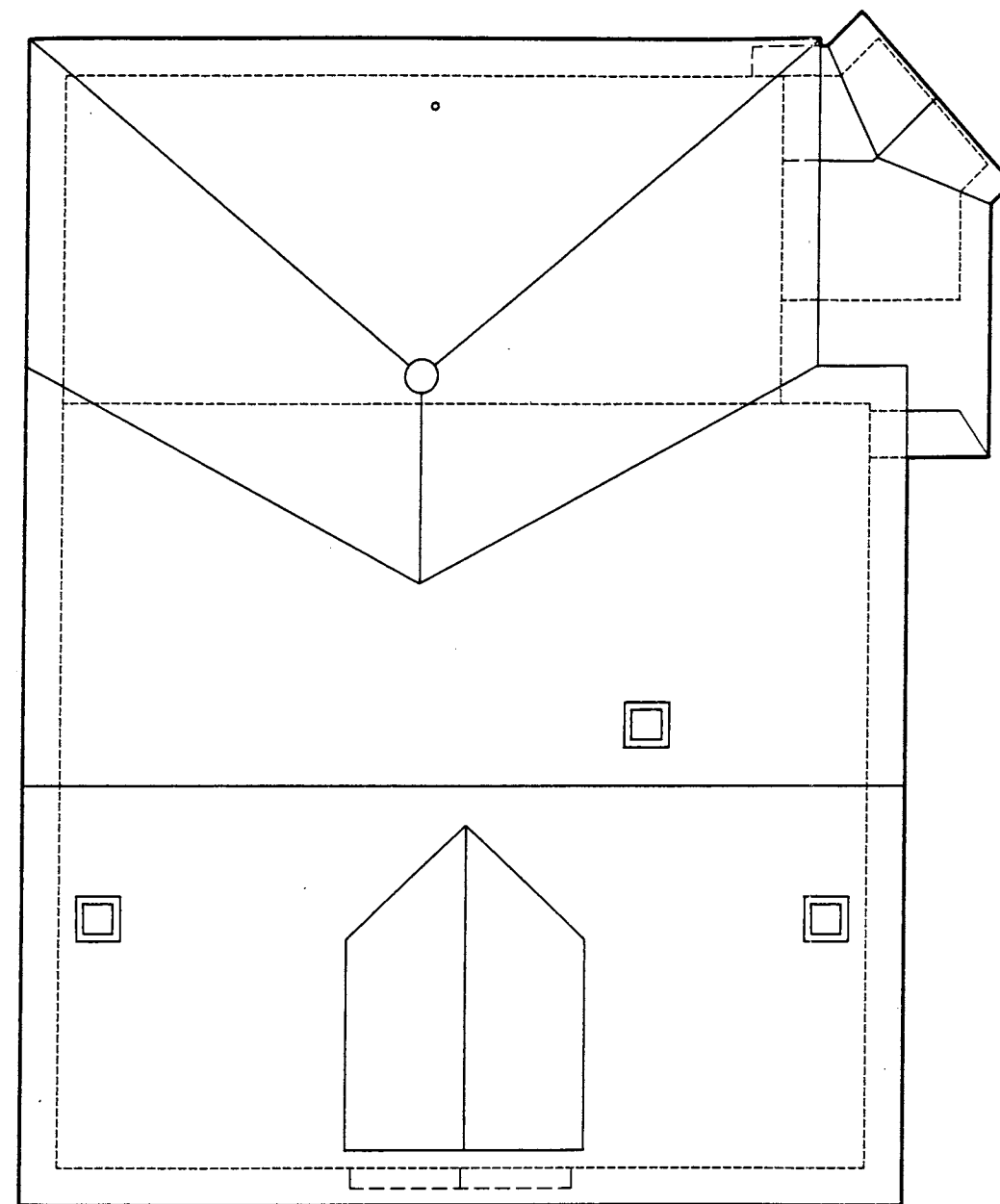
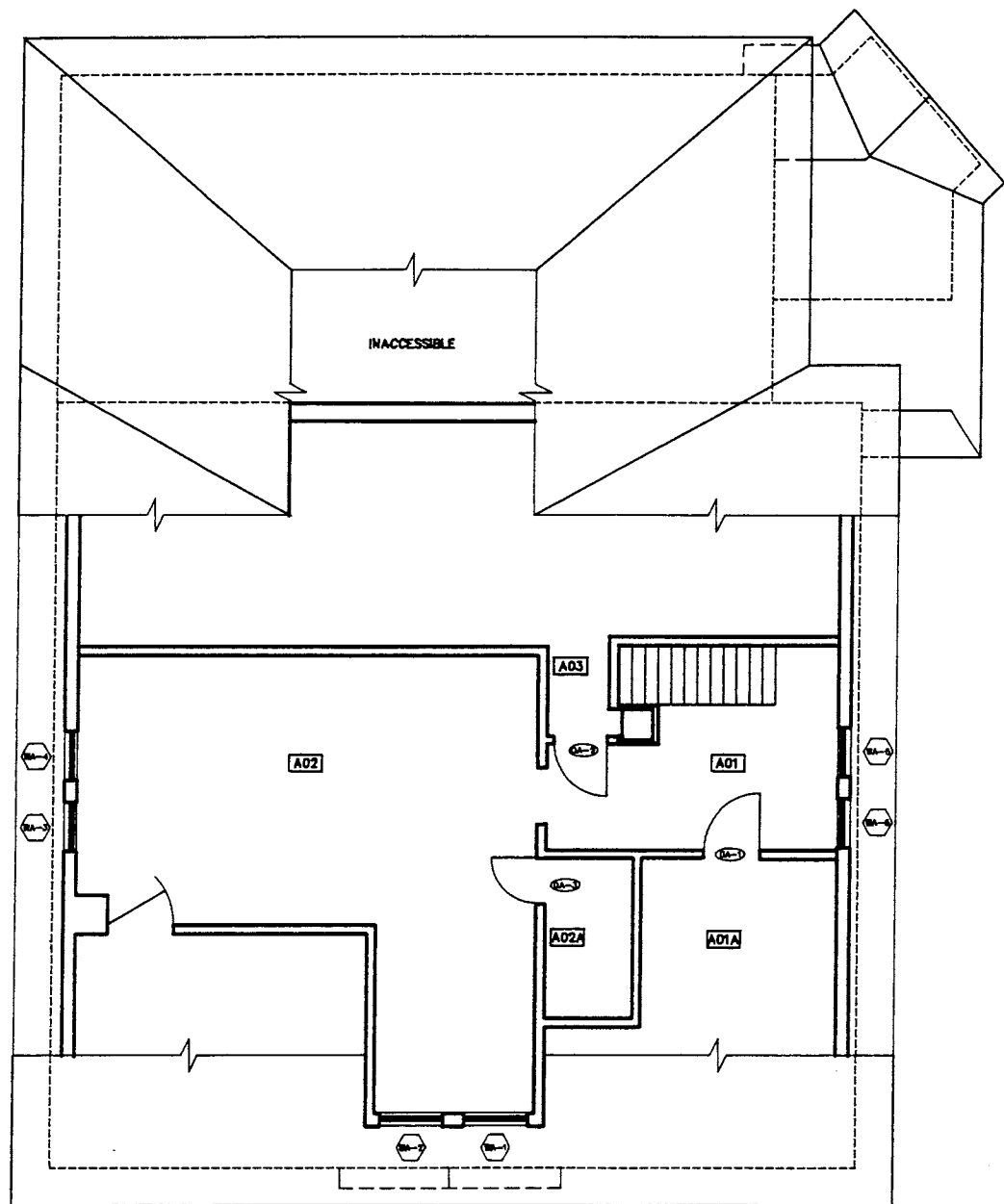
ARCHITECTURE - PLANNING
ENGINEERING
15 North Front Street
Toms River, New Jersey
(609) 829-6677

WHA Project: 88-055
DATE: 11 January 1990

Michael C. Henry, PE, AIA, Principal
Robert S. Watson, AIA, Principal
Penelope S. Watson, AIA, Partner

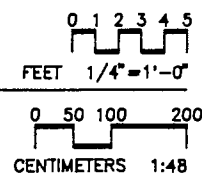
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Registered Architect, NJ RA 07972
Registered Architect, NJ RA 10019

Robert S. Watson



ATTIC FLOOR PLAN

ROOF PLAN



DRAWN BY: ROBERT V. RAFTOVICH, Jr.

REDUCED DRAWING. DO NOT SCALE.

OCEAN COUNTY
BOARD of CHOSEN FREEHOLDERS
TOMS RIVER, NEW JERSEY 08754-2191

SHEET 4 OF 6

OLD OCEAN COUNTY SHERIFF'S OFFICE
TOMS RIVER OCEAN COUNTY NEW JERSEY



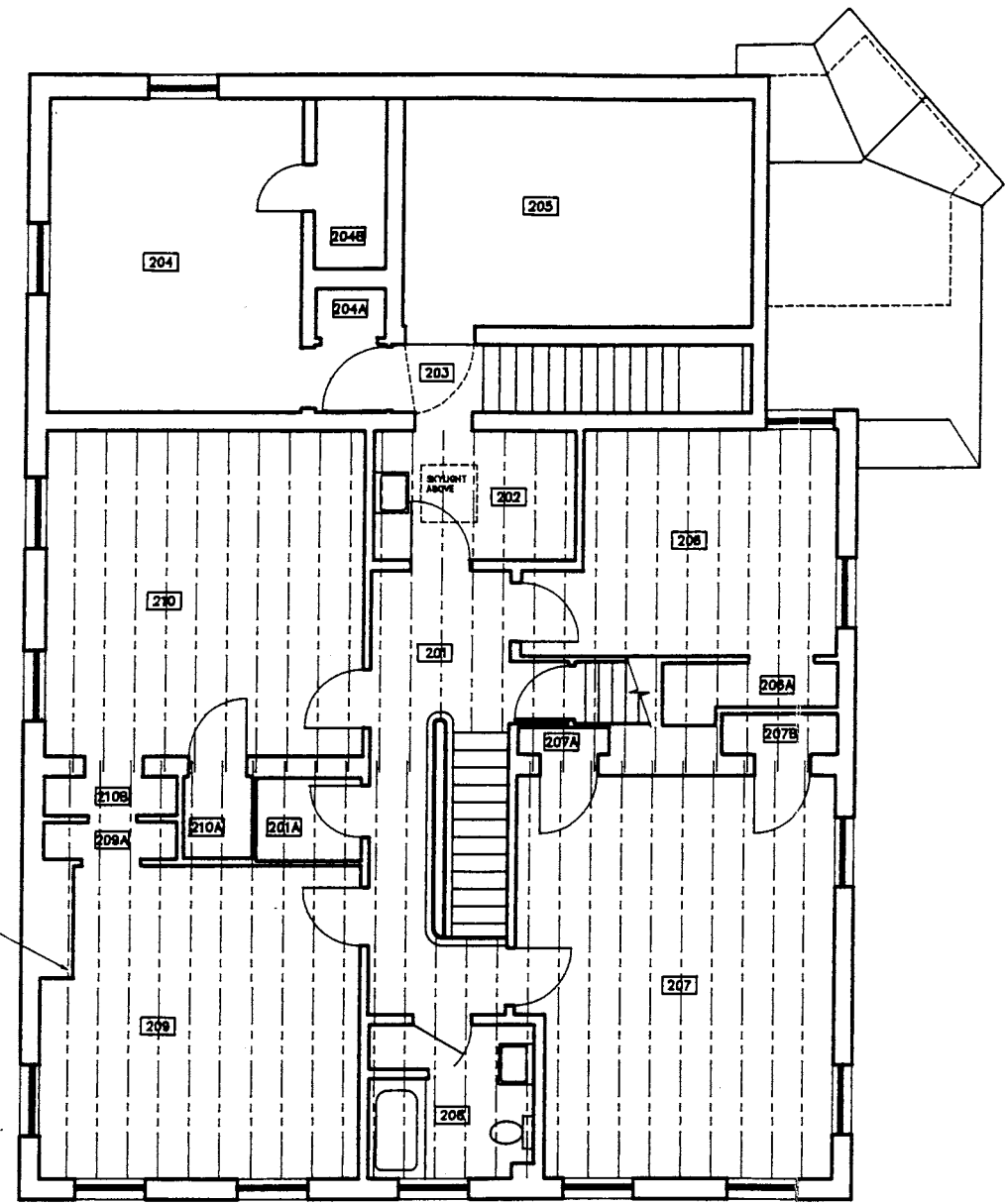
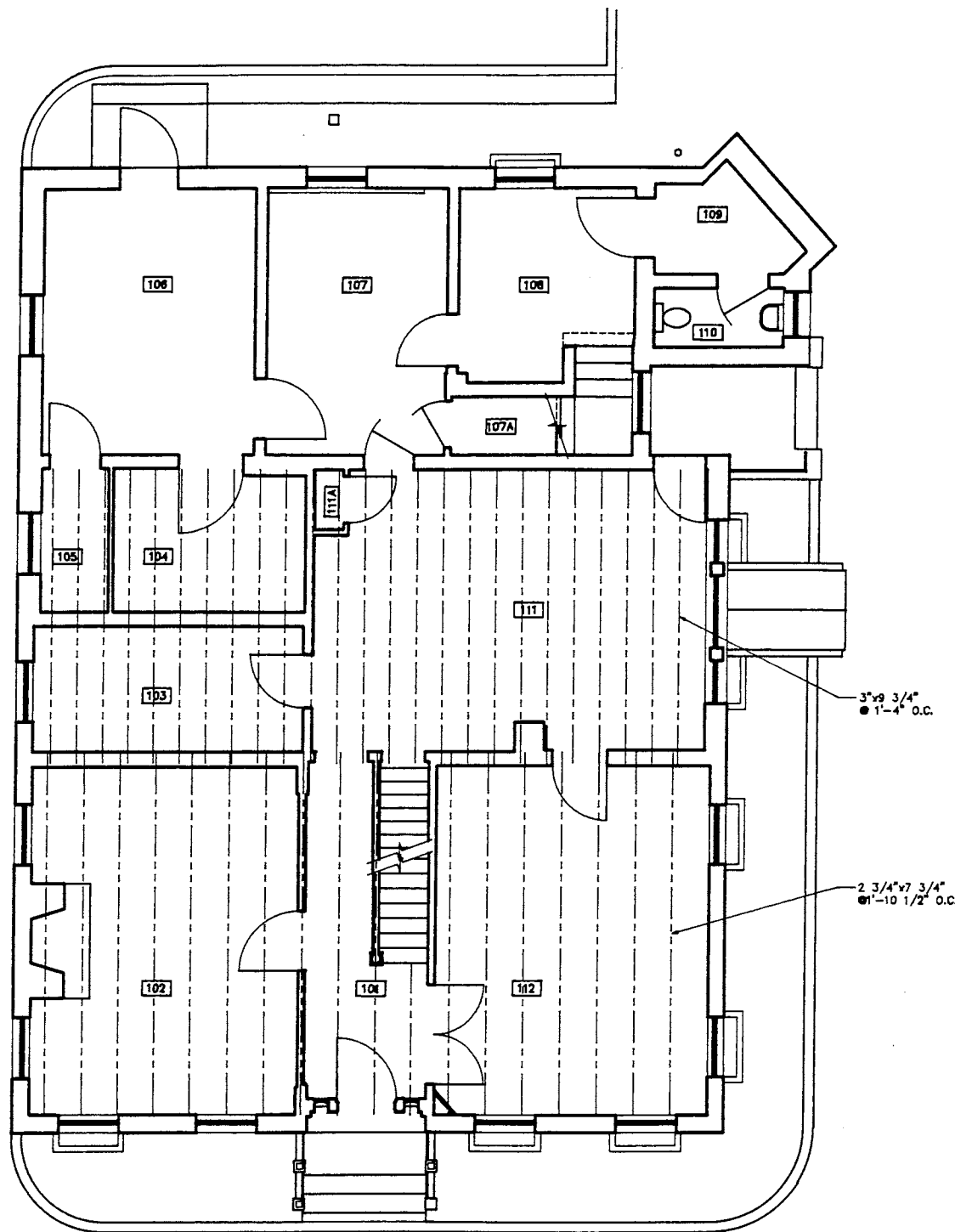
WATSON & HENRY
ASSOCIATES
ARCHITECTURE • PLANNING
12 NORTH FINE STREET
TOMS RIVER, NEW JERSEY
(856) 895-5555

WHA Project: 88-055
DATE: 11 January 1990

Michael C. Henry, PE, AIA, Principal
Robert S. Watson, AIA, Principal
Penelope S. Watson, AIA, Partner

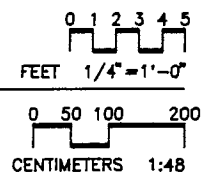
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Registered Architect, NJ RA 07972
Registered Architect, NJ RA 10019

Penelope Watson



FIRST FLOOR FRAMING PLAN

SECOND FLOOR FRAMING PLAN



DRAWN BY: ROBERT V. RAFTOVICH, Jr.

REDUCED DRAWING. DO NOT SCALE.

OCEAN COUNTY
BOARD of CHOSEN FREEHOLDERS
TOMS RIVER, NEW JERSEY 08754-2191

SHEET 5 OF 6

OLD OCEAN COUNTY SHERIFF'S OFFICE
TOMS RIVER · OCEAN COUNTY · NEW JERSEY



**WATSON
& HENRY**
ASSOCIATES

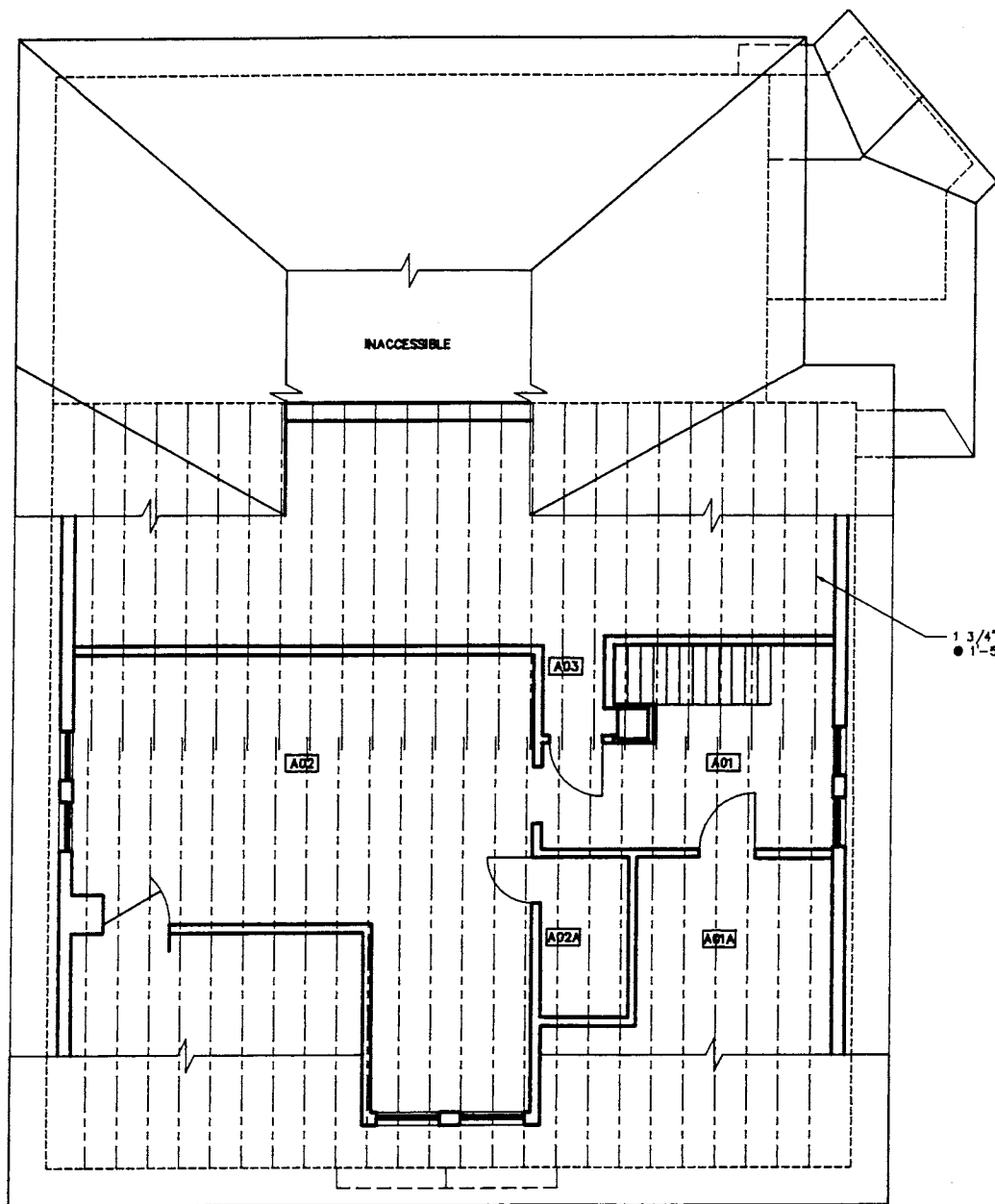
ARCHITECTURE - PLANNING
12 South Street
Toms River, NJ 08723
(609) 872-1111

WHA Project: 88-055
DATE: 11 January 1990

Michael C. Henry, PE, AIA, Principal
Robert S. Watson, AIA, Principal
Penelope S. Watson, AIA, Partner

Professional Engineer, NJ PE 25833, Registered Architect, NJ RA 11118
Registered Architect, NJ RA 07872
Registered Architect, NJ RA 10018

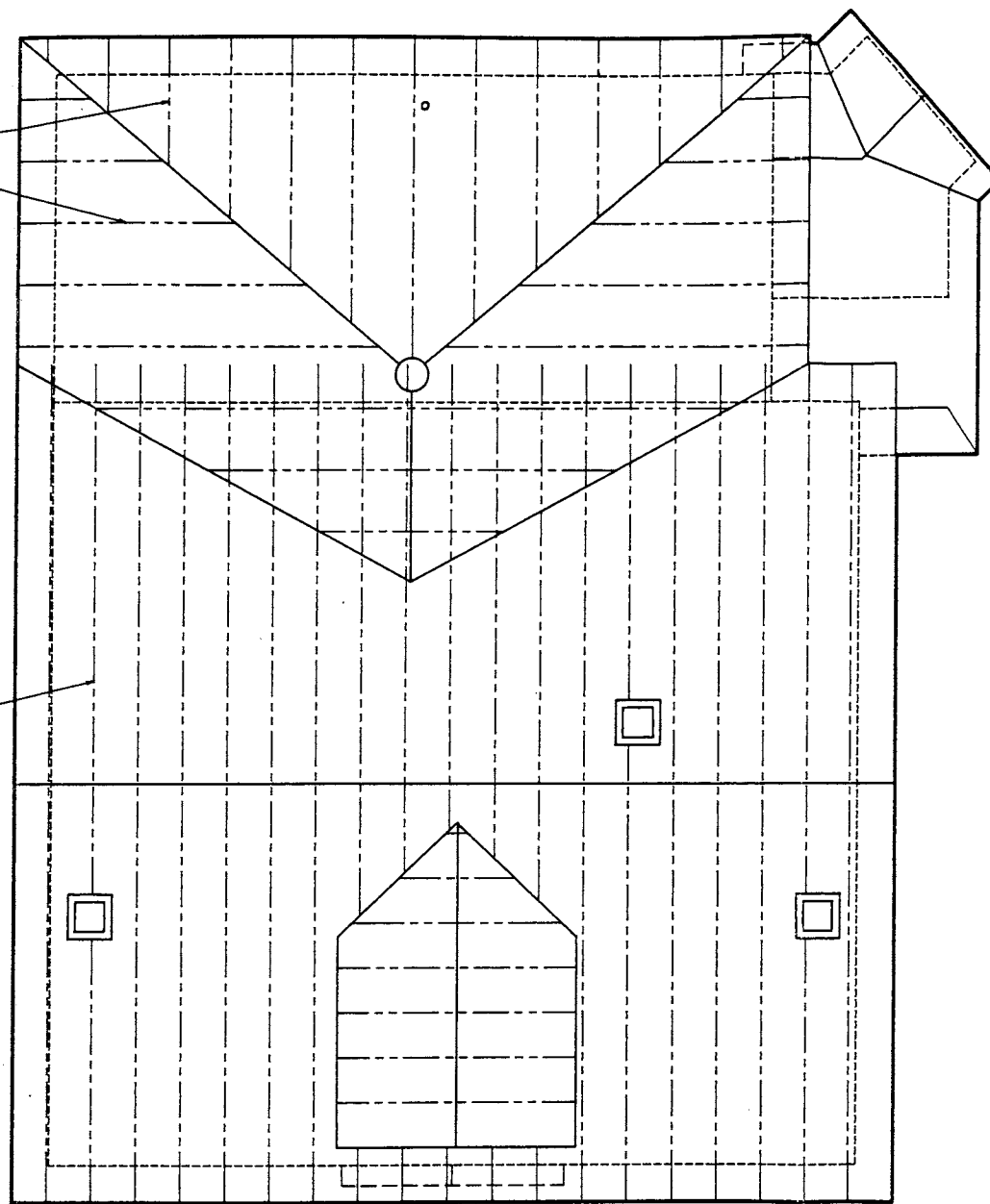
Penelope S. Watson



(2) 1 3/4"x7" STL CHANNEL @ 33" O.C.

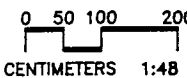
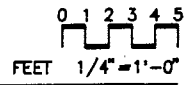
1 3/4"x9 3/4" @ 1'-5" O.C.

1 3/4"x7 1/2" @ 2'-0" O.C.



ATTIC FLOOR FRAMING PLAN

ROOF FRAMING PLAN



DRAWN BY: ROBERT V. RAFTOVICH, Jr.

REDUCED DRAWING. DO NOT SCALE.

OCEAN COUNTY BOARD of CHOSEN FREEHOLDERS TOMS RIVER, NEW JERSEY 08754-2191

SHEET 6 OF 6

OLD OCEAN COUNTY SHERIFF'S OFFICE TOMS RIVER OCEAN COUNTY NEW JERSEY



WATSON & HENRY ASSOCIATES

ARCHITECTURE - PLUMBING - MECHANICAL - ELECTRICAL

WHA Project: 88-055 DATE: 11 January 1990

Michael C. Henry, PE, AIA, Principal Robert S. Watson, AIA, Principal Penelope S. Watson, AIA, Partner

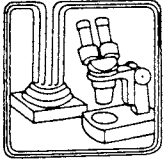
Professional Engineer, NJ PE 25633, Registered Architect, NJ RA 11118 Registered Architect, NJ RA 07872 Registered Architect, NJ RA 10018

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- New Jersey Courier (23 Aug. 1923): N.p.
- Ocean County Board of Chosen Freeholders Records. 1850-1883. Clerk of the Board's Office, Ocean County, N.J.
- . 20 Jan. 1920 - 17 July 1920. Clerk of the Board's Office, Ocean County, N.J.
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- Ocean County Cultural & Heritage Comm. The Ocean County Courthouse Complex; 1850 - 1990. Ocean County, N.J.: Ocean County Printing & Graphic Arts Dept. 1990.
- . "O. C. Sheriff's House." Photograph. 1851.
- . "Court House, Toms River, N. J." Photograph. 1 Aug. 1909.
- Ricotta & Ricotta, Inc. Contractors Report. 29 Dec. 1986. N.p.
- Salter, Edwin. A History of Monmouth and Ocean Counties. E. Gardner & Son, Bayonne, NJ. 1890.
- Shepherd, Bruce A. Letter to Joseph Harding. 8 Jan. 1987. N.p.

APPENDIX A:
Paint Analysis Report, Frank S. Welsh, 1990



Frank S. Welsh
Historic Paint Color Consultant

859 Lancaster Avenue · Bryn Mawr · Pennsylvania · 19010 Telephone (215) 525 · 3564

March 8, 1991

Ms. Penelope S. Watson, AIA
Watson & Henry Associates
12 North Pearl Street
Bridgeton, NJ 08302

Dear Penny:

Enclosed is the final copy of the Old Sheriff's Office report. Please feel free to contact me if you have any questions.

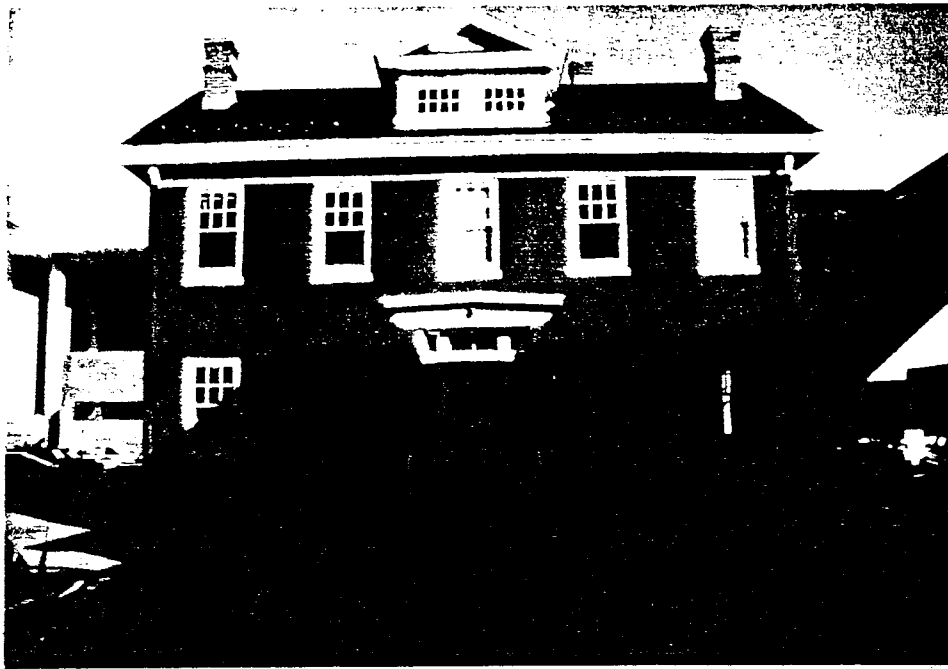
Thank you for your interest.

Sincerely,

Frank S. Welsh

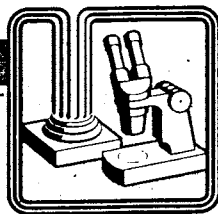
P.S.: Thank you for the check.





OLD SHERIFF'S OFFICE

Toms River, New Jersey



Frank S. Welsh
Architectural Coatings Consultant

859 Lancaster Avenue • Bryn Mawr • Pennsylvania • 19010 • 215/525-3564 • FAX 215/525-1333

OLD SHERIFF'S OFFICE

1851 & 1924

Toms River, New Jersey

A COMPARATIVE MICROSCOPICAL PAINT AND COLOR ANALYSIS

of the Exterior and Selected Interior Rooms
to Determine the Nature and Color of the
Original Architectural Surface Coatings

Prepared for:

Watson and Henry Associates
12 North Pearl Street
Bridgeton, NJ 08302

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*Comparative Microscopical Paint and
Color Analysis of the exterior and selected
interior rooms to Determine the Nature and
Color of the Original Architectural Surface
Coatings*

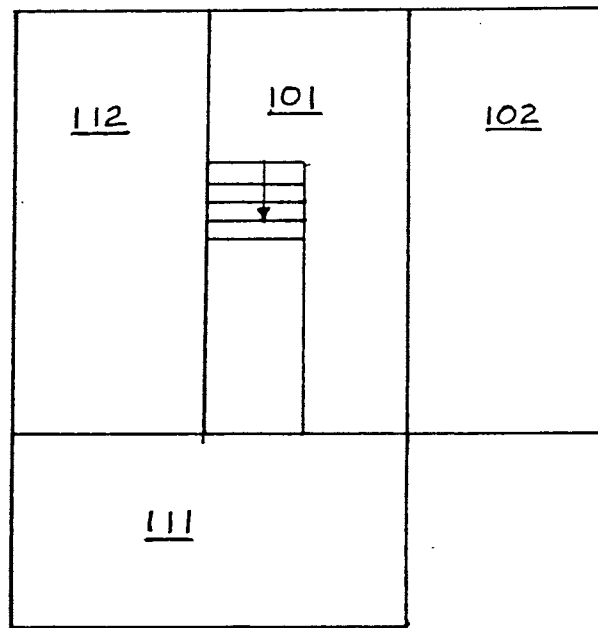
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AIMS AND OBJECTIVES OF THE PROJECT

Frank S. Welsh has been retained by Watson and Henry Associates as a consultant to identify the original 1851 and 1924 painted finishes and their colors on Ocean County's Old Sheriff's Office. This report follows an investigative process begun on December 11, 1990, in which all representative painted surfaces and features were sampled and analyzed. The spaces to be investigated and sampled and the scope of the project were determined by Watson and Henry Associates. Included were the exterior and first floor living spaces plus the second floor northwest cell.

The objective was to identify the composition and color of the original coatings on every surface. Specifically, the scope of the investigation was to investigate, microscopically analyze and evaluate the nature and color of the original finishes and to list the later layers by general color name only in the following spaces identified by room number: 101, 102, 111, 112 and 204. Approximately 40 samples were gathered for analysis and they are retained in the office of Frank S. Welsh.

To simplify the reading of this report, the results are presented in a narrative summary form with illustrations and color chips. The data from the lab analysis is written out on the sample envelopes which follow in the appendix.



First floor plan

LABORATORY METHODOLOGY.

The tools and equipment used for this analysis included a stereo-zoom microscope (10-105 X), a polarized light microscope, a surgical scalpel, a variety of reagents and the Munsell Color Books. The small representative samples that were taken for analysis and color matching are retained by the office of Frank S. Welsh. Color matching was done with natural (sky) light and also with a halogen light source at 3200 K. We are aware that architectural paints tend to fade in color with age; therefore, during the investigation we attempted to find the cleanest and brightest samples possible for use in color matching. Where we could not find the best color samples, we estimated a color slightly lighter and brighter to compensate for yellowing of oil mediums and darkening of pigments because of age.

The conclusions are based on the evidence obtained by investigating as many "test areas" as is feasible. This type of investigation is somewhat analogous to "archaeology above ground." Certain limitations are implicit because the research does not constitute or signify a complete "excavation." We caution against holding these conclusions as absolute--the possibility of human error always exists.

The colors of the original paint films are named according to the National Bureau of Standards Color Name Charts and matched to the Munsell Color System. These color names and notations are used as a means to describe color in a standard and universal manner. The Munsell Color System "identifies color in terms of three attributes: hue, value and chroma." The Munsell Color Company, which is not a paint company, is presently located at 2441 North Calvert Street, Baltimore, Maryland, 21218.

Estimated Munsell color notations are identified parenthetically within the report; for example, (5 Y 9/0.5). The Munsell color standards between which the visually estimated notation falls are not listed in the analysis section. Rather, this information is in the summary section for each room.

This report will be used to assist in the preparation of a restoration paint color schedule for the restoration/preservation of these mid 19th and early 20th century finishes. It may also serve as a source for gaining a greater understanding of regional and period architectural decorative styles.

If new evidence of any kind is discovered that would amplify and/or change these findings and conclusions, I request immediate notification for the purpose of further evaluation and discussion.

DESCRIPTION OF MUNSELL COLOR SYSTEM

Munsell System of Color Notation

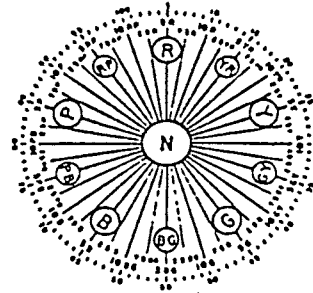


Figure 1 Related hue symbols arranged on 100 hue circuit

The system of color notation, developed by A. H. Munsell, identifies color in terms of three attributes: hue, value and chroma. This method of color notation arranges the three attributes of color into orderly scales of equal visual steps; the scales are used as dimensions or parameters for the accurate specification and description of color under standard conditions of illuminating and viewing.

The hue (H) notation of a color indicates its relation to a visually equally-spaced scale of 100 hues. There are 10 major hues (5 principal and 5 intermediate) positioned ten hue steps apart within this scale. The hue notation in general use is based on the ten major hue names: Red, Yellow-Red, Yellow, Green-Yellow, Green, Blue-Green, Blue, Purple-Blue, Purple and Red-Purple.

Any one of several symbols may be used for the notation of hue, as shown in Figure 1. Hue initials for the ten major hue families, shown in the inner circle, may be used alone for rough identification of hue. Numerals from 1 to 100, as shown in the outer circle, may be used alone for statistical records, cataloging and computer programming. The combination of numerals with the hue initials is considered the most descriptive form of the hue notation. This combination is shown between the inner and outer circles in Figure 1, and this is the form used on the 40 constant hue charts displayed in the MUNSELL BOOK OF COLOR.

The value (V) notation indicates the degree of lightness or darkness of a color in relation to a neutral gray scale, which extends from absolute black to absolute white. The value symbol 0/ is used for absolute black; the symbol 10/ is used for absolute white. The symbol 5/ is used for the middle gray and for all chromatic colors that appear half-way in value between absolute black and absolute white. Figs. 2 and 3.

The chroma (C) notation indicates the degree of departure of a given hue from a neutral gray of the same value. The scales of chroma extend from /0 for a neutral gray out to /10, /12, /14, or farther, depending upon the strength (saturation) of the sample to be evaluated. A color classified popularly as "vermillion" might have a chroma as strong as /12 or as vivid as /16, while another color of the same hue and value, classified popularly as "rose," might have a chroma as weak (grayed) as /4. Figs. 2 and 3.

The complete Munsell notation for a chromatic color is written symbolically: H V/C. The complete notation for a sample of "vermillion" might be 5R 5/14, while the notation for a sample of "rose" might be 5R 5/4. When a finer division is needed for any of the attributes, decimals are used; for example: 2.8R 4.5/12.4.

The notation for a neutral (achromatic) color is written: N V/. The notation for a sample of black, a very dark neutral, might be N 1/; the notation for a sample of white, a very light neutral, might be N 9/, while the notation for a gray, visually half-way between these two, would be N 5/.

The chroma symbol /0 may be used in the notation for neutral colors but it is customary to omit it. Blacks, grays and whites of chroma weaker than /0.3 are customarily notated as neutrals; if a more precise notation is required, the form used is: N V/(H,C). In such cases, the symbol for one of the ten major hues is used with the chroma; thus, a light gray of a slightly yellowish appearance might have a notation of N 8/(Y,0.2). It is perfectly correct, of course, to use the regular H V/C form to describe all colors, using N V/0 for absolute neutrals.

The Munsell scales of hue, value and chroma can be visualized in terms of a color solid, or color space. The neutral value scale, graded in equal visual steps, from black at the bottom to white at the top, forms the central vertical axis. The hue scale is positioned in equal visual steps around the neutral axis. Chroma scales radiate in equal visual steps from the neutral axis outward to the periphery of the color space. Figs. 2 and 3. Color space as defined by the Munsell color solid is quite irregular, roughly conforming to the shape dictated by absolute limits of reflecting materials.

Figure 2
Hue, value and chroma scales
arranged in color space

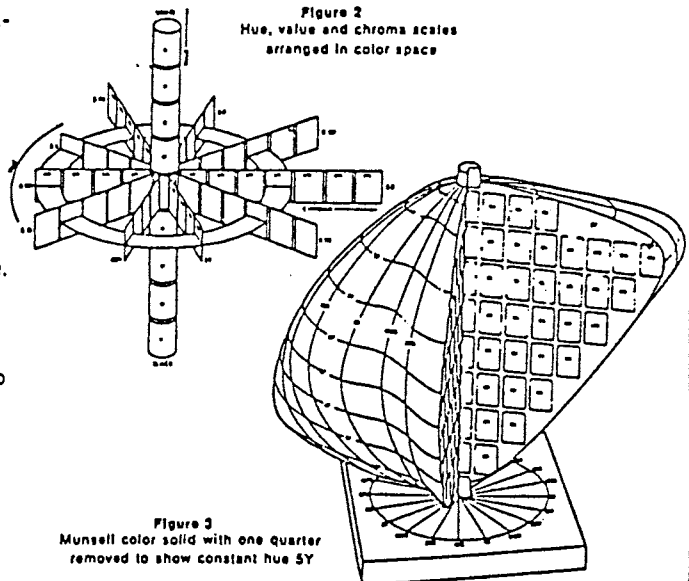


Figure 3
Munsell color solid with one quarter
removed to show constant hue 5Y

The scales shown in Figures 1, 2 and 3 are intended to illustrate the concept of three dimensional color space; they are not limited to the notations shown. By the use of decimals, each scale may be divided into increments as small as may be required for the most accurate color notation. The chroma scales may be extended to include the chroma notation of all material samples. The value scale is limited by the end points (absolute black and absolute white); these are not achievable in material form. The hue scale forms a closed circle.

ESTIMATED MUNSELL NOTATIONS

In the Summaries of Original Finishes, when a set of parenthesis surrounds a Munsell Color notation (Hue Value/Chroma) it is being designated as an *estimated notation*. This means that the original color of the paint film does not match exactly one of the regularly produced (stock) color standards (samples) in the Munsell Color System. The *estimated notation* in parenthesis (H V/C) falls somewhere in between the closest regularly produced (stock) color standards. These small "chip" size standards are those which are attached in the Summary of Original Finishes section. The *estimated notation* can be specially produced by Munsell if required.

Each of these standards is accompanied by a percentage that indicates the relative amount of that standard color contained in the estimated color. This will also help in matching a paint to the estimated color.

EXAMPLE: In the Summary of Original Finishes section, an original color might be matched to an estimated Munsell color notation and would appear like this:

5 Y 7/2	5 Y 8/2
50%	50%
(5 Y 7.5/2)	

The (5 Y 7.5/2) is an estimated notation. The closest "stock" notations are the ones shown (in bold face here) on the tabs of the inserted color chips: **5 Y 7/2** and **5 Y 8/2**. In this example, the original color of the paint was (5 Y 7.5/2) and is midway between the two color chips, hence the 50% under each color chip's notation. Order from Munsell Color Company the samples of the two color standards: **5 Y 7/2** and **5 Y 8/2**. Mix 50% of the total quantity of paint needed to match the **5 Y 7/2** color standard and the other 50% needed to match the **5 Y 8/2** color standard. Combine the two (50%) mixes to obtain 100% of the estimated color: (5 Y 7.5/2).

Caution: Today's tint base paint color systems can present a problem. If one (lighter) color is mixed in a Pastel Base and the other (darker) color is mixed in a Medium Base, a 1:1 (50-50) combination of the two does not yield a color midway between the two mixes. This is because the Medium Base tinted color will absorb more color than the Pastel Base color. They have unequal tinting strengths. Consequently, it is essential to have your paint company formulate your paint color using the *same* tint base for each color that you will be combining to match the estimated Munsell color.

SUMMARY OF ORIGINAL FINISHES

EXTERIOR

The exterior of the building is constructed of red brick which may have been painted early on if not originally. There is no evidence of white "pencilling" painted over the mortar joints. The color of the flat oil paint used was a moderate reddish brown--a brick color. The original 1851 portion was painted twice with this color. The second time possibly was in the 1924 building addition period; however, the evidence is not that good to be certain of this. The drawings for the 1924 addition have a note which says "repaint old brick", but the addition was to be in "hard red brick". These notes suggest that the new bricks were left unpainted but the old bricks were repainted to match. Eventhough the surviving paint evidence supports this, I find it very unusual. Since both sections are now painted though there is no real problem. In any restoration repainting, the entire building could be repainted in the brick red color of the 1924 period.

The exterior trim was painted white both in the original period and also in the 1924 period. In both cases, lead-based, oil paints were used. The surviving louvered shutter which is stored in the house appears to date from the early 20th century. Its first finish was black.

EXTERIOR - 1850s Period

<u>Feature</u>	<u>Color Name</u>	<u>Munsell Color</u>	
Wood: all trim	White	5Y 9/1	N 9.0/
		50%	50%
		(5 Y 9/0.5)	
		Oil; semi-gloss	

EXTERIOR - 1920s Period

Feature

Color Name

Munsell Color

Masonry:
Old Brick

Grayish Reddish Brown



7.5R
4/2

10R
4/4

50%

50%

(8.8 R 4/3)

Oil; Flat

Wood:
louvered shutters

Black



N 2.0/

Oil; semi-gloss

Wood:
all trim

White

5Y
9/1

N 9.0/

50%

50%

(5 Y 9/0.5)

Oil; semi-gloss

SUMMARY OF ORIGINAL FINISHES

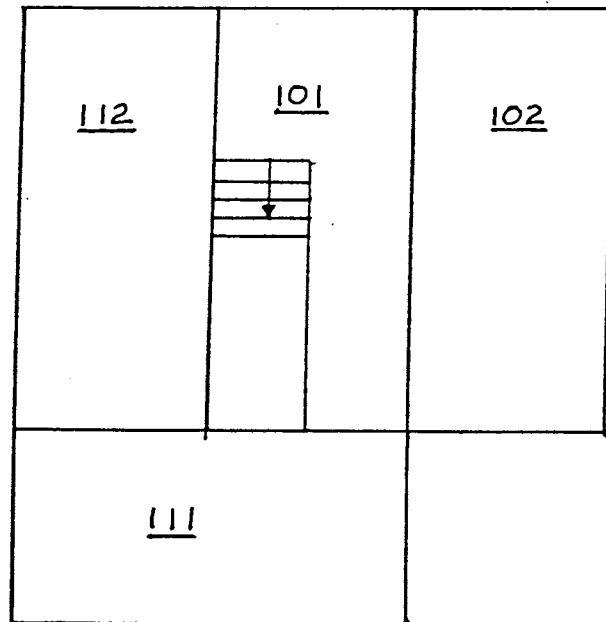
FIRST FLOOR ROOMS

In the 1850's, all of the wood trim in the Center Hall, Stairway, and Front Parlors was painted with a yellowish white, lead based, oil, semi-gloss paint. The stair treads and risers were painted in a light yellow. The balustrade, including the balusters, newels and handrail, was naturally finished with several coats of orange shellac. The plaster walls may have been initially whitewashed but were papered at least ten years later. The only surviving whitewash evidence is in the 1920's pipe chase in the front corner of the East Parlor (Room 112). There are 5 layers of whitewash under the old wallpaper which was hidden by the enclosure. Whitewashing was sometimes done every year or every other year which is why it is possible that wallpaper may have been done by the end of the 1850's or early 1860's. The ceilings were probably treated in a similar fashion.

In the 1924 remodeling, the trim, including the stair treads and risers, was all painted with a slightly warmer shade of yellowish white. The balusters were painted with this color but the newel and handrail were coated with a clear varnish over the old shellac. The paint evidence surviving on the radiators shows that they were not painted in the 20's. Perhaps radiator covers were used.

All of the plaster walls and ceilings were papered at this time. The historic documents confirm this. A Mr. William C. Muller successfully bid on papering the interior of the warden's house for \$95.

The one cell investigated on the second floor (Room 204) was painted originally in an interesting fashion. The trim was a yellowish white. The walls (and presumably the ceiling) were painted with a buff color. The walls at the baseboard height were painted in a warm gray. The metal door surround and the metal toilet were painted with a medium olive green.



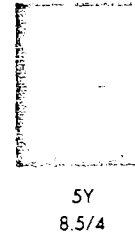
First floor plan

FIRST FLOOR ROOMS - 1850s Period

<u>Feature</u>	<u>Color Name</u>	<u>Munsell Color</u>
----------------	-------------------	----------------------

Wood: balustrade	Natural	Shellac
---------------------	---------	---------

Wood: trim stair treads and risers	Yellow	
--	--------	--



Oil; semi-gloss

Wood: all other trim including doors and windows, etc.	Yellowish White	
--	-----------------	--



Oil; semi-gloss

Plaster: walls and ceilings*	White	
---------------------------------	-------	--



Whitewash; flat

*Note: The evidence suggests that the walls and ceilings were probably papered by the end of the 1850s.

FIRST FLOOR ROOMS - 1920s Period

<u>Feature</u>	<u>Color Name</u>	<u>Munsell Color</u>				
Wood: newels and handrail	Natural	Varnish				
Wood: all other trim (including stair treads and risers)	Yellowish White	<table border="1"> <tr> <td>10YR 9/1</td> <td>5Y 9/1</td> </tr> <tr> <td>50%</td> <td>50%</td> </tr> </table> <p>(2.5 Y 9/1)</p> <p>Oil; semi-gloss</p>	10YR 9/1	5Y 9/1	50%	50%
10YR 9/1	5Y 9/1					
50%	50%					
Metal: radiators	--	Unpainted				
Plaster Walls and ceilings	--	Papered				

SECOND FLOOR CELL--ROOM 204

Feature

Color Name

Munsell Color

Wood:
trim

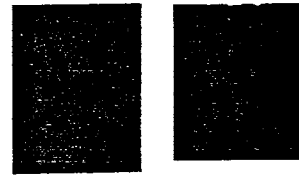
Yellowish White

5Y
9/1

Oil; semi-gloss

Plaster:
walls at baseboard height

Gray



10YR
6/1

5Y
6/1

50%

50%

(2.5 Y 6/1)

Oil; semi-gloss

Plaster:
walls above base height;
ceiling

Yellowish White

2.5Y
8.5/2

Oil; semi-gloss

Metal:
door surround; toilet

Olive Green



5Y
4/2

Oil; semi-gloss

APPENDIX

LABORATORY DATA1. **Building and Date of Construction:**

Old Ocean County Sheriff's Office; 1851-1924

2. **Owner:**

3. **Client:** Watson and Henry Associates
12 North Pearl Street
Bridgeton, NJ 08302

4. **Subject:** Interior and Exterior Finishes

5. **Samples Taken By:**

Frank S. Welsh

6. **Date Samples Were Taken:**

December 11, 1990

7. **Date of Analysis and Report:**

February, 1991

8. **Microscopist:**

Frank S. Welsh

9. **Layer Description:**

1. Analyze and evaluate the original 1851 and 1924 painted finishes.
2. Match these finishes to the Munsell color system.
3. Describe all other finishes by general color name only.

10. **Color Description:**

The color names are from the National Bureau of Standards color name charts, which are keyed to the Munsell color system. The Munsell color system identifies color in terms of three attributes: hue, value and chroma. The original color of the paint on the samples has been keyed to this system of color description. The Munsell Color Company is located at 2441 North Calvert Street, Baltimore, Maryland, 21401. Telephone: 301-243-2171.

11. **Estimated Munsell Notations:**

A set of parenthesis around a Munsell Color notation (Hue/Value/chroma) indicates an estimated notation when the original color of the paint film does not match exactly one of the regularly produced (stock) color standards (samples) in the Munsell Color System. The estimated notation designating the (HV/C) falls somewhere in between the closest regularly produced (stock) color standards and can be specially produced by Munsell.

**DESCRIPTION OF THE PRESENTATION
OF THE LABORATORY DATA
FROM THE ANALYSIS**

The following pages contain photocopies of compilations of sample envelopes upon which I have written all of the requisite information during the laboratory analysis about the coatings found on each sample. There are no more than 12 sample envelopes per page and each page contains only samples from one room.

The information on these pages is the data from which I have drawn my conclusions which are presented in the Summary of Finishes section. The reader who is interested in the minute detail of findings on each sample taken from the building can refer to these data sheets.

To fit so much information onto the small sample envelopes, I have developed a system of abbreviations to describe the samples and the historic coatings. The following page is the KEY to these abbreviations.

KEY TO THE ABBREVIATIONS USED IN THE LABORATORY DATA SHEETSPrinted at the top of each envelope:

- Bldg = building name
 Smp# = room number - sample number
 Sample Loc: = location where the sample was taken
L = layer of the coating, ie. 1, 2, 3
C = color name, ie. blue, white
M = Munsell color notation, ie. 5 Y 9/1
T;G = type of paint, ie. oil, whitewash, and
 gloss of the finish, ie. flat, semi-gloss
P = the period of the layer which is an arbitrary designation of A, B, or C, depending upon the project. The first letter (A) could symbolize the first finish paint period and the second letter (B) could symbolize the second painting period of the space, and so forth. This is simply a system to help organize complex decorative finish schemes from sample to sample.
A = the age of the coating, ie. original or late 19th century

Handwritten data on the envelopes:For layers:

- P = prime coat
 I = intermediate coat
 Gr = ground coat, ie. for
 marbling or graining
 F = finish coat

For colors:

- W = White
 YW = Yellowish White
 YG = Yellowish Gray
 MRB = Moderate Reddish Brown
 MOY = Moderate Orange Yellow
 POY = Pale Orange Yellow

For type of paint:

- O = oil
 D = distemper or calcimine
 (a water base paint)
 Wsh = whitewash
 Pb = lead paint
 Zn = zinc oxide paint

For gloss of the finish:

- F1 = flat finish
 L = low-gloss finish
 S = semi-gloss finish
 G = gloss finish
 H = high gloss finish

For the age of the layer:

- orig. = original
 er = early
 md = middle
 lt = late
 c = century

LABORATORY DATA FOR PAINT SAMPLES

BUILDING: Old Sheriff's Office

ROOM: Exterior

Bldg O.C. Sheriff's Smp# Ext-1

Sample Loc: Front door

(1850's) - striped

L	C	M	T;G	P	A
1P	W	(5Y9/0.5)	O(Pb)		nd 19 th c
2F	W	"	O;S(Pb)		"
3F	W				
4-12F's Y's, Greens, Red, W's 19/20 th c					

Bldg O.C. Sheriff's Smp# Ext-2

Sample Loc: Front door trim

(1850's)

L	C	M	T;G	P	A
Same as Ext-2 with some areas having yellow + black for late 19 th c in stead of Greens + Reds.					
1920's color is White - also (5Y9/0.5)					

Bldg O.C. Sheriff's Smp# Ext-3

Sample Loc: Window trim

(1850's)

L	C	M	T;G	P	A
1P	W	(5Y9/0.5)	O(Pb)		nd 19 th c
2F	W	"	O;S(Pb)		"
3-18F's Y's, Greens, W's 19/20 th c					

Note: 1920's color is white: (5Y9/0.5)

Bldg O.C. Sheriff's Smp# Ext-4

Sample Loc: Window Sash

(1920's)

L	C	M	T;G	P	A
1P	W	(5Y9/0.5)	O(Pb)		1920's
2F	W	"	O;S(Pb)		"
3-15F's W's, DK Green, W's 20 th c					

Bldg O.C. Sheriff's Smp# Ext-5

Sample Loc: Window trim

(1920's)

L	C	M	T;G	P	A
1P	W	(5Y9/0.5)	O(Pb)		1920's
2F	W	"	O;S(Pb)		"
3-14F's W's, Greens, W's 20 th c					

Bldg O.C. Sheriff's Smp# Ext-6

Sample Loc: Brick - old.

(Front)

L	C	M	T;G	P	A
1P	Brown	(B.B.R.4)	O(Pb)		19 th c
2F	"	"	O;P(Pb)		"
3-12F's Greens, Yellow, Red Browns 19/20 th c					

Bldg O.C. Sheriff's Smp# Ext-7

Sample Loc: Brick - new.

L	C	M	T;G	P	A
1-3F's Mod. Reddish Browns 20 th c					

Bldg O.C. Sheriff's Smp# Ext-8

Sample Loc: Shutter louver by P.S.W. (stored inside bldg)

L	C	M	T;G	P	A
1P	Black	N20/	O(Pb)		20 th c
2F	"	"	O;S(Pb)		"
3-8F's Greens + W's 20 th c					

LABORATORY DATA FOR PAINT SAMPLES

BUILDING: Old Sheriff's Office

ROOM: 101 & 201

<p>Bldg O.C. Sheriff's Smp# 101-1</p> <p>Sample Loc: Balusters (1850's)</p> <table border="1"> <thead> <tr> <th>L</th> <th>C</th> <th>M</th> <th>T;G</th> <th>P</th> <th>A</th> </tr> </thead> <tbody> <tr> <td>1F</td> <td>Shellac</td> <td></td> <td></td> <td></td> <td>nd/19thc</td> </tr> <tr> <td>2F</td> <td>Shellac</td> <td></td> <td></td> <td></td> <td>nd/19thc</td> </tr> <tr> <td>3-</td> <td>14Fs</td> <td>W's, Greens, MRB's</td> <td></td> <td></td> <td>20thc</td> </tr> </tbody> </table> <p>1920's color is YW (2.5 Y 9/1)</p>	L	C	M	T;G	P	A	1F	Shellac				nd/19 th c	2F	Shellac				nd/19 th c	3-	14Fs	W's, Greens, MRB's			20 th c	<p>Bldg O.C. Sheriff's Smp# 101-2</p> <p>Sample Loc: Newel + Handrail</p> <table border="1"> <thead> <tr> <th>L</th> <th>C</th> <th>M</th> <th>T;G</th> <th>P</th> <th>A</th> </tr> </thead> <tbody> <tr> <td>1F</td> <td>Shellac</td> <td></td> <td></td> <td></td> <td>nd/19thc</td> </tr> <tr> <td>2F</td> <td>"</td> <td></td> <td></td> <td></td> <td>nd/19thc</td> </tr> <tr> <td>3F</td> <td>Varnish</td> <td></td> <td></td> <td></td> <td>20thc</td> </tr> </tbody> </table>	L	C	M	T;G	P	A	1F	Shellac				nd/19 th c	2F	"				nd/19 th c	3F	Varnish				20 th c	<p>Bldg O.C. Sheriff's Smp# 101-3</p> <p>Sample Loc: Front door trim 1850's</p> <table border="1"> <thead> <tr> <th>L</th> <th>C</th> <th>M</th> <th>T;G</th> <th>P</th> <th>A</th> </tr> </thead> <tbody> <tr> <td>1F</td> <td>YW</td> <td>5Y 9/1</td> <td>0(Pb)</td> <td></td> <td>nd/19thc</td> </tr> <tr> <td>2F</td> <td>YW</td> <td>"</td> <td>0;S(Pb)</td> <td></td> <td>"</td> </tr> <tr> <td>3-</td> <td>14Fs</td> <td>W's, YW's, Greens, d W's</td> <td></td> <td></td> <td>19/20thc</td> </tr> </tbody> </table> <p>NOTE: 1920's color is YW (2.5 Y 9/1)</p>	L	C	M	T;G	P	A	1F	YW	5Y 9/1	0(Pb)		nd/19 th c	2F	YW	"	0;S(Pb)		"	3-	14Fs	W's, YW's, Greens, d W's			19/20 th c
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LABORATORY DATA FOR PAINT SAMPLES

BUILDING: Old Sheriff's Office

ROOM: 102

<p>Bldg O.C. Sheriff's Smp# 102-1</p> <p>Sample Loc: Mantel (1920's)</p> <table border="1"> <thead> <tr> <th>L</th> <th>C</th> <th>M</th> <th>T;G</th> <th>P</th> <th>A</th> </tr> </thead> <tbody> <tr> <td>1P</td> <td>YW</td> <td>(2.5 Y9/1)</td> <td>O (P)</td> <td></td> <td>1920's</td> </tr> <tr> <td>2P</td> <td>YW</td> <td>"</td> <td>O; S (P)</td> <td></td> <td>"</td> </tr> <tr> <td colspan="5">3-11Fs W's, YW's Greens Red, W's</td> <td>19/20th C</td> </tr> </tbody> </table>	L	C	M	T;G	P	A	1P	YW	(2.5 Y9/1)	O (P)		1920's	2P	YW	"	O; S (P)		"	3-11Fs W's, YW's Greens Red, W's					19/20 th C	<p>Bldg O.C. Sheriff's Smp# 102-2</p> <p>Sample Loc: Window sash (1920's)</p> <table border="1"> <thead> <tr> <th>L</th> <th>C</th> <th>M</th> <th>T;G</th> <th>P</th> <th>A</th> </tr> </thead> <tbody> <tr> <td colspan="6">Same as 102-1</td> </tr> </tbody> </table>	L	C	M	T;G	P	A	Same as 102-1						<p>Bldg O.C. Sheriff's Smp# 102-3</p> <p>Sample Loc: Window trim (1850's)</p> <table border="1"> <thead> <tr> <th>L</th> <th>C</th> <th>M</th> <th>T;G</th> <th>P</th> <th>A</th> </tr> </thead> <tbody> <tr> <td colspan="6">Same as 102-1</td> </tr> </tbody> </table>	L	C	M	T;G	P	A	Same as 102-1					
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LABORATORY DATA FOR PAINT SAMPLES

BUILDING: Old Sheriff's Office

ROOM: 111

Bldg OC Sheriff's Smp# 111-1

Sample Loc: All wood trim
(window's sampled)
1920's

<u>L</u>	<u>C</u>	<u>M</u>	<u>T;G</u>	<u>P</u>	<u>A</u>
1P	YW	(2.549/1)	O (pb)		1920's
2F	YW	"	O, S (pb)	"	
3-12	FS	YWs, Greens, Pink, Ws			19/20's

Bldg OC Sheriff's Smp# 111-2

Sample Loc: Walls

<u>L</u>	<u>C</u>	<u>M</u>	<u>T;G</u>	<u>P</u>	<u>A</u>
					- Repaired originally
1-8	FS	YWs, Greens, Pink, Ws			20's

Bldg OC Sheriff's Smp# 111-3

Sample Loc: Radiator

<u>L</u>	<u>C</u>	<u>M</u>	<u>T;G</u>	<u>P</u>	<u>A</u>
					- unpainted originally
1-2	FS	Aluminum, Bronze, YWs			20's

LABORATORY DATA FOR PAINT SAMPLES

BUILDING: Old Sheriff's Office

ROOM: 112

Bldg O.C. Sheriff's Smp# 112-1

Sample Loc: Window trim
(1850's)

L	C	M	T;G	P	A
1P	YW	5Y9/1	O(Pb)	md	19 th c
2F	"	"	O;S(Pb)	"	"

3-17Fs W's (plaz), YW's, Greens, Beige, W's 19/20thc

NOTE: The 1920's color is W's (2.5Y9/1)

Bldg O.C. Sheriff's Smp# 112-2

Sample Loc: Window Sash
(1920's)

L	C	M	T;G	P	A
1P	YW	(2.5Y9/1)	O(Pb)	"	1920's
2F	YW	"	O;S(Pb)	"	"

3-11Fs YW's, W's, Greens, W's & Pinks 19/20thc

Bldg O.C. Sheriff's Smp# 112-3

Sample Loc: Old baseboard in corner pipe chase
1850's

L	C	M	T;G	P	A
1	YW	5Y9/1	O(Pb)	md	19 th c
2	"	"	O;S(Pb)	"	"

3-6Fs W's (plaz) YW's 19thc

Bldg O.C. Sheriff's Smp# 112-4

Sample Loc: Baseboard
1920's

L	C	M	T;G	P	A
Same as 112-2					

Bldg O.C. Sheriff's Smp# 112-5

Sample Loc: Plaster Walls

L	C	M	T;G	P	A
- Papered up to mid 20 th c					
1-7Fs W's, Greens, Pink, W's 20 th c					

Bldg O.C. Sheriff's Smp# 112-6

Sample Loc: Plaster ceiling

L	C	M	T;G	P	A
- Papered up to mid 20 th c					
1-7Fs W's + YW's md/19 th c					

Bldg O.C. Sheriff's Smp# 112-7

Sample Loc: Old walls + paper in corner pipe chase

L	C	M	T;G	P	A
1-5Fs W's N9.5/wash; F1 W19 th c					
6F Wall paper md/19 th c					

Bldg O.C. Sheriff's Smp# 112-8

Sample Loc: Glass doors to Hall

L	C	M	T;G	P	A
Same as 112-2					

Bldg O.C. Sheriff's Smp# 112-9

Sample Loc: Radiators
1920's

L	C	M	T;G	P	A
- dirt - unpainted originally					
1-7Fs YW's, Aluminums, Greens, W's 20 th c					

JOHN MILNER ASSOCIATES
ARCHITECTS · ARCHEOLOGISTS · PLANNERS

restoration & reuse · design · prehistoric & historic archeology · historical research · building materials conservation

December 6, 1990

Mrs. Penelope Watson
Watson and Henry
12 North Pearle Street
Bridgeton, NJ 08302

DEC 10 1990

principals:

Allan H. Stuenkel
Daniel G. Roberts
F. Neal Quenzel
David A. Hollenberg
Patricia P. Redifer
Peter S. Richardson
Thomas L. Struthers
Charles D. Check

Re: Old Ocean County Sheriff's Office
Pointing Mortar Analysis
Prepared by Lisa Johanningsmeier

Dear Mrs. Watson:

Enclosed are the results from the Old Ocean County Sheriff's Office mortar analysis. The analysis is comprised of two parts. First, the chemical analysis obtains the volumetric whole number ratio of cement, lime and sand found in each mortar sample. This ratio indicates the relative strength of the existing mortar, an important consideration when preparing a new compatible mortar. New pointing mortar should always be softer than the masonry it surrounds, as well as match the color of the existing mortar.

The pointing mortar indicates that the mortars from The Old Sheriff's Office building are all the same except for 3A. 3A is a Portland cement or natural cement mortar which is in keeping with the construction date of 1925. The 1851 mortars are lime mortar with a binder-to-sand ratio of one part lime to three parts sand. This was a common mortar mix in the nineteenth century. Recommending a replacement mortar is difficult without knowing the condition of the brick the mortar is to surround. Once again, a Type N mortar is recommended. This is the softest mortar that can be recommended if the mortar is to be used in a load bearing capacity, where the mortar will be exposed and subjected to freezing. The mix can be in the ratio of one part Portland cement to one part lime to six parts quartz sand.

The second part of the analysis provided a physical description of the mortar components, including color, aggregate size and shape. These features are important in preparing the repointing mix so that its appearance matches that of the original mortar. Please note that the mixes that we recommend may be whiter than the existing mortar. This is due to the quality of the lime available today.

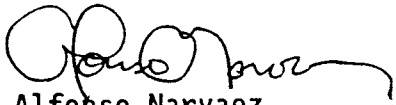
The Ocean County Sheriff's Office mortar contain white quartz aggregate which gives the mortar its white appearance. The sand was probably not local because of the high quality of quartz in the mortar. It was not quarried, so it could have been beach sand imported for the construction of this building.

Mrs. Penelope Watson
December 6, 1990
Page Two

The final mix used should be based on the condition of the masonry. Project-specific judgement must be used. If the masonry is in good condition, a larger proportion of Portland cement may be acceptable. If the masonry is in poor condition, the lime content may need to be increased. Always keep the binder-to-aggregate ratio to one part binder to three parts sand and remain within the parameters of the Type N mortar.

Sincerely,

JOHN MILNER ASSOCIATES, INC.



Alfonso Narvaez
Architectural Conservator

AN/bjt

Enclosure

John Milner Associates, Inc.
309 N. Matlack Street
West Chester, PA 19380

Project Name: O.C. Sherrifs Office.
Location: Ext. Brick, S. Elev.
Lower E. Corner. c 1851
Sample No.: 1A
Date: 12/1/90

MORTAR ANALYSIS SUMMARY SHEET

Chemical Analysis

A. CALCULATIONS (weight in grams)

1. Container Weight:	1.97
2. Container + Sample Weight:	26.95
3. Sample Weight	24.98
4. Filter Paper Weight	2.34
5. Container + Sand Weight:	20.57
6. Sand Weight:	18.60
7. Paper + Residue Weight:	2.95
8. Residue Weight:	0.61
Sand + Residue Weight:	19.21
10. Carbon Dioxide Weight =	0.29
11. Lime Content (Acid soluble fraction minus carbon dioxide absorbed and lime content of cement) =	0.33 P/V
12. Sand Content =	0.77 P/V

B. RATIOS

	Volumetric Decimal Ratio	=	Volumetric Integer Ratio	=	Volumetric Whole Number Ratio
Lime	0.33	=	1.00	=	1
Sand	0.77	=	2.34	=	2

C. PRE-TEST - Sample

Description: White binder surrounding quartz and brick aggregate.

Color: Munsell Value: 10YR 7/2 N.B.S. Name: Lt. Gray

Relative Hardness: soft hard
 1 2 3 4 5 6 7 8 9

D. POST-TEST - Sands

Color: Munsell Value: 10YR 8/1 N.B.S. Name: White

Opacity: 10 % Opaque 30 % Translucent 60 % Transparent

Angularity: 20 % Angular 80 % Rounded

Composition: 98% Quartz, and 2% Brick.

Size:	Sieve No.	Weight	Percent Passing
	8	0.07 grams	100 %
	18	0.45 grams	97 %
	30	2.97 grams	81 %
	50	8.24 grams	37 %
	100	5.73 grams	6 %
	200	1.02 grams	1 %
	<200	0.10 grams	0 %

E. POST-TEST - Fines

Color: Munsell Value: 5YR 5/2 N.B.S. Name: Reddish Gray

Description:

F. NOTES: Sample similar to 2A and 4A.

G. INITIAL: MJ.

JOHN MILLER ASSOCIATES, Inc.
309 N. Matlack Street
West Chester, PA 19380

Project Name: D.C. Sheriff's Office.
Location: Ext. Brick, S. Elev.
W. Corner. 1851.
Sample No.: 2A
Date: 12/1/90

MORTAR ANALYSIS SUMMARY SHEET

Chemical Analysis

A. CALCULATIONS (weight in grams)

1. Container Weight:	1.96
2. Container + Sample Weight:	28.15
3. Sample Weight	26.19
4. Filter Paper Weight	2.53
5. Container + Sand Weight:	21.63
6. Sand Weight:	19.67
7. Paper + Residue Weight:	3.07
8. Residue Weight:	0.54
Sand + Residue Weight:	20.21
10. Carbon Dioxide Weight =	0.30
11. Lime Content (Acid soluble fraction minus carbon dioxide absorbed and lime content of cement) =	0.33 P/V
12. Sand Content =	0.77 P/V

B. RATIOS

	Volumetric Decimal Ratio	=	Volumetric Integer Ratio	=	Volumetric Whole Number Ratio
Lime	0.33	=	1.00	=	1
Sand	0.77	=	2.37	=	2

C. PRE-TEST - Sample

Description: White binder surrounding quartz and brick aggregate.

Color: Munsell Value: 10YR 7/2 N.B.S. Name: Lt. Gray

Relative Hardness: soft hard
 1 2 3 4 5 6 7 8 9
 -

D. POST-TEST - Sands

Color: Munsell Value: 10YR 8/1 N.B.S. Name: White

Opacity: 10 % Opaque 30 % Translucent 60 % Transparent

Angularity: 20 % Angular 80 % Rounded

Composition: 98% Quartz, and 2% Brick.

Size:	Sieve No.	Weight	Percent Passing
	8	0.24 grams	99 %
	18	0.70 grams	95 %
	30	3.84 grams	76 %
	50	7.85 grams	36 %
	100	5.57 grams	7 %
	200	1.18 grams	1 %
	<200	0.16 grams	1 %

E. POST-TEST - Fines

Color: Munsell Value: 5YR 5/2 N.B.S. Name: Reddish Gray

Description:

F. NOTES: Sample similar to 1A and 4A.

G. INITIAL: MJ.

John Milner Associates, Inc.
309 N. Matlack Street
West Chester, PA 19380

Project Name: O.C. Sherrif's Off.
Location: Ext. Brick, W. Elev.
Sample No.: 3A
Date: 12/1/90

MORTAR ANALYSIS SUMMARY SHEET

Chemical Analysis

A. CALCULATIONS (weight in grams)

1. Container Weight:	2.00
2. Container + Sample Weight:	10.81
3. Sample Weight	8.81
4. Filter Paper Weight	2.54
5. Container + Sand Weight:	6.87
6. Sand Weight:	4.87
7. Paper + Residue Weight:	3.55
8. Residue Weight:	1.01
Sand + Residue Weight:	5.88
10. Carbon Dioxide Weight =	0.15
11. Natural or Portland Cement =	0.29 P/V
12. Lime Content (Acid soluble fraction minus carbon dioxide absorbed and lime content of cement) =	0.23 P/V
13. Sand Content =	0.55 P/V

B. RATIOS

	Volumetric Decimal Ratio	=	Volumetric Integer Ratio	=	Volumetric Whole Number Ratio
Portland Cement	0.29	=	1.00	=	1
Lime	0.23	=	0.80	=	1
Sand	0.55	=	1.93	=	2

C. PRE-TEST - Sample

Description: White binder surrounding quartz aggregate.

Color: Munsell Value: 7.5YR 8/2 N.B.S. Name: White

Relative Hardness: soft hard
 1 2 3 4 5 6 7 8 9

D. POST-TEST - Sands

Color: Munsell Value: 10YR 8/2 N.B.S. Name: White

Opacity: 30 % Opaque 40 % Translucent 30 % Transparent

Angularity: 50 % Angular 50 % Rounded

Composition: 90% Quartz, 8% Brick and 2% Basalt.

Size:	Sieve No.	Weight	Percent Passing
	8	0.00 grams	100 %
	18	0.10 grams	98 %
	30	0.51 grams	87 %
	50	1.74 grams	52 %
	100	1.47 grams	22 %
	200	0.79 grams	5 %
	<200	0.23 grams	1 %

E. POST-TEST - Fines

Color: Munsell Value: 5YR 7/2 N.B.S. Name: Pinkish Gray

Description:

F. NOTES: This sample is very different from the other Ocean County mortar samples.

G. INITIAL: MJ.

John Milner Associates, Inc.
309 N. Matlack Street
West Chester, PA 19380

Project Name: O.C. Sherrifs Office.
Location: Ext. Brick, E. Facade,
Near Entry. c. 1851
Sample No.: 4A
Date: 12/1/90

MORTAR ANALYSIS SUMMARY SHEET

Chemical Analysis

A. CALCULATIONS (weight in grams)

1. Container Weight:	2.00
2. Container + Sample Weight:	24.60
3. Sample Weight	22.60
4. Filter Paper Weight	2.45
5. Container + Sand Weight:	18.72
6. Sand Weight:	16.72
7. Paper + Residue Weight:	3.43
8. Residue Weight:	0.98
9. Sand + Residue Weight:	17.70
10. Carbon Dioxide Weight =	0.25
11. Lime Content (Acid soluble fraction minus carbon dioxide absorbed and lime content of cement) =	0.31 P/V
12. Sand Content =	0.78 P/V

B. RATIOS

	Volumetric Decimal Ratio	=	Volumetric Integer Ratio	=	Volumetric Whole Number Ratio
Lime	0.31	=	1.00	=	1
Sand	0.78	=	2.53	=	3

C. PRE-TEST - Sample

Description: White binder surrounding quartz and brick aggregate.

Color: Munsell Value: 10YR 8/1 N.B.S. Name: White

Relative Hardness: soft hard
 1 2 3 4 5 6 7 8 9

D. POST-TEST - Sands

Color: Munsell Value: 10YR 8/1 N.B.S. Name: White

Opacity: 10 % Opaque 30 % Translucent 60 % Transparent

Angularity: 20 % Angular 80 % Rounded

Composition: 98% Quartz, and 2% Brick.

Size:	Sieve No.	Weight	Percent Passing
	8	0.00 grams	100 %
	18	0.56 grams	97 %
	30	2.56 grams	81 %
	50	6.62 grams	42 %
	100	5.33 grams	10 %
	200	1.23 grams	3 %
	<200	0.11 grams	2 %

E. POST-TEST - Fines

Color: Munsell Value: 5YR 5/2 N.B.S. Name: Reddish Gray

Description:

F. NOTES: Sample similar to 1A and 2A.

G. INITIAL: MJ.

APPENDIX B:
Mortar Analysis Report, John Milner Associates, 1990

APPENDIX C:

Exterior and Room by Room Survey, Watson and Henry Associates, 1990

1851 SEC X 1923 SEC _____ RM 101 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>CRACKED, PATCHED</u>
Floor Matl	_____	Fin	<u>CARPET</u>	Condn	_____
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>POOR, HOLES</u>
S Wall Matl	<u>WOOD PANELS</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>BEAVER BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>POOR, HOLES</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____	_____	_____	_____	_____

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	_____	Condn	_____
Casement:	Qty	_____	Condn	_____
Transom:	Qty	<u>1</u>	Condn	<u>GOOD (ORIGINAL)</u>
Sidelight:	Qty	<u>2</u>	Condn	<u>GOOD (ORIGINAL)</u>

DOORS

No.	<u>D1-1</u>	Descrptn	<u>ORIGINAL 8 PANEL W/ GLASS IN 2 PANELS NOW</u>
No.	_____	Descrptn	<u>SEEMS TO BE ORIGINAL DOOR</u>
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____

MILLWORK

Cols/Posts W WALL WAS OPEN TO RM 102 IN 1920'S, PROBABLY
Beams W WALL, NOW FILLED IN BENEATH W/ POSTS AT DOOR
Cupboards _____

Baseboard 1920'S W/ 1/2 ROUND AT TOP ON E, SMALLER & LATER
Misc Trim PANELLING BELOW SIDELIGHTS ON W
IS ORIGINAL TO 1851, 1920'S HEAVY TURNED NEWELL
Fireplace _____

UTILITIES

Plumbing PIPE IN S/E CORNER
Electrical FLUORESCENT SURFACE MOUNT FIXTURE
Heating RAD. ON W. WALL,
Equipment _____

COMMENTS STAIRS ARE 1920'S - EXTEND INTO 1920'S SECTION
ON SECOND FLOOR

1851 SEC X 1923 SEC _____ RM 102 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>ACOUSTICAL TILES</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Floor Matl		Fin	<u>CARPET</u>	Condn	
E Wall Matl	<u>BEAVER BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>TERMITE DAMAGE</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD (NO SIGN OF</u>
Removed					<u>PREVIOUS DOOR TO WING)</u>

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty <u>4</u>	Condn <u>4/1, GOOD, ORIG. 1851 CASINGS</u>
Casement:	Qty _____	Condn _____
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. <u>D1-4</u>	Descrptn	<u>FRENCH, 3 LITES X 5, LOCKING HARDWARE GONE</u>
No. _____	Descrptn	_____
No. _____	Descrptn	_____
No. _____	Descrptn	_____

MILLWORK

Cols/Posts E WALL ONCE OPENED TO ENTRY HALL

Beams E WALL, NOW FILLED IN BENEATH

Cupboards _____

Baseboard 1920'S W/ 1/2 ROUND, EXCEPT AT E WALL 10" HILL

Misc Trim MANTEL W/ CARVED MODILLION BLOCKS BENEATH
AT SIDES OF CHIMNEY BREAST ONLY

Fireplace IRON SPOT BRICK, 1920'S. HEARTH OF SAME OR
SIMILAR, SINKING.

UTILITIES

Plumbing _____

Electrical 2 FLUORESCENT SURFACE MOUNT FIXTURES

Heating 3 RAD. (1 ON S., 2 ON W.)

Equipment _____

COMMENTS

1851 SEC _____ 1923 SEC X RM 103 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>ACOUSTICAL TILES</u>	Fin <u>PAINT</u>	Condn <u>GOOD, SOME SAGGING</u>
Floor Matl		Fin <u>CARPET</u>	Condn _____
E Wall Matl	<u>PLASTER</u>	Fin <u>PAINT</u>	Condn <u>ROUGH, PATCHED</u>
S Wall Matl	<u>PLASTER</u>	Fin <u>PAINT</u>	Condn <u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin <u>PAINT</u>	Condn <u>FAIR</u>
N Wall Matl	<u>PLASTER</u>	Fin <u>PAINT</u>	Condn <u>SOME PAINT FAILURE</u>
Removed	_____		

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty _____	Condn _____
Casement:	Qty <u>1</u>	Condn <u>SASH MISSING, WINDOW BOARDED</u>
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. <u>D1-6</u>	Descrptn <u>REPLACEMENT - 4 HTES OVER 3 PANELS</u>
No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____
Baseboard POSSIBLY LATER THAN 1920'S
Misc Trim _____
Fireplace _____

UTILITIES

Plumbing _____
Electrical 2 FLUORESCENT SURFACE MOUNT FIXTURES
Heating _____
Equipment _____

COMMENTS MARK ON WALLS AT 6'-3" ALL AROUND ROOM;
LOWER MARKS IN S/E CORNER, PREVIOUS SHELVES

1851 SEC _____ 1923 SEC X RM 104 BY FSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>ROUGH PLASTER</u>	Fin	<u>PAINI</u>	Condn	<u>GOOD</u>
Floor Matl	<u>CONCRETE</u>	Fin	<u>PAINI</u>	Condn	<u>GOOD</u>
E Wall Matl	<u>ROUGH PLASTER</u>	Fin	<u>PAINI</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>ROUGH PLASTER</u>	Fin	<u>PAINI</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>ROUGH PLASTER</u>	Fin	<u>PAINI</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>ROUGH PLASTER</u>	Fin	<u>PAINI</u>	Condn	<u>GOOD</u>
Removed	_____	_____	_____	_____	_____

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	_____	Condn	_____
Casement:	Qty	_____	Condn	_____
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	<u>D1-9</u>	Descrptn	<u>5 HORIZONTAL PANELS; TOP & BOTTOM</u>
No.	_____	Descrptn	<u>PANELS HAVE METAL VENTING MAT.</u>
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim SIMPLE SHELF ON S. WALL (NOT ORIG.)

Fireplace _____

UTILITIES

Plumbing _____

Electrical BARE BULBS IN SOCKETS ON CEILING & N. WALL

Heating _____

Equipment _____

COMMENTS

MARKS OF PREVIOUS CONSTRUCTION (SHELVING POSSIBLY) ON ALL WALLS.

CHIP BOARD PATCH ON FLOOR (COULD BE OVER DRAIN)

1851 SEC _____ 1923 SEC X RM 105 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>PAINT FAILURE</u>
Floor Matl	<u>CONCRETE</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>PAINT FAILURE</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>PAINT FAILURE</u>
Removed	_____				

WINDOWS

Basement:	Qty _____	Condn	_____
Dbl Hung:	Qty _____	Condn	_____
Casement:	Qty <u>1</u>	Condn	<u>SOME WATER DAMAGE TO SASH</u>
Transom:	Qty _____	Condn	_____
Sidelight:	Qty _____	Condn	_____

DOORS

No. _____	Descrptn	<u>HOLLOW CORE, BUTTON LATCH IN KNOB</u>
No. _____	Descrptn	_____
No. _____	Descrptn	_____
No. _____	Descrptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing SHOWER ROOM, DRAIN IN FLOOR

Electrical BUX IN SOCKET IN CEILING
RECEPTACLE IN SHOWER!

Heating PIPE IN S/W CORNER

Equipment _____

COMMENTS

BRICK THRESHOLD SEPARATING SHOWER

WINDOW HINGED ON SIDE TO SWING IN

1851 SEC _____ 1923 SEC X RM 106 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>PAINT FAILURE</u>
Floor Matl	<u>CONCRETE</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____				

WINDOWS

Basement:	Qty _____	Condn	_____
Dbl Hung:	Qty _____	Condn	_____
Casement:	Qty <u>1</u>	Condn	<u>SASH MISSING, BOARDED</u>
Transom:	Qty _____	Condn	_____
Sidelight:	Qty _____	Condn	_____

DOORS

No. <u>D1-2</u>	Descrptn	<u>2 PANEL, LOWER PANEL HAS MOLDING</u>
No. _____	Descrptn	<u>TRIM ON PANEL, BOTH SIDES</u>
No. _____	Descrptn	_____
No. _____	Descrptn	_____

MILLWORK

Cols/Posts _____

Beams _____

Cupboards WALL CUPBOARD ON W. WALL

Baseboard _____

Misc Trim _____

Fireplace _____

UTILITIES

Plumbing UTILITY SINK IN N/W CORNER

Electrical FLUORESCENT SURFACE MOUNT FIXTURE

Heating RAD. ON WEST WALL

Equipment _____

COMMENTS _____

1851 SEC _____ 1923 SEC X RM 107 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>PAINT FAILURE</u>
Floor Matl	<u>.</u>	Fin	<u>CARPET</u>	Condn	<u></u>
E Wall Matl	<u>CHIP BD</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	<u></u>				

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	<u>1</u>	Condn	<u>6/1, GOOD</u>
Casement:	Qty	_____	Condn	_____
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No. <u>D1-8</u>	Descrptn	<u>HOLLOW CORE, PASSAGE LATCH</u>
No. <u>D1-7</u>	Descrptn	<u>5 HORIZONTAL PANELS, GLASS IN 2ND FROM TOP</u>
No. <u>D1-10</u>	Descrptn	<u>5 HORIZONTAL PANELS</u>
No. <u>D1-11</u>	Descrptn	<u>5 HORIZONTAL PANELS</u>

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing _____

Electrical 2 FLUORESCENT SURFACE MOUNT FIXTURES

Heating BASEBOARD HEAT ON N. WALL

Equipment _____

COMMENTS E WALL IS UNFILL FROM CLOSET TO
N. WALL

WATSON AND HENRY ASSOCIATES
OCEAN COUNTY SHERIFF'S OFFICE

PROJECT 88-055

1851 SEC _____ 1923 SEC X RM 107A BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
Floor Matl	<u>CONCRETE</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
Removed	_____				

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty _____	Condn _____
Casement:	Qty _____	Condn _____
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim 2 SHELVES W/ ROUNDED CORNERS, &
DECORATIVE BRACKET, ON E. WALL
Fireplace _____

UTILITIES

Plumbing _____

Electrical BULB IN SOCKET ON W WALL

Heating _____

Equipment _____

COMMENTS

CLOSET UNDER STAIRS

1851 SEC _____ 1923 SEC X RM 108 BY ISW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Floor Matl	<u>CONCRETE</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
E Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>CHIP BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____				

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty <u>1</u>	Condn <u>SASH MISSING, BOARDED</u>
Casement:	Qty _____	Condn _____
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts _____

Beams _____

Cupboards _____

Baseboard _____

Misc Trim _____

Fireplace _____

UTILITIES

Plumbing _____

Electrical FLUORESCENT SURFACE MOUNT FIXTURE

Heating BAD ON N WALL

Equipment _____

COMMENTS STAIRS IN N/E CORNER
PART OF TERRA COTTA TILE WALL AT BASE
OF STAIRS HAS BEEN TORN OUT

1851 SEC _____ 1923 SEC X RM 109 BY PSW DATE 11/6/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>PAINT PEELING</u>
Floor Matl	<u>CONCRETE</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
E Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>PAINT PEELING</u>

Removed _____

NE EXTENSION FILLED IN W/ CMU

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty _____	Condn _____
Casement:	Qty _____	Condn _____
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. _____	Descriptn _____
No. _____	Descriptn _____
No. _____	Descriptn _____
No. _____	Descriptn _____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim _____
Fireplace _____

UTILITIES

Plumbing _____
Electrical CONDUIT ON SOUTH WALL
Heating _____
Equipment _____

COMMENTS _____

WATSON AND HENRY ASSOCIATES
OCEAN COUNTY SHERIFF'S OFFICE

PROJECT 88-055

1851 SEC _____ 1923 SEC X RM 110 BY PSW DATE 11/6/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>PEELING</u>
Floor Matl	<u>CONCRETE</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
E Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>BRICK</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____				

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty _____	Condn _____
Casement:	Qty <u>1</u>	Condn <u>GOOD, GLASS PAINTED</u>
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. <u>D1-12</u>	Descrptn <u>3 PANEL w/ 4 LIGHTS ABOVE</u>
No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards SHELF UNDER WINDOW

Baseboard _____
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing TOILET, LAVATORY

Electrical SOCKET ON CEILING

Heating RAD ON SOUTH WALL

Equipment TOWEL HOLDER, SOAP HOLDER,
TOILET PAPER HOLDER

COMMENTS _____

1851 SEC _____ 1923 SEC X RM 111 BY PSW DATE 7/24/96

SURFACES

Ceiling Matl	<u>DRYWALL</u>	Fin	<u>PAINT</u>	Condn	<u>DAMAGE IN CENTER</u>
Floor Matl		Fin	<u>CARPET</u>	Condn	
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>PATCHED</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed					

WINDOWS

Basement:	Qty	Condn	
Dbl Hung:	Qty <u>3</u>	Condn	<u>6/1, 8/1, 6/1: 2 SMALLER PLANKING</u>
Casement:	Qty	Condn	<u>1 LARGER - GOOD</u>
Transom:	Qty	Condn	
Sidelight:	Qty	Condn	

DOORS

No. <u>D1-3</u>	Descrptn	<u>4 LITES OVER 3 HORIZONTAL PANELS; LATCH, BOLT, MOD. KNOB</u>
No. <u>D1-6</u>	Descrptn	<u>20TH C. 6 PANEL</u>
No. _____	Descrptn	<u>STAMPED METAL KNOB</u>
No. _____	Descrptn	

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____
Baseboard 1920'S - NONE W OF 103 ON W WALL
Misc Trim CORNER GUARDS ON CHIMNEY
LEDGERS FOR SHELVES, S & E WALLS
Fireplace _____

UTILITIES

Plumbing _____
Electrical _____
Heating 2 RAD, E WALL
Equipment _____

COMMENTS HOOK IN CEILING

WATSON AND HENRY ASSOCIATES
OCEAN COUNTY SHERIFF'S OFFICE

PROJECT 88-055

1851 SEC _____ 1923 SEC X RM 111A BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>FALLEN</u>
Floor Matl	<u>NARROW BDS</u>	Fin	<u>-</u>	Condn	<u>BUCKLED</u>
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____				

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	_____	Condn	_____
Casement:	Qty	_____	Condn	_____
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	_____	Descrptn	_____
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard ON N, S, & W
Misc Trim SHELF

Fireplace _____

UTILITIES

Plumbing WATER & SOIL PIPE RUN THRU CLOSET

Electrical _____

Heating _____

Equipment _____

COMMENTS

1851 SEC X 1923 SEC _____ RM 112 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>ACOUSTICAL TILE</u>	Fin	<u>PAINT</u>	Condn	<u>BOTH COMING DOWN ON EAST SIDE</u>
Floor Matl	<u>OVER PLASTER</u>	Fin	<u>CARPET</u>	Condn	<u>N/E CORNER BAD</u>
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>N/E CORNER BAD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>N/E CORNER BAD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>SOME CRACKS</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____	_____	_____	_____	_____

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty <u>4</u>	Condn <u>6/1, 2 LARGE PANEES BROKEN,</u>
Casement:	Qty _____	Condn <u>OTHERWISE GOOD</u>
Transom:	Qty _____	Condn <u>ORIG. CASINGS</u>
Sidelight:	Qty _____	Condn _____

DOORS

No. <u>D1-13</u>	Descrptn <u>SOLID CORE, LATCHING HARDWARE REMOVED</u>
No. <u>D1-14</u>	Descrptn <u>2 3 LITE & 5 LITE FRENCH DOORS, GLASS KNOB</u>
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____
Baseboard 1920'S w/ 1/2 ROUND
Misc Trim REUSED ORIG CASINGS AT PIPE CHASE?
COVE CORNICE AT EACH OF 2 CEILING
Fireplace _____

UTILITIES

Plumbing PIPE CHASE IN SW CORNER
Electrical 2 FLUORESCENT SURFACE MOUNT FIXTURES
Heating BADS, E. WALL, S. WALL
Equipment _____

COMMENTS

BOTH DOOR CASINGS ORIGINAL 1851, OR REUSED ORIG.
1851 BASEBOARD VISIBLE IN PIPE CHASE IN S/W CORNER

1851 SEC PART. 1923 SEC PART. RM 201 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
Floor Matl	<u>NARROW BDS.</u>	Fin	<u>PAIN</u>	Condn	<u>FAIR</u>
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
Removed	_____				

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	_____	Condn	_____
Casement:	Qty	_____	Condn	_____
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	<u>D2-1</u>	Descrptn	<u>1 HORIZ PANEL BETWEEN 2 VERT. ABOVE</u>
No.	_____	Descrptn	<u>& 2 VERT BELOW</u>
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____
Baseboard 1920'S 1/2 ROUND AT TOP
Misc Trim TURNED BALUSTERS,
ROUND BAILING
Fireplace _____

UTILITIES

Plumbing _____
Electrical FLUORESCENT SURFACE MOUNT FIXTURE
Heating _____
Equipment _____

COMMENTS STAIRS & STAIR OPENING REBUILT
1920'S

1851 SEC X 1923 SEC _____ RM 201A BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
Floor Matl	<u>NARROW BDS</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAIN</u>	Condn	<u>GOOD</u>
Removed	_____				

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty _____	Condn _____
Casement:	Qty _____	Condn _____
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. <u>DZ-7</u>	Descrptn	<u>1 HORIZ. PANEL BETWEEN 2 VERT. ABOVE</u>
No. _____	Descrptn	<u>AND 2 VERT. BELOW</u>
No. _____	Descrptn	_____
No. _____	Descrptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing _____

Electrical _____

Heating _____

Equipment _____

COMMENTS LEDGERS FOR SHELVES, N, S, & W WALLS

1851 SEC _____ 1923 SEC X RM 202 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	_____	Condn	<u>FALLEN</u>
Floor Matl	_____	Fin	<u>VINYL TILE</u>	Condn	_____
E Wall Matl	<u>PLASTER</u>	Fin	_____	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	_____	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	_____	Condn	<u>SOME PAINT FAILURE</u>
N Wall Matl	<u>PLASTER</u>	Fin	_____	Condn	<u>GOOD</u>
Removed	_____				

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	_____	Condn	_____
Casement:	Qty	_____	Condn	_____
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	<u>D2-10</u>	Descrptn	<u>1 HORIZ. PANEL ABOVE 2 VERT. BELOW,</u>
No.	_____	Descrptn	<u>1 REPLACEMENT PANEL IS ABOVE</u>
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing LAVATORY ON W. WALL

Electrical SOCKET ON W. WALL

Heating _____

Equipment _____

COMMENTS MATCH TO ROOF IN CELLING; MATCH BOARD
SIDING TO SHAFT ABOVE CELLING

1851 SEC _____ 1923 SEC X RM 203 BY PLW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Floor Matl	<u>CONCRETE</u>	Fin	<u>RUBBER MAT</u>	Condn	<u>GOOD</u>
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>WOOD PANELING</u>	Fin	<u>NATURAL</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____				

WINDOWS

Basement:	Qty _____	Condn _____
Dbf Hung:	Qty _____	Condn _____
Casement:	Qty <u>1</u>	Condn <u>HOPPER HINGED IN (HALF WAY DOWN STAIRS)</u>
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. <u>122-13</u>	Descrptn <u>STEEL DOOR,</u>
No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim WOOD RAILING ON METAL BRACKETS, N. SIDE OF STAIRS
Fireplace _____

UTILITIES

Plumbing _____
Electrical SOCKET w/ BULB IN CEILING
Heating _____
Equipment _____

COMMENTS CONCRETE STAIRS

1851 SEC _____ 1923 SEC X RM 204 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	_____	Condn	<u>GOOD</u>
Floor Matl	_____	Fin	<u>CARPET</u>	Condn	_____
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>PAINT FAILING</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>PLASTER FAILING</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	_____
Removed	_____	_____	_____	_____	_____

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	<u>2</u>	Condn	<u>6/1, LARGE PANES CRACKED</u>
Casement:	Qty	_____	Condn	_____
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	<u>D2-11</u>	Descrptn	<u>HOLLOW, CORE, BUTTON IN KNOB LATCH</u>
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing _____

Electrical FLUORESCENT SURFACE MOUNT FIXTURE

Heating RAD ON W. WALL

Equipment _____

COMMENTS W. WALL: METAL LATH OVER BRICK
E. WALL - URINAL, RECESSED IN WALL, COVERED OVER

1851 SEC _____ 1923 SEC X RM 204 A BY RLW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Floor Matl	<u>CONCRETE</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____				

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty _____	Condn _____
Casement:	Qty _____	Condn _____
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts	_____
Beams	_____
Cupboards	_____
_____	_____
Baseboard	_____
Misc Trim	_____
Fireplace	_____

UTILITIES

Plumbing	_____
Electrical	_____
Heating	_____
Equipment	_____

COMMENTS LEDGES FOR SHELVES, E, W, & N WALLS

1851 SEC _____ 1923 SEC X RM 204B BY PSW DATE 7/24/90

SURFACES OPEN TO UNDERSIDE

Ceiling Matl	<u>METAL LATH ROOF</u>	Fin _____	Condn <u>GOOD</u>
Floor Matl	<u>CONCRETE</u>	Fin _____	Condn <u>GOOD</u>
E Wall Matl	<u>TERRA COTTA TILE</u>	Fin _____	Condn <u>GOOD</u>
S Wall Matl	<u>TERRA COTTA TILE</u>	Fin _____	Condn <u>GOOD</u>
W Wall Matl	<u>TERRA COTTA TILE</u>	Fin _____	Condn <u>GOOD</u>
N Wall Matl	<u>BRICK</u>	Fin _____	Condn _____
Removed	_____	_____	_____

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty _____	Condn _____
Casement:	Qty _____	Condn _____
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. <u>DZ-12</u>	Descrptn <u>5 HORIZ. PANEL DOOR FIREPROOFED W/</u>
No. _____	Descrptn <u>METAL</u>
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts _____

Beams _____

Cupboards _____

Baseboard _____

Misc Trim _____

Fireplace _____

UTILITIES

Plumbing BACK SIDES OF 2 URINALS FOR DETENTION

ROOMS 204 & 205, PLUS PIPING.

Electrical _____

Heating _____

Equipment _____

COMMENTS ONE URINAL STENCILLED "CHARLES A. NEWMAN

TOMS RIVER, N.J."

WATSON AND HENRY ASSOCIATES
OCEAN COUNTY SHERIFF'S OFFICE

PROJECT 88-055

1851 SEC _____ 1923 SEC X RM 205 BY FSW DATE 7/29/90

SURFACES

Ceiling Matl	_____	Fin	_____	Condn	_____
Floor Matl	_____	Fin	_____	Condn	_____
E Wall Matl	_____	Fin	_____	Condn	_____
S Wall Matl	_____	Fin	_____	Condn	_____
W Wall Matl	_____	Fin	_____	Condn	_____
N Wall Matl	_____	Fin	_____	Condn	_____
Removed	_____				

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	_____	Condn	_____
Casement:	Qty	_____	Condn	_____
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	_____	Descrptn	_____
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim _____
Fireplace _____

UTILITIES

Plumbing _____
Electrical _____
Heating _____
Equipment _____

COMMENTS NOT ACCESSIBLE

1851 SEC _____ 1923 SEC X RM 206 BY _____ DATE _____

SURFACES

Ceiling Matl	<u>DRYWALL</u>	Fin <u>PAINT</u>	Condn <u>FAILING</u>
Floor Matl		Fin <u>VINYL TILE</u>	Condn <u>POOR</u>
E Wall Matl	<u>PLASTER</u>	Fin <u>PAINT</u>	Condn <u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin <u>PAINT</u>	Condn <u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin <u>PAINT</u>	Condn <u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin <u>PAINT</u>	Condn <u>POOR</u>
Removed	_____		

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty <u>2</u>	Condn <u>6/1, GOOD</u>
Casement:	Qty _____	Condn _____
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. <u>D2-14</u>	Descrptn <u>HOLLOW CORE, HARDWARE REMOVED</u>
No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____
Baseboard SOME SECTIONS MISSING
Misc Trim _____
Fireplace _____

UTILITIES

Plumbing _____
Electrical FLUORESCENT SURFACE MOUNT ON CEILING
Heating BAD ON E. WALL
Equipment _____

COMMENTS _____

1851 SEC _____ 1923 SEC X RM 206A BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Floor Matl	_____	Fin	<u>VINYL TILE</u>	Condn	_____
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>FALLEN</u>
Removed	_____				

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	_____	Condn	_____
Casement:	Qty	_____	Condn	_____
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	_____	Descrptn	<u>5'-4" HIGH OPENING - WAS PROBABLY</u>
No.	_____	Descrptn	<u>HIGER DOORWAY ORIGINALLY</u>
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____

MILLWORK

Cols/Posts _____

Beams _____

Cupboards _____

Baseboard LOOKS OLDER THAN IN ROOM 206 - MESSED

Misc Trim _____ UP AT OPENING

Fireplace _____

UTILITIES

Plumbing _____

Electrical _____

Heating _____

Equipment _____

COMMENTS

METAL LATH VISIBLE ON N. WALL

LEDGERS FOR SHELVES, S & E WALLS

1851 SEC X 1923 SEC _____ RM 207 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>ACOUSTICAL TILE</u>	Fin	_____	Condn	<u>SPOTTED</u>
Floor Matl	_____	Fin	<u>VINYL TILE</u>	Condn	_____
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>SOME DAMAGE</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____	_____	_____	_____	_____

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	<u>4</u>	Condn	<u>6/1, GOOD ORIGINAL 1851 CASINGS</u>
Casement:	Qty	<u>1</u>	Condn	_____
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	<u>D2-2</u>	Descrptn	<u>HORIZONTAL PANEL W/ 2 VERT ABOVE, 2 VERT BELOW</u>				
No.	<u>D2-3</u>	Descrptn	<u>..</u>	<u>..</u>	<u>..</u>	<u>..</u>	
No.	<u>D2-4</u>	Descrptn	<u>..</u>	<u>..</u>	<u>..</u>	<u>..</u>	
No.	_____	Descrptn	_____	_____	_____	_____	

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard 1920S
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing _____

Electrical FLUORESCENT SURFACE MOUNT FIXTURE

Heating RAD ON W. WALL

Equipment _____

COMMENTS WHITE PORCELAIN KNIVES SKI CLOSET DOORS
DOUBLE SHELVES, N & W WALLS

1851 SEC _____ 1923 SEC X RM 207A BY FSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Floor Matl		Fin	<u>VINYL TILE</u>	Condn	
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed					

WINDOWS

Basement:	Qty _____	Condn	_____
Dbl Hung:	Qty _____	Condn	_____
Casement:	Qty _____	Condn	_____
Transom:	Qty _____	Condn	_____
Sidelight:	Qty _____	Condn	_____

DOORS

No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard SAME AS IN 207
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing _____

Electrical _____

Heating _____

Equipment _____

COMMENTS

SHELF & ROD

1851 SEC _____ 1923 SEC X RM 207B BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Floor Matl	_____	Fin	<u>VINYL TILE</u>	Condn	_____
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____				

WINDOWS

Basement:	Qty _____	Condn	_____
Dbl Hung:	Qty _____	Condn	_____
Casement:	Qty _____	Condn	_____
Transom:	Qty _____	Condn	_____
Sidelight:	Qty _____	Condn	_____

DOORS

No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim _____
Fireplace _____

UTILITIES

Plumbing _____
Electrical _____
Heating _____
Equipment _____

COMMENTS 2 SHELVES

1851 SEC X 1923 SEC _____ RM 208 BY PLW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	_____	Condn	<u>GOOD</u>
Floor Matl	_____	Fin	<u>VINYL TILE</u>	Condn	_____
E Wall Matl	<u>LINOLEUM WAINSCOT</u>	Fin	<u>PAPER ABOVE</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>" OVER PAPER</u>	Fin	<u>PAPER ABOVE</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>"</u>	Fin	<u>PAPER ABOVE</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>"</u>	Fin	<u>PAPER ABOVE</u>	Condn	<u>GOOD</u>
Removed	_____	_____	_____	_____	_____

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	<u>1</u>	Condn	<u>w/1, BOTTOM PANE FROSTED GLASS,</u>
Casement:	Qty	_____	Condn	<u>CRACKED</u>
Transom:	Qty	_____	Condn	<u>ORIG. 1851 CASING</u>
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	<u>D2-5</u>	Descrptn	<u>HOB 12. PANEL ABOVE 2 VERT PANELS,</u>
No.	_____	Descrptn	<u>BELOW FROSTED PANE</u>
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard VINYL
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing LAVATORY (POSSIBLY 1920'S) TOILET, TUB w/ SHOWER
Electrical WALL MOUNTED FIXTURES OVER LAVATORY
Heating BAD ON W. WALL
Equipment _____

COMMENTS METAL MEDICINE CHEST RECESSED INTO WALL

1851 SEC X 1923 SEC _____ RM 209 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>ACOUSTICAL TILE</u>	Fin	_____	Condn	<u>GOOD</u>
Floor Matl	_____	Fin	<u>VINYL TILE</u>	Condn	<u>POOR</u>
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>SOME HOLES</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>ONE HOLE</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____	_____	_____	_____	_____

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	<u>3</u>	Condn	<u>6/1 GOOD ORIG. 1851 CASINGS</u>
Casement:	Qty	_____	Condn	<u>DAMAGE TO STOPS,</u>
Transom:	Qty	_____	Condn	<u>E WINDOW, S. WALL</u>
Sidelight:	Qty	_____	Condn	_____

DOORS

No. <u>D 2-6</u>	Descrptn	<u>HORIZ. PANEL W/ 2 VERT ABOVE 2 VERT</u>
No. _____	Descrptn	<u>BELOW; LATCHING HARDWARE REMOVED</u>
No. <u>D</u>	Descrptn	<u>SAME AS D 2-6, BUT HAS WHITE PORCELAIN KNOB</u>
No. _____	Descrptn	_____

MILLWORK

Cols/Posts	_____
Beams	_____
Cupboards	_____
Baseboard	<u>1920'S</u>
Misc Trim	<u>PICTURE MOLDING</u>
Fireplace	_____

UTILITIES

Plumbing	_____
Electrical	<u>FLUORESCENT SURFACE MOUNT FIXTURE</u>
Heating	<u>RAD. ON N. WALL</u>
Equipment	_____

COMMENTS

1851 SEC X 1923 SEC _____ RM 209 A BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>HOLE FOR CONDUIT</u>
Floor Matl	<u>PLYWOOD</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____	_____	_____	_____	_____

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty _____	Condn _____
Casement:	Qty _____	Condn _____
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. _____	Descriptn _____
No. _____	Descriptn _____
No. _____	Descriptn _____
No. _____	Descriptn _____

MILLWORK

Cols/Posts	_____
Beams	_____
Cupboards	_____
Baseboard	<u>1920'S ALL FOUR WALLS</u>
Misc Trim	_____
Fireplace	_____

UTILITIES

Plumbing	_____
Electrical	_____
Heating	_____
Equipment	_____

COMMENTS

SHELVES ON EAST, LEDGERS FOR SHELVES ON WEST

1851 SEC _____ 1923 SEC X RM 210 BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>ACOUSTICAL TILE ON</u>	Fin	<u>PAINT</u>	Condn	<u>FALLEN</u>
Floor Matl	<u>LATH</u>	Fin	<u>CARPET</u>	Condn	_____
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>PAINT FAILING</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>PAINT FAILING</u>
Removed	_____	_____	_____	_____	_____

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty <u>2</u>	Condn <u>611, GOOD, w/ 1 SMALL PAINE</u>
Casement:	Qty _____	Condn <u>CRACKED</u>
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. <u>D2-8</u>	Descrptn	<u>HORIZ. PANEL w/ 2 VERT ABOVE & 2 VERT BELOW</u>
No. <u>D2-9</u>	Descrptn	<u>" " " "</u>
No. _____	Descrptn	<u>LATCHING HARDWARE GOOD</u>
No. _____	Descrptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard 1920's
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing _____

Electrical FLUORESCENT SURFACE MOUNT FIXTURE

Heating 2 RADS. ON W WALL

Equipment _____

COMMENTS

D2-8 HAS WHITE PORCELAIN KNOB

1851 SEC X 1923 SEC _____ RM 210 A BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	_____
Floor Matl	<u>NARROW BDS</u>	Fin	_____	Condn	_____
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	_____
S Wall Matl	<u>PLASTER</u>	Fin	_____	Condn	_____
W Wall Matl	<u>PLASTER</u>	Fin	_____	Condn	_____
N Wall Matl	<u>PLASTER</u>	Fin	_____	Condn	_____
Removed	_____	_____	_____	_____	_____

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	_____	Condn	_____
Casement:	Qty	_____	Condn	_____
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	_____	Descriptn	_____
No.	_____	Descriptn	_____
No.	_____	Descriptn	_____
No.	_____	Descriptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing _____

Electrical _____

Heating _____

Equipment _____

COMMENTS 1851 DOOR CASING INSIDE CLOSET -
THIS WAS DOORWAY TO ORIG. WING

1851 SEC X 1923 SEC _____ RM 210B BY PSW DATE 7/24/90

SURFACES

Ceiling Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>ONE HOLE</u>
Floor Matl	<u>PLYWOOD</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
E Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
S Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
W Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
N Wall Matl	<u>PLASTER</u>	Fin	<u>PAINT</u>	Condn	<u>GOOD</u>
Removed	_____	_____	_____	_____	_____

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty _____	Condn _____
Casement:	Qty _____	Condn _____
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. _____	Descriptn _____
No. _____	Descriptn _____
No. _____	Descriptn _____
No. _____	Descriptn _____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____
Baseboard BASEBOARDS W/O MOLDINGS, ALL FOUR WALLS
Misc Trim _____
Fireplace _____

UTILITIES

Plumbing _____
Electrical _____
Heating _____
Equipment _____

COMMENTS

SHelves ON E. & W.

1851 SEC _____ 1923 SEC X RM A 01 BY PSW DATE 11/5/90

SURFACES

Ceiling Matl	<u>PARTICLE BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>SOME PEELING</u>
Floor Matl	<u>NARROW BDS</u>	Fin	<u>STAINED</u>	Condn	<u>FAIR</u>
E Wall Matl	<u>PARTICLE BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>GOUGES</u>
S Wall Matl	<u>PARTICLE BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>HOLES</u>
W Wall Matl	<u>PARTICLE BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>PEELING</u>
N Wall Matl	<u>PARTICLE BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>GOUGES</u>
Removed	_____				

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	_____	Condn	_____
Casement:	Qty	<u>2</u>	Condn	<u>HINGED AT TOP - FAIR</u>
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	<u>DA-1</u>	Descrptn	<u>2 PANEL, STAMPED METAL KNOB, ETC.</u>
No.	<u>DA-2</u>	Descrptn	<u>2 PANEL, STAMPED METAL KNOB, ETC.</u>
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard 1920'S PROFILE
Misc Trim PLAIN WOOD RAILING

Fireplace _____

UTILITIES

Plumbing _____

Electrical METAL FIXTURE IN CEILING FOR BULB

Heating PIPE FOR RAD., E. WALL

Equipment _____

COMMENTS

WATSON AND HENRY ASSOCIATES
OCEAN COUNTY SHERIFF'S OFFICE

PROJECT 88-055

1851 SEC _____ 1923 SEC X RM A01A BY PSW DATE 11/5/90

SURFACES

Ceiling Matl	<u>UNDERSIDE OF ROOF SHEATHING</u>	Fin	<u>NATURAL</u>	Condn	<u>GOOD</u>
Floor Matl	<u>NARROW BOARDS</u>	Fin	_____	Condn	<u>GOOD</u>
E Wall Matl	<u>BRICK</u>	Fin	_____	Condn	<u>GOOD</u>
S Wall Matl	<u>UNDERSIDE ROOF</u>	Fin	_____	Condn	<u>GOOD</u>
W Wall Matl	<u>PARTICLE BOARD</u>	Fin	_____	Condn	<u>GOOD</u>
N Wall Matl	<u>PARTICLE BOARD</u>	Fin	_____	Condn	<u>HOLES</u>
Removed	<u>SHEATHING: WIDE BOARDS</u>				

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	_____	Condn	_____
Casement:	Qty	_____	Condn	_____
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	_____	Descrptn	_____
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____
No.	_____	Descrptn	_____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard _____
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing _____

Electrical CERAMIC SOCKET ON CEILING

Heating _____

Equipment TELEPHONE EQUIPMENT ON W. WALL

COMMENTS

RAFTERS EXPOSED
PLATE REUSED - HAD LATH & PLASTER ON IT ONCE

1851 SEC _____ 1923 SEC X RM A02 BY PSW DATE 11/5/90

SURFACES

Ceiling Matl	<u>PARTICLE BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>PEELING</u>
Floor Matl	<u>NARROW BOARDS</u>	Fin	<u>STAINED</u>	Condn	<u>FAIR</u>
E Wall Matl	<u>PARTICLE BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>HOLES</u>
S Wall Matl	<u>PARTICLE BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>HOLES</u>
W Wall Matl	<u>PARTICLE BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>HOLES</u>
N Wall Matl	<u>PARTICLE BOARD</u>	Fin	<u>PAINT</u>	Condn	<u>GOUGES</u>
Removed	_____				

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty _____	Condn _____
Casement:	Qty <u>4</u>	Condn <u>2 PANE, 2 6 PANE, HINGED AT TOP</u>
Transom:	Qty <u>1</u>	Condn <u>(1 MISSING & BOARDED)</u>
Sidelight:	Qty _____	Condn _____

DOORS

No. <u>DA-3</u>	Descrptn <u>VERTICAL MATCHED BOARDS</u>
No. _____	Descrptn <u>STAMPED METAL HARDWARE</u>
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard 1920'S PROFILE
Misc Trim _____

Fireplace _____

UTILITIES

Plumbing _____

Electrical 3 DOUBLE BULB 4FT. FLUORESCENT
FIXTURES ON CEILING

Heating _____

Equipment _____

COMMENTS _____

1851 SEC _____ 1923 SEC _____ RM A02A BY PSW DATE 11/5/90

SURFACES

Ceiling Matl	<u>PARTICLE BOARD</u>	Fin _____	Condn <u>GOOD</u>
Floor Matl	<u>NARROW BOARDS</u>	Fin <u>STAINED</u>	Condn <u>GOOD</u>
N Wall Matl	<u>PARTICLE BOARD</u>	Fin _____	Condn <u>GOOD</u>
E Wall Matl	<u>PARTICLE BOARD</u>	Fin _____	Condn <u>GOOD</u>
S Wall Matl	<u>PARTICLE BOARD</u>	Fin _____	Condn <u>GOOD</u>
W Wall Matl	<u>PARTICLE BOARD</u>	Fin _____	Condn <u>GOOD</u>
Removed	_____	_____	_____

WINDOWS

Basement:	Qty _____	Condn _____
Dbl Hung:	Qty _____	Condn _____
Casement:	Qty _____	Condn _____
Transom:	Qty _____	Condn _____
Sidelight:	Qty _____	Condn _____

DOORS

No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____
No. _____	Descrptn _____

MILLWORK

Cols/Posts _____
Beams _____
Cupboards _____

Baseboard 1920'S PROFILE
Misc Trim HAD CLOSET BAR
HAS SMALL BOARD SHELF
Fireplace _____

UTILITIES

Plumbing _____

Electrical _____

Heating _____

Equipment _____

COMMENTS _____

1851 SEC _____ 1923 SEC X RM A03 BY PSW DATE 11/5/90

SURFACES

Ceiling Matl	<u>UNDERSIDE ROOF</u>	Fin	<u>NATURAL</u>	Condn	<u>GOOD</u>
Floor Matl	<u>NARROW BOARDS</u>	Fin		Condn	<u>GOOD</u>
E Wall Matl	<u>BRICK</u>	Fin		Condn	<u>GOOD</u>
S Wall Matl	<u>PARTICLE BOARD</u>	Fin		Condn	<u>HOLES</u>
W Wall Matl	<u>BRICK</u>	Fin		Condn	<u>GOOD</u>
N Wall Matl	<u>UNDERSIDE ROOF</u>	Fin		Condn	<u>GOOD</u>
Removed	<u>ROOF SHEATHING - NARROW BOARDS</u>				

WINDOWS

Basement:	Qty	_____	Condn	_____
Dbl Hung:	Qty	_____	Condn	_____
Casement:	Qty	_____	Condn	_____
Transom:	Qty	_____	Condn	_____
Sidelight:	Qty	_____	Condn	_____

DOORS

No.	_____	Descriptn	_____
No.	_____	Descriptn	_____
No.	_____	Descriptn	_____
No.	_____	Descriptn	_____

MILLWORK

Cols/Posts	_____
Beams	_____
Cupboards	_____
_____	_____
Baseboard	_____
Misc Trim	_____
_____	_____
Fireplace	_____
_____	_____

UTILITIES

Plumbing	_____
_____	_____
Electrical	_____
_____	_____
Heating	_____
_____	_____
Equipment	_____
_____	_____

COMMENTS

RAFTERS EXPOSED

EXTERIOR: SOUTH FACADE BY PSW Date 06 NOV 90

ROOF (Primary)

Matl ASPHALT SHINGLES Condn GOOD
Gutters BUILT IN Condn INACCESSIBLE
Downspouts 2 Condn 1 DAMAGED, 1 DETACHED
Other _____ Condn _____

DORMERS 1 LARGE CENTER

WALL FABRIC

Matl BRICK Condn FAIR, PATCHES
Paint RED Condn PEELING IN CORNERS

CORNICE

Matl WOOD Condn GOOD
Paint WHITE Condn GOOD

WINDOWS

Basement: Qty 3 Condn FAIR
1st Floor: Qty 4 Condn 6/1 GOOD
2nd Floor: Qty 5 Condn 6/1 GOOD
3rd Floor: Qty 2 Condn 6 PANEL GOOD
Attic: Qty _____ Condn _____

DOORS

No. 1 Descriptn 6 PANEL W/ GLASS UNDER TOP PANELS
No. _____ Descriptn _____
No. _____ Descriptn _____

PORCH

Matl WOOD RAILINGS, PEDIMENT Condn FAIR
Modern Alterations _____

OTHER STRUCTURES (Steps, Shed, Etc.)

CONC. STEPS

UTILITY ATTACHMENTS

Plumbing _____

Electrical SERVICE ATTACHMENT

LIGHT OVER DOOR

Heating _____

Equipment _____

COMMENTS _____

EXTERIOR: WEST FACADE By PSW Date 05 NOV 90

ROOF (Primary)

Matl	<u>ASPHALT SHINGLES</u>	Condn	<u>GOOD</u>
Gutters	<u>BUILT IN</u>	Condn	<u>INACCESSIBLE</u>
Downspouts	<u>ALUM, C.I. BASE</u>	Condn	<u>GOOD</u>
Other	<u>CHIMNEY</u>	Condn	<u>FAIR</u>

DORMERS _____

WALL FABRIC

Matl	<u>BRICK</u>	Condn	<u>PATCHED, CRACKED, NEED</u>
Paint	<u>RED</u>	Condn	<u>PEELING AT GROUND, REPOINTING</u> <u>LEVEL</u>

CORNICE

Matl	<u>WOOD</u>	Condn	<u>FAIR</u>
Paint	<u>WHITE</u>	Condn	<u>GOOD</u>

WINDOWS

Basement:	Qty	<u>2</u>	Condn	<u>1 GOOD, 1 BOARDED</u>
1st Floor:	Qty	<u>5</u>	Condn	<u>2 w/ GOOD, 1 w/ PN GOOD, 2 BOARDED</u>
2nd Floor:	Qty	<u>4</u>	Condn	<u>w/ GOOD</u>
3rd Floor:	Qty	<u>2</u>	Condn	<u>1 HINGED w/ PN GOOD, 1 BOARDED</u>
Attic:	Qty	_____	Condn	_____

DOORS

No.	_____	Descriptn	_____
No.	_____	Descriptn	_____
No.	_____	Descriptn	_____

PORCH

Matl	_____	Condn	_____
Modern Alterations	_____		

OTHER STRUCTURES (Steps, Shed, Etc.)

UTILITY ATTACHMENTS

Plumbing _____

Electrical _____

Heating _____

Equipment _____

COMMENTS 2 NO PARKING SIGNS ATTACHED TO BUILDING
FOUNDATION UNDER 1920S WING'S STONE

EXTERIOR: NORTH FACADE By PSW Date 06 NOV. 90

ROOF (Primary)

Matl ASPHALT SHINGLES Condn GOOD
Gutters BUILT IN Condn INACCESSIBLE
Downspouts MISSING Condn N/A
Other _____ Condn _____

DORMERS _____

WALL FABRIC

Matl BRICK Condn FAIR, SOME PATCHES
Paint RED Condn GOOD

CORNICE

Matl WOOD ALUM. SCOFFIT Condn FAIR, PATCHED
Paint WHITE Condn GOOD

WINDOWS

Basement: Qty 1 Condn POOR
1st Floor: Qty 2 Condn b/i GOOD
2nd Floor: Qty 1 Condn b/i GOOD (1 BRICKED IN)
3rd Floor: Qty _____ Condn _____
Attic: Qty _____ Condn _____

DOORS

No. 1 Descriptn 2 PANEL, TOP PANEL REPLACED
No. _____ Descriptn _____
No. _____ Descriptn _____

PORCH

Matl WOOD HOOD ON BRACKETS Condn GOOD
Modern Alterations _____

OTHER STRUCTURES (Steps, Shed, Etc.)

CONC. STEPS

UTILITY ATTACHMENTS

Plumbing _____

Electrical SPOT LIGHT ON FASCIA, CONDUIT
LIGHT OVER DOOR

Heating _____

Equipment GAS SERVICE

COMMENTS NO PARKING SIGN ON BUILDING

EXTERIOR: EAST FACADE By PSW Date 06 NOV. 90

ROOF (Primary)

Matl ASPHALT SHINGLES Cond'n GOOD
Gutters BUILT IN Cond'n INACCESSIBLE
Downspouts N/A Cond'n _____
Other _____ Cond'n _____

DORMERS _____

WALL FABRIC

Matl BRICK Cond'n FAIR, SOME POOR
Paint RED Cond'n PEELING IN CORNER

CORNICE

Matl WOOD Cond'n GOOD
Paint WHITE Cond'n GOOD

WINDOWS

Basement: Qty 4 Cond'n FAIR
1st Floor: Qty 7 Cond'n 5 w/ GOOD, 1 COND GOOD, 1 CASEMENT
2nd Floor: Qty 3 Cond'n w/ GOOD PANES PAINTED
3rd Floor: Qty 2 Cond'n _____
Attic: Qty _____ Cond'n _____

DOORS

No. 1 Descriptn 3 PANEL w/ 4 LIGHTS ABOVE, FACING NORTH
No. 1 Descriptn BULKHEAD TO BASEMENT
No. _____ Descriptn _____

PORCH

Matl IRON POST, WOOD FRAME Cond'n GOOD
Modern Alterations POST

OTHER STRUCTURES (Steps, Shed, Etc.)

BRICK & CONC. STEPS

UTILITY ATTACHMENTS

Plumbing _____

Electrical PREVIOUS ELECT. ATTACHMENT HAS LOOSENED
BRICK CORNER; FLOOD LIGHT ON CORNICE; CONDUIT

Heating _____

Equipment _____

COMMENTS _____

APPENDIX D:
Conceptual Cost Study, Watson and Henry Associates, 1990

WATSON
& HENRY
ASSOCIATES

18 December 1990

Ms. Pauline Miller, Director
Ocean County Cultural and Heritage Commission
38 Hadley Avenue
Toms River, New Jersey 08753

Subject: Conceptual Cost Study
Old Ocean County Sheriff's Office
Toms River, New Jersey

Dear Ms. Miller:

Enclosed please find the conceptual construction cost study for the subject project. The cost study figure of \$265,000 does not include our recommended 15% contingency figure or Architectural/Engineering fees of 20%. The suggested budget for A/E fees is \$53,000, and the recommended contingency for unforeseen construction costs should be \$40,000. Thus the total budget for future costs on the project should be \$358,000.

The cost study presumes the use of one general construction contract and incorporates:

- o union wage rates, based on prevailing wage for the Ocean County area;
- o 30% markup on labor for contractor's labor taxes and insurance;
- o 20% markup for contractor's overhead and profit;
- o 5% markup for difficulty factors involved in restoration.

The costs were determined by one or more of the following methods:

- o quotes by material fabricators and vendors based on the conceptual ideas;
- o catalogue prices for specialty items;
- o unit costs based on this office's bidding data;
- o installation rates estimated by this office;
- o installation rates and material costs published by R.S. Means Company;
- o wage rates and construction costs generated by Marshall-Swift's Design Estimator II computer program.

Ms. Pauline Miller, Director

18 December 1990
Page 2

Please remember that this is a cost study based on conceptual drawings. It should not be utilized for construction cost estimates. It is valuable for project budgeting and planning.

Please feel free to call if there are any questions.

Respectfully

 PARTNER
FOR

Michael C. Henry, PE, AIA

MCH/SEB/pc
88055:18DE90.L10

WATSON AND HENRY ASSOCIATES
 12 NORTH PEARL STREET
 BRIDGETON NJ 08302

CONCEPTUAL COST STUDY
 OCEAN COUNTY SHERIFF'S OFFICE

JANUARY 1991

ESTIMATE NO. 88-055

CSI DETAIL

DESCRIPTION	QUANTITY	UNIT	LABOR	MATERIAL	TOTAL
ALLOWANCES					
STRUCTURAL REPAIRS	1	ALLOW	5,000	5,000	10,000
			-----	-----	-----
			5,000	5,000	10,000
CONSTRUCTION AIDS					
SCAFFOLDING	3	MONTH	5,427	2,083	7,510
			-----	-----	-----
			5,427	2,083	7,510
SELECTIVE DEMOLITION					
DEMOLITION/DISPOSAL	1	LP SM	5,991	4,158	10,149
			-----	-----	-----
			5,991	4,158	10,149
SITE IMPROVEMENTS					
SITE/DRAINAGE WORK	1	ALLOW	7,000	3,000	10,000
			-----	-----	-----
			7,000	3,000	10,000
MASONRY RESTORATION AND CLEANING					
BRICK RESTORATION	1	LP SM	10,360	1,213	11,573
			-----	-----	-----
			10,360	1,213	11,573
FINISH CARPENTRY					
RECONSTRUCT HISTORIC PORCH	1	ALLOW	12,000	8,000	20,000
			-----	-----	-----
			12,000	8,000	20,000

CONCEPTUAL COST STUDY
OCEAN COUNTY SHERIFF'S OFFICE

JANUARY 1991

PAGE 2

CSI DETAIL

DESCRIPTION	QUANTITY	UNIT	LABOR	MATERIAL	TOTAL
REPLACE SOFFITS	180	LN FT	1,622	374	1,996
			-----	---	-----
			1,622	374	1,996
ARCHITECTURAL WOODWORK					
INTERIOR MILLWORK	1	ALLOW	5,000	5,000	10,000
			-----	-----	-----
			5,000	5,000	10,000
SCREENS/BLINDS AND SHUTTERS					
NEW SHUTTERS	1	LP SM	977	5,400	6,377
			---	-----	-----
			977	5,400	6,377
SHINGLES					
SLATE SHINGLE ROOFING	1746	SQ FT	3,317	16,033	19,350
			-----	-----	-----
			3,317	16,033	19,350
ROOF MAINTENANCE AND REPAIRS					
PAINT METAL ROOF	1	LP SM	1,441	416	1,857
			-----	---	-----
			1,441	416	1,857
SHEET METAL FLASHING AND TRIM					
FLASHING	1	LP SM	622	524	1,146
GUTTERS & DOWNSPOUTS	1	LP SM	233	240	473
			---	---	---
			855	764	1,619
WOOD DOORS					
DOOR/HARDWARE REPAIR	1	ALLOW	2,500	1,500	4,000
			-----	-----	-----
			2,500	1,500	4,000
WOOD WINDOWS					
INTERIOR STORM WINDOWS	1	LP SM	922	1,708	2,630
REPAIR WINDOWS	1	LP SM	15,416	3,384	18,800
			-----	-----	-----
			16,338	5,092	21,430

CONCEPTUAL COST STUDY
OCEAN COUNTY SHERIFF'S OFFICE

JANUARY 1991

PAGE 3

CSI DETAIL

DESCRIPTION	QUANTITY	UNIT	LABOR	MATERIAL	TOTAL
LATH AND PLASTER					
PLASTER REPAIRS	500	SQ FT	750	500	1,250
			---	---	---
			750	500	1,250
GYPSUM BOARD SYSTEMS					
GYPSUM BOARD CEILING	1	LP SM	463	225	688
			---	---	---
			463	225	688
WOOD FLOORING					
REPAIR WOOD FLOORING	1	LP SM	618	1,532	2,150
			---	---	---
			618	1,532	2,150
EXTERIOR PAINTING					
MASONRY COATING	3420	SQ FT	5,130	3,420	8,550
REMOVE EXTERIOR PAINT	3420	SQ FT	8,550	6,840	15,390
			-----	-----	-----
			13,680	10,260	23,940
INTERIOR PAINTING					
PREPARE/PAINT INTERIOR	1	LP SM	7,000	3,400	10,400
			---	---	---
			7,000	3,400	10,400
FIRE PROTECTION					
SPRINKLERS	3128	SQ FT	3,505	2,822	6,327
			---	---	---
			3,505	2,822	6,327
PLUMBING					
PLUMBING	3492	SQ FT	6,404	8,029	14,433
			---	---	---
			6,404	8,029	14,433
PACKAGED AIR CONDITIONERS					
HEATING AND AIR CONDITIONING	3492	SQ FT	16,092	17,278	33,370
			---	---	---
			16,092	17,278	33,370

CONCEPTUAL COST STUDY
OCEAN COUNTY SHERIFF'S OFFICE

JANUARY 1991

PAGE 4

CSI DETAIL

DESCRIPTION	QUANTITY	UNIT	LABOR	MATERIAL	TOTAL
LIGHTING					
LIGHTING & WIRING-COMM'L	3492	SQ FT	23,570	13,061	36,631
			-----	-----	-----
			23,570	13,061	36,631
CONSTRUCTION TOTAL			149,910	115,140	265,050
			=====	=====	=====

WATSON AND HENRY ASSOCIATES
12 NORTH PEARL STREET
BRIDGETON NJ 08302

CONCEPTUAL COST STUDY
OCEAN COUNTY SHERIFF'S OFFICE

JANUARY 1991

ESTIMATE NO. 88-055

CSI DIVISION SUMMARY

DESCRIPTION	LABOR	MATERIAL	TOTAL	SQ FT
GENERAL REQUIREMENTS	10,427	7,083	17,510	5.01
SITWORK	12,991	7,158	20,149	5.77
MASONRY	10,360	1,213	11,573	3.31
WOOD & PLASTICS	19,599	18,774	38,373	10.99
THERMAL & MOISTURE PROT.	5,613	17,213	22,826	6.54
DOORS & WINDOWS	18,838	6,592	25,430	7.28
FINISHES	22,511	15,917	38,428	11.00
MECHANICAL	26,001	28,129	54,130	15.51
ELECTRICAL	23,570	13,061	36,631	10.49
	-----	-----	-----	-----
CONSTRUCTION TOTAL	149,910	115,140	265,050	75.90
	=====	=====	=====	=====



FIGURE 10

Front Elevation (South)



FIGURE 11

Side Elevation (East)



FIGURE 12

Rear Elevation (North)



FIGURE 13

Side Elevation (West)



FIGURE 14

Front entrance (South)



FIGURE 15
Interior view of front entrance

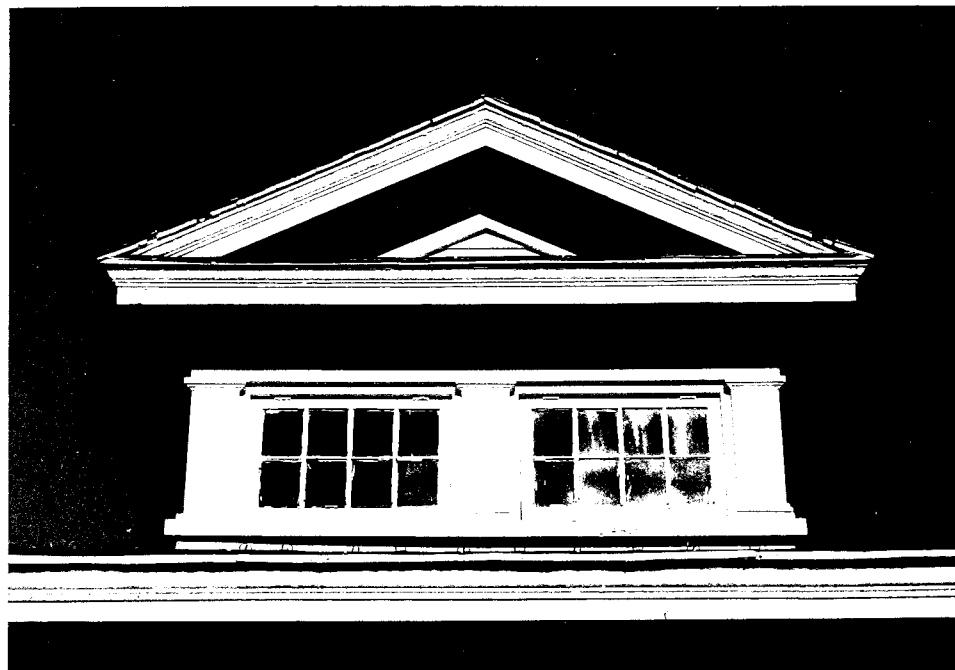


FIGURE 16

Exterior of dormer (South)



FIGURE 17

Exterior of attic windows (East)



FIGURE 18

Previous Passage to Jail (Northeast corner)

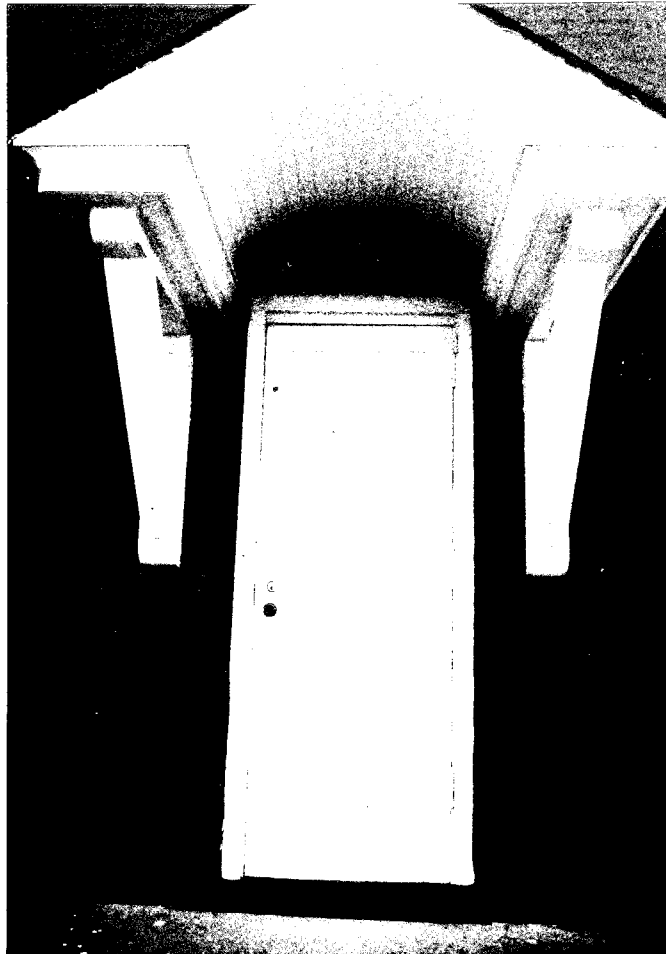


FIGURE 19
Rear entrance (North)

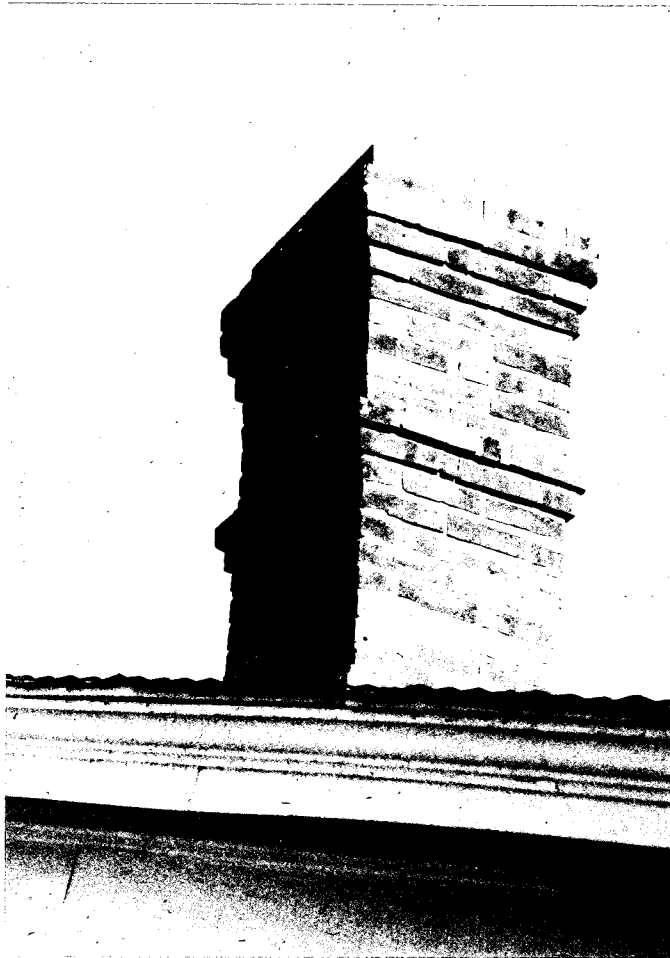


FIGURE 20
Detail of chimney (West)



FIGURE 21

Shutters stored in building



FIGURE 22

Double piers in basement on east wall

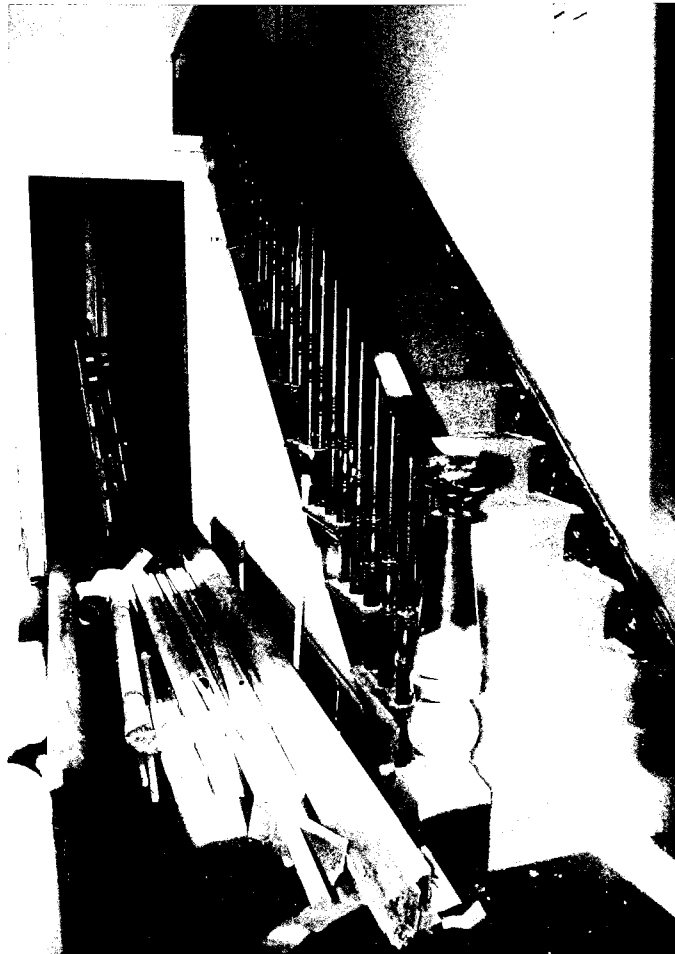


FIGURE 23

Room 101, main stairway

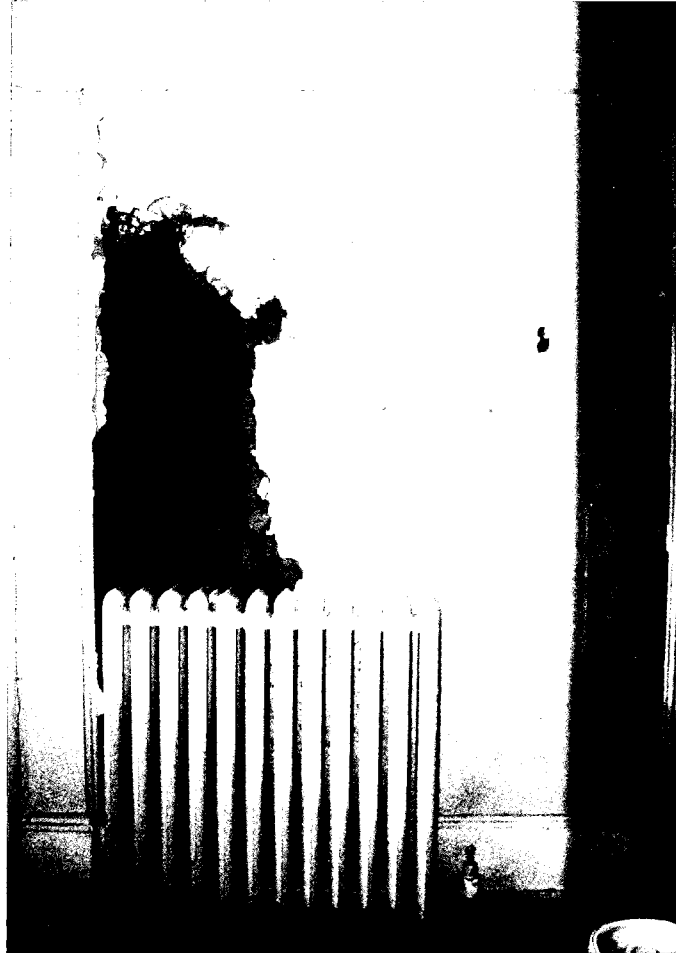


FIGURE 24

Archway infill, Room 101

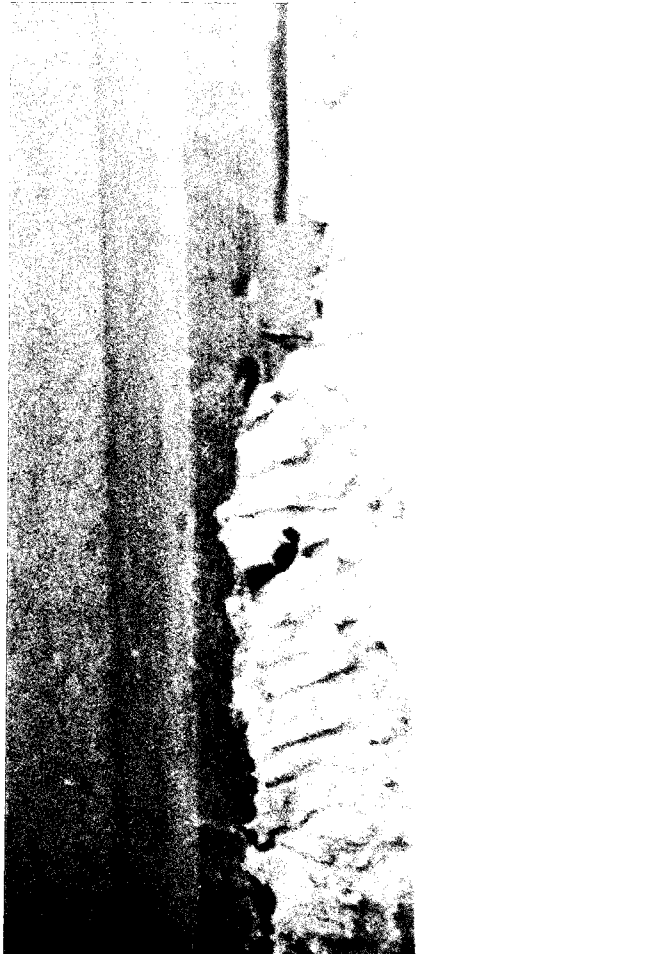


FIGURE 25

Detail of insect infestation of archway infill

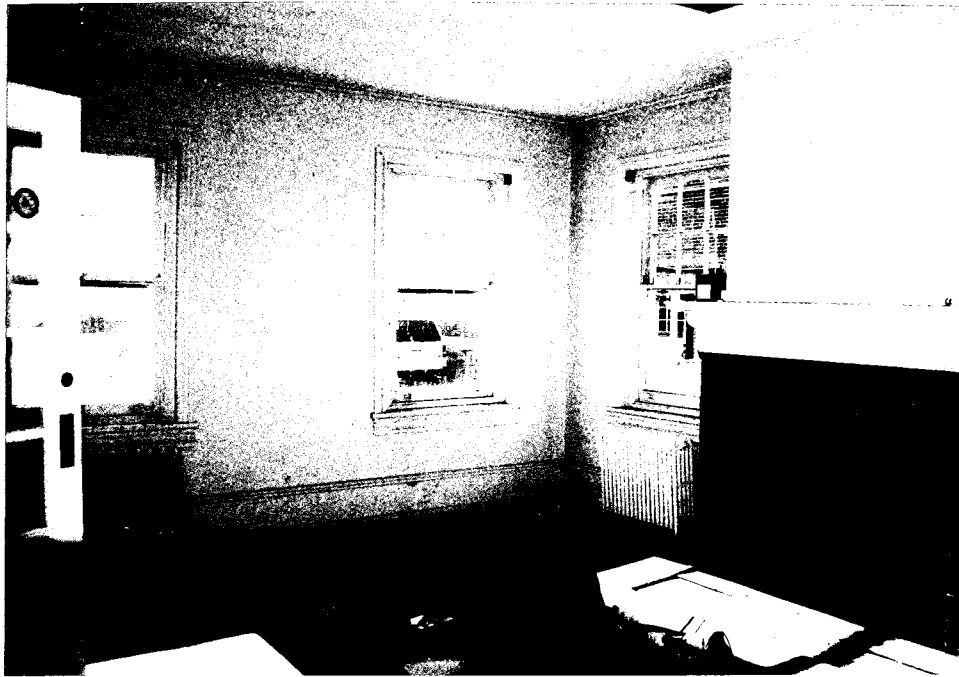


FIGURE 26

Room 102, Living Room



FIGURE 27

Livingroom fireplace, Room 102



FIGURE 28
Detail of fireplace, Room 102

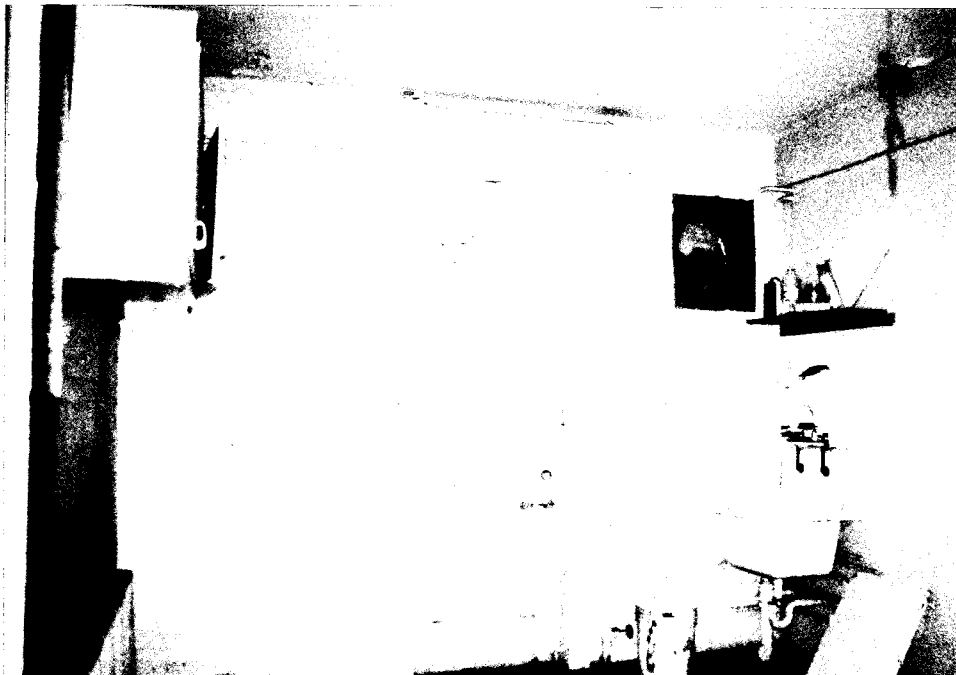


FIGURE 30

Room 107



FIGURE 31

Entry to back stairway, Room 108



FIGURE 32

Room 111, Dining Room



FIGURE 33

Room 112, Office or Library



FIGURE 34
Detail of original baseboard and old wallpaper, Room 112



FIGURE 35

Room 201, second floor hall



FIGURE 36
Sink in Room 202

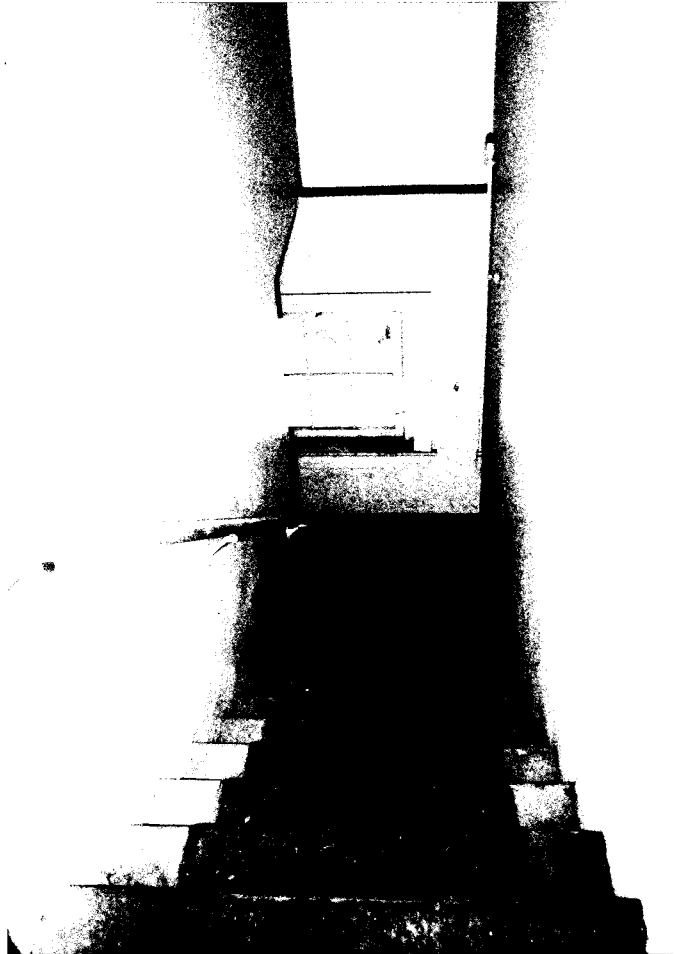


FIGURE 37

View down back stairway from Room 203

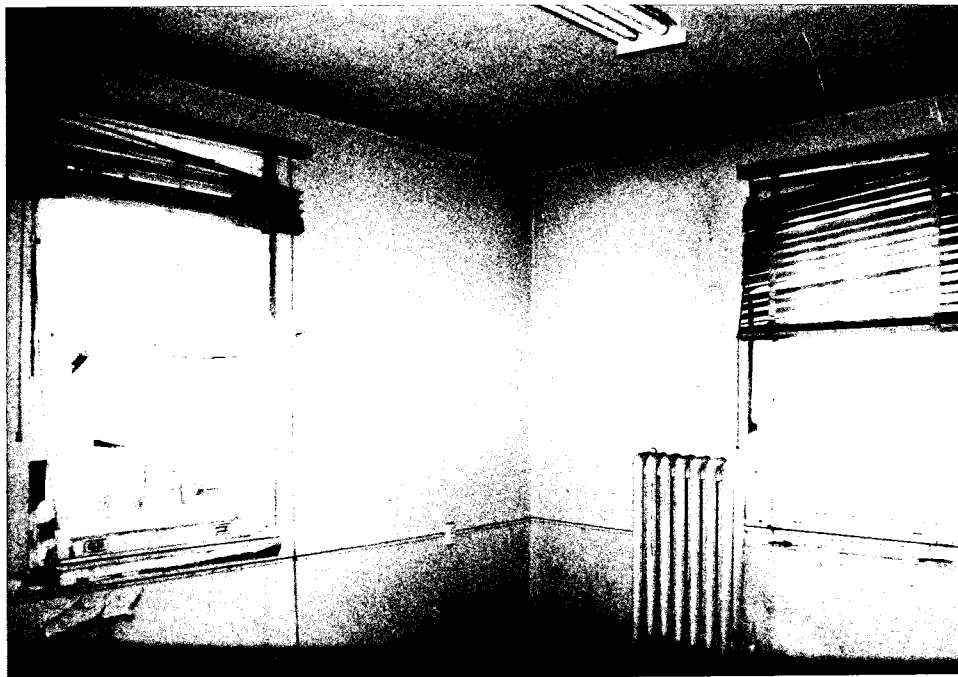


FIGURE 38

Room 204, Detention Room for Men

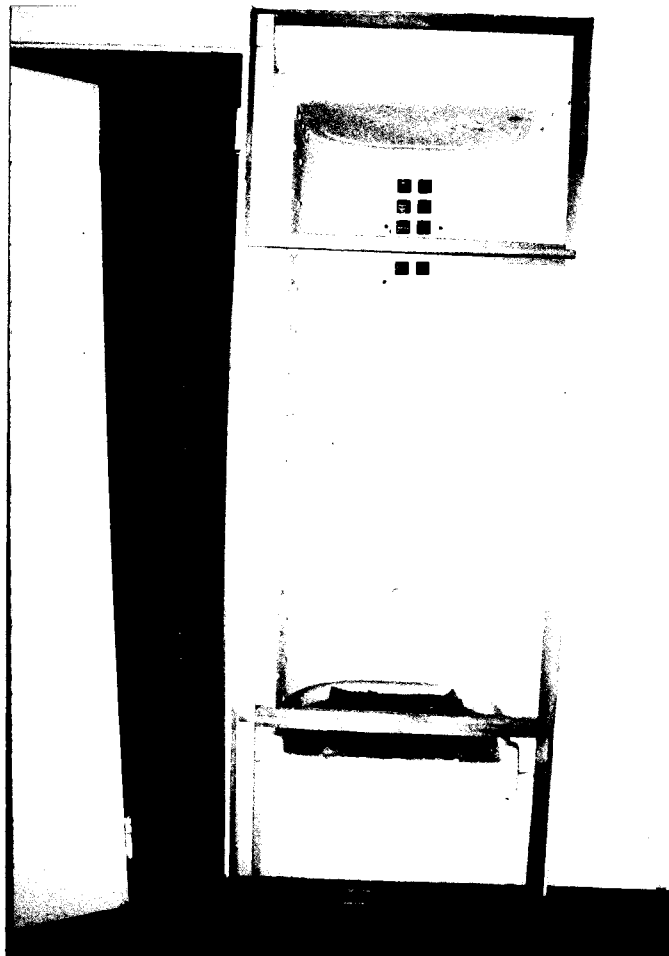


FIGURE 39

Detail of plumbing, Room 204

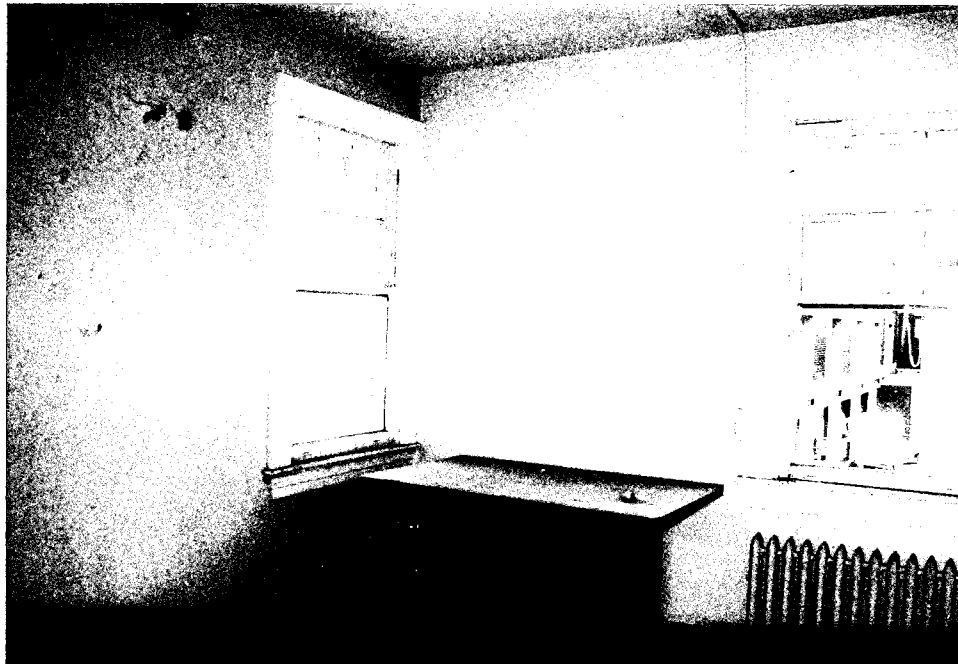


FIGURE 40

Room 206, northeast Bed Room

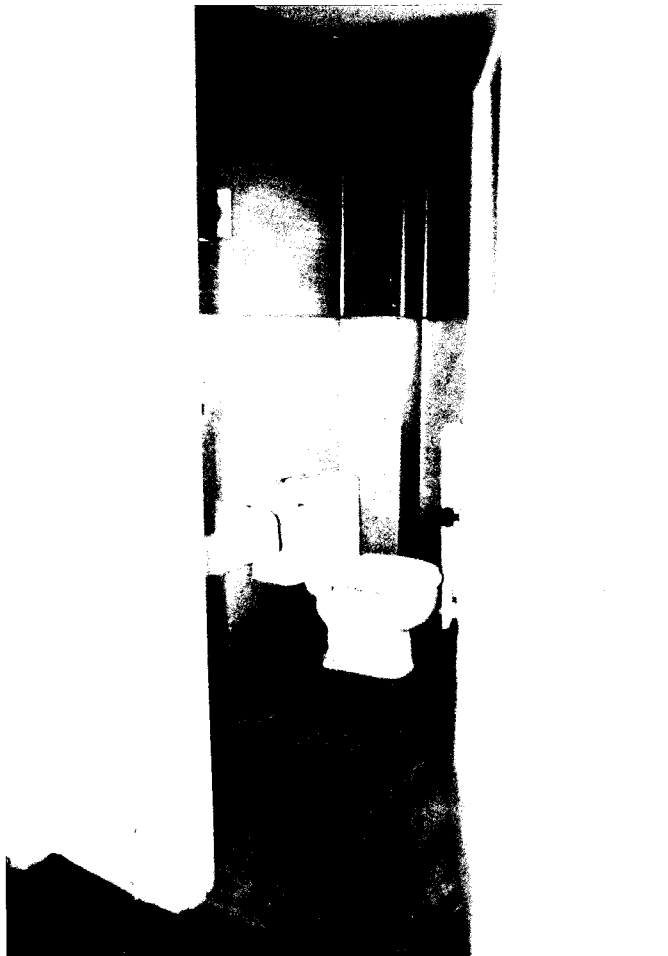


FIGURE 41

Room 208, Bath Room



FIGURE 42

Room 209, southwest Bed Room



FIGURE 43

Room 210, northwest Bed Room



