

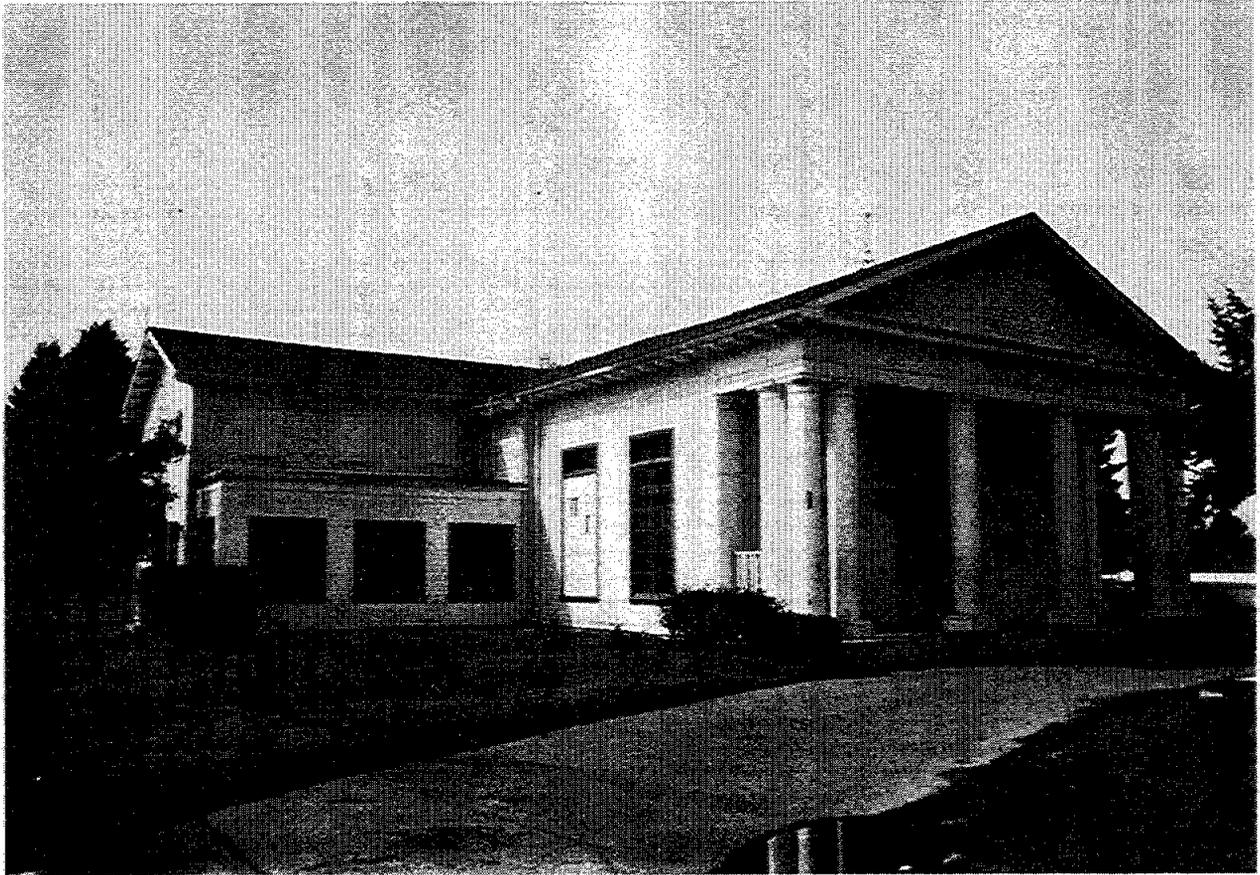
## BUILDING 4274

Building 4274 was constructed in 1918 by the Red Cross as the Hostess House. It is one of the 13 surviving buildings of Camp Lewis. It originally contained a 500 seat auditorium, kitchen, offices, lounge, library and room for six beds.

The Hostess House is designed in the symmetrical form of a cross and is characterized by its Greek revival facade and double height multi panel windows. It is situated north of the center of the post with its primary facade now facing Interstate 5.

The Hostess House has a concrete pier foundation and is one of the few historic wood frame buildings remaining at Fort Lewis. It has suffered severe neglect resulting in water damage to interior finishes and window sashes.

It is currently used for a youth center, with most of the original millwork and trim either removed or covered up.



1987 PHOTO

**BUILDING 4274**

# CONDITION SURVEY DATA SHEET

BUILDING 4274

EXTERIOR ELEMENT	EXISTING	ORIGINAL FABRIC	ALTERED FABRIC	TYPE	NEEDS ATTENTION SEE SURVEY NOTE	SPECIAL ITEM	REMARKS
<b>LANDSCAPING</b>							
SIGNAGE	●		●		▲ 10		POOR
DRAINAGE & GRADING	●				▲ 7		SOME SLOPE TOWARD BUILDING
LIGHTING	●		●		▲ 14		FIXTURES OUT OF PROPORTION
PLANTING	●						
<b>FOUNDATIONS</b>							
CONCRETE WALL	●				▲		PARTIAL
CONCRETE PIERS	●	●			▲		
SKIRTING	●		●		▲ 1		ADJACENT TO EARTH
<b>WALLS</b>							
WOOD SIDING	●	●			▲ 6.9		NEEDS PAINT, LOOSE
CONCRETE							
STUCCO							
CONCRETE/STONE FACE							
MASONRY							
PAINT	●	●	●		▲		POOR CONDITION
WOOD TRIM	●	●			▲ 5.11		NEEDS PAINT, SOME DECAY
STEEL COLUMNS							
METAL TRIM							
ASBESTOS SIDING							
<b>ROOFS</b>							
COMPOSITION	●		●		▲ 16		LEAKS
BUILT-UP							
METAL							
TILE							
FLASHING	●		●		▲		LEAKS
<b>ROOF ACCESSORIES</b>							
BELL TOWER							
CLERESTORY							
ATTIC VENTS					▲ 2		VERIFY
GUTTERS	●		●		▲ 15		
SCUPPER BOXES							
DOWNSPOUTS	●		●				
MISC. PENETRATIONS							
<b>DOORS</b>							
WOOD PANEL	●		●		▲		REPLACE
FLUSH WOOD							
FLUSH METAL							
GLASS LIGHTS	●	●		48	▲ 13		REPAIR
HARDWARE							
TRANSOM				48			
WOOD OVERHEAD							
METAL OVERHEAD							
<b>WINDOWS</b>							
WOOD DOUBLEHUNG	●	●			▲		BOARDED UP
WOOD CASEMENT	●	●		45, 46	▲		PAINTED, BOARDED UP
GLASS BLOCK							
VINYL							
WOOD VENT/HOPPER							
WOOD DECORATIVE	●	●			▲ 12		
WOOD FIXED	●	●					
METAL CASEMENT							
METAL AWNING/HOPPER							
METAL DECORATIVE							
SCREENS/BARS							
<b>PORCHES</b>							
ROOFED	●	●	●		▲ 17		REAR PORCH ALTERED
ENCLOSED							
CONCRETE STEPS							
WOOD STEPS	●		●				
GRANITE STEPS							
BRICK PORCH & STEPS							
METAL RAILING							
WOOD RAILING	●		●				
COLUMNS	●	●			▲ 4		WOOD STAVED, SPLITTING
ROOF BALUSTRADE							
<b>FIRE ESCAPES</b>							
METAL							
<b>CHIMNEYS</b>							
MASONRY	●	●					COBBLESTONE
METAL							

**CONDITION SURVEY**

**RED CROSS HOSTESS HOUSE**

1. Wood extends to grade most sides. Crawl space ventilation is inadequate and unscreened.
2. Attic ventilation is not evident.
3. Windows are mostly boarded up. Condition is difficult to determine.
4. Wood stave columns are splitting. Moisture is damaging bases.
5. Watertable trim decayed or loose most sides.
6. Siding weathered several locations.
7. Water drains toward building at northeast corner.
8. Cornice is damaged at front.
9. Siding at gable end appears loose.
10. Bulletin board violates door trim.
11. Decay is evident near roofing at corner boards.
12. Two fanlight entry door windows have been removed or painted over.
13. Entry doors have been removed or boarded over.
14. Entry light fixture is too small for building.
15. Gutters are stained indicating overflow.
16. Roof is leaking and destroying interior finishes.
17. Service porch is rotting.
18. West porch has been partially removed.

# MAINTENANCE AND REPAIR SCHEDULE

- A. IMMEDIATE
- B. 6 MOS. - 1 YRS.
- C. AS FUNDING PERMITS
- 6 MOS. - 2 YRS.
- + 2 YRS. - 4 YRS.
- o 5 YRS. - 10 YRS.

**BUILDING 4274**

**EXTERIOR ELEMENT**

EXTERIOR ELEMENT	NEEDS REPAIR SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE			IN HOUSE SEE NOTE	REMARKS
			*	+	o		
<b>LANDSCAPING</b>							
SIGNAGE	C 2.5					10	DEVELOP SIGNAGE PLAN
DRAINAGE & GRADING	B 2.2					7	GRADE TO SLOPE AWAY FROM BLDG
LIGHTING	C		•			14	REPLACE
PLANTING			•				
<b>FOUNDATIONS</b>							
CONCRETE WALL							EXAMINE CONDITION
CONCRETE PIERS					•		
SKIRTING	A					1	RAISE ABOVE GRADE
<b>WALLS</b>							
WOOD SIDING	A 4.1	4.8		•		6.9	PAINT. RESECURE WHERE LOOSE
CONCRETE							
STUCCO							
CONCRETE/STONE FACE							
MASONRY							
PAINT	A 4.5			•			PAINT NEEDED EVERYWHERE
WOOD TRIM	A 4.1	4.11		•		5.8	REPLACE WHERE ROTTED PAINT
STEEL COLUMNS							
METAL TRIM							
ASBESTOS SIDING							
<b>ROOFS</b>							
COMPOSITION	A 5.1				•	16	REPLACE
BUILT-UP							
METAL							
TILE							
FLASHING	A 5.4	5.8			•	16	REPLACE
<b>ROOF ACCESSORIES</b>							
BELL TOWER							
CLERESTORY							
ATTIC VENTS	B 5.5	5.10				2	PROVIDE SUFFICIENT
GUTTERS	B 5.6	5.11	•			15	READJUST CLEAN REPAIR
SCUPPER BOXES							
DOWNSPOUTS	B 5.6			•			CLEAN
MISC. PENETRATIONS							
<b>DOORS</b>							
WOOD PANEL	C 6.1	6.3		•			REPAIR PAINT
FLUSH WOOD	C	6.7					REPLACE
FLUSH METAL							
GLASS LIGHTS	C 6.1	7.6		•		13	REPAIR TO ORIGINAL CONDITION
HARDWARE				•			CHECK
TRANSOM	C	6.7		•		12	REPAIR REPLACE PANLIGHTS
WOOD OVERHEAD							
METAL OVERHEAD							
<b>WINDOWS</b>							
WOOD DOUBLEHUNG	A 7.1	7.5		•			REPAIR REGLAZE REPOINT PAINT
WOOD CASEMENT	A 7.1	7.5		•			REPAIR REGLAZE REPOINT PAINT
GLASS BLOCK							
VINYL							
WOOD VENT/HOPPER							
WOOD DECORATIVE	A 7.1	7.5		•			REPAIR REGLAZE REPOINT PAINT
WOOD FIXED	A 7.1	7.5		•			REPAIR REGLAZE REPOINT PAINT
METAL CASEMENT							
METAL AWNING/HOPPER							
METAL DECORATIVE							
SCREENS/BARS							
<b>PORCHES</b>							
ROOFED	C			•		17	REPLACE REAR PORCH
ENCLOSED							
CONCRETE STEPS							
WOOD STEPS	C			•			
GRANITE STEPS							
BRICK PORCH & STEPS							
METAL RAILING							
WOOD RAILING	C			•			
COLUMNS	A 8.1	8.7		•		4	REPAIR
ROOF BALUSTRADE							
<b>FIRE ESCAPES</b>							
METAL							
<b>CHIMNEYS</b>							
MASONRY	C 5.7				•		CHECK MORTAR
METAL							

**MAINTENANCE AND REPAIR NOTES**

**RED CROSS HOSTESS HOUSE**

**1. CRAWL SPACE**

- a. Remove wood skirting extending into grade.
- b. Replace with ventilated skirting or lattice.

**2. ATTIC VENTILATION**

- a. Provide cross ventilation with area 1/150 of roof area.

**3. WINDOWS**

- a. Remove boards covering windows.
- b. Fill nail holes.
- c. Repair sashes.
- d. Replace glass.
- e. Repair trim.
- f. Replace or repair sills.
- g. Prime and paint.

**4. COLUMNS**

- a. Determine extent of damage and caulk or reglue as necessary.
- b. See Article on "Wood Columns".
- c. Caulk and fill voids and cracks in base.
- d. Scrape, sand, and repaint.

**5. WATERTABLE TRIM**

- a. Remove decayed members and replace with trim matching existing.
- b. Repair trim which is slightly damaged.
- c. Resecure, repaint.

**6. WEATHERED SIDING**

- a. Scrape and sand to remove loose paint.
- b. See Article on "Paint".
- c. Repaint, priming all bare or new wood.

**7. DRAINAGE**

- a. Remove earth mound at northeast corner.
- b. Regrade to drain.
- c. Reseed lawn.

**8. CORNICE DAMAGE**

- a. Replace damaged members to match existing.
- b. Resecure loose members.
- c. Fill nail holes, sand and paint, priming new or bare wood.

**9. LOOSE SIDING**

- a. Determine and correct cause of swelling or movement, if any.
- b. Renail siding to framing members.
- c. Set, fill, sand, and paint all nail holes.

10. BULLETIN BOARD

- a. Design bulletin board which will fit within siding, clearing trim at least 1" each side.

11. DECAY NEAR ROOFING

- a. Correct cause of moisture damage.
- b. Replace decayed members to match existing. Fill nail holes.
- c. Remove moss and soft material from slightly damaged members. Dry, fill and sand smooth.
- d. Sand, prime and repaint.

12. FAN LIGHT ENTRY DOOR WINDOWS

- a. Replace missing windows with windows to match existing. See Door Type 48.
- b. Remove paint from glass.

13. ENTRY DOORS

- a. Replace flush birch doors with doors to match original.
- b. Remove plywood from glazed door. Replace glass with tempered glass.

14. LIGHT FIXTURE

- a. Replace with more substantial period fixture.

15. GUTTERS

- a. Remove debris.
- b. Adjust slope to drain.

16. LEAKING ROOF

- a. Replace roof and flashing.
- b. Repair decking and structural damage if any.
- c. Repair interior finishes. This would be a good time to insulate and rewire.

17. SERVICE PORCH

- a. Replace all rotted members.
- b. Paint entire assembly.