



## BUILDING 4320

Built in 1919 by the Salvation Army as the Red Shield Inn, building 4320 (formerly 32) served as a hotel for visiting relatives and friends. It has been used as an officers club and currently is the post museum.

The wood-frame two-and-one-half story building is an eclectic rustic chalet style with extensive decorative cut-out railings and details. Multiple gabled units with deep overhanging eaves and brackets surround a central courtyard. The roofline is punctuated by two prominent cupolas. At its completion it was referred to as luxuriously furnished and the most imposing structure erected by the Salvation Army.

The Red Shield Inn is the only surviving building from Greene Park, the amusement area built adjacent to Camp Lewis.

The building is one of the most significant structures within the Fort Lewis complex, but has been sadly neglected. Asbestos cement shingles cover the original wood siding, and details such as balconies and crossed barge boards have been removed. Although the first floor has been modified to accommodate the museum, it retains much of the original detail and ornament including brick fireplace and lattice paneling. The second floor has been modernized with drop ceilings and partition walls that violate the architectural character, and the third floor, while essentially original fabric, has been seriously damaged by neglect, roof leaks, and insensitive installation of fire/smoke blocks.



1987 PHOTO

**BUILDING 4320**

# CONDITION SURVEY DATA SHEET

BUILDING 4320

EXTERIOR ELEMENT	EXISTING ORIGINAL FABRIC ALTERED FABRIC TYPE			NEEDS ATTENTION SEE SURVEY NOTE SPECIAL ITEM	REMARKS
	●	●	●		
<b>LANDSCAPING</b>					
SIGNAGE	●	●			
DRAINAGE & GRADING	●	●	●	▲ 2	FONDING NEAR FOUNDATION
LIGHTING	●	●	●	▲ 27	ORIGINALS REMOVED
PLANTING	●	●	●	1	
<b>FOUNDATIONS</b>					
CONCRETE WALL	●	●		3	MONITOR CRACKING
CONCRETE PIERS					
SKIRTING					
<b>WALLS</b>					
WOOD SIDING	●	●			ORIGINAL SIDING BENEATH ASBESTOS
CONCRETE					
STUCCO					
CONCRETE/STONE FACE					
MASONRY					
PAINT	●	●		▲ 18	BADLY WEATHERED/BUILT UP THROUGHOUT
WOOD TRIM	●	●	●		
STEEL COLUMNS					
METAL TRIM					
ASBESTOS SIDING	●	●		▲ 4	REMOVE
<b>ROOFS</b>					
COMPOSITION	●	●		▲ 5-13	LEAKING
BUILT-UP					
METAL					
TILE					
FLASHING	●	●		▲ 7	POOR INSTALLATION
<b>ROOF ACCESSORIES</b>					
BELL TOWER	●	●			TWO CUPOLAS ON ROOF
CLERESTORY					
ATTIC VENTS					VENTS THROUGH CUPOLA LOUVERS
GUTTERS	●	●		▲ 8,14	NOT FUNCTIONING WELL
SCUPPER BOXES					
DOWNSPOUTS	●	●		▲ 15,16	DISCHARGE ONTO CONDUIT
MISC. PENETRATIONS					
<b>DOORS</b>					
WOOD PANEL	●	●			MAY BE ORIGINAL - RESEARCH DOOR STYLES
FLUSH WOOD	●	●		▲ 17	
FLUSH METAL					
GLASS LIGHTS	●	●			FRENCH DOORS 2 <sup>ND</sup> LEVEL - IN CHARACTER
HARDWARE	●	●			
TRANSOM	●	●			
WOOD OVERHEAD					
METAL OVERHEAD					
<b>WINDOWS</b>					
WOOD DOUBLEHUNG	●	●	●	70,71,72 ▲ 19	MULTI-PANE DESIGN SIMPLIFIED N-S GABLES
WOOD CASEMENT					
GLASS BLOCK					
VINYL					
WOOD VENT/HOPPER					
WOOD DECORATIVE					
WOOD FIXED	●	●	●	69 ▲ 19	MULTI-PANE DESIGN SIMPLIFIED
METAL CASEMENT					
METAL AWNING/HOPPER					
METAL DECORATIVE					
SCREENS/BARS					
<b>PORCHES</b>					
ROOFED	●	●		▲ 20,22	LEAKING / OVERPAINTED
ENCLOSED					
CONCRETE STEPS	●	●			
WOOD STEPS	●	●	●		
GRANITE STEPS					
BRICK PORCH & STEPS					
METAL RAILING	●	●		▲ 21	
WOOD RAILING	●	●			
COLUMNS	●	●			
ROOF BALUSTRADE	●	●			
<b>FIRE ESCAPES</b>					
METAL	●	●		▲ 23,24	
<b>CHIMNEYS</b>					
MASONRY	●	●		▲ 25	
METAL					

## CONDITION SURVEY

1. Plantings, in general, are not overgrown or pose a problem to the building at this time. A tree at the southeast corner is planted too close to the building to allow full growth. Pruning and clipping techniques on low shrubbery could be less brutal.
2. Downspout drainage system needs thorough investigation. Most downspouts discharge to grade although one appears to empty into an underground sewer or drywell. A consistent drainage system should be developed to channel water away from the foundation.
3. Some minor but not serious cracking is evident in the concrete foundation.
4. Walls have asbestos cement shingles, which should be removed when budget permits. Original wood siding is underneath and, depending on the results of a thorough investigation, may be sound.
5. Roof bracket ends are rotting on south and west sides. A number of bracket ends have been previously repaired but the original bracket detail has been simplified. New replacements should conform to original design.
6. Moss is growing on roof; requires annual cleaning or application of herbicide.
7. Although the composition roof looks relatively new, the system is still leaking and causing both interior and exterior damage. Flashing is not consistently applied, and in some cases is poorly installed. Subject to additional historical documentation, replacement roofing should be wood shingle.
8. Lack of gutters on dormers and poor flashing is creating moisture problems in eaves and soffits; evidence of rot and peeling paint.
9. Holes in northeast gable and unscreened slats in cupolas allow attic and third floor entry to birds and bats.
10. Dryrot holes occur in gable sheathing on east gable of north side and south gable on east side. Roofing material above holes has broken through.
11. Paint is builtup and peeling on underneath side of gables.
12. Barge board paint has weathered throughout; most are essentially unprotected from weather. Needs scraping and repainting.
13. Several barge boards are warping and cupping. Should be replaced. Barge board system should be returned to original dimension and configuration as part of renovation program.
14. Gutter leaks and poor installation is causing deterioration of supporting eave rafters in a number of places.
15. Downspout in NW corner discharges onto electrical conduit.
16. Downspout on west side of front porch is broken.

17. All doors have been replaced with fire-rated units that are out of keeping with the historic character of the building. New replacements should reflect the architectural style of the building.
18. Paint is weathered, alligatored, and blistering on most windows and window trim. Needs complete stripping and repainting.
19. Most window sash putty is hardened, cracked, and chipped and is allowing moisture penetration to the sash and interior.
20. Water is leaking through the front porch roof and dripping down the columns. Repair or replace roofing materials to correct moisture problem.
21. Simplified wrought-iron railings at front porch and wood handicap access detract from historic character of building.
22. Porch structure including railing and balustrade has paint buildup and cracking. Needs stripping and repainting. Paint has been worn off decking; deck is generally sound but is cupping from moisture penetration.
23. Fire sprinkler system has been disconnected; it should be rehabilitated or replaced, given the frame construction, historic significance, and public nature of the museum.
24. Metal fire escapes are no longer functional and replaced original balconies. They detract from the historic architecture. New fire exit systems should be installed in a less visible location.
25. Corbelled chimney has moss and open mortar joints at top; needs repointing and cleaning.
26. Exterior vents for interior wall-mounted heating units are visually intrusive; at minimum, grills should be painted to match exterior color.
27. Exterior lighting system should be standardized in character with original architectural style. Globes on front porch are adequate, but one globe has been broken.
28. Interior third floor has been abandoned. Lack of heat and roof maintenance has resulted in severe deterioration of plaster on both walls and ceiling. Also, program to install fire/smoke blocks left ripped out walls and large unfinished holes in both walls and ceilings. The resulting condition of the third floor makes the fire safety system worthless.
29. Evidence of fire damage in rafters in NW corner of building; should be inspected further but appears to be sound.

# NOTES

# MAINTENANCE AND REPAIR SCHEDULE

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

**BUILDING 4320**

**EXTERIOR ELEMENT**

EXTERIOR ELEMENT	NEEDS REPAIR SEE ARTICLE	SEE ILLUSTRATION	ROUTINE MAINTENANCE			IN HOUSE SEE NOTE	REMARKS
			*	+	o		
<b>LANDSCAPING</b>							
SIGNAGE	2.5						
DRAINAGE & GRADING	B 2.2			●		● 2	CLEAN DRAINS; MONITOR GRADE
LIGHTING						27	
PLANTING	C 2.1	●				● 1	PRUNE/FERTILIZE
<b>FOUNDATIONS</b>							
CONCRETE WALL	C 3.1			●		● 3	MONITOR CRACKS/REPAIR
CONCRETE PIERS							
SKIRTING							
<b>WALLS</b>							
WOOD SIDING							
CONCRETE							
STUCCO							
CONCRETE/STONE FACE							
MASONRY							
PAINT	B 4.5			●		● 18	INSPECT; PAINT AS NEEDED
WOOD TRIM				●		●	INSPECT; PAINT AS NEEDED
STEEL COLUMNS							
METAL TRIM							
ASBESTOS SIDING	C			●		● 4	MONITOR FOR DETERIORATION/FRIABILITY
<b>ROOFS</b>							
COMPOSITION	A 5.1	●				● 5-13	CLEAN VEGETATION; INSPECT
BUILT-UP							
METAL							
TILE							
FLASHING	A 5.4	●				● 7	INSPECT
<b>ROOF ACCESSORIES</b>							
BELL TOWER				●		●	INSPECT/PAINT AS NEEDED
CLERESTORY							
ATTIC VENTS							
GUTTERS	A 5.6	● ●				● 8,14	CLEAN SPRING/FALL; CORRECT SLOPE
SCUPPER BOXES							
DOWNSPOUTS	A 5.6	● ●				● 15,16	CLEAN SPRING/FALL
MISC. PENETRATIONS							
<b>DOORS</b>							
WOOD PANEL	C 6.1				● ●		REFINISH
FLUSH WOOD	C 6.7				● ●	17	REFINISH
FLUSH METAL							
GLASS LIGHTS				●		●	INSPECT/REPAIR
HARDWARE					● ●		OIL/ADJUST
TRANSOM				●		●	INSPECT/REPAIR
WOOD OVERHEAD							
METAL OVERHEAD							
<b>WINDOWS</b>							
WOOD DOUBLEHUNG	B 7.1	●	●			● 19	CHECK OPERATION; CONDITION
WOOD CASEMENT							
GLASS BLOCK							
VINYL							
WOOD VENT/HOPPER							
WOOD DECORATIVE							
WOOD FIXED	B 7.1			●		● 19	INSPECT; PAINT AS NEEDED
METAL CASEMENT							
METAL AWNING/HOPPER							
METAL DECORATIVE							
SCREENS/BARS							
<b>PORCHES</b>							
ROOFED	A/B	●				● 20,21	CLEAN/INSPECT ROOF; CORRECT MOISTURE PROBS
ENCLOSED							
CONCRETE STEPS				●		●	PATCH SPALLS
WOOD STEPS		●				●	CORRECT MOISTURE PROBS / REPAINT
GRANITE STEPS							
BRICK PORCH & STEPS							
METAL RAILING	C	●				● 21	SCRAPE RUST/PAINT AS NEEDED
WOOD RAILING		●				●	INSPECT/PAINT AS NEEDED
COLUMNS		●				●	INSPECT/PAINT AS NEEDED
ROOF BALUSTRADE							
<b>FIRE ESCAPES</b>							
METAL	C	●				● 23,24	SCRAPE RUST/PAINT AS NEEDED
<b>CHIMNEYS</b>							
MASONRY	B 5.7			●		25	CHECK MORTAR; CLEAN/REPOINT
METAL							

**MAINTENANCE AND REPAIR NOTES**

1. **LANDSCAPING**
  - a. Develop a building-specific landscaping plan.
  - b. Relocate tree that is too close to building.
  - c. Prune following more natural shapes.
  
2. **DOWNSPOUT DRAINAGE**
  - a. Evaluate existing system; water should discharge to sewer or drywell.
  - b. Install new system.
  
3. **FOUNDATION CRACKING**
  - a. Patch minor cracks.
  - b. Refer to article on "Concrete Foundations".
  
4. **ASBESTOS SHINGLES**
  - a. Remove following state laws for dangerous materials.
  - b. Evaluate condition of original siding.
  - c. Replace damaged boards.
  - d. Scrape, sand, patch holes, and caulk joints.
  - e. Prime and repaint using historic color scheme if possible.
  - f. Refer to article on "Wood".
  
5. **ROTTED BRACKETS**
  - a. Remove deteriorated wood.
  - b. Let- and glue-in wood that conforms to original decorative shape.
  - c. Sand, prime, and paint.
  
6. **MOSS ON ROOF**
  - a. Apply herbicide and rinse clean with water.
  
7. **LEAKY ROOF SYSTEM**
  - a. Conduct roofing survey and evaluate condition of shingles and flashing.
  - b. Identify and correct leaks.
  - c. Replace roof with wood shingles when funding permits.
  - d. Refer to article on "Roofing".
  
8. **LACK OF GUTTERS**
  - a. Install gutters, downspouts and edge flashing.
  - b. Refer to article on "Gutters and Downspouts".
  
9. **ANIMAL ACCESS**
  - a. Provide screening for cupola vents.
  - b. Patch other access holes.
  
10. **DRYROT IN GABLE OVERHANGS**
  - a. Remove roofing materials in vicinity of hole.
  - b. Let-in new board on substrate.
  - c. Apply new roofing shingles using galvanized nails.

11. **PAINT BUILDUP IN GABLES**
  - a. Strip, scrape, and sand affected areas.
  - b. Repaint; refer to article on "Paint".
  
12. **BARGE BOARD WEATHERED PAINT**
  - a. Scrape, sand, and fill voids.
  - b. Prime and paint.
  - c. Refer to article on "Paint".
  
13. **BARGE BOARD WARPING**
  - a. Remove and replace affected boards.
  - b. If possible, return barge boards throughout to original design.
  - c. Refer to historic photo for detailing.
  
14. **RAFTER DETERIORATION**
  - a. Evaluate rafter integrity.
  - b. Cut out deteriorated wood and let-in and glue new wood section.
  - c. Conform to original eave design.
  - d. Correct gutter leaks.
  
15. **DOWNSPOUT DISCHARGE**
  - a. Relocate electrical conduit to an internal run.
  
16. **BROKEN DOWNSPOUT**
  - a. Disassemble downspout.
  - b. Replace corroded sections.
  - c. Reassemble and reanchor to building; prime and paint.
  
17. **FLUSH DOORS**
  - a. Research original door types.
  - b. Replace doors with panel-type sympathetic to original architecture.
  
18. **WEATHERED PAINT**
  - a. Strip all alligatored surfaces using heat-gun.
  - b. Ensure safety of workers with protective gear.
  - c. Scrape weathered surfaces.
  - d. Sand, fill, prime, and repaint.
  
19. **HARDENED SASH PUTTY**
  - a. Remove putty as part of overall window reconditioning program.
  - b. Brush-on linseed oil to mullions and muntins.
  - c. Ensure adequate glazing points.
  - d. Reputty; refer to article on "Wood Windows".
  - e. Recommend systematic rebuilding of all windows.
  
20. **PORCH LEAKS**
  - a. Inspect roofing material and flashing; identify leaking areas.
  - b. Check for wood rot.
  - c. Repair or replace roofing materials and flashing.

21. **WROUGHT IRON RAILINGS**
  - a. Remove and replace railings with decorative wood variant.
  - b. Redesign handicap ramp to be more sympathetic to historic architecture.
  
22. **PAINT DETERIORATION ON PORCH**
  - a. Strip all alligatored surfaces using heat-gun.
  - b. Ensure safety of workers with protective gear.
  - c. Scrape weathered surfaces.
  - d. Sand, fill, prime, and repaint.
  - e. Use porch paint to seal wood decking.
  
23. **FIRE PROTECTION SYSTEM**
  - a. Rehabilitate old system or install a new fire protection system.
  
24. **FIRE ESCAPES**
  - a. Relocate fire escapes to less visible (interior courtyard) areas.
  - b. New fire escapes should be freestanding.
  - c. Install wood balconies that replicate original decorative design.
  
25. **CHIMNEY MORTAR**
  - a. Apply herbicide to kill plantlife and rinse with water and soft brush.
  - b. Repoint/rebuild chimney.
  - c. Refer to article on "Chimneys".
  
26. **HEATER VENTS**
  - a. Redesign heating system to eliminate exterior penetrations.
  - b. At minimum, paint grills to match exterior color scheme.
  
27. **EXTERIOR LIGHTING**
  - a. Develop an overall lighting scheme with historic-type replacement units.
  - b. Replace units.
  
28. **THIRD FLOOR DETERIORATION**
  - a. Develop a plan to, at minimum, stabilize deterioration and enclose voids.
  - b. Engage historic architect to design rehabilitation scheme.
  
29. **FIRE DAMAGE**
  - a. Provide inspection by historic architect/structural engineer.
  - b. Reinforce structural system if necessary.