

ASD Lincoln School – Initial Evaluation

ARCHITECT/STRUCTURAL FIELD REPORT

Project:		ASD Lincoln School, 320 Beach Street, Ashland, OR 97520				
Meeting Name:		Site Visit and Architectural Assessment	% Completion:	NA		
Date of Meeting:		08/21/2025	Time:	12:05 PM	Weather:	95°, sunny
Report Prepared By:		Christopher Brown AIA	Location:	ASD - Lincoln School		
Attendance at Meeting						
✓	Name	Company / Role		E mail		
	Chris Brown	Principal Architect – arkitek:design&architecture		Arkitek@arkitek.us		
	Steve Mitzel	ASD Executive Director of Operations		Steve.Mitzel@ashland.k12.or.us		
	Dr. Joseph Hatrick	ASD Superintendent		Joseph.Hatrick@ashland.k12.or.us		
	Mark Shay	Deputy Chief - Fire Marshal		Mark.Shay@ashland.or.us		
	Cameron Harris	Ciota Engineering PC		Cameron@ciotaengineering.com		
	Robby Moles	ASD Facilities & Maintenance Director		Robby.Moles@ashland.k12.or.us		
	Martin Meyer	Senior Architect– arkitek:design&architecture		Martin@arkitek.us		

Current Status:

On Thursday, August 21, 2025, a routine annual fire inspection was conducted at Lincoln School, located at 320 Beach St., Ashland, OR 97520.

Following this inspection, Ashland Fire Marshal Mark Shay(Deputy Chief), Structural Engineer Cameron Harris(Ciota Engineering), Executive Director of Operations Steve Mitzel(ASD), Facilities and Maintenance Director Robby Moles(ASD), Superintendent Dr. Joseph Hatrick(ASD), and architect Chris Brown(AIA) determined that due to deformation resulting in possible lateral movement of a load bearing wall the building was unfit for occupancy until shoring and further structural analysis could be performed.

Existing Roof Observations:

1. The roof is Modified Bitumen and within a 20-foot radius of the S/E corner of the gymnasium(above the buckle) the insulation underneath this roofing is degraded and has been compromised.
2. There are three curbs within a 15-foot distance from the S/E corner; an exhaust fan, a blank cover, and an exhaust or air intake louver. The roof flashing appears adequate.
3. The South eave of the gym above the corridor has a built-in sheet metal gutter with some wood applied trim. The downspout from that gutter runs out onto the roof at the corridor, and then onto a downspout at the south edge of the corridor, captured by downspout that runs into a buried storm system below grade.
4. At the north wall of the lower-level east addition, at the backside of the Gymnasium parapet, there is a sizable crack on the outside face on the backside of the parapet, extending up through the gym.
5. All the applied wood molding needs maintenance and there are multiple opportunities for water infiltration at Gymnasium roof flashing.
6. On the west side of the gymnasium the lower roof has the exact same crack from the lower parapet, up through the gym parapet as the east side.

Interior Observations:

1. Visible beyond the framing cavity(behind the buckled Gypsum wallboard) there is more recent framing near the height of the ceiling.
2. Lowered acoustical ceiling in the Teachers Workroom(adjacent to 'buckle') has existing water damage staining
3. In the Teachers Workroom; valance at the ceiling plane(east) has an 18 inch crack adjacent to downspout leader at that location.
4. Up in the mezzanine where air handling equipment is located, there is minimal water intrusion evidence.
5. The jam at the door into the Teacher Workroom is obviously skewed as you can't shut the door.

Structural Engineer, Cameron Harris(Ciota Engineering, PE) Observations:

We were informed the buckled gypsum wall board had just happened within 24 hours of the site visit. This typically is indicative of a compromised structural member and/or settlement. We recommend installing temporary shoring right away and limit occupying the building until further investigation has been carried out. Selective demolition should be performed as soon as possible to expose the area of concern for observation by the Architect and Structural Engineer.

Site Photos:

Photo #1 Looking North. Indicates the buckling of the Gypsum Wall Board(24"x36") in the Corridor adjacent to the Stage and the Teacher Work Room (per original blueprint).



Photo #2 Looking Northeast. Indicates the buckling in the Gypsum Wall Board showing the depth out of plumb.



Photo #3 Looking Northwest, across the Corridor from the buckle. It indicates the purposeful change in the ceiling plane spanning the corridor.



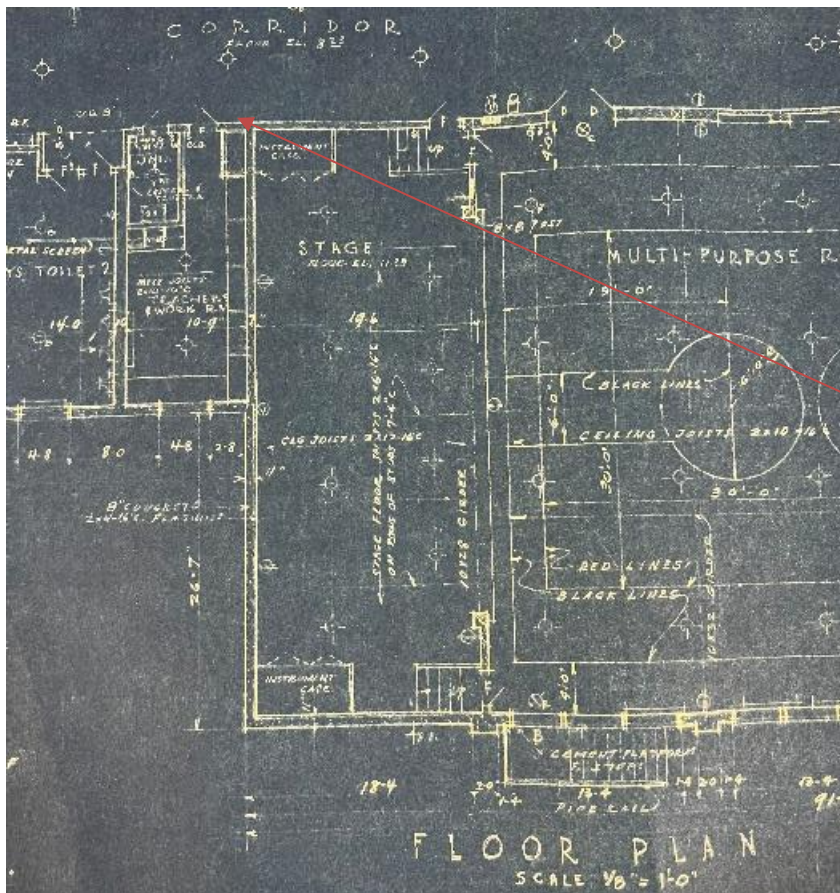
Photo #4 Looking west. This shows a plaster crack indicating minimal building movement.



Photo #5 Looking west. This shows a plaster crack indicating minimal building movement.

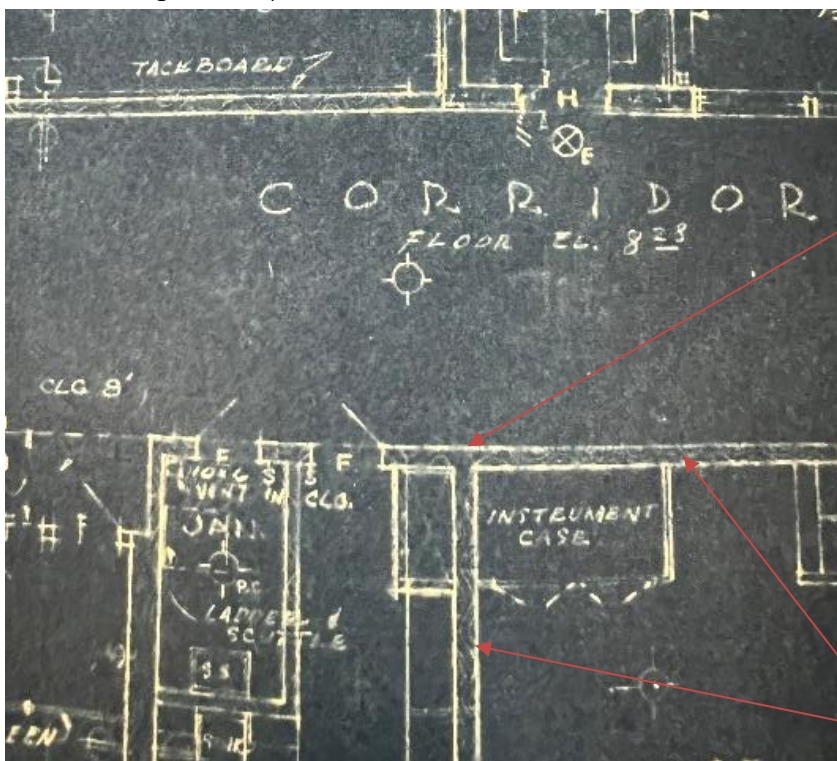


Photo #6 Looking Northeast. Indicates the context of the buckle outside of 'Teachers Break Room'(per original blueprint)



Location of buckle

Photo #7 Original Blueprint. Floor Plan indicates location of the buckle.



Location of the buckle

Location of Gymnasium walls that project up through the east wing and corridor roof.

Photo #8 Original Blueprint. Enlarged plan indicates location of the buckle.

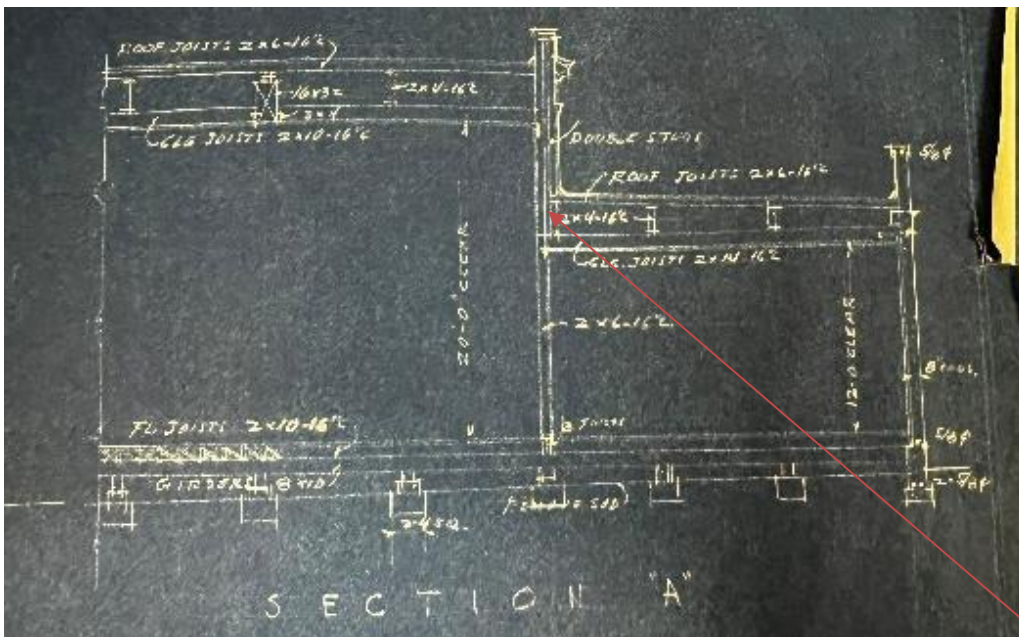


Photo #9 Original Blueprint. Indicates a building cross section looking north.

These are the areas of the buckle below. The change in a building plane provides for opportunities for the membrane to open up due to expansion and contraction.

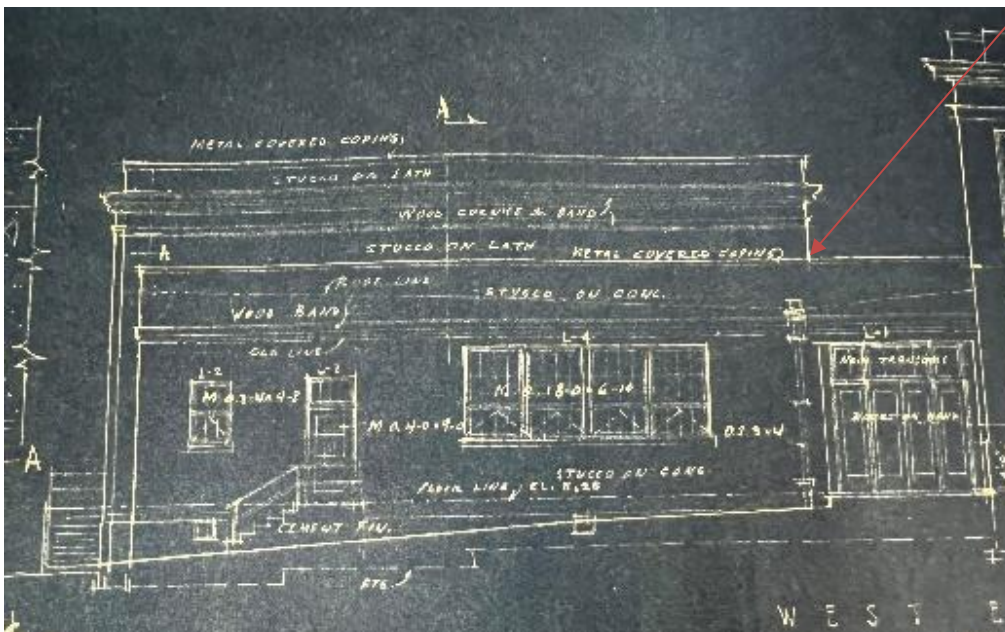
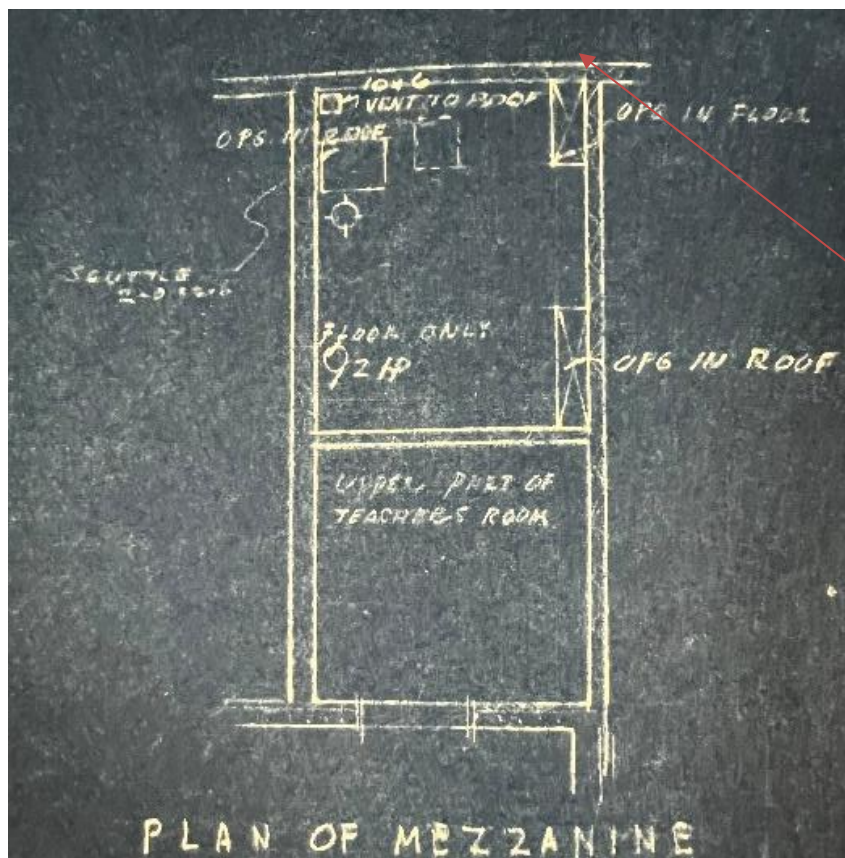


Photo #10 Original Blueprint. Indicates a building elevation looking south.



Location of the buckle



Photo #11,12 Looking Southwest. Indicates the mechanical equipment (lower left) in the mezzanine above the buckle.



Photo #13 Looking Northeast. Refer to note #10 above. This recent framing is intriguing as it may indicate an intentional repair near the ceiling level.



Photo #14 Looking Southwest. The buckle is on the outside of this wall. The water stains at acoustic ceiling may indicate water from outside or from the HVAC equipment in the mezzanine above.



Photo #15. Looking Northeast. Refer to Photos #9 & #10. The corner of the Gymnasium that pops up above the corridor and the east wing is just to the left of this photo.



Photo #16. Looking North. Refer to Photos #9 and #10. Note the hump from this lower eave to the corner of the gym indicating movement. The buckle is directly below the corner of the gym.



Photo #17. Looking Northwest. Refer Photos #9 and #10. This crack is at a location that is common to buildings indicating expected expansion and contraction.



Photo #18. Looking West. This picture indicates a stooled-up frame wall running west the length of the gymnasium. It bears on the ceiling framing and continues up underneath the roof framing.