



PROJECT PROFILE

Lincoln High School

Historic Building Modernization | Seattle, WA



CLIENT

CBRE, Heery, and Seattle Public Schools

BACKGROUND

Constructed in 1906, Lincoln High School is named after Abraham Lincoln. The school was closed in 1981 and, for many years, while not in regular use, the buildings were used to temporarily house schools undergoing their own renovations. In 2017–2019, Seattle Public Schools, supported by CBRE and Heery, sought to rehabilitate the aging school so that its own students could again be welcomed through its doors.

WJE performed a facade condition survey of the masonry and terra cotta and subsequently developed restoration recommendations and a ten-year maintenance plan based on the findings, which served as a roadmap for Bassetti Architects to develop construction documents. WJE then served as the building envelope consultant, performing a peer review of Bassetti’s repair design and construction observation services for the installation of new roofing assemblies and repair of the masonry facade, including replacement of more than four hundred windows.

SOLUTION

WJE’s hands on and practical approach included up-close evaluation of mock-ups and installed systems and working directly with Bassetti Architects and the general contractor, Lydig Construction, to overcome the challenges of transitioning modern flashings and weather resistive barriers into existing historic materials. When the construction team found the historic brick and terra cotta substrate at window openings too rough and irregular to accept the specified stainless steel and self-adhered membrane flashing, WJE worked with the contractors and supplier technical representatives to implement a fluid-applied window flashing material that allowed for a seamless transition between new and existing elements.

WJE’s solutions will protect the building from water and air infiltration for years to come, providing a safe and healthy learning environment for Seattle students, faculty, and staff. Lincoln High School successfully reopened its doors in September 2019, and this outstanding rehabilitation project received Historic Seattle’s 2020 Beth Chave Best Rehabilitation Award.

