



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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LPB 174/26

MINUTES

Landmarks Preservation Board Meeting

Hybrid Meeting via Webex Webinar or Room L2-80 Boards & Commissions

Seattle City Hall, 600 4th Avenue, Floor L2

Wednesday, July 1, 2026 – 3:30 p.m.

Board Members Present

VJ Kopacki (VK)
Ian Macleod, Chair, (IM)
Lawrence Norman (LN)
Katie Randall (KR)
Erica Thomas (ET)
Cameron Wong (CW)
Matt Zinski (MZ)

Board Members Absent

Lora Ellen McKinney (LEM)
Becca Pheasant (BP)
Harriet Wasserman (HW)

Staff Present

Erin Doherty (ED)
Nelson Pesigan (NP)

Key

BM Board Member
AP Applicant
SM Staff Member

Chair Ian Macleod called the meeting to order at 3:36 p.m.

070126.1 ROLL CALL

070126.2 PUBLIC COMMENT

Ruth Danner, President of Save the Market Entrance, urged the Board to closely examine the applicant's request for additional time regarding the Hahn Building. Ruth noted that the Clark analysis, previously expected in April, is still outstanding and emphasized that the Board should first determine whether the analysis is intended to justify the applicant's continued request for a controls and incentives agreement with no controls or whether it reflects a shift toward an adaptive reuse approach under landmark controls.

Jean Bateman expressed her support for the remarks shared by Ruth Danner and urged the Board to adopt strong landmark controls for the Hahn Building. She emphasized that the loss of any of the four historic structures at the intersection, due to redevelopment pressures, would irreparably alter the historic sense of place and diminish the cultural significance these buildings contribute to downtown Seattle.

Heather Pihl, President of Friends of the Market, opposed postponing the controls and incentives decision for the Hahn Building, emphasizing her organization's mission to preserve the Market Historical District and its surroundings. Heather stressed that maintaining the building's current form and scale is essential to preserving the Market's gateway and urged the Board to adopt strong controls.

BM Matt Zinski joined at 3:45 p.m.

070126.3 MEETING MINUTES

June 17, 2026

MM/SC/VJ/KR

6:0:1

The motion passed and was approved. BM Lawrence Norman abstained.

070126.4 CONTROLS & INCENTIVES

070126.41 Hotel Elliott / Hahn Building

103 Pike Street

Request for extension

Jessica Clawson, McCullough Hill requested a three-month extension of the controls and incentives negotiation period, noting that a draft report with updated construction and economic data has been completed and needs review by SM Sarah Sodt, who is unavailable until late July. She explained that extending the negotiation period would allow all parties to determine appropriate next steps collaboratively, whereas denying the extension would send the matter directly to the Hearing Examiner.

SM Erin Doherty clarified the timeline of previous extensions, noting that in April the applicant requested a five-month extension to September, but the Board granted only three months, bringing the matter to the current meeting. After discussion with the applicant, all parties agreed to set the next review for September 16 to ensure clarity moving forward.

BM Matt Zinski moved to extend the Controls and Incentives agreement negotiations to September 16, 2026.

MM/SC/MZ/KR

7:0:0

The motion passed and was approved unanimously.

070126.5 CERTIFICATES OF APPROVAL

070126.51 McGilvra Elementary School

1617 38th Avenue E

Proposed window rehabilitation with new VIG glazing

Presenter Marc Tegen of Stemper AC summarized the building's architectural history, previous alterations, and current window and door conditions, noting widespread deterioration particularly at ground-floor openings caused by aging materials, failed paint, water exposure, and the presence of non-historic protective steel mesh.

The proposal includes refurbishing existing wood window and door assemblies, repairing or replacing deteriorated wood components in kind, and installing vacuum-insulated glazing to improve thermal performance and acoustics while maintaining historic appearance. Upper sashes will be fixed in place due to the increased weight of the new glazing, and lower sashes will be limited to four inches of operability for safety compliance.

The project is designed to retain and repair historic materials wherever feasible, ensure reversibility of interventions, and execute work in phases based on budget priorities. Scope elements include sash removal, in-shop refurbishment, frame repair, installation of new weather-stripping, restoration or replacement of hardware, selective use of laminated glass in small openings, and removal of the non-historic exterior mesh screens.

The presentation also detailed the condition survey methodology, sample repair treatments, window type classifications, and planned quality-control measures governing the restoration process.

BM Matt Zinski asked for clarification regarding the removal of the existing security mesh, specifically whether any of the mesh or related security measures would be reinstalled or replaced as part of the proposed work.

Marc explained that the existing security mesh was installed primarily to prevent breakage and because the tall windows lack stops and are rarely locked. He stated that the intent is to remove the mesh and not reinstall it on any windows that are refurbished or replaced. If certain areas are not included in the current project due to budget limitations, the mesh in those locations will remain; however, wherever refurbishment or replacement occurs, the mesh will be removed permanently.

Board members expressed consistent support for the proposal, noting that it preserves and minimizes impacts to the historic wood window sashes and frames, and represents only minor modification to the façade. Several members commended the improved security, increased visibility and natural light resulting from mesh removal, and the overall quality and clarity of the applicant's presentation.

Board members also emphasized the benefits of the window-upgrade approach, praising its compatibility with historic character and its contribution to energy-efficiency improvements.

Action:

BM Matt Zinski moved the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed glass replacement at McGilvra Elementary School, 1617 38th Avenue E, as per the attached submittal.

This action is based on the following:

1. With regard to SMC 25.12.750 A, the extent to which the proposed alteration or significant change would adversely affect the features or characteristics described in Ordinance 124777.
 - a. The select existing windows are original and part of the character defining features of the building. Although the glass appearance will be altered, the size of the window components allow for a VIG installation that maintains the muntins and divided lites of the original wood window sashes.
2. With regard to SMC 25.12.750 B, the reasonableness or lack thereof of the proposed alterations or significant change in light of other alternatives available to achieve the objectives of the owner and the applicant.
 - a. The applicant is seeking to replace glazing with a Low-E vacuum insulated glass (VIG) assembly for improved thermal and acoustical performance. For panes that are too small for the VIG product, a Low-E laminated glass will be used.
 - b. The applicant is seeking to improve interior conditions and comfort for the building occupants, and improve how the building envelope performs resulting in reduced energy consumption.
 - c. No alternatives were requested as the proposal appeared reasonable.
3. The factors of SMC 25.12.750 C, D and E are not applicable.

MM/SC/MZ/VK

7:0:0

The motion passed and was approved unanimously.

070126.6 BOARD BUSINESS

SM Doherty informed the board that, following the departure of the former vice chair, a new vice chair must be selected. She stated that she will email the full board to solicit volunteers and, if necessary, contact members individually.

If only one person volunteers, the board may confirm the appointment by consensus; if multiple members are interested, a vote will be held, ideally at the next meeting.

Meeting adjourned at 4:24 p.m.