



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
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LPB 163/26

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, June 17, 2026 – 3:30 p.m.

Board Members Present

VJ Kopacki (VK)
Ian Macleod, Chair, (IM)
Lora Ellen McKinney (LEM)
Becca Pheasant (BC)
Katie Randall (KR)
Erica Thomas (ET)
Harriet Wasserman (HW)
Cameron Wong (CW)
Matt Zinski (MZ)

Board Members Absent
Roi Chang, Vice Chair, (RC)
Lawrence Norman (LN)

Staff Present

Erin Doherty (ED)
Nelson Pesigan (NP)
Sarah Sodt (SS)

Key

BM Board Member
AP Applicant
SM Staff Member

Chair Ian Macleod opened the meeting for the Executive Session at 3:31 p.m.

Chair Macleod opened the regular meeting to order at 4:25 p.m.

061726.1 EXECUTIVE SESSION

Pending, potential, or actual litigation per RCW 42.30.110
(Executive sessions are closed to the public)

061726.2 ROLL CALL

061726.3 PUBLIC COMMENT

There were no in-person or virtual public comments.

061726.4 MEETING MINUTES

May 20, 2026
MM/SC/VK/HW
9:0:0

The motion passed and was approved unanimously.

June 3, 2026
MM/SC/HW/ET
7:0:2

The motion passed and was approved. BMs Zinski and Kopacki abstained.

061726.5 BRIEFINGS

061726.51 McGilvra Elementary School

1617 38th Avenue E.

Briefing on proposed window rehabilitation with new VIG glazing.

Presenter Marc Tegen of Stemper AC outlined the proposed refurbishment of historic wood windows and associated glazing replacement at McGilvra Elementary School's landmarked 1913 main building and 1940 addition. The project aims to preserve historic architectural elements while improving thermal performance, energy efficiency, occupant comfort, and sound attenuation through replacement of original single-pane glass with vacuum-insulated glazing units. Work includes removal of existing protective steel mesh, off-site sash refurbishment, in-place frame restoration, installation of new weatherstripping, sealants, hardware repairs, and repainting.

The scope of work is organized into a base bid for all 1913 windows with additive alternates covering ground-level doors and fixed windows, 1940-era windows, and remaining historic doors. The intent is to retain and restore historic materials wherever feasible and maintaining landmark requirements. Work is planned to occur in phased summer cycles to minimize school disruption.

Board members expressed strong appreciation for the thorough, technically clear presentation and noted that their recent experience with similar window-restoration projects has increased their familiarity with the subject. The Board offered no objections and indicated support for the project moving forward, suggesting that future presentations could be streamlined to focus on scope and key technical distinctions.

Chair Macleod affirmed satisfaction with the level of detail and praised the project's balance of historical accuracy and modern performance, noting enthusiasm for seeing the restored windows implemented.

Presenter Tegen asked the Board for some input on the Gatewood Elementary School, a briefing he made to the Board on May 6, asking whether it would be appropriate to propose a change, using a combination of laminated and vacuum-insulated glazing, while allowing for a possible future change in scope to a fully vacuum-insulated glazing package using two different manufacturer's products, and asked if that future change would require Board review..

BMs Pheasant and Zinski, and Chair Macleod offered some feedback on what may be potentially suitable, noting it was hard to fully assess without visuals for review.

SM Erin Doherty advised and recommended discussing the potential scenarios outside the meeting to review options and determine the most suitable approach moving forward.

061726.6 BOARD BUSINESS

Meeting adjourned at 5:33 p.m.