July 1st, 2026

Seattle Department of Neighborhoods

JAPANESE CULTURAL & COMMUNITY CENTER of WASHINGTON

July 1st, 2026

Early Guidance Meeting for

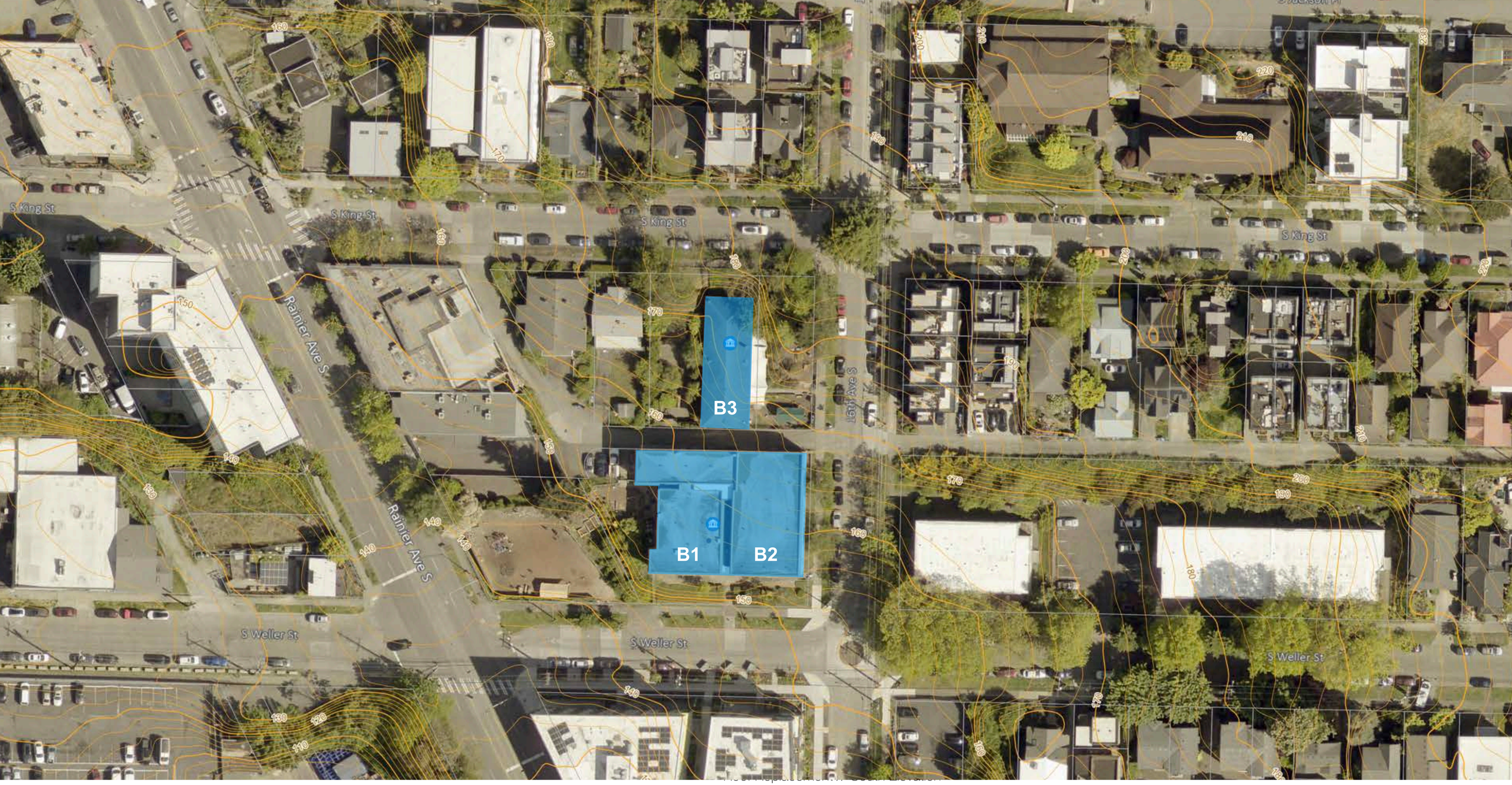
*‘**Certificate of Approval**’*

***JCCCW** // Building 3 // Roof Replacement*

JCCCW

Japanese Community and Cultural Center of Washington

1414 S. Weller Street, Seattle, WA 98144



City of Seattle Areal View

JCCCW | Building 1,2,3
Japanese Community and Cultural Center

City of Seattle Base Map

JCCCW | Building 1,2,3
Japanese Community and Cultural Center

Building 1 and 2 View from South Weller Street

JCCCW | Building 1&2
Japanese Community and Cultural Center

Building 3
View from Kintsugi Garden

JCCCW | Building 3

Japanese Community and Cultural Center

Building 3
View from Back Alley separating
Building 1 & 2 with Building 3

JCCCW | Building 3

Japanese Community and Cultural Center

Building 3
View from 16th Ave South
Main Entrance for Early Childhood

JCCCW | Building 3

Japanese Community and Cultural Center

Building 3
View from S. King Street

JCCCW | Building 3
Japanese Community and Cultural Center

Building 3
View from S. King Street

JCCCW | Building 3
Japanese Community and Cultural Center

Building 3
View from Outdoor Play Area (Deck)

JCCCW | Building 3
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JCCCW // Building 3 Roof Replacement

Historic Picture and *Original Blueprints*

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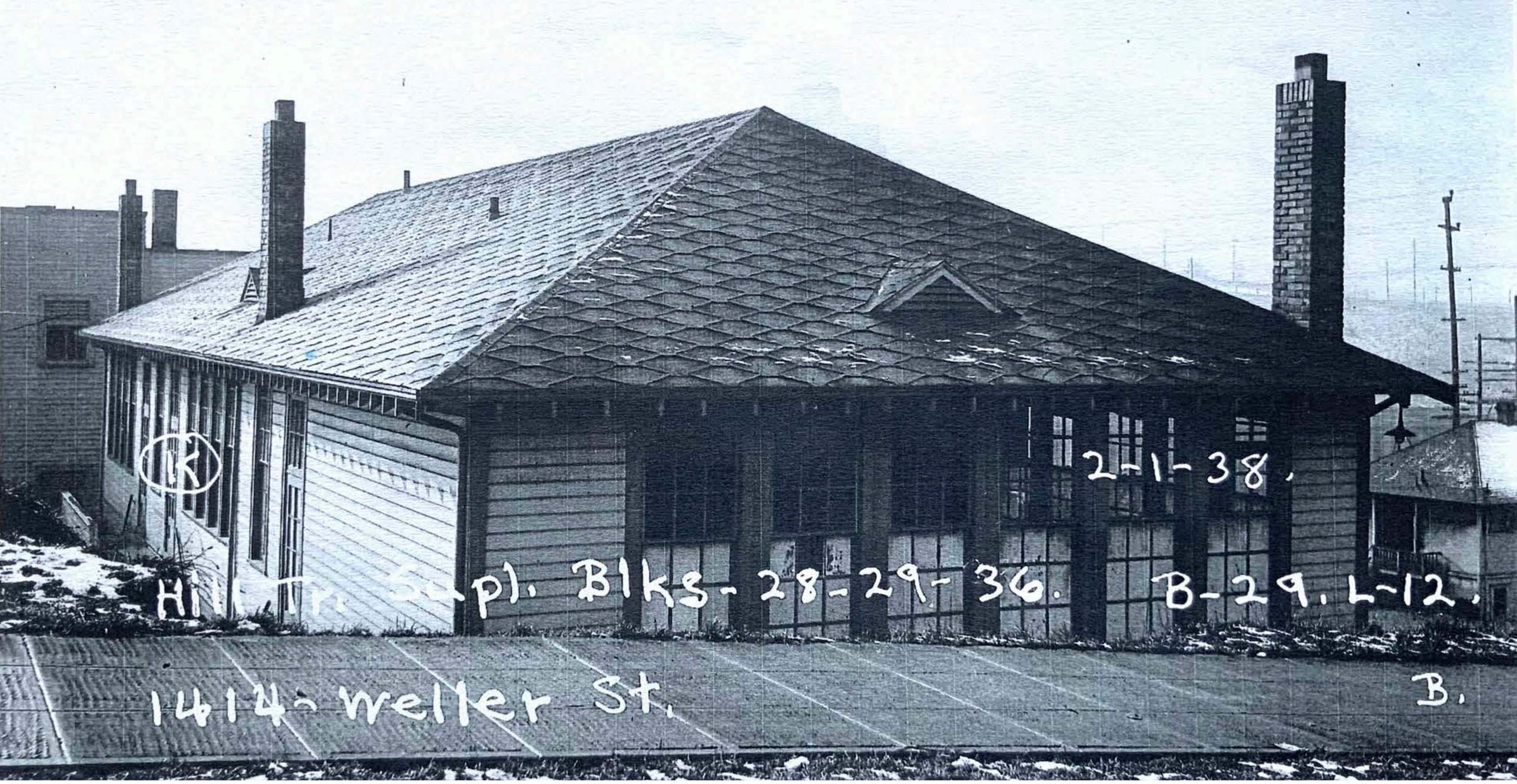
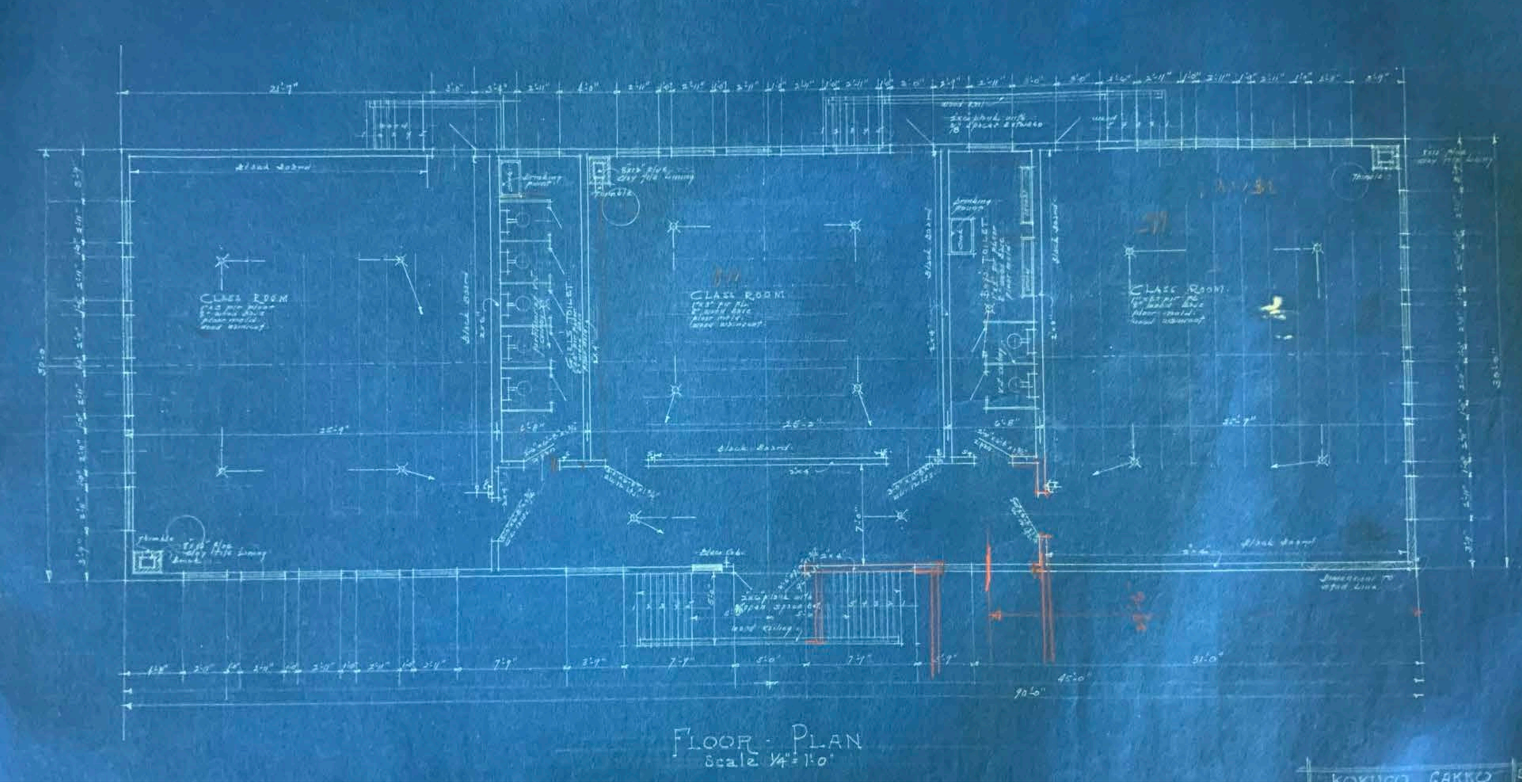
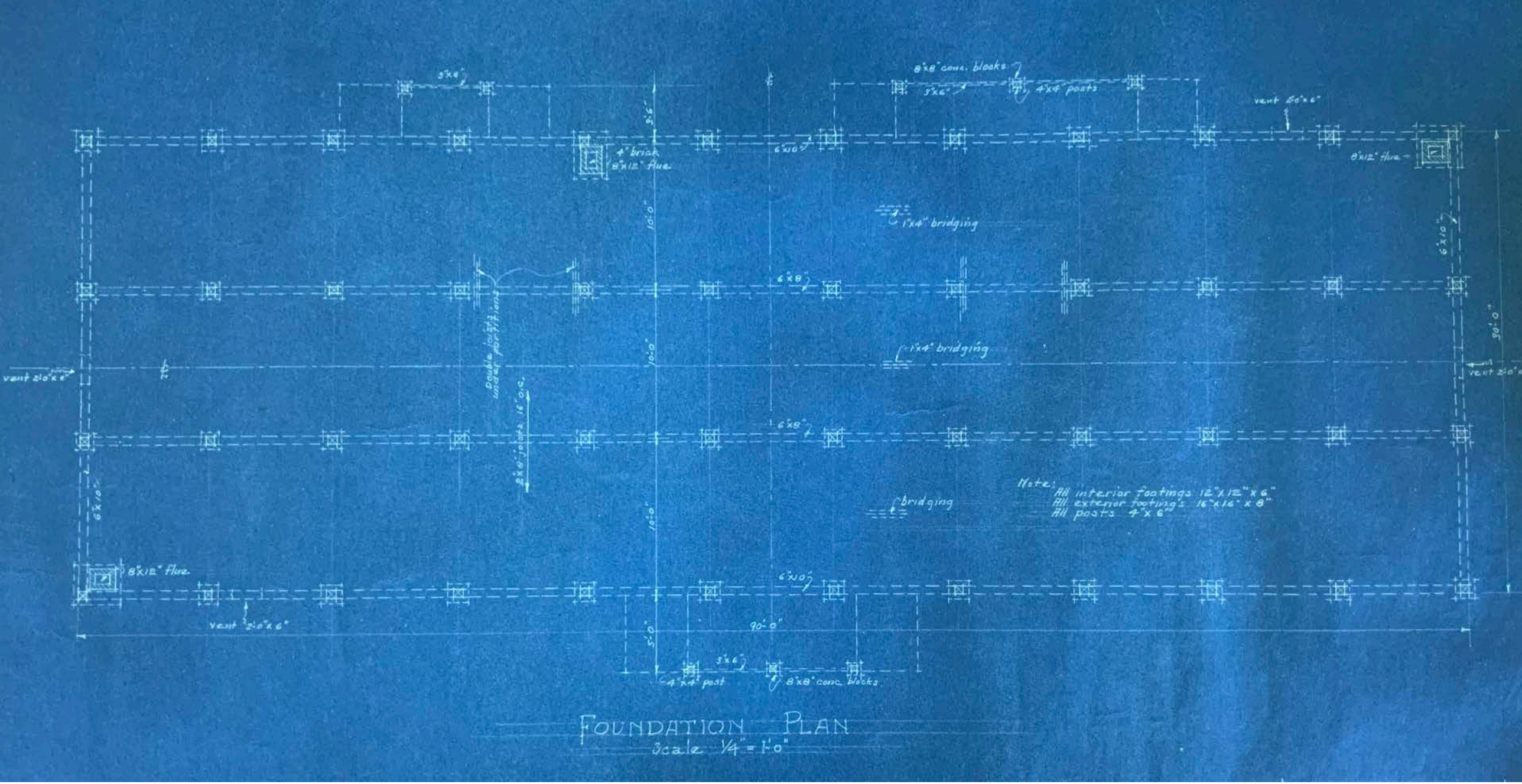


Building 3 // Historic Picture February 1st, 1938 // View from South King Street

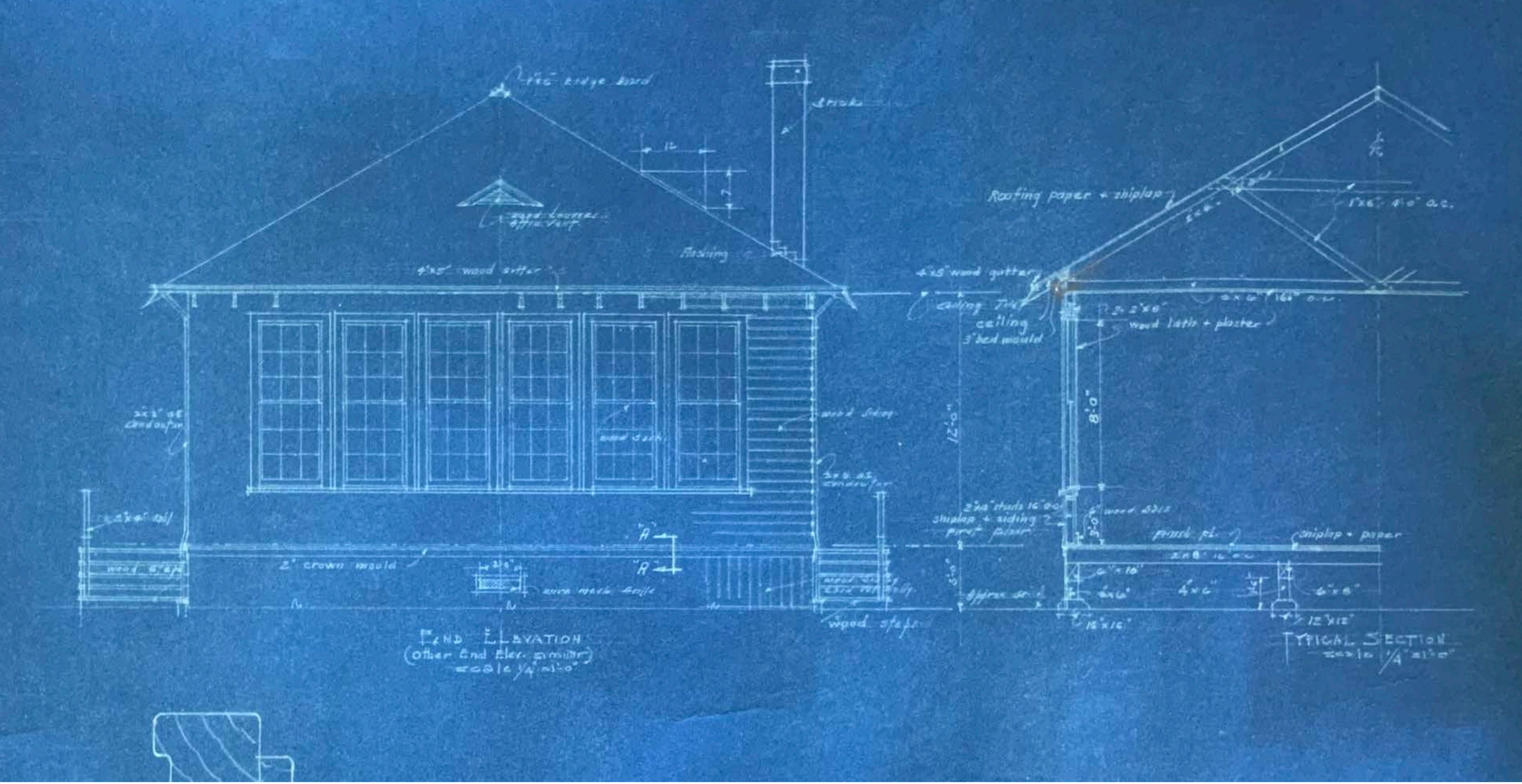


Building 3 // Original Blueprint // Floor Plan



Building 3 // Original Blueprint // Foundation Plan

JCCCW | Building 3
Japanese Community and Cultural Center



Building 3 // Original Blueprint // South Elevation and Typical Section with Rafter Tail detail // Roof pitch 7:12

JCCCW | Building 3
Japanese Community and Cultural Center

JCCCW // Building 3 Roof Replacement

Intervention Proposal:

1. RAFTER TAIL: *Design alteration to the rafter tail/gutter detail*

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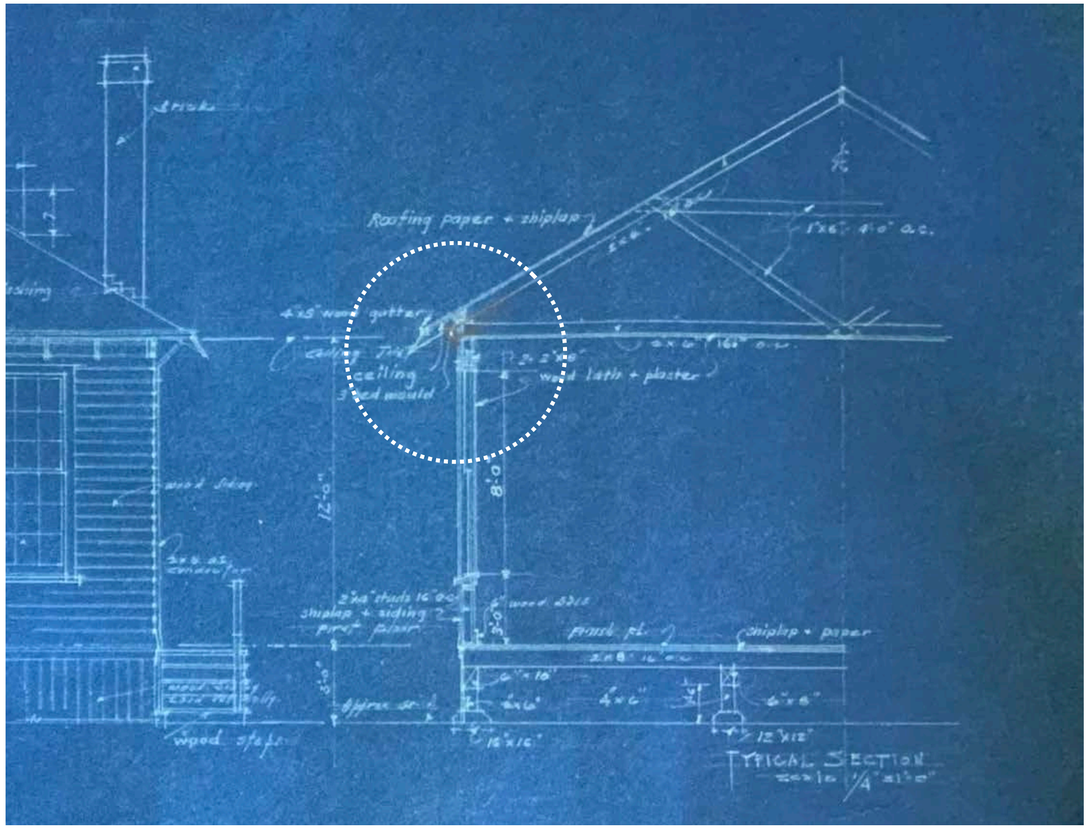

The rafter tail is the portion of the roof rafter system that extends beyond the building envelope. According to the original blueprints, the gutters were initially made of 4”x5” wood, likely cedar, and the rafter tails have a specific angular design. However, this original feature was modified either during construction or a previous renovation when the wooden gutters were probably replaced with aluminum ones. This change has led to a critical design flaw, characterized by water condensation between the base of the aluminum gutter and the exposed cut on the rafter tail to allocate it, see next page.

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JCCCW // Water Management System, Rafter Tail Detail

Roof Replacement // View from South King Street

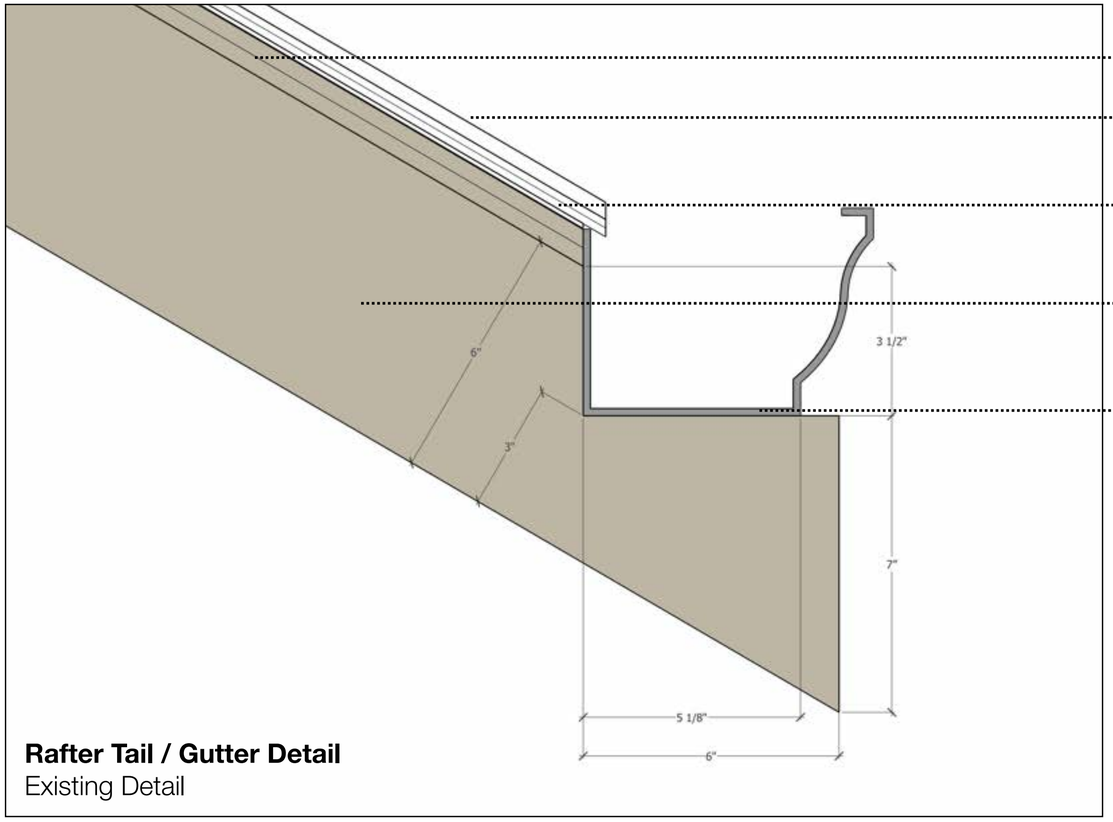
Gutter sits on 2x6” Rafter Tail

Flawed detail leading to water retentio
between the base of the gutter and th
rafter tail cut to allocate it.

End grain face exposed to rain

Rafter Tail / Gutter Detail
View from below

JCCCW | Building 3
Japanese Community and Cultural Center



Rafter Tail / Gutter Detail
Existing Detail

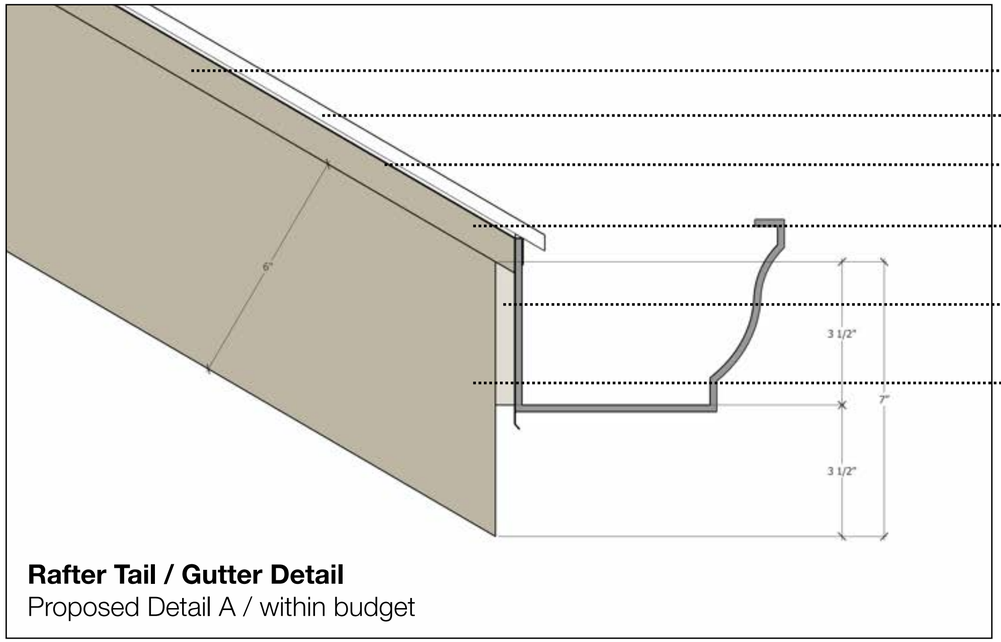
exi. original fir planks + 1/2” plywood

3 layers of asphalt shingles

exi. waterproof paper

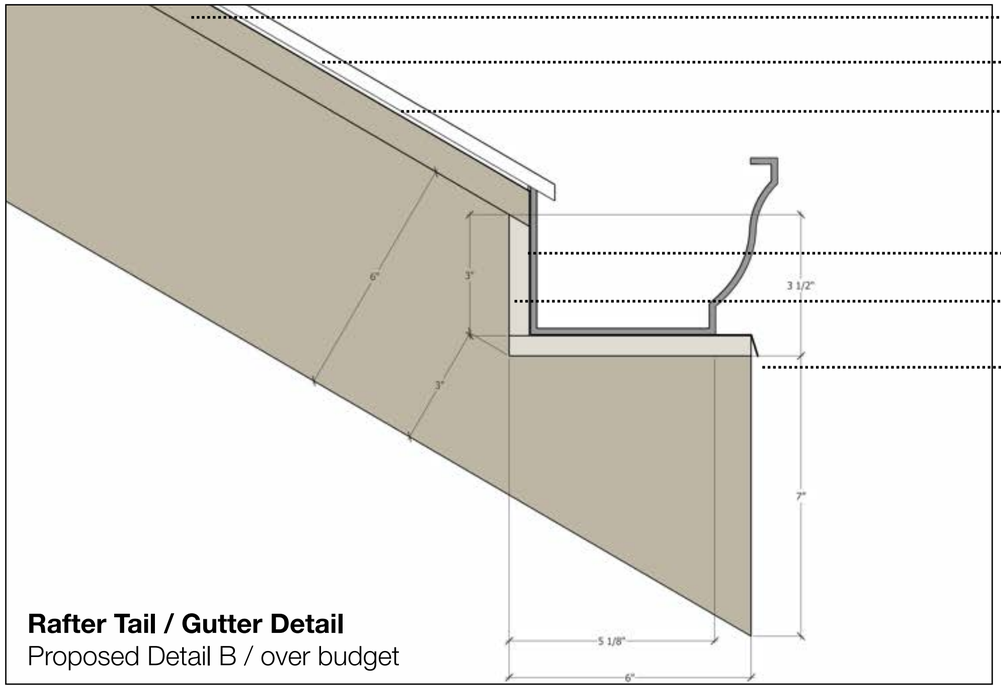
2”x6” rafter tail 16” o.c.

aluminum gutter in contact with the notched portion of the rafter tail



Rafter Tail / Gutter Detail
Proposed Detail A / within budget

5/8” cdx ply full re-sheeting
new asphalt shingles
synthetic underlayment + Ice and Water Shield
flashing
2”x4” pvc facia matte black
drip edge



Rafter Tail / Gutter Detail
Proposed Detail B / over budget

5/8” cdx ply full re-sheeting
new asphalt shingles
synthetic underlayment + Ice and Water Shield
flashing
2”x6” pvc facia to protect rafter tails
drip edge, extension over rafter tail end cut

JCCCW // Building 3 Roof Replacement

Intervention Proposal:

2. CHIMNEY: *Removal or Reduction in size of existing obsolete chimney flues*

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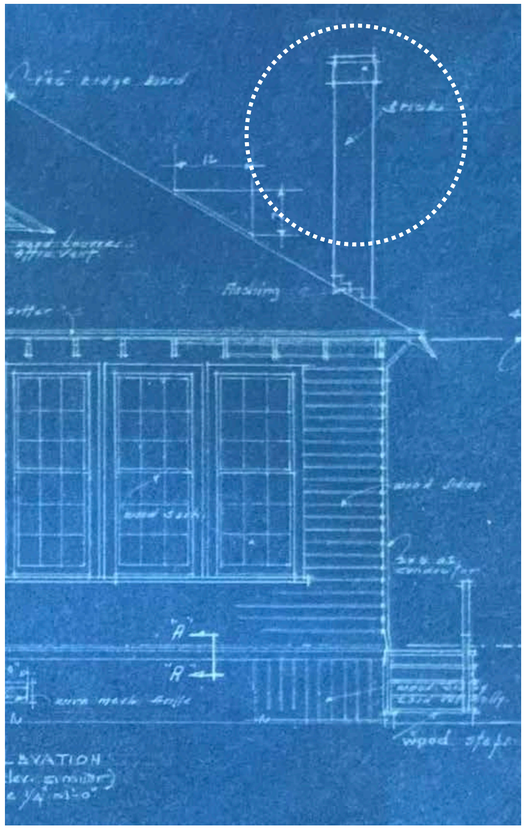
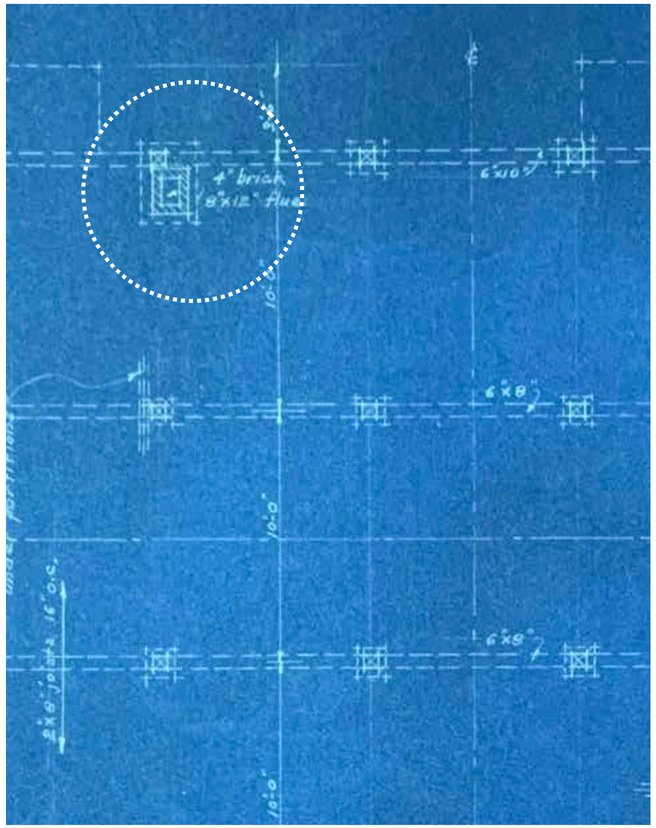


Original Blueprint South Elevation



Original Blueprint Foundation Plan

Of the three original chimney flues, only two remain. These flues, made of 4” bricks and measuring 8” x12”, are currently unbraced and show significant signs of deterioration. This deterioration is the primary cause of water intrusion in the classrooms below and poses a safety hazard for the building, as well as for the students attending classes and the children playing outside on the deck.
Numerous previous attempts to address the issue, including patches of drywall below the lath and plaster ceiling, have been unsuccessful. The Roof Replacement Intervention proposes a full plywood re-sheeting and proposes either eliminating or reducing the size of these deteriorating flues.

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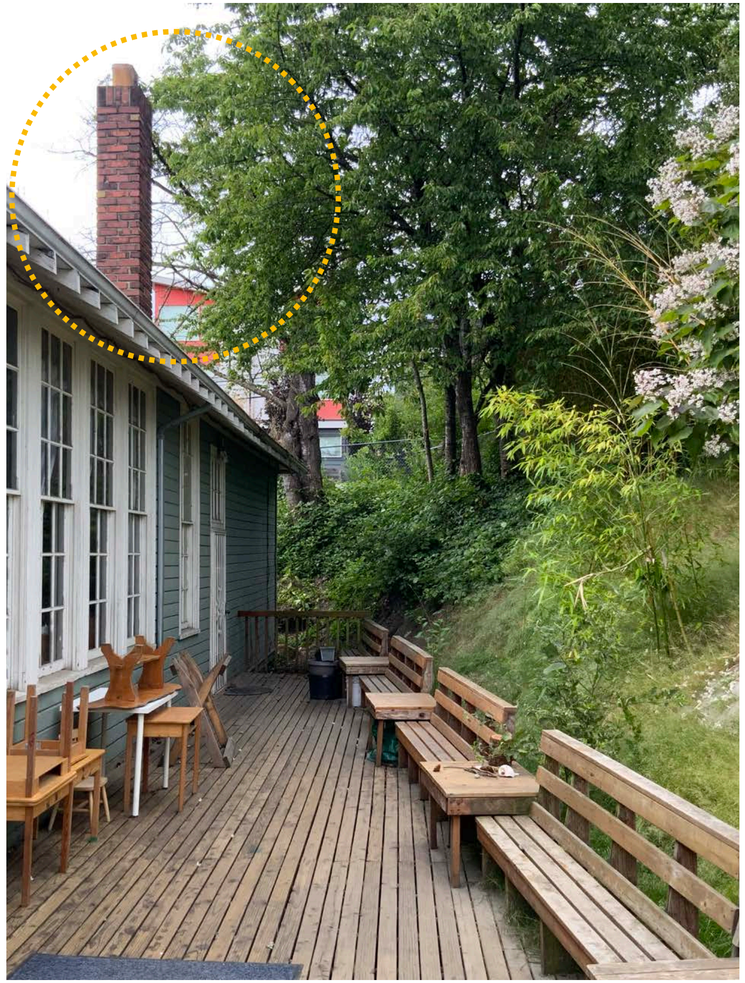
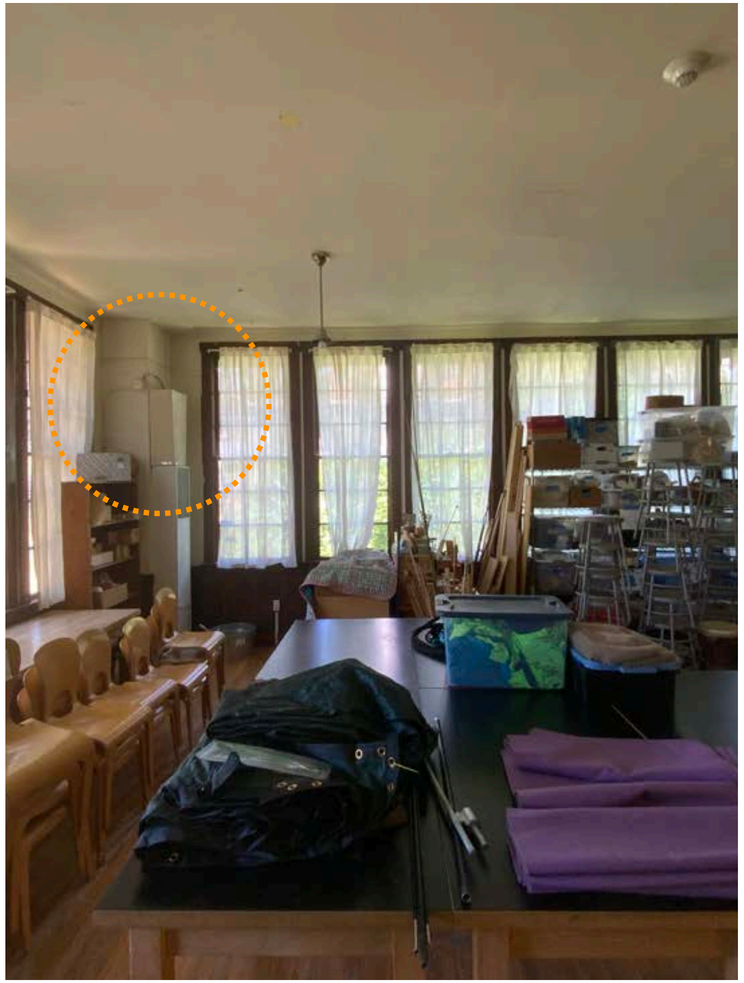
JCCCW // Chimney Flue

Roof Replacement // View from South King Street



Hazard for students playing outside on the outdoor deck



Hazard for students attending the classes

Sign of previous patches and water intrusion

Previous unsuccessful ceiling patch

Obsolete HVAC units are set to be replaced in the fall by a new Heat Pump system for the entire building, with ducts running in the crawlspace

Structural crack sign of detachment from main structure

JCCCW | Building 3

Japanese Community and Cultural Center

JCCCW // Building 3 Roof Replacement

Intervention Proposal:

3. ROOF MATERIAL: *Change in material for the new roof, metal roof instead of asphalt shingles*

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The existing roof, as shown in the photo above, consists of three layers of asphalt shingles. Each layer weighs approximately 4 pounds per square foot, resulting in a total weight of 12 pounds per square foot on the underlying structure. This roof was designed and engineered for only one layer of asphalt shingles, and the excessive weight is likely the primary cause of the visible cracks in the lath and plaster ceiling. Additionally, the short lifespan of asphalt shingles leads to constant maintenance and financial burden.

Our proposal suggests replacing the current roofing material with metal roofing, which weighs only 2 pounds per square foot and lasts five times longer than asphalt shingles. Furthermore, this change will significantly reduce maintenance and financial requirements.

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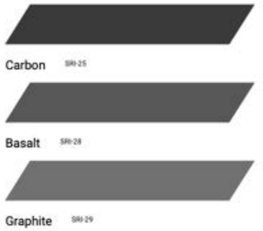
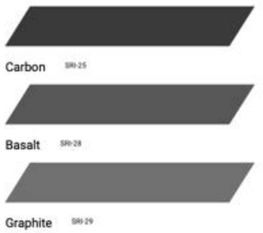
JCCCW // Roofing Material Proposal

Roof Replacement // View from South King Street

NRM 2000 Metal Finish
Detail Proposal
1.50” tall rib design
16” width flat design
Flat color finish



NRM 1750 Metal Finish
Detail Proposal
1.75” tall rib design
18” width flat design
Flat color finish



Proposal 1
Aluminum Profile, within the budget, approximated 120K

Proposal 1

Golden Garden, Seattle, WA
Aluminum Profile, in the budget, approximated 120K

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JCCCW | Reference Image
Roof Replacement // Metal Roof Reference

Aluminum

More affordable and cold in tone than Titanium

Titanium

Natural warm gray tone, cost overt budget

Proposal 2

Diaomnd shaped zinc/alluminum shingles, over budget, approximated 35% more than the aluminum profiel solution

JCCCW | Building 3

Roof Replacement // Metal Roof Detail

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