



Seattle Department of Neighborhoods

‘Certificate of Approval’
JCCCW // Building 3 // Roof Replacement

Update 08/04/2026

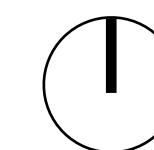
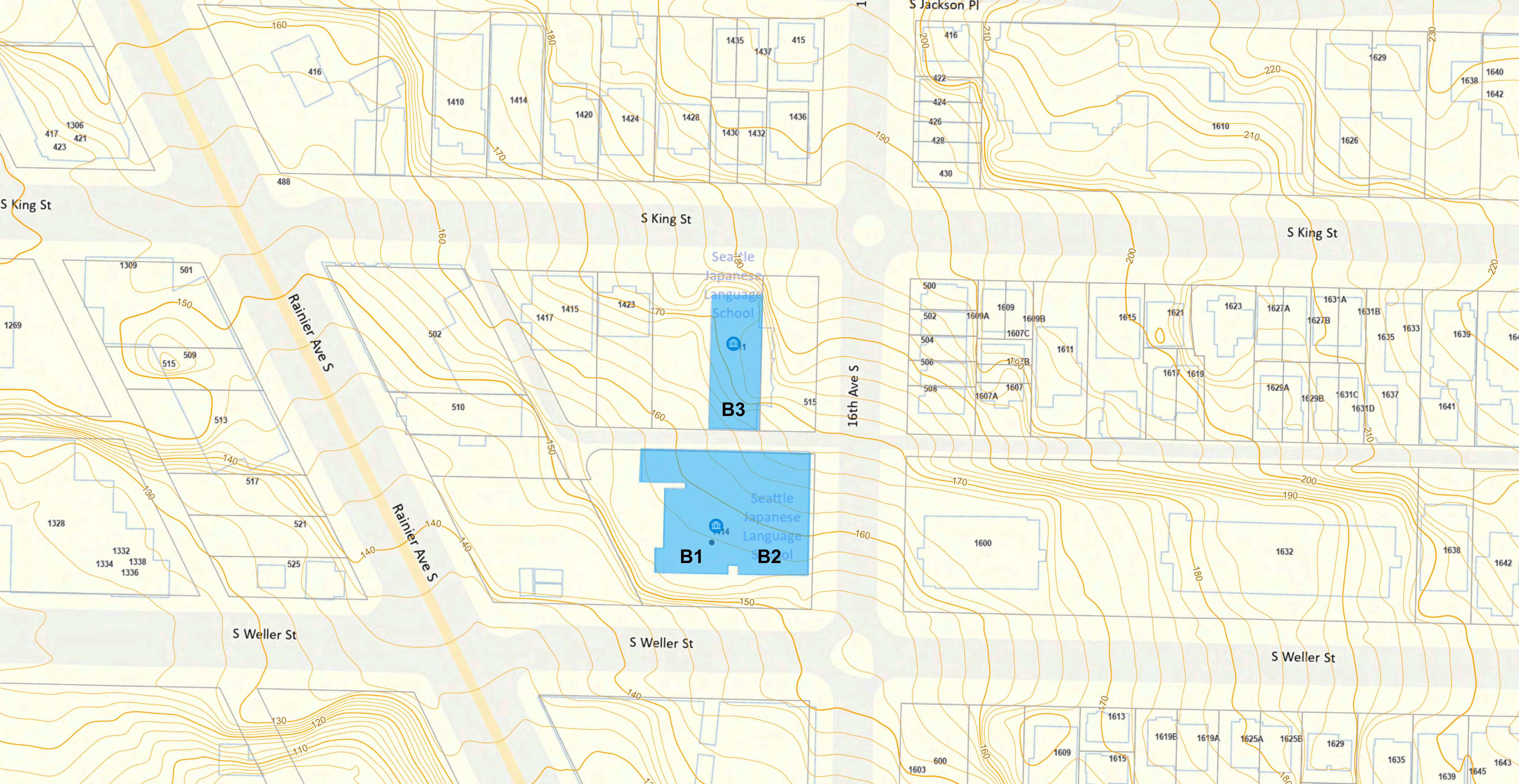


JCCCW

Japanese Community and Cultural Center of Washington

1414 S. Weller Street, Seattle, WA 98144







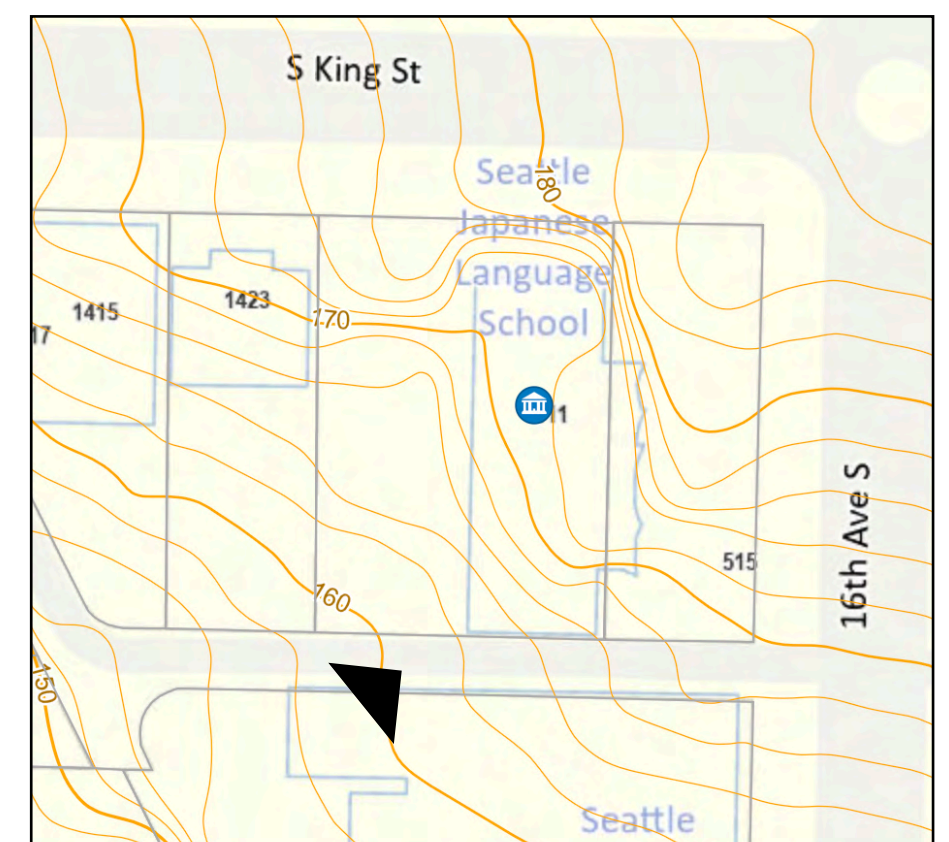
Building 1 and 2 View from South Weller Street



JCCCCW | Building 1&2
Japanese Community and Cultural Center



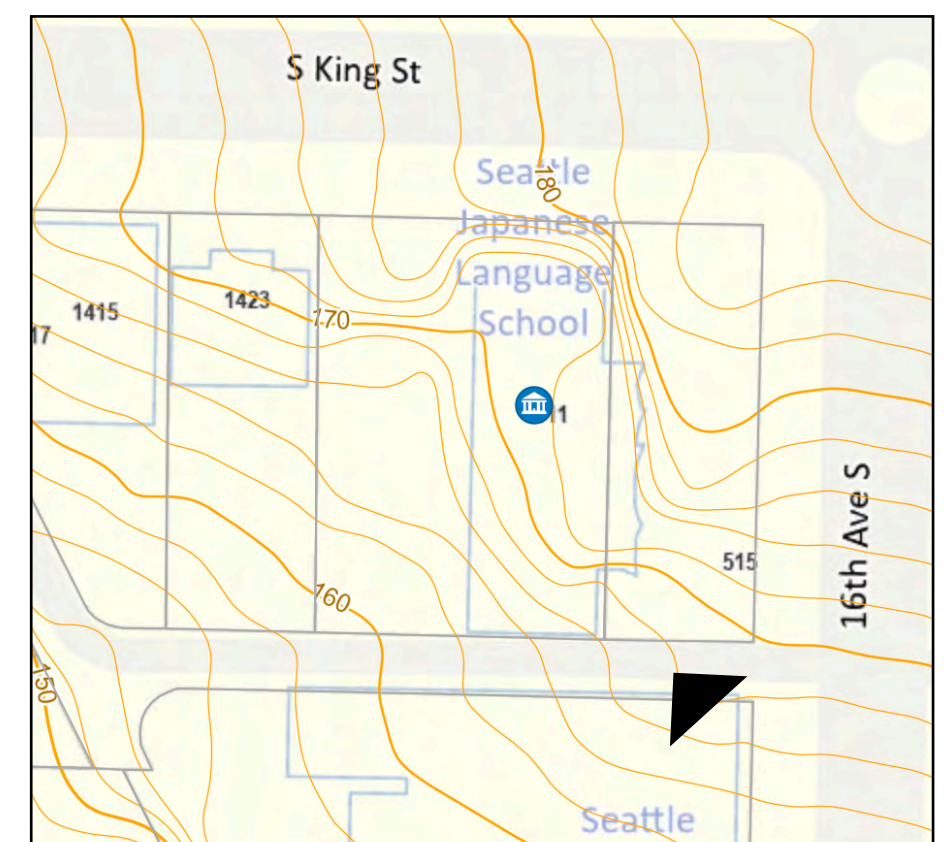
Building 3
View from Kintsugi Garden





Building 3

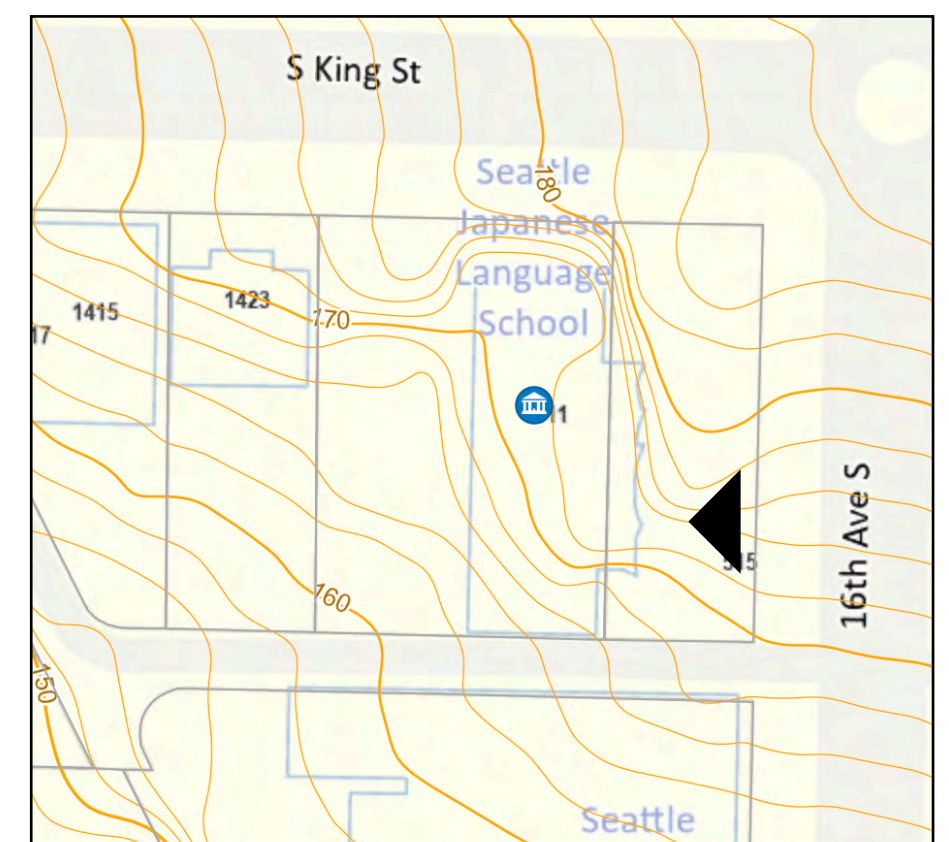
View from Back Alley separating Building 1 & 2 with Building 3





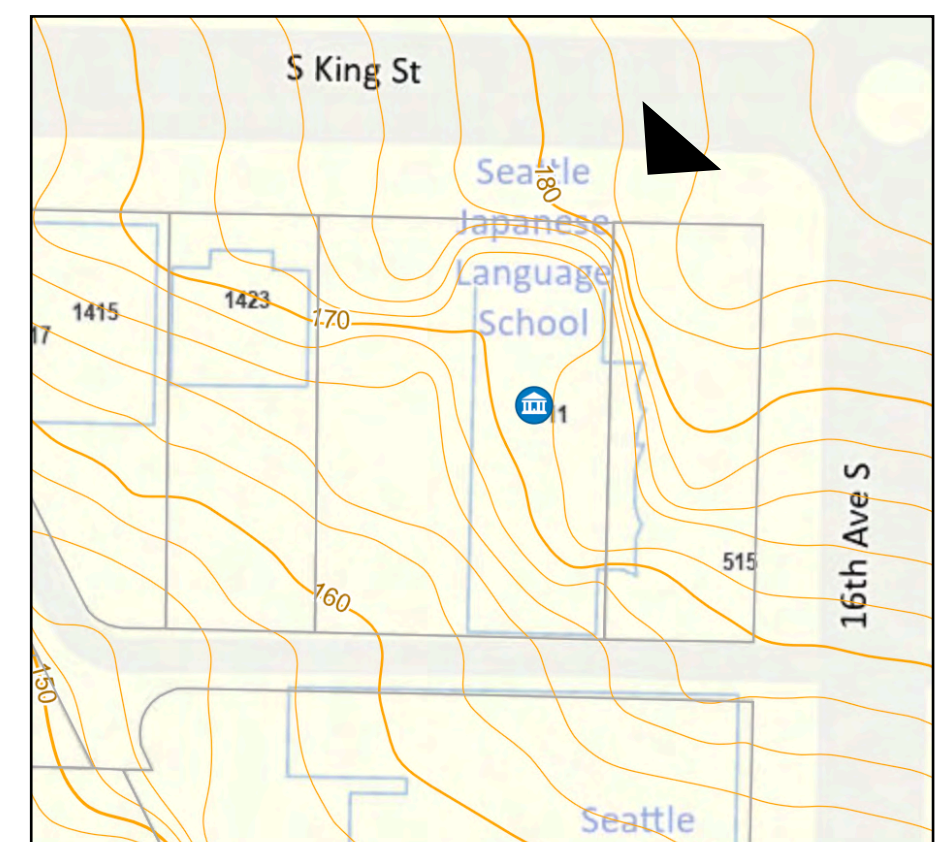
Building 3

View from 16th Ave South
Main Entrance for Early Childhood



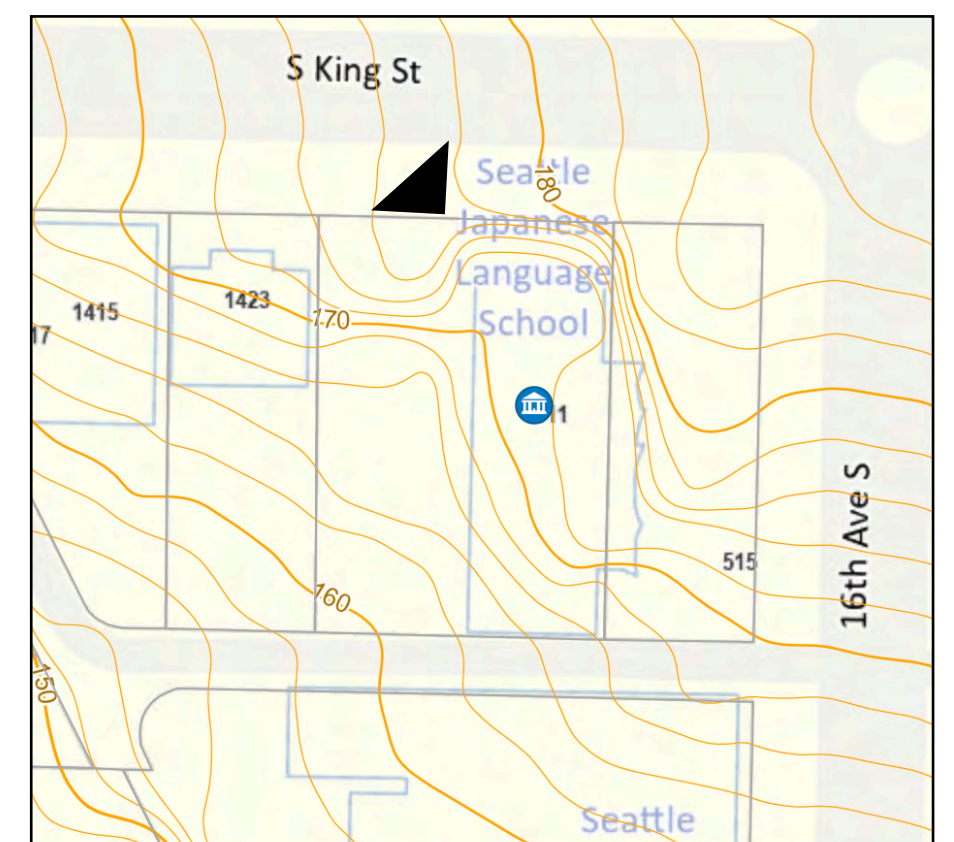


Building 3
View from S. King Street



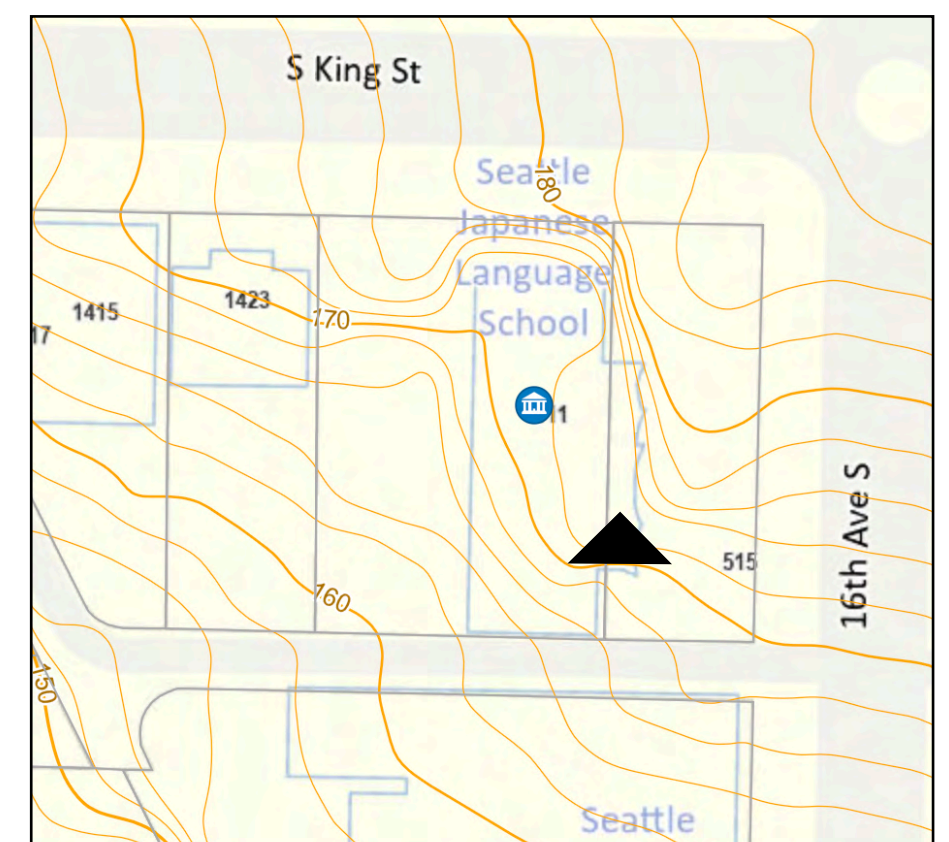


Building 3
View from S. King Street



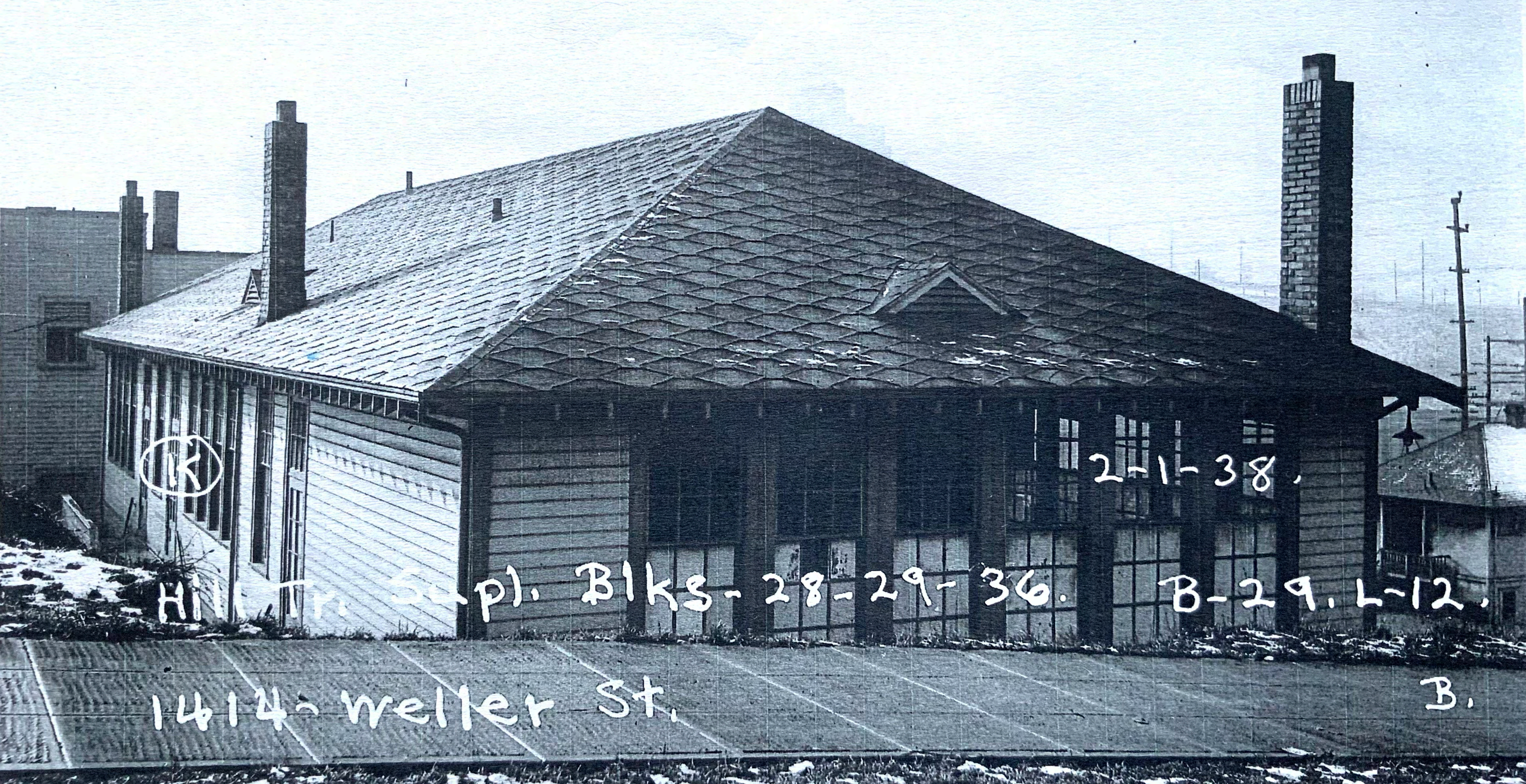


Building 3
View from Outdoor Play Area (Deck)



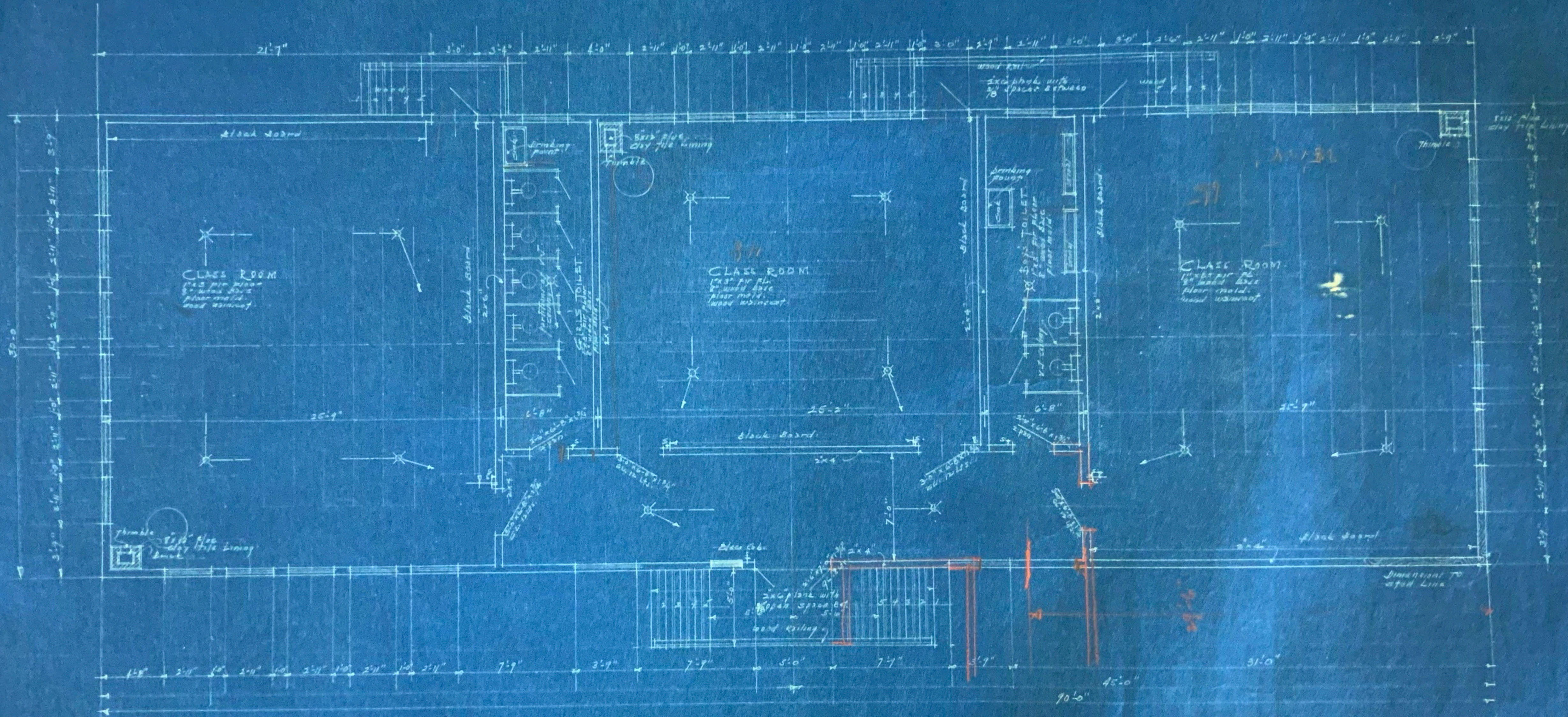
JCCCW // Building 3 Roof Replacement

Historic Picture and Original Blueprints

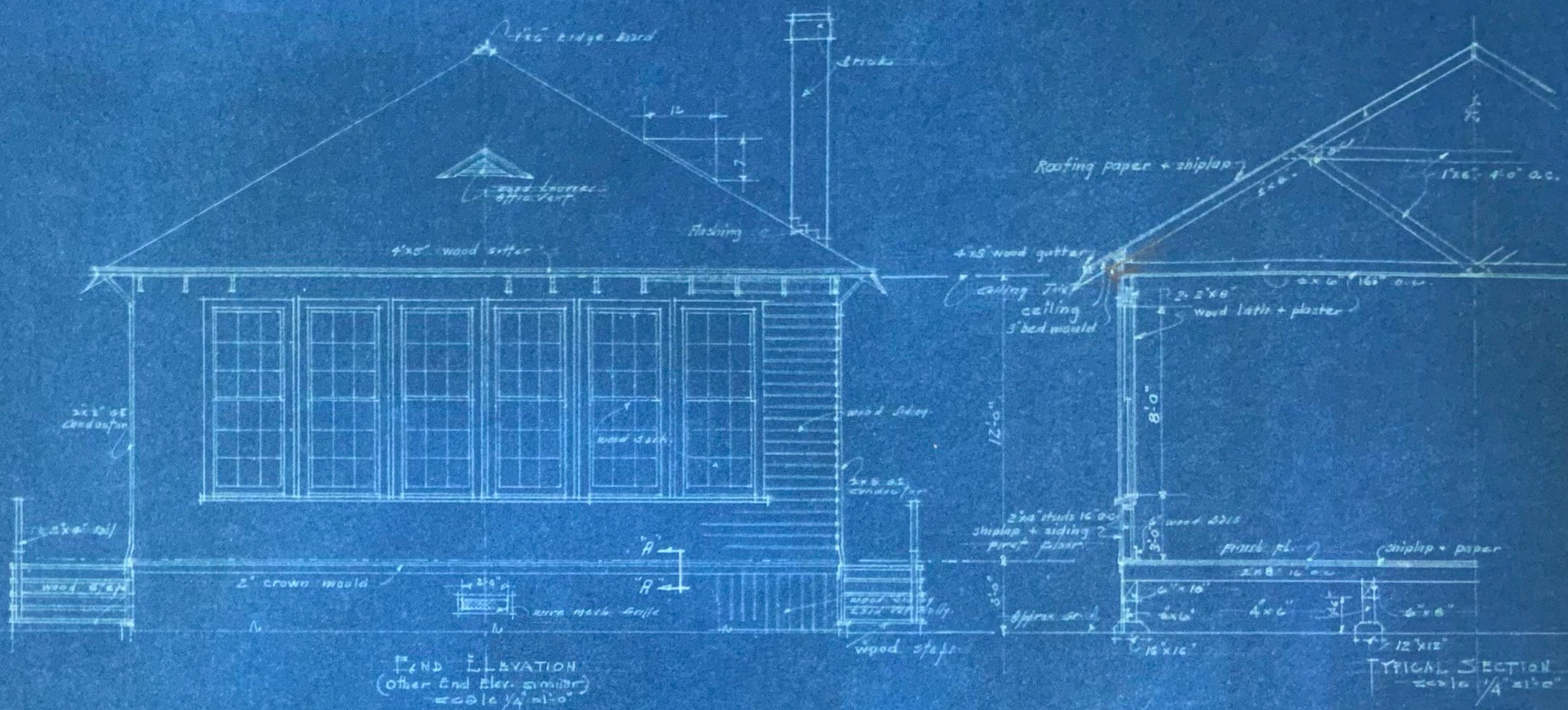


Building 3 // Historic Picture February 1st, 1938 // View from South King Street





FLOOR - PLAN
Scale 1/4" = 1'-0"



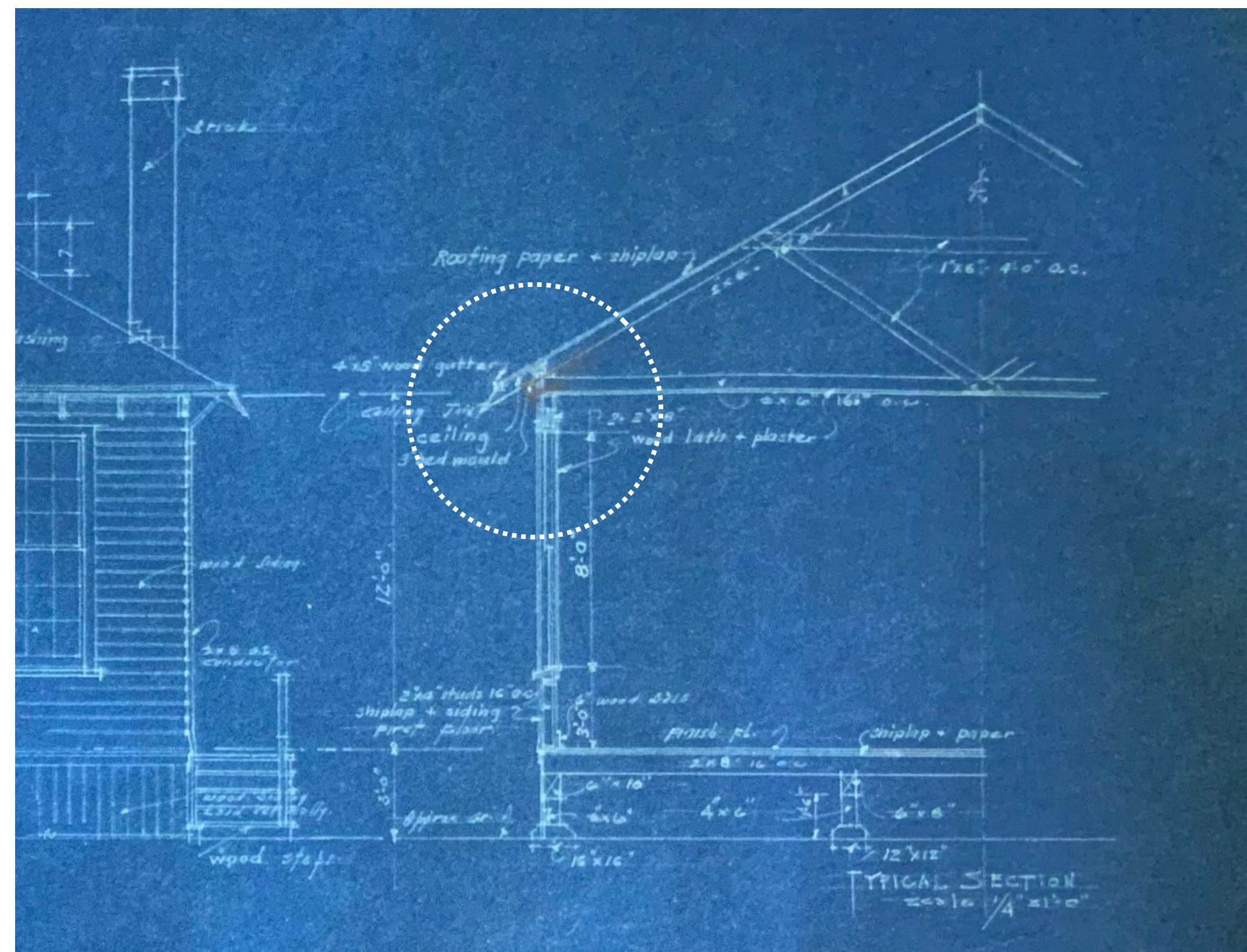
JCCCW // Building 3 Roof Replacement

Intervention Proposal:

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



JAPANESE
CULTURAL &
COMMUNITY
CENTER of
WASHINGTON



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 had a specific angular design, probably altered during construction. However, during a roof resurfacing in the 70s, the wooden gutters were 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.



JCCCW // Water Management System, Rafter Tail Detail
Roof Replacement // View from South King Street



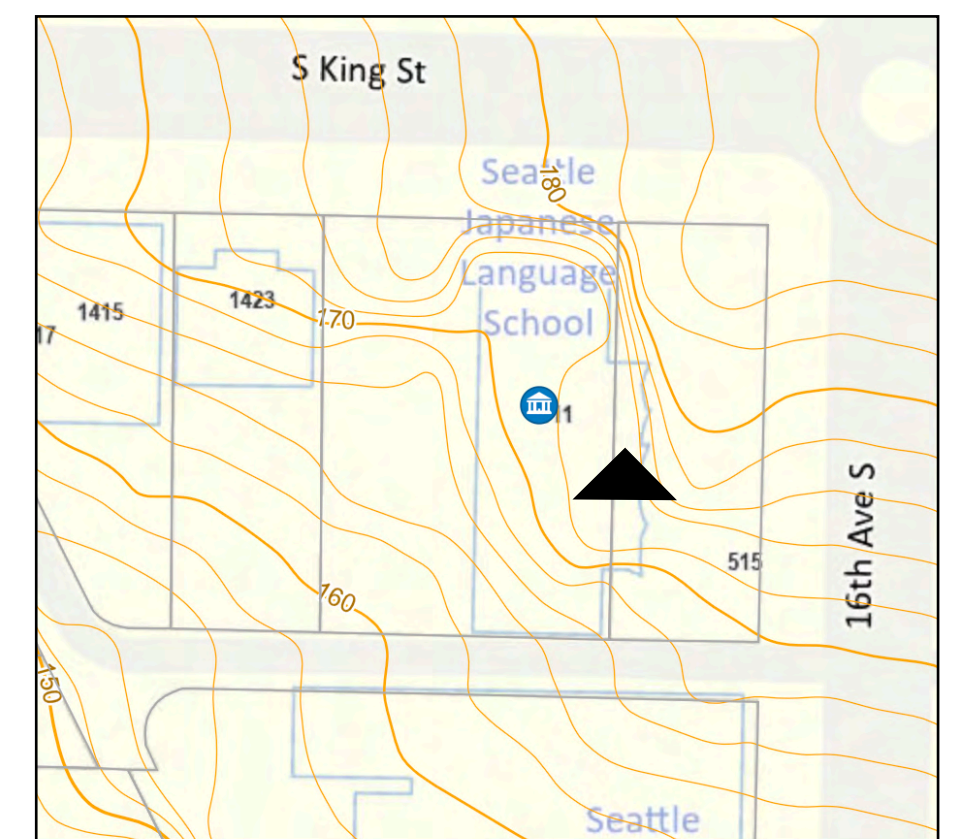
Gutter sits on 2x6" Rafter Tail

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

End grain face exposed to rain

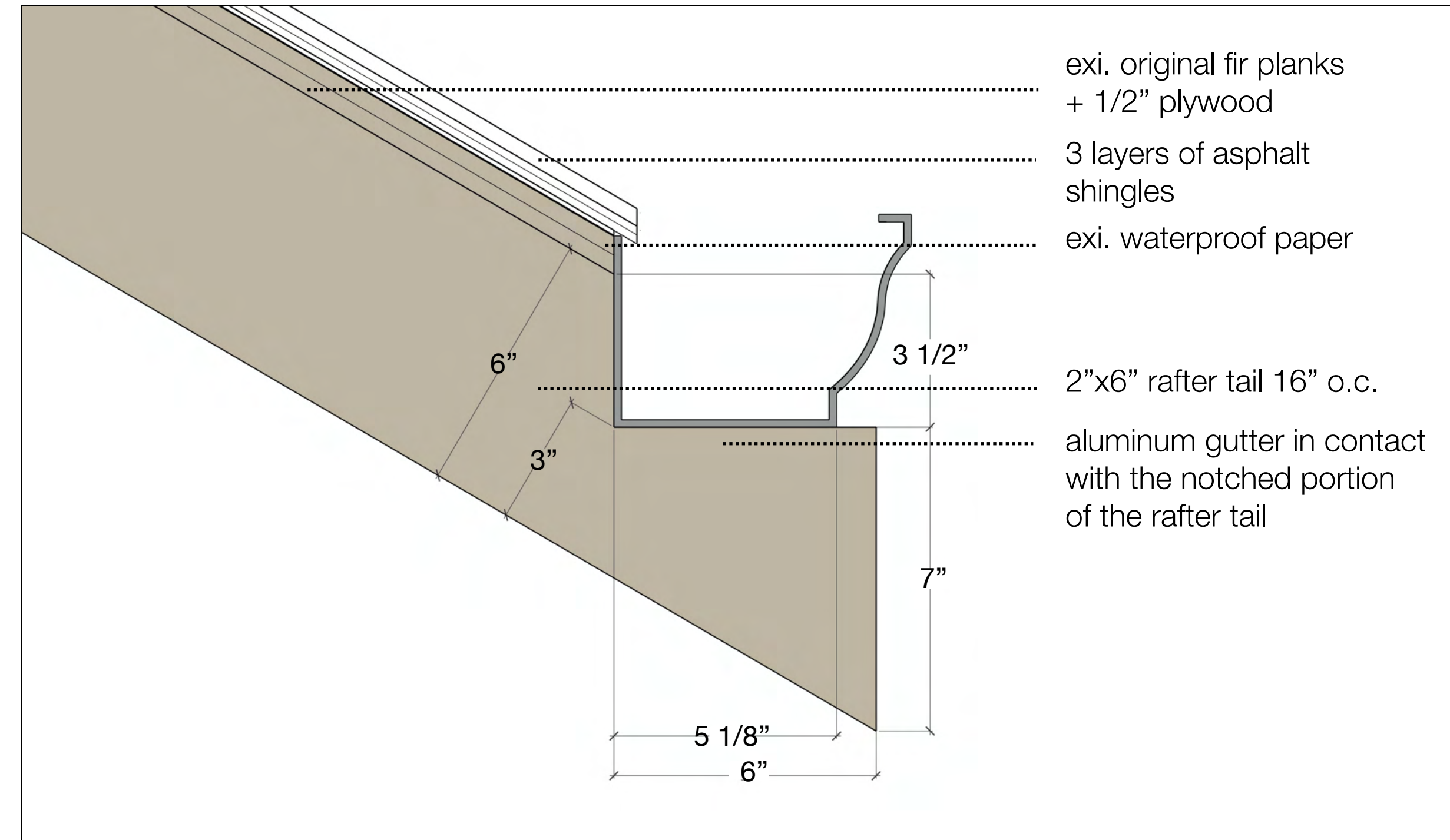
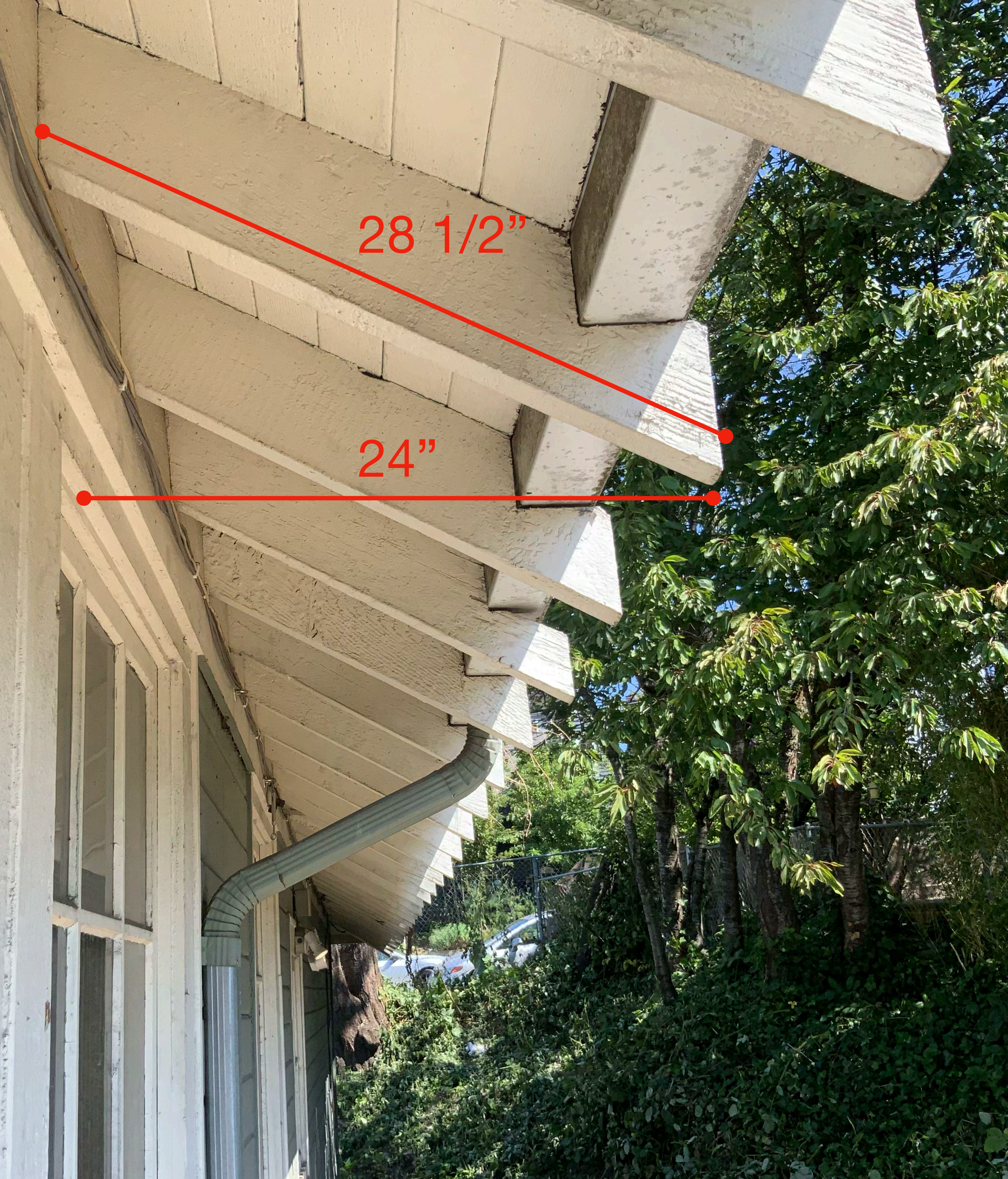
Rafter Tail / Gutter Detail

View from below



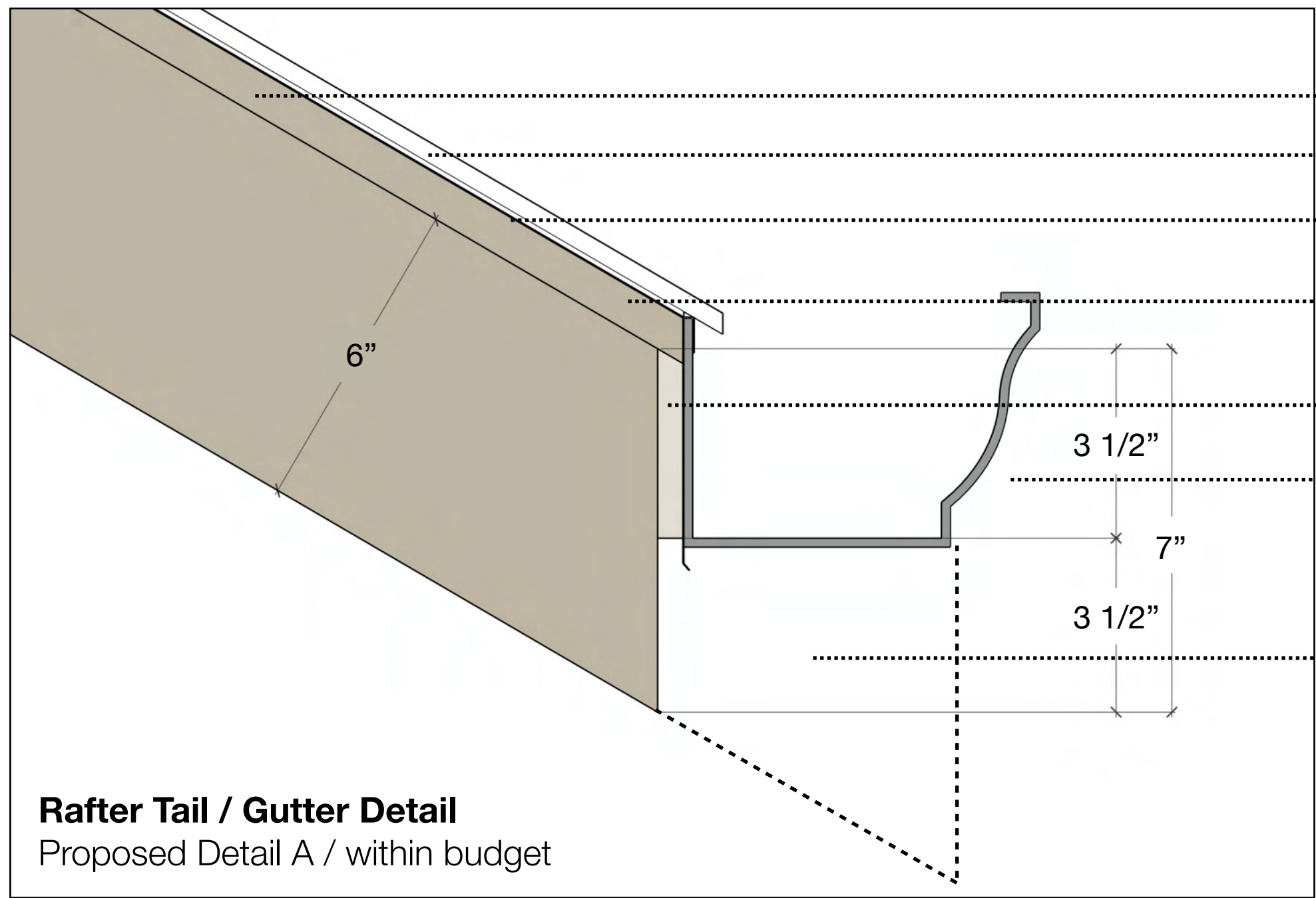
JCCCCW | Building 3

Japanese Community and Cultural Center

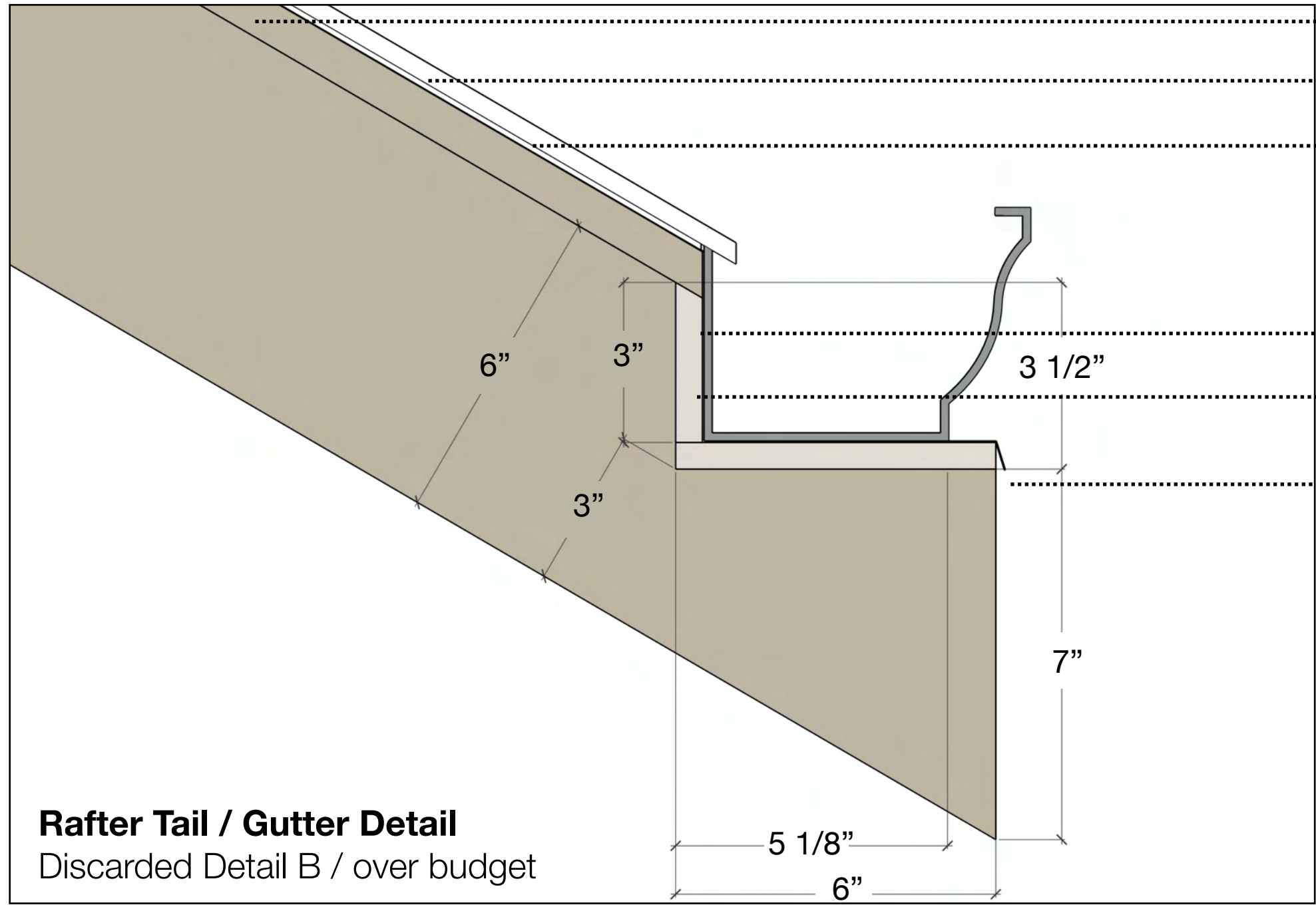
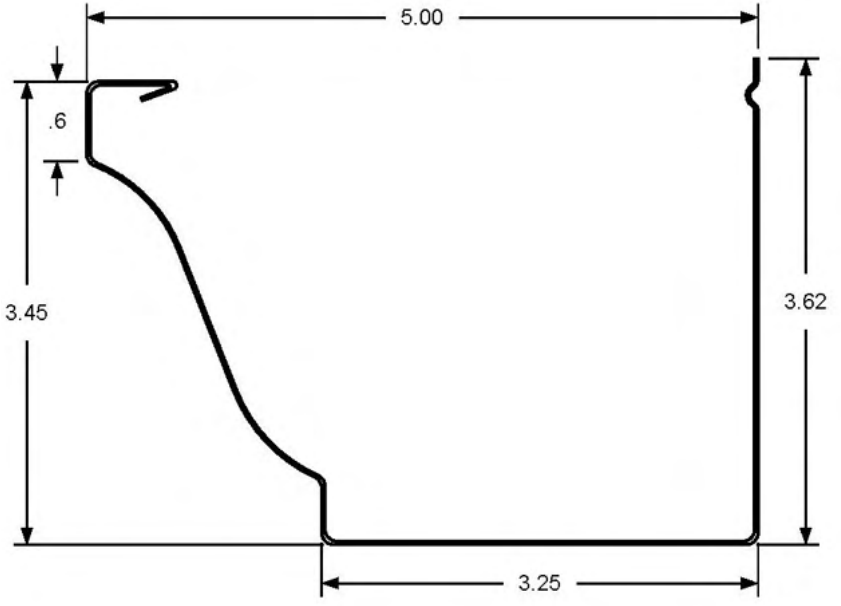


Rafter Tail / Gutter Detail
Existing Detail

Rafter Tail / Gutter Detail
Existing Detail Picture



- 5/8" cdx ply full re-sheeting
- new asphalt shingles
- synthetic underlayment + Ice and Water Shield
- flashing
- 2"x4" pvc fascia matte black
- 5K New Gutter and downspouts matching existing location - Dark Bronze (matching roof color)
- portion of rafter tail to be removed

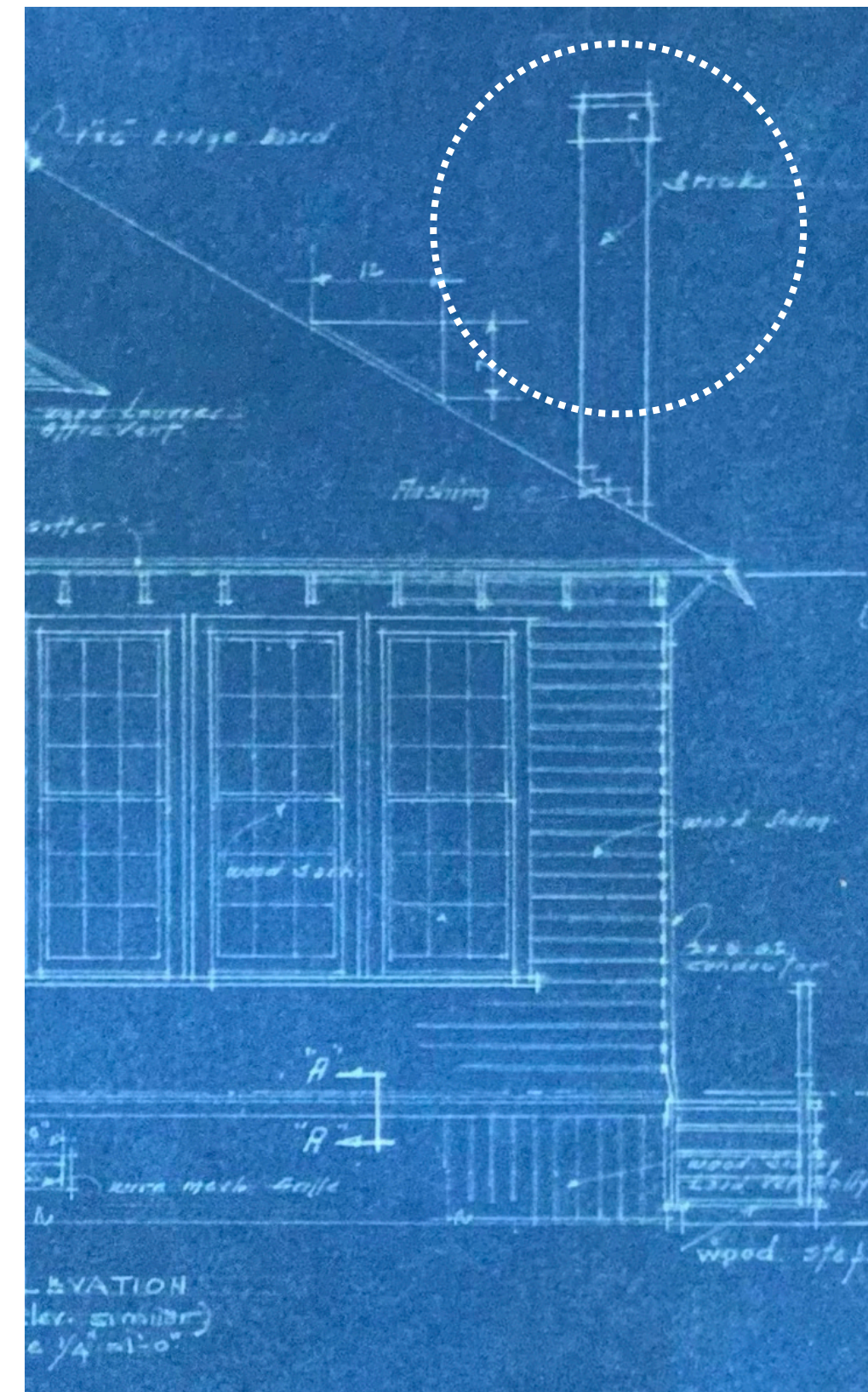


- 5/8" cdx ply full re-sheeting
- new asphalt shingles
- synthetic underlayment + Ice and Water Shield
- flashing
- 2"x6" pvc fascia to protect rafter tails
- drip edge, extension over rafter tail end cut

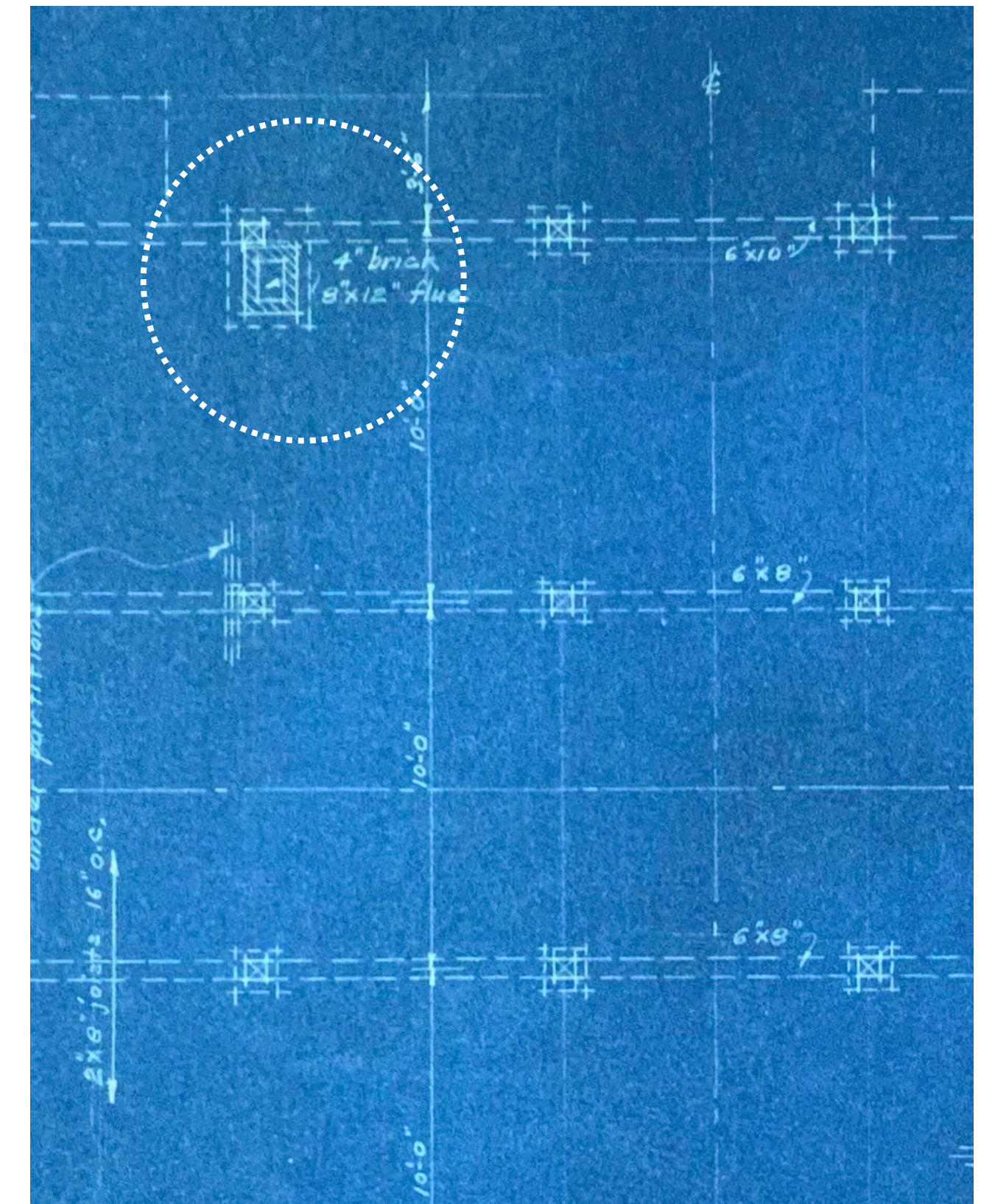
JCCCW // Building 3 Roof Replacement

Intervention Proposal:

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



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" x 12", 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.



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



JCCCCW | 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*



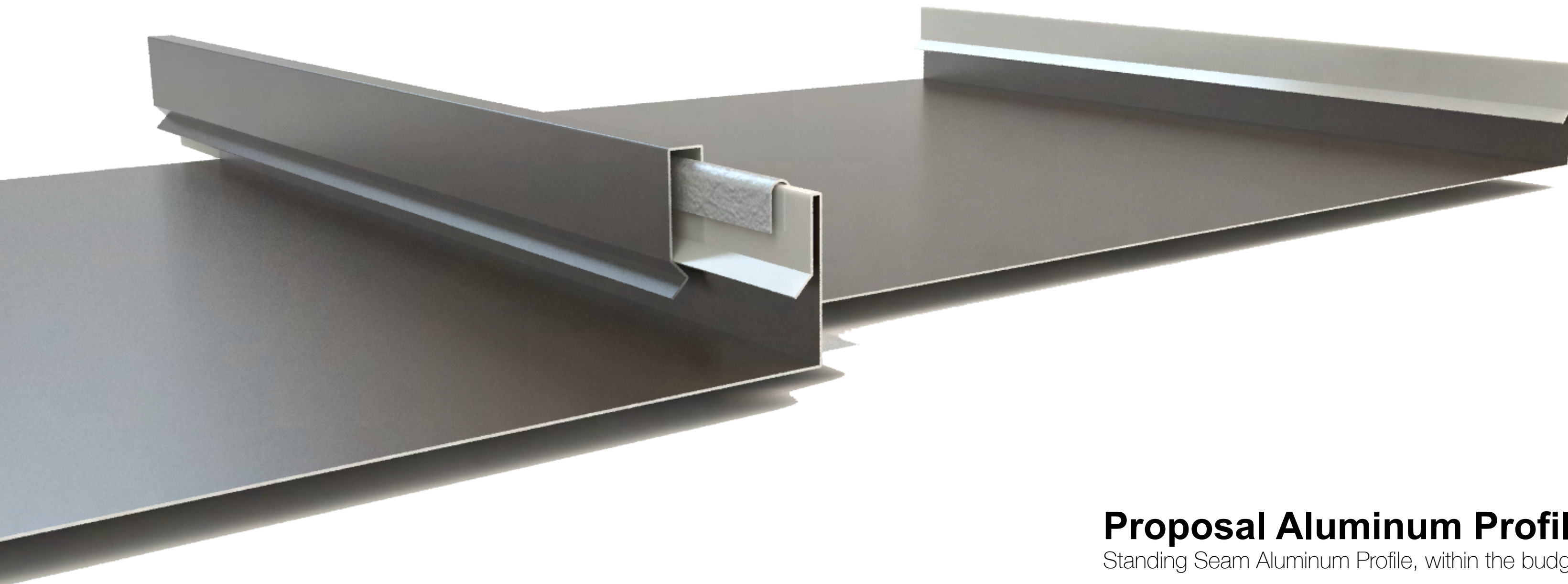
The existing roof, as shown in the photo above, consists of three layers of asphalt shingles. Each layer weighs approximately 4 pounds per square foot, resulting in a total weight of 12 pounds per square foot on the underlying structure. This roof was designed and engineered for only one layer of asphalt 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.



JCCCW // Roofing Material Proposal

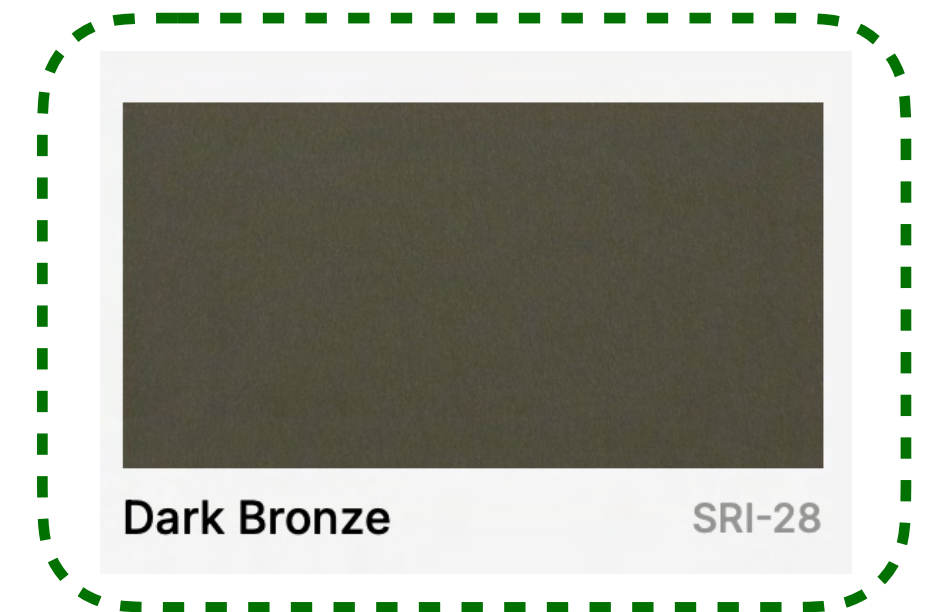
Roof Replacement // View from South King Street



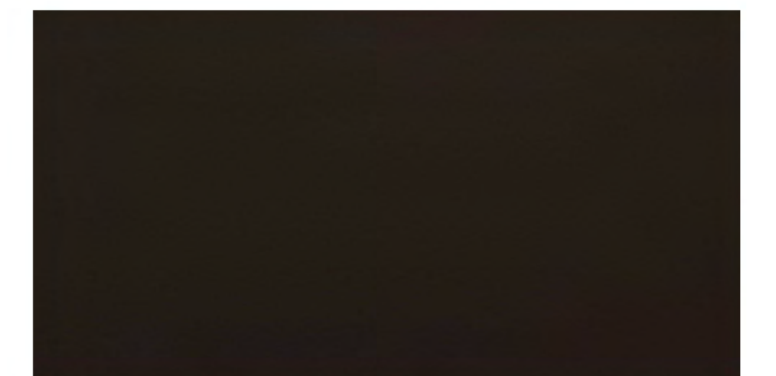
Proposal Aluminum Profile

Standing Seam Aluminum Profile, within the budget, approximated 120K

Color Selected



Alternative color
in case of availability issues



Midnight Bronze

SRI-25

NU-RAY METAL

Model

NRM 1750

- 24 Gauge
- Finish detail 'Striation'
- Color Dark Bronze
- 1.75" tall rib design
- 18" width flat design
- Concealed Clips
- Warranty 40 years

JCCCW | Building 3

Roof Replacement // Metal Roof Detail



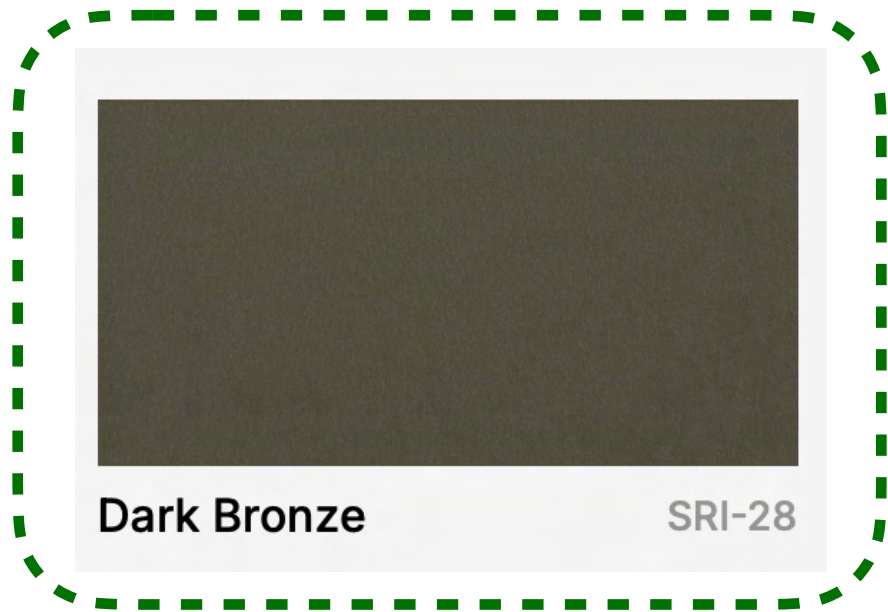


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Color Selected

Roofing Color Selection
Samples visualized along the West facing elevation



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