



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

LPB 226/26

STAFF REPORT ON CERTIFICATE OF APPROVAL

**Japanese Cultural & Community Center of Washington State /
former Japanese Language School
1414 S Weller Street**

Features and Characteristics for which a Certificate of Approval is required:
The site, and the exteriors of the buildings (1, 2 and 3).

Designated under Standard: A and C

Summary of proposed changes: Proposed removal of two brick chimneys, alteration of rafter tails to remove rot, and change to a standing seam metal roof with new gutters and downspouts.

Suggested Language for Approval:

I move that the Seattle Landmarks Preservation Board approve the application and issue a Certificate of Approval for the proposed exterior alterations at the former Japanese Language School, 1414 S Weller Street, 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 ORD 125743.
 - a. The proposed change in roofing type alters the appearance of the building, but the material and scale are compatible with the simple building form. The existing roof is also different from the original design.
 - b. The brick chimneys are original, but their removal does not detract from main architectural features. The tall slender masonry structures also pose a safety hazard for the occupants.
 - c. The change to the rafter tail detail is necessary to remove rotted wood. The pattern of framing will remain, and the ends will still be visible.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

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. No alternatives were requested as the proposal appeared reasonable.
3. The factors of SMC 25.12.750 C, D and E are not applicable.