



**1301 Whitehead Street  
Roof Deck &  
Accessory Building**

August 1911



# Early 1960s



# Goal is to Renovate and Preserve Historical Elements

Before lifting

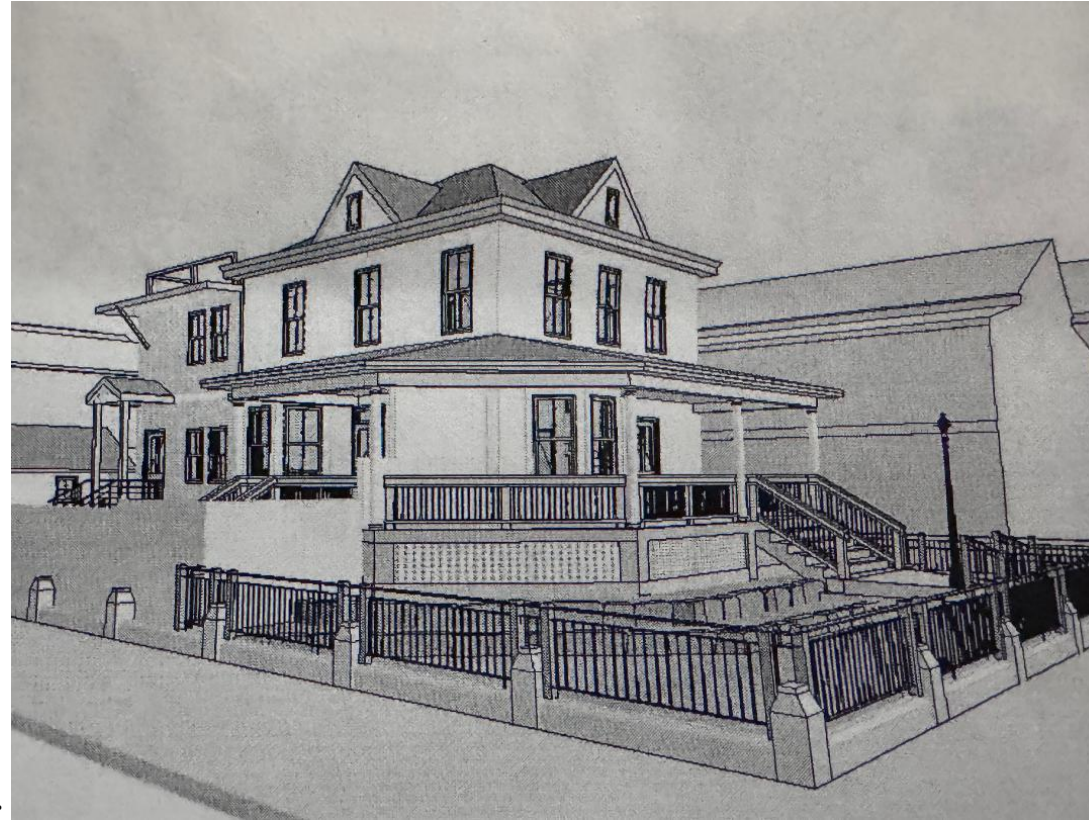


After Lift



# 1301 Whitehead

- Multiple HARC reviews (2016- 2025) with no identified historical issues with work done.



- Today's HARC Review:
  - Roof Deck Historical: Remains as is per its 50+ year history, update deck hatch, copper gutters, safety wire or wood 2x2 balusters
  - Accessory Building: move, elevate (HARC approved 2017) and use space under as a garage
  - Rear door gable
  - Use of metal Shingles for bay window, front porch, accessory bld. roof and rear door gable

# Roof Top Deck & Roof

- Facts:
  - Roof top deck is historic.
  - Current roof-top deck in place, built in the late 1960/early 70s, Used for both cistern water maintenance and recreation (sunning, observation deck) Aerial Photo shows roof-top deck in place in 1975.
  - Renovation permit pulled for Flat Deck surface replacement in 1999, recreation use documented.
  - Currently on top of non-contributing new addition
  - 53 Percent of private homes (8 of 15) on block have roof top decks, Roof top deck at 1301 Whitehead is the only one that is historic! See Statement Mr. Rick Thompson, A+ Roofing
  - Construction typical of early 1970s & not particularly visually appealing
  - All three immediate neighbors support the flat roof being integrated into roofline and made more appealing
  - Key West Previous Building Director, Key West Fire Marshal Office, HARC Chairman & Mr. Robert Barns, my Professional Historical Architect and Engineer support the making it nicer and gutter integration, alas....
- Assumptions:
  - No variances needed for leaving it as is and making enhancements for safety, aesthetics and code.
  - Proposed changes do not impact the historical elements of the current flat roof
- Recommendation
  - Approve:
    - Stainless wire or balusters that is used throughout the home
    - hatchway remains on flat roof
    - Front Porch, Accessory roof, Bay window roof and door dormer using metal shingles.
    - Copper half moon gutters at north edge of flat deck & downspouts where currently installed.

# Flat Roof Structure

Roofet

15x17 flat Widow Walk cica 1970



Southernmost Block of Key West Examples of Roof-Top Decks  
53% of Single Family Homes have Roof-Top Decks! (8/15)

1301 Whitehead is the only one that is Historic

# Neighborhood Examples

## 8 Homes Southernmost Point Block

View from Corner of Duval and United



View from 1301 Whitehead flat deck



# Neighborhood Examples

8 of 15 Homes on Southernmost  
Point Block have roof-top decks

View from Corner of Whitehead and United



Flat Roof-top deck overlooking Southernmost Point



# Accessory Structure

- Facts:
  - Accessory structure too close to United Street, HARC approved moving (2017) requires elevation which provides opportunity to retain parking garage and still have a workshop/storage area.
  - All immediate neighbors concur with plans. Identical structure just construction at 403 South Street, completed at immediate neighbors at 408 & 406 United by integration into main building, all three homes on same block.
  - Clear HARC precedent established in immediate neighborhood.
  - Proposed construction meets all setbacks and lot coverages
  - No variances required.
- Assumptions:
  - No historical impact to home
  - Would enhance the visual elements of the home, structure is clearly subordinate to main structure/home
  - 1301 Whitehead home is about ½ the size of 406 United on same sized lot...focus is on historic landscaping and open area.
  - Removes current eyesore and improves neighborhood.
  - Provides suitable off-street parking
- Recommendation
  - Approve the proposed Accessory Structure

# Current s. Proposed

## Today Current Accessory Building



## Proposed Accessory Building



# Yesterday vs. Proposed

Rear of 1301 Whitehead in 2017



Rear of 1301 Whitehead today



# Roof-Top Flat Deck Overhangs

East Overhang



North Overhang



# Copper Downspouts & Gutters

## Vicinity Fletcher's Lane

Downspouts & Fasteners



Gutter





# Old Town Examples of Two-Story Accessory “Solutions”

# Architectural Local Examples

Numerous Examples in Old Town



401 South Street



423 Truman Street

# Local Examples

2 Homes within a one block area



723 Washington.... Attached to main house



408 United...Done 2000, attached garage to house!

# Local Examples

## Numerous Examples in Old Town



403 South Street



916 Washington Street, Attached to house

# Local Examples

Numerous Examples in Old Town



Across from Casa Marina, garage taller than house



727 Washington Street

# Local Examples

## Numerous Examples in Old Town



1409 Whalton Street, garage taller than home



1409 Whalton height comparison...garage on right

# Local Examples

## Numerous Examples in Old Town



1010 Washington Street, two story garage conversion



619 Angela Street- Golf cart narrow two story accessory

# Local Examples

## Numerous Examples in Old Town



1917 Eaton Street- 2 story former garage larger than main house



Off of Whitehead Street- extended roof overhang



Questions?



Back up Slides

# Before and After, North Side

East Joist addition 1975+ Inside



Outside

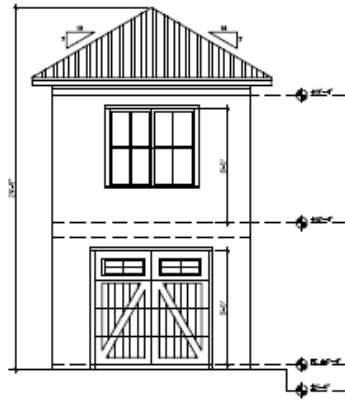


# North Side Flat Roof

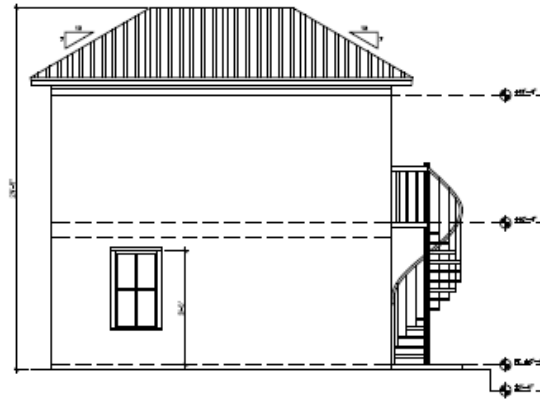
After lift and rebuild of north wall that fell off



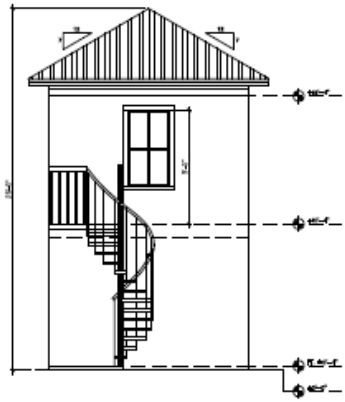
# Garage Elevations



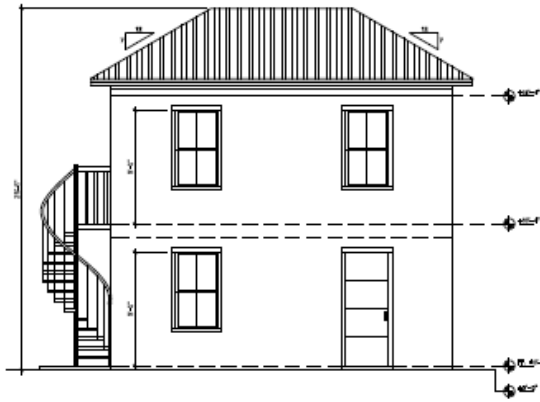
Proposed Garage West Elevation  
SC, 1/4" = 1' - 0"



Proposed Garage South Elevation  
SC, 1/4" = 1' - 0"



Proposed Garage East Elevation



Proposed Garage North Elevation

# Before and After, North Side

Prior to Lift



After lift and rebuild of north wall that fell off







Mon. 8/14/11



Friday Aug 10 1914









