



**CITY OF FORT LAUDERDALE
City Commission Agenda Memo
REGULAR MEETING**

#15-0430

TO: Honorable Mayor & Members of the
Fort Lauderdale City Commission

FROM: Lee R. Feldman, ICMA-CM, City Manager

DATE: May 19, 2015

TITLE: Quasi-Judicial - Resolution Approving a Landmark Designation – Knapp House and Garage, 600 SW 9th Street – HPB Case H14020

Recommendation

It is recommended the City Commission adopt a resolution designating the Knapp House (two-story apartment), one-story garage building and property located at 600 SW 9th Street as a landmark.

Background

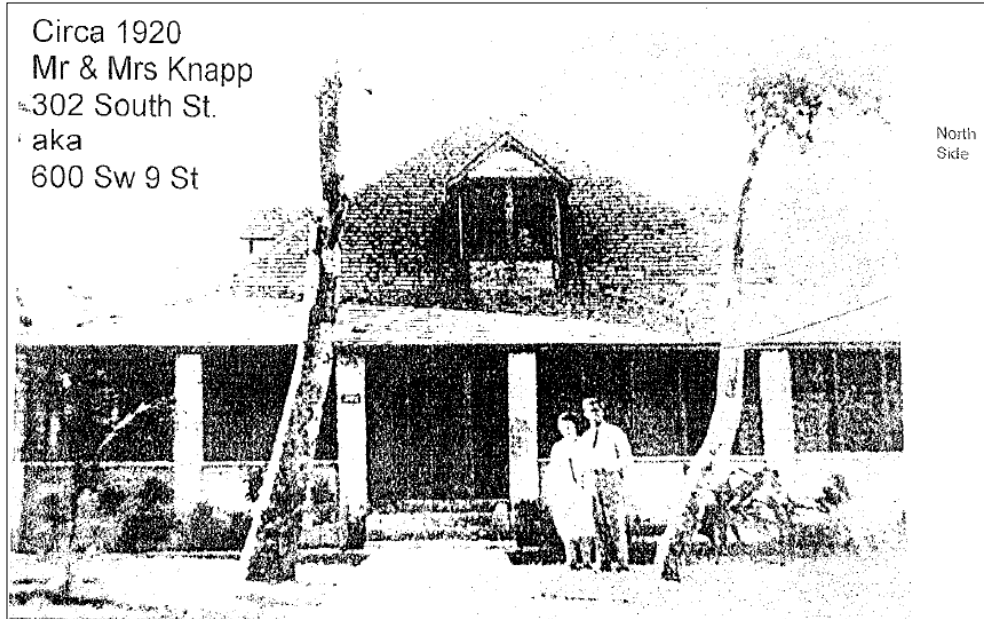
On February 2, 2015, the Historic Preservation Board (HPB) unanimously recommended that the City Commission approve the landmark designation (Exhibit 1). The application is attached as Exhibit 2.

Ms. Rathbun, the City's Historic Preservation Consultant, concluded that the Knapp House met the criteria for designation under the Unified Land Development Regulations (ULDR) Section 47-24.11.B.6 under criteria e. and f. In her report, Ms. Rathbun noted the Knapps of Missouri, the original owners of the house at 600 SW 9th Street, were residents of Fort Lauderdale when it was incorporated in 1911¹. According to his daughter² Mr. Henry Knapp was attracted to the area by the Everglades Drainage project and in 1911, Mr. Knapp took part in the Progresso Land Sale (the Bolles land lottery); he probably acquired land in the "new" town of Progresso and the newly dredged Everglades.

The house is a vernacular or folk style house built by the owner. The builder originally used indigenous materials, i.e. coral rock, but this was later (1926) replaced with poured concrete. He combined elements of the Bungalow style and referenced early Colonial elements in the roof and porch style

¹ Gillis, Susan. *1911 Fort Lauderdale Residents*. A 2011 City of Fort Lauderdale Centennial Project.

² Knapp family history provided by applicant, included in this HPB packet.



Although there have been modifications over the years, the house retains its historic configuration. The replacement of the indigenous coral rock as a structural element took place in 1926 and is considered a historic replacement. Ms. Rathbun concluded that the house could be considered one of the oldest remaining houses in the City and puts the house in the historic catalog of the City's built fabric (Exhibit 3).



Pursuant to Section 47-24.11.B.5, the Commission shall hold a public hearing to consider the application, the record and recommendation of the HPB review and shall hear public comment and determine whether proposed application meets criteria found in Section 47-24.11.B. If the Commission determines the proposed designation meets the criteria, the Commission shall approve the landmark designation by adopting a resolution accordingly. If the Commission determines that the proposed designation does not meet criteria for designation, the Commission shall deny designation.

The landmark designation shall automatically include the designation of the site upon which the landmark exists as a landmark site. As a result, once the City Commission approves the landmark designation, the property will be subject to the provisions set forth in the ULDR, Section 47-24.11. This includes the requirement that the property owner or designee shall obtain a Certificate of Appropriateness from the Historic Preservation Board prior to undertaking any of the following actions:

- Alteration of an archeological site, new construction, demolition, or relocation.
- Alteration of the exterior part of a building or a structure or designated interior or portion thereof of a building or structure; however, ordinary repairs and maintenance that are otherwise permitted by law may be undertaken without a Certificate of Appropriateness, provided this work on a designated landmark, a designated landmark site, or a property in a designated historic district does not alter the exterior appearance of the building, structure or archeological site, or alter elements significant to its architectural or historic integrity.

Additionally, any future proposed impacts to the historic resource such as development of adjacent properties may require said properties to report to the Historic Preservation Board for review and comment.

Resource Impact

There is no fiscal impact associated with this action.

Strategic Connections

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative, included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 6: Be an inclusive community made up of distinct, complementary, and diverse neighborhoods.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*

Attachments:

Exhibit 1 – February 2, 2015 HPB Minutes

Exhibit 2 – HPB-H14020 Application

Exhibit 3 – Consultant Memorandum

Exhibit 4 – Resolution Landmark Designation - Approving

Exhibit 5 – Resolution Landmark Designation – Denying

Prepared by: Linda Mia Franco, AICP, Principal Planner, HPB Liaison
Department Director: Jenni Morejon, Sustainable Development