

**HISTORIC LANDMARK
DESIGNATION APPLICATION**

**FIRST LUTHERAN CHURCH
441 NE THIRD AVENUE
FORT LAUDERDALE, FLORIDA**



APPLICANT: PASTOR PAUL PFADENAUER

**CO-APPLICANT & AGENT:
ROBIN HAINES MERRILL**

OCTOBER 2016

638006

This Indenture,

Made this 28th day of April, A. D. 1955,

Between CHARLES GULLSTROM and MARIA GULLSTROM, husband and wife,

of the County of Broward, in the State of Florida, parties
 of the first part, and ALBERT W. BEYE, CHARLES BOCKSBERGER, ALVAR GULLSTROM,
 WILLIAM R. JENSON, ALFRED F. NELSON and HARRY W. TUSTISON,
 as Trustees of the First Evangelical Lutheran Church of Fort
 Lauderdale, Florida, a corporation,

whose permanent mailing address is 441 N. E. Third Avenue
 Fort Lauderdale, Florida

of the County of Broward, in the State of Florida, parties

of the second part, ~~Witnesseth~~, That the said parties of the first part, for and in consideration of the sum
 of Ten Dollars and other valuable considerations, to them in hand paid by the said parties
 of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to
 the said parties of the second part, their successors and assigns, forever, the following
 described land, situate, lying and being in the County of Broward, State of Florida, and
 more particularly described as follows:

Lot Five (5), less the East Five (5) feet thereof, of
 Block Twenty-nine (29) of NORTH LAUDERDALE, according to
 the amended plat thereof, recorded in Plat Book 1, page 182,
 of the public records of Dade County, Florida



And the said parties of the first part do hereby fully warrant the title to said land, and will
 defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, The said parties of the first part hereunto set their hands and
 seals the day and year first above written.

Signed, sealed and delivered in the presence of us:

Alvin J. Tustison

Helen Wardrup

Charles Gullstrom (Seal)

Maria Gullstrom (Seal)

Albert Beye (Seal)

Box 4341

Sunrise St, Ft. Lauderdale

State of Florida,
County of BROWARD

OFF. REC. 367 FREE 46

I **Herby** Certify, That this day in the next above named State and County, before me, an officer duly authorized and acting, personally appeared

CHARLES GULLSTROM and MARIA GULLSTROM, husband and wife,

to me well known and known to me to be the individual s described in and who executed the foregoing deed, and they acknowledged then and there before me that they executed said deed.

Witness my hand and official seal this

28th

day of

A. D. 1955.

William V. ...
Notary Public

My Commission expires

Feb. 13, 1958

When recorded return to

To

Marrantly Reed



I hereby certify this document to be a true, correct and complete copy of the record filed in my office. Dated this 27th day of October, 1955

County Administrator.

By

Robert J. ...
Deputy Clerk

THE REV. PAUL J. PFADENHAUER

*Master of Divinity / Master of Professional Studies in Gerontology /
Advanced Certification in Psychotherapy*



1842 Coral Ridge Drive / Fort Lauderdale, FL 33305-3035

Tel: (954) 567-4843 / Fax: (954) 565-9447 / Cell: (561) 271-6865

E-mail: sirpaulboy@aol.com

04 October 2016

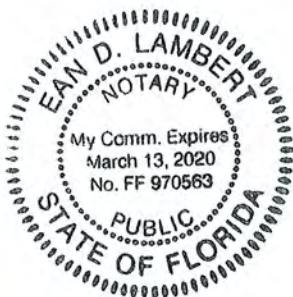
Att: HISTORIC PRESERVATION BOARD

To Whom it May Concern

I hereby authorize ROBIN HAINES MERRILL to act as my Agent and Co-Applicant in the process of obtaining Historic Designation for First Lutheran Church located in Fort Lauderdale, Florida at 441 NE Third Avenue.

Sincerely yours,

(The Rev.) Paul J. Pfadenhauer



State of FLORIDA County of BROWARD
Subscribed and sworn before me on 10/4/16
(Date)

(Notary Signature)

HISTORIC PRESERVATION BOARD (HPB)

Historic Designation Application

Cover: Deadline, Notes, and Fees
Page 1: Applicant Information Sheet
Page 2: Technical Specifications of Plan Submittal
Page 3: Submittal Checklist

DEADLINE: Submittals must be received by 4:00 PM by submittal deadline (see website for dates). Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTE: Pursuant to Section 47-24.11.B.1, the applicant may be the property owner, a resident of Fort Lauderdale, or any legal entity in the city, including the City of Fort Lauderdale.

NOTE: Pursuant to Section 47-27.7 of the ULDR, mail notice shall be given to the owners of the land under consideration for designation at least thirty (30) days prior to the date set for the public hearing of the Historic Preservation Board.

FEES: All applications for a development permit shall have an application fee as established by the City Commission as set forth by resolution, as amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

| | |
|----------------------------------------------------------|------------|
| <input type="checkbox"/> Historic District Designation | \$ 2450.00 |
| <input type="checkbox"/> Historic Building Designation | \$ 650.00 |
| <input checked="" type="checkbox"/> Landmark Designation | \$ 650.00 |
| <input type="checkbox"/> Landmark Site Designation | \$ 650.00 |

NOTE: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

| | |
|----------------------------|--|
| Case Number | |
| Date of complete submittal | |

NOTE: For purpose of identification, the PROPERTY OWNER is the APPLICANT

| | |
|----------------------------|------------------------------------------------------------------------------------------------|
| Property Owner's Name | FIRST EVANGELICAL LUTHERAN CHURCH |
| Property Owner's Signature | If a signed agent letter is provided, no signature is required on the application by the owner |
| Address, City, State, Zip | 441 NE THIRD AVE, FORT LAUDERDALE, FL 33301 |
| E-mail Address | N-A |
| Phone Number | 954-764-3418 |
| Proof of Ownership | <input type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record |

NOTE: If AGENT is to represent OWNER, notarized letter of consent is required

| | |
|-------------------------------|-------------------------------------------------------|
| Applicant / Agent's Name | PAUL PFADENHAUER, APPLICANT. ROBIN HAINES MERRILL |
| Applicant / Agent's Signature | Paul J Pfadenhauer Robin Merrill Co-APPLICANT & AGENT |
| Address, City, State, Zip | 1842 CORAL RIDGE DR. FORT LAUDERDALE 33305 |
| E-mail Address | SIRPAULYBOY@AOL.COM |
| Phone Number | 561-271-6865 |
| Letter of Consent Submitted | YES |

| | |
|----------------------------------------------------------|--------------------------------------------------------------------------|
| Development / Project Name | FIRST LUTHERAN CHURCH |
| Development / Project Address | Existing: N-A New: N-A |
| Legal Description | NORTH LAUDERDALE AMENDED PLAT 1-182D LOTS 1-7, LESS E5 FOR ST, BLK 29 |
| Tax ID Folio Numbers (For all parcels in development) | 5042 03 02 2080 |
| Request / Description of Project | HISTORIC LANDMARK DESIGNATION |
| Applicable ULDR Sections | 47-24.11 |
| Total Estimated Cost of Project | \$ N-A (Including land costs) |

| | |
|---------------------------------------------|---------------------------------------------------------------------|
| Future Land Use Designation | DOWNTOWN REGIONAL ACTIVITY CENTER |
| Proposed Land Use Designation | DOWNTOWN REGIONAL ACTIVITY CENTER |
| Current Zoning Designation | RAC-CC |
| Proposed Zoning Designation | RAC-CC |
| Current Use of Property | CHURCH |
| Residential SF (and Type) | N-A |
| Number of Residential Units | N-A |
| Non-Residential SF (and Type) | 43,050 approx TOTAL - LOTS 1-7 BLOCK 29 |
| Total Bldg. SF (include structured parking) | APPROX. 12,000 |
| Site Adjacent to Waterway | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

| Dimensional Requirements | Required | Proposed |
|---------------------------------|------------------|----------|
| Lot Size (SF / Acreage) | 43,000 SF APPROX | N-A |
| Lot Density | N-A | N-A |
| Lot Width | N-A | N-A |
| Building Height (Feet / Levels) | N-A | N-A |
| Structure Length | N-A | N-A |
| Floor Area Ratio | N-A | N-A |
| Lot Coverage | N-A | N-A |
| Open Space | N-A | N-A |
| Landscape Area | N-A | N-A |
| Parking Spaces | N-A | N-A |

NOTE: State north, south, east or west for each yard.

| Setbacks/Yards* | Required | Proposed |
|--------------------------------|-------------------|----------|
| Front <input type="checkbox"/> | 10 FT FROM R.O.W. | N-A |
| Side <input type="checkbox"/> | NONE | N-A |
| Side <input type="checkbox"/> | NONE | N-A |
| Rear <input type="checkbox"/> | NONE | N-A |

TECHNICAL SPECIFICATIONS:

This page must be filled in. An attached narrative may be included, but cannot substitute for completing this section.

1. Indicate the Present Use and General Condition of the property, including the date of construction of the structures on the property, and the names of its current and all past owners, and, if possible, their dates of ownership.

PRESENT USE IS AND WAS A CHURCH.

GENERAL CONDITION: GOOD.

ORIGINAL OWNER: ST. ANTHONY'S CHURCH, CONSTRUCTED IN 1921 ON LAS OLAS BLVD. IT WAS SOLD TO FIRST LUTHERAN CHURCH FOR ONE DOLLAR AND MOVED BRICK BY BRICK DOWN THIRD AVENUE AND REBUILT IN ITS PRESENT PLACE IN 1947.

IT COTTAGE: DADE COUNTY PINE FLOORS, IN NEED OF REPAIR. APPEARS ON 1940 MAP, AND OWNED BY THE FEC TICKET MASTER, GORDON ELLIS

2. Describe architectural, historical and/or archeological significance of the property to be designated as a Landmark, Landmark Site or Historic District and how the building/site complies with one (1) or more of the following criteria:

- a) Its value as a significant reminder of the cultural or archeological heritage of the city, state, or nation.
- b) Its location as a site of a significant local, state or national event.
- c) Its identification with a person or persons who significantly contributed to the development of the city, state, or nation.
- d) Its identification as the work of a master builder, designer or architect whose individual work has influenced the development of the city, state, or nation.
- e) Its value as a building recognized for the quality of its architecture, and sufficient elements showing its architectural significance.
- f) Its distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials.
- g) Its character as a geographically definable area possessing a significant concentration, or continuity of sites, buildings, objects or structures united in past events or aesthetically by plan or physical development, or
- h) Its character as an established and geographically definable neighborhood, united in culture, architectural style or physical plan and development.

3. Date(s) of construction of the structure(s), name(s) of current and past owner(s), and if possible, date(s) of ownership.

Narrative:

SEE ATTACHED

SUBMITTAL CHECKLIST:

Applicant shall provide to Urban Design & Development, a complete application, one (1) full set of plans, and any additional requirements, as specified below. Within five (5) days of receipt, the Planning and Zoning staff shall review the application to determine its completeness and compliance with the ULDR.

For those applications that can be approved administratively (See Sec. 47-17.4), once the application is deemed complete the applicant shall submit seven (7) additional sets of plans/applications/photos with additional requirements as listed below. For cases that require a hearing before the Historic Preservation Board, the applicant will be required to submit one (1) original and fifteen (15) additional sets of plans/applications/photos with any additional requirements.

HISTORIC DESIGNATION:

- ☒ Application (page 1 and 2) must be COMPLETELY FILLED OUT (all blanks filled-in or marked N/A). Proof of ownership if owner is applicant. If applicant is not property owner, this shall be noted on the application).
- ☒ Provide Proof of Ownership
- ☒ Property owners signature and/or agent letter signed by the property owner.
- ☒ 1 sealed survey
- ☒ 1 vicinity map (typically on the survey)
- ☒ 1 zoning and land use map of lands within a 700' radius
- ☒ Legal description of the landmark site, historic building or district written out.
- ☒ Photographs of subject building from all four sides and label the direction each side faces.
- ☒ Narrative describing (1) the architectural, historical, or archaeological significance of the proposed landmark, landmark site, (2) date of construction of the structures on the property, (3) names of current and past owners and, if possible, their dates of ownership.

Applicant's Affidavit

I acknowledge that the Required Documentation and Technical Specifications of the application are met:

Print Name

ROBIN HAINES MERRILL

Date

Signature

Robin Haines Merrill

Date

Oct 14 2016

Staff Intake Review

For Planning & Zoning Department staff use only:

Received By

Tech. Specs

Reviewed By

Case No.

HISTORIC CRITERIA

First Lutheran Church

A) Its Value as a Significant Reminder of the Cultural or Archeological Heritage of the City, State or Nation.

This building was originally St Anthony's Church, the first Roman Catholic Church in Broward County. It was built on what is now Las Olas Boulevard, in 1921. When St. Anthony's congregation grew too big for this building, they sold it to the First Lutheran Church, which was meeting in the Woman's Club, for one dollar. In the mid-to-late 1940's it was moved brick by brick down NE Third Avenue and reconstructed by the same contractor, John Olsson, who was a founding member of First Lutheran Church. The bricks were carefully numbered and reconstructed like a puzzle.

B) Its Location as a Site of a Significant Local, State or National Event.

In an amazing display of generosity, this local Roman Catholic congregation sold its church building for the sum of one dollar (\$1) to the Lutherans. This is the same denomination founded by Martin Luther that started the Reformation, the Revolution of Protestants that tore away from the Roman Catholic Church. Early Fort Lauderdale was very prejudiced against Catholics, in fact a school teacher in 1915 named Julia Murphy was fired when it was found out that she was Catholic. In spite of such prejudice at the time, this local Catholic Church displayed such love and kindness to share it's building with the local Lutheran congregation as they started up. The year 2017 marks the 500 year anniversary of Martin Luther starting the Reformation by nailing his 95 Theses to the doors of the church in Wittenberg. Our journey to save this local landmark will lend itself to the global story and projects of Luther500 and Wittenberg500, and bring international attention to a unique and treasured Fort Lauderdale story.

E) Its Value as a building recognized for the quality of its Architecture, and sufficient elements showing its architectural significance.

This is a rare Romanesque Style building, completely unique for Fort Lauderdale and Florida in general. The architect is a "Builder-Priest" named Father G.J. Plunkett, also known as "the first Pastor of Fort Lauderdale". Father Plunkett was sent from Tennessee in 1922 to design and oversee the building of this church. Plunkett is responsible for designing and overseeing the building of many churches in Florida, during the boom time of expansion and pioneering.

F) It's distinguishing characteristics of an architectural style valuable for the study of a period, method of construction, or use of indigenous materials

The grey stones were quarried in Northern Florida. The faceted stained glass windows were made by the world famous Conrad Pickel studios of Vero Beach, who also crafted other stained glass windows at the same time period, in Broward County and down the coastline of Florida. These windows share a similar style to the other regional churches.

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

[Click here to see 2015 Exemptions and Taxable Values as reflected on the Nov. 1, 2015 tax bill.](#)

2016 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

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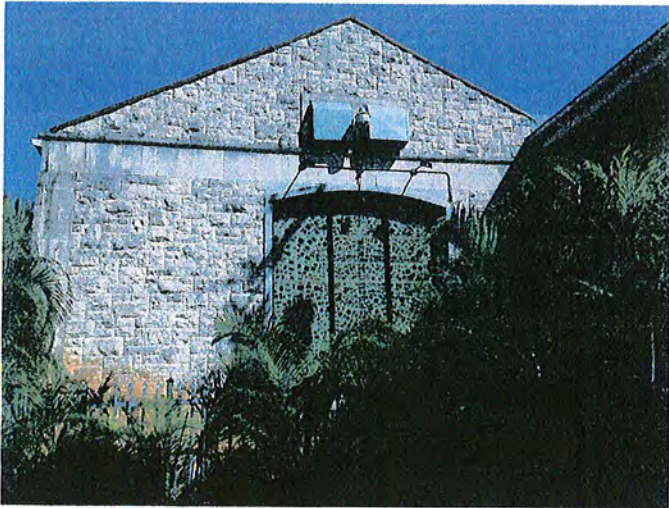
First Lutheran Church Fort Lauderdale 441 NE Third Avenue



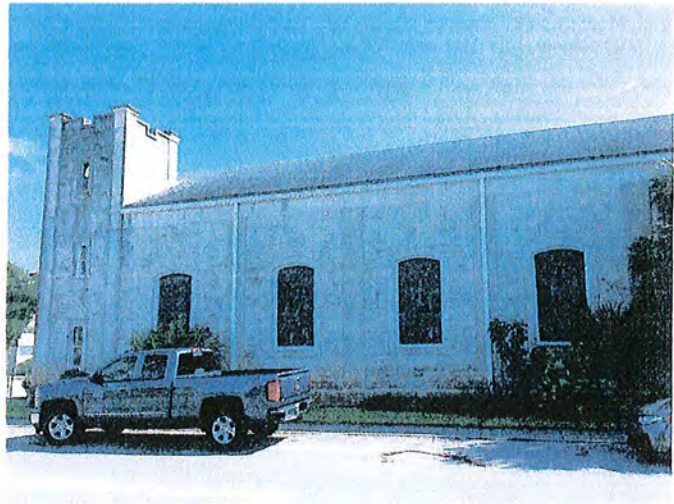
FRONT - EAST



SIDE - SOUTH



BACK - WEST



SIDE - NORTH

First Lutheran Property: 417 NE Third Avenue. House estimated date of 1940 construction



FRONT - EAST



SIDE - NORTH



BACK - WEST



SIDE - SOUTH



441 NE 3 AVE/ Zoning Map

NW REGIONAL
ACTIVITY
CENTER

D REGIONAL
ACTIVITY CENTER

Peter
Belgian
Park

REGIONAL
ACTIVITY
CENTER

D REGIONAL
ACTIVITY CENTER



CITY OF FORT LAUDERDALE

441 NE 3 AVE/Land Use

Map Created by Zoning GIS



FortLauderdale GIS

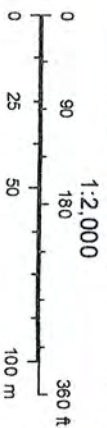
GIS
Fort Lauderdale

Property Id: 504203022080

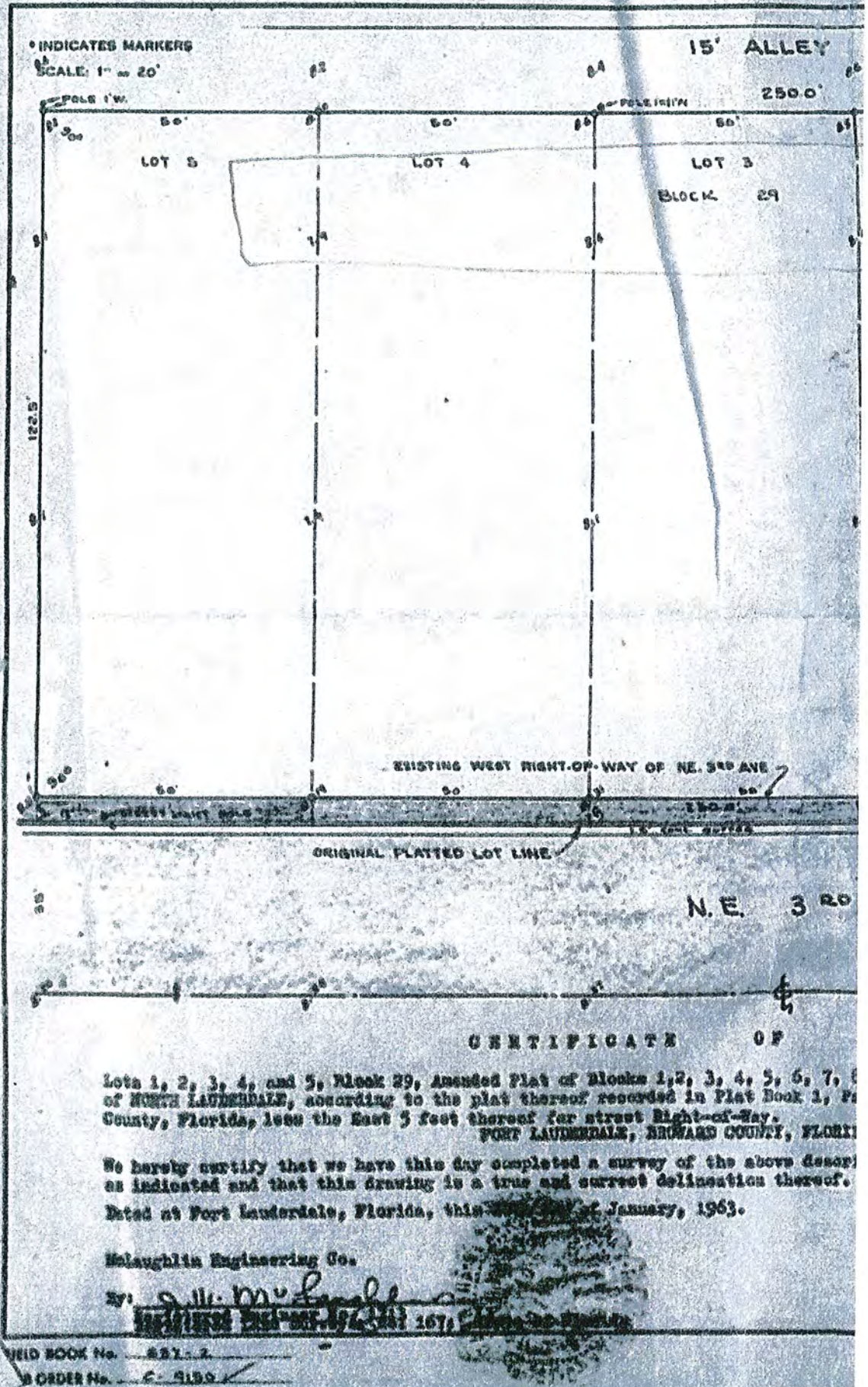
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October 10, 2016



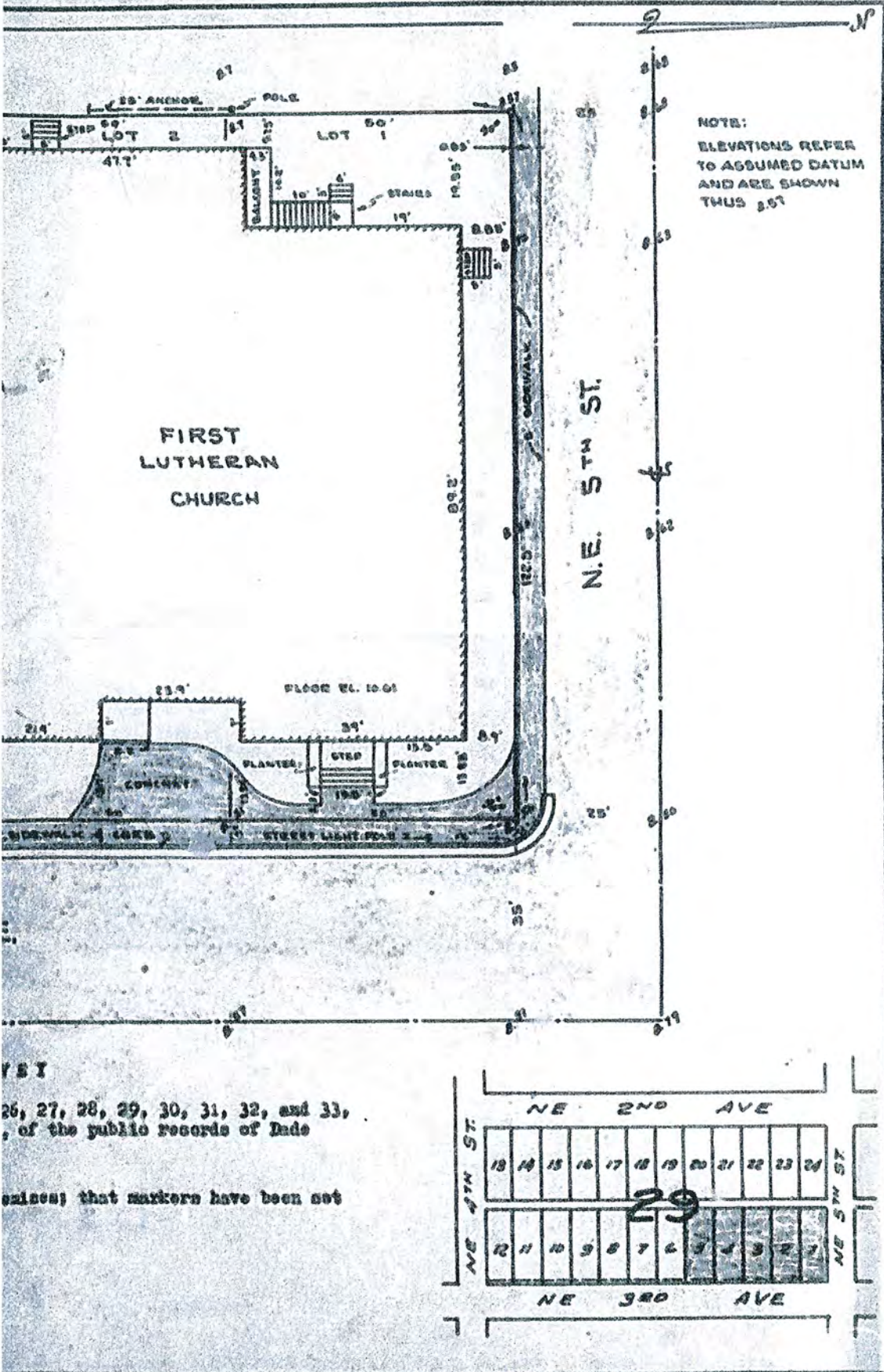
LEFT SIDE
OF
SEALED
SURVEY



McLAUGHLIN ENGINEERING CO.
ENGINEERS - SURVEYORS

400 N. E. 3RD AVENUE
FORT LAUDERDALE, FLORIDA

10 N. E. 1ST AVENUE
BOCA RATON, FLORIDA



RIGHT SIDE OF
SURVEY

City of Fort Lauderdale
Building Department
A TRUE COPY

Dot

COMMENTS on the Petition

This is a beautiful church. We are seeing too many old structures torn down for new condos. We do not need more condos.

Amy Daumit, Fort Lauderdale, FL

The stained glass windows within this building were made by famous Philadelphian.

Few churches, synagogues nor temples are lucky enough to be able to say this, especially in Fort Lauderdale.

Please think , there are so many uses for a building with this beauty.

Kerry Ross, Fort Lauderdale, FL

Fort Lauderdale has so few historical buildings or landmark churches. When I moved to Broward county, I felt the lack of history preserved here. Tearing down this building would be another loss of history and spiritual significance to our county. Please make certain that this church is preserved in the development of Flagler Village. FV deserves to have its roots preserved and to be enriched by more than shiny, modern, overcrowded spaces.

Cynthia Thompson, Fort Lauderdale, FL

This is a historic church that needs to be saved. The ongoing goodness of God to Fort Lauderdale can be seen in this building. I'm sure another church body could use it for His purposes. Let's save it!

Jeffry Smith, Fort Lauderdale, FL

This is where I got married to the love of my life!

Dominique McPherson, Gainesville, FL

I grew up in this beautiful church since 1955. My children also were members until 1989 when we moved to N.C.,

Cherie Merrick, Asheville, NC

We must save some history....not just wall to wall condos

and Von Staden, Pompano Beach, FL

We cannot destroy a building of this caliber - what it's made of and what it stands for means too much to just throw it all away. And then there is the historical landmark factor which apparently is of no value as nothing's seems to matter anymore?

Tammy Di Leo, Fort Lauderdale, FL

Ft Lauderdale has so so little beauty & history left. We went to church there when we lived there. Adds charm to a sterile neighborhood

Karen Fanazick, Fort Lauderdale, FL

I was married there 30 years ago! Grew up in this beautiful church!

Renee Pechonis, Deerfield Beach, FL

Because I want to believe that there are churches in the area who would be glad to purchase it from a non-profit organization like the ELCA. sort of like the Roman Catholic Church did for them back in the day.

Chuck Ryor, Duarte, CA

I grew up in this church, my mom and dad met and married here..

Tom Nelson, Lake Worth, FL

the church matters. history matters. let's keep some things sacred.

Carson Pedraza, Fort Lauderdale, FL

My parents attended this church for a number of years. I went recently and a wonderful ministry called City Church was filling the place with young families from the city. They were asked to move for this sale. I know that it is a challenge to maintain historical churches but their locations are prime for reaching the next generations of Christians, especially ones who want to go to a church with time worn character and witness.

Andy Hagen, Boca Raton, FL

This building means more to the community than new condos will

Adam Pallesen, Fort Lauderdale, FL

This is one of the most important historical buildings in Broward County!

BRIAN DOUGLAS, Fort Lauderdale, FL

We don't have many historic buildings left in Broward. We MUST protect our history and heritage.

Brenden Hojara, Fort Lauderdale, FL

This neighborhood needs diversity in land use. This is the oldest church building in Broward and the only "sacred" place in FAT Village

Luis Taboada, Fort Lauderdale, FL

Such a sad story! This makes me ashamed of my Lutheran heritage. Especially in these times, we should be preserving and building up churches, not tearing them down.

Laura Clovis, Albuquerque, NM

This is a historic landmark that has been an artistic and spiritual haven for New City Players (a FTL theatre company) and CityChurch.

Tim Davis, Pompano Beach, FL

I'm signing this on behalf keeping this historic building as a historic monument to the city and for the church to continue its services. Such as St. Patrick Catholic Church in NY city.
eddy gervais, Miami, FL

I am protesting & willing to do what ever to help. I am a Ft Lauderdale native, my parents were married at this church & St. Anthonys is my church.
jaime stepp, Fort Lauderdale, FL

I voted not to sell the church and lost.
Rosalyn Scherf, Hollywood, FL
(First Lutheran Church Council Member)

The church needs to stay! It is beautiful!!!
The last thing we need is more condos!!
AIMEE DUNN, FL, FL

This is wrong, this church helps people. Its story and history is wonderful! Leave it alone!
Rey Delgado, Fort Lauderdale, FL
1

I believe the church should be saved from destruction.
Zachary Rebert, Fort Lauderdale, FL

I care about preservation of our city.
Rebecca Joyce, Fort Lauderdale, FL

We need history not ugly development. I am a business owner. No more destruction of our past, we have so little.
Mark Hofmann, Fort Lauderdale, FL

A house of worship is not a profit center.
Lillian Ledegang, Fort Lauderdale, FL

I think the building is beautiful, has charm, and needs some love. I went to church there and love the building's character.
Katie Campbell, Fort Lauderdale, FL

I have worshipped in this lovely church while visiting my son and daughter in law who are members of that congregation. It is a beautiful and sacred place that ought to remain as a symbol of God's love to its congregation and the surrounding community.

Thank you.

Tammi Maloney, Upland, IN

Save the history!!!

Gina Sacasan, Deerfield Beach, FL

we do not have a lot of historical buildings in fort lauderdale and think it is very important we know and keep our fort lauderdale history.

bradley haring, Fort Lauderdale, FL

Need to keep some of our history in tact. Sick to death of new condos everywhere!!!

Suzanne Southwell, Pompano Beach, FL

We need to keep the history of our cities!!

Jessica Josselyn, Pompano Beach, FL

We have so few opportunities to preserve the brief history of Fort Lauderdale. Let's not lose this treasure of our downtown.

Chad Scott, Fort Lauderdale, FL

There is so little history and so few historic buildings In this area, it is a shame to loss any more.

Nancy Meegan, Fort Lauderdale, FL

It's a beautiful building that deserves to have its integrity upheld. It offers so much to our neighborhood!

Sarah Deering, Denver, CO

I don't want to see a beautiful historic building torn down and be replaced by condominiums.

Kristin Kallioinen, Pompano Beach, FL

The 500 year anniversary of The Reformation is October 2017.
What a beautiful thing to revere history and the continuing impact
of The Reformation rather than dispose of it in the interest the mad
cash grab that South Florida has become.

Victor Labrada, Miami, FL

This historic and beautiful church building is a place that has also
been used by CityChurch Ft. Lauderdale over the last several
years. They are willing purchase the property, although not at the
same price as the big corporation. CityChurch has been a major
influence in my life and continues to be a positive light in the
community. By saving this site the city would benefit from both its
beauty and potentially its continued use by a group of people that
loves the city and wants it to see it succeed.

Kevin Worden, Pompano Beach, FL

As a native who's family helped build Oakland Park and Fort
Lauderdale, I've watched as too many of these structures are
destroyed. I'd love to see this place continue to be an outreach to
the community!

Vanessa Thompsons, Pompano Beach, FL

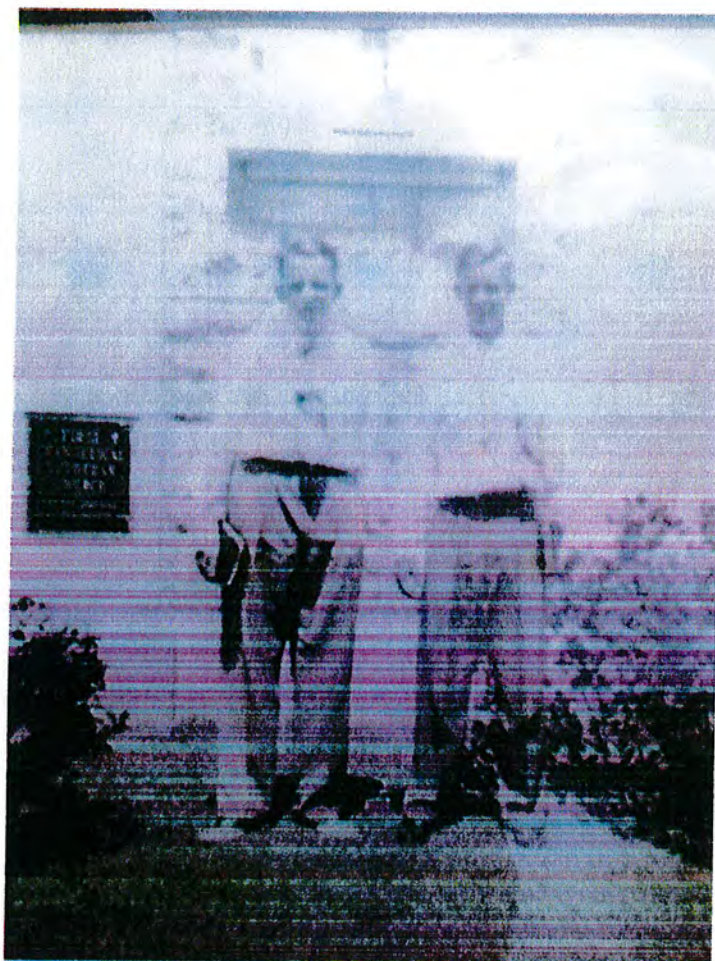
I've benefitted from this remarkable building myself and am struck
by the wonderful gift it has been to the neighborhood, to multiple
congregations of various traditions, and to innumerable
individuals.

Michael Allen, Oviedo, FL

Ever since I was a little girl I passed by this church & planned that
one day I would have my wedding there. It's so beautiful & has
been ingrained in our community like pinpoint on a map. I pass it
almost every week & love the fact that we still have such a
gorgeous, historic church in our midst. Don't let that fact disappear.

Alyssa Forman, Fort Lauderdale, FL

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First Lutheran Church, 441 NE Third Avenue, Fort Lauderdale, Florida

