

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2009-738-HCM
ENV-2009-739-CE**

HEARING DATE: May 21, 2009
TIME: 10:00 AM
PLACE: City Hall, Room 1010
200 N. Spring Street
Los Angeles, CA
90012

Location: 2634-2642 South Hoover Street
Council District: 8
Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress
North Area
Legal Description: FR1 or Re-Subdivision of Lots 7,
10, 11 and 14 in Belgravia

PROJECT: Historic-Cultural Monument Application for the
SECOND CHURCH OF CHRIST, SCIENTIST
READING ROOM AND LIBRARY

REQUEST: Declare the property a Historic-Cultural Monument

APPLICANT: West Adams Heritage Association
2263 South Harvard Blvd.
Los Angeles, CA 90018

OWNER: Waltco Las Vegas LLC,
725 South Figueroa Street, No. 1535
Los Angeles, CA 90017
Contact: Walter F. Conn

Walter F. Conn
Waltco Las Vegas LLC,
800 West 6th Street, 6th floor
Los Angeles, CA 90017

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Declare** the property a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.7
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning

[SIGNED ORIGINAL IN FILE]

Ken Bernstein, AICP, Manager
Office of Historic Resources

[SIGNED ORIGINAL IN FILE]

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: February, 2009 Historic-Cultural Monument Application

FINDINGS

1. The building “embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction” as an example of Georgian-Revival style architecture.
2. The property reflects “the broad cultural, economic, or social history of the nation, State or community” for its association with the Second Church of Christ, Scientist sanctuary building and congregation.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”) FINDINGS

The Commission hereby recommends that Council find the proposed designation of the Second Church of Christ, Scientist Reading Room and Library building as a Historic-Cultural Monument to be exempt from further analysis under the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Sections 15308 (Class 8) and 15331 (Class 31).

CRITERIA

The criterion is the Cultural Heritage Ordinance which defines a historical or cultural monument as any site (including significant trees or other plant life located thereon) building or structure of particular historic or cultural significance to the City of Los Angeles, such as historic structures or sites in which the broad cultural, economic, or social history of the nation, State or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, State or local history or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer or architect whose individual genius influenced his age.

SUMMARY

Built in 1941 in the University Park area of Los Angeles, the subject building exhibits character-defining features of Georgian Revival style architecture. The building consists of three interconnecting sections arranged on an irregular plan: a one-story partial octagonal form section, a one-and-a-half story north-south wing, and a two-story east-west wing. The roofs of all three sections are steeply-hipped roofs with tiled shingles. Placed off-center, the octagonal section houses features a recessed entry framed by a stylized pilaster and a simplified pediment. Each bay of the entry section features casement windows. This section also features a cornice with simple scalloped design. All building sections are constructed of steel framing and brick painted white. The one-and-a-half story wing features paired multi-pane French doors with sidelights, fan lights, and stylized pilasters and decorative roundels. The two-story section features single and paired multi-pane casement windows with wrought iron balconettes. An original neon “Christian Science Reading Room” sign is still extant over the window on the west bay of the entry section. Historical interior features appear to be largely intact, with extensive wood paneling and cabinetry, built-in counters, and original light fixtures.

The Second Church of Christ, Scientist Reading Room and Library building was built for the members of the adjacent Second Church of Christ Scientist sanctuary (Historic-Cultural Monument #57; 1910). Designed by architect Alfred F. Rosenheim, the Beaux Arts-Italian Renaissance Revival building is one of the most prominent landmarks in the area, owing to its size and monumental dome. About thirty years after its construction, Leon Joseph Korby (1889-

1972), a relatively unknown architect and member of the congregation, designed the church group's Reading Room and Library on adjacent lots. The octagonal section housed an information desk and librarian area while the adjoining one-and-a-half story section housed the Reading Room and Library. The two-story section contained committee rooms and a nursery.

The subject building appears to have few alterations, with the exception of the addition of a shed roof over the rear door, a short metal fence on the west wall, and security bars over many first floor windows.

FINDINGS

The Second Church of Christ, Scientist Reading Room and Library building property successfully meets two of the specified Historic-Cultural Monument criteria: 1) "embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction," and 2) reflects "the broad cultural, economic, or social history of the nation, State or community." As an institutional building designed in the Georgian-Revival style and associated with the adjacent Second Church of Christ, Scientist sanctuary (HCM #57) and its congregation, the property qualifies for designation as a Historic-Cultural Monument based on these criteria.

The subject building is significantly related to the Second Church of Christ, Scientist sanctuary by its proximity, use, and significance to the congregation of the sanctuary building. Although most Reading Rooms were located in commercial areas, the subject building may be one of the few to be located in a mostly residential area when constructed and in close proximity to its main sanctuary. The subject building is also significant for its distinctive use of the Georgian Revival style, employing the architectural style on an irregularly-planned configuration.

BACKGROUND

At its meeting of March 19, 2009, the Cultural Heritage Commission voted to take the application under consideration. The Cultural Heritage Commission toured the subject property on April 15, 2009.

On May 11, 2009, the staff of the Office of Historic Resources received and reviewed a draft analysis report by Anna Marie Brooks.

CALIFORNIA ENVIRONMENTAL QUALITY ACT ("CEQA") REVIEW

State of California CEQA Guidelines, Article 19, Section 15308, Class 8 "*consists of actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.*"

State of California CEQA Guidelines Article 19, Section 15331, Class 31 "*consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings.*"

The designation of the Second Church of Christ, Scientist Reading Room and Library building as a Historic-Cultural Monument in accordance with Chapter 9, Article 1, of The City of Los Angeles

Administrative Code (“LAAC”) will ensure that future construction activities involving the subject property are regulated in accordance with Section 22.171.14 of the LAAC. The purpose of the designation is to prevent significant impacts to a Historic-Cultural Monument through the application of the standards set forth in the LAAC. Without the regulation imposed by way of the pending designation, the historic significance and integrity of the subject property could be lost through incompatible alterations and new construction and the demolition of irreplaceable historic structures. The Secretary of the Interior’s Standards of Rehabilitation are expressly incorporated into the LAAC and provide standards concerning the historically appropriate construction activities which will ensure the continued preservation of the subject property.

The use of Categorical Exemption Class 8 in connection with the proposed designation is consistent with the goals of maintaining, restoring, enhancing, and protecting the environment through the imposition of regulations designed to prevent the degradation of Historic-Cultural Monuments.

The use of Categorical Exemption Class 31 in connection with the proposed designation is consistent with the goals relating to the preservation, rehabilitation, restoration and reconstruction of Historic buildings in a manner consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving Rehabilitating, Restoring, and Reconstructing Historic Buildings.

Los Angeles Department of City Planning

RECOMMENDATION REPORT

CULTURAL HERITAGE COMMISSION

**CASE NO.: CHC-2009-738-HCM
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200 N. Spring Street
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Los Angeles, CA 90018

OWNER: Waltco Las Vegas LLC,
725 South Figueroa Street, No. 1535
Los Angeles, CA 90017
Contact: Walter F. Conn

RECOMMENDATION **That the Cultural Heritage Commission:**

1. **Take the property under consideration** as a Historic-Cultural Monument per Los Angeles Administrative Code Chapter 9, Division 22, Article 1, Section 22.171.10 because the application and accompanying photo documentation suggest the submittal may warrant further investigation.
2. **Adopt** the report findings.

S. GAIL GOLDBERG, AICP
Director of Planning
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Ken Bernstein, AICP, Manager
Office of Historic Resources

Lambert M. Giessinger, Preservation Architect
Office of Historic Resources

Prepared by:
[SIGNED ORIGINAL IN FILE]

Edgar Garcia, Preservation Planner
Office of Historic Resources

Attachments: February, 2009 Historic-Cultural Monument Application
ZIMAS Report

SUMMARY

Built in 1941 in the University District area of Los Angeles, subject building exhibits character-defining features of Georgian Revival style architecture. The building consists of three interconnecting sections arranged on an irregular plan: a one-story partial octagonal form section, a one-and-a-half story north-south wing, and a two-story east-west wing. The roofs of all three sections are steeply-hipped roofs with tiled shingles. Placed off-center, the octagonal section houses features a recessed entry framed by a stylized pilaster and a simplified pediment. Each bay of the entry section features casement windows. This section also features a cornice with simple scalloped design. All building sections are constructed of steel framing and brick painted white. The one-and-a-half story wing features paired multi-pane French doors with sidelights, fan lights, and stylized pilasters and decorative roundels. The two-story section features single and paired multi-pane casement windows with wrought iron balconettes. An original neon "Christian Science Reading Room" sign is still extant over the window on the west bay of the entry section. Historical interior features appear to be largely intact, with extensive wood paneling and cabinetry, built-in counters, and original light fixtures.

The Second Church of Christ, Scientist Reading Room and Library building was built for the members of the adjacent Second Church of Christ Scientist sanctuary (Historic-Cultural Monument #57; 1910). Designed by architect Alfred F. Rosenheim, the Beaux Arts-Italian Renaissance Revival building is one of the most prominent landmarks in the area, owing to its size and monumental dome. About thirty years after its construction, Leon Joseph Korby (1889-1972), a relatively unknown architect and member of the congregation, designed the church group's Reading Room and Library on adjacent lots. The octagonal section housed an information desk and librarian area while the adjoining one-and-a-half story section housed the Reading Room and Library. The two-story section contained committee rooms and a nursery.

The subject building appears to have few alterations, with the exception of the addition of a shed roof over the rear door, a short metal fence on the west wall, and security bars over many first floor windows.

CRITERIA

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FINDINGS

Based on the facts set forth in the summary and application, the Commission determines that the application is complete and that the property is significant enough to warrant further investigation as a potential Historic-Cultural Monument.

CULTURAL HERITAGE COMMISSION

HISTORIC-CULTURAL MONUMENT NOMINATION

TYPE OR PRINT IN ALL CAPITAL BLOCK LETTERS

IDENTIFICATION

1. **NAME OF PROPOSED MONUMENT:** SECOND CHURCH OF CHRIST, SCIENTIST/SECOND CHURCH OF CHRIST, SCIENTIST READING ROOM AND LIBRARY

2. **STREET ADDRESS:** 948 WEST ADAMS BLVD., LOS ANGELES, CA 90007 (CHURCH SANCTUARY);
2536 SOUTH HOOVER BLVD., LOS ANGELES, CA 90007 (READING ROOM AND LIBRARY)

COUNCIL DISTRICT: 8

3. **ASSESSOR'S PARCEL NUMBER:** APN #5123-001-406 AND 5123-001-004

4. **LEGAL DESCRIPTION:** *GRANT DEED ATTACHED*

Parcel 1: lots 4 and 5 of Belgravia Tract in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 23 page 54 of Miscellaneous Records, records of said county.

Parcel 2: lots 1, 2 and 3 of the Resubdivision of lots 7, 10, 11, and 14 of Belgravia Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 83 page 22 of Miscellaneous Records, records of said county.

5. **RANGE OF ADDRESSES ON PROPERTY:** 946-948 WEST ADAMS BLVD. (CHURCH SANCTUARY); 2534-2536-2542 SOUTH HOOVER (READING ROOM AND LIBRARY)

6. **PRESENT OWNER:** WALTCO LAS VEGAS LLC, A NEVADA LIMITED LIABILITY COMPANY,
725 SOUTH FIGUEROA STREET, LOS ANGELES CA 90017

[WALTER F. CONN, MANAGING PARTNER)

(ALTERNATIVE CONTACT: Walter F. Conn, CEO, Figueroa Capital Group, 800 W. 6th Street, Suite 750
Los Angeles, CA 90017, 213-403-1694; info@figueroacapitalgroup.com)

OWNER IS: PRIVATE

7. **PRESENT USE:** VACANT (Certificate of Occupancy is unchanged)

ORIGINAL USE: RELIGIOUS

DESCRIPTION

8. **ARCHITECTURAL STYLE:** GEORGIAN REVIVAL

9. **STATE PRESENT PHYSICAL DESCRIPTION OF THE SITE OR STRUCTURE**

The imposing Neo-Classical design of the Second Church of Christ, Scientist sanctuary (1907-1910) reflects the major Christian Science architectural tenets of its era, particularly as expressed by its classically-inspired details. The Second Church of Christ, Scientist Reading Room and Library (1941-1942), erected three decades after the sanctuary's original construction, also evokes classical design that is appropriate for its time, setting and place in Christian Science context, particularly in an urban setting.

(See Attached Physical Description)

10. **CONSTRUCTION DATE:** FACTUAL – 1941-1942

11. **ARCHITECT, DESIGNER, OR ENGINEER:** LEON JOSEPH CORBEY

12. **CONTRACTOR OR OTHER BUILDER:** BEN SCHIEWE

13. **DATES OF ENCLOSED PHOTOGRAPHS:** FEBRUARY, 2009

14. **CONDITION:** GOOD

15. **ALTERATIONS:** NONE VISIBLE EXCEPT REMOVAL OF SHUTTERS AND ADDITION OF SECURITY DOOR.

16. **THREATS TO THE SITE:** PRIVATE DEVELOPMENT

17. **IS THE STRUCTURE ON ITS ORIGINAL SITE?** YES

SIGNIFICANCE

18. **BRIEFLY STATE HISTORIC AND/OR ARCHITECTURAL IMPORTANCE**

The Second Church of Christ, Scientist is recognized as one of Los Angeles's most important cultural resources. The sanctuary building and the reading room and library have a symbiotic relationship, and each convey important information about the other.

(See Attached Significance Statement)

19. **SOURCES**

-- PLEASE SEE APPENDICES FOR BIBLIOGRAPHY.

20. **DATE FORM PREPARED:** FEBRUARY 27, 2009

PREPARERS NAMES: MITZI MARCH MOGUL AND LAURA MEYERS

ORGANIZATION: WEST ADAMS HERITAGE ASSOCIATION

ORGANIZATION ADDRESS: 2263 SOUTH HARVARD BLVD. LOS ANGELES, CA 90018

323-735-9242; PRESERVATION@WESTADAMSHERITAGE.ORG

(ADDITIONAL PRIMARY CONTACT: JEAN FROST, DIRECTOR OF HISTORIC PRESERVATION,

2341 SCARFF ST. LOS ANGELES, CA. 90007; JFROST@EARTHLINK.NET)

Second Church of Christ, Scientist/Second Church of Christ, Scientist Reading Room and Library

Introduction and Brief Summary

The Second Church of Christ, Scientist, designed by Alfred H. Rosenheim with Albert C. Martin, built 1907-1910 and designated LA-HCM No. 857 in 1968, is considered perhaps Los Angeles's most imposing Neo-Classical landmark and one of Los Angeles's most important cultural resources. The church sanctuary dominates its setting and is visible from great distances, with a colossal Corinthian portico and copper-clad dome dominating the design. "Closely resembling portions of the Mother Church in Boston, the building exemplifies the continuity and quality of craftsmanship present during the primary period of development of Christian Science," according to its National Register of Historic Places Inventory-Nomination Form (declared 4/2/1987).

The Second Church of Christ, Reading Room and Library, designed by Leon Joseph Corbey and built 1941-1942, has a symbiotic relationship with its church sanctuary building. Along with the basic fact that the two parcels have been held in single ownership since approximately 1926, and were conveyed to the present owner with a single grant deed, the two buildings are indelibly linked by their history, design relationship and religious practice. Each building communicates important information about the other.

The Second Church of Christ, Scientist sanctuary building and the Second Church of Christ, Scientist Reading Room and Library are individually and together a site of particular importance in the architectural and social history of the University Park/West Adams community. The Second Church of Christ, Scientist complex reflects the rise of the West Adams as a suburb for prominent early settlers in Los Angeles who established business and cultural institutions in the City, and then documents the change in West Adams and all of Los Angeles as the City transitioned to an automobile-reliant metropolis.

(See attached expanded Significance Statement)

The Second Church of Christ, Scientist is represented in a prior Historic Resources Survey (Phase I Survey of Expanded Hoover Redevelopment Area, Los Angeles Community Redevelopment Agency, 1985) and in that survey was established as having historical significance, according to author Johnson Heumann Research Associates, due to its "Historic Association with Second Church of Christ, Scientist on Adams" as well as its being an "intact example of Georgian style." This assessment was certified by the Community Redevelopment Agency's (CRA) board and the Second Church of Christ, Scientist Reading Room and Library was added to CRA's list of historic resources. A more recent survey observes that it remains "in good condition with no apparent visible alterations since the property was last evaluated," therefore not changing the original certified assessment.

This present submission proposes amending the original LA-HCM No. 57 to include the Second Church of Christ, Scientist Reading Room and Library structure and the entire single ownership of the associated properties. Alternatively, the Second Church of Christ, Scientist Reading Room and Library is extremely significant on its own, as an exemplar of the practice of Christian Science in Los Angeles.

Significance: Ordinance Criteria

SECTION 22.130 OF THE LOS ANGELES ADMINISTRATIVE CODE DEFINES A CULTURAL-HISTORIC MONUMENT AS:

ANY SITE (INCLUDING SIGNIFICANT TREES OR OTHER PLANT LIFE LOCATION THEREON), BUILDING OR STRUCTURE OF PARTICULAR HISTORIC OR CULTURAL SIGNIFICANCE TO THE CITY OF LOS ANGELES, SUCH AS HISTORIC STRUCTURES OR SITES IN WHICH THE BROAD CULTURAL, POLITICAL, ECONOMIC, OR SOCIAL HISTORY OF THE NATION, STATE OF COMMUNITY IS REFLECTED OR EXEMPLIFIED, OR WHICH ARE IDENTIFIED WITH HISTORIC PERSONAGES OR WITH IMPORTANT EVENT IN THE MAIN CURRENTS OF NATIONAL, STATE OR LOCAL HISTORY, OR WHICH EMBODY THE DISTINGUISHING CHARACTERISTICS OF AN ARCHITECTURAL-TYPE SPECIMEN, INHERENTLY VALUABLE FOR A STUDY OF A PERIOD, STYLE OR METHOD OF CONSTRUCTION, OR A NOTABLE WORK OF A MASTER BUILDER, DESIGNER, OR ARCHITECT WHOSE INDIVIDUAL GENIUS INFLUENCED HIS AGE.

The Second Church of Christ, Scientist Reading Room and Library meets the ordinance criteria for monument status in which the broad cultural, economic, or social history of the nation, state, or community is reflected or exemplified. It also demonstrates historic significance because it reflects and exemplifies the diversity of Los Angeles, a city that is home to many diverse religions and individuals with a spectrum of spiritual beliefs.

The Second Church of Christ, Scientist (HCM No. 57) and the Second Church of Christ, Scientist Reading Room and Library together convey the story of an important part of Los Angeles's social history, and each building imparts meaning and significance to the other.

The Second Church of Christ, Scientist Reading Room and Library also meets the ordinance criteria for monument status because it embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, or method of construction. The Georgian Revival style of the building exemplifies Christian Science principles of both design and religious practice.

SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER



Second Church of Christ, Scientist Reading Room and Library

#8 PHYSICAL DESCRIPTION

The subject building is located at 2636 Hoover Street, just south of the intersection of Hoover and Adams, in the West Adams/University Park area.

Its style is Georgian Revival, consisting of a one-story portion at the front and a two-story section at the south rear. The main construction material (exterior) is grout-lock brick (reinforced); the foundation is concrete and the roof is tile shingles and clay barrel tile along the ridgelines.

The massing of the building is broken into three sections.

The prominent front section is five sections of an "implied" octagon, with a recessed entry. Behind it, the second section is rectangular and linear, the southerly portion projecting out to connect with the third section, which is rectangular but vertical. The building features recessed, multi-paned casement and fixed windows, cornice molding, wrought iron railings and grilles, and hipped roofs. The third section features a decorative wrought iron balconette at the second floor window. The "octagonal" portion serves as the entry and houses a display case, information desk and librarian's area. The actual Reading Room is in the adjacent room, accessed through a multi-paned door; the third section contained offices and committee rooms.

The original neon sign, "Christian Science Reading Room" is still extant on the west façade over the front-facing window. It is horizontal, with curved ends in the Moderne style of the era. The horizontality is emphasized by two straight lines (or "dashes") to either side of the words "Reading Room." The lintel below features a Colonial style lower edge (which would have been emphasized by the original shutters, now missing).

The design of the wrought iron on the balconette features a center rosette set within concentric rectangles and intersected by two corner-to-corner diagonal rods and two small right-angle rods with pointed ends which jut out symmetrically from the rosette into the open spaces created by the diagonal rods. Straight vertical "balusters" flank that central design to form the enclosure. Round finials cap the two corners. This pattern is repeated on wrought iron window grilles, with a slight variation: the corners of the grille are set with open circles which echo the rosette shape.

The decorative molding below the cornice is a series of three-quarter round disks. This pattern is featured on the octagonal section and continues the use of a circle or round motif as a primary design device.

On the north façade of the horizontal rectangular section is a large Palladian-style window: fluted pilasters are capped by a modern composite capital, the face of which features the rosette design again; these four symmetrical pilasters define the three sections: multi-paned fixed windows at either side of multi-paned French doors. The half-round window which

surmounts the French doors is capped by a keystone in the Classical manner although it is separated by a lower frame from the French doors in order to define or form its own area and mullions create a decorative pattern that again emphasizes the round shape. This same window order is repeated on the east (rear) elevation. These two windows allow light into the Reading Room from the north and the east, creating a bright, cheerful space, restrained yet elegant, classic but not overbearing. A simple multi-paned window admits southwesterly exposure; a door in the southeast corner apparently leads to the second floor of the third (vertical) section of the building.

The “octagon” at the front is “completed” in the rear, at the junction between the horizontal and vertical rectangles which create the main footprint of the building. In other words, three splayed walls give the impression of being the continuation or completion of the octagonal shape although it does not “line up” with the front portion. The roof of this section also functions as a terrace, the railings of which are the same pattern as the balconette enclosure, also executed in wrought iron. The windows below have the same grille work as previously mentioned. Other original grillwork is installed on the rear ground floor windows, although these are plain—designed for functionality more than aesthetic purposes because they are at the least visible part of the building.

A rear entrance is enhanced by decorative wrought iron columns, as this rear entry would most likely have been used by members or officials coming from either the Church sanctuary building or the parking area. The entrance on Hoover was mainly for the convenience of the public.

Inside, the lower front surface of the display/information counter is constructed of wood set with square recessed panels.

The building appears to be unchanged since it was built. This is supported by LADBS documentation; no permits were ever taken out for alterations, demolitions, etc. Originally, the windows were flanked by non-functional, decorative shutters. These are no longer extant, but appear to be the only details missing from the structure. All the windows appear to be original; the front door is original, although it is obscured from view by a metal security door. The door is framed by two fluted pilasters and entablature in the same classical idiom as the Palladium windows described above, sans the half-round window. The door itself carries out the Colonial effect with a combination of six (6) square fixed-pane windows and below that is an incised stylized hexagonal design. The vestibule features a recessed panel with a mail slot on the right-hand side. The interior fittings also appear to be original: wood paneling throughout the ground floor public rooms, built-in counters, hardware, and light fixtures.

The permit for construction was taken out in 1941; the Reading Room opened to the public on February 16, 1942. In a *Los Angeles Times* article announcing the opening of the building to the public, it is identified as a “modified Colonial design.” It certainly resembles a residential structure more than a commercial one. Indeed, by interesting chance, a picture on the same page of the paper, but accompanying a story on a new housing tract near Santa Anita, shows a home featuring many similar characteristics,

further evidence of both the significance of the style and its continuing influence and adaptation.

This is a deceptively simple structure; its subtle elegance is testament to the thoughtful sensitivity that went into its planning. Its design was well suited to both the low-key character of the Christian Science Reading Rooms in general and to this structure's location on a mostly residential street. It employs characteristics that are graceful and refined, Classical (representing respect for formality and tradition) but also the sensible plain thinking which the Christian Science religion (perhaps all religions) believes is at the core of its values. The architect, while not enshrined in the limited pantheon of Master Architects nonetheless demonstrates great facility with this design. The use of the implied octagon at the front which is then echoed at the rear makes a psychological connection for the visitor that is both clever and practical. By inverting basic geometrical forms, the architect has maximized the square footage while minimizing the footprint, and in so doing has created a design that is both appropriate and pleasing in terms of the usage of the structure as well as its relationship to the streetscape and community.

The Second Church of Christ, Scientist Reading Room and Library meets the ordinance criteria for monument status because it embodies the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period, style, or method of construction. The building exemplifies Christian Science principles of both design and religious practice.

Second Church of Christ, Scientist Reading Room and Library

#17—SIGNIFICANCE STATEMENT

When the Second Church of Christ, Scientist was designated a Historic Cultural Monument of the City of Los Angeles in 1968, the process for designation was quite different from today's procedures and methodologies. Preservation in Los Angeles was still quite young and monument status was largely determined by the Cultural Heritage Board based on their own initiative and knowledge of historic architecture, rather than from applications received from the general public. In this context, the Reading Room and Library, although part of church property, was overlooked at the time, in part because of its age (or lack thereof; it was just 26 years old at the time), in part because the architecture was not as opulent as that of the church, and—in large part—because there was no understanding of the cultural/religious relationship between the church and the reading room.

Recent research has revealed that the role of the reading rooms in the practice of Christian Science (not to be confused with Religious Science or Scientology) is far more significant than most people are aware.

The Reading Room building was first officially identified in August 1985 in a survey conducted for the Community Redevelopment Agency (CRA) of Los Angeles. That Architectural/Historical Resources Inventory was performed by Johnson Heumann Research Associates. (See Attached) That survey concluded that the Christian Science Reading Room at 2634-36 Hoover Street was significant for its "historic association with Second Church of Christ Scientist on Adams" and because it was (and is) an "intact example of Georgian style." As a result, the Second Church of Christ, Scientist Reading Room was placed on the CRA's official list of historical resources. The initial survey conclusions were certified by the CRA and reaffirmed in 2005 by Peter Moruzzi of PCR Services in a survey update for the same agency. (See Attached) The building remains unchanged.¹

The Church of Christ, Scientist was founded in 1879 by Mary Baker Eddy as a result of her belief that she had recovered from serious illness due to her faith in God and her reading of the Bible. Thus she began urging others to rely on religious faith to be healed of illness or injury rather than conventional medical practices. She wrote a book entitled "Science and Health with Key to the Scriptures" which became the "foundational text" for the formal practice of the religion. That book, along with the Bible, became the scriptures, and both are actually "ordained" as the church's "dual impersonal pastor."

These writings of church doctrine are central not only to religious belief, but to participation. In Christian Science there are no rituals to speak of (the only one requires kneeling twice a year at a sacrament service while reciting the Lord's Prayer). Similarly, there are no clergy in the conventional sense. Church branches are run by committees.

¹ (Although no further, in-depth research was conducted, the CRA accepted the results as presented and therefore CRA authorization is required before any changes or demolition can take place.)

Because there is no clergy, weekly one-hour services consist of hymns, prayer, and readings. These are conducted by two Readers. The First Reader reads passages from “Science and Health” and the second reads passages from the Bible. To be elected the First Reader in a branch church is one of the highest and most prestigious positions to which the laity can aspire. These passages are unchanging, in pre-determined order, and the annual cycle begins over again as soon as the series is completed. (This is akin to the reading of the Torah in Judaism, in which a passage is read and studied weekly until the end has been reached; this is followed by a celebration and then the reading begins all over again.)

In Christian Science, these passages, which are called the Lesson-Sermons, are studied by individual religionists throughout the preceding week, in anticipation of the official reading. Thus, the Reading Room is more central to church theology than the church building itself.

It seems quite clear that, in the practice of Christian Science, the reading room is of paramount importance—the sanctuary is actually secondary, especially when we realize that quite often services were/are broadcast on the radio, in lieu of the church itself. (This does not negate the importance of church buildings such as the Second Church of Christ Scientist on Adams Boulevard; rather it clarifies and elevates the significance of the reading rooms.) This is a huge departure from the traditions of more mainstream religions, in which the experience of religious community is governed by and dependent upon an assembly, with a clergyman who has the authority and backing of a central hierarchy and serves as the spiritual leader. Branch Christian Science churches and societies are subordinate to the Mother Church in terms of following the practices and tenets laid out by Mary Baker Eddy, but there is no requirement for communal gathering. Christian Science relies heavily on the individual and his/her sincerity in adhering to the church’s principles. In more conventional churches, the sermon is determined by the interests and ideas of the local leader, whereas the Christian Science Lesson-Sermon has a pre-determined topic, identical in every Christian Science church the world over on any given weekend.

The style and design of Christian Science churches and reading rooms was not mandated or proscribed by the Mother Church, but left to the organizing committee of each congregation. In some instances there were insufficient numbers of congregants to warrant (or afford) a purpose-built structure and so these groups were called Christian Science *Societies* and met in whatever space was available. Again, the religion is not dependent on a formal sanctuary for its practice. However, the architecture of both churches and reading rooms reveal much about how the church wanted to be perceived—as respectful of tradition and history, solid and conservative, while remaining socially progressive and suitable to their times. While there are reading rooms located in prosaic storefronts, these are a later iteration and do not fully contribute to understanding either architectural idioms or Christian Science trends, although they do fulfill religious requisites. In the case of Second Church of Christ Scientist and its adjacent Reading Room and Library, we have a connective tissue due to proximity (as well as the fact that

both were the product of the same congregation) that informs us of a much larger story by putting it in the context of both a religious and urban framework.

Reading is central to Christian Science. The *Christian Science Monitor* is a well-known and respected newspaper, published by the Christian Science Publishing Society. The official organ of the Church is the *Christian Science Journal*. Reading rooms are usually located in public places, though occasionally situated within a church building itself. They are generally managed by members who are there to assist with finding information and to answer inquiries about the writings and the church.

In order to become a member, application must be made and the applicant sponsored by a current member. New members are admitted twice a year. A 1908 Edict issued by Mary Baker Eddy required that the identity of church members not be revealed, rather like the regulations of fraternal orders. However, recent research has uncovered the names of at least four prominent/significant individuals connected to the membership of Second Church of Christ Scientist:

- William Pridham, who had been a shotgun messenger and Pony Express rider before becoming the Wells Fargo Agent for Los Angeles, a position which he held for 40 years.
- Judge John Downey Works began his career in Indiana before moving to San Diego in 1883 where he rose to prominence. In 1896 he moved to Los Angeles as an Appellate Court judge, where he adjudicated several important cases. He also became a witness in a case which involved Christian Science. He testified in the trial of the *People vs. Merrill Reed*, in which Christian Science parents were prosecuted (but acquitted) for failure to treat their child, who died of diphtheria. He also served as President of the Los Angeles City Council and in 1910 ran—and was elected—for U.S. Senate.
- City Assessor Ben E. Ward testified at the 1902 *Reed* trial that he, too, had been cured by Christian Science. He had suffered from “diabetes, liver complaint, kidney disease and stomach troubles,” along with “ophthalmia and astigmatism,” “pronounced obesity and a lame back.” He said that “Christian Science cured him after all other remedies failed.”
- Leon J. Corbey, architect of the Second Church of Christ, Scientist Christian Science Reading Room.

The first Reading Room was opened in 1888 in Boston. It was not located in the Mother Church, but in the Hotel Boylston, which was considered a very up-market establishment.

The Reading Room on Hoover Street was designed in 1941 by architect Leon J. Corbey; it opened to the public on February 16, 1942. Its style is Georgian Revival. The Period Revival styles were especially popular during the first half of the 20th century, prior to World War II. Coming as it did just at the onset of war, this building was probably one of

the last to utilize this somewhat rosy historic idiom. Following the war, architectural styles, materials, and social/urban conditions changed dramatically.

Corbey was himself a Christian Scientist and did do several commissions for the Church. He was born on November 23, 1889 in Elgin, Illinois. During World War I he was a Conscientious Objector and received a deferment from enlistment (see Biography).

The architecture of this building is a handsome rendition of the Georgian Revival style and remains unchanged after 67 years. The building's design and its remarkable condition contribute greatly to the case being made to confer monument status, but it is its cultural/religious importance which is the overriding factor in meeting the necessary qualifications. There are many houses of worship which have received recognition, mainly due to their architectural significance, but rarely has a "secular" structure been so intrinsic to a religious practice as to be acknowledged for the role it plays, rather than just its appearance. This cultural aspect is of great importance, because it defines a 139-year-old religion which is not as well-known as others and it draws both a connection and a distinction between the religious sanctuary and the daily rituals of individual religionists.

It is impossible to separate the Second Church of Christ, Scientist Reading Room building from the adjacent church in terms of its importance to the practice of the religion. Reading, in Christian Science, cannot be overstated. There are many assumptions made about Christian Science and its practice and the role of the reading rooms versus the church. There is a symbiotic relationship between the two which cannot be disregarded. This is not an abstract interpretation or premise but an impartial observation of the precepts and protocols which govern a recognized religion.

The Second Church of Christ, Scientist Reading Room and Library meets the ordinance criteria for monument status in which the broad cultural, economic, or social history of the nation, state, or community is reflected or exemplified. It also demonstrates historic significance because it reflects and exemplifies the diversity of Los Angeles, a city that is home to many diverse religions and individuals with a spectrum of spiritual beliefs. The Second Church of Christ, Scientist (HCM No. 57) and the Second Church of Christ, Scientist Reading Room and Library together convey the story of an important part of Los Angeles's social history, and each building imparts meaning and significance to the other.

Second Church of Christ, Scientist Reading Room and Library

Architect Biography:

Leon Joseph Corbey (1889-1972)

Architect **Leon Joseph Corbey** was a Christian Scientist whose religious beliefs and social conscience influenced his career and designs. He was the architect of the Second Church of Christ, Scientist Reading Room and Library in Los Angeles (1941-1942), and as well he was the architect of the First Church of Christ, Scientist in Neillsville, Wisconsin (1916), which was placed on the National Register in 2003. He worked in Chicago for Pond & Pond, a firm noted for its progressive beliefs and its design of both settlement houses and religious buildings. In Los Angeles, he was an architect at the A.M. Edelman firm when it designed the Wilshire Boulevard Temple, among other projects.

Born in 1889 in Elgin, Illinois, Corbey expressed an early interest in architecture, participating in his high school's Architecture Club. Corbey attended architecture school at the University of Illinois, graduating in 1912. He was a member and later president of the Chicago Architectural Club. That same year he joined the company Weary & Alford Co., which was transitioning from being a manufacturer to being a design firm.

Weary & Alford Co. was established in 1902 as a contractor for mosaics and tiles, and a manufacturer of bank furnishings. William Hedley Alford was engaged as manufacturer of and dealer in bank furniture and fittings since 1887. He became vice-president of Weary & Alford Co. when it was established. He was not a licensed architect. The company president, Edwin Delos Weary, also was not an architect, but had been a designer and manufacturer of bank furniture since 1892.

When the company hired Corbey, a licensed architect and member of AIA, it was transitioning into its later prominence as an architectural firm. In 1909, the Weary/Alford firm was credited as an interior designer of the American National Bank, working with the well-known Chicago architecture firm Holabird and Roche. But with Corbey employed as an in-house architect, Weary & Alford Co. was credited as the architect for the Metropolitan National Bank (not extant) on the first floor of the Northstar East Building in Minneapolis (construction completed, 1917), and the Security Bank Building in Sioux Falls, South Dakota (construction completed, 1918; placed on the National Register, 1979).

In 1912, Rollin Weary had graduated from Cornell University, also in architecture. He at some point was also employed by the Weary & Alford firm "in the field" but when he moved to Chicago and joined the home office in 1917, Corbey departed.

On his own, Corbey, a Christian Scientist himself, had designed the First Church of Christ, Scientist, at 132 E 4th Street in Neillsville, Wisconsin. Built in 1916 in the Classical Revival style, it was designed in the form of a Greek cross.

The church's front portico is supported by four large classical columns, and its auditorium windows are of green opalescent art glass. Corbey was commissioned by the Christian Science Society, Neillsville, which had been organized in January, 1912. Once the church was dedicated, the Society became the First Church of Christ, Scientist in Neillsville. On March 31, 2003, the First Church of Christ, Scientist was added to the National Register of Historic Places.

Corbey was involved in his profession. In 1916, he represented the Illinois chapter of the A.I.A. on the committee presenting the 29th Annual Chicago Architectural Exhibition at the Art Institute. Among the architects he served with were Daniel Burnham, John Root, John Holabird, and the brothers Irving and Allen Pond.

In 1917, Corbey registered for the draft as a Conscientious Objector, due to his Christian Science beliefs (noted on the registration form). By then Corbey was employed by Pond & Pond, a firm at which he no doubt felt at home.

Pond & Pond is known for its zeal for social reform, and innovative architecture in service to a variety of social service and spiritual missions. The Pond brothers were part of the social services movement, and they believed that architecture could be instrumental in curing some of society's ills. At Pond & Pond's core was, according to the description accompanying their collection at the University of Michigan, a "belief in cooperation and the power of complementary forces -- artistic, social and spiritual."

Irving Kane Pond (1857-1939) and Allen Bartlit Pond (1858-1929) were born and educated in Ann Arbor, Michigan. Early in their careers, the brothers moved to Chicago. Irving Pond received his degree in civil engineering from the University of Michigan, and worked as a draftsman in various architectural firms. Then in 1886, he joined his brother Allen, newly arrived in Chicago, in the practice of architecture under the firm name of Pond & Pond. Together they designed many buildings including Hull House, the Chicago Commons, and the City Club in Chicago.

Both Pond brothers were members of "The Eighteen," the seminal group of Chicago architects that included Frank Lloyd Wright. Irving is sometimes credited with coining the term "Prairie Style" when he wrote in 1918 about the Arts & Crafts Movement: "...the new style echo[ed] the spirit of the prairies of the great Middle West. "

Allen Pond worked diligently for reform in public and special education. He sat on the board of the Public Education Association and advocated for the cause of education for the blind and the handicapped. Allen was teaching at Chicago's Armour Mission School when he was first introduced to the young Jane Addams. Excited by her idea of establishing a settlement house in Chicago on the model of London's Toynbee Hall, he helped Addams to locate the original Hull House building and to organize the settlement. One of the first trustees of

Hull House, he remained on the board for life and became a close personal friend of Miss Addams.

Both Pond brothers firmly believed that the social effectiveness of an architecture project was dependent upon the physical environment. Allen repeatedly expressed the opinion that architecture, unlike the more ephemeral arts of music, literature and theater, and the less conspicuous arts of painting and sculpture, could greatly influence the human spirit. In an essay, he suggested that architecture "offers the opportunity to aid signally in making an environment that shall contribute to the health, comfort, charm and distinction of human life." The brothers' dedication to architecture was founded upon the belief that man needs beauty if he is to prosper spiritually.

By the mid-1920s Corbey had moved to Los Angeles, which was experiencing major growth and construction of commercial and institutional buildings. Corbey was granted a certificate to practice architecture in California in 1927. City Directories indicate that he was working for the A.M. Edelman architecture firm, a practice noted for its long association with religious buildings in Los Angeles.

Abram (also referred to as "Abraham" or "A.M.") M. Edelman was one of six children of the pioneering rabbi, Abram Wolf Edelman (1832-1907), who presided over the Temple B'Nai Brith synagogue in Los Angeles. He was the principal architect from the 1880s through the 1920s at his self-named firm. When Corbey joined the firm, Edelman was in his mid-sixties and had by then been a practicing architect for three-plus decades. But the firm was still active, with commissions for the Shrine Auditorium (1920-1926), the Theosophy Hall (1927), Horace Mann Junior High School, Los Angeles (1930), Los Angeles Normal School, Los Angeles (1929), Majestic Theatre, Los Angeles (1930), and Wilshire Boulevard Temple (AKA Congregation B'nai B'rith Temple No. 3, Los Angeles; 1929), designed and under construction while Corbey was a member of the firm.

In 1941, Corbey designed the Second Church of Christ, Scientist Reading Room and Library. By the 1940s, Corbey had been employed by at least two notable architectural firms, where he certainly was exposed to the methodologies, concepts and designs of recognized masters, in addition to his own educational background and architectural experience. Of course, he was responsible for the design of at least one, stand-alone church on his own (in Neillsville, Wisconsin) that is a recognized historic resource and is listed on the National Register.

Close examination of the architecture of this building reveals a design that is complex, unique, and thoughtful. Corbey's work on the Reading Room is the work of an extremely capable architect.

Corbey married his wife, Doris I. Corbey, late in life, after the erection of the Reading Room. He died in December 1972.

Second Church of Christ, Scientist Reading Room and Library

A History of University Park

It is no surprise that the Second Church of Christ, Scientist was erected in a prominent location in the University Park District in 1908-1910.

When it was constructed, Adams Boulevard was already "The Street of Dreams," the tree-lined boulevard that had cemented the reputation of the area as the City's "blue-blood" mansion section. The board of Second Church chose this location for their visually imposing edifice to help secure their own reputation as an organization deserving of respect and acceptance. The church commanded a view from all locations and directions, and at the time was the ONLY such colossal building in the area. (Today it still impresses, but one must remember at the time there was no Shrine Auditorium, no St. Vincent's Church, no St. John's Church, no Auto Club, and no Patriotic Hall to interfere with this singular building that dominated the skyline.)

The roots of today's University Park neighborhood in the Historic West Adams District date back to the Victorian era and the population boom that followed the completion of the transcontinental railroad in 1876. With the last spoke laid for the Union-Pacific Railroad, the great Western migration reached Los Angeles. Within twenty years, the dusty pueblo had expanded to the vast fields of mustard, barley and wheat to the south and west, and L.A.'s social center began to move from Bunker Hill to the new exclusive street, West Adams, and the exclusive residential parks that grew up around it.

Soon the landscape was changing. Spurred by the extension of local horse-drawn streetcar routes from downtown Los Angeles, significant suburban communities were created after 1880, including much of the eastern portion of the West Adams District, the Arlington Heights township, West Adams Heights, Rosedale, along with fashionable University Park, which included such exclusive subdivisions as Chester Place and St. James Park, on the north side of Adams Boulevard, as well as impressive mansions and stately middle class residences on the surrounding streets.

The University District

The University Park neighborhood is part of a section of Los Angeles known in the late 19th century as "West Los Angeles" and/or the "University District." It is located near the southern edge of the original boundary of the pueblo of Los Angeles that was established in 1781. Until the latter part of the 19th century, the District was a mixture of marshland, farmland and orchards. In the mid-1870s, the land that became the University Park District was substantially owned by just a few men: Guadalupe Mason, John Marcellus Stewart, Judge Anson Brunson, and J.A. Barrows, among others. Primarily the land was cultivated in a variety of fruits, including citrus and grapes. Judge Brunson set out a walnut grove.

Starting in that period, portions of the area were subdivided for residential and commercial use by land speculators, including Los Angeles pioneers Isaias Hellman, ex-Governor John G. Downey, and Ozro W. Childs. But when their lots failed to sell, those

three developers offered some of the land to the Methodist Church for a university, which became the University of Southern California. More than 1,000 Angelenos gathered on September 4, 1880, to applaud the laying of USC's cornerstone. The establishment of the university in turn became a catalyst for the development of the neighborhood.

West Los Angeles' name was changed to University Park in 1883, and its first post office was established, followed by a general store on the southwest corner of Jefferson and what is now University Avenue. University Park's earliest residents were prosperous individuals whose fortunes had been derived from real estate and mining interests locally, and from resources brought with them from other parts of the country. They typically purchased five- to ten-acre parcels on which they constructed substantial houses and planted orchards. The area soon became home to prominent and notable Angelenos, including W. G. Kerckhoff, Thomas Stimson, Los Angeles District Attorney Thomas Bruen Brown, and Judge Charles Silent. It was on Adams Street that Senator Stephen W. Dorsey built his mammoth Victorian "country house." William A. Garland, later renown for bringing the 1932 Olympics to Los Angeles, erected his own three-story, gabled Shingle-style mansion.

The boom of the 1880s, when real estate sales actually reached \$12 million per month, was set off by the coming of a second railroad – the Atchison, Topeka and Santa Fe – and ensuing rate war which brought fares for the long transcontinental trip to L.A. to an absurdly low level. Beginning in 1886, the boom reached a peak – but by 1888, the boom had gone bust, and pioneering families began subdividing their land in University Park for residential development. Imposing mansions were still erected on the main thoroughfares, like Adams Street, and in the park-like Chester Place enclave, while smaller Victorian residences for the city's growing merchant middle class sprouted up in adjacent tracts.

On the southern side of Adams Boulevard, on ten acres that stretched west from Figueroa, financier and well-known abolitionist Theodor Cordenio (T.C.) Severance created a subdivision that formed the core of the area's most fashionable residential neighborhood. Today we remember him and his wife – Caroline Maria Seymour Severance, who in 1911 was the first woman to register to vote in California – by the self-named avenue that runs between Adams Boulevard and 28th Street. The Severance Tract is also named for the family.

Just west of the Severance parcel, Thomas Bruen Brown cultivated a ten-acre plot with oranges. But as the area developed into a residential community, Brown, too, erected an estate. In 1891, the magazine *Rural Californian* bemoaned the fact that Thomas Bruen Brown had run a street (Portland) through his 10-acre Adams Street orange grove.

More Neighbors

Originally Bunker Hill, now part of downtown Los Angeles, was the neighborhood of choice for homes of the city's prominent families, but as the population grew and the city's commercial core expanded, the affluent began heading west to build their stately homes. Spurred by the extension of local horse-drawn streetcar routes from downtown (including Judge R.M. Widney's streetcar line to the University district), distinctive

suburban residential neighborhoods began to emerge. By the late 1880's West Adams Street was becoming a corridor off of which the *most* fashionable neighborhoods were springing to life.

The original residents of North University Park were a veritable *Who's Who* of early Los Angeles. They included such recognizable names as William Banning, Isidore Dockweiler and Edward L. Doheny. Others may be less famous today, but were no less important to the city's history. Those who made their home in the area included: Senator Stephen Dorsey; William A. Garland, who was instrumental in bringing the 1932 Olympics to Los Angeles; J. Ross Clark, who founded Citizens National Bank; William G. Kerckhoff, who founded the Pacific Light and Power Company; Homer Laughlin, a retired Ohio entrepreneur who sold his interests in the Homer Laughlin China Company and erected the Grand Central Market in Downtown; hotelier Alfred Clay Bilicke, who would go down with the Lusitania in 1915; and Mark Sibley Severance (Caroline and T.C.'s son), who had married the favorite niece of railroad baron Mark Hopkins.

At 900 West Adams Street, on the corner of Bruen Brown's former orange grove, rose the three-story Victorian mansion of the Hon. Russell Judson Waters (1843 - 1911), a founder of the City of Redlands, an elected U.S. Congressman (1899-1901), President of Citizens Bank, and officer of the Los Angeles Chamber of Commerce who had many business interests in land, water, natural gas and the like.

It was next door to the Waters mansion that the Second Church of Christ, Scientist, found its new home in 1907. It was erected with much fanfare and accolades – a dramatic contrast to the newspaper headlines of just a few years previous, when those who practiced the Christian Science faith were often depicted as crackpots. With its opening in 1910, the members of Second Church of Christ, Scientist had achieved their goal of respectability, and more: Their church sanctuary with its magnificent dome completely and utterly dominated the University Park and West Adams landscape.

Transitions

By the end of World War I a full generation had passed since the birth of North University Park. Many original residents had passed away. Other homes housed the widows of the men who had built them - elegant, elderly ladies who watched as their neighborhood changed. Additional streetcar lines and the advent of automobiles generated a new westward expansion, with fine homes now being built in Hancock Park and Beverly Hills.

And, University Park was no longer just a "streetcar suburb." In the 1920s, City officials voted to widen Hoover Street into a 100-foot boulevard between University Park and Los Feliz. The project was "completed" (but not all the way to Los Feliz) in 1930. By then, of course, many (if not most) of its members were arriving to the Second Church of Christ, Scientist by automobile rather than streetcar, trolley or train. The congregation's purchase of adjacent parcels in the mid-1920s, the demolition of existing residences and use of the land for immediate parking is a reflection of Los Angeles's transition into the automobile-reliant society it is today.

(We do not know if the immediate plan was to erect the Reading Room and Library at that time (or not), but in any case when the Depression hit it may not have been possible to build.)

Meantime, the ever-growing University of Southern California created a need for more student housing, and the large residences were ideal as boarding houses. According to a history of the University Park library branch written in the early 1950s, "changes in this community had begun before 1936 but proceeded more rapidly since. The upper middle class homes originally surrounding the [University Park] branch [library] have been taken over almost entirely as student housing for the University of Southern California....The former wealthy and exclusive section to the north of us has, for the most part, been taken over by fraternity and sorority groups." A large number of regular patrons, the report noted, had been forced by the Depression to give up their homes.

Some of the nearby mansions were re-envisioned for institutional use. For example, Marymount High School was established in 1924 (as a young woman's finishing school) at the Brockman estate, located at 814 West 28th Street. By the 1940s the estate had transferred hands again, and was now the Alpha Delta Pi sorority, which it still is today.

The library history also noted that, by the early 1940s, "nearly all [students] have automobiles which are parked in every available foot of space for blocks around the campus." So it is no wonder that once the Reading Room and Library was completed that Second Church of Christ, Scientist once again expanded its parking capacity by removing the house at 2642 South Hoover Blvd. (sometime after the preparation of the 1949 Sanborn Map, attached) and creating a parking lot.

The Second Church of Christ, Scientist erected a religious building that was completely in character with the residential built form of the neighborhood, which by 1942 had not changed despite the changes in its occupancies. That the structure faced Hoover Boulevard demonstrates their intention to welcome those who would travel on this now-major, automobile-oriented boulevard, whether the traveler had intended the Second Church of Christ, Scientist Reading Room and Library as his or her destination, or whether the traveler noticed the building due to its location on a well-traveled road.



Charles C. Cohon

FACT AND COMMENT

By the
Real Estate Editor

What a relief and encouragement to have a building authority come here from Washington and not chill us to the heels with scare talk.

Giving basis for new hope, Milton W. Morris, secretary-treasurer of the Home Builders Emergency Committee, arrived last week with information of activities to ease the building situation. The committee is not a government agency but represents the Home Builders Institute of America and the National Association of Real Estate Boards.

It has got together with Defense Housing Co-ordinator Palmer on some very vital issues. They'll find out definitely how many houses are needed in a defense area and how far private industry is prepared to go in building them. The houses the industry can't or won't build will be constructed by Uncle Sam.

In telling this to the Southland members of the builders' institute Mr. Morris thereby also gave an uplift to private ownership of homes.

What private industry wants and should have is the same ease of materials supply that government housing projects have had.

The committee is interested in a program including well-ordered allocation of any surplus critical materials supply to private enterprise. It is interested in Building Code changes, expansion of the defense housing provisions of the National Housing Act, and a lot of other things. All this is based on not interfering with the nation's war needs.

The nerve-jangling thing has been the negative approach to the building situation by various governmental spokesmen. There's been too much "You can't do this, you can't do that," and not enough emphasizing by them of the can-do privileges. They gloom up the situation and yet private industry is expected to fill the bill.

One such official, I hear, got himself well spanked in Washington after coming out here and talking out of turn. Anyhow, while nobody expects governmental gloom-spreaders are going forthwith to turn their braying into sweet canary warbling, it's at least pleasant to believe that at last Washington itself wants them to change their tune.

Given a fair break, private industry will always do a mighty good job.

Figueroa St. City's Longest; Wiley Post Ave. Shortest

Greater Los Angeles has about 20,116 streets, the longest of which is Figueroa St., which has length of 27 1/2 miles; the shortest is Wiley Post Ave., which joins Will Rogers Ave., a few hundred yards from the junction of Manchester and La Tijera Aves.

These and many other details of interest and importance were disclosed in preparation of a complete zoning atlas covering most of the county, just announced.

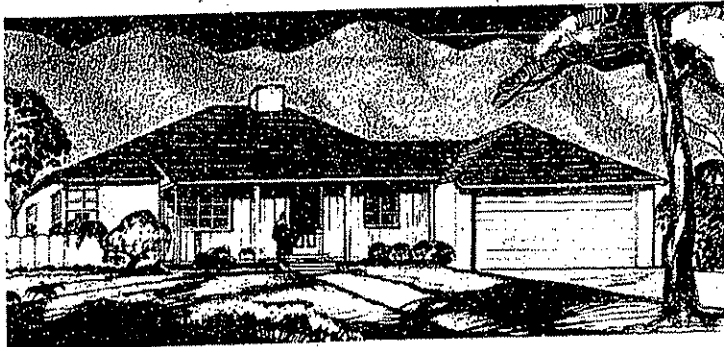
The wide scope of the atlas was made known in the disclosure that Gerald Fitzgerald, prominent downtown business executive, had collaborated in the formation of the 100 maps which comprise the publication. It was pointed out that the atlas, now available for builders, industrial-

ists, bankers, real estate dealers and others, is complete for Los Angeles, Bell, Beverly Hills, Burbank, Compton, Culver City, El Segundo, Gardena, Glendale, Hawthorne, Huntington Park, Inglewood, Lynwood, Maywood, South Gate, San Fernando, South Pasadena, San Pedro, Santa Monica, Vernon, Van Nuys and Wilmington.

In the event of any subsequent official changes in any of the zoning details, they will be made immediately available in the form of corrected maps, it was explained. Work is rapidly being completed on a county zoning atlas which probably will include another 100 maps.

Airport Job Sped

With arrival of approximately 20,000 feet of electric cable at Visalia Municipal Airport the \$340,000 project will be rushed through, it was reported from Visalia.



IN NEW HOME COMMUNITY—The dwelling pictured above typifies the charm of the varied ranch-type homes completed and rising at Santa Anita Gardens, new residential community to be formally opened today at Arcadia by the Gower Co., developers of tract.



NEW STRUCTURE READY—This architectural drawing gives a view of the newly completed building that houses the reading room of the Second Church of Christ, Scientist, at 2636 S. Hoover St., that will be open to the public beginning tomorrow, it is announced.

Santa Anita Tract Will Open Today

Preview of Model Home Adds to Interest

Formal opening today of Santa Anita Gardens, situated one block north of Santa Anita race track on Huntington Drive, and preview showing of a furnished model home are announced by the Gower Co., developers of the new community. The model home, in the popular-price range, is smartly styled and furnished.

Many of the new ranch-type homes in the tract have been sold within the past few weeks while in course of completion and a few were sold from the plans alone. All the homes there are built under Title VI, the defense-housing proviso of the National Housing Act, and are marketed on convenient F.H.A. terms.

Arcadia Park is near by, as is Pacific Electric transportation.

California Rustic Building Erected

A combination garden supply and office structure of California rustic-type architecture recently was completed at 630 N. Sepulveda Blvd., in West Los Angeles, for N. S. Rivers. The investment totaled somewhat more than \$7500.

The building, with its low-pitched roof, extended eaves and brown-stain finish, has attracted much favorable attention. In addition to the structure there is a bath house and also green-house facilities. Rivers is proprietor of Roughstone Gardens in Mandeville Canyon where he specializes in rare plants.

Church Completes Auxiliary Building

Scientist Edifice Will Be Opened Tomorrow

A new reading room building for the Second Church of Christ, Scientist, has been completed at 2636 S. Hoover St., at the rear of the church edifice, and will be opened to the public tomorrow.

The structure is of modified Colonial design and is constructed of reinforced brick masonry with tile shingles. The reading-room portion of the building is one story in height and a two-story section contains committee rooms. Architect Leon J. Corbey designed the building. Ben Schiewe was general contractor for it and E. L. Rudolph was the structural engineer. E. J. DiVall assisted in preparation of plans and specifications.

The reading-room portion will be open from 9 a.m. to 9 p.m. daily excepting Wednesdays, when the hours will be from 9 a.m. to 7:30 p.m., and Sundays, from 2 to 5 p.m.

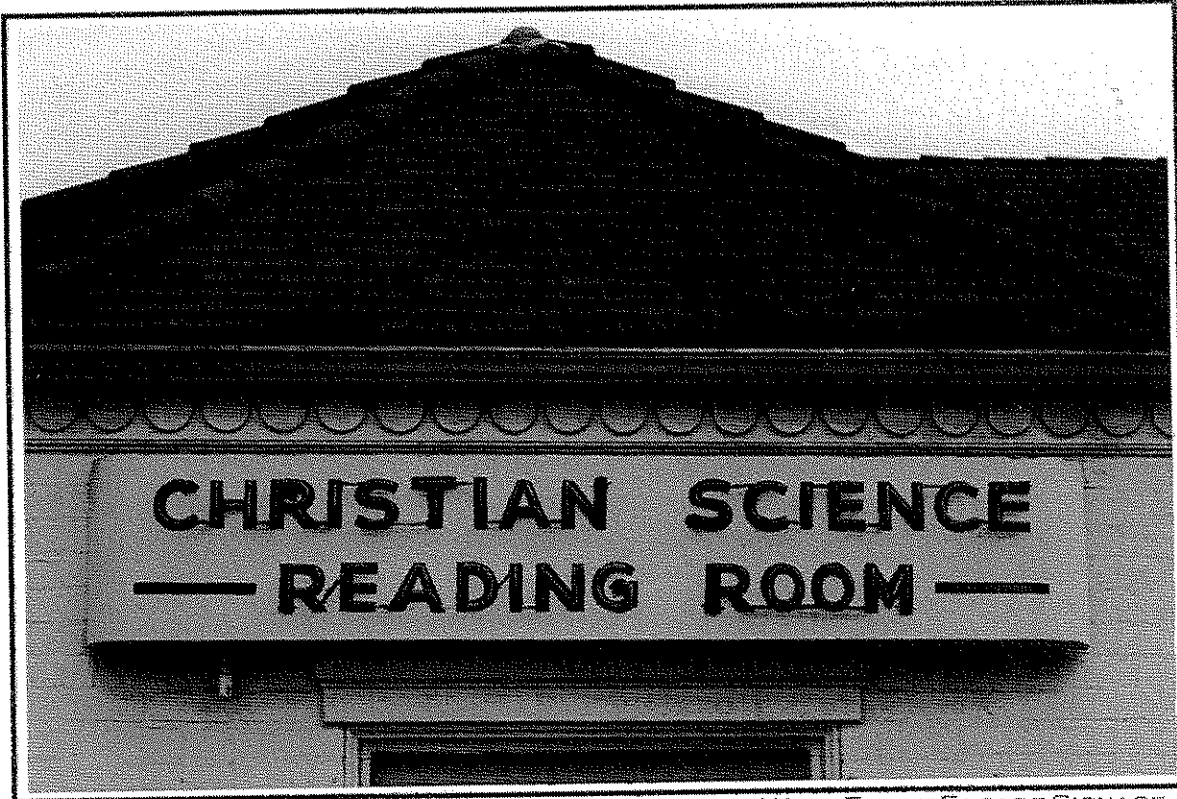
The building has a large parking area at the rear.

Metals Saving Made by Manufacturers

To aid the national defense program, manufacturers of construction equipment and home fixtures are developing products in which the use of vital metals has been drastically reduced.

This is reported in a recent bulletin of the Producers' Council, edited by the department of technical services of the American Institute of Architects.

SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

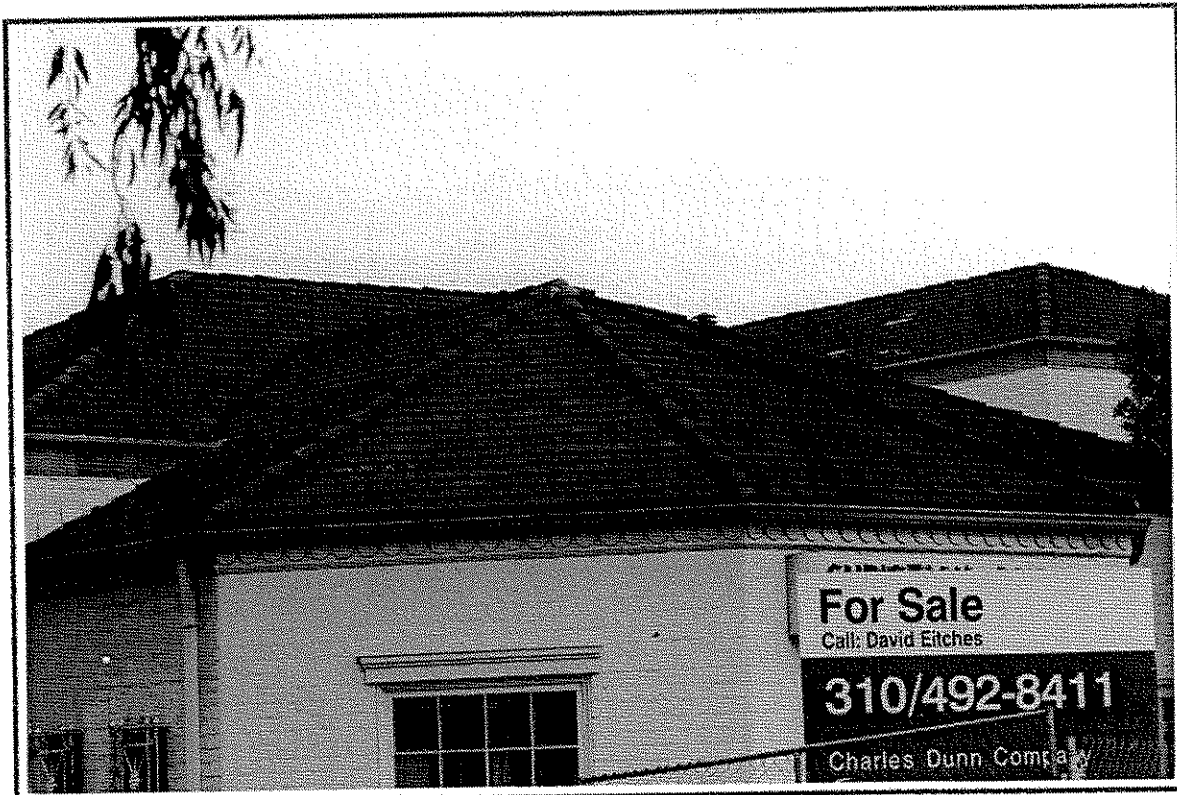


01). VIEW LOOKING EAST

WEST FRONT FAÇADE SIGNAGE

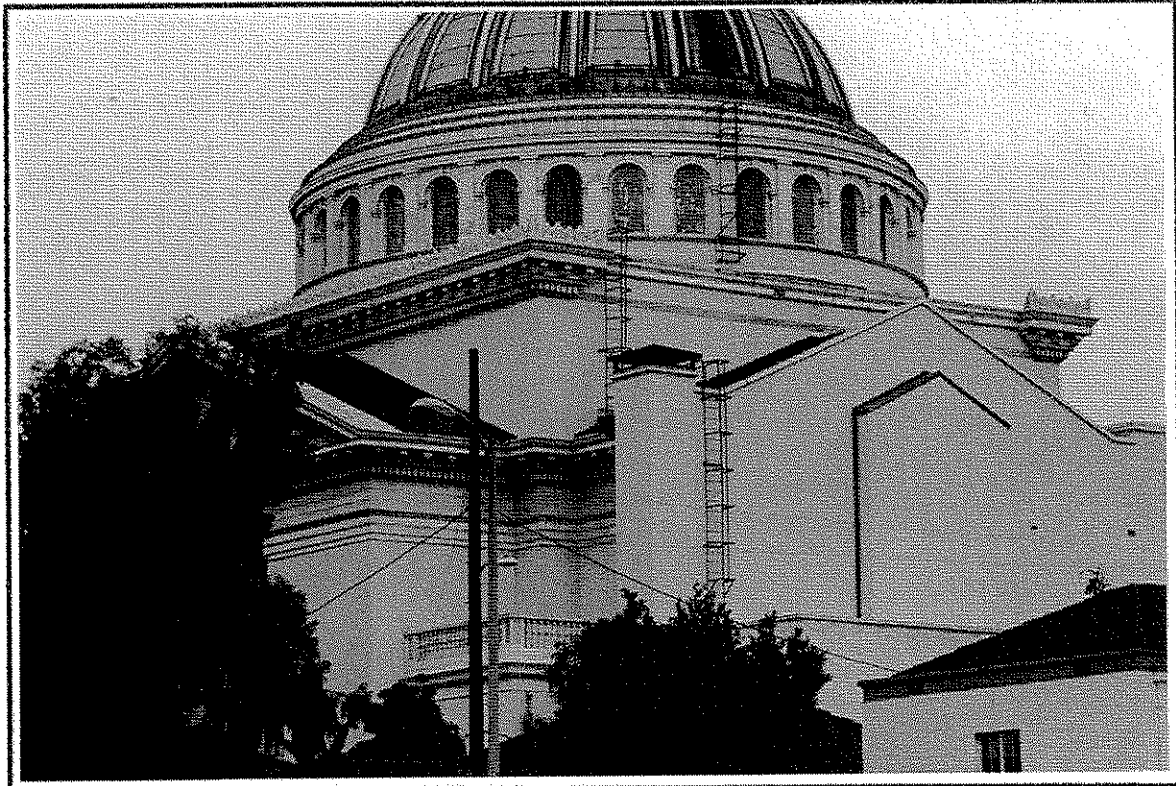
02). VIEW LOOKING SOUTHEAST

WEST FAÇADE ROOF DETAILS



JIM CHILDS, PHOTOGRAPHER, FEBRUARY 2009

SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

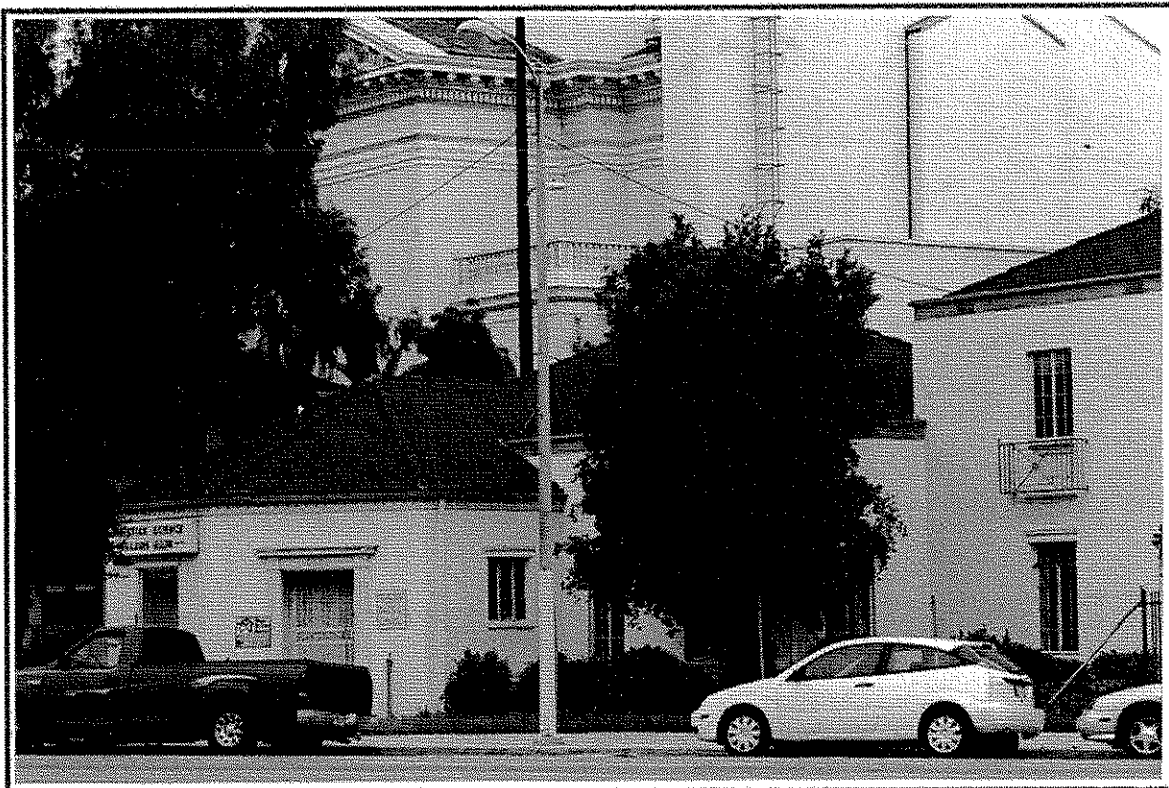


03). VIEW LOOKING NORTHEAST

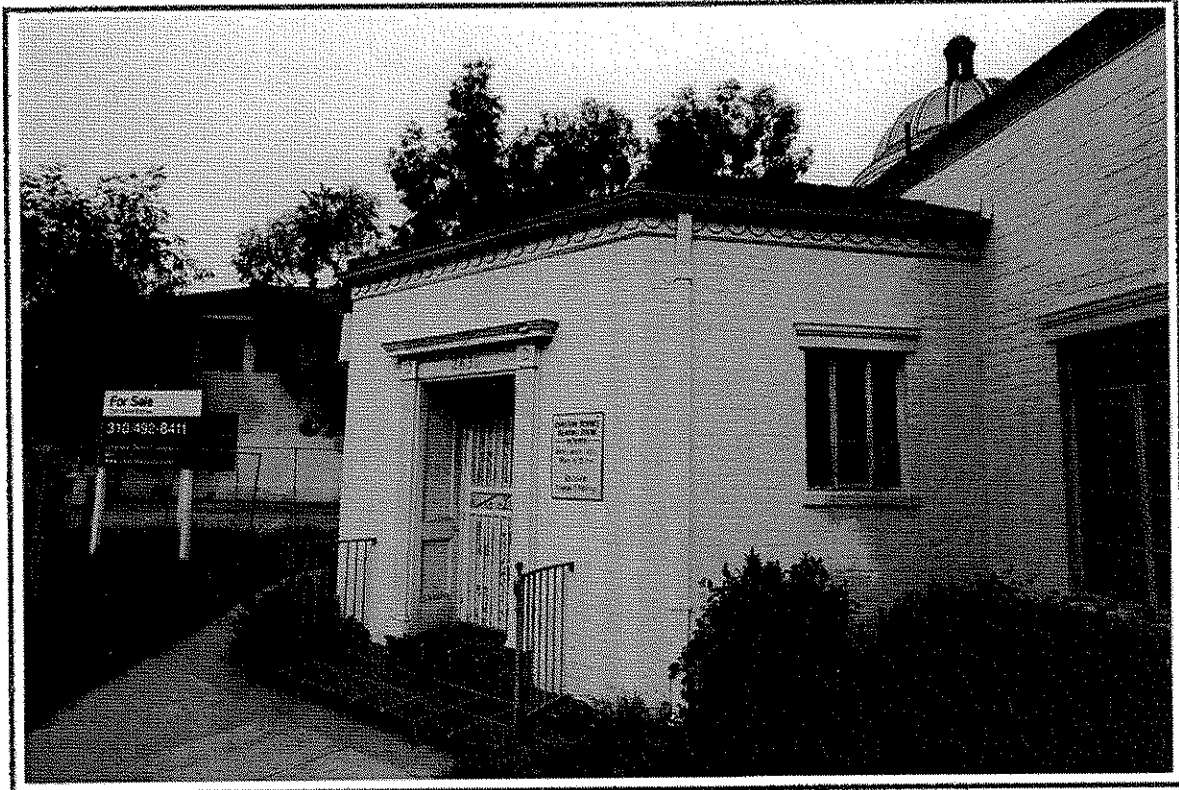
WEST FAÇADE & CHURCH

04). VIEW LOOKING NORTHEAST

WEST FAÇADE & CHURCH



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER



05). VIEW LOOKING NORTH

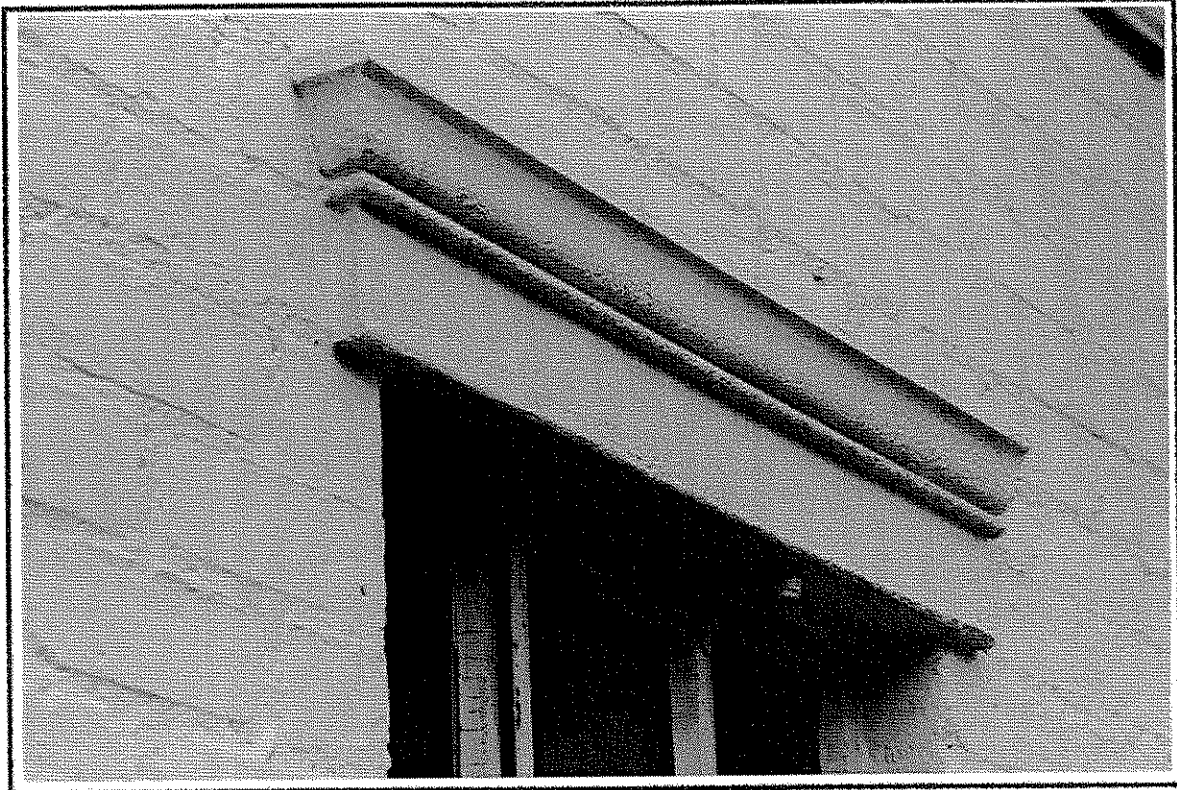
FRONT ENTRANCE FACADE

06). VIEW LOOKING NORTH

FRONT ENTRANCE PORCH DETAIL



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

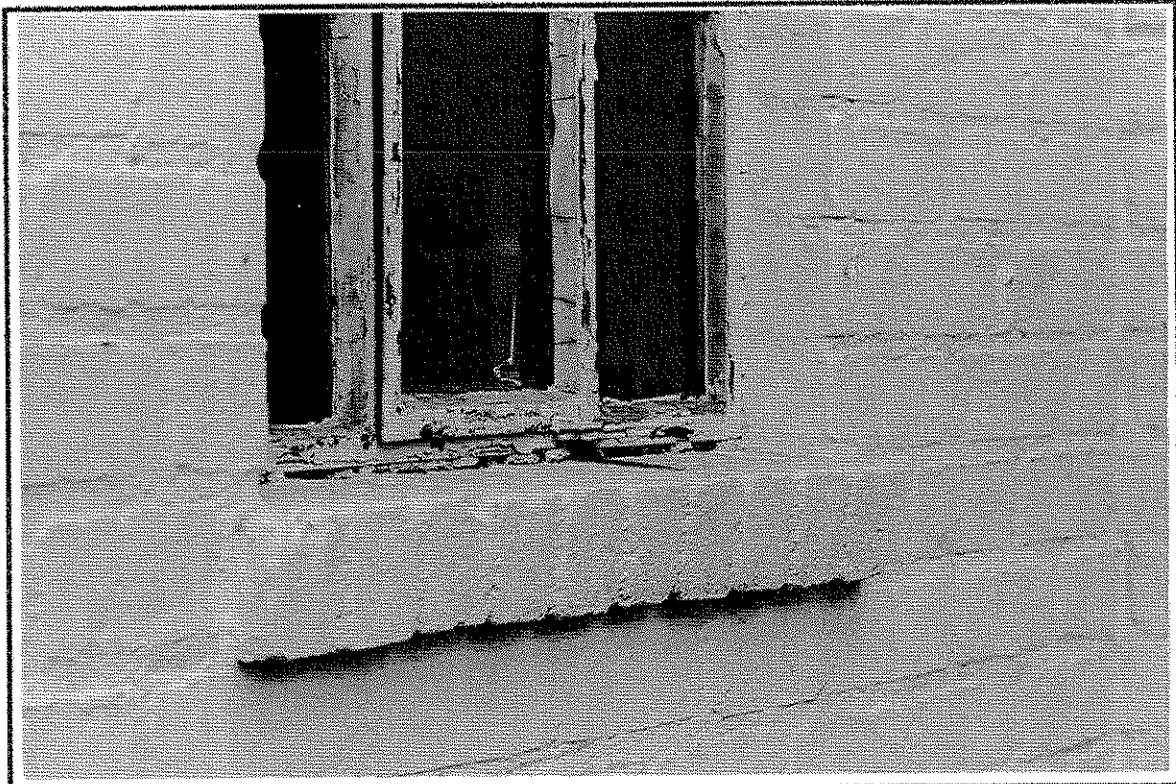


07). VIEW LOOKING NORTH

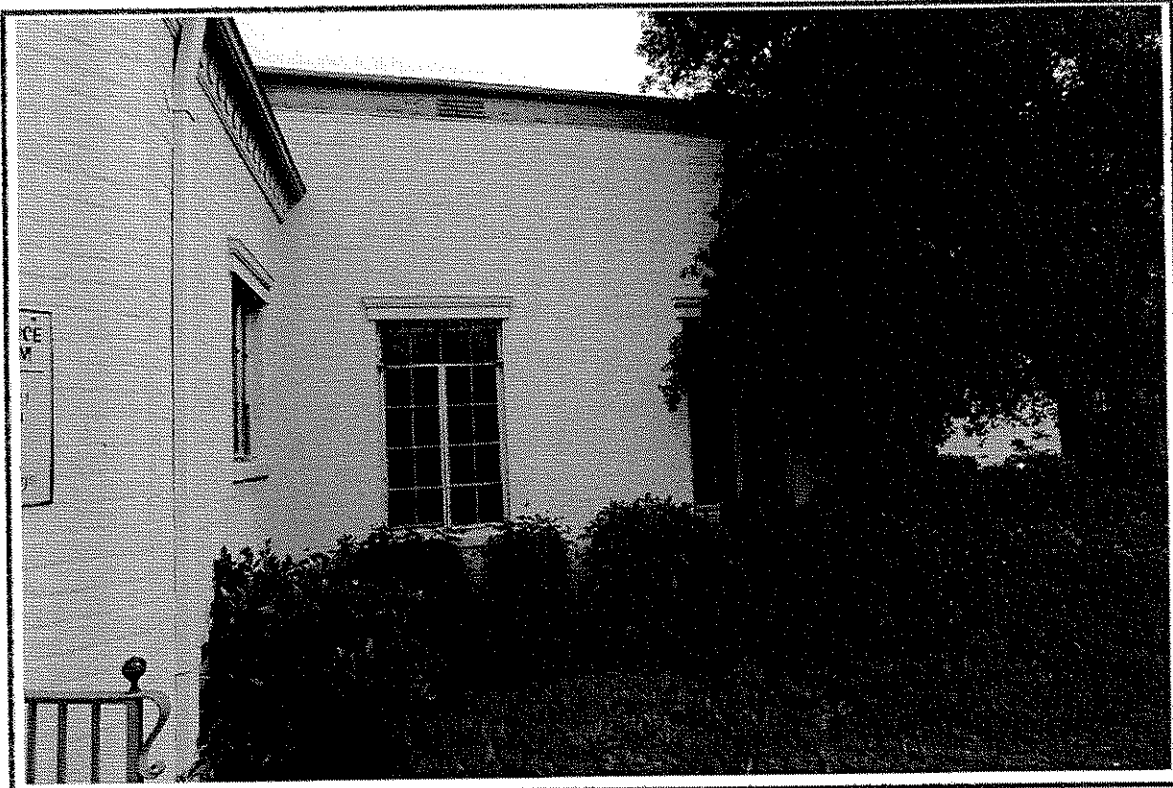
FRONT-SIDE FACADE WINDOW DETAIL

08). VIEW LOOKING NORTH

FRONT-SIDE FACADE WINDOW DETAIL



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

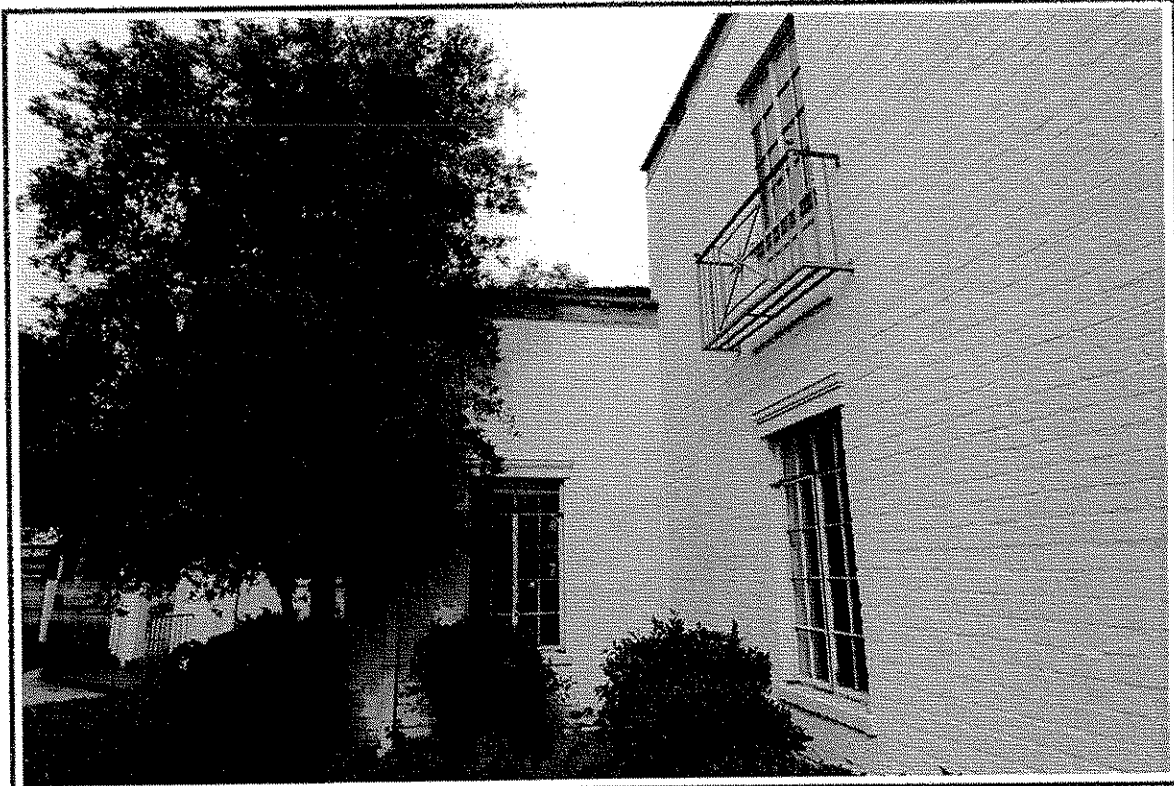


09). VIEW LOOKING EAST

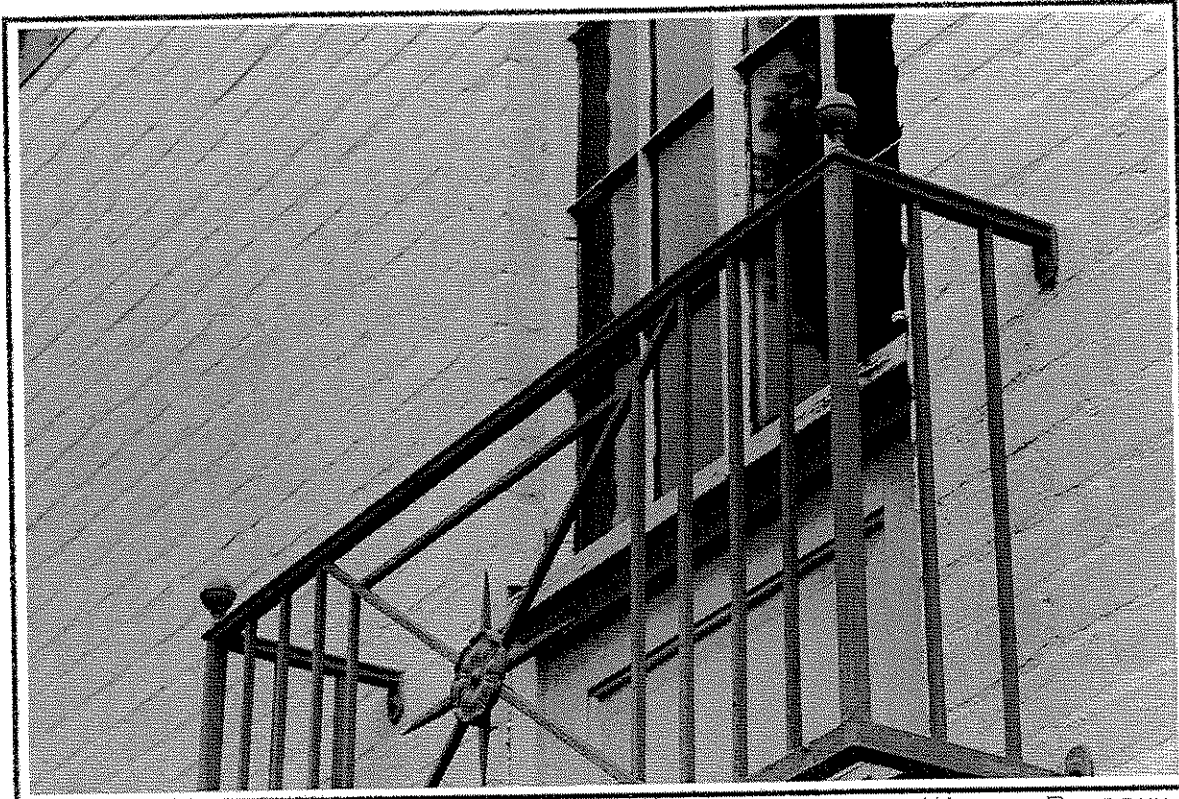
FRONT FAÇADE ONE-STORY WINDOWS

10). VIEW LOOKING NORTHEAST

FRONT FAÇADE 2-STORY WINDOWS



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

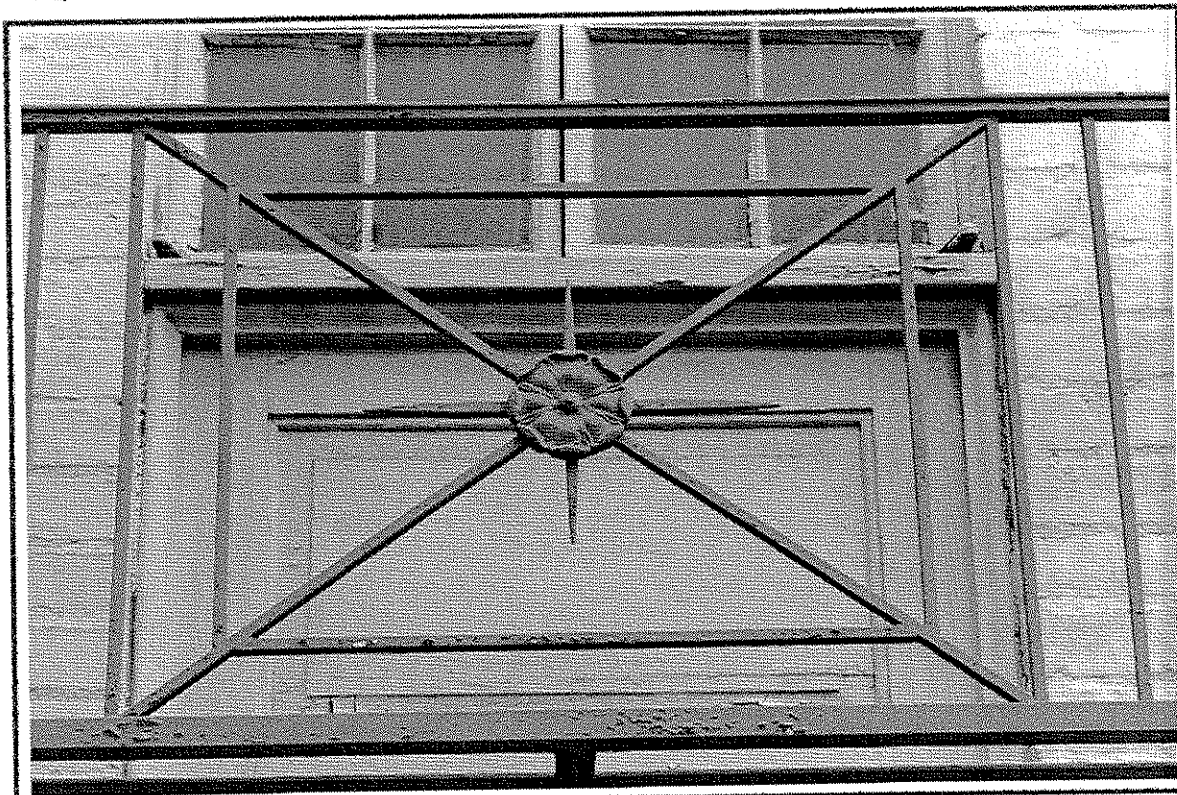


11). VIEW LOOKING NORTHEAST

FRONT FAÇADE 2ND-STORY WINDOW-BALCONY

12). VIEW LOOKING EAST

FRONT FAÇADE 2ND-STORY BALCONY DETAIL



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

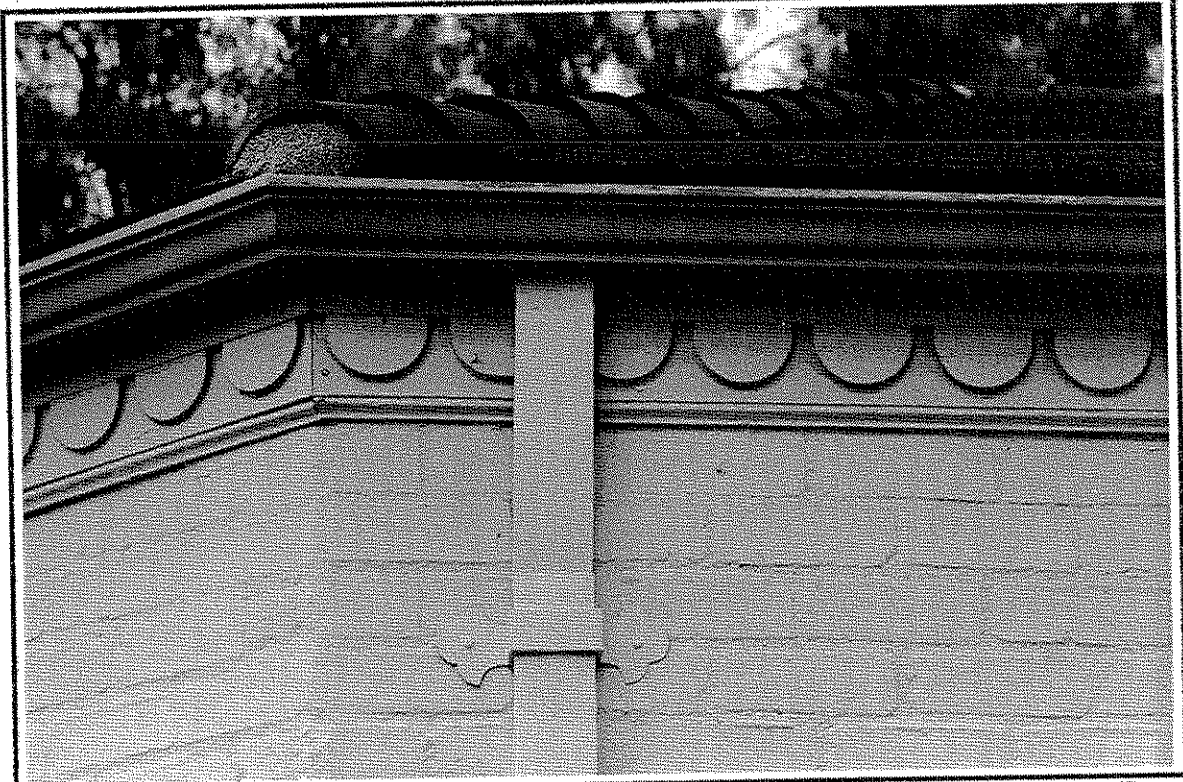


13). VIEW LOOKING NORTHEAST

FRONT FAÇADE ROOFLINE DETAIL

14). VIEW LOOKING NORTH

FRONT FAÇADE GUTTER DETAIL



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

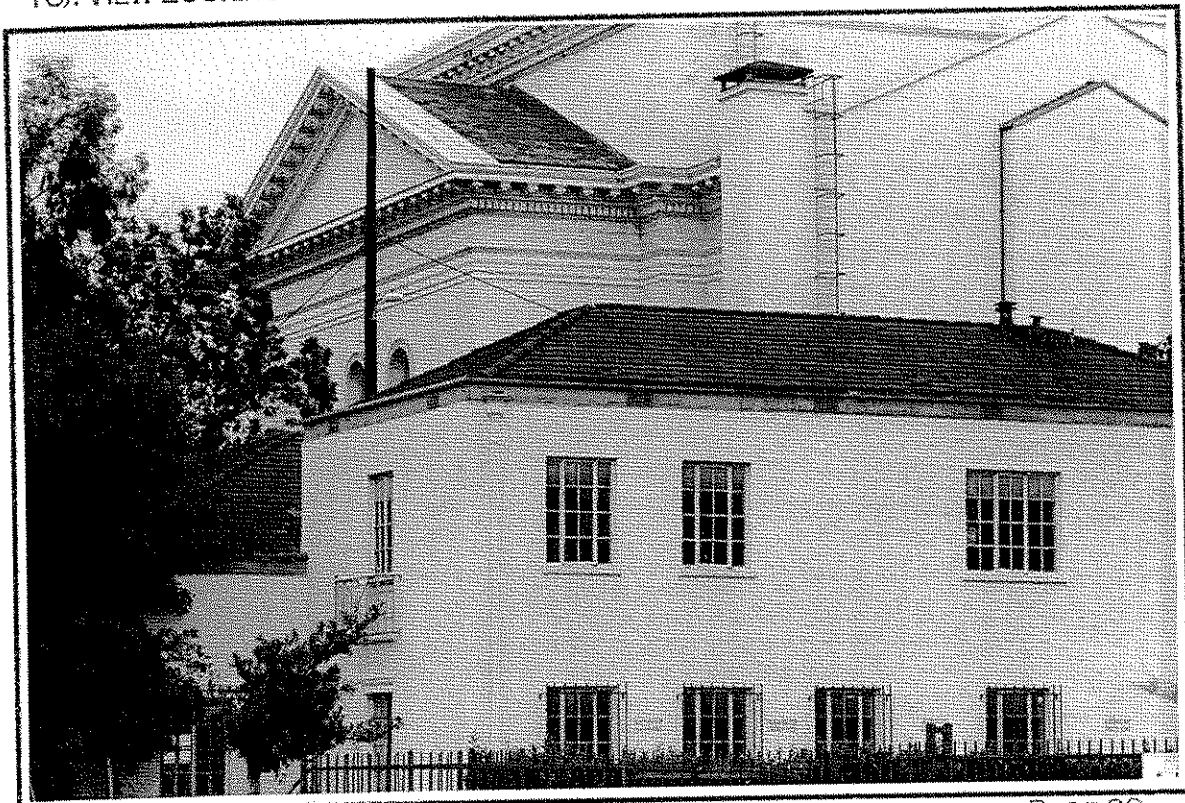


15). VIEW LOOKING NORTH

2-STORY SOUTH FACADE

16). VIEW LOOKING NORTH

2-STORY SOUTH FACADE



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

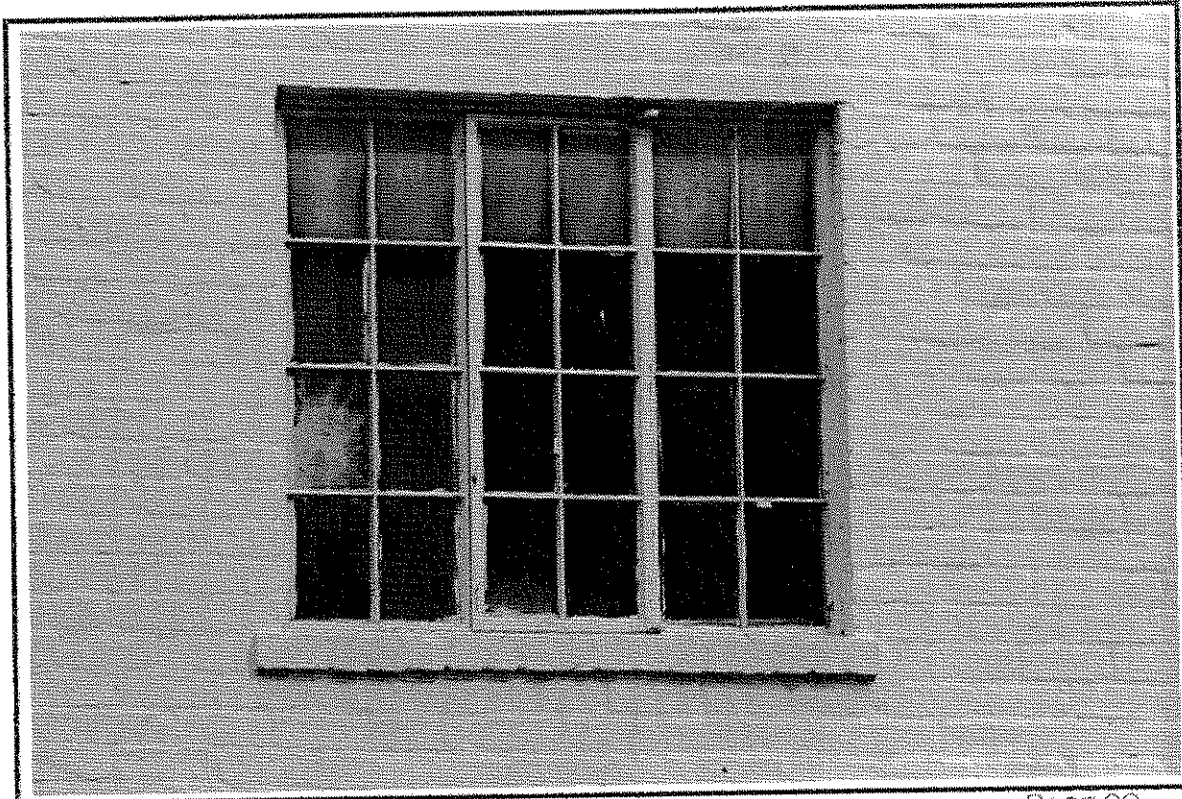


17). VIEW LOOKING NORTH

SOUTH FAÇADE 2ND-STORY WINDOWS

18). VIEW LOOKING NORTH

SOUTH FAÇADE 2ND-STORY WINDOWS



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER



19). VIEW LOOKING NORTH

SOUTH FAÇADE 1ST-STORY WINDOWS

20). VIEW LOOKING EAST

FRONT FACADE



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

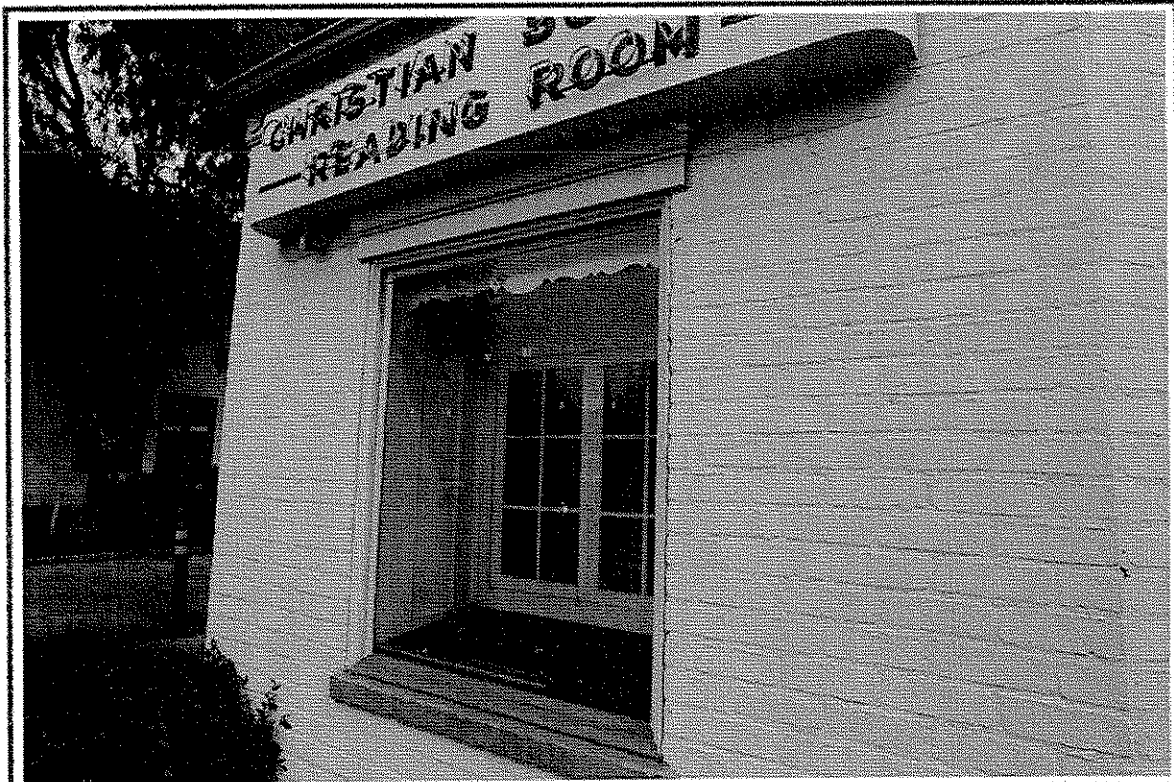


21). VIEW LOOKING SOUTHEAST

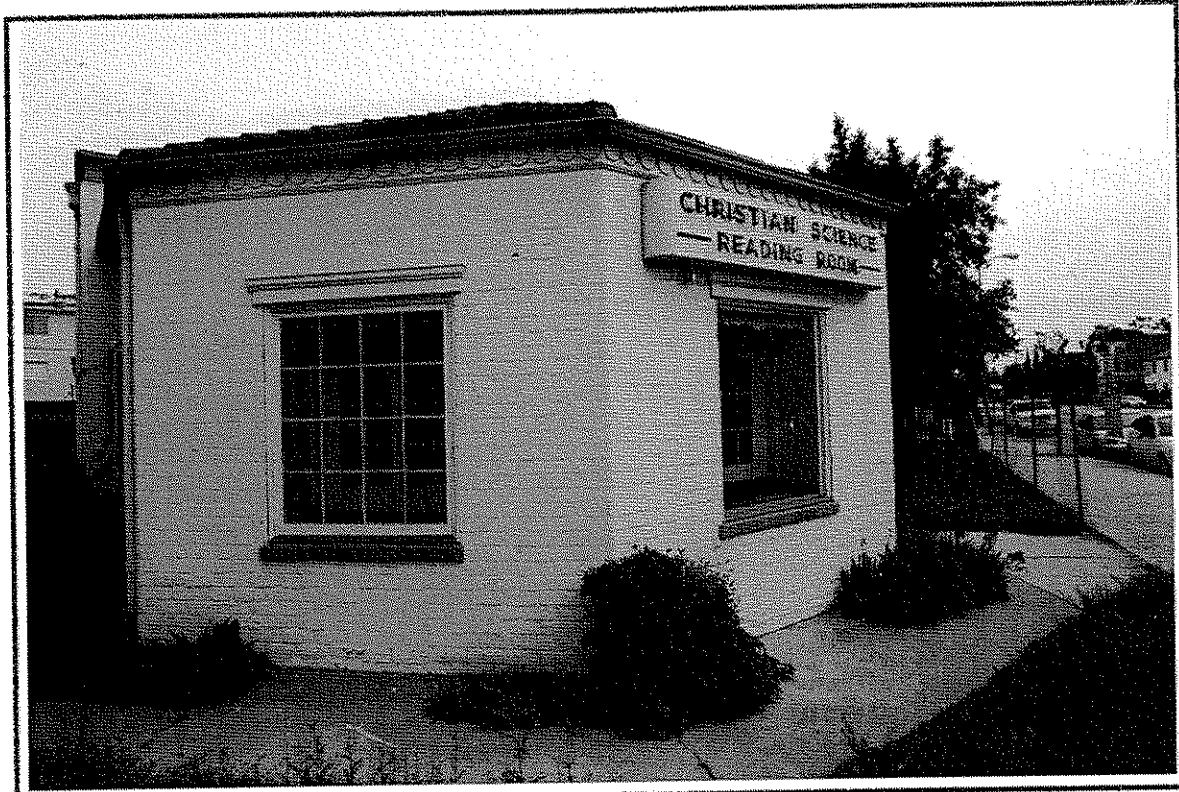
FRONT & NORTH-SIDE FACADE

22). VIEW LOOKING NORTHEAST

FRONT FAÇADE DISPLAY WINDOW



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

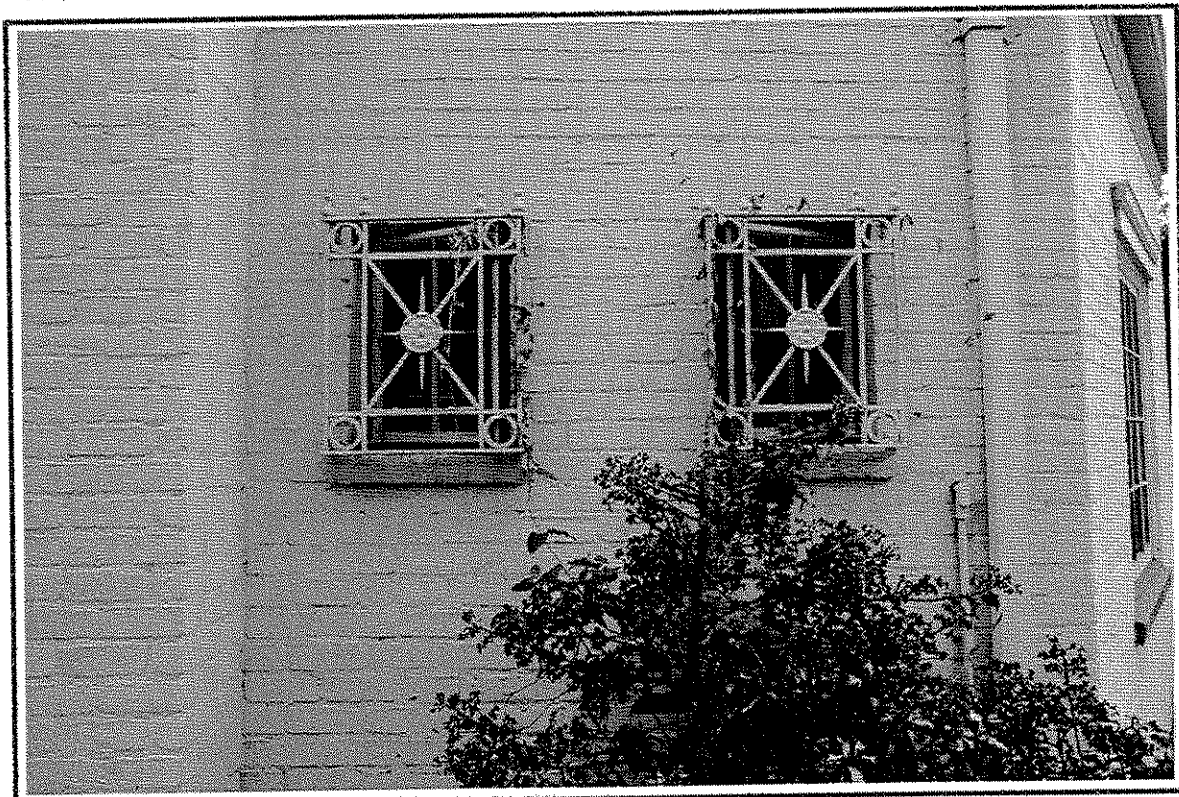


23). VIEW LOOKING SOUTHEAST

FRONT FAÇADE DISPLAY WINDOWS

24). VIEW LOOKING SOUTH

NORTH FACADE WINDOW DETAILS



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

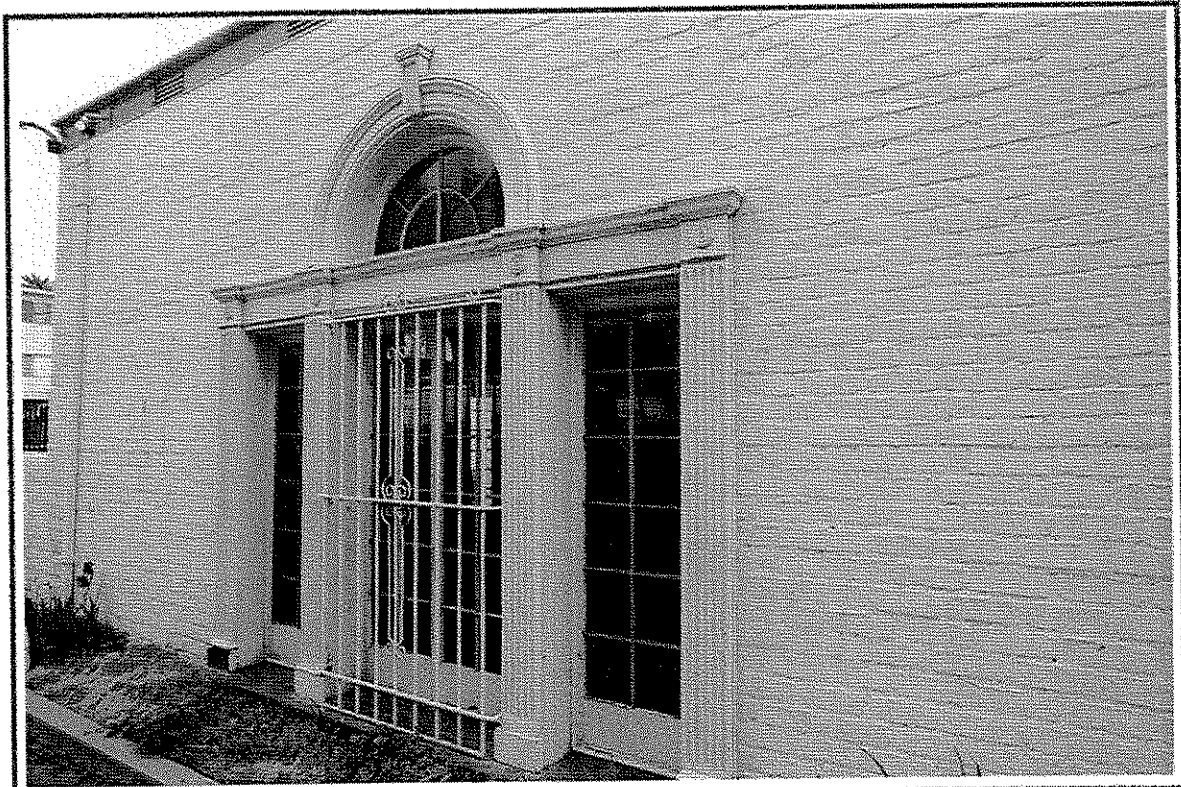


25). VIEW LOOKING SOUTH

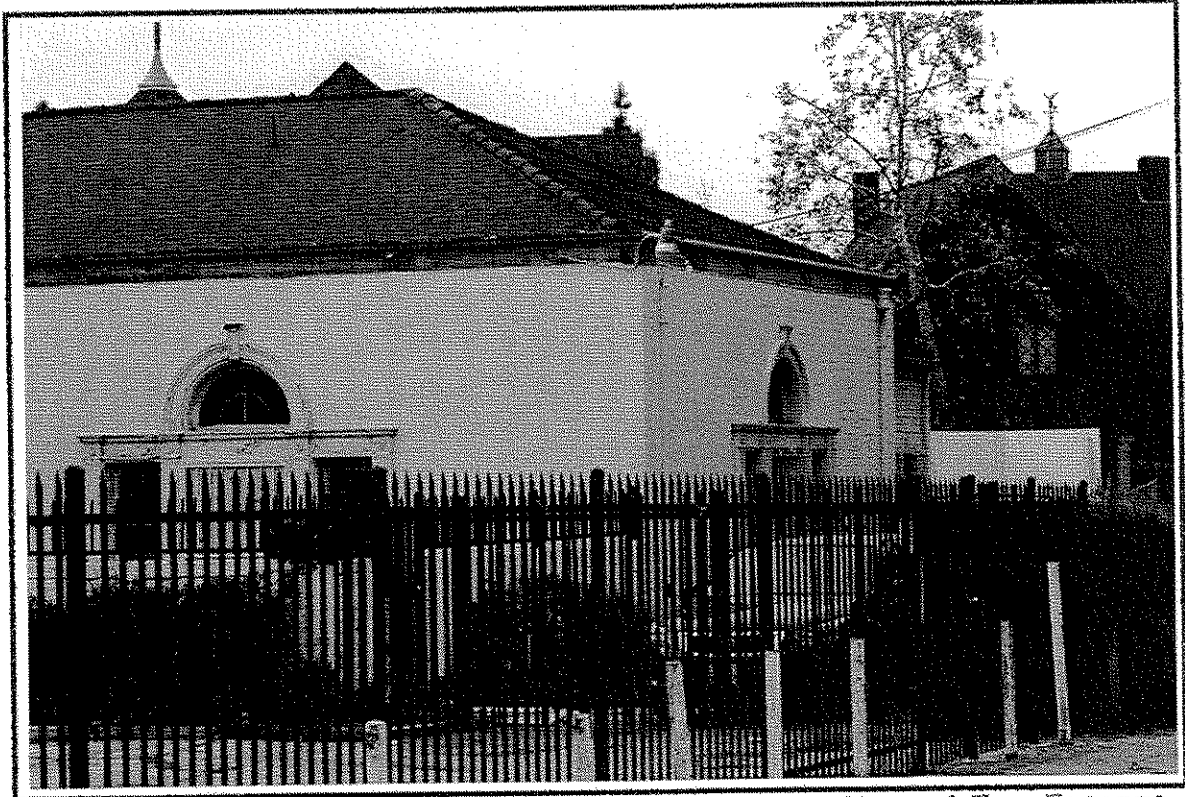
NORTH FAÇADE ENTRANCE DOOR WINDOW DETAIL

26). VIEW LOOKING SOUTHEAST

NORTH FAÇADE DOORS & SIDE LIGHTS



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

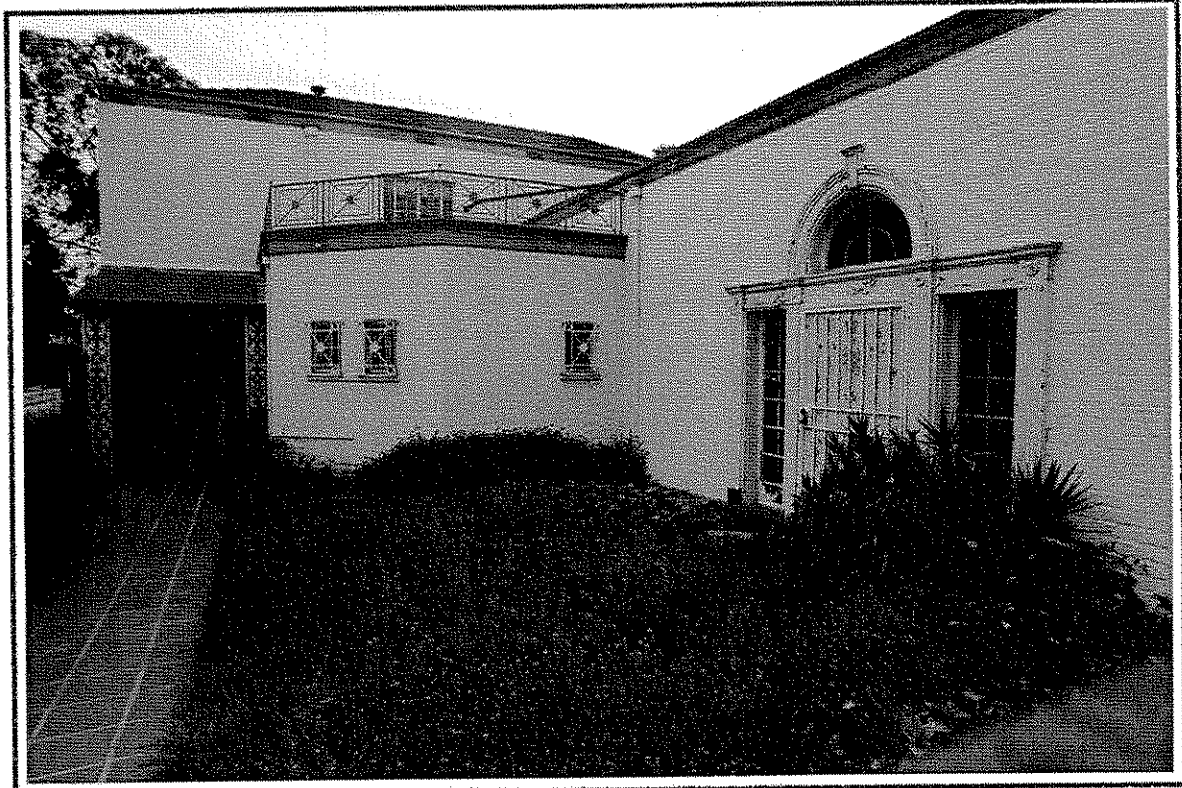


27). VIEW LOOKING SOUTHWEST

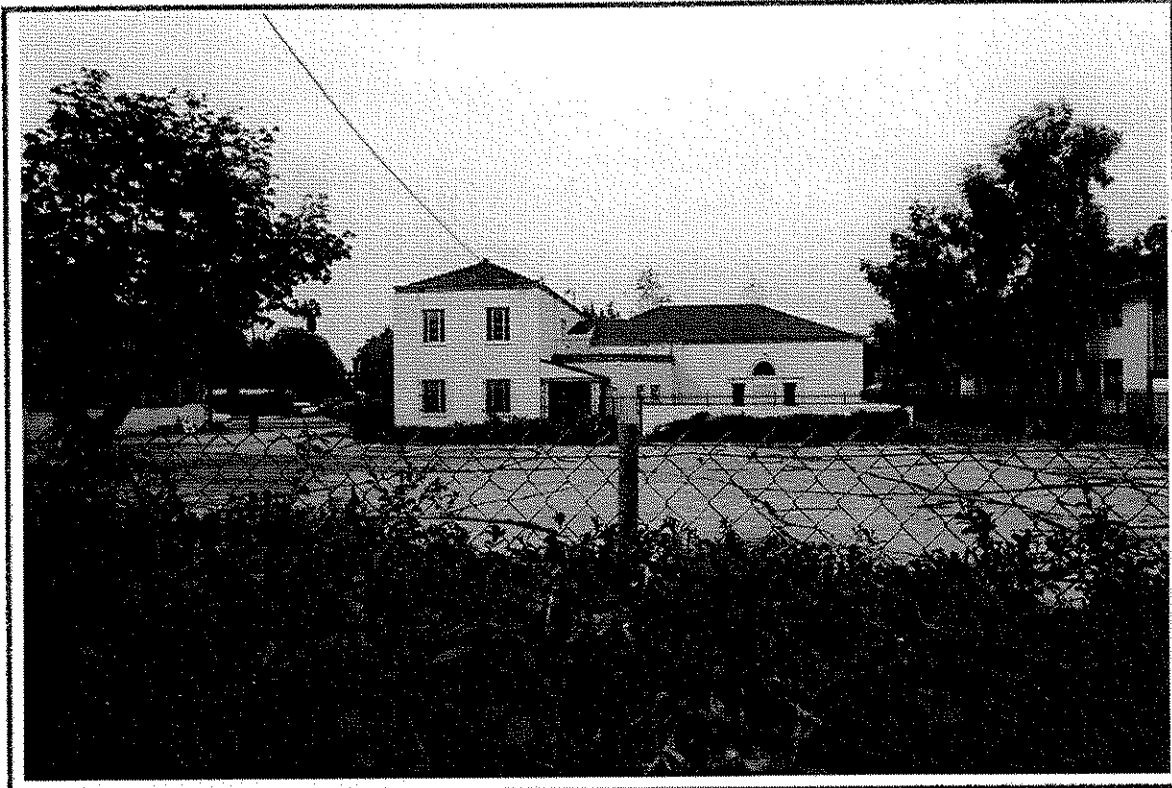
NORTH & EAST FACADES

28). VIEW LOOKING SOUTH

EAST & NORTH FACADES



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

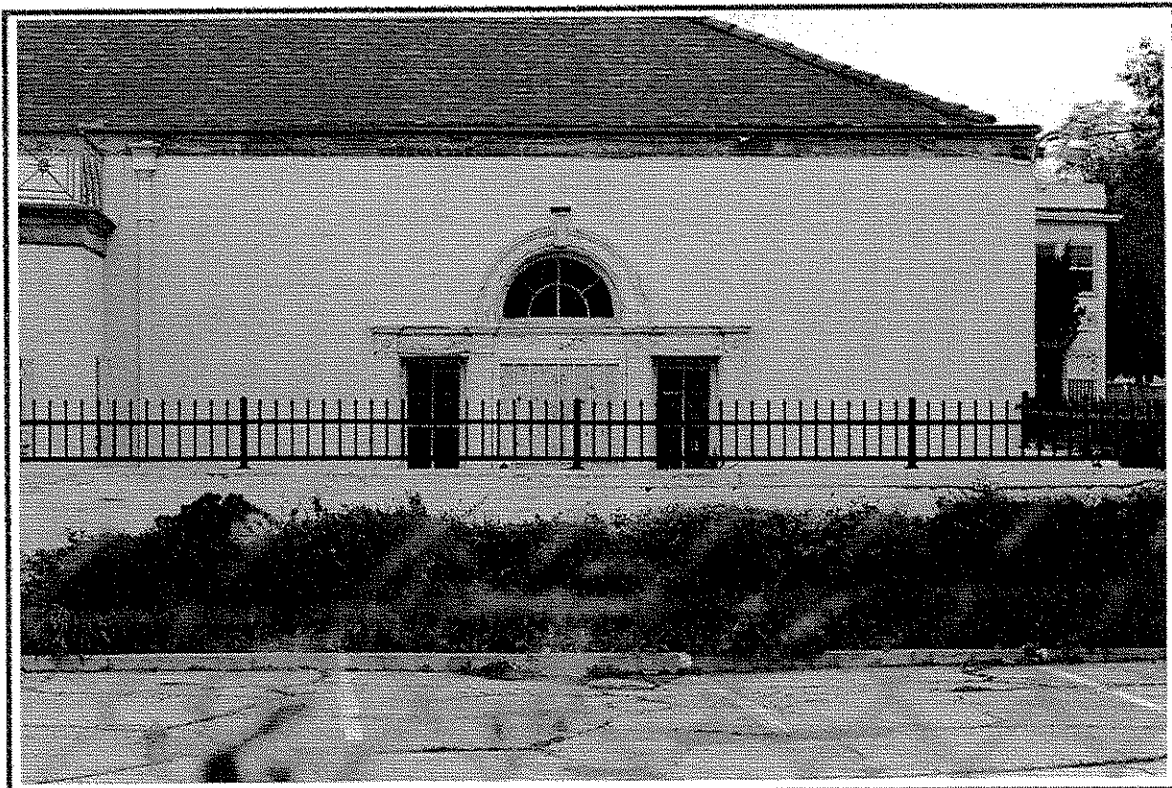


29). VIEW LOOKING WEST

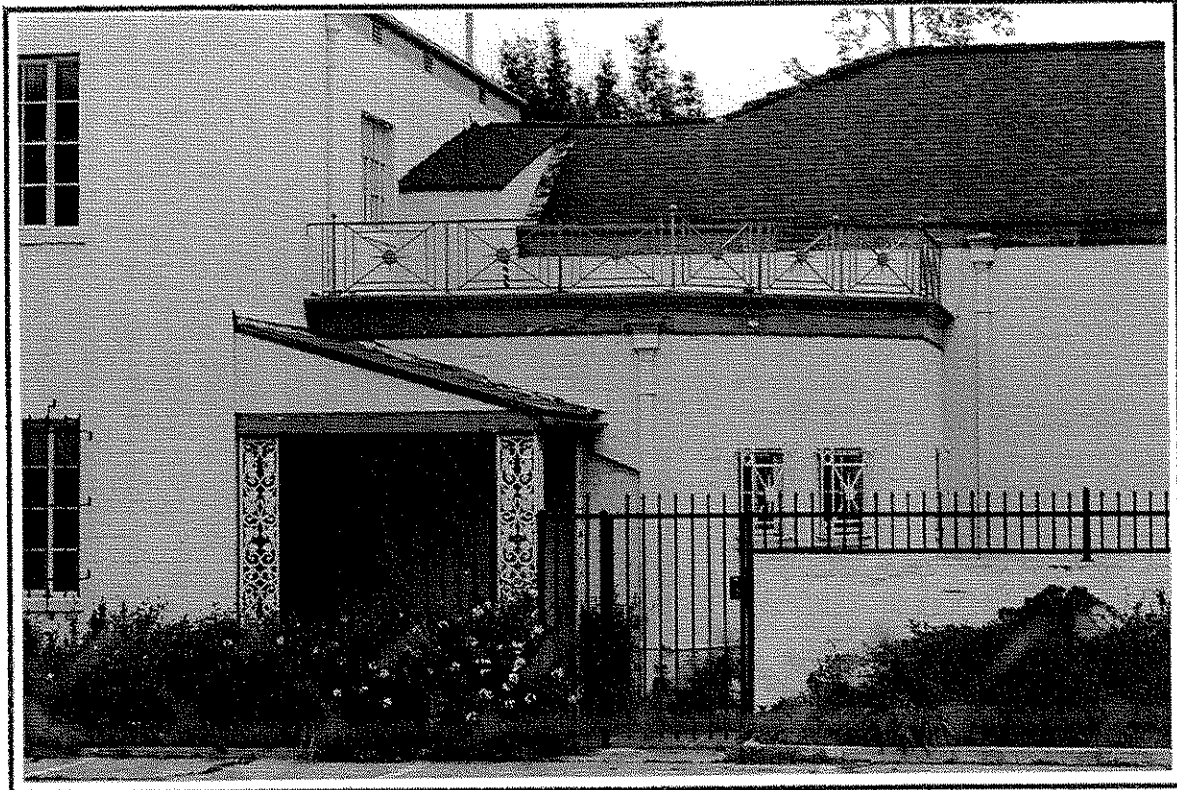
EAST REAR FACADES

30). VIEW LOOKING WEST

EAST 1-STORY FACADE



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

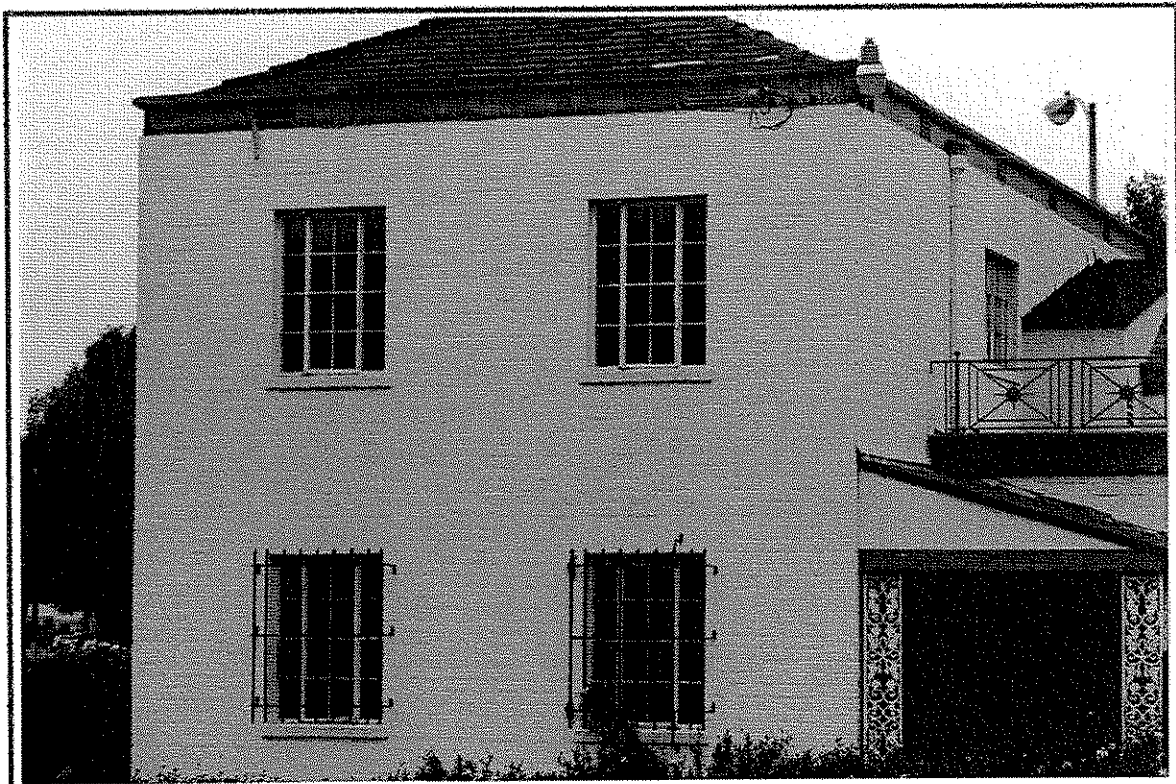


31). VIEW LOOKING WEST

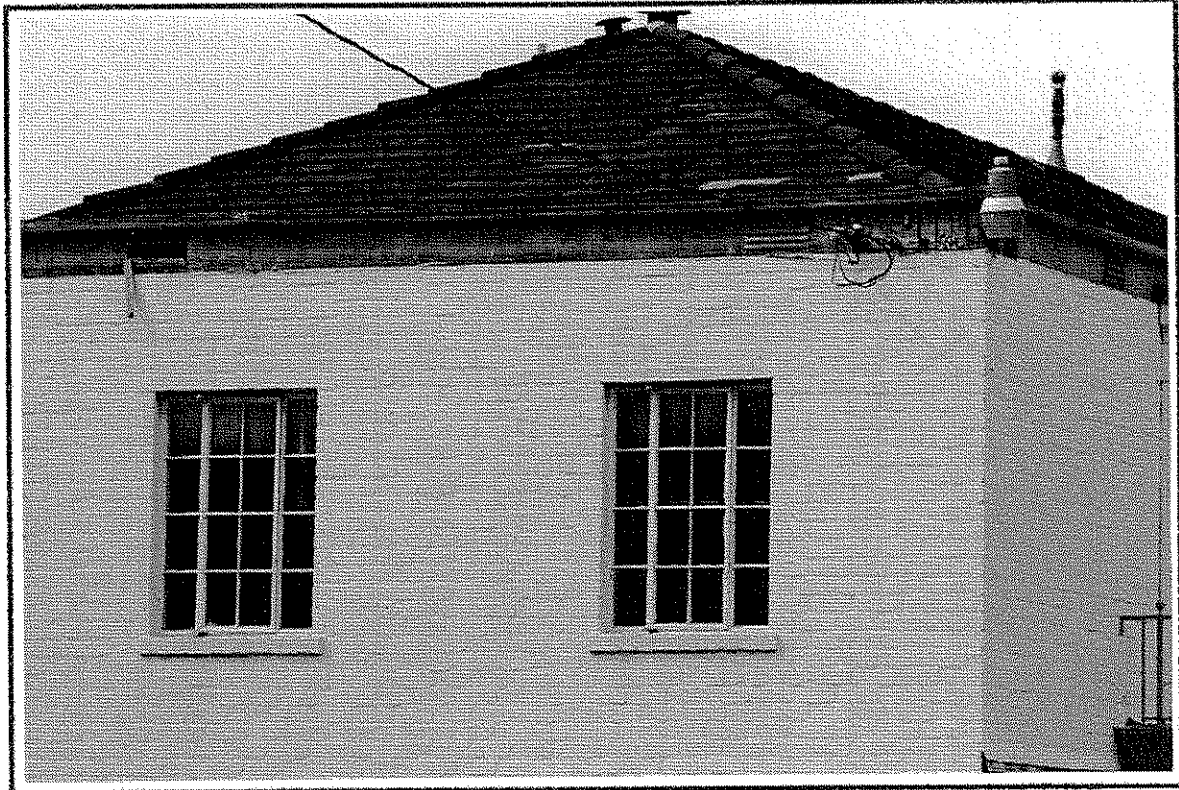
EAST REAR FACADES

32). VIEW LOOKING WEST

EAST REAR 2-STORY FACADE



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

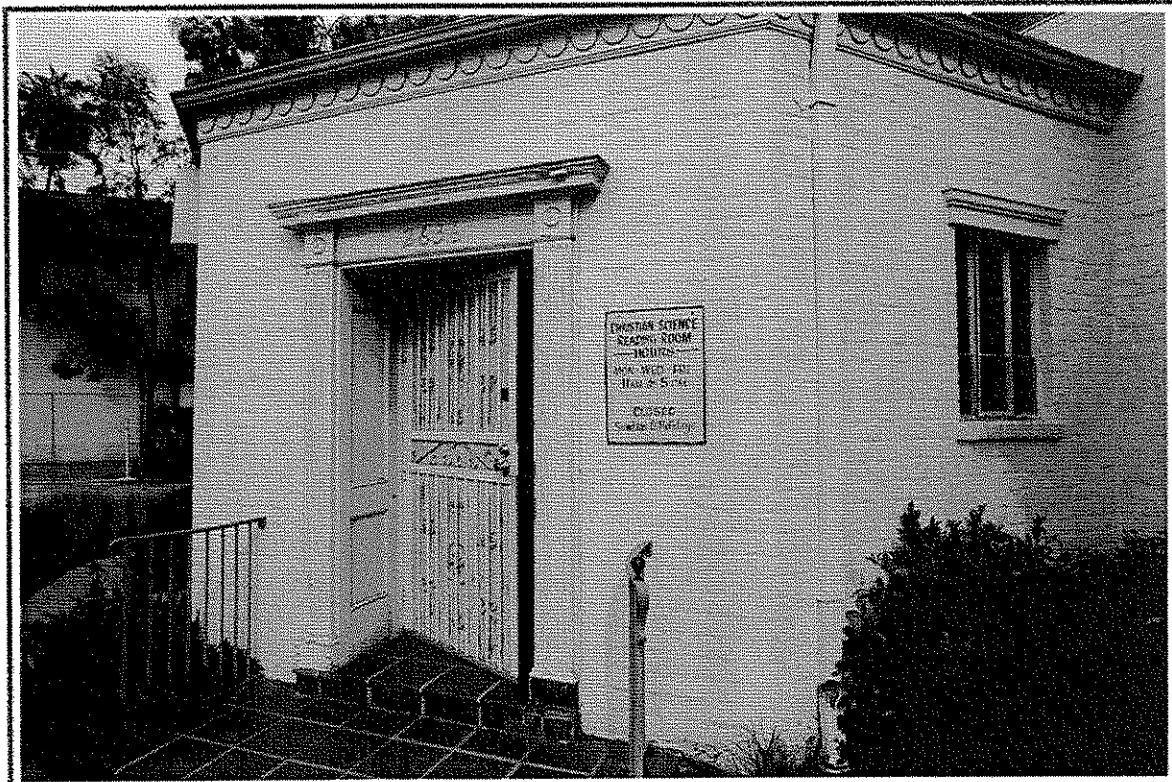


33). VIEW LOOKING WEST

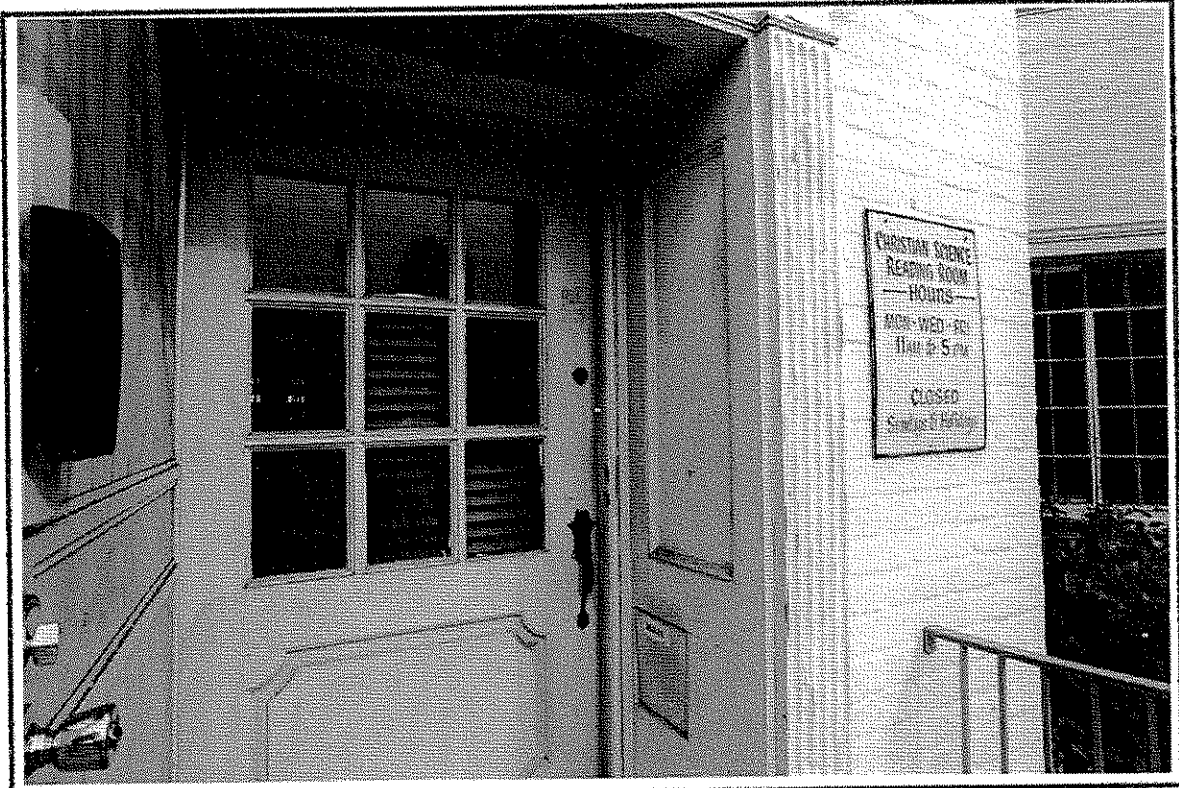
EAST REAR FAÇADE 2ND-FLOOR WINDOWS

34). VIEW LOOKING NORTHEAST

FRONT ENTRANCE DOOR



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

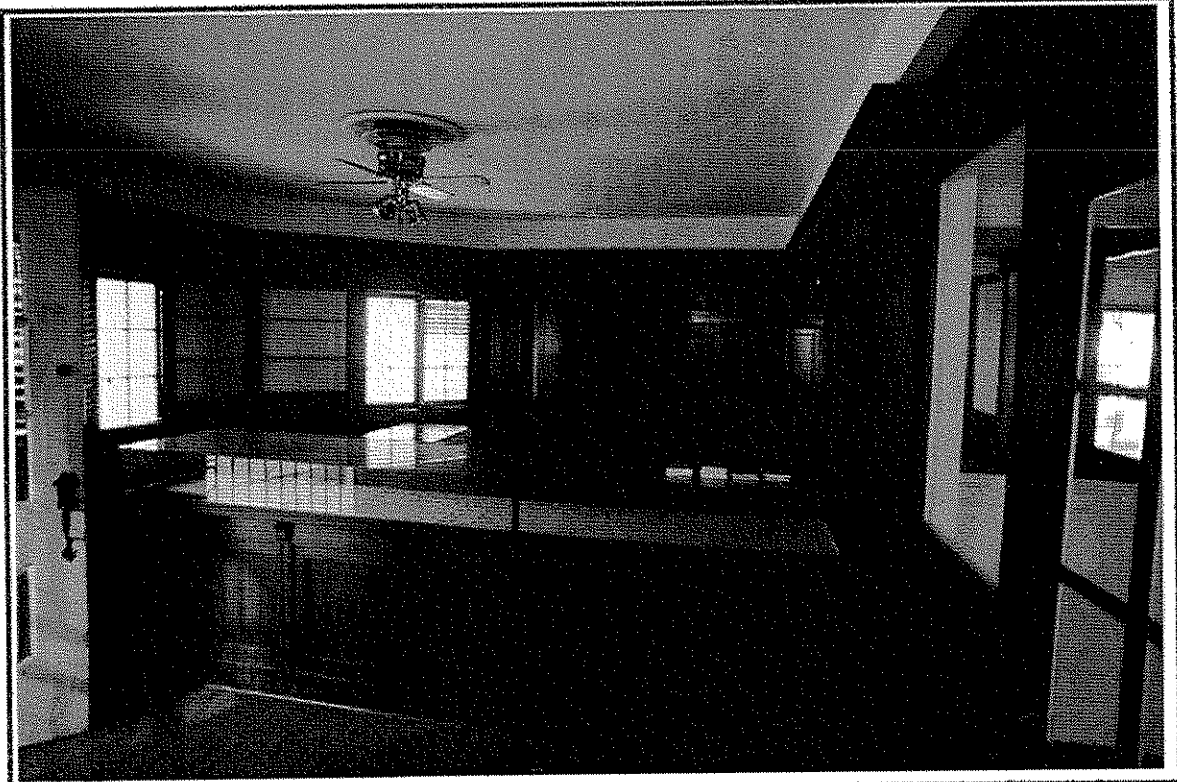


35). VIEW LOOKING EAST

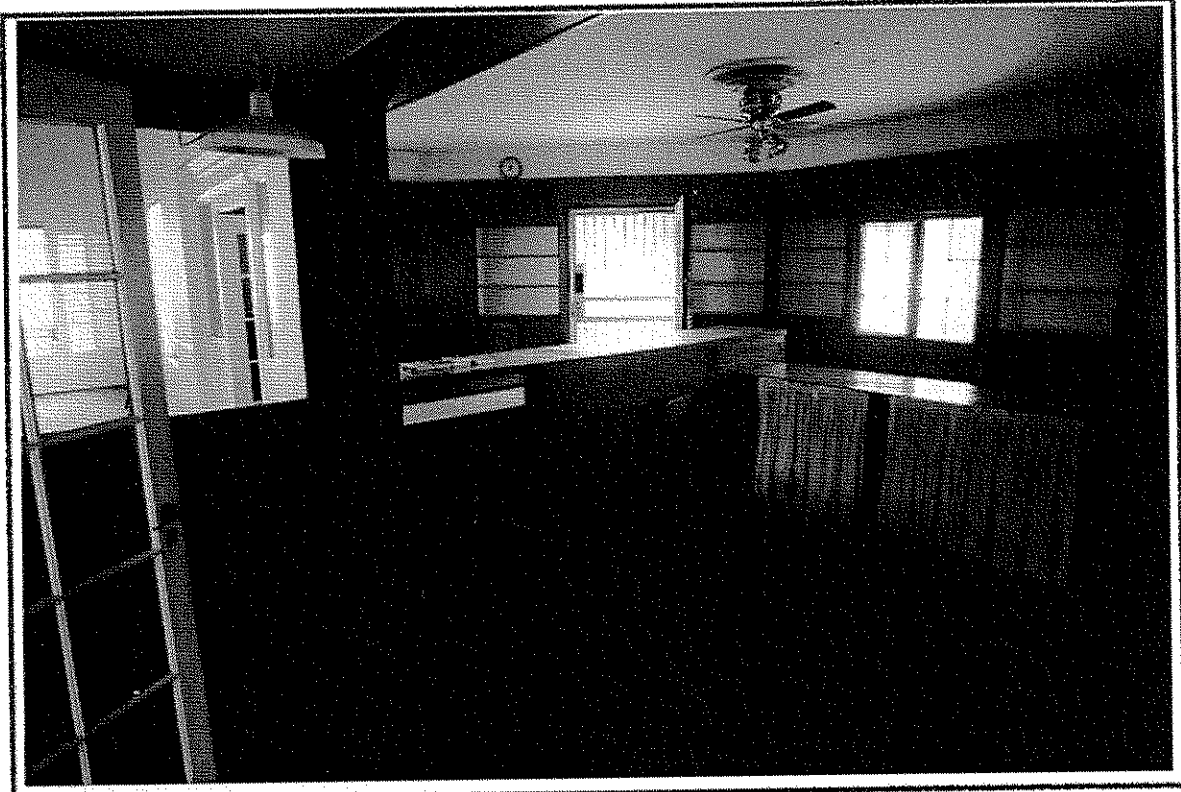
FRONT ENTRANCE DOOR DETAIL

36). VIEW LOOKING NORTH

INTERIOR FRONT RECEPTION ROOM



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

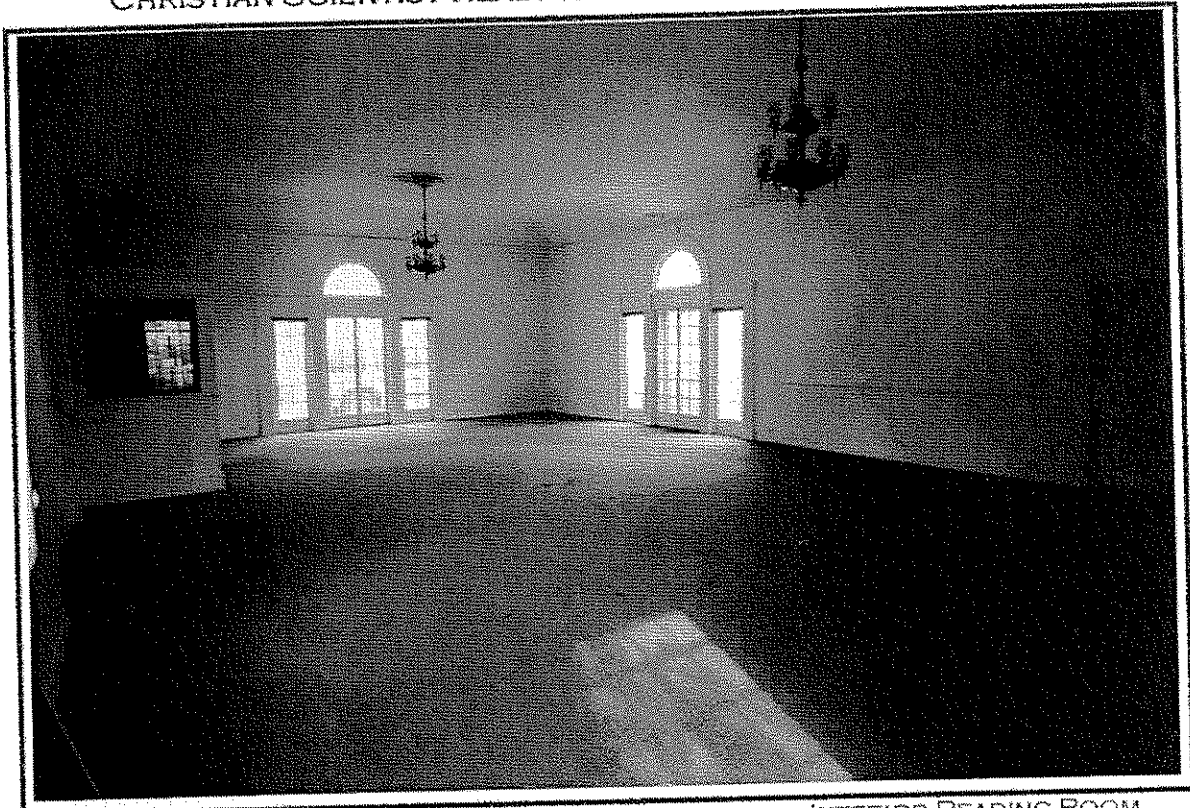


37). VIEW LOOKING SOUTHWEST INTERIOR ENTRANCE DOOR & RECEPTION ROOM

38). VIEW LOOKING EAST INTERIOR RECEPTION ROOM TO READING ROOM



SECOND CHURCH OF CHRIST SCIENTIST
CHRISTIAN SCIENTIST READING ROOM / 2636 SOUTH HOOVER

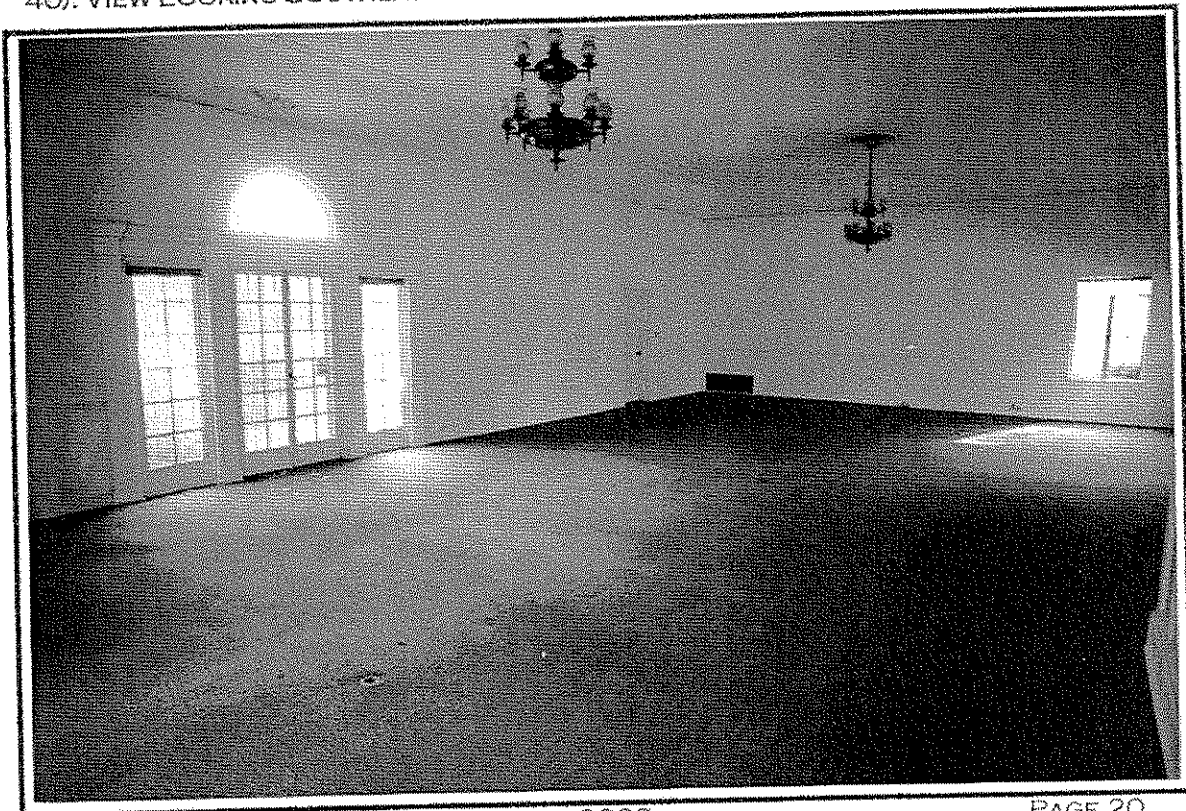


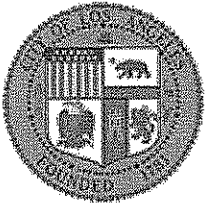
39). VIEW LOOKING NORTHEAST

INTERIOR READING ROOM

40). VIEW LOOKING SOUTHEAST

INTERIOR READING ROOM





**City of Los Angeles
Department of City Planning**

03/09/2009

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

2634 S HOOVER ST

ZIP CODES

90007

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2005-5848-CA
CPC-1990-596-GPC
CPC-1986-603-GPC
CPC-1986-447-GPC
CPC-1983-506-SP
ORD-180218
ORD-171682
ORD-169193-SA1120
ORD-167121-SA996
ORD-162128
ZA-6608
ENV-2005-6078-ND

Address/Legal Information

PIN Number: 123A201 186
Lot Area (Calculated): 6,986.3 (sq ft)
Thomas Brothers Grid: PAGE 634 - GRID B7
Assessor Parcel No. (APN): 5123001406
Tract: RE-SUBDIVISION OF LOTS 7, 10, 11 AND 14 IN BELGRAVIA M R 83-22
Map Reference: None
Block: None
Lot: FR 1
Arb (Lot Cut Reference): 1
Map Sheet: 123A201

Jurisdictional Information

Community Plan Area: South Los Angeles
Area Planning Commission: South Los Angeles
Neighborhood Council: Empowerment Congress North Area
Council District: CD 8 - Bernard C. Parks
Census Tract #: 2247.00
LADBS District Office: Los Angeles Metro

Planning and Zoning Information

Special Notes: None
Zoning: [Q]R4-1-O
Zoning Information (ZI): ZI-1193 Hoover Redevelopment Project (Expansion Area 2)
ZI-2374 Los Angeles State Enterprise Zone
General Plan Land Use: Low Medium II Residential
Plan Footnote - Site Req.: See Plan Footnotes
Additional Plan Footnotes: South Los Angeles
Specific Plan Area: South Los Angeles Alcohol Sales
Design Review Board: No
Historic Preservation Review: No
Historic Preservation Overlay Zone: None
Other Historic Designations: None
Other Historic Survey Information: None
Mills Act Contract: None
POD - Pedestrian Oriented Districts: None
CDO - Community Design Overlay: None
NSO - Neighborhood Stabilization Overlay: North University Park - Exposition Park - West Adams
Streetscape: No
Sign District: No
Adaptive Reuse Incentive Area: None
CRA - Community Redevelopment Agency: Hoover Redevelopment Project (Expansion Area 2)
Central City Parking: No
Downtown Parking: No
Building Line: -99
500 Ft School Zone: No
500 Ft Park Zone: Active: Hoover Recreation Center

Assessor Information

Assessor Parcel No. (APN): 5123001406
Ownership (Assessor) : WALTCO LAS VEGAS LLC
725 S FIGUEROA ST NO 1535
LOS ANGELES CA 90017

Ownership (City Clerk):	SECOND CHURCH OF CHRIST SCIENTISTS 948 W ADAMS BL LOS ANGELES CA 90007
APN Area (Co. Public Works)*:	0.436 (ac)
Use Code:	7100 - Church
Assessed Land Val.:	\$1,428,000
Assessed Improvement Val.:	\$102,000
Last Owner Change:	09/20/07
Last Sale Amount:	\$5,700,057
Tax Rate Area:	163
Deed Ref No. (City Clerk):	64 366 366 2167977 2167977
Building 1:	
1. Year Built:	1941
1. Building Class:	Not Available
1. Number of Units:	0
1. Number of Bedrooms:	0
1. Number of Bathrooms:	0
1. Building Square Footage:	3,611.0 (sq ft)
Building 2:	
2. Year Built:	Not Available
2. Building Class:	Not Available
2. Number of Units:	0
2. Number of Bedrooms:	0
2. Number of Bathrooms:	0
2. Building Square Footage:	0.0 (sq ft)
Building 3:	
3. Year Built:	Not Available
3. Building Class:	Not Available
3. Number of Units:	0
3. Number of Bedrooms:	0
3. Number of Bathrooms:	0
3. Building Square Footage:	0.0 (sq ft)
Building 4:	
4. Year Built:	Not Available
4. Building Class:	Not Available
4. Number of Units:	0
4. Number of Bedrooms:	0
4. Number of Bathrooms:	0
4. Building Square Footage:	None
Building 5:	
5. Year Built:	Not Available
5. Building Class:	Not Available
5. Number of Units:	0
5. Number of Bedrooms:	0
5. Number of Bathrooms:	0
5. Building Square Footage:	0.0 (sq ft)

Additional Information

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	No
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	MZ
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	1.09011 (km)
Landslide:	No
Liquefaction:	No

Economic Development Areas

Business Improvement District:	Figueroa Corridor
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	Central City
State Enterprise Zone:	Los Angeles State Enterprise Zone
Targeted Neighborhood Initiative:	None

Public Safety

Police Information:	
Bureau:	South
Division / Station:	Southwest
Report District:	328
Fire Information:	
District / Fire Station:	15
Battalion:	3
Division:	2
Red Flag Restricted Parking:	No

CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

Case Number: CPC-2005-5848-CA

Required Action(s): CA-CODE AMENDMENT

Project Description(s): PROPOSED ORDINANCE TO ESTABLISH THE UNIVERSITY OFF-CAMPUS OVERLAY DISTRICT IN THE AREA BOUNDED BY 10FWY TO NORTH, 110 FWY TO EAST, MLK BLVD TO THE SOUTH AND NORMANDIE AVE TO THE WEST

Case Number: CPC-1990-596-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Description(s): AB283 PROG PROP PLAN AMEND, ZC & HD CHANGES THROUGHOUT THE CITY IN ORDER TO IMPLEMENT THE NEWLY CREATED OPEN SPACE (OS)

Case Number: CPC-1986-603-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Description(s): GENERAL PLAN/ZONING CONSISTENCY PROGRAM

Case Number: CPC-1986-447-GPC

Required Action(s): GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)

Project Description(s): PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)

Case Number: CPC-1983-506-SP

Required Action(s): SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)

Project Description(s): SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED IN THE SOUTH CENTRAL AREA OF THE CITY

SEE GENERAL COMMENTS

CONTINUATION OF CPC-83-506. SEE GENERAL COMMENTS FOR CONTINUATION.

Case Number: ENV-2005-6078-ND

Required Action(s): ND-NEGATIVE DECLARATION

Project Description(s): PROPOSED ORDINANCE TO ESTABLISH THE UNIVERSITY OFF-CAMPUS OVERLAY DISTRICT IN THE AREA BOUNDED BY 10FWY TO NORTH, 110 FWY TO EAST, MLK BLVD TO THE SOUTH AND NORMANDIE AVE TO THE WEST

DATA NOT AVAILABLE

ORD-180218
ORD-171682
ORD-169193-SA1120
ORD-167121-SA996
ORD-162128
ZA-6608