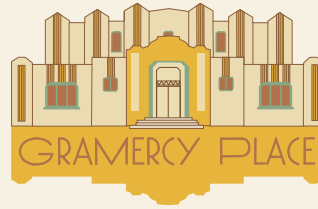


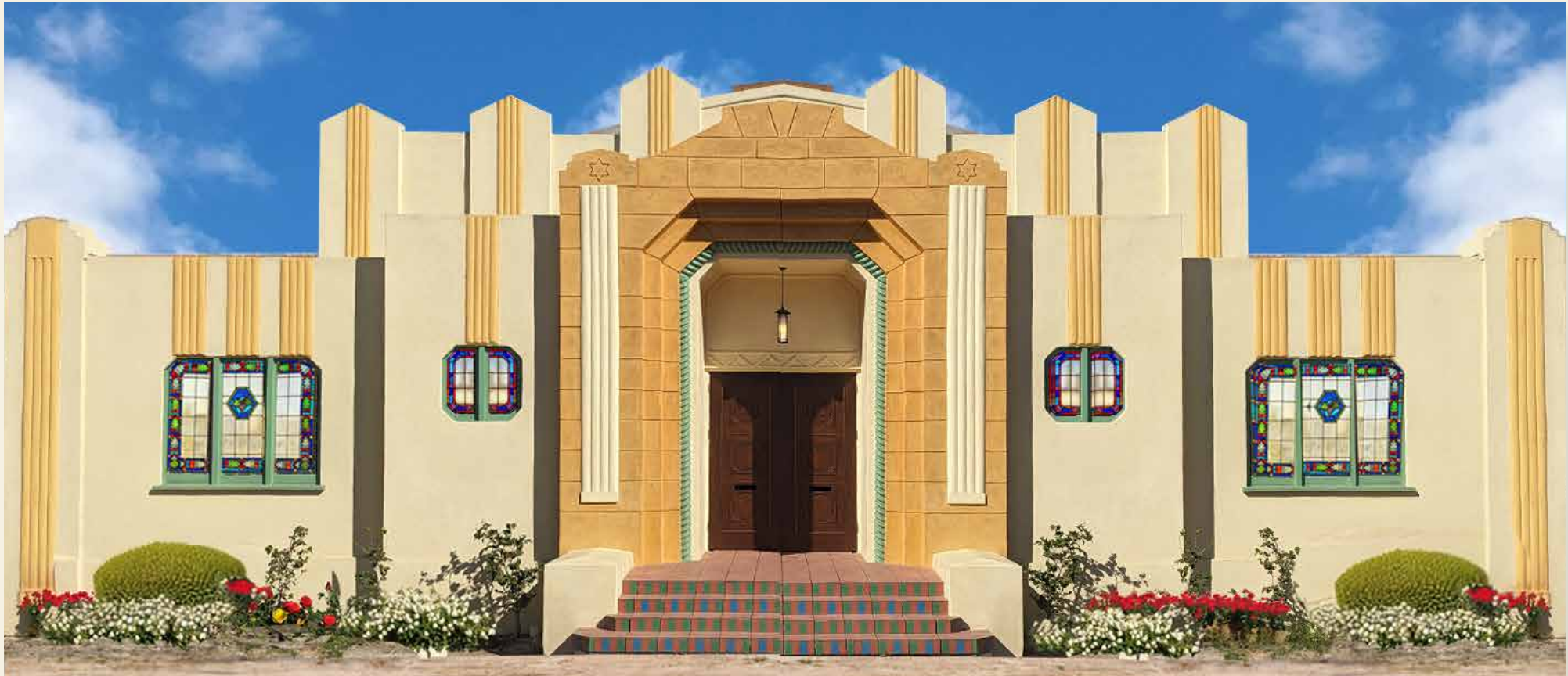
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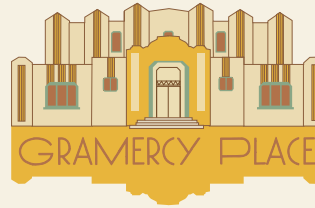
FOR LEASE \$257psf/MONTH-MODIFIED GROSS
25% BROKERS CO-OP
HARDY WRONSKE 323 309-2041. hardy@everelle.build

GRAMERCY TEMPLE

- Built in 1933 in the Art Deco style by Architect David Carthage Coleman for Congregation Mogen David (Star of David)
- Converted to the Church of Divine Guidance in 1953 and School added to the list of permitted uses.
- Single Tenant building with Auditorium/Assembly Hall, Banquet Hall, multiple offices, residences, bedrooms, and private gardens
- \$18,500 / month, tenant pays utilities (modified gross)
- 7,200 square foot building on private 13,000 square foot lot
- Fully Restored and Modernized, Historic Inspiration with Modern Convenience
- Will delight a tenant looking for a huge amount of inspiring, historic, creative, and flexible space at a superb price in a convenient and quiet location.



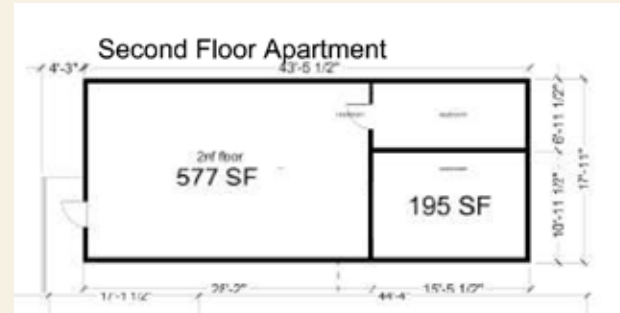
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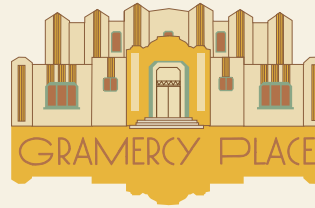
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LAYOUT

- 7,200 SF Fully Finished and Renovated
- Hall/Chapel, 7 bathrooms, 2 kitchens, apartment, 2 Stages, 5 offices :
- Two private offices (230sf each) at front of building with adjoining baths, exterior patio & garden access.
- Main Assembly Hall with stage (3,000sf), 20' ceilings, 8 large stained glass windows.
- Banquet Hall for Residence or School (1900sf) with new designer kitchen, Three rooms (office or bedroom) with en-suite baths, stage (160sf), and Half Bath/Powder Room.
- Second floor Apartment with separate entrance (700sf) one bed, one bath, kitchen, and large living room.
- Completely Re-envisioned Landscaping with Circular driveway (two automatic gates) with parking for 6-8 cars



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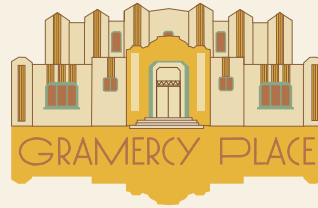
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LEASE

- \$18,500, \$ 2.57psf/month
- 2.5% Brokers Co-Op.
- 3% annual escalation.
- Owner prefers five year lease.
- Tenant pays water, electric, gas, tenant insurance.
- Owner pays gardener, property taxes, building insurance.



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USE AND CERTIFICATE OF OCCUPANCY

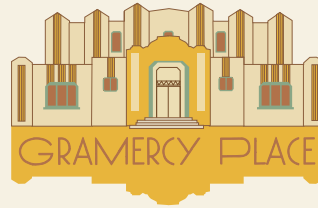
The lessee may use the building for any purpose compatible with the neighborhood and in compliance with the building permits (Public Assemblage) and Certificate of Occupancy (Church Social Hall and School, which includes offices and residences). No retail, no loud uses.



Photo: Henry Adams



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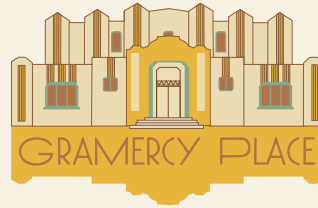
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FUNCTIONAL FEATURES

- Fully Modernized Electrical, Plumbing, HVAC, TeleComm
- All New fixtures and finishes
- Historic features refinished throughout
- Central Air Conditioning throughout:
- Four 5-ton units with five thermostats.
- 400 A single phase 220V service
- WiFi network, mesh with Cat6 backbone
- Up to 1200 Mbs speeds available from Spectrum.
- Natural Gas
- LED Lighting
- Hot water recirculation system
- Tankless Water Heater
- Insulation (new) in all walls, office and apartment ceilings



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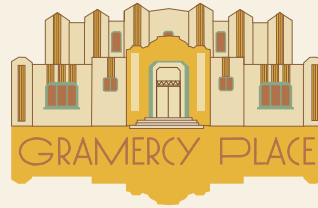
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ARCHITECTURAL FEATURES

- 1933 deco building identified by Art Deco
- 22 stained glass windows representing the 12 Tribes of Israel.
- Newly uncovered original stage with Faux Carved painting.
- Original details restored where possible
- new fixtures and finishes installed to match and enhance the historic fabric.



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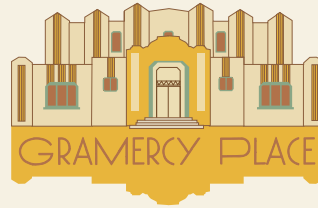
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FINISHES AND MATERIALS

- Floors are refinished vintage Oak and Maple
- Custom tile in offices, primary bath and apartment
- Restored original tiles in entry and front baths
- Color palette selected to enhance the historical features with a sense of celebration



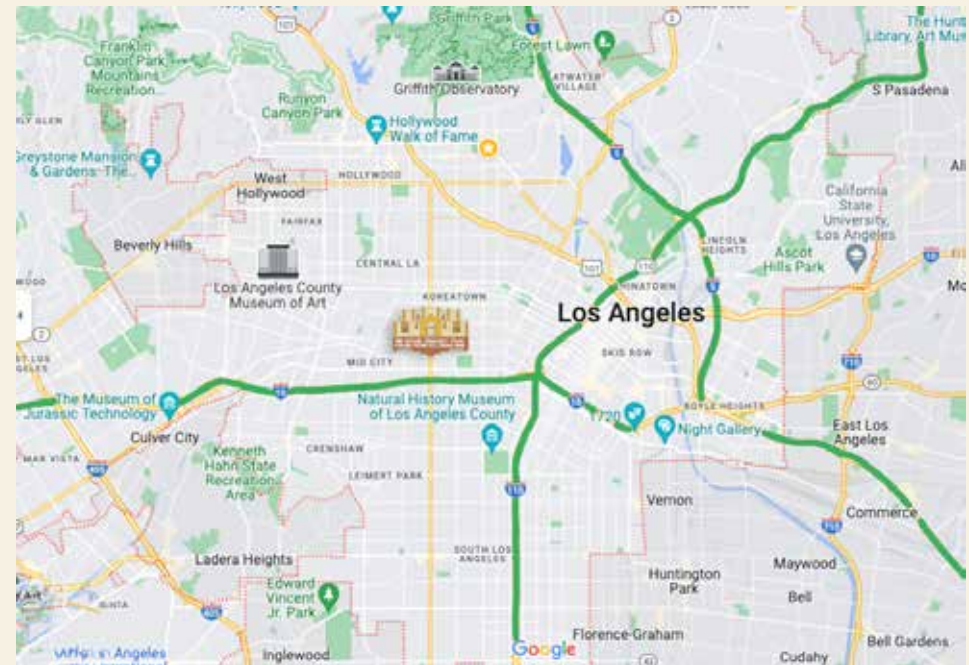
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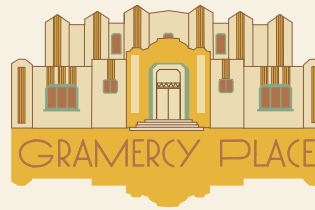
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NEIGHBORHOOD

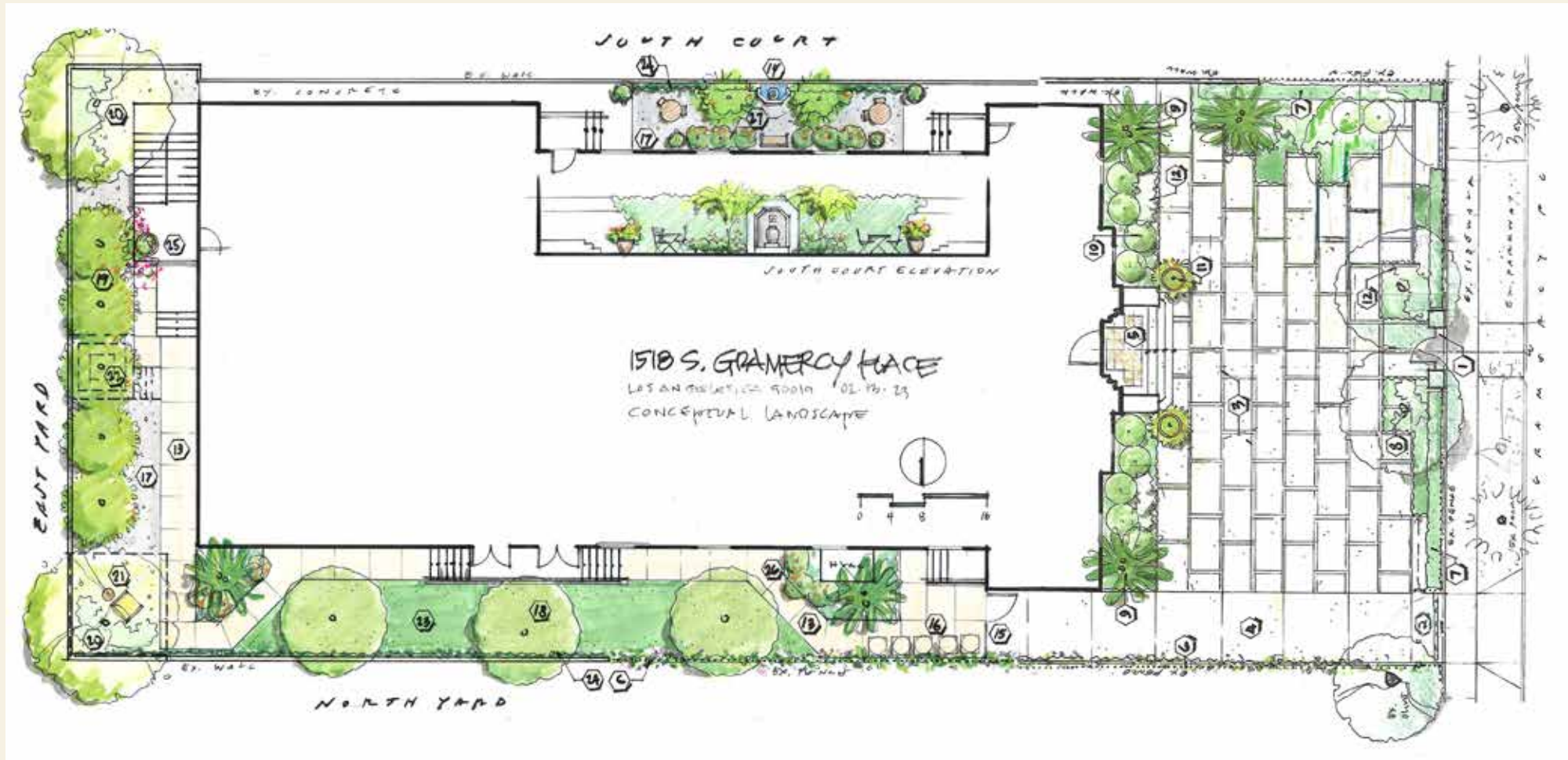
- Four minutes North of the 10 freeway
- Central to the West Side, Downtown and Hollywood
- Building on a quiet clean residential street of well-maintained apartments with middle class hard-working Latino demographic.
- No homeless nearby



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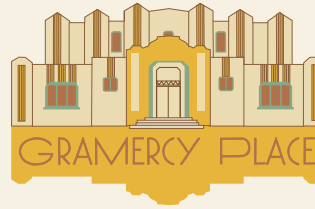
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LANDSCAPE PLAN - LEGEND

- | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> 1. Masonry Columns with mailbox and locking W.I. Gate 2. Circular Drive with two swinging automatic motorized gates 3. Custom tinted 44" x 7' concrete pavers 4. Eagle Mountain dark grey gravel in 4" gap between pavers 5. Custom tile on steps | <ul style="list-style-type: none"> 6. Vine on fence in vine pocket, honeysuckle 7. Ligustrum J.T. hedge- 5 gal @ 10" o.c. 8. Fruitless Olive Trees (2) 24" box 9. King palms, multi-trunk 24" box 10. Existing and new Camelia Japonica 11. Gardenia and Rose Bushes 12. Agave Attenua underplanted with Crascula Multicava | <ul style="list-style-type: none"> 13. Concrete walkway 14. Jar Fountain and surround 15. Solid Gate 16. Trash Area 17. Gravel and/or Mulch 18. Sweet Shade of Lophotemon Tree (3) 19. Various Citrus Trees 20. Chinese Elm Trees | <ul style="list-style-type: none"> 21. Gazebo with table 22. Walkway 23. Lawn/ Dog Run 24. Ficus or Grape Vines on Wall 25. Potted Bougainvilla 26. Shrub Roses 27. Australian Tree Fern and Fuschia |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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HISTORY & SIGNIFICANCE

1518 South Gramercy Place
Architect David Carthage Coleman
Congregation Mogen David
(1933-1952)
The Church of Divine Guidance
(1953-2021)



Photo: Henry Adams



Mayor Tom Bradley at the altar performing the Eulogy for Reverend Russell.

CONGREGATION MOGEN DAVID/CHURCH OF DIVINE GUIDANCE

A unique Art Deco religious sanctuary, noted by SurveyLA as “exhibiting a high quality of design,” is nestled on Gramercy Place in the Nevins Tract, once an exclusive enclave adjacent to the Los Angeles Country Club. By the mid-1920s, a growing number of the Jewish faithful had settled in the vicinity, and in 1925 the Mogen David Congregation formed and began meeting in private homes in West Adams. Mogen David’s Women’s Auxiliary soon raised \$50,000 to build a handsome Art Deco temple, erected in 1933. Under the long tenure of Rabbi Abraham Maron, who died in the early 1980s, the congregation grew to as many as 1,800 members. Congregation Mogen David moved to West L.A. in the early 1950s.

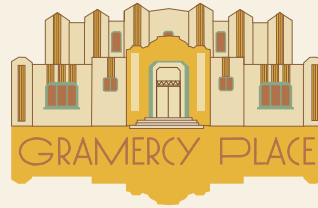
The Church of Divine Guidance was founded in October 1953 in an empty theater on Pico Boulevard by Reverend Clayton Donovan Russell. Russell was an important religious and political leader in the African American community in Los Angeles. For much of his life Russell was associated with the People’s Independent Church of Christ, one of the city’s largest congregations. He was ordained at the church in 1929, a year after he graduated from high school. At 25, Russell became the church’s pastor in 1935. During World War II Russell organized the Negro Victory Committee, which sponsored mass meetings and demonstrations to protest discrimination against African American workers. Russell and his church, whose membership peaked at 4,000, were also the driving force behind the Victory Markets, a chain of cooperative grocery stores that served the rapidly expanding African American community during the war. Russell also worked to elect African Americans to political offices. In 1946 he was a candidate for a seat on the Los Angeles County Board of Supervisors, and in 1959 he ran for a seat on the Los Angeles City Council.

Russell’s affiliation with People’s Independent Church ended abruptly in 1953, when he was accused of financial improprieties. Russell immediately established the Church of Divine Guidance, over which he presided until his death in 1981.

Soon after the church’s founding, Russell’s small band of faithful worshippers began to look for a more permanent home. In the words of Rev. Russell, “God is guiding us in a search for the right place in which to accomplish the work that The Lord has put in my mind to do. When we find the right place we will know it.” When Rev. Russell and his search committee went to the Mogen David building, the doors were locked and there was nobody around to unlock and open the doors. With a forceful hard push on the doors, they sprang open “like the wings of an eagle.” It seemed as if the very doors, themselves, were glad that the group had come by, and with open arms they were inviting the group to enter. The Church of Divine Guidance continues to operate from that former Jewish synagogue. — LM West Adams Heritage Association| WAHA. December 2015

The Church of Divine Guidance ceased services in 2017, and the building was sold in 2021 to Everelle Build Corp, husband and wife team Regina O’Brien Wronske and Hardy Wronske who have completely rehabilitated the structure.

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OWNERSHIP TEAM

In 2021 Everelle Build Corp purchased the building from The Church of Divine Guidance, whose Reverends had retired and the congregation disbursed.

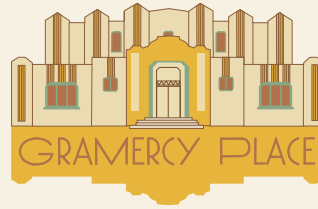
The husband & wife team partnered on this unique project to take advantage of downtime from the Hollywood strike, applying each of their strengths to figure out a solution to save this special building.

Regina O'Brien Wronske is a professional Set Decorator in the film business, Chairperson Emeritus of the Modern Committee of the LA Conservancy, and 20th century architecture buff...

Hardy Wronske is homebuilder and Principal of Everelle Build Corp.



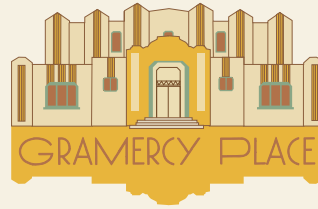
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