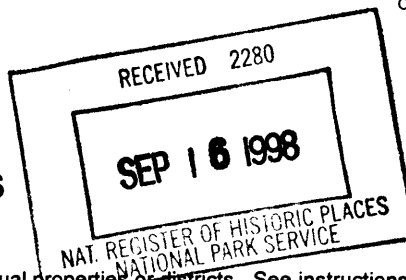


United States Department of the Interior
National Park Service



1242

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Halifax Apartments

other names/site number _____

2. Location

street & number 6376 Yucca Street

not for publication

city, town Los Angeles

vicinity

state California

code CA

county Los Angeles

code 039

zip code 90028

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- buildings
- district
- site
- structure
- object

Number of Resources Within Property

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

[Signature]
Signature of certifying official
California Office of Historic Preservation

August 12, 1998
Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____

Date _____

State or Federal agency and bureau _____

5. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register.
 - See continuation sheet.
- determined eligible for the National Register.
 - See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.

Edson H. Beall 10-14-98

Other (explain:) _____

[Signature]
Signature of Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic:

Multiple Dwelling

Current Functions (enter categories from instructions)

Domestic:

Multiple Dwelling

7. Description

Architectural Classification

(enter categories from instructions)

Late 19th and 20th Century Revivals:

Italian Renaissance

Materials (enter categories from instructions)

foundation concrete

walls brick, cast stone

roof asphalt

other

Describe present and historic physical appearance.

Exterior

Located at the southeast corner of Yucca Street and Cahuenga Boulevard, the Halifax is a four-story apartment building designed in the Renaissance Revival style. The building has a U-shaped plan and is distinguished by a tripartite composition on both street-facing facades. Twelve bays of double and single windows comprise the Yucca elevation, while eight bays constitute the Cahuenga elevation.

The elevations of the building are divided horizontally into three zones, as is characteristic of urban buildings in the Italian Renaissance, and in 19th and 20th century Beaux Arts revivals of that style. These three zones are read as a base, shaft, and capital, and are defined by string courses or by changes in materials. The first floor forms the "base" of the composition, characterized by smooth concrete surfaces which are scored to resemble ashlar masonry. The entrance door is located in the approximate center of the Yucca Street facade, within a large arched opening. One opening of the same size to the west and three to the east, fit with multipane french doors and windows, also light the lobby within. Smaller, rectangular window openings to the east and the west, as well as on the west elevation, also pierce the base. The "shaft," consisting of the second and third floors, is faced in brick and contains unornamented window openings with flat headers in a pattern of alternating paired and single windows. A molding encircles the third level, defining the "capital" of the design. This top floor is characterized by pairs of arched windows framed by pilasters and topped by decorated spandrels.

An additional string course bands the building above the fourth floor, over which the plain parapet is accented by brackets. This parapet surrounds a flat roof. Large, metal-frame sign structures sit on the northwest and southwest corners of the roof. On the frame, metal letters fit with neon tubing spell out "HALIFAX APTS." Several original metal fire escapes are also affixed to the facades.

Along the Cahuenga Boulevard facade is a dense stand of mature ficus trees which extend to the height of the building, shading the full length of the west facade.

The U-shaped plan of the building is open toward the rear (south), enclosing a paved courtyard. The rear elevations adjacent to the courtyard are faced in brick and consist of a pattern of alternating paired and single windows, and an arched portal leading to the lobby on the ground floor. There is no exterior ornamentation or differentiation of floors on the rear elevations.

Interior

The building's main entrance leads into a small vestibule, roughly square in plan, from which a Palladian style portal leads to the interior of the lobby. This portal has multipaned sidelights and a fan-shaped transom, and is a main feature of the lobby. On axis with this portal is a similar door which leads to the rear courtyard. To the east of this axis, the main area of the lobby is situated. This space is defined by high, open archways with engaged piers, and features as its focal point a large, ornamented fireplace on the east wall.

☒ see continuation sheet

9. Major Bibliographical References

Gebhard, David and Robert Winter. *Los Angeles, An Architectural Guide*. Salt Lake City: Gibbs Smith, Publisher, 1994.

Los Angeles Guide and Apartment House Directory, Co-Operative Apartment House and Hotel Association of Southern California, September, 1924.

Los Angeles Department of Building and Safety Records, historic building permits.

Sanborn Fire Insurance Maps, 1956.

Schippers, Donald J. "Walker & Eisen: Twenty Years of Los Angeles Architecture, 1920-1940" *Journal of the Historical Society of Southern California*.

Withey, Henry and Elsie Withey, *Biographical Dictionary of American Architects (Deceased)*. Los Angeles: Hennessey and Ingalls, 1970.

See continuation sheet

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67)
has been requested

previously listed in the National Register

previously determined eligible for the National Register

designated a National Historic Landmark

recorded by Historic American Buildings

Survey # _____

recorded by Historic American Engineering

Record # _____

Primary location of additional data:

State historic preservation office

Other State agency

Federal agency

Local government

University

Other

Specify repository:

10. Geographical Data

Acreage of Property Less than one acre

UTM References

A

11	3	7	17	4	7	0	3	7	14	2	4	0
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Zone Easting Northing

C

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B

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Zone Easting Northing

D

--	--	--	--	--	--	--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The boundaries of the property are those of the parcel on which it is located.

See continuation sheet

Boundary Justification

These are the historic and current legal boundaries of the property.

See continuation sheet

11. Form Prepared By

name/title Christy Johnson McAvoy, Managing Principal

organization Historic Resources Group

street & number 1728 N. Whitley Avenue

city or town Los Angeles

date _____

telephone (213) 469-2349

state CA zip code 90028

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The focal point of the west wall at the opposite end of the lobby is a small classical, pedimented tabernacle which frames an arched statue niche. Two staircases with metal railings lead from the lobby to the floors above.

The lobby of the building has original baseboards, deep crown molding, and cross-beamed ceilings. Within the ceiling panels are plaster low-relief decorative medallions from which light fixtures hang, many of which are original to the lobby. The floors of the lobby are finished in original gray terrazzo with wide, contrasting bands of black terrazzo at the bases of columns, piers, and walls.

The individual units have original baseboards and crown molding, as well as window surrounds and some original doors. The kitchens have original cabinetry; countertops and sinks have been replaced. Some bathrooms have original fixtures, and dressing areas retain original built-in cabinets. Floors in the individual units have been replaced.

Alterations to the Building

Building permits from the City of Los Angeles Building and Safety Department show that a 12' by 14' frame studio was added to the roof of the Halifax in October of 1923, just eight months after the erection of the building. This addition was also designed by Walker & Eisen, the architects of the Halifax. The roof sign was installed in October of 1931, and a new roof replaced the old one in April of 1952. No other major additions or alterations have been made to the building, thus the impact on the overall integrity of the property is minimal. No photographic or physical evidence has been found to substantiate that an elaborate cornice in the advertisement from the *Los Angeles Guide and Apartment House Directory* was constructed as rendered.

In 1997, a certified rehabilitation of the Halifax was completed for its new use as affordable housing for larger families. The number of units were reconfigured from 79 single and one-bedroom units to 46 larger units, mostly one-bedroom, two-bedroom, and larger. Corridor configuration remains intact. Original windows on the street-facing facades were retained, and original windows were replicated for openings in the courtyard facades. In the interior, many historic surfaces and materials which had been covered by later alterations were revealed and restored. In the apartments, remaining historic cabinet work was restored in kitchens and dressing areas, thereby retaining the integrity of the building's character-defining features.

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The Halifax contains the character defining features of Renaissance Revival style. Its scored concrete cladding on the first story which acts as a base. The elaborate articulation of the top story forms a capital while the middle "shaft" is less decorated. The use of pilasters and arched window openings as well as horizontal belt courses above the third and fourth levels, tripartite composition, use of different materials, more ornate upper story, harmony of parts, balance, and clarity are the hallmarks of the style. All are retained in this building.

Walker and Eisen, Architects of the Halifax

The esteemed, Los Angeles-based architectural firm of Walker and Eisen was commissioned to design the Halifax, and it is a fine example of their work. From 1919 to 1941 Walker and Eisen was one of the most accomplished firms in Los Angeles as well as one of the largest, employing fifty draftsman in 1923 and 1924.

Both Albert Walker and Percy Eisen were native Californians. Born in San Francisco in 1886, Eisen received his architectural training from his father who was an architect with the firm of Curlett and Cuthbertson in Los Angeles. Eisen formed a partnership with his father for a short time before he met Walker. Walker was born in Sonoma in 1881 and was educated at Brown University. Before partnering with Eisen, he apprenticed in Southern California firms, including Hebbard and Gill in San Diego, Parkinson and Bergstrom, A.F. Rosenheim, and Hunt and Grey in Los Angeles. Walker established his own practice in 1909, designing mostly residential and religious buildings. From 1910 to 1917, he was in partnership with John Terrell Vawter. Walker and Eisen formed their firm in 1919 and entered an era of local prominence. Both men were well connected socially and the combination of their talents, respect for traditional designs, and business acumen propelled them into gaining a reputation as substantial architects. Eisen was known to be the partner with the important contacts, and Walker was more involved with the design of buildings. Walker and Eisen formed their partnership in a time when Los Angeles and Hollywood were experiencing considerable growth in population size and industry. The tourist industry was one of the major economic interests in the region and was becoming more of a year-round prospect because of the mild climate. In order to cater to this booming business, many hotels and apartment houses were constructed. "Because hotel buildings not only served the needs of the tourist trade but also was a typical method of developing new real estate subdivisions, architects who were equipped for planning such structures were particularly in demand. Walker and Eisen had such preparation, and it was largely through hotel and apartment house building that they made their debut as business partners" (Schippers, Historical Society of Southern Calif.). Eisen left the firm in 1945 and to form another partnership with Eugene Hart whose primary work was in residential architecture. Eisen died in 1946 while Walker worked alone until his retirement in 1954. The Halifax stands as a fine example of the work of one of Los Angeles' most respected early twentieth century design firms.

Other notable extant buildings designed by Walker and Eisen include the Oviatt Building (1927-1928), Title Insurance Building (1928), and Fine Arts Building (1925), all located in downtown Los Angeles and all determined eligible for or listed in the National Register of Historic Places. The Beverly Wilshire Hotel (1926), also listed in the National Register, was the firm's only Beverly Hills building. The Halifax is one of the firm's few Hollywood designs; the Taft Building on Hollywood Boulevard, the Hollywood Plaza Hotel on Vine Street, and the Havenhurst Apartments are others. All the firm's Hollywood designs have been determined eligible for or are listed in the National Register. In relation to other buildings that Walker and Eisen designed, the Halifax represents the firm's early years and is an example of the quality which established its reputation in designing apartment houses and hotels for the burgeoning population in the 1920s.

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The Halifax was one of many Hollywood apartment-hotels designed for those in the movie industry. Often opulently designed to attract tenants, residences in luxury Hollywood hotels and apartments were highly sought after in the 1920s and 1930s. In comparison to other apartments and hotels built in Hollywood, West Hollywood and Los Angeles in the same period, the Halifax is one of the best examples of Renaissance Revival architecture. Properties in the area have been researched extensively to establish the historic context for evaluation of Hollywood's residential architecture. The methodology included resurveying properties in the Hollywood area that had been previously inventoried within the last 18 years; surveying additional properties of potential significance; and researching primary (building permits, historic photographs) and secondary (books, periodicals, newspapers) sources for the history of individual buildings, known architects, and Hollywood's social and cultural history. Among the properties surveyed, there are significant concentrations of apartments and hotels built in the 1920s and 1930s in Hollywood, West Hollywood and the Wilshire/Rossmore area of Los Angeles which are associated with the development of the movie industry and rise of tourism in Hollywood. Most of these properties are listed, determined eligible for listing, or may become eligible for listing in the National Register.

A comparison table of the over forty properties that comprise the property type of the Halifax and/or give context to the property is attached to demonstrate the trend in construction in Hollywood in the 1920s and 1930s. The table is divided into four categories: 1) Buildings designed by Walker and Eisen; 2) excellent examples of the property type (subdivided into high-rise apartments and non high-rise apartments); 3) good examples of the property type; and 4) smaller scale buildings (one to four stories) that provide context. Architectural styles of these buildings include Renaissance Revival, Spanish Colonial Revival, Gothic Revival, Chateausque, Art Deco, and Tudor Revival.

There is no doubt that apartment-hotels by Leland Bryant, the Halifax (one of the finest apartment houses in its heyday) and other Walker and Eisen designs, and several other buildings are a property type which made a major physical impact on the Golden Age of Hollywood. The buildings, many comparable in size to the major business blocks and "skyscrapers" of Hollywood Boulevard, were sited at major intersections or in areas of prominence between the Boulevard and the wealthy residential areas of the foothills, Hancock Park, and Beverly Hills. They comprise a "ring" of high quality multi-family residences which provided a bridge between commercial areas, studio plants, middle class, and wealthy single family residential areas.

Constructed in 1923, the Halifax was the earliest built apartment house, along with the Havenhurst (also designed by Walker and Eisen), in Hollywood compared to the other properties in the table.

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Of the remaining Renaissance Revival style apartments and hotels, the Halifax is one of the best representatives because it has retained its integrity. Its contribution to the history of luxury hotels and apartment buildings in Hollywood and its role as one of Walker and Eisen's early works also make it a significant example of its property type and a major contributor to the physical context of luxury housing in the 1920s and 1930s.

COMPARISON TABLE OF APARTMENT BUILDINGS WHICH PROVIDE CONTEXT FOR THE HALIFAX:

Name of Building, address	Year Built	Style	Architect	Comments/Notes
Halifax 6376 Yucca St.	1923	Renaissance Revival	Walker & Eisen	Four stories; concrete and brick cladding.
Havenhurst 1861 Whitley Ave.	1923	Renaissance Revival/Spanish Influence	Walker & Eisen	Five stories; brick cladding. <i>Appears eligible for the National Register as a separate property.</i>
Hollywood Plaza Hotel 1633-1637 Vine St.	1924	Renaissance Revival/Spanish influence	Walker & Eisen	Ten stories; concrete cladding. One of four major hotels built in Hollywood in the 1920s. <i>Listed in the National Register as a contributor to a listed district.</i>
Taft Building 6290 Hollywood Blvd.	1923	Beaux-Arts/Renaissance Revival	Walker & Eisen	Twelve stories; brick and concrete cladding. Commercial building. <i>Listed in the National Register as a contributor to a listed district.</i>
Excellent Examples of the Property Type				
<i>Apartments or Hotels Seven Stories or Higher</i>				
Montecito 6650 Franklin Ave.	1930	Art Deco	Marcus P. Miller	Twelve stories; reinforced concrete. <i>Listed in the National Register as a separate property.</i>
Hayworth Tower 1314 Hayworth Ave.	1931	Art Deco	Leland Bryant (attributed)	Seven stories; concrete cladding. <i>Appears eligible for listing in the National Register.</i>

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Name of Building, Address	Year Built	Style	Architect	Comments/Notes
Ravenswood 570 Rossmore	1930	Art Deco	Max Maltzman	Seven stories; scored concrete cladding.
Bethany Towers 1745 Gramercy Pl.	1930	International/ Art Deco influence	A.J. Showalter	Seven stories; brick and concrete cladding. One of Hollywood's few International style buildings. <i>Determined eligible for listing in the National Register.</i>
El Royale 450 Rossmore	1928	Spanish Colonial Revival/ Churrigueresque	W. Douglas Lee	Twelve stories; stucco cladding.
El Mirador 1302 Sweetzer	1929	Spanish Colonial Revival/ Churrigueresque	S. Charles Lee	Seven stories; stucco cladding. <i>Determined eligible for listing in the National Register.</i>
569 Rossmore		Spanish Colonial Revival		Seven stories; stucco cladding.
Fontenoy 1811 Whitley Ave.	1928	Chateausque	Leland Bryant	Thirteen stories; reinforced concrete. <i>Determined eligible for listing in the National Register.</i>
Country Club Manor 316 Rossmore	1926	Chateausque	Leland Bryant	Seven stories; stucco cladding.
Colonial House 1416 Havenhurst Dr.	1930	Colonial Revival	Leland Bryant	Seven stories; brick cladding. <i>Listed in the National Register as a separate property</i>
Hotel Knickerbocker 1714 Ivar	1923	Renaissance Revival		Ten stories; concrete and brick cladding. <i>Listed in the National Register as a contributor to a listed district.</i>

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Name of Building, address	Year Built	Style	Architect	Comments/Notes
<i>Apartments or Hotels Less Than Seven Stories</i>				
Scientology Building/Chateau Elysee 5930 Franklin Ave.	1928	Chateausque	Arthur Harvey	Six stories; stone cladding. <i>Determined eligible for listing in the National Register.</i>
Hollywood Tower 6200 Franklin Ave.	1929	Chateausque	Cramer & Wise	Four stories plus two-story tower; concrete cladding. <i>Listed in the National Register as a separate property.</i>
Chateau des Fleurs 6626 Franklin Ave.	1927	Chateausque	Meyer Radon Brothers	Four stories; brick and concrete cladding.
Chateau Marmont 8221 Sunset Blvd.	1928	Chateausque	W. Douglas Lee	Six and one-half stories; reinforced concrete. <i>Determined eligible for listing in the National Register.</i>
Trianon 1750-1754 Serrano	1928	Chateausque	Leland Bryant	Six stories; rusticated concrete cladding.
Four Gables 8250 Fountain Ave.	1927	Chateausque	Leland Bryant and Samuel Coine	Three stories; stucco cladding. <i>May become eligible for the National Register as a separate property.</i>
La Leyenda 1737 Whitley Ave.	1927	Spanish Colonial Revival/ Churrigueresque	Leland Bryant	Six stories; reinforced concrete. <i>Determined eligible for listing in the National Register.</i>
Romanesque Villa 1301 Harper Ave.	1928	Spanish Colonial Revival/ Churrigueresque	Leland Bryant	Three and four stories; stucco cladding. <i>Appears eligible for listing in the National Register.</i>
Harper House/ Casa Granada 1334-1336 Harper Ave.	1929	Spanish Colonial Revival/ Churrigueresque	Leland Bryant	Three stories; stucco cladding. <i>Appears eligible for listing in the National Register.</i>
Andalusia 1471-1475 ½ Havenhurst Dr.	1926	Spanish Colonial Revival	Arthur and Nina Zwebell	Two stories; stucco cladding.

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Name of Building, address	Year Built	Style	Architect	Comments/Notes
La Ronda/Mi Casa 1400-1414 Havenhurst Dr.	1927	Spanish Colonial Revival	Arthur and Nina Zwebell	Two and four stories; concrete and stucco cladding. <i>Listed in the National Register as a separate property.</i>
El Pasadero 1330 Harper Ave.	1931	Spanish Colonial Revival	Jason and Irene Reese	Three stories; stucco cladding. <i>Appears eligible for listing in the National Register.</i>
Franklin Plaza/ Townhouses 5640 Franklin Ave.	1928	Spanish Colonial Revival	Cramer & Wise	Five stories; concrete cladding. <i>Determined eligible for listing in the National Register.</i>
Alto Nido 6350 Franklin Ave.	1929	Spanish Colonial Revival	S.J. Pedersen	Five stories; brick and stucco cladding. <i>May become eligible for the National Register as a separate property.</i>
Villa Carlotta Apartments 5959 Franklin Ave.	1926	Spanish Colonial Revival	Arthur Harvey	Four stories; brick and stucco cladding. <i>Determined eligible for listing in the National Register.</i>
Sir Launfal Apartments 1848 Gramercy Pl.	1929	Tudor Revival	Bessolo and Gualano, Inc.	Five stories; brick and stucco cladding. <i>Eligible for local listing only.</i>
Fleur de Lis 1825 Whitley Ave.	1928	Tudor Revival	E.B. Rust and J.C. Chapman	Five stories; brick cladding. <i>Determined eligible for listing in the National Register.</i>
Lynne Manor 6400 Franklin Ave.	1928	Renaissance Revival/ Tudor Revival elements	Roy L. Jones	Five stories; rusticated plaster (first two stories) and variegated brick (upper stories).

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Name of Building, address	Year Built	Style	Architect	Comments/Notes
Buildings That Provide Context				
Amor Arms 1759 N. Orchid	1927	Renaissance Revival	O.C. Williams	Four stories; brick cladding.
Mayfair 1760 N. Wilcox Ave.	1925	Renaissance Revival	William Allen	Four stories; rusticated plaster base and variegated brick (upper stories) cladding.
1845 Gramercy Pl.	1927	Renaissance Revival	W.W. Smith	Four stories; brick cladding. <i>May become eligible for the National Register as a separate property.</i>
Lido 6500 Yucca/ 1775 N. Wilcox	1927	Renaissance Revival	F.A. Brown	Four stories; brick and concrete cladding.
Avondale Apartments 1825 N. Cahuenga	1925	Mediterranean	William Allen	Four stories; brick cladding. <i>May become eligible for the National Register as a separate property.</i>
Commodore Apartments 1830 Cherokee	unknown	Mediterranean	L.A. Smith	Five stories; brick cladding.
Admiral of Hollywood 1842 Cherokee	1926	Mediterranean Revival	L.A. Smith	Five stories; brick cladding.
5870 Franklin	1928	Mediterranean and Spanish Revival	Cramer and Wise	Four stories; stone and stucco cladding.
Castle Argyle 1901 Argyle Ave.	1928	Spanish Colonial Revival (modified)	Leonard L. Jones	Seven stories, stucco cladding.
Julie Lee 1665 Sycamore Ave.	1926	Spanish-Beaux- Arts	L.D. Carter	Five stories; brick and concrete cladding.

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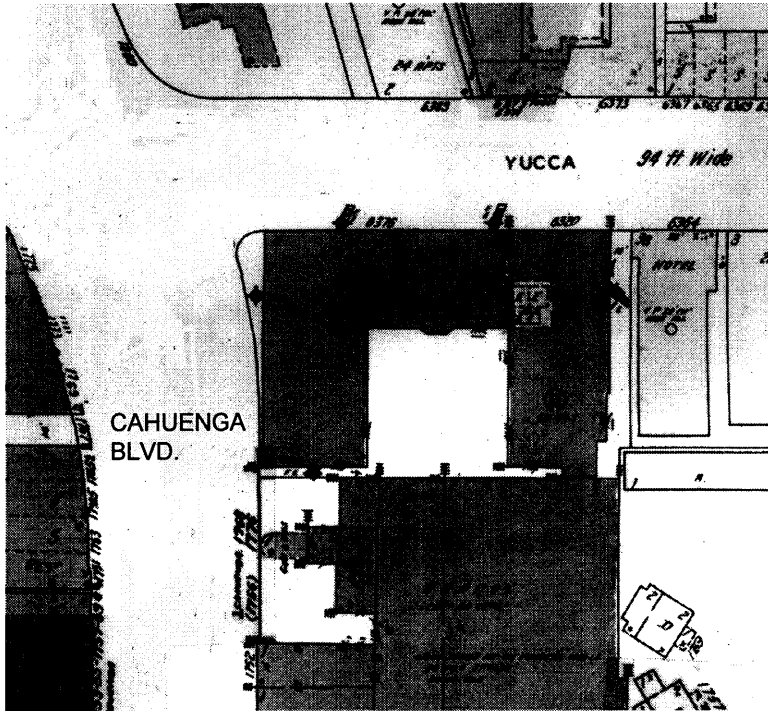
Name of Building, address	Year Built	Style	Architect	Comments/Notes
Cliffwood Manor 1843 Cherokee	1926	Tudor Revival	S.M. Dunford	Four stories; brick cladding.
Nirvana Apartments 1775 N. Orange Dr.	1925	Vernacular with Asian influence	E.M. Erdaly	Four stories; brick cladding.
6424 Yucca				Three stories; stucco cladding.
6434 Yucca				Three stories; stucco cladding.

see continuation sheet

12. Additional Documentation

SKETCH MAP

Sanborn Fire Insurance Map, 1956



☒ See continuation sheet