



- 1.) 1081 S. Stearns Drive
- 2.) 1066 S. Stearns Drive
- 3.)
- 4.) 1081 S. Point View Street
- 5.) 1077 S. Hi Point Street
- 6.) 1078 S. Hayworth Avenue
- 7.) 1130 S. Hi Point Street
- 8.) 1229-1231 S. Hi Point Street
- 9.) 6262 W. Olympic Boulevard
- 10.) 1010 S. Point View Street
- 11.) 1047 S. Point View Street
- 12.) 1033 S. Hi Point Street

Carthay Square

100

Celebrating a Century
1925-2025

SELF-GUIDED ARCHITECTURAL TOUR OF CARTHAY SQUARE

HOSTED BY CSNA IN CELEBRATION OF OUR 100th ANNIVERSARY

NOVEMBER 2, 2025, 2-4 pm

This tour is a chance for neighbors to take pride and appreciate the historic character of our community. Developed during the period of significance, 1924-1936, “Fairfax Park” was a city subdivision located between Pico Boulevard and what is now Olympic Boulevard, and between Fairfax Avenue and Crescent Heights. We’ve been told that it was originally a bedroom community for the movie industry. Certainly, several properties belonged to movie stars and to studios. Recently renamed Carthay Square, its development followed the Red Line of street cars westward along the centerline of San Vicente Boulevard.

In 2017 Carthay Square was designated as an HPOZ, one of the 36 Historic Preservation Overlay Zones in Los Angeles. In 2022 it was also designated as part of the Carthay Neighborhoods Historical District on the National Register of Historic Places. Carthay Square streets are filled with a wonderful mixture of period revival architecture—Spanish Colonial, Tudor, Mediterranean, Monterey and French Revival. In addition, historic residences of the California architect, S. Charles Lee and of developer, Spiros Ponty, are in Carthay Square.

Spiros George Ponty

Somewhere in Carthay Square is a Spanish Colonial Revival built in 1933 by Substantial Homes Ltd. and the Los Angeles developer Spiros George Ponty as a model house for the more than 70 custom homes he designed in adjacent South Carthay. Ponty was an immigrant who came to the U.S. from Greece in 1916. After 1929, he would go on to develop over 1000 single family homes in collaboration with architect Allen K. Ruoff, in Beverly Hills, Westwood, Norwalk, South Central, and the San Fernando Valley, many in the Spanish Colonial Revival style. After WWII Ponty built many affordable houses for returning vets and their families. He also worked on a mortgage program to make home-ownership accessible to veterans. He died in 1980.

1.) 1081 S Stearns Drive 1926.

We call this Tudor/English Revival because of its steeply pitched composition shingle roof, the leaded glass windows with stained glass inserts, and the massive chimney with signature “S” ornamental iron at the front of the house. But there are also features of the less formal French farmhouse. The stucco walls have a brick wainscotting at the bottom, and the decorative half-timbering in the octagonal shaped raised tower with weathervane over the corner entry are two characteristics of note.

There is a mysterious connection between the movie star, Dustin Hoffman, who played Benjamin Braddock in “The Graduate” and this house address. As a young actor in the 1960’s, Hoffman still lived in New York City. But his fictional address in the film, “The Graduate,” was at “1081 S Stearns Drive.” The film, however, was shot at a different location in Beverly Hills. As far as we know Hoffman never lived in Carthay Square in fiction or reality.

2.) 1066 S Stearns Drive 1926

A steeply pitched roof with front-facing gable and Medieval English diamond pattern glazing gives this folk cottage a Tudor flavor, that we've perhaps mis-labeled as "French Revival" due to the stucco finish and the informal massing of the low wall at the front porch. The architect was J.L. Doah according to the original permit, and the builder, L.C. Sherar.

4.) 1081 S Point View Street 1926

We may have mistaken this two-story home as French Revival when indeed there are many Tudor elements. The massive fireplace at the front façade with clinker brickwork is more Tudor than French. Also a bit of Medieval England, are the narrowly spaced vertically oriented leaded glass windows and the steeply pitched cross-gable roof covered in composition shingles. What cannot be viewed on this tour are the exposed beams in the Living Room which have been recently restored with their original decorative stenciled designs. The corner entry with octagonal roof does seem to be typical of the French farmhouse as is the partial stucco cladding.

5.) 1077 S Hi Point Street 1927

The wrap-around two-way cantilevered second floor porch with turned wood posts and wrought iron railings supports a heavy low pitched clay tile roof. This is a beautiful example of Monterey Revival architecture.

Louis B. Mayer, the powerful head of MGM studios, had an older brother, Jeremiah Mayer, who worked in real estate and lived here with his family according to the 1930 census. Adjacent apartments at 6203 and 6201 Whitworth, built in 1963, were once the rose garden and front yard of this property.

6.) 1078 S Hayworth Avenue S. Charles Lee, Architect, 1927

His family name was Simeon Charles Levi. He lived in the Carthay Square Neighborhood from 1927 to 1929. When the stock-market crashed in '29, the young architect was forced to move on and move on he did. Only two years later in 1931 he designed the Los Angeles Theater, the greatest of moving picture palaces in downtown Los Angeles. It was the centerpiece of a burgeoning film industry. He would go on to design the Fox Wilshire Theater in Beverly Hills, (now known as the Saban Theater,) The Tower Theater on Broadway, the Bruin in Westwood, and 400 movie houses on the Pacific Coast and in Mexico. In Carthay Square between 1924 and 1929 he designed 16 duplexes in the 1000 block of Hayworth Avenue, notable for an organizing principle of the duplex as two stacked identical living spaces, more than for a unique architectural motif. From the point of view of style, they are stuccoed in the Spanish Eclectic mode often with mission tile on the roof, wrought-iron work and wood in-swinging casement windows.

In his movie theatre designs Lee showed that he could be a modernist. His love for mechanical contrivance led him to build cars as a hobby and in the 1950's he would write an article on tilt-up concrete walls in architecture. One of his movie-theaters was built in the shape of a Quonset Hut. The interior of his own house has a dumbwaiter, a laundry chute, and wrought iron stair railings in the twostory Living Room. Other design elements of the house do not correspond to the term, "modern "at all. Lee was trained in 1918 in Chicago where he studied architecture in the style of the Ecole des Beaux Arts. Hence the four columns with ionic capitals in the forecourt in the Beaux Arts style. The twelve-foot-high leaded glass window at the front of the house seems ecclesiastic in design, while the stained glass insert depicting three knights on horseback carrying lances into battle may be drawn from the legend of King Arthur. Medallions on the façade of the colonnade depict a French fleur-de-lis.

7.) 1130 S Hi Point Street 1925

This Spanish Colonial Revival is the first house on the block and possibly the oldest house in Carthay Square. There are only two other homes with 1925 date of construction. It features a small patio at the entry enclosed by a low stucco wall, arched openings, wood casement windows with divided lites, a mission-tile roof, and decorative iron work.

8.) 1229-1231 S. Hi Point Street 1928

The lions guarding the entry to this Mediterranean style duplex are not original. They were installed by the owner, who worked behind the camera as electrician in the movie industry when he purchased the property more than forty years ago. But the side-by-side townhouses are original and unique. If you are privileged to enter one of these apartments, you will step into a two-story living room where a dramatic staircase leads up to a beamed ceiling and a balcony overlooking the space. The feature is very Hollywood and makes us think of Loretta Young, or some young starlet, swirling down from above.

9.) 6262 W. Olympic Boulevard- 1932

One feature of the Monterey Revival style is the change of material at the second story. Here is one example with a transition from stucco at the ground floor to horizontal wood shiplap siding at the second Story cantilever.

The film star, Fred MacMurray, who starred in "Double Indemnity" (1944), and "the Apartment" (1960), and who later played the lovable, befuddled father in the TV series, "My Three Sons" was married to actress, June Haver, and became one of the most financially successful stars in Hollywood owning many properties. This address was one of them. The current owner has told us that his mother purchased the property from the Fred and June MacMurray Foundation many years ago.

10.) 1010 S. Point View Street 1932

Another example of Monterey Revival with a cantilevered balcony and change of material at the second story. This multi-family apartment building was owned by Kate Morrissey who was active in this neighborhood for many years.

11.) 1047 S. Point View Street 1928

Tudor/English Revival. Some of the character-defining features are the combined hip and gable steeply pitched composition shingle roof with the gable facing the street, the massive front-facing chimney, the tall vertical leaded glass casement windows which swing inward, and the arcaded entry porch.

12.) 1033 S. Hi Point Street 1925

Tudor/English Revival. One of the earliest constructed houses in Carthay Square. The house features a three-part picture window with transoms and casement side panels that open inward for ventilation, a steeply pitched cross gable composition shingle roof, an entry porch enclosed by a low brick wall and pilasters. The gables face the street giving this small cottage an English formality. The front door has a decorative speakeasy typical of many houses in the neighborhood.