

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received AUG 6 1985
date entered SEP 5 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic SWEETSER RESIDENCE

and/or common SWEETSER RESIDENCE

2. Location

street & number 417 E. Beryl Street N/A not for publication

city, town Redondo Beach N/A vicinity of

state CA 90277 code 06 county Los Angeles code 037

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> industrial
			<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Chase Sweetser

street & number 417 E. Beryl Street

city, town Redondo Beach N/A vicinity of .state CA 90277

5. Location of Legal Description

courthouse, registry of deeds, etc. Los Angeles County Hall of Records

street & number 511 W. Temple Street

city, town Los Angeles state CA 90012

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition
 excellent deteriorated **Check one**
 good ruins unaltered **Check one**
 fair unexposed altered original site
 moved date N/A

Describe the present and original (if known) physical appearance

The Sweetser residence in Redondo Beach is an unaltered example of American Colonial Revival architecture as constructed in Southern California in the 1920s. The two-story clapboard residence displays the symmetry and classical detailing characteristic of the style; the two original outbuildings are designed in compatible styling. Sited on a prominent corner in this seaside community, the property is beautifully landscaped and a reminder of the period in the city's development from a somewhat transient resort to a residential community; overall integrity remains high.

The Sweetser residence and attendant outbuildings form a classic American Colonial Revival complex at the intersection of Beryl Street and Pacific Coast Highway. The two-story clapboard residence is set back from the street atop a grassy knoll. A brick walkway with steps leads to the porticoed entrance. The porch, supported by two sets of thin columns, is topped by a broken pediment. A medallion is inset in the pediment and surrounded by garlands. Ornamental brackets add to the decoration of the entablature. The primary facade is symmetrically arranged, with the entry as the central feature of the first level. The solid wooden door is flanked by narrow glass sidelights. The address appears prominently in a carved circle above the door. French windows with wood shutters complete the fenestration at ground level. Upper story sash windows are six over six and detailed with louvered shutters. Window boxes appear under the main windows of the second story. The house has a pitched gable roof which is shingled. The west side of the residence carries on the window treatments of the main facade. Fenestration is irregular. Vents cool the attic portion of the residence. An end wall brick chimney is prominent. The east facade has an additional patio space covered with extended beams supported by columns. French doors on this patio lead to the dining room. Grounds are well landscaped, and fencing is compatible with the Colonial Revival style of the residence. A formal garden occupies a portion of the property west of the house. Two clapboard outbuildings are designed in the Colonial Revival style and were built at the same time as the main building. Used as storage and garage space, these one-story structures support the main residence in scale and design. The interior of the residence remains relatively unaltered, with the exception of a kitchen remodelling in the 1930s. Sconces and interior hardware are original. A fireplace with a carved mantel dominates the living room. Walls of the living room and dining area are covered with artist canvas, hand-painted and stencilled with oils. Moldings and other wood trim is from South America (a variety of gum tree). Woodwork is intact and in good condition.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1921 **Builder/Architect** E. W. Stillwell

Statement of Significance (in one paragraph)

The Sweetser residence is a landmark in the Redondo Beach community not only because of its American Colonial Revival design, a style not prevalent in this area of Southern California, but also as a visual reminder of a period in the development in the city when it was trying to attract families to build quality year-round housing. After several years of prominence as a beach resort and then a decline following attempts to secure a deep water harbor, the city began a different path to growth and stability. Homes like the Sweetser residence gave the community an attractive, stable image, thereby influencing other families to build homes in Redondo Beach.

As the foremost example of Colonial Revival residential architecture in Redondo Beach, the Sweetser residence is a visual reminder of a significant period of development in this city's history, a period of residential growth which changed this beach city from a resort to a year-round community. The Sweetser family became one of a number of families to commit both business and residential interests to the growing city. Originally from Indiana, the Sweetsters moved from Los Angeles for a brief period, where Mr. Sweetser was a director for the Coca Cola Company. It was in Los Angeles that he met local architect E. W. Stillwell, retaining him later to build the Beryl Street residence. Mr. Sweetser soon purchased a business near the Redondo Beach wharf, moving his family to the beach city in 1911. His mercantile business prospered, selling supplies to merchant vessels which still frequented the Redondo Beach Harbor. By 1921, a successful and respected member of the local business community, he and his wife decided to build their own residence, and they chose the conservative and then very popular American Colonial Revival style. A native of Arkansas, Mrs. Sweetser was instrumental in supervising the design and construction of this period home. In a city whose primary housing stock at the time consisted of clapboard vacation cottages and Spanish Colonial Revival stucco residences, the Sweetser residence and its significant site at the corner of Beryl Street and Pacific Coast Highway was an exceptional contrast. The siting of the residence and its outbuildings and gardens are reminiscent of Eastern communities. The traditional interior has a strong sense of the past, from the carved mantelpiece to the use of small-paned windows, fine woods, and handpainted walls throughout.

9. Major Bibliographical References

Fridrich, Wm. et al., Old Redondo: A Pictorial History of Redondo Beach, CA.
(Legends Press, Redondo Beach, 1982).

Johnson, Ken, Fun, Frustration, & Fulfillment: An Historical Study of the City of Redondo Beach (Unpublished manuscript; 1965).

10. Geographical Data

Acreeage of nominated property 150' x 120' (0.41 acre)

Quadrangle name Redondo Beach

Quadrangle scale 1:24,000

UTM References

A

1	1	3	7	1	6	0	0	3	7	4	6	1	0	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

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D

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Vorbal boundary description and justification

Los Angeles County Mapbook 7503, Page 10, Parcel 1. Property located at north east corner of intersection of Beryl Street, N. Gertruda Avenue, and Pacific Coast Highway, occupying Lots 1, 2, and 3 of Block 142 of Redondo Beach townsite. Boundaries encompass the house on its historic lot.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Christy Johnson McAvoy, Johnson Research Associates, for

organization Chase Sweetser date June 25, 1984

street & number 417 E. Beryl Street telephone (213) 851-8854 (CJM)
(213) 372-5216

city or town Redondo Beach state CA 90277

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national

state

local

Kathryn Gualtieri

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature , Kathryn Gualtieri

title State Historic Preservation Officer date July 18, 1985

For NPS use only

I hereby certify that this property is included in the National Register

Shelley Byers
Keeper of the National Register

9/5/85

Attest:

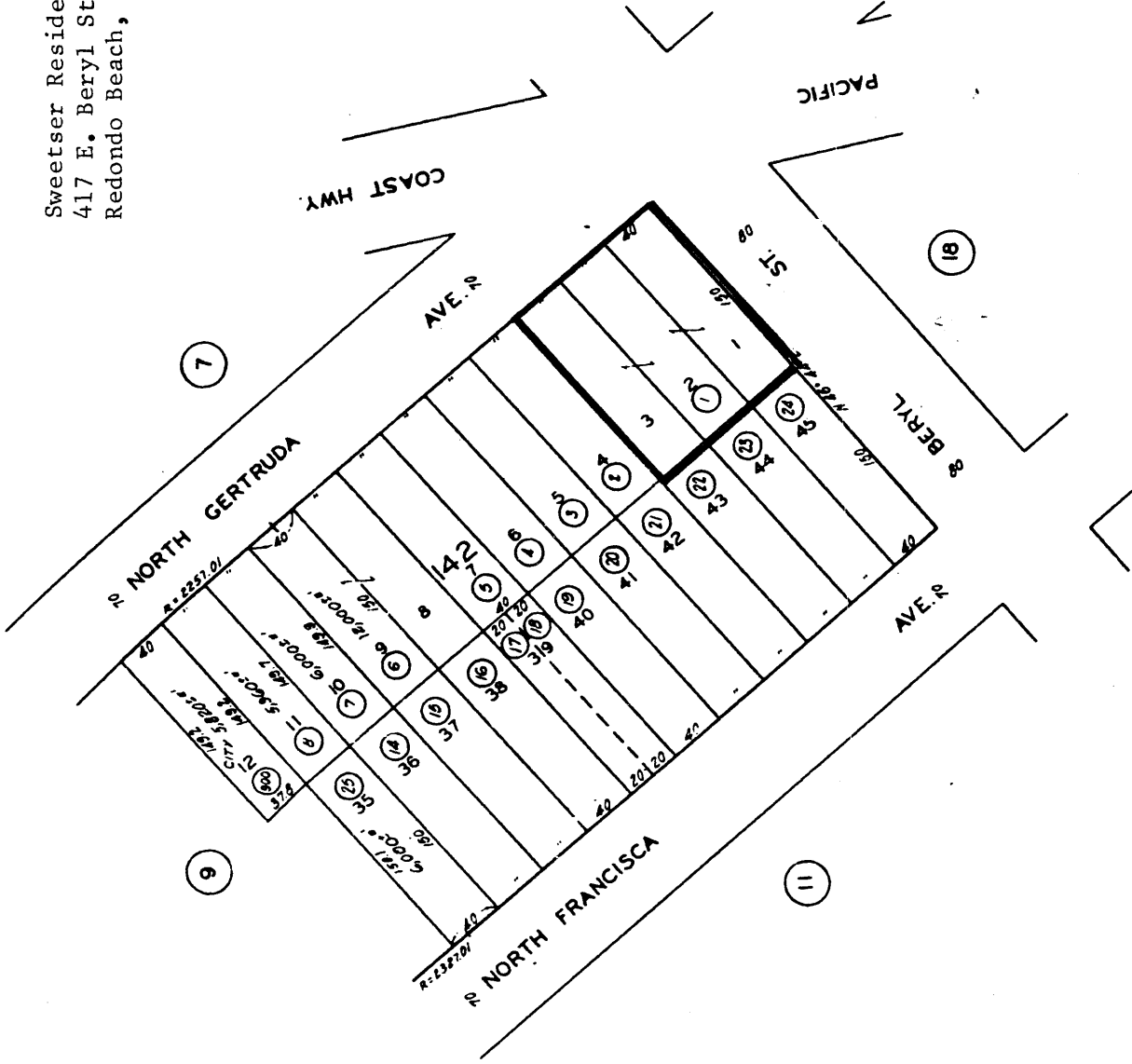
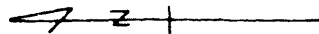
Chief of Registration

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Sweetser Residence
 417 E. Beryl Street
 Redondo Beach, Los Angeles County, CA

7503 10
 SCALE 80'



CODE
 8055

FOR PRV. ASSMT SET
 7503-10

TOWNSHIP OF REDONDO BEACH M.R. 39-1-17

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES