

April 4, 2021

Ms. Stacey Kinsella  
Associate Planner  
Planning Department  
City of Redondo Beach

***VIA ELECTRONIC MAIL SUBMISSION***

**RE: 224 Avenue C, Redondo Beach, CA 90277 Application for Landmark Designation**

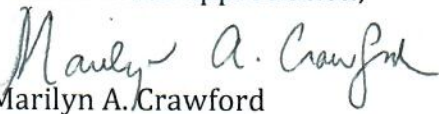
Dear Ms. Kinsella:

Happy Easter! I hope you're enjoying this beautiful day with your loved ones. Enclosed please find are the following documents in support of our application to be a designated landmark respectfully submitted to the Preservation Commission of the City of Redondo Beach:

- Application For Landmark Designation Form (2 pages)
- Owner's Affidavit (2 pages)
- Copy of your email with the findings of your research and support as potential candidate (3 pages)

Thank you so much for being so helpful throughout this process. We are truly grateful for the opportunity. We so love our neighborhood and would be proud to be stamped a historic landmark!

With so much appreciation,

  
Marilyn A. Crawford

*Enclosures*

**CITY OF REDONDO BEACH**  
**PLANNING DEPARTMENT**

RECEIVED BY:

SK

DATE RECEIVED:

4/5/2021

**APPLICATION FOR LANDMARK DESIGNATION**

*Application is hereby made to the Preservation Commission of the City of Redondo Beach for designation of the herein described historic resource as a landmark pursuant to Chapter 4, Title 10 of the Redondo Beach Municipal Code.*

**PART I - GENERAL INFORMATION**

<b>A</b>	<b>APPLICANT INFORMATION</b>	
	<b>STREET ADDRESS OF PROPERTY:</b> 224 Avenue C, Redondo Beach, CA 90277	
	<b>EXACT LEGAL DESCRIPTION OF THE PROPERTY:</b>  LOT: 6                      BLOCK: 8                      TRACT: 2546  ASSESSOR'S PARCEL NUMBER: 7509-008-006	<b>ZONING:</b>  Residential
	<b>RECORDED OWNER'S NAME:</b> Crawford Family Trust  <b>MAILING ADDRESS:</b> 224 Avenue C, Redondo Beach, CA 90277 <b>TELEPHONE:</b> (310) 999-2963 <b>FAX #:</b> None	<b>AUTHORIZED AGENT'S NAME:</b> Marilyn and Will Crawford  <b>MAILING ADDRESS:</b> 224 Avenue C, Redondo Beach, CA 90277 <b>TELEPHONE:</b> (310) 999-2963 <b>FAX #:</b> None
<b>B</b>	<b>DESCRIPTION OF PROPOSED LANDMARK:</b> Give full and complete answers:	
	<b>1. Indicate the type and use of building (residential, commercial, etc.):</b>  William, Marilyn, and Matthew Crawford use the property as their primary residence.	
	<b>2. Indicate type of construction (wood frame, masonry, etc.)</b>  The main house is in excellent condition with most windows and exterior stucco in it's original form.  The building has been re-roofed with a newer red tile modeled after the original.	



One story Spanish Style Beach Bungalow with a 1220 sq. ft. single family residence (900 sq. ft. front house and 320 sq. ft. back house) and garage in the alley. The house is built upon a raised foundation with crawl space.

The main building exhibits the Spanish Colonial style of architecture. These style elements include, but not limited to, the red roof tile, the roof parapet with coping, the scuppers, wood casement and double/single hung windows, and trowel-finish exterior stucco.

The detached garage adjacent to the southern alley exhibits the similar features as the house with red tile, coping, and the trowel-finish stucco.

The one-story detached unit between the main house and the garage does not exhibit Spanish Colonial features and has much newer openings/materials.

3. Indicate architectural style:

4. Indicate the year main structure was built (indicate factual or estimated):

Per the Building records, the main residence and detached garage were owned by Mrs. Swan in 1931. She is also noted as the owner in the 1936 City directory.

5. Indicated if is listed in the Redondo Beach Historic Resources Survey : Yes ☒ No ☐

If yes, indicate rating: The City Historic Resources Survey notes that this site is a C-rated Spanish colonial resource.

6. Other information (provide any useful additional detail regarding the proposed landmark's architectural style, history, etc):

We purchased the property from the Starkey Family Trust in 2012. Eva Starkey, our neighbor and friend had owned this property prior to our purchase for at least 50 years. She and her husband Steve came from Canada. We're unclear whether they are related to Captain F.L. Starkey, who oversaw the prisoners working on the roads as a way to pay fines per Redondo Reflex notes in 1925. Our property is located in the lower Avenues.

## OWNER'S AFFIDAVIT

Project address: 224 AVENUE C REDONDO BEACH, CA 90277

Project description: LANDMARK DESIGNATION APPLICATION

I (We) WILLIAM AND MARILYN CRAWFORD, being duly sworn, depose and say I am (we are) the owner(s) of all or part of the property involved and that this application has been prepared in compliance with the requirements printed herein. I (we) further certify, under penalty of perjury that the foregoing statements and information presented herein are in all respects true and correct to the best of my (our) knowledge and belief.

Signature(s): Mary A. Crawford  
William W. Crawford

Address: 224 AVENUE C  
REDONDO BEACH, CA  
90277

Phone No. (Res.) 310/999-2963  
(Bus.) \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_, proved to me on the basis of satisfactory  
evidence to be the person(s) who appeared before me.

See CA attached  
FILING CLERK OR NOTARY PUBLIC

State of California )  
County of Los Angeles ) ss

Seal



**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

1  
2  
3  
4  
5

\_\_\_\_\_  
Signature of Document Signer No. 1\_\_\_\_\_  
Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 3rd day of April, 2021,  
by \_\_\_\_\_  
Date Month Year

(1) William W. Crawford

(and) (2) Marilyn A. Crawford,  
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence  
to be the person(s) who appeared before me.



Signature \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Owners Affidavit Document Date: 4/3/21  
Number of Pages: 2 Signer(s) Other Than Named Above: X

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**Fwd: 224 Avenue C - Historic Analysis**

1 message

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**Marilyn Crawford** <lyn2hiker@icloud.com>  
To: Marilyn Crawford <lyn2hiker@gmail.com>

Sun, Dec 13, 2020 at 3:10 PM

Sent from my iPhone

Begin forwarded message:

**From:** Marilyn Crawford <lyn2hiker@icloud.com>  
**Date:** December 9, 2020 at 11:05:20 AM PST  
**To:** Will Crawford <william.w.crawford@kp.org>  
**Subject:** Fwd: 224 Avenue C - Historic Analysis

Should we proceed?

Sent from my iPhone

Begin forwarded message:

**From:** Stacey Kinsella <Stacey.Kinsella@redondo.org>  
**Date:** December 9, 2020 at 10:56:22 AM PST  
**To:** Marilyn Crawford <lyn2hiker@icloud.com>  
**Subject:** 224 Avenue C - Historic Analysis

Greetings Marilyn,

Thank you so very much for your patience. I have finally completed my research on your property and below are my findings. Please let me know if you have any questions. If you are ready to move forward with a formal application requesting designation (per the details reflected below), attached is the application. This is the formal application that takes us to the Preservation Commission for consideration.

***Building and Planning Records***

Building records show that the residence and garage were built in 1931.



An inspection in 1980 reflected two residences with two meters. The small one-story detached unit behind the house was built later than the main home, but records from the owners show that the small cottage at the rear was rented to the Starkey family in 1951. Thus, the second unit behind the main residence was constructed sometime between 1931 and 1951. There are no archived Planning records for this site.

### ***Site Conditions***

A site walk was performed by staff on the afternoon of Friday, November 20th. The main residence is in excellent condition and most of the windows are original, as is the exterior stucco. There is one window along the west elevation that has been replaced and exhibits an unusual stucco pattern around said window. This window exists within a small sideyard and is not visible to the street. The current owners have re-roofed the building with a newer red tile. The building exhibits the Spanish Colonial style of architecture found in other earlier developments throughout the City. These style elements include, but are not limited to, the red roof tile, the roof parapet with coping, the scuppers, wood casement and double/single hung windows, and trowel-finish exterior stucco.

The detached garage adjacent to the southern alley exhibits very similar features as the house with red tile, coping, and the trowel-finish stucco. All of the openings on the garage including the garage door, however, are not original.

The one-story detached unit between the main house and the garage does not exhibit Spanish Colonial features and has much newer openings/materials.

### ***Historic Background***

Per the Building records, the residence and detached garage were owned by Mrs. Swan in 1931. She is also noted as the owner in the 1936 City directory. By 1947, Edward (electrician) and Seline Albachtin lived at the site. In 1948, the City Electrical Inspector is listed as Edward Albachtin with a slight variation in the spelling of the last name. Staff suspects this is a typo and it is indeed the same person. Eva Starkey and her husband, Steve, lived in the rear cottage in 1951. The Starkey family moved to Avenue B, but eventually bought the subject site around 1962. Sometime before her retirement after working at Torrance Memorial



Medical Center for 37 years, Eva moved back to 224 Avenue C. Steve had passed away in a plane crash several years prior to her return to the site. They shared four children.

In 1925, the Redondo Reflex notes a Captain F.L. Starkey overseeing prisoners working on the roads as a way to pay fines. The Redondo Reflex later references the Starkey furniture store at 335 Camino Real in 1927. The store sold new and second hand pieces. Lula (wife), Elias (owner, probably husband), and Ethel Starkey (bookkeeper, possible sister or daughter) are listed in the newspaper. Lastly, Mr. and Mrs. Arthur L. Starkey are noted in the Reflex in 1947. Arthur is noted as WWI army veteran and their son, Arthur L., Jr. is noted as being in the Navy. They also shared a daughter named Sharon Ann.

It is unclear if the Starkey families mentioned in the newspaper are any relation to Eva and Steve who moved from Canada to California in the early 1950s. That said, many families migrated to the States after previous family members became well-established in their new country.

The current owners of the site, Marilyn and William Crawford, purchased the property from the Starkey Family Trust in 2012. Thus, the Starkey family lived at the site in 1951 and later owned the site for approximately 50 years.

## ***Conclusion***

The City Historic Resources Survey notes this site as a C-rated Spanish Colonial resource. The main residence is indeed intact, in excellent condition, and reflects many of the architectural elements that are common in Spanish Colonial architecture. It is unclear if the Starkey family or any previous owners/residents have significant ties within the early development of the City. However, the Starkey name is commonly noted within the directories and early newspapers. Further research could unearth stronger ties between the various individuals noted above. Lastly, this site is located within the Clifton-by-the-sea early development district. The lower Avenues were meant to be a distinct, more high-end residential neighborhood. Thus, it is staff's opinion that this home would be a strong contributor to a potential historic district and is, therefore, eligible for local landmark designation.