Historic Resources Report
245 Port Hueneme Road
Port Hueneme, CA

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Executive Summary

This report was prepared for the purpose of assisting the City of Port Hueneme Redevelopment Agency in their compliance with the National Environmental Policy Act (NEPA) the California Environmental Quality Act (CEQA) as it relates to historic resources, in connection with a proposal to demolish and the residence and outbuilding at 245 Port Hueneme Road, and to develop new housing units on the property. [Figure 1]

This report assesses the historical and architectural significance of potentially significant historic properties in accordance with the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) Criteria for Evaluation, and City of Ventura landmarks criteria. A determination will be made as to whether adverse environmental effects on historic properties, as defined by Section 106 of the Historic Preservation Act of 1966, may occur as a consequence of the proposed project. A determination will also be made as to whether adverse environmental impacts on historic resources, as defined by CEQA and the CEQA Guidelines, may occur as a consequence of the proposed project.

This report was prepared by San Buenaventura Research Associates of Santa Paula, California, Judy Triem, Historian; and Mitch Stone, Preservation Planner, for Rincon Consultants, Inc., and is based on a field investigation and research conducted in January 2010. The conclusions contained herein represent the professional opinions of San Buenaventura Research Associates, and are based on the factual data available at the time of its preparation, the application of the appropriate local, state and federal regulations, and best professional practices.

Summary of Findings

The property evaluated in this report was found to be eligible for listing on the NRHP or CRHR, and potentially eligible for designation as a City of Port Hueneme landmark. Consequently, the property was found to be an historic property for purposes of Section 106 and for the purposes of CEQA.

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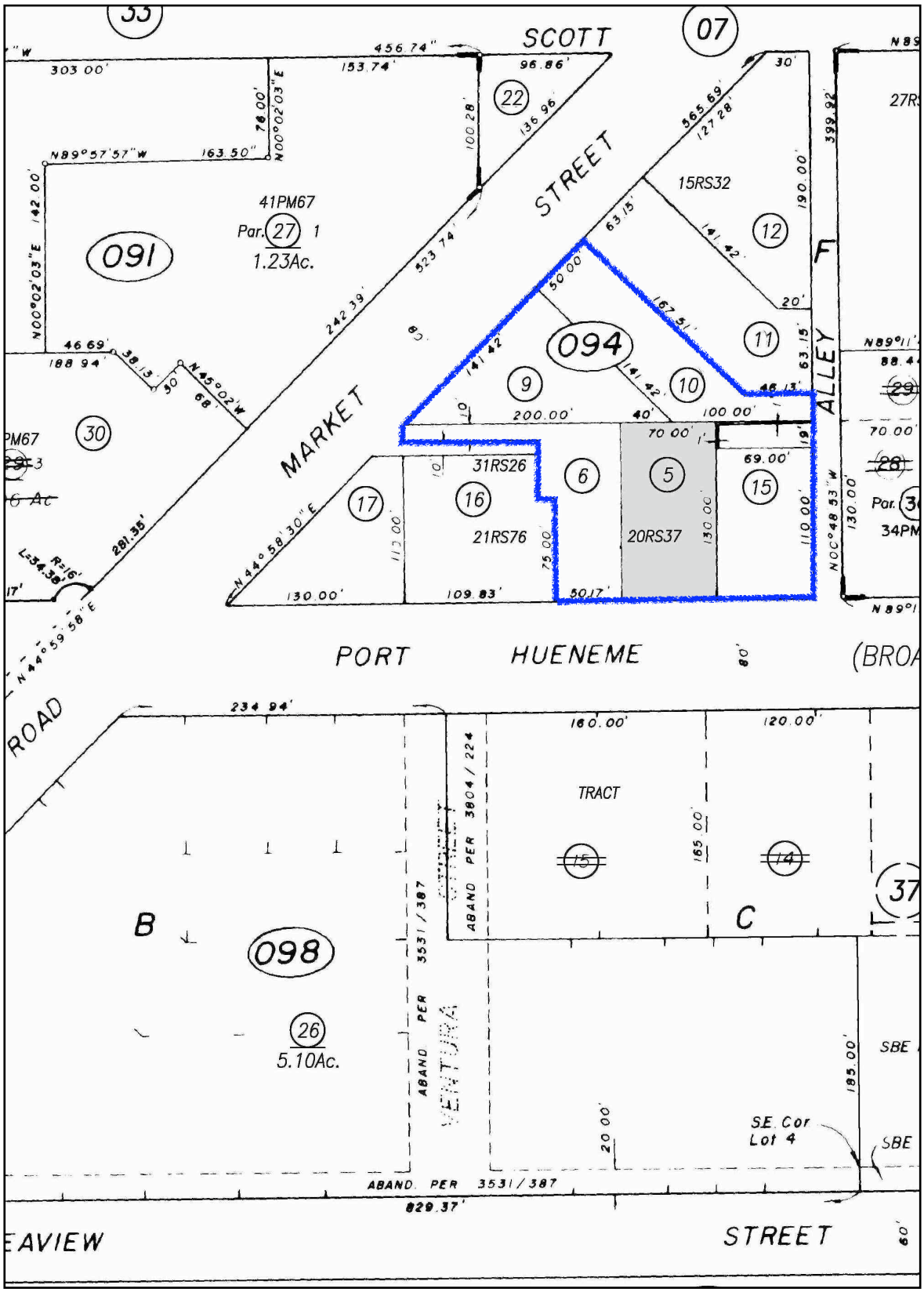

Figure 1. Project Location and APE [Source: USGS Ventura County Assessor, Map Book 206, Page 9]

1. Administrative Setting

The California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires evaluation of project impacts on historic resources, including properties "listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources." A resource is eligible for listing on the California Register of Historical Resources if it meets any of the criteria for listing, which are:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

By definition, the California Register of Historical Resources also includes all "properties formally determined eligible for, or listed in, the National Register of Historic Places," and certain specified State Historical Landmarks. The majority of "formal determinations" of NRHP eligibility occur when properties are evaluated by the State Office of Historic Preservation in connection with federal environmental review procedures (Section 106 of the National Historic Preservation Act of 1966). Formal determinations of eligibility also occur when properties are nominated to the NRHP, but are not listed due to a lack of owner consent.

The criteria for determining eligibility for listing on the National Register of Historic Places (NRHP) have been developed by the National Park Service. Eligible properties include districts, sites, buildings and structures,

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

According to the NRHP standards, in order for a property which is found to significant under one or more of the criteria to be considered eligible for listing, the "essential physical features" which define the property's significance must be present. The standard for determining if a property's essential physical features exist is known as *integrity*, which is defined as "the ability of a property to convey its significance." The integrity evaluation is broken down into seven "aspects."

The seven aspects of integrity are: *Location* (the place where the historic property was constructed or the place where the historic event occurred); *Design* (the combination of elements that create the form, plan, space, structure, and style of a property); *Setting* (the physical environment of a historic property); *Materials* (the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property); *Workmanship* (the physical evidence of the crafts of a particular culture or people during any given period of history or prehistory); *Feeling* (a property's expression of the aesthetic or historic sense of a particular period of time), and; *Association* (the direct link between an important historic event or person and a historic property).

The relevant aspects of integrity depend upon the NRHP criteria applied to a property. For example, a property nominated under Criterion A (events), would be likely to convey its significance primarily through integrity of location, setting and association. A property nominated solely under Criterion C (design) would usually rely primarily upon integrity of design, materials and workmanship. The California Register regulations include similar language with regard to integrity, but also state that "it is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register." Further, according to the NRHP guidelines, the integrity of a property must be evaluated at the time the evaluation of eligibility is conducted. Integrity assessments cannot be based on speculation with respect to historic fabric and architectural elements which may exist but are not visible to the evaluator, or on restorations which are theoretically possible but which have not occurred. (CCR §4852 (c))

The minimum age criterion for the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR) is 50 years. Properties less than 50 years old may be eligible for listing on the NRHP if they can be regarded as "exceptional," as defined by the NRHP procedures, or in terms of the CRHR, "if it can be demonstrated that sufficient time has passed to understand its historical importance" (Chapter 11, Title 14, §4842(d)(2))

Historic resources as defined by CEQA also includes properties listed in "local registers" of historic properties. A "local register of historic resources" is broadly defined in §5020.1 (k) of the Public Resources Code, as "a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution." Local registers of historic properties come essentially in two forms: (1) surveys of historic resources conducted by a local agency in accordance with Office of Historic Preservation procedures and standards, adopted by the local agency and maintained as current, and (2) landmarks designated under local ordinances or resolutions. These properties are "presumed to be historically or culturally significant... unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant." (PRC §§ 5024.1, 21804.1, 15064.5)

Local landmarks Criteria

Ordinance 438 of the City of Port Hueneme defines a historical resource as any:

(a) Building, structure, ruins or foundation;
(b) Route or trail;
(c) Site or place ...;
(d) Natural configuration ...;
(e) Traditional, historic or legendary name of any of the above objects,

Which are of:

(f) Particular historic, cultural, scenic or aesthetic significance to the City of Port Hueneme in which the broad cultural, political, economic or social history of the nation, state or community is reflected or exemplified;
(g) Or which are identified with historic personages or with important events in the main currents of national, state or local history;
(h) Or which show evidence of habitation, activity or the culture of prehistoric man;

(i) Or which embodies the distinguishing characteristics of an architectural-type specimen, inherently valuable for a study of a period style or method of construction;
(j) Or which presents a work of a master builder, designer, artist, or architect whose individual genius influenced his age;
(k) Or which are imbued with traditional or legendary lore.

Section 106

Section 106 of the Historic Preservation Act of 1966 requires that federally-funded agencies "...take into account the effect of [an] undertaking on any district, site, building, structure, or object that is included in or eligible for inclusion in the National Register." The National Park Service promulgates the criteria and standards for determining eligibility for the National Register of Historic Places (NRHP); the procedures for determining adverse effects on historic resources are contained in the Federal Register at 36 CFR 800 (Protection of Historic Properties).

2. Impact Thresholds and Mitigation

California Environmental Quality Act

According to the Public Resources Code, "a project that may cause a substantial change in the significance of an historical resource is a project that may have a significant effect on the environment." The Public Resources Code broadly defines a threshold for determining if the impacts of a project on an historic property will be significant and adverse. By definition, a substantial adverse change means, "demolition, destruction, relocation, or alterations," such that the significance of an historical resource would be impaired. For purposes of NRHP eligibility, reductions in a property's integrity (the ability of the property to convey its significance) should be regarded as potentially adverse impacts. (PRC §21084.1, §5020.1(6))

Further, according to the CEQA Guidelines, "an historical resource is materially impaired when a project... [d]emolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources [or] that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant."

The lead agency is responsible for the identification of "potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource." The specified methodology for determining if impacts are mitigated to less than significant levels are the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings and the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995), publications of the National Park Service. (PRC §15064.5(b)(3-4))

Section 106

The criteria for determining adverse effects on historic resources are established by the National Historic Preservation Act of 1966, and by standards published by the National Park Service in connection with the National Register of Historic Places. According to the Act, "An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in

the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the undertaking that may occur later in time, be farther removed in distance or be cumulative." (36 CFR 800.5 (a)(1))

3. Area of Potential Effect

The Area of Potential Effect (APE) includes the project site and the adjacent parcels. [Figure 1]

4. Historical Setting

General Historical Context

Rancho El Rio de Santa Clara, otherwise known as La Colonia, was granted in 1840, during Governor Juan Alvarado's term, equally to eight soldiers who served the Mexican government. Of the eight, only Rafael Gonzales appears to have resided on the grant. His adobe house was built near present-day Gonzales Road. (Hutchinson, 1965: 163)

In 1864 a large portion of Rancho La Colonia, 32,100 of the original 44,883 acres, had been sold to Pennsylvania capitalist Thomas Scott. The transaction was overseen by Scott's agent in California, Thomas R. Bard, who also purchased several other Ventura County ranchos for the purpose of oil exploration. During the 1860s and 1870s, a few settlers began to lease or purchase land from Bard for raising grain or grazing sheep and cattle. Scott began to dispose of Rancho La Colonia lands in large parcels beginning in 1868.

Thomas Bard platted the town of Hueneme in 1869, in a location where he believed a natural deep water port could be established. The map, which was officially recorded three year later, reflected in the names of the streets his hometown of Chambersburg, Pennsylvania, as well as family members. Market Street angled through the townsite grid toward the Hueneme wharf, which was completed in 1871. The street became the staging area for farmer's wagons laden with grain and other agricultural products awaiting shipment.

During the same year the wharf was completed, the Santa Clara Irrigation Company was established, bringing water along a twelve-mile-long canal from the Santa Clara River to Hueneme, supplementing a system of wells. Eucalyptus groves were planted as windbreaks, defining the boundaries between ranches, and acting as the first vertical relief on the virtually treeless plain. Also in 1871, Thomas Bard planted the first eucalyptus and pepper trees in Hueneme. (Hutchinson, 1965: 197)

During the 1880s and 1890s, farmers began to diversify and experiment with new crops. Among these were lima beans and sugar beets. Ranchers Johannes Borchard and Albert Maulhardt were the first to experiment with sugar beets. They were to later prove instrumental in inducing the Oxnard Brothers to construct a sugar beet factory amidst the beet fields in 1898. The new townsite surrounding the factory came to be named after the four brothers.

With the success of this crop, farmers began rotating their barley and beans with sugar beets. The growth of the industry and incorporation of Oxnard in 1903 helped bring two railroads to the Oxnard Plain: the Southern Pacific in 1898 and the Ventura County Railway, a local railroad company formed in 1907 by John Burson to service the farmers and the sugar beet industry. The main route ran down A Street in Oxnard to Wooley Road,

where it branched west to the Patterson Ranch on Patterson Road and east to the sugar beet factory, then south to Hueneme Road and west to the wharf. (Bloom, 1959: 20)

After 1900 the center of activity on the Oxnard Plain shifted rapidly to the north, as Oxnard supplanted Hueneme in importance. Oxnard enjoyed steady growth, while Hueneme actually lost population when many residents and businesses relocated to the booming town of Oxnard.

Hueneme began to reestablish its economic status with the completion of a deep water port in 1940, much as Bard had originally envisioned it. This event also led to the renaming of the community as Port Hueneme. Two years later, the Naval Advanced Base Depot was established adjacent to the port. The Navy appropriated the harbor and 1,573 acres of surrounding farmland to establish the base that later became known as the Construction Battalion Center. The base served as a staging area for the shipment of construction materials to the Pacific and as a training center for the Seabees, builders of bases in the Pacific Islands. The creation of the Naval Base at Port Hueneme during World War II provided jobs for more than 10,000 civilians and 21,000 military personnel, resulting in a resurgence of growth. (Triem, 1985: 134)

Following the war, many former servicemen and women remained to settle and work at the industries spawned by the Cold War. Another major military base, the Naval Air Missile Test Center, was established nearby at Point Mugu in 1946. The City of Port Hueneme incorporated two years later. The military's presence attracted many professionals including engineers, scientists, mathematicians and physicists to the area, but it was the proximity of the Naval Base that would become the main influence on Port Hueneme's character during this period. Additionally, even as a building boom ensued throughout Ventura County, by the 1950s, Oxnard had fully surrounded Port Hueneme to the north and east, cutting off the city's opportunity to participate in the postwar expansion.

The port itself was returned to civilian control after the war, but the commercial district of Port Hueneme and surrounding residential areas suffered due the community's relative isolation, and its closeness to the Naval Base and port. In an effort to fight decline, the city began to aggressively alter the character of the downtown area. During the 1960s and 1970s, most of the buildings which were historically related to the period when Hueneme was the one of the economic centers of the Ventura County were removed for redevelopment.

Site-Specific Context

The residence at 245 E. Port Hueneme Road (formerly Broad Street) was built in 1885 for the Charles B. McCoy, family following the purchase of the land from the estate of Thomas Scott in 1885. (Ventura County Grantee Book 19, pages 375-383)

A native of Steubenville, Ohio, McCoy was born on March 7, 1848. He married Elizabeth B. Garrett in January 1872. The couple had two children, Henry D. and Nellie M. By 1872, the family had moved to Hueneme where McCoy was employed on the John Fey ranch for three years. The next decade was spent working in the Butler and Birell meat market in Hueneme, which McCoy eventually purchased. In 1880 McCoy was listed in the census as a livestock dealer. His position was slaughterer and cutter. From the mid-1870s through the 1890s he apparently bought and sold three different meat markets and general stores on Market Street in Hueneme.

It is uncertain where the family lived prior to their purchasing the Broad Street property in 1885. Broad Street in the 1880s and 1890s was primarily residential on the north side of the street. The south side of Broad Street featured a few residences and the first public school, built in 1872. Dr. O. V. Sessions, the town's first

physician, had a large two story residence at the corner of Broad and Market streets. Market Street was home to the commercial development connected to the wharf located at the foot of Market Street.

The McCoy family left Hueneme and moved to Simi around 1891, when McCoy took over management of the Simi Land and Water Company, organized by Thomas Bard to sell off the Rancho Simi lands which Bard had originally purchased for Thomas Scott. McCoy also became proprietor of the Simi Hotel built by Bard, and the family lived in the hotel for a time. McCoy was apparently financially successful enough to purchase the 5,076 acre Canada Verde ranch near Simi, where he farmed about half of the acreage. As late as 1912 the McCoy family still owned the Broad Street house in Hueneme and rented it out. Charles McCoy eventually settled in Los Angeles and died September 18, 1917. (Gidney, 1917)

The house was eventually purchased by F. A. Foster, brother of E. P. Foster of Ventura, according to one account. After World War II, the house was converted to multifamily use and was known as the Sheid Apartments for a number of years. The most recent owner dating back perhaps to the 1960s was Harold and Selma Dressler. They rented the house to numerous residents during their ownership. (Ramirez, 2010)

Today, all of the houses in the 200 block of Broad Street (now Port Hueneme Road) have been demolished except for the McCoy residence at 245 Port Hueneme Road. In addition, the early buildings on the south side of Broad Street (now Port Hueneme Road) were replaced with multifamily residences after 1970. Along Market Street, all of the original commercial buildings have been demolished. All that appears to remain are the few commercial buildings in the 200 block built in the 1950s. (Sanborn Maps, various years)

5. Potential Historic Resources Within the APE

Project Site

The project site consists of a multifamily residence and outbuilding on a city lot measuring 70 feet in width by 130 feet in depth. The one story Victorian era residence is rectangular in plan with a medium pitched side facing gable with two front facing gable wings on each side. The porch is attached between the two wings and supported by two chamfered columns and a wood railing. Wooden steps and a pipe railing lead up to the front porch. The front door features a transom window, and doors are located on either side attached to the wings, with three separate addresses. [Photo 1]

Symmetrically placed on each wing are square bays with mansard roofs and decorative brackets. The tall narrow wood windows are double hung two-over-two, with wood mouldings. The rear of the house has a shed roof wing with door and double hung wood windows. A portion of this wing was a porch which has been enclosed. The house is covered with wide horizontal drop siding and rests on a raised foundation. [Photo 2]

The second building on the site, located at the rear of the lot, appears to have been a residence at one time. Sanborn maps show a second smaller residence on the parcel as early as 1892. It appears that it was moved a short distance to the west from its original location. It is a rectangular building with a high gable roof. A solid wood door is located on the west side and a window on the east side of the southern (front) elevation. Siding is identical to the main residence, wide horizontal drop wood siding. The windows have been boarded up. [Photo 3]

The main residence has retained the majority of its design integrity and is in good condition. The second smaller residence has had a door replacement, but otherwise has retained its integrity and is in fair condition.

Potentially Historic Properties Within the APE and in the Vicinity

The properties adjacent to the subject property are commercial buildings to the north, east and west. These buildings were built primarily during the 1950s and 1960s. The commercial building at 261-65 Port Hueneme Road was constructed in 1965 in the Modern style. [Photo 4] The commercial building behind and adjacent to the project site at 244-48 Market Street was designed in the Modern style and built in 1953. [Photo 6] Next door at 260 Market Street is an office building designed in the Modern style and built around 1955 as Dr. Crites' office and now houses the Hueneme Pilot newspaper. [Photo 7] Across the street from the subject property are post-1970 multi-family residences. [Photo 8]

One property in the immediate vicinity is currently designated as a Ventura County Cultural Heritage Landmark, the Hueneme Bank building at 220 Market Street. The landmark-designated Women's Improvement Club is located at 239 Scott Street, roughly ½ block north and east of the subject property. This building is also listed on the NRHP.

6. Eligibility of Historic Resources Within the APE

National and California Registers: Significance, Eligibility and Integrity

The subject property is closely associated with the historical theme of the development of the original townsite of Hueneme during the 1870s and 1880s. Although it has not been found to have played any notable role in that development, it is one of the few remaining residences in the city representing this period (Criterion A and 1). This property does not appear to have been associated with any historically notable individuals. Charles B. McCoy was one of the first merchants to settle in the new town of Hueneme, but he made no known significant contributions to the town of Hueneme (Criterion B and 2). The property is a scarce example of 1880s Folk Victorian architecture within Hueneme. Two other unaltered examples remain in the city today (Criterion C and 3). This property, along with the two remaining examples of Folk Victorian architecture, located at 309 N. Second Street and 258 E. Clara Street, appear eligible as part of a multiple property submission. Criterion D and 4 pertains to archeological resources and consequently has not been evaluated in this report.

Integrity Discussion

The integrity of **location** for the main residence is intact; the small residence appears to have been moved a few feet from its original location behind the main residence. The integrity of **design** for this property is intact. Only a few minor changes have been made. The **setting** for the property has been extensively altered with the removal of all the other houses on the block and across the street and the construction of commercial buildings and residences from the 1950s and later. The buildings have retained their integrity of **materials** and **workmanship.** The property's integrity of **feeling** and **association** are essentially intact, as it continues to be used as a residence.

On a whole, this property appears to retain the integrity required to be eligible for listing on the NRHP or CRHR as part of a multiple resource district.

Two other properties over fifty years of age within the APE are 260 Market Street and 244-48 Market Street, a former doctor's office built circa 1955 and a commercial building built in 1953. Neither of these buildings have significant associations with the development of Hueneme or its history (Criterion A and 1). No known significant individuals are associated with these properties. Dr. Crites, a Hueneme physician, is associated with the building at 260 Market Street. However, he made no known significant contributions to the City of

Hueneme (Criterion B and 2). Neither property embodies the distinctive characteristics of a type, period, or method of construction (Criterion C and 3). Both properties are ordinary examples of the Moderne style built in the 1950s. Criterion D and 4 pertains to archeological resources and consequently has not been evaluated in this report.

Properties Less Than 50 Years of Age

Properties less than 50 years of age may be eligible for listing on the NRHP if they can be found to be "exceptional." In terms of the CRHR, properties less than 50 years of age may be eligible if "sufficient time [has] passed to obtain a scholarly perspective on the events or individuals associated with the resource."

While no hard and fast definition for "exceptional" is provided in the NRHP literature, the special language developed to support nominating these properties was clearly intended to accommodate properties which demonstrate a level of importance such that their historical significance can be understood without the passage of time. In general, according to NRHP literature, eligible "exceptional" properties may include, "resources so fragile that survivors of any age are unusual. [Exceptionalness] may be a function of the relative age of a community and its perceptions of old and new. It may be represented by a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession [or] it may be reflected in a range of resources for which the community has an unusually strong associative attachment." No parallel guidance language has been created for establishing the eligibility of properties less than 50 years old for listing on the CRHR, but the stated principle is generally similar to the NRHP. No evidence was found to suggest that any property in the APE which is currently less than 50 years of age should be regarded as being of exceptional significance.

Conclusion. The subject property appears to be eligible for listing on the NRHP or CRHR as part of a multiple property submission. Therefore, the proposed project will have an adverse effect on historic properties, as defined by the standards of Section 106. No other properties within the APE appear eligible for listing on the National Register.

Local Significance and Eligibility

The property may be eligible for designation as a City of Port Hueneme Landmark under criterion (f) for its historical association with the early residential development of Hueneme. It also appears to be eligible under criterion (i) because it embodies the locally scarce characteristics of the Folk Victorian style of the 1880s. The property does not appear to be associated with any special event that made a contribution to the broad patterns of Hueneme's history or associated with significant individuals under criterion (g). Criterion (h) pertains to archeological resources and consequently has not been evaluated in this report. The residence does not represent the work of a master builder, designer, artist, or architect under criterion (j). The property is not significant because of traditional or legendary lore under criterion (k).

Conclusion. The subject property appears to be eligible for designation as a City of Port Hueneme Landmark under criteria (f) and (i). Therefore, the project may have an adverse impact on a historic resource, as defined by the standards of CEQA.

7. Local Consultation

Comments were solicited from Dorothy Ramirez, long time Hueneme resident and member of Hueneme Historical Society and or comments during the preparation of this report.

8. Selected Sources

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U.S. Census Records, 1880, 1900, 1910 for Charles B. McCoy.

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Photo 1. Project site: 245 Port Hueneme Road, southern elevation. [4 January 2010]

Photo 2. Project site: rear view of north elevation. [4 January 2010]

Photo 3. Project site: second residence, southern elevation. [4 January 2010]

Photo 4. 261-265 Port Hueneme Rd, adjacent to project site on east. [4 January 2010]

Photo 5. Vacant lot adjacent to project site on west. [4 January 2010]

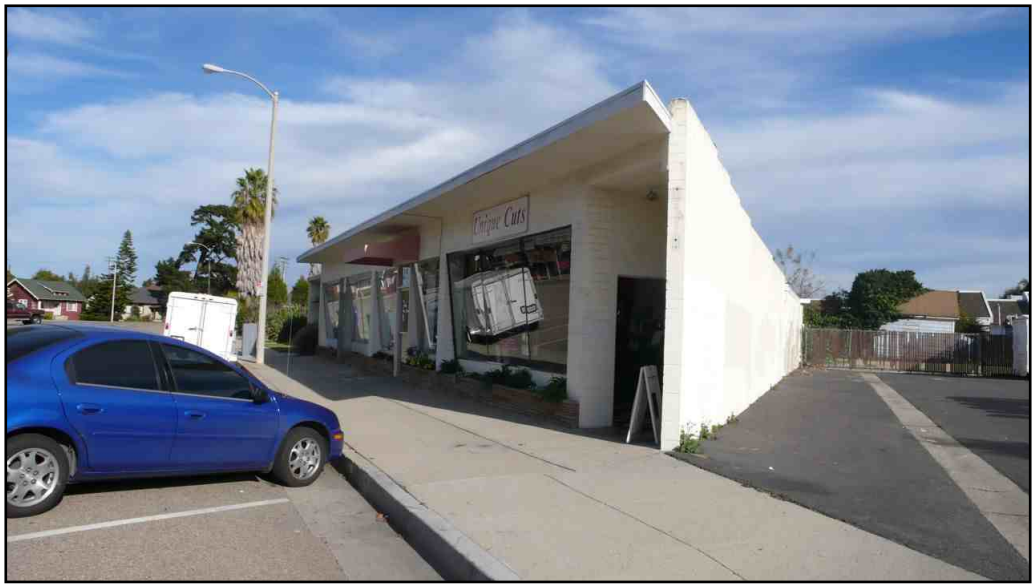

Photo 6. 244-248 Market Street, adjacent and northwest of project site. [4 January 2010]

Photo 7. 260 Market Street adjacent and north of project site [4 January 2010]

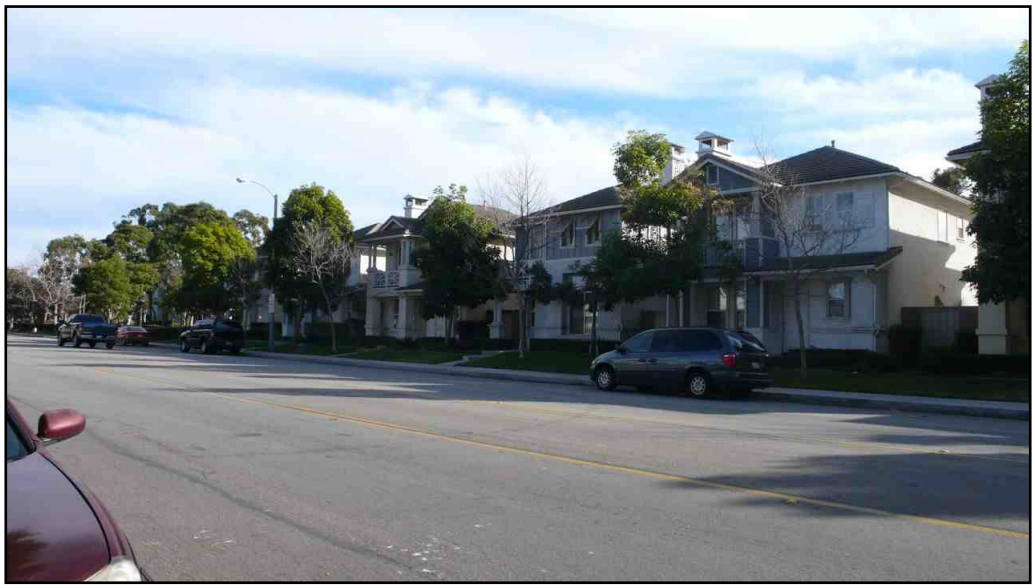
Photo 8. Multi-family residences across street from project site, facing southeast. [4 January 2010]