



# Staff Report and Recommendations

## Agenda of April 12, 2021, Item 10c

---

County of Ventura • Resource Management Agency • Planning Division

800 S. Victoria Avenue, Ventura, CA 93009-1740 • (805) 654-5042 • [vcrma.org/divisions/planning](http://vcrma.org/divisions/planning)

### I. APPLICANT/PROPERTY OWNER:

**Applicant/Property Owner:** Captain J.J. Chism, Commanding Officer  
Department of the Navy  
Naval Base Ventura County  
311 Main Road, Ste. 1  
Point Mugu, CA 93042-5033

### II. REQUEST:

Request from the United States Department of the Navy (Navy) for a Section 106 Environmental Review for the proposed demolition of the Quarters D buildings at Naval Base Ventura County, Port Hueneme, CA, 93043; Project Ser N0000CV/132 (Supervisory District 5 – Ramirez).

### III. LOCATION AND PARCEL INFORMATION:

The project site is located within the Naval Base Ventura County (NBVC), Port Hueneme along the western side of Patterson Road, approximately 980 feet south of Channel Islands Boulevard. The Area of Potential Effects (APE) is shown in Exhibit 1 – February 19, 2021 Letter from Captain Chism to Ms. Julianne Polanco.

### IV. PROJECT SCOPE:

The Navy requests the Cultural Heritage Board (CHB) engage in Section 106 Environmental Review for the proposed demolition of the following two buildings at NBVC: the Edward and Mary Farrell House site (Quarters D) and Building PH-581 (barn). The Navy has determined both buildings are eligible for listing in the National Register of Historic Places (National Register) as contributing elements to the Edward and Mary Farrell House site, a National Register-eligible historic district. The buildings have been vacant since 1996 and are being proposed for demolition due to structural deficiencies, mission requirements, and high costs associated with rehabilitation and repair (Exhibit 1). In addition to the two eligible structures, the Navy proposes to demolish ornamental landscaping and a (determined ineligible) milk house/storage shed (PH-346) on Patterson Road at NBVC.

### V. PROPERTY DESCRIPTION AND HISTORICAL BACKGROUND:

The property was evaluated for historic significance in a 1995 Navy survey (Exhibit 1). In 2019, the property was again evaluated in the Port Hueneme Quarters D Conditions

Assessment Report in order to establish the feasibility of rehabilitating the structures versus potential demolition.<sup>1</sup> This report includes a summary of the existing building conditions, basic rehabilitation recommendations, and associated construction costs for returning the home to a useable condition or alternatively, demolishing the buildings.<sup>2</sup> The Edward and Mary Farrell house (Quarters D), built in 1918, was determined eligible for listing in the National Register under Criterion C (design) as a distinct representation of the California Bungalow architectural style. The 2,480-square-foot residence is a combination of one and two story sections of wood frame with shingle exterior siding resting on a concrete foundation and covered with a low-pitch gable roof. It contains a living room, dining room, kitchen, breakfast nook, service porch, three bedrooms, and one and one-half bathrooms. Features include wood sash windows and a used brick porch with large wood support beams. The original architect and builder are unknown. According to the 2019 evaluation, the residence retains a good degree of historical integrity and remains in good to fair overall condition, with some physical deterioration and structural deficiencies present (Exhibit 3). Refer to Exhibit 2 – Photo Exhibit for additional views of the property as of 2009. According to the Navy, no substantial alterations have been made to the property since that time. In addition, Exhibit 3 contains additional photos of the structures.

The barn (PH-581), constructed in 1915, was also determined eligible under Criterion C as a contributing element to the eligible district. The 2,244-square-foot board-and-batten building has a gable roof with shallow eaves. The barn retains a good degree of historical integrity and remains in good overall condition.

The milk house/storage shed (PH-346), built in 1944, is a 450-square-foot structure built with tongue and groove construction and covered in a composite shingle shed style. The shed was determined to be intrusive to the eligible district based on the date of construction and a non-contributing resource.

The APE also includes non-native ornamentals which may date to the time of original construction, such as Canary Island Date Palm (*Phoenix canariensis*). According to the Navy, landscaping for the property was utilitarian in nature and not part of any landscape plan associated with the original spatial arrangement nor considered a character-defining feature that contributes to the historic property's National Register eligibility. Almost none of the original landscaping (grass, trees, shrubs) remains.

## **VI. PROJECT ANALYSIS:**

The project is a federal undertaking that could potentially affect historic properties pursuant to Section 106 of the National Historic Preservation Act of 1966 (“NHPA”). Following identification and assessment of the National Register-eligible structures,

---

<sup>1</sup> Heritage Architecture and Planning, *Port Hueneme Quarters D Conditions Assessment Report*, April 11, 2019.

<sup>2</sup> *Ibid.*

the Navy has made an initial determination that the proposed demolition of the Quarters D buildings would be an adverse effect to historic properties, consistent with 36 CFR 800.5(d)(2). The loss of two primary contributing elements to the Farrell Home eligible historic district represents a complete loss of integrity and thus an adverse effect (Exhibit 1). 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 (36 CFR 800.5(a)(1)).

In compliance with 36 CFR 800.6(a), the Navy will continue consultation over resolution of adverse effects. After receipt of comments or concurrence with the Navy's determination, the Navy will consider any public comments and develop a draft Memorandum of Agreement (MOA) which proposes mitigation for resolution of the adverse effect. The draft MOA will be forwarded for review and comment by interested parties.

## **VII. STAFF CONCLUSION:**

There appears to be no reason to disagree with the Navy's initial determination that the proposed demolition of the Quarters D buildings, excluding the shed, would be an adverse effect to historic properties. The Farrell residence is the only Bungalow style residence at NBVC and one of the few remaining in this part of Ventura County (Exhibit 1). Further, the structures retain a good degree of historical integrity and remain in good to fair overall condition. As noted above, the property and surrounding area has some preserved landscaping features, likely dating to the period of significance. While the Navy does not consider the landscaping to be a character-defining feature, the remaining landscaping may still help convey features of the property's appearance in the early 20th century and thus contribute to its integrity of feeling.

Your Board must agree or disagree with the Navy's initial determination. If the Board disagrees, evidence must be cited to support this finding. If the Board agrees, evidence cited in Exhibit 1 and Exhibit 3 may be used to support the finding of National Register eligibility. Based on the above considerations, Staff recommends inclusion of the following mitigation to reduce impacts of the proposed undertaking to the extent feasible.

- **Recommended Mitigation Measure #1: Avoidance through Identification of Alternatives.** The Navy should pursue a design alternative to avoid demolition of the eligible Quarters D buildings, including through the identification of alternative locations to carry out the appropriate mission requirements. Further, it is recommended that the Navy retain and rehabilitate

- the eligible structures in place given the significance of the property and rarity of this architectural type in the region.
- **Recommended Mitigation Measure #2: HABS Photographic Documentation.** In the event avoidance is not pursued, the Navy should prepare photographic documentation of the resources proposed for demolition, including the interior and exterior of the Farrell house (Quarters D), the barn (PH-581), and context views of the APE with landscaping, to Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey professional standards. Copies of the final film negatives and prints should be donated to the Museum of Ventura County and the Library of Congress accompanied by a photo key index, photo key map, and written data (short form) report. Digital copies should be provided to CHB Staff.

With adoption and adherence to the above-recommended mitigation, Staff determined the proposed undertaking would be reduced to the extent feasible.

**VIII. PUBLIC COMMENTS:**

No public comment regarding this item has been received to date.

**IX. RECOMMENDED ACTIONS:**

1. **CONDUCT** public hearing, **RECEIVE** oral and written testimony, and **CONSIDER** the Planning Division Staff report and all exhibits and attachments hereto;
2. **FIND** that the proposed undertaking would have an adverse effect to a historic resource;
3. **ADOPT** the Staff-recommended mitigation along with any Cultural Heritage Board recommendations determined necessary.

Prepared by:



---

Dillan Murray, Assistant Planner  
Ventura County Planning Division  
(805) 654-5042

Reviewed by:



---

Dave Ward, AICP, Director  
Planning Division  
(805) 654-2481

Exhibits:

Exhibit 1 – February 19, 2021 Letter from Captain Chism to Ms. Julianne Polanco

Exhibit 2 – Photo Exhibit

Exhibit 3 – Conditions Assessment Report