

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR 4a _____ SHL _____ Loc _____
UTM: A 11/296920/3815540 B _____
C _____ D _____

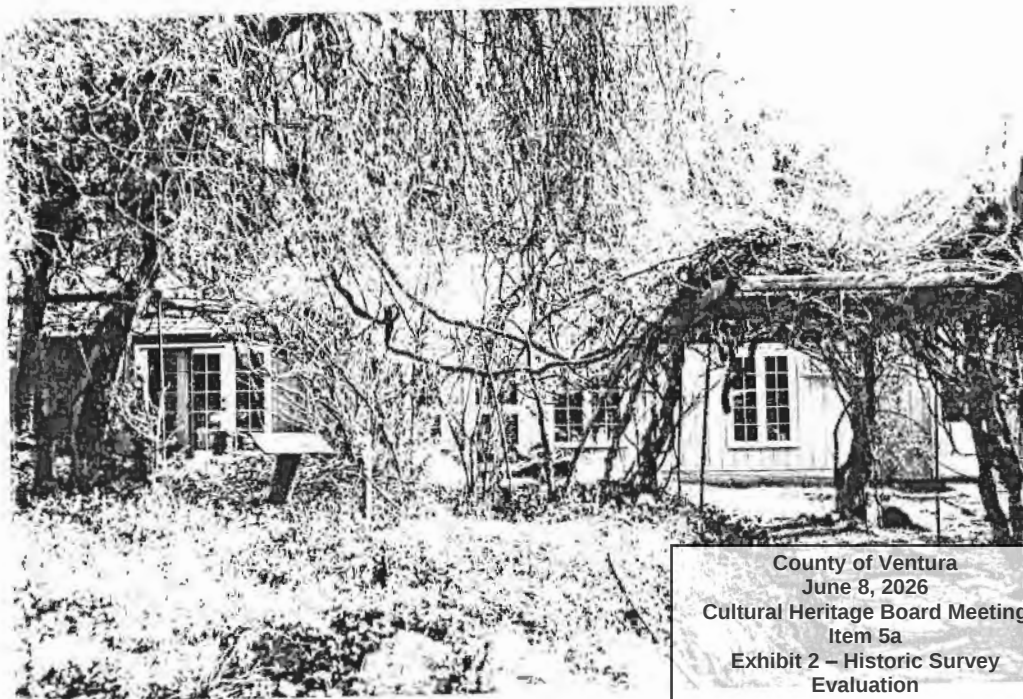
IDENTIFICATION

1. Common name: None
2. Historic name: Stetson Ranch - Rancho Los Encinos
3. Street or rural address: 1382-1388 Orange Road
City Ojai Zip 93023 County Ventura
4. Parcel number: 014-040-200
5. Present Owner: David Cooper Address: P.O. Box 217
City Ojai Zip 93023 Ownership is: Public _____ Private X
6. Present Use: Single family residence Original use: same

DESCRIPTION

- ranch
7a. Architectural style: Vernacular
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

This house has been added to over the years by various owners so that it no longer resembles the original house built before the turn of the century. The house is single story in an L-shape. New wood vertical siding covers the house. Windows and doors are multi-paned. The roof is a low-pitched gable, and the house rests on a new concrete foundation.



8. Construction date: 1890
Estimated X Factual _____
9. Architect none
10. Builder unknown
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 50
12. Date(s) of enclosed photograph(s)
2-85

County of Ventura
June 8, 2026
Cultural Heritage Board Meeting
Item 5a
Exhibit 2 - Historic Survey
Evaluation

13. Condition: Excellent ___ Good ___ X Fair ___ Deteriorated ___ No longer in existence ___
14. Alterations: Several additions and new windows and siding
15. Surroundings: (Check more than one if necessary) Open land ___ X Scattered buildings ___ X Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: Agriculture
16. Threats to site: None known ___ X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? X Moved? ___ Unknown? ___
18. Related features: Mature oaks, stone bench designed by Beatrice Wood in 1960s

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

The ranch is important historically as the H.E. "Guy" Stetson citrus ranch. It was purchased in 1896. In addition to the main residence, a converted barn and an 1890s residence are also on the property. Mr. Stetson's son, Guy T., and his family lived there until the 1950s. Frank Noyes purchased the property and converted the barn into an office. Mrs. Noyes ran the Live Oak School in the house and barn from 1956 to 1971. About 1977 Los Angeles City Councilman, Alfonso Bell, purchased the ranch and it was sold once more in 1982 to current owner David Cooper. Guy Stetson was president of the Ojai Orange Association for many years.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

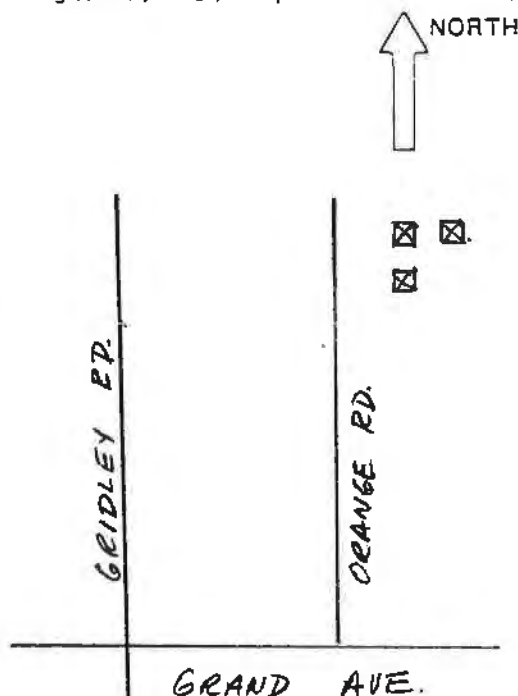
Architecture 2 Arts & Leisure ___
Economic/Industrial 1 Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interviews with Frank Noyes, 5-85
County/City Directories, 1910-34
1912 Property Map
Biographical Material, Ojai Museum
5-85

22. Date form prepared 5-85
By (name) Judy Triem
Organization Cultural Heritage Board
Address: 800 S. Victoria Ave.
City Ventura Zip 93009
Phone: 654-3976

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



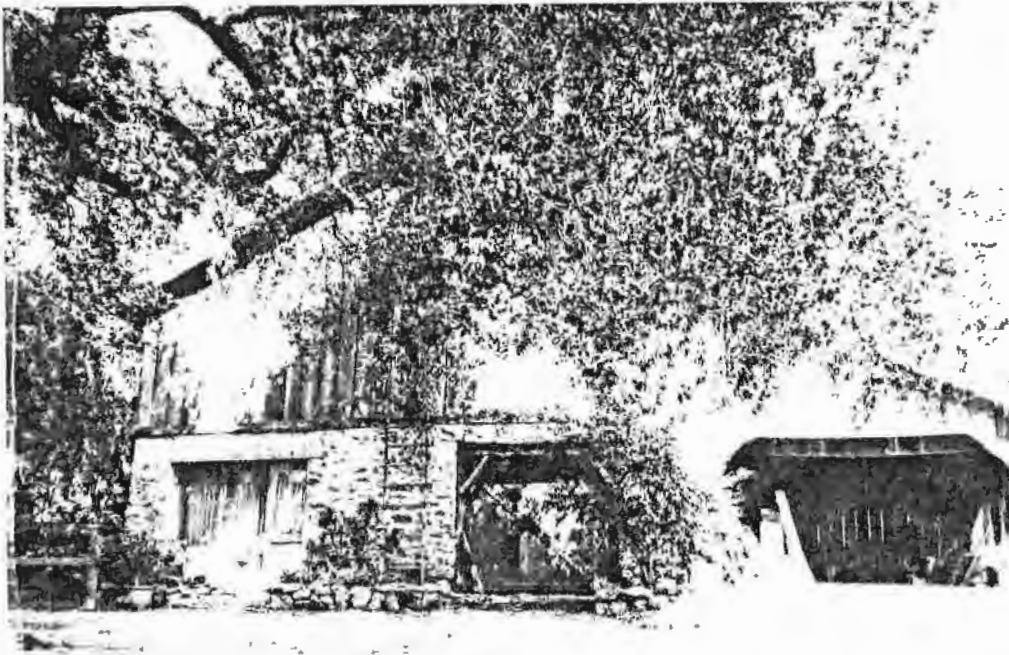
STETSON RANCH - RANCHO LOS ENCINOS



1382 Orange Road

This one and one-half story residence is currently used as a foreman's house. It had possibly been moved onto the ranch and dates from the 1890s. The house was basically rectangular with a medium high pitched gable roof with a lower gabled wing extending from the side of the house creating an L-shape. Siding on the main portion of the house is wide shiplap and windows have some Victorian period detail with shelf moulding and plain wood cornice. The side wing has board and batten siding and multi-paned windows. A hip roof with exposed rafters extends over the porch supported by square posts. The house is on a raised wood foundation.

STETSON RANCH - RANCHO LOS ENCINOS



1388 Orange Road

This large stone and redwood board and batten barn is rectangular in shape with a two story gable roof portion on one side and a longer gable roof portion on the other side sloping to one story. The stone portion on the lower half has been enclosed with windows and door. The other large openings, one with wood door, remain for use as a barn or garage. On one side of the barn is a shed roof supported by wood posts. The barn/office rests on a stone foundation.