

Murray, Dillan

From: San Buenaventura Conservancy for Preservation <sbconservancy@mac.com>
Sent: Monday, May 25, 2026 10:04 PM
To: Murray, Dillan
Subject: Ojai barn comments - OJAI, Stetson Ranch - Rancho Los Encinos - 1388 Orange Road, Ojai, CA 93023

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There is a lack of up to date information about the barn the report does not establish if the barn is California Register eligible in 2026 or if it is a historic resource locally or under CEQA or eligible for the National Register of Historic Places. The historic review should explicate if it is the only one of its kind in the Ojai Valley, which we believe is true. It should establish if there is a primary and secondary facade or if all sides are equally significant. The old 1985 DPR form and survey information needs to be updated. The project as it is proposed would remove so many of the character defining features of the barn that it would be considered a demolition under CEQA.

The VCCHB does not have enough information to approve this plan at this time, if the barn is not historic then the plan can move forward without delay. But if the barn is historic, then the project does not meet the Secretary of the Interior's Standards. If the project was pared back, a residence feasibly could be built inside the barn and meet the standards.

The Conservancy believes there's a way to do a less invasive project reusing more of the original materials and with fewer penetrations while preserving the most important facades.

Re: Staff Report and Recommendations Agenda of May 26, 2026, Item 6a

RE: request for a Certificate of Review pursuant to Cultural Heritage Ordinance Section 1372 for the conversion of an existing 2,256-square-foot agricultural barn into a 1,640-square-foot single-family residence at 1388 Orange Road, Ojai, CA 93023, a designated Site of Merit. The project includes a 166-square-foot partial addition on the west elevation, replacement of all wood siding on the second story, installation of new windows and doors, new exterior wall sconces, and the addition of a new skylight. (Case No. CH26-0014).

1388 Orange Road, Ojai, CA 93023 (unincorporated Ventura County)
Assessor's Parcel Number (APN): 014-0-040-200
Historic Designation: Ventura County Site of Merit
Common Name: Stetson Ranch - Rancho Los Encinos

County of Ventura June 8, 2026 Cultural Heritage Board Meeting Item 5a Exhibit 3 – Public Comment, San Buenaventura Conservancy
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San Buenaventura Conservancy for Preservation <http://www.sbconservancy.org>

The Conservancy works to increase public awareness of irreplaceable historic places and cultural sites, to disseminate information useful in the preservation of structures and neighborhoods, to prevent needless demolition, to champion adaptive reuse, and promote the preservation and enhancement of historic and cultural resources in Ventura and surrounding areas.

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