

SAN BUENAVENTURA RESEARCH ASSOCIATES

MEMORANDUM

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To: Dillan Murray, Assistant Planner, County of Ventura Resource Management Agency
via: Mark Ross, Kevin Sheppard, Ashley James, Lisa Woodburn
From: Mitch Stone, San Buenaventura Research Associates
Date: 12 May 2023
Re: Ojai Arts (2464 E. Ojai Avenue) Rehabilitation Plan Addendum No. 2

This memorandum serves as a second addendum to the Phase 1 and 2 Historic Resources Report prepared for the above property by SBRA and dated 14 April 2022. This report was received for review and comment by the CHB on 9 May 2022. The report determined the property to be eligible for Ventura County Landmark or Site of Merit designation as a district, but ineligible for listing on NRHP and CRHR. Found to contribute to the landmark eligibility, as noted in Table 1 below, are buildings referenced on the site plan as A, B, D, E/F, H, J and K.

Based on the concept approach evaluated in the Phase 1 and 2 Report, SBRA determined that the project activities substantially conformed with the *Secretary of the Interior's Standards for Rehabilitation*. A follow-up memorandum dated 20 May 2022 evaluated the detailed plans and specifications and determined that they substantially conformed with the *Secretary of the Interior's Standards*. The project at that time was limited to the rehabilitation of buildings on the property constructed c. 1917-1927 (A, B, D, E/F, G and H).

Building Name				
Plan Ref.	Historic	Later/Current	Year Built	Known Notable Alterations
A	Residence	Meeting Room	c. 1915	Stucco exterior.
B	Barn/Stables	Meeting Room	c. 1915	Stucco exterior, structural interior.
C	Chapel	Chapel	1981	Confessional added 1998.
D	Main Residence	Weist House	1927	Various, see below.
E/F	Recreation Room/Dorm	Pool House	1927	Various, see below.
G	Garage/Shop	Unknown	1927	Enlargement.
H	Garage/Storage	Garage/Storage	1927	None.
J	Doll House	Doll House (Office?)	1927	Addition. 1957.

County of Ventura
June 12, 2023
Cultural Heritage Board Meeting
Item 6d
Exhibit 5 – Historic Resources Report
Addendum 2, May 12, 2023

**Ojai Arts (2464 E. Ojai Avenue) Phase 1 and 2 Historic Resources Report
Addendum No. 2**

Table 1. 2464 E. Ojai Avenue Buildings				
Plan Ref.	Building Name		Year Built	Known Notable Alterations
	Historic	Later/Current		
K	Hospital	Hospital	1959	None.
L	Novitiate	Long-term care	1959	Extensive exterior alterations 2015.

This second supplemental memorandum addresses the proposed partial demolition of Building L. Specifically, this project calls for the removal of 12,459 square feet of this building and the rehabilitation of the remaining 1,548 square feet at its southern end. Also proposed is the demolition of a non-permitted shade structure attached to Building K (former hospital), as well as a canopy over a walkway connecting buildings K and L (Figure 1, below).

The May 2022 Phase 1 and 2 Report from SBRA determined Building L to be a non-contributor to the eligibility of the property. This conclusion was based on the extensive alterations to this building that took place in 2015 in the course of its being converted to long-term convalescent care use. A concrete tile hipped roof was added over the original flat roof, two arched, attached entry tower features were added to the eastern elevation and one to the southern elevation of the eastern wing, and an arched arcade was added to the northern elevation of the eastern wing. These alterations thoroughly changed its appearance and architectural style.

In our opinion, the proposed partial demolition of this noncontributing/ineligible building will not adversely impact the previously determined eligibility of the property.

The project also involves the removal of a free-standing gable-roofed shade structure covering a patio within a courtyard of Building K. This shade structure does not appear on the original architectural plans for the building and thus its removal would not adversely impact this building’s ability to convey its significance as a contributor to the eligible district. Cumulatively, SBRA finds the proposed alterations to the property will not adversely impact the property’s previously determined eligibility. Further, in our opinion a *Secretary of the Interior’s Standards* analysis of this activity is not warranted as no new construction is proposed.

This project also calls for certain not fully specified alterations to landscape features in the area near Building L. As the dates of these features are not currently established, an effort should be made to determine their ages and dates should they be subject to removal or substantial alterations. Features found to have been installed or constructed during the property’s period of historic significance should be preserved where feasible and/or treated in accordance with the Secretary of the Interior’s Standards.

Ojai Arts (2464 E. Ojai Avenue) Phase 1 and 2 Historic Resources Report
Addendum No. 2

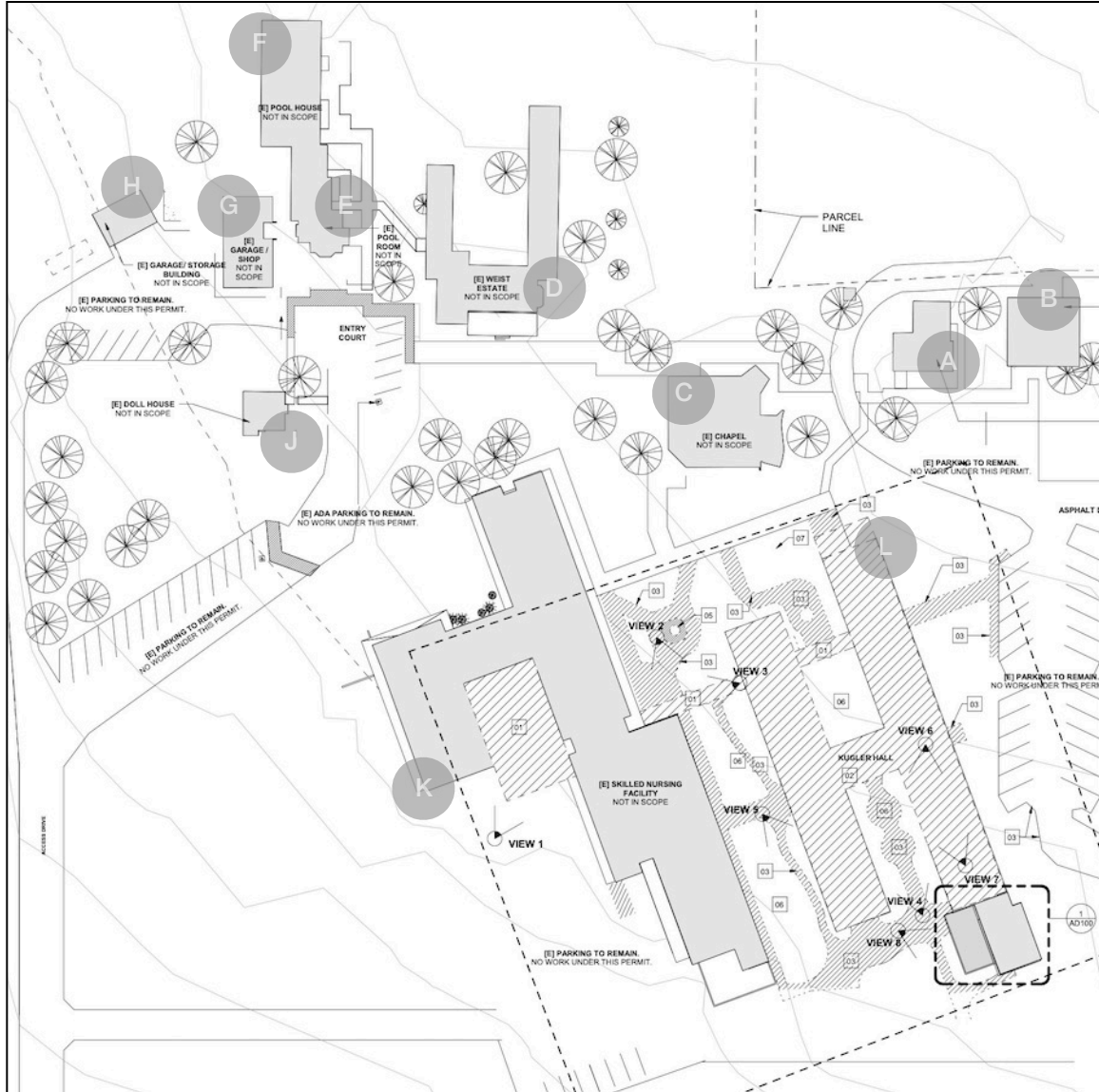


Figure 1. Building Locations (Bestor Architects, 2023).