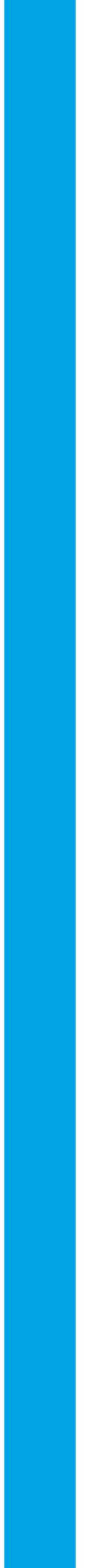


## **APPENDIX C – HISTORICAL ASSESSMENT**



**HISTORIC SIGNIFICANCE EVALUATION FOR  
THE BELTRAMO RANCH PROJECT  
CITY OF MOORPARK, VENTURA COUNTY,  
CALIFORNIA**

**Prepared for:**  
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**February 2022**

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## **MANAGEMENT SUMMARY**

Chambers Group, Inc. (Chambers Group) conducted an historic resources survey of the Beltramo Ranch Project in order to identify if there are any potential historic resources which could be subject to impact as a result of this Project. Historical research included a records search, literature review, and an examination of historic maps. The historic resources survey was conducted in accordance with the California Environmental Quality Act (CEQA).

A pedestrian survey of the project area was conducted by Chambers Group archaeological Principal Investigator and Caltrans PQS-equivalent architectural historian Richard Shultz on February 1, 2022. The Project area is located within undeveloped land and developed residential areas.

Two historic-period resources were identified during the survey and are evaluated within this report. The significance status of the 1957 tract Ranch-style house on APN 506-0-030-210 and the 1952 Streamline Moderne garage on APN 506-0-030-045 was determined by applying the procedure and criteria for the National register of Historic Places (NRHP), California Register of Historical Resources (CRHR,) and the City of Moorpark (Local Register). Based on NRHP, CRHR, and Local Register criteria, the Ranch-style house and the Moderne garage are not eligible under any criteria for the NRHP, the CRHR, or the Local Register and are, therefore, not a historic resource for the purposes of CEQA.

Field notes, photographs, and reports are kept on file at Chambers Group, 9620 Chesapeake Drive, Suite 202; San Diego, CA 92123

## SECTION 1.0 – INTRODUCTION

### 1.1 PROJECT DESCRIPTION

The Project Applicant proposes the construction of 47 single-family detached residences and privately maintained community open space, including a proposed change to the land use designation, on an approximately 7.4 acres of land at the southeast corner of Los Angeles Avenue and Beltramo Ranch Road (Project, Proposed Project) in the City of Moorpark (City), Ventura County (County). The purpose of the Proposed Project is to provide a new housing community along with recreation opportunities, at a location consistent with the City's Housing Element related to infill development.

The City is the lead agency for the Proposed Project. An Initial Study is being prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] §21000 et seq.) and the State CEQA Guidelines (Title 14, California Code of Regulations [CCR] §15000 et seq.) and has determined that preparation of a Mitigated Negative Declaration would be appropriate under CEQA.

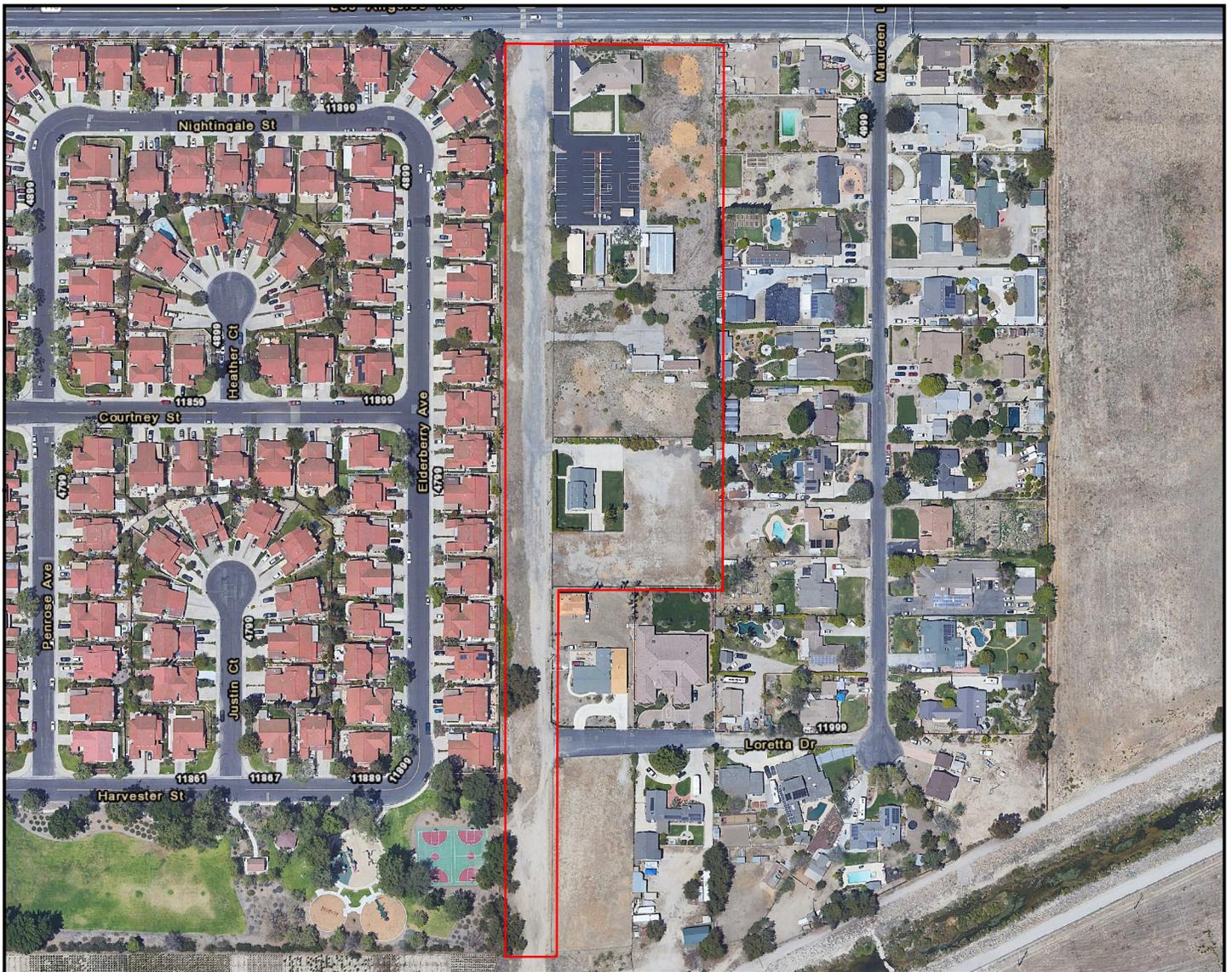
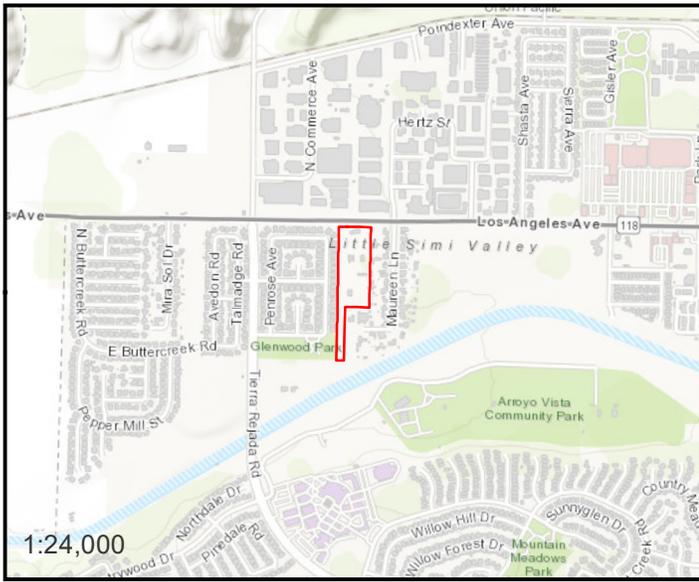
The architectural survey was conducted in accordance with the California Environmental Quality Act (CEQA).

### 1.2 PROJECT LOCATION AND SITE CHARACTERISTICS

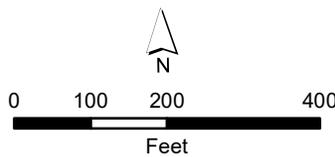
#### 1.2.1 Location

The Project site is located at 11930 Los Angeles Avenue at the southeast corner of Los Angeles Avenue and Beltramo Ranch Road (Assessor's Parcel Numbers (APNs) 504-0-021-195, 506-0-030-210, 506-0-030-220, 506-0-030-235, 506-0-030-045, and 506-0-030-055). The Project site is located on Los Angeles Avenue which becomes California State Route (SR) 118 going east, and approximately 1-mile west of State Route 23/Moorpark Freeway. The Project site approximately 22 miles east of the Pacific Ocean (Figure 1).

The Project site is comprised of approximately 7.4 acres with a portion of the site currently occupied by a church, two single-family homes, and various outbuildings. The existing single-family homes, church, and ancillary buildings are to be demolished as part of the Proposed Project construction. The Fountain Foursquare Church plans to relocate to another area within the City of Moorpark. There are existing residences to the south, east and west of the Project site with industrial buildings located north of Los Angeles Avenue. The Project site is located between the Heather Glen neighborhood, which is developed as a high-density residential development with 8.34 dwelling units per acre (DUAC), and the Maureen Lane neighborhood which is built as low density residential with 1.75 DUAC. The Project site is within walking distance to commercial shopping and retail areas along Los Angeles Avenue.



 Project Location



**Figure 1**  
Beltramo Ranch  
Project Vicinity

### **1.3 APPLICABLE REGULATIONS**

#### **1.3.1 California Environmental Quality Act**

According to CEQA, “an historical resource is a resource listed in, or determined eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources...or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant” (Public Resources Code [PRC] §21084.1). State law provides that for a property to be considered eligible for listing in the CRHR, it must be found by the State Historical Resources Commission to be significant under any of the following four criteria:

- 1) Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States; or
- 2) Associated with the lives of persons important to local, California, or national history; or
- 3) Embodies the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values; or
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting these criteria, a property must retain historic integrity, which is the property’s ability to convey historic significance. The CRHR recognizes a property’s historic integrity through seven aspects or qualities. These include location, design, setting, materials, workmanship, feeling, and association. For a property to be eligible, it must retain some, if not most, of the aspects.

#### **1.3.2 National Register of Historic Places**

National Park Service (NPS) regulations and guidance documents (including NRHP Bulletins) outline the process for evaluating sites for NRHP eligibility. According to the NPS, the categories of sites that may be eligible for the NRHP are buildings, structures, sites, objects, or historic districts. Sites are evaluated for NRHP eligibility using the NRHP evaluation criteria, as listed in 36 CFR 60.4. To be listed in or eligible for the NRHP, a property should be 50 years or older, possess historic significance based on its related historic context, and retain historic integrity expressive of that significance. The property must be significant by meeting at least one of the four following criteria:

- A. The resource is associated with events that have made a significant contribution to the broad pattern of history.
- B. The resource is associated with the lives of people significant in the past.

- C. The resource embodies distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic value; or represents a significant and distinguishable entity whose components may lack individual distinction.
- D. The resource has yielded, or may be likely to yield, information important in prehistory or history.

Historic integrity refers to the authenticity of a resource's historic identity as evidenced by the survival of physical characteristics that it possessed in the past and its capacity to convey information about the basis for which the property is significant. There are seven aspects of historic integrity, the majority of which must be present and convey the significance of the property. Location refers to the place where an event occurred or a property was originally built. Design considers elements such as plan, form, and style of a property. Materials refer to the physical elements used to construct the property. Workmanship refers to the craftsmanship used by the creators of a property. Setting is the physical environment of the property. Feeling is the ability of the property to convey its historic time and place. Association refers to the link between the property and a historically significant event or person.

Sites or structures that may not be considered individually significant may be considered eligible for listing in the NRHP as part of a historic district. According to National Register Bulletin 15, How to Apply the National Register Criteria for Evaluation, a historic district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are historically or aesthetically united by plan or physical development (NRHP 1997). The district represents a significant and distinguishable entity whose components may otherwise lack individual distinction.

### **1.3.3 City of Moorpark**

In addition to State regulations, projects built in the City of Moorpark are also subject to a number of local regulations relating to historical resources. Chapter 15.36 of the Moorpark Municipal Code pertains specifically to historic preservation within the city. Cited in Section 15.36.010 of the Municipal Code, its purpose is as follows:

*To provide for the identification, protection, enhancement, perpetuation and use of historic landmarks within the city that reflects special elements of the city's historical heritage and to promote the general welfare by:*

- A. Encouraging public knowledge, understanding, and appreciation of the city's past
- B. Fostering civic pride in the beauty and personality of the city and in the accomplishments of the city's past
- C. Safeguarding the heritage of the city by protecting landmarks that reflect the city's history
- D. Protecting and enhancing property values within the city and increasing economic and financial benefits to the city and its inhabitant
- E. Identifying as early as possible and resolving conflicts between the preservation of historical landmarks and alternative land uses
- F. Preserving historic building materials through maintenance and restoration of existing historical landmarks
- G. Taking whatever steps are reasonable and necessary to safeguard the property rights of the owners whose building or structure is declared to be a landmark

- H. Promoting the use of landmarks for the education and enjoyment of the people of the city
- I. Promoting awareness of the economic benefits of historic preservation (Moorpark Municipal Code Section 15.36.10 1994)

The City ordinance also establishes the procedure for the designation of cultural resources in Moorpark. The criteria for the designation of a landmark are as follows:

*A building, site, tree or structure may be designated as a landmark if it is found that the proposed landmark meets one or more of the following criteria:*

1. It is associated with persons or events significant in local, state, or national history.
2. It reflects or exemplifies a particular period of national, state, or local history.
3. It embodies the distinctive characteristics of a type, style or period of architecture or of a method of construction.
4. It is strongly identified with a person or persons who significantly contributed to the culture, history, or development of the area.
5. It is one of the few remaining examples in the area possessing distinguishing characteristics of an architectural type of specimen.
6. It is a notable work of an architect or master builder whose individual work has significantly influenced the development of the area.
7. It embodies elements of architectural design, detail, materials or craftsmanship that represents a significant architectural innovation.
8. It has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the area.
9. It has unique design or detailing.
10. It is a particularly good example of a period of style.
11. It contributes to the historical or scenic heritage or historical or scenic properties of the area (to include, but not limited to landscaping, light standards, trees, curbing, and signs). (Moorpark Municipal Code Section 15.36.060 1994)

The City of Moorpark has additional legislated goals and policies outlined in the City's General Plan Land Use Element to promote balanced city growth pattern and land use compatibility, maintain the city's suburban/rural character, revitalize the downtown area, preserve important natural features and biological and cultural resources, and require that overall intensity and density of land use decreases away from the valley floor.

GOAL 6: Encourage the use of Specific Plans in the undeveloped areas of the community.

Policy 6.5: The land use plan shall include adequate land for public recreational, cultural, educational, institutional (governmental, police, fire, etc.), religious and other service uses for the community.

GOAL 15: Maintain a high-quality environment that contributes to and enhances the quality of life and protects public health, safety and welfare.

Policy 15.3: Natural and cultural resources having significant educational, scientific, scenic, recreational or social value shall be protected and preserved.

GOAL 17: Enhance the physical and visual image of the community.

Policy 17.11: The City shall cooperate with the County of Ventura Cultural Heritage Board to identify and inventory, and preserve Moorpark's historical resources.

## SECTION 2.0 – METHODS

### 2.1 RESEARCH METHODS

A records search from the California Historical Resources Information System (CHRIS) South-Central Coastal Information Center (SCCIC) at California State University, Fullerton on was requested by EcoTierra Consulting with results issued by SCCIC on July 12, 2021, providing information on all documented cultural resources and previous archaeological investigations within a half mile of the Project site. A half-mile study area was requested to provide additional context to the Project site and surrounding area and more information on which to base this review. Resources consulted during the records search conducted by the SCCIC included the NRHP, California Historical Landmarks (CHL), California Points of Historical Interest (CPHI), Caltrans Historic Highway Bridge Inventory, the California State Historic Resources Inventory, the Office of Historic Preservation Built Environment Resources Directory (BERD) (at a quarter-mile radius), local registries of historic properties, and a review of available Sanborn Fire Insurance maps as well as historic photographs, maps, and aerial imagery. The task also included a search for potential prehistoric and/or historic burials (human remains) evident in previous site records and/or historical maps.

The records search results were in essence negative with no resources of any type identified within the Project site or within a half-mile radius of the Project area. Nineteen studies or reports were recorded as within the half-mile search radius, though none included the Project site (Table 1).

Table 1: Cultural Resources and Reports within the Study Area

Report or Resource	Within Project Site	Within Half-Mile Radius
Archaeological Resources	None	None
Built-Environment Resources	None	None
Reports and Studies	None	19
OHP Built Environment Resources Directory (BERD) 2019	None	None
California Points of Historical Interest (SPHI) 2019	None	None
California Historical Landmarks (SHL) 2019	None	None
California Register of Historical Resources (CAL REG) 2019	None	None
National Register of Historic Places (NRHP) 2019	None	None

In addition to the above, a request for information was made with the Ventura County Museum, which provided records on February 9, 2022. A Phase I and II Environmental Site Assessment was prepared by Stantec in June 2021 (Stantec 2021) and was consulted as it contained numerous historical references including aerial photographs, chain of title data, directory data, and current land-use photographs. Finally, the City of Moorpark provided chains of title for the Beltramo Ranch Road and 11930 Los Angeles Avenue and its subsequent subdivisions.

### 2.2 FIELD METHODS

A pedestrian survey of the Project site was conducted by Chambers Group archaeological Principal Investigator and Caltrans PQS-equivalent architectural historian Richard Shultz on February 1, 2022. During the field investigation, Chambers Group staff made detailed observations of the two identified resources within the Project site, including photo documentation. The two buildings, the 1957 Ranch-style

house, and the 1952 Streamline Moderne garage, were recorded on appropriate California Department of Parks and Recreation (DPR) 523 series forms (Appendix A).

## **SECTION 3.0 – HISTORIC CONTEXT**

### **3.1 HISTORIC OVERVIEW**

Post-European contact history for the state of California is generally divided into three periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848– present). Briefly, and in very general terms, the Spanish Period encompassed the earliest historic-period explorations of the West, colonization, missionization and proselytization across the western frontier, the establishment of major centers such as Los Angeles and Monterey and a line of missions and presidios with attendant satellite communities, minor prospecting, and a foundational economic structure based on the rancho system. The Mexican Period initiated with a continuation of the same structures; however, commensurate with the political changes that led to the establishment of the Mexican state the missions and presidios were secularized, the lands parceled, and Indian laborers released. Increased global trade introduced both foreign and American actors into the Mexican economic and political sphere, and both coincidentally, and purposefully, smoothing the transition to the American Period. The American Period was ushered in with a momentous influx of people seeking fortune in the Sierra foothills where gold was “discovered” in 1848. By the early 1850s people from all over the globe had made their way to California. Expansive industries were required to supply the early mining operations, such as forestry products and food networks. Grains, poultry, cattle, and water systems, which were initiated in the early Mexican Period, were intensified into a broad system of ranches and supply networks. Additionally, this period witnessed the development and expansion of port cities to supply hard goods and clothes, animals, and people along improved trail and road networks throughout the interior regions of the state. California cycled through boom and bust for several decade until World War I when the Department of the Navy began porting war ships along the west coast. Subsequently, California has grown, and contracted, predominantly around military policy along the west coast, and the Pacific Ocean. Following the industrial expansion related to World War II and the Cold War, technology and systems associated have come to fore as economic drivers.

### **3.2 CITY OF MOORPARK**

The area that encompasses the present-day City of Moorpark was historically part of the 113,000-acre Rancho San José de Nuestra Señora de Altagracia y Simí (commonly known as Rancho Simi) which was granted by Governor Diego de Borica to Javier, Patricio, and Miguel Pico in 1795. Rancho Simi remained rural in the decades after its granting, primarily utilized for the grazing of cattle. A road was established through the Simi Valley to accommodate overland mail delivery in 1861, largely following an extant Chumash trail. The road created a viable access route for wagon transport in an area previously inaccessible to such travel, allowing further development of the region (Appleton 2009).

Rancho Simi ownership was transferred several times including an acquisition by the Philadelphia and California Petroleum Company for the exploration of oil. However, Rancho Simi was eventually subdivided and sold by 1887, after oil extraction failed to produce sufficient quantities. Robert W. Poindexter, secretary of the Simi Land and Water Company, eventually purchased the land which became Moorpark.

In 1900, Poindexter founded the town of Moorpark with the anticipation of the Southern Pacific Railroad reaching the area. The community was named for the Moorpark apricot, which grew successfully throughout the Simi Valley region (City of Moorpark 2015). Following the arrival of the railroad, the Moorpark area continued to grow and develop. The economy continued to be based in agriculture, primarily apricots. The railroad allowed for an increase in profitability with the associated expanded

network for exporting goods. As large-scale agricultural irrigation methods became more sophisticated, the variety of crops being produced increased to include citrus and walnuts (Winters 2016).

Arriving in Simi Valley in the 1920s, the poultry industry also made significant contributions to shaping the economy and character of Moorpark (Los Angeles Times 1990, 1992). However, agriculture continued to characterize Moorpark throughout the World War II years. Consistent with trends throughout Southern California following the Second World War, the Simi Valley region saw an increase in large scale suburban development of areas that were formerly agricultural lands. This trend impacted Moorpark, although less so than in other areas in the region. The town of Moorpark became a city when it was incorporated on July 1, 1983 (Moorpark Historical Society 2021).

### **3.3 POST-WAR HOUSING STYLES AND TRENDS**

Following the economic contraction of the Depression Era and economic focus on the war effort to supply and fight World War II the American public began to experience economic prosperity and opportunity to move to newer neighborhoods and buy new homes. Soon, developers began to phase out the simple tract house of the mid to late 1940s in favor of new and elaborate models which could attract new, more discerning buyers with a series of options and upgrades. By the 1950s, the typical Minimal Traditional home of the early 1940s had evolved as builders advertised a variety of styles including Tract Ranch, Split-Level, and Contemporary models, many of which now emphasized two car garages, proudly oriented towards the street (California Department of Transportation [Caltrans] 2011; City of San Diego 2007). The following stylistic themes are largely derived from context treatments prepared by Caltrans, and the City of San Diego, in documenting and evaluating mid-century architecture at the State and local level.

#### **3.3.1 The Tract Ranch**

The Tract Ranch style was the dominant American single-family residential building type from the mid-1950s through the 1970s in California and around the country. The Tract Ranch style was inspired by the sprawling Spanish haciendas scattered throughout Mexico and Southern California in the 1800s but scaled down to individual 1/8 - 1/4 acre lots. By the 1950s builders were looking for a new home type to compliment the relaxed outdoor-centered lifestyles of Southern California. The hacienda floor plan was adapted for modern living with features like open floor plans and indoor-outdoor courtyards (Caltrans 2011).

Architect Cliff May is generally considered the father of the Tract Ranch-style house. Taking inspiration from the earlier Spanish haciendas and perhaps the rustic Ranch house known as the Gregory Farmhouse by William Wurster, May built hundreds of Tract Ranch style homes in the Los Angeles area. The 1958 publication of “Western Ranch Houses by Cliff May” by Sunset Magazine further popularized the style (Caltrans 2011).

Cliff May was a particular favorite of the editors of Sunset, a magazine devoted to Western living. Sunset presented May’s houses as exemplary settings for gracious yet casual California lifestyles. In publishing Ranch houses by May and other designers, Sunset and other magazines promoted not only an architectural style, but a dream of informal living with year-round access to the outdoors (Caltrans 2011).

Stylistically, Tract Ranch houses are low to the ground, with the front entrance generally no more than one or two steps above grade. Horizontality is emphasized by continuous eave lines and wainscots of a differing material below the level of the window sills. Roofs may be hipped, gabled, or a combination, with

a relatively low pitch and broad overhangs. Covered entry areas are generally quite small. On some houses, the covered entry may extend across a portion of the façade, but even these are typically too narrow to be comfortably used as porches. Instead of a large, welcoming front porch, the postwar Ranch is oriented toward the private rear yard, often with direct access from the main living rooms to one or more rear patios. Street facades can even appear quite closed and unwelcoming in some cases, with little or no fenestration other than the front door (Caltrans 2011).

The two-car garage or carport is standard for Ranch houses in California. Detached garages are quite rare, although in some cases the garage is separated from the house by an open breezeway but connected via a continuous roofline. Where builders platted Ranch house tracts with relatively narrow lots, the garage is often placed at the front of the house rather than to one side. Such houses appear as L-shaped from the street, although in many cases they are actually T-shaped in plan. The garage door may face the front, with a straight driveway, or be placed on the side, with most of the front yard taken up by a curving driveway (Caltrans 2011).

Ranch house roofs are most often clad in asphalt shingles. Cedar shakes may be original on larger examples and those of more rustic character. Clay tile in various forms became more common on later houses, from the late 1960s and 1970s. A minor revival of Spanish imagery in this period brought about an increase in the use of Spanish or Mission tile, although clay tile can also be seen on Ranch houses with no other Spanish details (Caltrans 2011).

As with the post-war Minimal house, stucco and a wide variety of wood siding materials were used for tract Ranch houses. Merchant builders also used brick and stone more often by the mid-1950s, generally in small areas and limited to facades. Brick and other masonry materials are frequently seen as a wainscot below the level of the window sills. Broad chimneys and raised planters were other common uses of brick. Facades sheathed entirely in masonry veneer are quite rare in California tract houses, in part because the material is susceptible to cracking and collapse in earthquakes (Caltrans 2011).

Window sash and frames of aluminum or other metals became increasingly popular in the 1960s. By the end of the decade, aluminum sliding sash are probably more common than wood double-hung or metal casement windows (Caltrans 2011).

Large picture windows are seen on some Ranch houses. Rather than the floor-to-ceiling multi-pane window of the post-war Minimal house, Ranch house examples are more likely to have higher sills and to be more horizontal in their proportions. Tripartite designs are common, with double-hung or casement sash flanking a fixed center sash. Another common window type is the shallow window set just below the eave, with the sill above eye level. These are sometimes grouped in horizontal bands. Such windows were often used to provide interior light while retaining visual privacy in bedrooms and bathrooms. The high bedroom window also allowed more flexibility in the placement of beds with tall headboards (Caltrans 2011).

### **3.3.2 Streamline Moderne**

Influenced by the Cubism and Modern movements in Europe, Moderne structures were characteristically smooth walled and asymmetrical, with little unnecessary ornamentation and simple aerodynamic curves of concrete, plaster and glass block. The popularization of this new modern style was reinforced by the government during the depression as government funded New Deal projects adopted the style as the embodiment of government efficiency. This new Streamline style was a stark contrast to the lavishly

ornamented Art Deco and Period Revival buildings of the pre-Depression years which had come to represent government waste and excess (City of San Diego 2007).

Examples of the Streamline Moderne style can be found on almost every building type including commercial, multi-family residential apartments, and some single-family residences.

Some of the primary characteristics of the style include asymmetrical façades, an emphasis on horizontal massing and accents, including “speedlines,” smooth stucco or concrete exterior finish, and flat roofs with coping or flat parapets. Secondary characteristics include curved building corners, curved horizontal railings, overhangs, and coping with horizontal projections above doorways and at the cornice line, steel sash or casement windows, and incorporation of glass block (City of San Diego 2007).

While generally an intra-war style, the Modernistic movement, in which the Streamline Moderne is founded, greatly informed the subsequent styles such as International, and examples of Streamline were constructed through the early 1950s (City of San Diego 2007).

### **3.4 PROJECT PROPERTY HISTORY**

Based on documents supporting a chain of title for the properties comprising the Project site is part of Lot 38 of Fremont, a subdivision of lot “L” of the Rancho Simi. This subdivision was recorded in the Office of the Recorder of Ventura County in Book 3, page 39 of Maps. The first available documented sale of the property dates to 1943 when Harriet Munn sold the entire Lot 38 to Earl and Ramah Kelley. The Kelleys sold the same Lot in 1947 to Charles and Bertha McDaniel in 1947. Harold and Maureen Livingstone then purchased the entire Lot in 1948. The Livingstons then further subdivided Lot 38, selling a portion to David H. Menashe and Marian H. Menashe, and Abraham Menashe and Allegra Menashe in early 1951. According to aerial photographs taken in 1927, 1938, and 1947 the Project site was undeveloped and in use for orchard-based agriculture (Stantec 2021). As early as the 1927 aerial a dirt road is illustrated as extending from Los Angeles Avenue to and across Arroyo Simi in the same location as Beltramo Ranch Road (APN 504-0-021-195). This road was later conveyed as an easement, subject to improvement and continued maintenance in a Grant Deed between the Liberty Bell Ranch partnership to Modern Amusement Incorporated in 1961 (Stantec 2021).

In November of 1951 the two Menashe families execute the first lot splits on the larger parcel, creating what becomes APN 506-0-030-210, also known as 11930 Los Angeles Avenue (under consideration of this assessment) – owned by Abraham and Allegra Menashe – and APN 506-0-030-220 – owned by David and Marian Menashe. The first improvements to the greater Menashe property are illustrated on the 1952 aerial photograph, which shows three already constructed buildings near the center of the parcel. These appear to have comprised a residence (no longer extant and replaced by a mobile home), a concrete block garage with office (under consideration of this historic assessment) and a ranch building understood to be a poultry house. The former residential building and the concrete block garage later become associated with APN 506-0-030-045, also known as 11932 Los Angeles Avenue.

Date stamps in the concrete slabs at 11930 Los Angeles Avenue indicate that the residence was constructed during the spring and summer of 1957. A 1959 aerial photograph shows a completed residence in the same location and configuration as the residence currently sited on 11930 Los Angeles Avenue. Also illustrated on the aerial photograph is an enlarged poultry operation with a building approximately treble the size as the building noted on the 1952 aerial. During this same year David Menashe appears to have switched from chickens to stock market advising, running his business from

home at 393 McFadden Avenue in Moorpark (Los Angeles Times 1989, 2014; Ventura County Star Free Press 1959). David and Marian deed APN 506-0-030-220 to Abraham and Allegra at this time, and in 1961 David and Marian deed their interest in the remainder of the property to Abraham and Allegra.

In 1963 Abraham Menashe announces that he is quitting the egg business. Earlier, in 1960 and 1961 the business was sued for violating Ventura County fly ordinance, and in 1962 Allegra was killed in a plane crash that she was flying just off the coast (Ventura County Star-Free Press 1962b).

In 1974 Abraham has the property subdivided into three parcels, and various easements that become known as APN 506-0-030-235 (11934 Los Angeles Avenue), APN 506-0-030-045 (11932 Los Angeles Avenue), and APN 506-0-030-055 (11944 Los Angeles Avenue). During this year Abraham and his new wife Lillian deed to Dorothy Tennent 11932 Los Angeles Avenue. In 1975 Abraham and Lillian sell the house at 11930 (APN 506-0-030-210) to Bruce and Pamela Stoughton. In 1976 the Menashes deed APN 506-0-030-055 to James and Lynne Dvorak. It is most probable that the Dvoraks are responsible for the construction of the Dutch Colonial Revival home located on the parcel and addressed as 11944 Los Angeles Avenue. The house is not observed on the 1978 aerial photograph, but is seen with developed yards and accoutrements in the 1980 aerial photograph. The Dvoraks do sell this property in 1980 so there is a small window of opportunity for it to have been built in 1980 before the aerial flight. Also in 1976, Abraham and Lillian deed APN 506-0-030-235 to Richard and Elaine Neyman and Bruce and Pamela Stoughton; later in 1977 the Neymans quit claim this parcel to the Stoughtons. Thus, by 1976 the Menashes, who appear to have been the families responsible for the initial constructions and later configuration of parcels within the Project area have divested themselves of all properties of interest.

Between 1976 and the early 1980s the various parcels are sold or leased until the International Church of the Foursquare Gospel purchases the residence, and the easterly and southerly adjacent parcels, at 11930 Los Angeles Avenue in 1984 (APN 506-0-030-210, 506-0-030-220, and 506-0-030-235 respectively). In 2014 the International Church of the Foursquare Gospel acquired 11932 Los Angeles Avenue. It is not known when or if 11944 Los Angeles Avenue was acquired by the International Church of the Foursquare Gospel, but it is part of the Proposed Project.

## **SECTION 4.0 – ARCHITECTURAL DESCRIPTION**

As noted above, there are two buildings of concern, however, these are not the only buildings in the Project site. The building located at 11944 Los Angeles Avenue appears to have been constructed between 1978 and 1980, based on aerial photograph data. No building permits were identified during this review. The building is constructed in the Dutch Colonial Revival style and appears to have been either well maintained or recently updated with more energy efficient vinyl or vinyl-clad windows, garage door, and composite shingle roofing. The building is not considered part of this evaluation process due to not meeting the necessary criteria for consideration, namely, age. At approximately 43 years of age the building falls outside the State of California's period of consideration, generally beginning at 45 years, and outside the Federal standard of 50 years before consideration. Additionally, the building does not appear to be either an exemplary representation of the Dutch Colonial Revival style, nor is it likely to have been designed by a significant architect, given the pattern is well-established, and this particular example does not appear to exceed established norms for the type. Additionally, the construction and materials used appear to be modern and common, and is without style or character that would set it apart from other examples of the type. This building is not known to be associated with known significant person(s), or with particular or broad pattern historical events, and are not considered significant under any evaluative criteria. Therefore, this building will not be considered further.

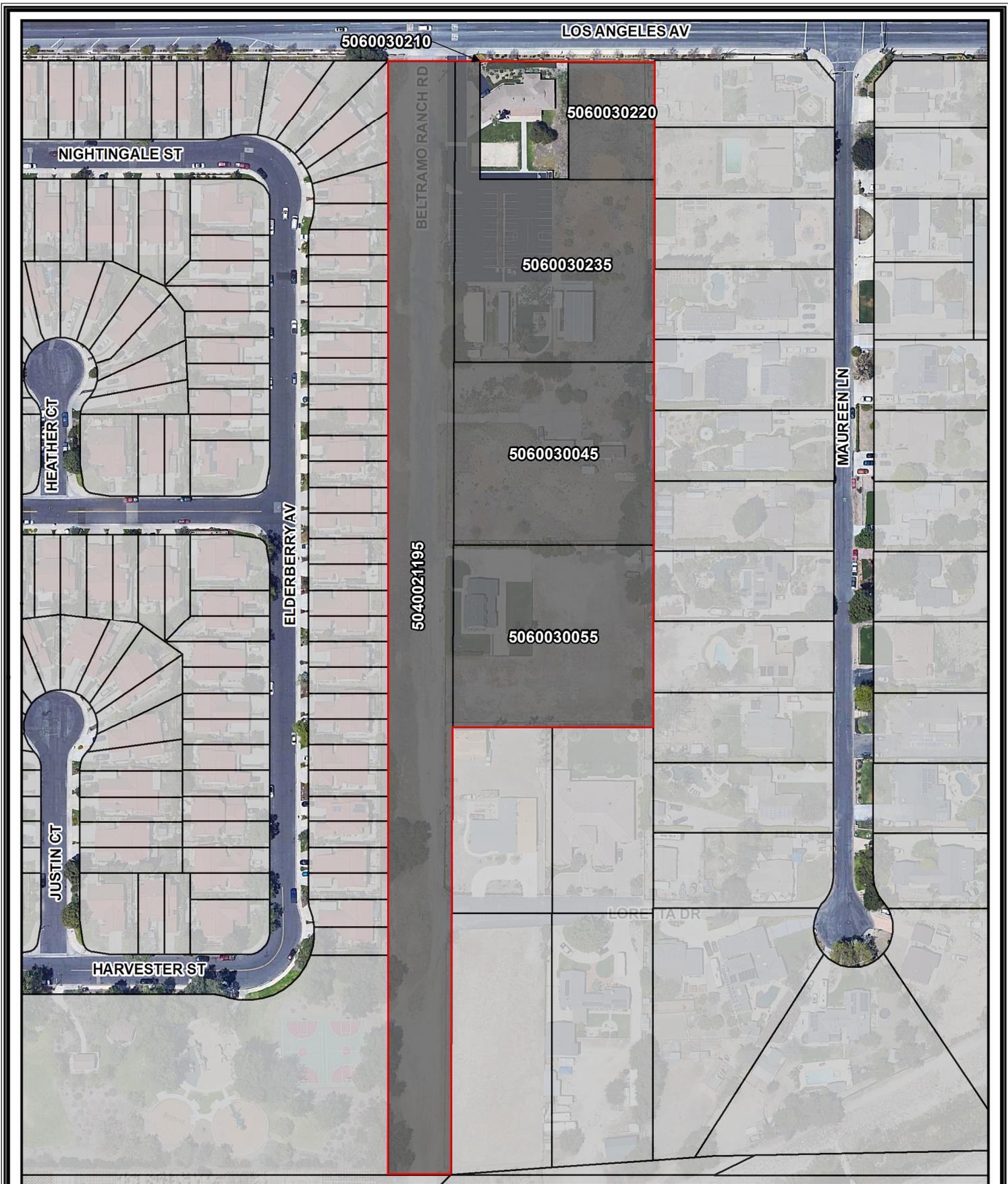
Similarly, the Church and ancillary buildings located at 11934 Los Angeles Avenue are not considered within this evaluation. These buildings date between 1988 and 2013 (Stantec 2021), and are constructed on manufactured home foundations. The buildings are manufactured with commonly accessible, massed produced materials, and designed for their expediency and lower-cost price points. These buildings are not known to be associated with particular or broad pattern historical events and are not considered significant under any evaluative criteria. Therefore, these buildings will not be considered further.

### **4.1 11930 LOS ANGELES AVENUE – APN 506-0-030-210 – RESIDENCE/CHURCH OFFICE**

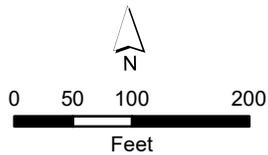
The building located at 11930 Los Angeles Avenue was constructed as a single-family dwelling with a two-car garage, totaling approximately 1,853-square-feet (Figure 2). The building appears to have been constructed during the late spring through mid-summer of 1957. Evidence suggests that Abraham and Allegra Menashe resided at the location at the time of construction, probably at the no longer extant original house built in 1952, with their three children, whose names are imprinted in the concrete slabs around the building. A date stamp of 7-57 is associated with the name Victor and is located at the edge of the porch near the front door. Another stamp is dated 6-57 with the name Jack and is located at the rear porch. The third stamp is dated to 4-57 with the name Marc and is located on the patio of the southeastern corner of the building.

The house is designed in the Ranch style with an asymmetrical plan and appears to have been built on a partial slab and perimeter foundation. In general terms the plan is similar to that of a lower-case “t” with the stem forming the main house, a cross-hip-on-gable forming a single stem of the cross bar of the “t” and the attached garage and storage space forming the trailing outstroke at the bottom of the stem.

The house plan is oriented east-west, with the front elevation facing north toward Los Angeles Avenue. The eastern elevation presents a hip-on-gable roofline, and along the north side of the building a cross-hip-on-gable extension has been constructed. The formalized entrance is framed by the intersection of the main building structure and the north-facing cross-hip-on-gable extension. Roof pitch across all segments of the building appears to be a consistent 5 in 12. Roof eaves generously extend approximately



Project Location



**Figure 2**  
 Beltramo Ranch  
 Project Location  
 APN 506-0-030-210

20 inches out from the sides of the building and the soffits are enclosed and stuccoed along with the rest of the external surface of the house. Circular attic vents pierce the soffit at regular intervals around the building. A walkway leads from the driveway in front of the garage to a single rise covered porch. The entryway is decorated with a cladding of monochromatic flagstone set in an irregular ashlar-like pattern. The original windows and front door have been replaced by modern vinyl replacements. While the formal entrance faced the roadway, the southern façade was the more relevant, though less formal, presentation as it faced the attendant chicken ranch and ancillaries.

A portion of the living space and the attached two-car garage jut at an angle to the main building and open to a property corner-oriented driveway for access. The original garage doors have been replaced with what appear to be built-on-site wood replacements, possibly in the same style or pattern of the originals. The center 4" x 4" post and the surrounding jambs appear to be original to the house as evidenced by the higher quality of the underlying wood, and the numerous layers of built-up paint, which the doors lack.

The western elevation presents another hip-on-gable profile, though dimensionally the western extent of the building, encompassing the aforesaid living space and garage, is reduced in mass and height. This angle of the building and the reduction of the massing presented the carpenter a problem of integrating the two rooflines, the execution of which was not as elegantly, and as typically executed as exemplified in the change in massing on the eastern extent of the house. This less-than-ideal integration of the two peak lines may indicate a lack of experience on the part of the carpenter or the draftsman, or it may be evidence that the two areas of the building were once separate and joined later. The latter scenario appears less likely as the numerous aerial photographs suggest that the building was a single unit from initial construction. The southern façade is generally plain with a now partially enclosed patio porch with shed roof. The eastern section of the southern patio porch has been enclosed with low-cost rough-sawn no bead plywood and 2" x 4" window trim surrounding vinyl sliding windows. Additionally, the passageway from the patio to the yard beyond has been altered with the removal of two stem walls and the addition of a wood I-beam header. A sliding door entry also has been installed as part of the enclosure. The patio in the southeastern corner of the house appears generally unchanged with a cast-iron pole securing the cantilevered roof covering the patio, the original concrete floor open to the elements, and the apparently original aluminum sliding glass door and wood casement allowing passage between the inside and the outside.

While it appears that the house is generally as originally constructed in terms of scale and massing, and hasn't been moved or significantly added to or subtracted from, several changes to the building have been made that alter the feeling of the building. This includes the replacement of nearly every window with white vinyl framed substitutes, the partial enclosure of the rear patio porch with non-compatible wood treatments, windows, and window casings, replacement doors, fabric loss to the original framing of the rear patio porch aperture to the farm beyond, the infilling of a larger door system between the garage and the main house at the south of the building, and the installation of window air-conditioning units in nearly every window. It is not certain if the existing stucco is original to the house or if it has been updated or reapplied within the last 65 years. Almost certainly it has been repainted several times as noted in places where original wood remains.



Photo 1: 11930 3/4 View of North Elevation. View East-Southeast



Photo 2: Formalized Entrance. View South



Photo 3: Replacement Garage Doors in Original Framing. View South-Southeast



Photo 4: Area of Possible Remodel Adjacent to Garage Doors. View South-Southeast



Photo 5: West Elevation, with Replacement Door, Jams, and Casing. View East-Northeast



Photo 6: South Elevation. Note Partially Enclosed Patio Porch, Numerous AC Units. View North



Photo 7: Low-cost Incompatible Infilling of Prior Aperture Between Main House (R) and Garage (L). View North



Photo 8: Partially Enclosed Patio Porch with Modified Entryway. View North



Photo 9: Rear Patio Porch with Original Finishes. Note Vertical Drop-Lap Siding below Shed Roof, and Original Framing. Note Replacement Vinyl Windows and Doors and 1"x4" Casement. Note Round Soffit Vents. View East



Photo 10: Enclosed Patio Porch. Note Loss of Fabric, Feeling, and Condition Noted in Photo 9. Note use of 2"x4" Studs, instead of Appropriate 1"x4" Common Board for Casing View Northwest



Photo 11: Patio at Southeast Corner of House with Original Aluminum Sliding Doors and Casework. Note Rough-Sawn No Bead Plywood Siding Enclosing Patio Porch and Loss of Fabric Noted in Photo 9. View North



Photo 12: East Elevation. Note Enclosure of Patio Porch no longer Mimics Feeling of Southeast Patio. View West



Photo 13: Date Stamp in Slab of Southeast Patio



Photo 14: Date Stamp in Rear Patio Porch Slab. Note Removed Stem Wall Ghost Print in Modified Entryway



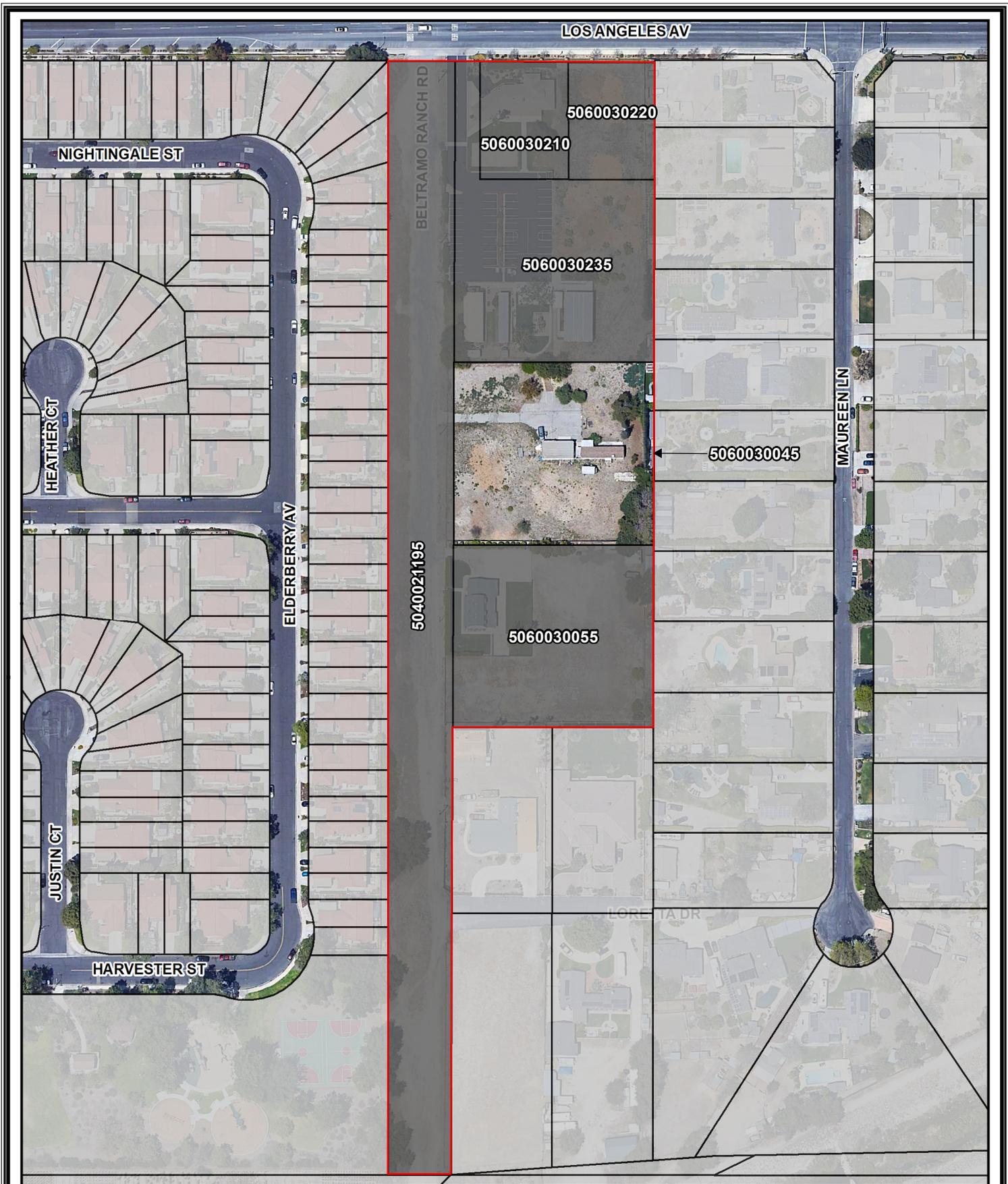
Photo 15: Date Stamp in Front Porch Slab

#### **4.2 11932 LOS ANGELES AVENUE – APN 506-0-030-045 – GARAGE AND OFFICE**

A 1952 aerial photograph of the Project area indicates the presence of two buildings situated in the same location of the present garage and mobile home at 11932 Los Angeles Avenue (Figure 3). As discussed above these buildings were among the first established on the property, along with a poultry house. The poultry house and the original residential unit are no longer extant on the property, and a mobile home replaced the original residence around 1992 (County of Ventura 1992; Stantec 2021). Due to factors noted for similar buildings located on 11934 Los Angeles Avenue, the mobile home is not considered significant under any evaluative criteria. Therefore, these buildings will not be considered further.

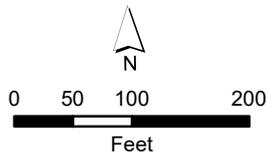
The remaining original construction on the property is described as an approximately 500-square-foot concrete-block building consisting of a garage and office or small residence with bath on a slab-on-grade foundation. The building appears commercial-like with an office and bathroom with toilet and sink but is now in residential use or in use for storage of personal items and vehicles. According to city directories, a machine shop was identified at the subject site address from 1970 to 1971 (Stantec 2021).

The concrete block building measures approximately 40 feet by 22 feet, with the long axis running east-west. The northwest corner of the building is recessed and covered by a shed roof that marries into the roofline of the main building. The recessed corner has been partially enclosed with modern wood framing and lattice, screening the original entry into the office portion of the building. The roof appears to have been comprised of 2" x 6" rafters set on-edge at intervals across the building, then sheathed and covered. A multi-lighted door in a heavy jamb allows entry into the interior. The body of the building is standard



Project Location

**Figure 3**  
 Beltramo Ranch  
 Project Location  
 APN 506-0-030-045



concrete block, measuring roughly 8" x 16" and set in a running bond pattern. The corners of the building utilize radiused edge (bull nose) in whole and half blocks, and the same units are used for window and door openings, lending to a general Streamline Moderne appearance. The roof is flat with a slight pitch to the south and is covered in mineral surface rolled roofing. The roof is surrounded by a low parapet on the three non-water shedding sides. The garage aperture is roughly two-cars wide and is shut with a modern paneled roller replacement door. Two six-light windows are located within the south wall, providing light to the garage side of the building. Two more six-light windows pierce the east wall and are divided by a side door providing passage between the garage and the no longer extant house to the east. Each window piercing utilizes radiused blocks along the vertical sides of the aperture, and a set of cast blocks for the sill that will shed water. The windows are casement style, with a single outward swinging triple pane window half. The frame is recessed approximately mid-block and is made of ferrous metal. Door openings are similarly constructed but are framed with wood jambs.

It is unknown what construction the adjacent residential unit took; however, clues suggest that whatever form and composition it did take was something expedient like the garage. Both units were sited on a single slab-on-grade foundation measuring approximately 102 feet by 22 feet. By using a slab-on-grade foundation block brick can be easily set in level courses with a nearly unmovable reference grade. Unfortunately, the slab on which the original house was sited was not accessible, and therefore the type of structure that may have rested atop was not ascertainable.

It is noted that a poultry house was also present in the 1952 aerial, and this informs the purpose of the extant concrete block building. The Menashe families were in the egg business at the time and likely would have needed a space to conduct business, maintain equipment and store supplies. This building appears to have constructed to serve this purpose. As such, its utilitarian purpose required no particular flourishes or extravagances, and as it was constructed soon after the purchase of the land, needed to be easily and cost-effectively constructed.



Photo 16: 11932 Los Angeles Avenue Garage. View South-Southeast



Photo 17: 3/4 View of Garage. View Southwest



Photo 18: South Elevation of Garage. View North



Photo 19: Detail of Window Sets in South Wall. View North



Photo 20: 3/4 View of Southeast Corner of Garage. View North-Northwest



Photo 21: Detail View of Front Door to Office of Garage. View South

## SECTION 5.0 – ELIGIBILITY RECCOMENDATION

The historical significance of the residence at 11930 Los Angeles Avenue and the Garage at 11932 Los Angeles Avenue were evaluated by applying the procedure and criteria for the NRHR, the CRHR and the Local Register.

### 5.1 CALIFORNIA REGISTER OF HISTORIC RESOURCES

**Criterion 1:** Neither resource meet the requirements of Criterion 1 for association with events that have made a significant contribution to the broad patterns of our history. Research has yielded no information to suggest that either building is specifically associated with any historical events important to the history of the United States, California, Ventura County, or Moorpark. Therefore, this resource is recommended not eligible for the CRHR under Criterion 1.

**Criterion 2:** Neither resource meet the requirements of Criterion 2 for any direct association with lives of significant persons in our past. Research has yielded no information to suggest that these buildings are specifically associated with the productive lives of persons important to local, state, or national history. While the Menashe family appear to have been successful in their pursuit of the egg business, neither the business nor the family appear to have left a significant imprint on the community of Moorpark, the County of Ventura, California, or the United States (Oxnard Press-Courier 1957; Ventura County Star-Free Press 1960, 1961, 1962a, 1963). Therefore, this resource is recommended not eligible for the CRHR Criterion 2.

**Criterion 3:** Neither resource meet the requirements of Criterion 3 for embodying the distinctive characteristics of a type, period, or method of construction; or as a representative work of a master; or for possessing high artistic values. Neither the residence or the garage is among the earliest examples, or last remaining, of the type constructed in Moorpark or the United States. Indeed, both resources are restrained in their presentations and are not atypical of the style or treatment of the type commonly in fashion at the time of their construction. Unfortunately, neither the architect or the builder is known for either resource, however, there is evidence that implies that the Menashe family are possibly responsible for the construction of both the garage at 11932 Los Angeles Avenue and the house at 11930 Los Angeles Avenue. Evidence rests in the ease with which a concrete block building can be erected, and its early appearance on the landscape soon after purchase of the parcel. Equally telling is that the house appears to have been constructed in stages, as evidenced by three separate concrete pours with dates ranging from April to July of 1957. Spec-built houses tend to be erected quickly for immediate sale, but a resident builder will likely require time off from other duties, such as establishing a poultry ranch and egg business, in order to lay foundations and erect walls, rooves, and finish work. While the house appears to conform to a quality architectural plan, poor integration of roof ridges and masses between the main house and the jutting garage point to a lack of expertise that would have otherwise been more artfully integrated by an accomplished carpenter or architect. Therefore, it is unlikely that these buildings are the work of a master, and are recommended not eligible for the CRHR under Criterion 3.

**Criterion 4:** Neither resource meet the requirements of Criterion 4 since neither are likely to yield information important to prehistory or history. It is unlikely that either of these properties have the potential to broaden our understanding of the history of the United States, California, Moorpark, or residential development in rural Ventura County in the 1950s. Therefore, these resources are recommended not eligible for the CRHR under Criterion 4.

## **5.2 NATIONAL REGISTER OF HISTORIC PLACES**

The 1957 residence at 11930 Los Angeles Avenue and the 1952 garage at 11932 Los Angeles Avenue are recommended not eligible for the NRHP listing under criteria A, B, C, and D, following the reasons outlined in the preceding section regarding eligibility under the comparable CRHR criteria.

## **5.3 CITY OF MOORPARK**

As detailed in the NRHP evaluation above neither resource appears to meet the qualifications required for local eligibility as outlined in Moorpark Municipal Code Section 15.36.060 1994. Therefore, neither the residence at 11930 Los Angeles Avenue, nor the garage at 11932 Los Angeles Avenue, are recommended eligible for the Local Register.

## **SECTION 6.0 – CONCLUSION**

The historical significance of the 1957 tract Ranch-style house on APN 506-0-030-210 and the 1952 Streamline Moderne garage on APN 506-0-030-045 was evaluated by applying the procedure and criteria for the National register of Historic Places (NRHP), California Register of Historical Resources (CRHR,) and the City of Moorpark (Local Register). Based on NRHP, CRHR, and Local Register criteria, the Ranch-style house and the Moderne garage are not eligible under any criteria for the NRHP, the CRHR, or the Local Register and are, therefore, not a historic resource for the purposes of CEQA.

Because the identified resources were determined not significant under any criteria outlined in the National, California, or the Local Registers no mitigation measures are recommended in mitigating significant effects as a result of the proposed Project.

## SECTION 7.0 – REFERENCES

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- Ventura County Star-Free Press  
1959 David H. Menashe business card advertisement, May 15.  
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- 1961 Poultryman Fined in Manure Case, December 13.
- 1962a PCA Elects New Director, July 30.
- 1962b Divers Recover Body of Moorpark Woman, November 29.
- 1963 Poultryman to Quit Business, July 5.

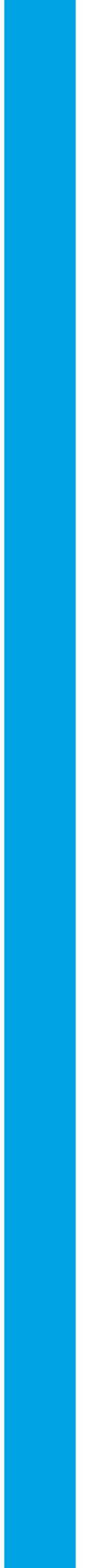
## **SECTION 8.0 – LIST OF PREPARERS AND PERSONS AND ORGANZATIONS CONTACTED**

### **8.1 LIST OF PREPARERS**

#### **Richard Shultz, M.A., Principal Investigator**

Mr. Shultz is a Secretary of the Interior Professional Qualified Archaeologist and a Caltrans PQS equivalent Architectural Historian. He has a M.A. in Cultural Resources Management and over 30 years of professional experience in archaeological surveys, historic preservation, cultural resources management.

## **APPENDIX A – DPR-523 SERIES FORMS**



State of California & The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
**NRHP Status Code**

Review Code      Other Listings      Date  
                                  Reviewer

Page 1 of 11 \*Resource Name or #: (Assigned by recorder) The Menashe House

**P1. Other Identifier:** APN 506-0-030-210 – 11930 Los Angeles Avenue

**\*P2. Location:**  Not for Publication       Unrestricted

**\*a. County** Ventura      and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad** Moorpark      **Date** 1978 T 2 N; R 19 W; NW ¼ of NW ¼ of Sec 8; SB B.M.

c. Address 11930 Los Angeles Avenue      City Moorpark      Zip 93021

d. UTM: (Give more than one for large and/or linear resources) Zone 11 S, 325 347 mE/ 3794 678 mN - NAD 83

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The parcel is along the south side of, and immediately adjacent to, Los Angeles Avenue in the City of Moorpark, Ventura County.

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Menashe House is a single-family dwelling with a two-car garage, totaling approximately 1,853-square-feet. The house is designed in the Ranch style with an asymmetrical plan, and appears to have been built on a partial slab and perimeter foundation. In general terms the plan is similar to that of a lower-case "t" with the stem forming the main house, a cross-hip-on-gable forming a single stem of the cross bar of the "t" and the attached garage and storage space forming the trailing outstroke at the bottom of the stem. The house plan is oriented east-west, with the front of the house facing north toward Los Angeles Avenue. The eastern façade presents a hip-on-gable roofline, and along the north side of the building a cross-hip-on-gable extension has been constructed. The formalized entrance is framed by the intersection (see Continuation Sheet)

**\*P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



**P5b. Description of Photo:** (view, date, accession #) 11930 Los Angeles Avenue – The Menashe House, view east-southeast, 1 February 2022, DSC7152

**\*P6. Date Constructed/Age and Source:**  Historic  Prehistoric  Both

**\*P7. Owner and Address:**  
 International Church of the Foursquare Gospel. 11930 Los Angeles Avenue, Moorpark, CA 93021

**\*P8. Recorded by:** (Name, affiliation, and address) Richard Shultz:  
 Chambers Group, Inc. 9620 Chesapeake Drive, Suite 202 San Diego, CA 92123

**\*P9. Date Recorded:** 1 February 2022

**\*P10. Survey Type:** (Describe)  
 Pedestrian

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") Historic Significance Evaluation for the Beltramo Ranch Project, City of Moorpark, Ventura County, California. February 2022. Richard D. Shultz, Chambers Group Inc., San Diego, California.

**\*Attachments:**  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) The Menashe House \*NRHP Status Code 6Z  
 Page 2 of 11

B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Residential B4. Present Use: Church Office

\*B5. Architectural Style: Tract Ranch  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 White vinyl window replacements; replacement trim; replacement doors; enclosure or open space - all since 1988

\*B7. Moved?  No  Yes  Unknown Date: Original Location:  
 \*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Possibly Abraham Menashe  
 \*B10. Significance: Theme Mid-Century Residential Area Rural Ventura County/Moorpark, CA

Period of Significance Mid-Century Property Type Residential Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Menashe House is a possible build-to-plan by owner residential house built according to the strictures of the Tract Ranch style. Hand scribed date stamps in concrete slabs indicate construction over the course of late spring to summer of 1957. The house was the residential component of a poultry farm located adjacent. Abraham and Lillian Menashe eventually subdivided the land and sold the residence in 1976. The International Church of the Foursquare Gospel purchased the property in 1988 and it is now used as the Church Office. Since that time nearly all windows and doors have been replaced and alterations to the body of the building have taken place, including partially enclosing the rear patio porch, using modern materials and incongruent textures, dimensions, and materials. Integrity is considered fair, with loss of some fabric such as original windows and doors, addition of materials enclosing the patio porch, and loss of feeling associate with parceling of the land and loss of poultry houses, which the family residence supported.

B11. Additional Resource Attributes: (List attributes and codes)

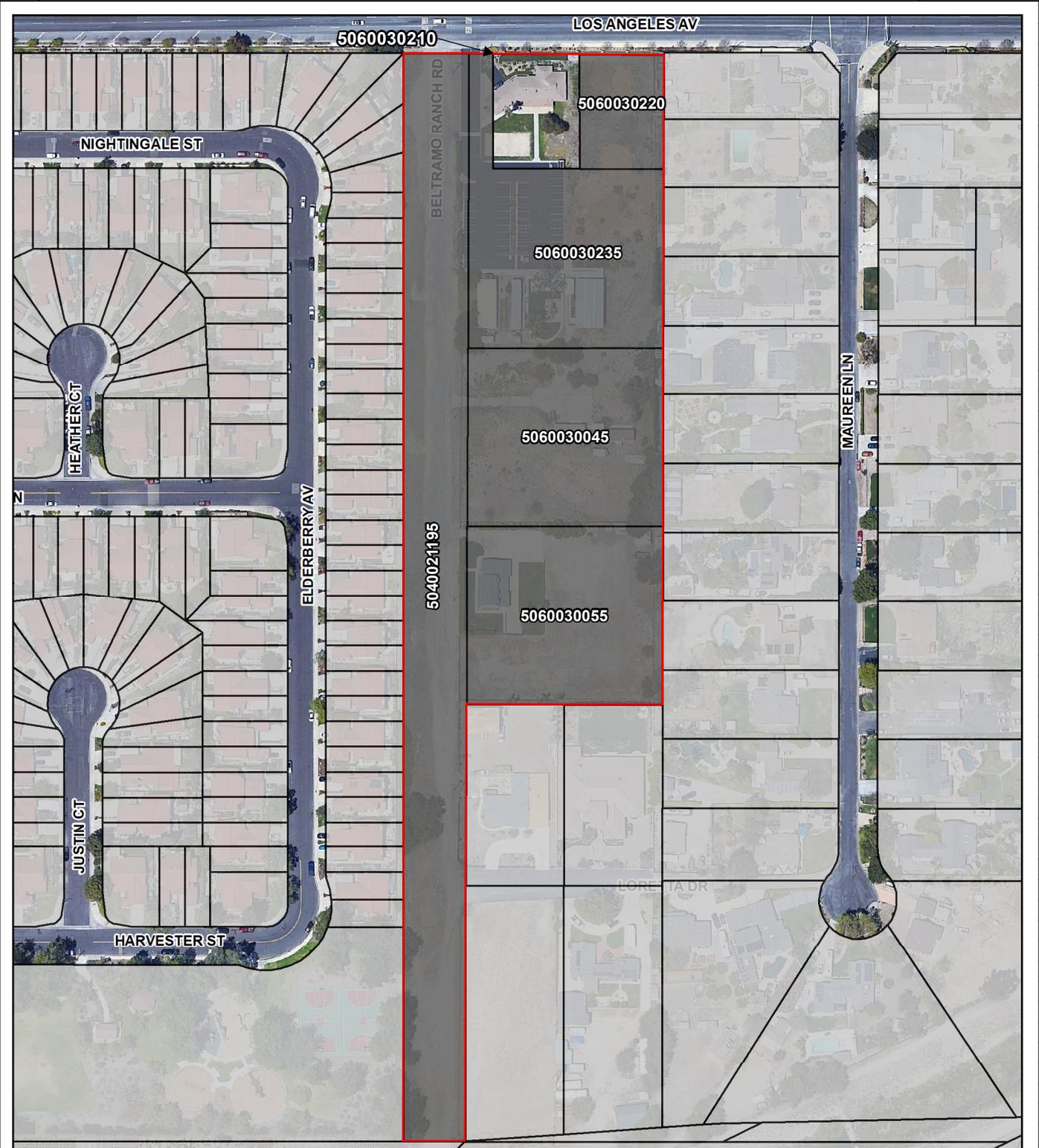
\*B12. References: B13. Remarks:

\*B14. Evaluator: Richard Shultz

\*Date of Evaluation: 20 February 2022

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: The Menashe House

Page \_\_\_\_ of \_\_\_\_

Page 4 of 11 \*Resource Name or # (Assigned by recorder) The Menashe House

\*Recorded by: Richard Shultz \*Date 1 February 2022  Continuation  Update

**P3a.Description:** of the main building structure and the north-facing cross-hip-on-gable extension. Roof pitch across all segments of the building appears to be a consistent 5 in 12. Roof eaves generously extend approximately 20 inches out from the sides of the building and the soffits are enclosed and stuccoed along with the rest of the external surface of the house. Circular attic vents pierce the soffit at regular intervals around the building. A walkway leads from the driveway in front of the garage to a single rise covered porch. The entryway is decorated with a cladding of monochromatic flagstone set in an irregular ashlar-like pattern. The original windows and front door have been replaced by modern vinyl replacements. While the formal entrance faced the roadway, the southern elevation was the more relevant, though less formal, presentation as it faced the attendant chicken ranch and ancillaries.

A portion of the living space and the attached two-car garage jut at an angle to the main building and open to a property corner-oriented driveway for access. The original garage doors have been replaced with what appear to be built-on-site wood replacements, possibly in the same style or pattern of the originals. The center 4" x 4" post and the surrounding jambs appear to be original to the house as evidenced by the higher quality of the underlying wood, and the numerous layers of built-up paint, which the doors lack.

The western elevation presents another hip-on-gable profile, though dimensionally the western extent of the building, encompassing the aforesaid living space and garage, is reduced in mass and height. This angle of the building and the reduction of the massing presented the carpenter a problem of integrating the two rooflines, the execution of which was not as elegantly, and as typically executed as exemplified in the change in massing on the eastern extent of the house. This less-than-ideal integration of the two peak lines may indicate a lack of experience on the part of the carpenter or the draftsman, or it may be evidence that the two areas of the building were once separate and joined later. The latter scenario appears less likely as the numerous aerial photographs suggest that the building was a single unit from initial construction. The southern elevation is generally plain with a now partially enclosed patio porch with shed roof. The eastern section of the southern patio porch has been enclosed with low-cost rough-sawn no bead plywood and 2" x 4" window trim surrounding vinyl sliding windows. Additionally, the passageway from the patio to the yard beyond has been altered with the removal of two stem walls and the addition of a wood I-beam header. A sliding door entry also has been installed as part of the enclosure. The patio in the southeastern corner of the house appears generally unchanged with a cast-iron pole securing the cantilevered roof covering the patio, the original concrete floor open to the elements, and the apparently original aluminum sliding glass door and wood casement allowing passage between the inside and the outside.

While it appears that the house is generally as originally constructed in terms of scale and massing, and hasn't been moved or significantly added to or subtracted from, several changes to the building have been made that alter the feeling of the building. This includes the replacement of nearly every window with white vinyl framed substitutes, the partial enclosure of the rear patio porch with non-compatible wood treatments, windows, and window casings, replacement doors, fabric loss to the original framing of the rear patio porch aperture to the farm beyond, the infilling of a larger door system between the garage and the main house at the south of the building, and the installation of window air-conditioning units in nearly every window. It is not certain if the existing stucco is original to the house or if it has been updated or reapplied within the last 65 years. Almost certainly it has been repainted several times as noted in places where original wood remains.

## CONTINUATION SHEET

Property Name: The Menashe House

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\*Recorded by: Richard Shultz \*Date 1 February 2022  Continuation  Update



Photo 1: Formalized Entrance. View South. DSC7105



Photo 2: Replacement Garage Doors in Original Framing. View South-Southeast. DSC7110

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Photo 3: Area of Possible Remodel Adjacent to Garage Doors. View South-Southeast. DSC7151



Photo 4: West Elevation, with Replacement Door, Jams, and Casing. View East-Northeast. DSC7149

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Photo 5: South Elevation. Note Partially Enclosed Patio Porch, Numerous AC Units. View North. DSC7139



Photo 6: Low-cost Incompatible Infilling of Prior Aperture Between Main House (R) and Garage (L). View North. DSC7120

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\*Recorded by: Richard Shultz \*Date 1 February 2022  Continuation  Update



Photo 7: Partially Enclosed Patio with Modified Entryway. View North. DSC7123



Photo 8: Rear Patio Porch with Original Finishes. Note Vertical Drop-Lap Siding below Shed Roof, and Original Framing. Note Replacement Vinyl Windows and Doors and 1"x4" Casement. Note Round Soffit Vents. View East. DSC7121

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Photo 9: Enclosed Patio Porch. Note Loss of Fabric, Feeling, and Condition Noted in Photo 9. Note use of 2"x4" Studs, instead of Appropriate 1"x4" Common Board for Casing View Northwest. DSC7130



Photo 10: Patio at Southeast Corner of House with Original Aluminum Sliding Doors and Casework. Note Rough-Sawn No Bead Plywood Siding Enclosing Patio Porch and Loss of Fabric Noted in Photo 9. View North. DSC7142

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Photo 11: East Elevation. Note Enclosure of Patio Porch no longer Mimics Feeling of Southeast Patio. View West. DSC7138



Photo 12: Date Stamp in Slab of Southeast Patio. DSC7132

### CONTINUATION SHEET

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Photo 13: Date Stamp in Rear Patio Porch Slab. Note Removed Stem Wall Ghost Print in Modified Entryway. DSC7125



Photo 14: Date Stamp in Front Porch Slab. DSC7104

State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code**

Review Code      Other Listings      Reviewer      Date

Page 1 of 8 \*Resource Name or #: (Assigned by recorder) The Menashe Ranch Garage

P1. Other Identifier: APN 506-0-030-045 – 11932 Los Angeles Avenue

\*P2. Location:  Not for Publication       Unrestricted

\*a. County Ventura and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Moorpark Date 2018 T 2 N; R 19 W; NW ¼ of NW ¼ of Sec 8; SB B.M.

c. Address 11932 Los Angeles Avenue City Moorpark Zip 93021

d. UTM: (Give more than one for large and/or linear resources) Zone 11 S, 325 359 mE/ 3794 543 mN - NAD 83

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

The parcel is south of 11930 and 11934 Los Angeles Avenue, east of Beltramo Ranch Road, in the City of Moorpark, Ventura County.

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The remaining original construction on the property is described as an approximately 500-square-foot concrete-block building consisting of a garage and office or small residence with bath on a slab-on-grade foundation. The building appears commercial-like with an office and bathroom with toilet and sink but is now in residential use or in use for storage of personal items and vehicles. According to city directories, a machine shop was identified at the subject site address from 1970 to 1971. The building measures approximately 40 feet by 22 feet, with the long axis running east-west. The northwest corner of the building is recessed and covered by a shed roof that marries into the roofline of the main building. The recessed corner has been partially enclosed with modern wood framing and lattice, screening the original entry into the office portion of the building. The roof appears to have been comprised of 2" x 6" rafters set on-edge at intervals (see Continuation Sheet)

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) 11932 Los Angeles Avenue – The Menashe Ranch Garage, view southwest, 1 February 2022, DSC7178

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

\*P7. Owner and Address:

\*P8. Recorded by: (Name, affiliation, and address) Richard Shultz: Chambers Group, Inc. 9620 Chesapeake Drive, Suite 202 San Diego, CA 92123

\*P9. Date Recorded: 1 February 2022

\*P10. Survey Type: (Describe) Pedestrian

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Historic Significance Evaluation for the Beltramo Ranch Project, City of Moorpark, Ventura County, California. February 2022. Richard D. Shultz, Chambers Group Inc., San Diego, California.

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List): Sketch Map

State of California & The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) The Menashe Ranch Garage \*NRHP Status Code 6Z

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B1. Historic Name: None  
 B2. Common Name: None  
 B3. Original Use: Ranch Office / Garage B4. Present Use: Church Storage

\*B5. Architectural Style: Tract Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Framing and addition of wood lattice partially enclosing north entry to office.

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Possibly David and Abraham Menashe  
 \*B10. Significance: Theme Mid-Century Ranch Area Rural Ventura County/Moorpark, CA

Period of Significance Mid-Century Property Type Residential Applicable Criteria N/A  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Menashe Ranch Garage is a possible build-by-owner ranch office and equipment garage constructed with concrete block in a 1950s interpretation of Streamline Moderne. No date stamps were identified in the concrete slab foundation, but aerial photographs indicate the building, and an adjacent residence, at this location in 1952; the property having been purchased without existing buildings in 1951. Streamline Moderne was at the end of its popularity at this time and the concrete block may have been readily available at a lesser price. Additionally, concrete block buildings can be easily and quickly constructed without specialized framing or tools, and are therefore useful for minimally skilled and expedient projects. The building retains much of its original fabric; however, the garage door, and the two entry doors appear to be replacements, though the jamb millwork around each appear to be original. All windows appear to be original with original lights. Integrity appears to be good; however, some feeling has been lost with the removal of the original house and poultry houses.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

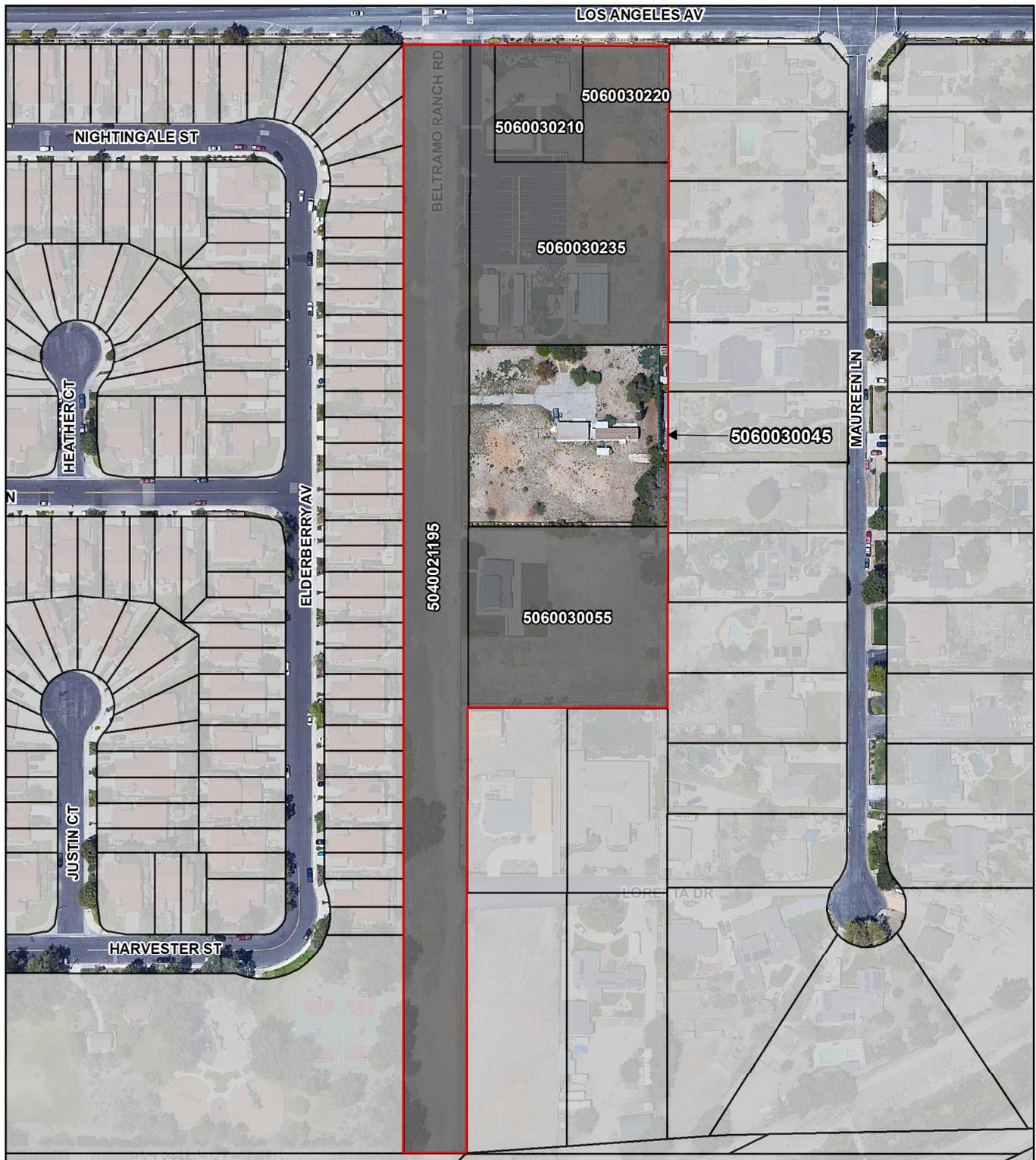
B13. Remarks:  
 Menashe Ranch Garage located in center of photo.

\*B14. Evaluator: Richard Shultz

\*Date of Evaluation: 20 February 2022

(This space reserved for official comments.)





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\*Recorded by: Richard Shultz \*Date 1 February 2022  Continuation  Update

**P3a.Description:** across the building, then sheathed and covered. A multi-lighted door in a heavy jamb allows entry into the interior. The body of the building is standard concrete block, measuring roughly 8" x 16" and set in a running bond pattern. The corners of the building utilize radiused edge (bull nose) in whole and half blocks, and the same units are used for window and door openings, lending to a general Streamline Moderne appearance. The roof is flat with a slight pitch to the south and is covered in mineral surface rolled roofing. The roof is surrounded by a low parapet on the three non-water shedding sides. The garage aperture is roughly two-cars wide and is shut with a modern paneled roller replacement door. Two six-light windows are located within the south wall, providing light to the garage side of the building. Two more six-light windows pierce the east wall, and are divided by a side door providing passage between the garage and the no longer extant house to the east. Each window piercing utilizes radiused blocks along the vertical sides of the aperture, and a set of cast blocks for the sill that will shed water. The windows are casement style, with a single outward swinging triple pane window half. The frame is recessed approximately mid-block and is made of ferrous metal. Door openings are similarly constructed, but are framed with wood jambs.

It is unknown what construction the adjacent residential unit took; however, clues suggest that whatever form and composition it did take was something expedient like the garage. Both units were sited on a single slab-on-grade foundation measuring approximately 102 feet by 22 feet. By using a slab-on-grade foundation block brick can be easily set in level courses with a nearly unmovable reference grade. Unfortunately, the slab on which the original house was sited was not accessible, and therefore the type of structure that may have rested atop was not ascertainable.

It is noted that a poultry house was also present in the 1952 aerial, and this informs the purpose of the extant concrete block building. The Menashe families were in the egg business at the time and likely would have needed a space to conduct business, maintain equipment and store supplies. This building appears to have constructed to serve this purpose. As such, its utilitarian purpose required no particular flourishes or extravagances, and as it was constructed soon after the purchase of the land, needed to be easily and cost-effectively constructed.

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Photo 1: 11932 Los Angeles Avenue, 1952 Menashe Ranch Garage North Profile. View South. DSC7176



Photo 2: 3/4 View Noting Wood Lattice Enclosure of Office Porch and Entrance View Southeast. DSC7169

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Photo 3: 1952 Menashe Ranch Garage South Profile. View North. DSC7189



Photo 4: Detail of Window Sets in South Wall. View North. DSC7191

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Photo 5: 3/4 view of View of Southeast Corner of Garage. View North-Northwest. DSC7192



Photo 6: Detail View of Front Door to Office of Garage. View South. DSC7197

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Photo 7: Detail View of Office Entrance. Note Rafters and Board Sheathing. DSC7196



Photo 8: Oblique View of Mobile Home on Original Concrete Slab, and Garage, Illustrating Relative Setting. View West-Southwest. DSC7200