



APPENDIX C

HISTORIC RESOURCES ASSESSMENT



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HISTORIC RESOURCES ASSESSMENT

**CITRUS SQUARE PROJECT
CITY OF CYPRESS
ORANGE COUNTY, CALIFORNIA**

LSA

June 2021

HISTORIC RESOURCES ASSESSMENT

CITRUS SQUARE PROJECT CITY OF CYPRESS ORANGE COUNTY, CALIFORNIA

Prepared for:

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MANAGEMENT SUMMARY

LSA conducted a historic resources assessment for the Citrus Square Project located in Cypress, Orange County, California. The assessment included archival research, a field survey, and this report. The subject property is approximately 6.3 acres and is currently used by the Cypress School District for administrative and maintenance operations. The proposed project includes the construction of 50 affordable condominium units and 48 market-rate condominium units on this site. The City of Cypress (City), as Lead Agency for the project, required this study as part of the environmental review process to comply with the California Environmental Quality Act (CEQA).

The purpose of the study is to provide the City with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the project area. In order to identify and evaluate such resources, LSA conducted historical background research and carried out an intensive-level field survey.

Research found that the subject property at 9470 Moody Street was open, undeveloped land until it was used for agricultural purposes in the mid-1950s and then developed in 1968 with the Cypress School District administrative and support buildings. Over the years, buildings have been added and removed from the site and the immediate surroundings have slowly developed with housing tracts, with more recent tracts constructed to the south and southwest causing loss of integrity of setting and feeling. The buildings on the subject parcel were constructed in the vernacular, with Contemporary elements on the Administrative Building, and lack architectural merit. Research did not identify any architect, contractor, or other names associated with the subject property that made significant contributions to the history of Cypress, State of California, or the nation. As the subject property is not significant and has lost integrity, it is not a “historical resource” as defined by CEQA.

Through the various avenues of research, this study did not encounter any “historical resources,” as defined by CEQA, within the project area. Therefore, LSA recommends to the City of Cypress a finding of *No Impact* regarding historic-period built environment resources. No further investigation and no mitigation measures are recommended for the project unless development plans undergo such changes as to include areas not covered by this study.

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A: DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORMS

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INTRODUCTION

In May and June 2021, at the request of the City of Cypress, LSA Associates, Inc. (LSA) performed a historic resources study on approximately 6.3 acres in Cypress, Orange County, California (Figures 1 and 2). The subject property of the study, Assessor's Parcel Number (APN) 244-092-030, is located in Township 4 South, Range 11 West, San Bernardino Baseline and Meridian, as depicted on the United States Geological Survey (USGS) *Los Alamitos, California* 7.5-minute topographic quadrangle map (1981). The study is part of the environmental review process for a proposed condominium development. The City, as Lead Agency for the project, required the study in compliance with the California Environmental Quality Act (CEQA; PRC § 21000, et seq.).

LSA performed the present study to provide the City with the necessary information and analysis to determine, as mandated by CEQA, whether the proposed project would cause substantial adverse changes to any historical resources that may exist in or around the project area. In order to identify and evaluate such resources, LSA conducted historical background research and carried out an intensive-level field survey. This report is a complete account of the methods, results, and final conclusion of the study.

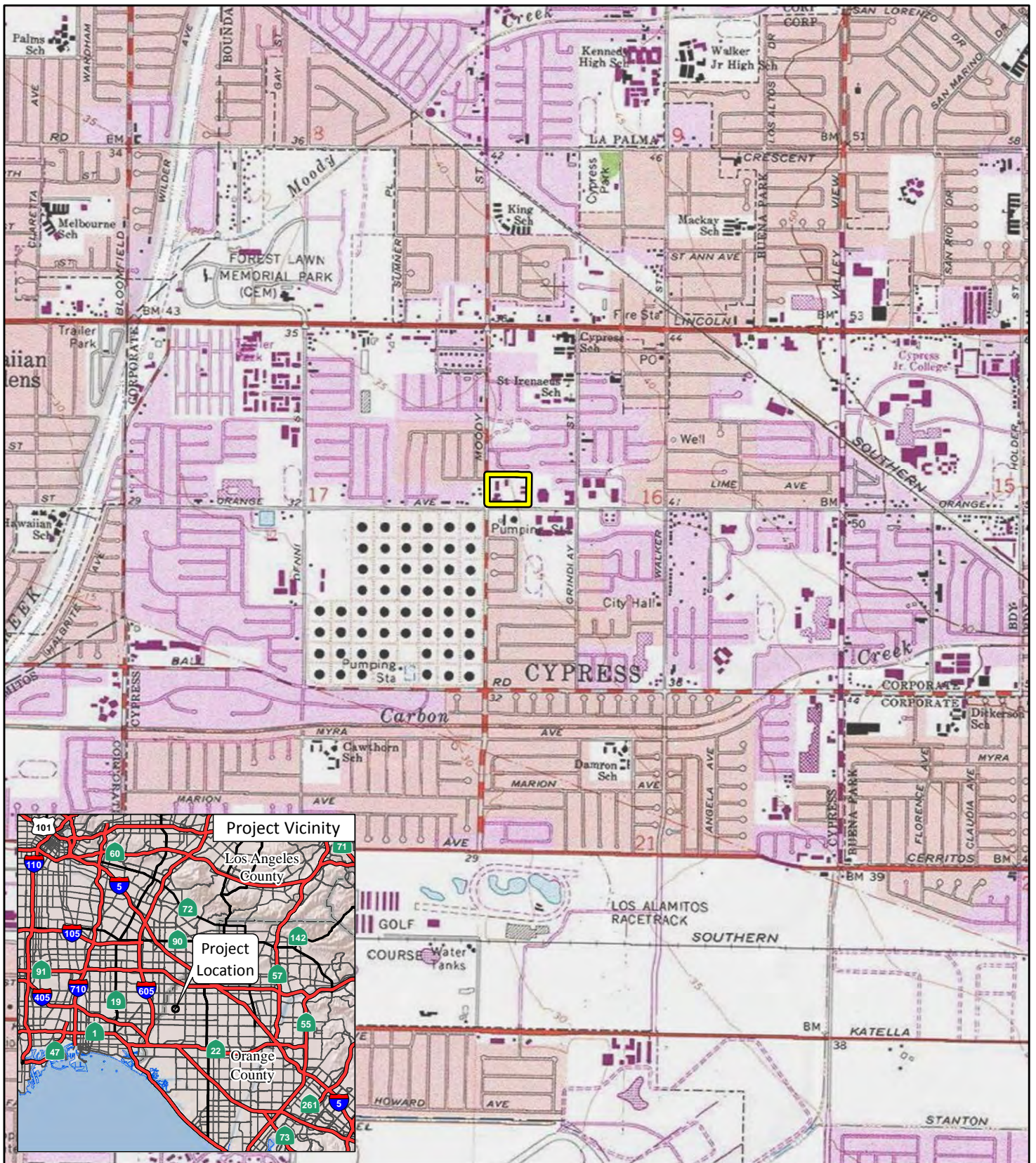


FIGURE 1

LSA

LEGEND

 Project Location



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - Los Alamitos (1981)

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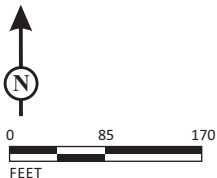


PROJECT SITE

LSA

LEGEND

- ① Administration Office
- ② Educational Center
- ③ Warehouse
- ④ Vehicle Maintenance Shop
- ⑤ Maintenance Shop and Equipment Storage Shed
- ⑥ Quonset Huts



SOURCE: Google Earth

I:\CCP1603.11\G\Project_Location.cdr (6/15/2021)

FIGURE 2

Cypress Square Project
Project Location

METHODS

ARCHIVAL RESEARCH

LSA completed archival research during May 2021. Research methods focused on the review of a variety of primary and secondary source materials relating to the history and development of the project area. Sources included, but were not limited to, online sources, published literature in local and regional history, news articles, historic aerial photographs, and historic maps. Primary historical themes included early development of the City of Cypress and the Cypress School District. A complete list of all references is included at the end of this report.

FIELD SURVEY

On May 14, 2021, LSA architectural historian, Laura Carias, M.A., conducted the intensive-level architectural survey. During the survey, Ms. Carias took numerous photographs of the exterior of the buildings, as well as other features such as Quonset huts and the surrounding neighborhood. In addition, she made detailed notations regarding the structural and architectural characteristics and current conditions of the buildings and associated features. She then conducted a brief reconnaissance survey of the vicinity to determine whether the project area is within a potential historic district.

RESULTS

ARCHIVAL RESEARCH

The property at 9470 Moody Street is the location of the administrative offices for the Cypress School District, which opened in 1968 according to the *News-Enterprise*. The earliest historic aerial photograph of the area dates to 1930 in which the location of the subject property is open, undeveloped land (UCSB 2021). See Figure 3. The landscape remains largely unchanged in 1938, but by 1952 small housing tracts are visible within a one-mile radius, although the subject parcel remains undeveloped (UCSB 2021). In the 1956 historic aerial, it appears the subject parcel had been prepped for agricultural use (UCSB 2021). By 1960, a few more parcels were developed in the surrounding area while the subject parcel was still used for agricultural purposes (UCSB 2021). Buildings on the subject property are first visible in the 1968 aerial. The Administration Building, Educational Center, Warehouse, and Vehicle Maintenance Building are the only structures visible on site at that time, but the surrounding area adjacent to the subject property had been developed with several housing tracts (UCSB 2021). By 1972, the Maintenance Shop and Equipment Storage Shed had been added and, in 1976, two Quonset huts were located north of said buildings (NETR 2021; UCSB 2021). In the 1994 historic aerial, a third Quonset hut appears directly west of the first two and a fourth is placed directly east of the Warehouse (NETR 2021). Between 1994 and 2016, several portable buildings appear and disappear on the subject parcel. As the area was largely rural for the first half of the 20th century, no Sanborn maps were located.



Figure 3: 1930 Historic Aerial photograph showing general area of subject property. The white circles are the Texaco tank farm located at the southwest corner of Moody Street and Orange Avenue. The red arrow points to the general project location (UCSB Aerial Photographs 2021).

HISTORIC CONTEXT

The historic period in California is divided into three periods: Spanish/Mission Period (1769–1821), Mexican/Rancho Period (1821–1848), and the American Period (1848–Present). Spanish exploration of southern California began in the late 1700s as expeditions began seeking routes from San Diego to the Los Angeles basin and further regions of “Alta California.” One of the logical, geographic passages between the Pacific Coast and the Los Angeles Basin was what is now known as Santa Ana Canyon. Some of the more notable and documented explorers to use this route, which went through what would become Orange County, were Don Gaspar Portolá, Juan Bautista de Anza, and Don Pedro Fages. In 1784, General Pedro Fages received a petition from three of his soldiers who wanted land to build homes and graze the cattle they had acquired (Carpenter 2003). Fages agreed and that same year (1784) Manuel Perez Nieto was granted 300,000 acres, which became known as Los Nietos and included the area that would become Cypress (Ibid.). After Manuel’s death in 1804, the land was divided among his four surviving children and Juan Jose Nieto received the acres called Los Alamitos (approximately 28,000 acres) and Los Coyotes (approximately 49,000 acres), which include Cypress (Ibid.). In 1806, Nieto built an adobe house in the southwest corner of Rancho Los Alamitos (Ibid.).

In 1821, Mexico won independence from Spain and took over Alta California. In 1834, Juan Jose Nieto was formally granted Los Alamitos by Governor Juan Figueroa and just months later sold it to the governor for just \$500 (Carpenter 2003). Figueroa later sold it to Abel Stearns in 1842 (Ibid.). Eventually Stearns owned both ranchos (Los Alamitos and Los Coyotes) and “built up the largest land and cattle empire in the area” (City of Cypress n.d.:2).

In 1848, Alta California came under control of the United States and in 1850 California was admitted to the Union. In 1861, Stearns borrowed on the Rancho from money lender Michael Reese to finance a business venture in Los Angeles (Carpenter 2003). By 1865, Stearns was in jeopardy of losing his land to Reese, so a group of his friends formed the Robinson Trust to save him from bankruptcy (Carpenter 2003). In 1866, Reese foreclosed on a portion of the Rancho and began leasing it to the Bixbys who were sheep farmers from Maine (Carpenter 2003). Meanwhile, in 1868, the Trust began to sell 120- to 160-acre tracts and, by the time Stearns died in 1871, he was on his way to another fortune (Ibid; Carpenter 2003).

The 1880s was a boom period in southern California that helped complete “the transition from range land to agricultural economy” (City of Cypress n.d.:3). Between 1866 and 1884, the population of Los Angeles increased from approximately 12,000 to around 100,000 and other cities also were expanding rapidly (Ibid.). Orange County was formed in 1889, putting half of Rancho Los Alamitos in Los Angeles County and half in Orange County (Carpenter 2003). In 1881, John and Jotham Bixby and Isaac Hellman (a banker) bought Rancho Los Alamitos and joined it to Los Cerritos (Carpenter 2003). They formed the Alamitos Land Company to subdivide part of the Rancho into farm lands (Carpenter 2003:28). This represents the beginnings of what would become Cypress.

By the late 1880s, white and sweet potatoes, as well as sugar beets were the main crops (City of Cypress n.d.). However, dairy farming, which was supported by the beet farming, was a major industry with nearby Buena Park at its center (City of Cypress n.d.: 4.). In the Cypress area, almost everyone had cows, but sorghum was what the area was really known for (Ibid.). In 1889, the McWilliams family

moved to the area, planted sorghum, and established a makeshift processing plant for it (Ibid.). In its first year, it processed 100 gallons of syrup (Ibid.). Soon other farmers planted sorghum and the industry steadily expanded (Ibid.). In 1907, a regular mill was built that processed 15,000 gallons of syrup its first year (Ibid.).

During the Depression era, the area was hard hit by the 1933 Long Beach earthquake, which damaged Cypress School, and the 1938 flood, which left most of Waterville (later renamed Dairy City and then Cypress) under two to three feet of water (City of Cypress n.d.: 6). The school was rebuilt in 1936 using Public Works Administration (PWA) funds and was still the only school in the Cypress School District (Epting 2014). Although rural communities like Waterville suffered less from the Depression, people still struggled. The needy were assisted by a variety of federal relief programs and many school children received free hot lunches (City of Cypress n.d.).

“In 1910, a local farmer named George Miller formed the Southern California Dairy Association, and by the 1940s, dairies emerged as the community’s leading industry” (City of Cypress n.d.:7). However, the World War II years brought many changes to the area as several military facilities moved nearby. These included the United States Naval Station in Los Alamitos (next to Cypress), the Seal Beach Ammunition Depot, the United States Naval Air Station in Santa Ana, the Santa Ana Army Air Base, and Irvine Park, which was used as an Army training camp (City of Cypress n.d.: 6). Aircraft plants and shipyards created jobs in nearby communities such as Long Beach and Santa Monica. The combination of new employment opportunities and men joining the armed services created a shortage of labor in the fields (Ibid.). To alleviate the shortage, workers from Mexico were brought in through treaty arrangements and later German prisoners of war were used to harvest crops (Ibid.).

After the war, returning GIs created such a big demand for housing in surrounding areas that many farmers relocated to Waterville (City of Cypress n.d.: 7). By the late 1940s, Waterville was the third largest dairy district in the country (Ibid.). When it incorporated in 1956, it took the name Dairy City (Epting 2014). In the 1950s, Dairy City (now Cypress), Dairyland (now La Palma), and Dairy Valley (now Cerritos) were collectively known as “Moo-Valley” (City of Cypress n.d.: 7). In 1957, the city’s name was changed to Cypress (Ibid.).

Cypress School District

The Cypress School District dates back to the late 1890s. The first schoolchildren attended either Centralia School, located on present day Knott Avenue, or Bloomfield School on Bloomfield and Crescent Avenues (City of Cypress n.d.: 5). After the 1894 school year, a two-week school session was held to see how many students would attend; this would determine if a new schoolhouse was necessary. Cypress School District was established on July 1, 1895, after 25 students appeared for the two-week trial session. Mr. Charles Lee Damron donated “one acre of land from his 25-acre ranch near Ball Road across from Moody Street” (City of Cypress n.d.: 5). Cypress trees were planted around the schoolyard as a windbreak, so the school was given the same name.

The first class was led by Miss Margaret “Daisy” Landell. She had a salary of \$60 a month and a class of 23 students ranging in age from 6 to 19 years old (City of Cypress n.d.: 5). The Pacific Electric depot, located on present-day Lincoln Avenue and Walker Street (roughly three-quarters of a mile northeast of the subject property), was established in 1906 and was named “Cypress” to match the school

district. The town of Cypress developed around the depot and eventually one of the schools was moved to Lincoln Avenue and Gridley Street to be closer to the heart of the community. The school was later torn down in 1924 and a two-room schoolhouse and auditorium was constructed in its place. The population continued to grow in the 1920s resulting in many additions to the schoolhouse. By 1927, the school had four teachers (City of Cypress n.d.: 5).

The construction of the Texaco Tank Farm located on the southwest corner of Moody Street and Orange Avenue increased the valuation of the school district from \$800,000 to \$3 million, thus giving the school district the funds to add four more classrooms to the schoolhouse (City of Cypress n.d.: 5). The Long Beach earthquake of 1933 severely damaged several properties throughout the region including the schoolhouse (City of Cypress n.d.:5). It severely damaged the Centralia School in Santa Ana and the school district was divided and annexed to neighboring districts, including Cypress School District, further increasing its pupil count (*Los Angeles Times* 1933).

After World War II, many dairy farmers moved out of Long Beach and into Cypress, bringing with them their families and school-aged children and again increasing the number of students in the district. Cypress School District opened up its first kindergarten class in 1944 and Miss Elizabeth Dickerson was elected the first superintendent of schools (City of Cypress n.d.:7). Slowly the district added to its staff with its first full-time nurse in 1952 and school psychologist in 1956. The population continued to grow and, in September of 1959, the *Los Angeles Times* notes that the Cypress school enrollment was up 49 percent from when school closed in June with a total student population of 1,350 compared to 910 the prior semester (*Los Angeles Times* 1959). The cause of the influx of students was the 600 new families that moved into the recently completed housing tracts over the summer (*Los Angeles Times* 1959). As pupils continued to enroll, more schools were constructed. In 1961, the Elizabeth Dickerson School, the third school in the district, opened and, as more housing tracts were completed, an increase of 50 percent was expected for the fall of 1961 school year (*Los Angeles Times* 1961). Five years later, there were nine schools with a tenth school scheduled to open later that school year with 200 teachers on staff (*Los Angeles Times* 1966). Recruitment came from all over the United States as the *Los Angeles Times* recounts that “of the 200 teachers, 57 will be new to the district. Of the new teachers, 24 will come from California colleges with 33 from other states” (*Los Angeles Times* 1966) Teachers were also expected to come from Michigan, New Mexico, Nebraska, the Dakotas, New York, Virginia, Ohio, and Wisconsin (*Los Angeles Times* 1966).

The Cypress School District opened its new administrative offices in 1968 (Figure 4). The new campus consisted of the Administration Building, Educational Center, Warehouse, and Vehicle Maintenance Shop (City of Cypress n.d.:9; UCSB 2021). A Maintenance Shop and Equipment Storage Shed were added by 1976 (UCSB 2021). Since then, several buildings have been added and removed from the site. Currently, the Cypress School District serves six elementary schools, 3,948 students, and 150 teachers (Public School Review 2021).



Figure 4: 1968 historic aerial photograph showing the Cypress School District administrative and support facilities outlined in red.

Major east/west street is Orange Avenue and north/south street is Moody Street (UCSB Aerial Photographs 2021).

ARCHITECTURAL CONTEXT

The subject property was developed in 1968 when the popular architectural styles of choice for new construction were Ranch, International, and Contemporary, all of which were typically devoid of ornamentation (McAlester 2015). Although most of the buildings on the subject parcel are utilitarian and constructed in the vernacular, the administration building has a few Contemporary elements such as moderately-pitched, cross gabled roof, recessed entry, and flagstone accent walls.

FIELD SURVEY

The Cypress School District is located on a 6.3-acre property located at the northeast corner of Moody Street and Orange Avenue. There are five buildings and several ancillary buildings located on the site. The Administration Building, Education Center, Warehouse, Vehicle Maintenance Shop, Maintenance Shop and Equipment Storage Shed, and two Quonset Huts are the only buildings that are 45 years of age or older. Other buildings on the property include two additional Quonset Huts, modular office trailers, and a chemical storage building. The site is largely paved with asphalt and landscaped along Moody Street and Orange Avenue.

Administration Building

The Administration Building is located on the southwest corner of the subject parcel and was constructed in the vernacular with elements of the Contemporary style of architecture (Figures 5 through 8). It features an irregular floorplan and is capped by a moderately pitched cross-gabled roof with wide overhanging boxed eaves. The roof is sheathed in slate shingles. The building is clad in yellow subway tile with sparse areas in smooth stucco; the walls beneath the gables on the west- and south-facing elevations are clad with flagstone. Rectangular attic vents are located beneath the roof gables. Below the west-facing gable the words “CYPRESS SCHOOL DISTRICT CENTRAL ADMINISTRATION” are spelled out in bronze letters. A bronze bell is mounted to a wood stand and is centrally located beneath the roof gable. The main entrance faces west and features double doors with small windows. Windows throughout the building are narrow, full-length, metal framed and are set up in singles, pairs, and sets of three. The single windows are divided vertically into three equal parts and the center portion operates as a single-hung window. Vinyl sash windows are located on the east, secondary elevation. Other entrances into the building feature single metal doors and are located on the north, south, and east elevations. The Administration Building is in good condition and retains a moderate degree of integrity.

Educational Center

The Educational Center is located at the northwest section of the parcel, set back from the street and east of a paved parking lot (Figures 9 and 10). It has a rectangular floorplan, flat roof with low parapet wall, and is clad with smooth stucco. There are evenly spaced breaks in the parapet wall where squared roof downspouts are located. The main west-facing elevation has bronze letters that read “DONALD A. KOUZES EDUCATION CENTER CYPRESS SCHOOL DISTRICT.” Three single metal doors are located on the west elevation. The east elevation features one single door and two sets of double metal doors flanked by sidelights. Other entrances are located on the south elevation. The Education Center is in good condition and retains a good degree of integrity.

Warehouse

Located directly east of the Educational Center is the Warehouse (Figures 11 and 12). It has a rectangular floorplan, flat roof with low parapet wall and evenly spaced squared downspouts along the roofline. The building is clad with smooth stucco. A rollup car door is at the west elevation and a single metal door is immediately to its south. A secondary entrance is located on the south elevation. The Warehouse is in good condition and retains a good degree of integrity.

Vehicle Maintenance Shop

The Vehicle Maintenance Shop is located on the southern edge of the subject parcel (Figures 13 through 16). Though nearly rectangular, the building has an irregular floorplan and features a central two-story projection. It is capped with a flat roof and low parapet walls; downspouts are visible only on the south elevation. The building is clad with smooth stucco. The east, west, and south elevations are devoid of any fenestration except for a few vents at the south elevation. The north elevation is lined with five garage door openings east of the central projection. West of the projection are three contemporary vinyl sash sliding windows, four single doors, two of which are located beneath shed roofs that were added later, and a one-car garage door. The central projection features one garage

door and one single door entrance on the first floor and another on the second floor. Windows are a combination of metal casement windows and metal sliding windows. The Vehicle Maintenance Shop is in fair condition and retains a moderate degree of integrity.

Maintenance Shop and Equipment Storage Shed

The Maintenance Shop and Equipment Storage Shed, which consist of two buildings connected by a rudimentary shed made up of plywood siding and corrugated metal doors, were constructed between 1969 and 1976 (Figures 17 through 20). The Maintenance Shop, located west of the Equipment Storage Shed, has a rectangular floorplan with a flat roof that slopes to the north with wide overhanging boxed eaves. The building is clad with painted corrugated metal sheets. The north elevation features one large opening that encompasses the majority of the elevation and is closed off by three stackable, sliding, metal doors. Four wood sash, double-hung windows are located on the north elevation and west elevation; all are screened with metal security mesh. A single door is located on the north elevation.

The Equipment Storage Shed, located east of the Maintenance Shop, has a rectangular floorplan, a flat roof that slopes to the west, and open eaves. It is clad with painted corrugated metal sheets. Two car openings, which consist of two wood, barn doors, are located on the east elevation. The Maintenance Shop and Equipment Storage Shed are in fair condition and retain a good degree of integrity.

Quonset Huts

Located on the site's east-central portion are three Quonset Huts laid out east to west; however, only the one at the center and to the east were on site in 1976 (Figure 21). The Huts are clad with painted corrugated metal sheets. Windows have been boarded up. Single wood doors are located on the north and south elevations. The Quonset Huts are in poor condition and retain a moderate degree of integrity.



Figure 5: Administration Building, west elevation, view east (LSA 2021)



Figure 6: Administration Building, south elevation, view north (LSA 2021)



Figure 7: Administration Building, east elevation (right) and south elevation (left), view northwest (LSA 2021)



Figure 8: Administration Building, north elevation (left) and east elevation (right), view southwest (LSA 2021)



Figure 9: Educational Center, west elevation, view northeast (LSA 2021)



Figure 10: Educational Center, east elevation, view west (LSA 2021)



Figure 11: Warehouse, west elevation, view east (LSA 2021)



Figure 12: Warehouse, north elevation (left) and west elevation (right), view southeast (LSA 2021)



Figure 13: Vehicle Maintenance Shop, north elevation, view south (LSA 2021)



Figure 14: Vehicle Maintenance Shop, north elevation, view southeast (LSA 2021)



Figure 15: Vehicle Maintenance Shop, east elevation (left) and north elevation (right), view southwest (LSA 2021)



Figure 16: Vehicle Maintenance Shop, south elevation, view northwest (LSA 2021)



Figure 17: Maintenance Shop and Equipment Storage Shed, south elevation, view north (LSA 2021)



Figure 18: Maintenance Shop and Equipment Storage Shed, south elevation, view north (LSA 2021)



Figure 19: Maintenance Shop and Equipment Storage Shed, south elevation (left) and east elevation (right), view northwest (LSA 2021)



Figure 20: Maintenance Shop and Equipment Storage Shed, north elevation (left) and west elevation (right), view southeast (LSA 2021)



Figure 21: Quonset Huts, north elevation, view southwest (LSA 2021)

SIGNIFICANCE EVALUATION

Based on the research results discussed above, the following sections present the historical significance evaluation for the historic-period buildings in the project area and the conclusion on whether any qualifies as a “historical resource” as defined by CEQA. The City of Cypress does not have an adopted historic preservation ordinance and therefore evaluation under local criteria is not included in this report.

DEFINITIONS

CEQA (PRC Chapter 2.6, Section 21083.2 and CCR Title 145, Chapter 3, Article 5, Section 15064.5) calls for the evaluation and recordation of historical resources. The criteria for determining the significance of impacts to historical resources are based on Section 15064.5 of the *CEQA Guidelines* and *Guidelines for the Nomination of Properties to the California Register*. Properties eligible for listing in the California Register of Historical Resources (California Register) and subject to review under CEQA are those meeting the criteria for listing in the California Register, National Register of Historic Places (National Register), or designation under a local ordinance.

California Register of Historical Resources

The California Register criteria are based on National Register criteria. For a property to be eligible for inclusion in the California Register, one or more of the following criteria must be met:

1. It is associated with the 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;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; and/or
4. It 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 one or more of the above criteria, the California Register requires that sufficient time has passed since a resource’s period of significance to “obtain a scholarly perspective on the events or individuals associated with the resource.” Fifty years is used as a general estimate of time needed to develop the perspective to understand the resource’s significance (CCR 4852 [d][2]).

The California Register also requires that a resource possess integrity, which is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance” (California Office of Historic Preservation 1999:2). To retain integrity, a resource should have its original location, design, setting, materials, workmanship, feeling, and association. Which of these factors is most important depends on the particular criterion under which the resource is considered eligible for listing (California Office of Historic Preservation 1999).

EVALUATION

In summary, the project area is developed with the Cypress School District administration and support facilities. The land on which the offices sit was empty and undeveloped until about 1952 when the land appears to have been prepared for agricultural purposes. Constructed in 1968, the offices remain largely unchanged, although several ancillary and modular offices were added and removed over time. The landscape surrounding the subject parcel was sporadically developed with slow growth until 1968 when several housing tracts were constructed. Since its construction, several buildings were added and removed.

The buildings are evaluated below for historical significance under the criteria for listing in the California Register.

Under Criterion 1, these buildings are associated with the Cypress School District. Although established in the 1890s, its current offices were constructed in 1968 and are loosely associated with the post-World War II residential boom as these offices were constructed to provide a new space for a growing school district. Although it was part of a series of municipal projects at the time, its architecture is not remarkable and does not appear to be related to or representative of other contemporaneous civic projects. In addition, it is not part of a cohesive neighborhood or subdivision that might constitute a historic district. Aside from its loose association with the tail end of the post-World War II boom, archival research did not produce any information to suggest that the Cypress School District made any historically significant contributions to the broad patterns of national, state, local, or regional history or the cultural heritage of California or the United States. Therefore, the subject property is not eligible under Criterion 1.

Under Criterion 2, the subject property is associated with the Cypress School District. Archival research did not indicate that any person that has worked at this location is known to be a historically significant figure at the National, State, or local level. Therefore, the subject property is not eligible under Criterion 2.

Under Criterion 3, the subject property clearly comprises an administrative office with support buildings from the post-World War II period, but is not a good example of a particular style, method of construction, or region. No architect or contractor was identified and no evidence was found indicating it is the work of a master and it does not possess high artistic values. Therefore, the subject property is not eligible under Criterion 3.

Under Criterion 4 the campus was constructed in 1968 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation. Therefore, the subject property is not eligible under Criterion 4.

The subject property retains integrity of location, design and workmanship, but has diminished integrity of materials. There have been changes to the immediate surrounding causing loss of integrity of setting and feeling. The subject property does not possess integrity of association as there is no association to a historical event, trend, or person.

For these reasons, the buildings do not appear to meet the criteria for listing in the California Register. In addition, the buildings do not appear to be part of a potential historic district.

RECOMMENDATIONS

Research found that the subject property at 9470 Moody Street was open, undeveloped land until it was used for agricultural purposes in the mid-1950s and then developed in 1968 with Cypress School District administrative and support buildings. Over the years, buildings have been added and removed from the site and the immediate surroundings have slowly developed with housing tracts, with more recent tracts constructed to the south and southwest causing loss of integrity of setting and feeling. The buildings on the subject parcel were constructed in the vernacular with Contemporary elements on the Administrative Building and lack architectural merit. No architect, contractor, or other names associated with the subject property that made significant contributions to the history of Cypress, the State of California, or the nation were found in the course of research. As the subject property is not significant and has lost integrity, it is not a “historical resource” as defined by CEQA.

The foregoing report has provided background information on the project area, outlined the methods used in the current study, and presented the results of the various avenues of research. Throughout the course of the study, no “historical resources,” as defined by CEQA, were encountered within or adjacent to the project area. Therefore, the City may reach a finding of *No Impact* regarding historic-period built environment resources. No mitigation measures are recommended for historic-period built environment resources.

REFERENCES

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City of Cypress

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- 2021 Historic aerial photographs: 1952, 1953, 1954, 1963, 1972, 1994, 1998, 2000, 2002, 2003, 2004, 2005, 2009, 2010, 2012, 2014, 2016. <https://historicaerials.com/viewer>. Accessed May 2021.

Public School Review

- 2021 "Cypress Elementary School District." Accessed June 2, 2021: <https://www.publicschoolreview.com/california/cypress-elementary-school-district/610440-school-district>.

USGS (United States Geological Survey)

- 1981 *Los Alamitos, California* 7.5-minute topographic quadrangle map (1:24,000).

UCSB (University of California, Santa Barbara)

- 2021 Aerial photographs: 1930, 1938, 1952, 1956, 1960, 1968, and 1976. Accessed online at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

APPENDIX A

DEPARTMENT OF PARKS AND RECREATION (DPR) 523 FORMS

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: 9470 Moody Street, Cypress California, 90630

P1. Other Identifier: Cypress School District, Administration Building

*P2. Location: Not for Publication Unrestricted *a. County: Orange and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Los Alamitos, CA Date: 1981 T 04S ; R 11W ; S.B.B.M.

c. Address: 9470 Moody Street City: Cypress Zip: 90630

d. UTM Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number (APN) 244-092-030

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

The Administration Building is one of several buildings on 6.3 acres developed with Cypress School District offices and maintenance buildings. The Administration Building is located on the southwest corner of the subject parcel and was constructed in the vernacular with elements of the Contemporary style of architecture. It features an irregular floorplan and is capped by a moderately pitched cross-gabled roof with wide overhanging boxed eaves. The roof is sheathed in slate shingles. The building is clad in yellow subway tile with sparse areas in smooth stucco; the walls beneath the gables on the west- and south-facing elevations are clad with flagstone. Rectangular attic vents are located beneath the roof gables. Below the west-facing gable, the words "CYPRESS SCHOOL DISTRICT CENTRAL ADMINISTRATION" are spelled out in bronze letters. A bronze bell is mounted to a wood stand and is centrally located beneath the roof gable. The main entrance faces west and features double doors with small windows. Windows throughout the building are narrow, full-length, metal framed, and are set up in singles, pairs, and sets of three. The single windows are divided vertically into three equal parts and the center portion operates as a single-hung window. Vinyl sash windows are located on the east, secondary elevation. Other entrances into the building feature single metal doors and are located on the north, south, and east elevations. The Administration Building is in good condition and retains a moderate degree of integrity.

*P3b. Resource Attributes: (List attributes and codes) HP15. Educational Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) West elevation, view east (May 14, 2021)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1968 (City of Cypress n.d.)

*P7. Owner and Address:
Cypress School District
9470 Moody Street
Cypress, California 90630

*P8. Recorded by: (Name, affiliation, and address)
Laura Carias, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

*P9. Date Recorded:
May 2021

*P10. Survey Type: (Describe) Intensive-level CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resource Assessment, Citrus Square Project, City of Cypress, Orange County, California Prepared by LSA Associates, Inc. 2021.

*Attachments: NONE Location Map Sketch 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 9470 Moody Street, California 90630

B1. Historic Name: Cypress School District, Administration Building

B2. Common Name: Cypress School District, Administration Building

B3. Original Use: Administrative office **B4. Present Use:** Administrative office

***B5. Architectural Style:** Vernacular with Contemporary influences

***B6. Construction History:** (Construction date, alterations, and date of alterations)

1968: Year built (City of Cypress n.d.)

Unknown: Vinyl sash windows added to east elevation

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

***B8. Related Features:**

Educational center, warehouse, vehicle maintenance shop, maintenance shop and equipment storage shed, Quonset huts.

B9a. Architect: None found **b. Builder:** None found

***B10. Significance: Theme:** Educational history **Area:** City of Cypress

Period of Significance: 1968 **Property Type:** Educational building **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Please refer to report listed in P11 for related historic context. In summary, the project area was undeveloped until 1956 when the land was prepared for agricultural use (UCSB 2021). The immediate area did not begin to see development until 1960 when some housing tracts are visible (UCSB 2021). In 1968, the subject property was developed with an Administration Building, Educational Center, Warehouse, Vehicle Maintenance Shop, and Maintenance Shop and Equipment Storage Shed; Quonset Huts were in place between 1972 and 1976 (UCSB 2021; NETR 1972). Other office and utility buildings were added to the subject parcel after 1976 and are not part of this evaluation. There are a few alterations on the subject property that include the replacement of several windows in the Administration Building and the addition/removal of several buildings on the property. The setting currently is dominated by housing tracts. The subject property does not appear to meet the criteria for listing in the California Register of Historical Resources (California Register) and is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA). (*Continued page 4*)

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

***B12. References:**

City of Cypress

n.d. City of Cypress History. Taken from the *News-Enterprise* Archives, written by Eileen Wheeler
<http://www.cypressca.org/home/showdocument?id=6>.

NETR (National Environmental Title Search, LLD)

2021 1972 Historic aerial photographs. <https://historicaerials.com/viewer>. Accessed May 2021.

UCSB (University of California, Santa Barbara)

2021 1956, 1960, 1968, and 1976 Aerial photographs. Accessed online at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:

***B14. Evaluator:** Laura Carias, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

***Date of Evaluation:** June 2021

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or #: (Assigned by recorder) 9470 Moody Street, Cypress, California 90630

*Recorded by LSA Associates, Inc. *Date: June 11, 2021 Continuation Update

P5 Photos (continued from page 1)



Administration Building, west elevation, view east (LSA 2021)



Administration Building, south elevation, view north (LSA 2021)



Administration Building, east elevation (right) and south elevation (left), view northwest (LSA 2021)



Administration Building, north elevation (left) and east elevation (right), view southwest (LSA 2021)

See Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 9470 Moody Street, Cypress, California 90630

*Recorded by LSA Associates, Inc. *Date: June 11, 2021 Continuation Update

P5 Photos (continued from page 3)



Administration Building, north elevation, view south (LSA 2021)

***B10. Significance continued from page 2:**

Under Criterion 1, these buildings are associated with the Cypress School District. Although established in the 1890s, its current offices were constructed in 1968 and are loosely associated with the post-World War II residential boom as these offices were constructed to provide a new space for a growing school district. Although it was part of a series of municipal projects at the time, its architecture is not remarkable and does not appear to be related to or representative of other contemporaneous civic projects. In addition, it is not part of a cohesive neighborhood or subdivision that might constitute a historic district. Aside from its loose association with the tail end of the post-WWII boom, archival research did not produce any information to suggest that the Cypress School District made any historically significant contributions to the broad patterns of local or regional history or the cultural heritage of California or the United States. Therefore, the subject property is not eligible under Criterion 1.

Under Criterion 2, the subject property is associated with the Cypress School District. Archival research did not indicate that any person that has worked at this location is known to be a historically significant figure at the State or local level.

Under Criterion 3, the subject property is clearly an administrative office from the post-World War II period, but is not a good example of a particular style, method of construction, or region. No evidence was found indicating it is the work of a master and it does not possess high artistic values.

Under Criterion 4 the campus was constructed in 1968 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

Integrity

The subject building retains integrity of design and workmanship, but has diminished integrity of materials, as it has sustained a few alterations. The building has not been moved and therefore retains integrity of location. There have been changes to the immediate surrounding causing loss of integrity of setting and feeling. The subject building does not possess integrity of association as there is no association to a historical event, trend, or person.

For these reasons, the building does not appear to meet the criteria for listing in the California Register. In addition, the building does not appear to be part of a potential historic district.

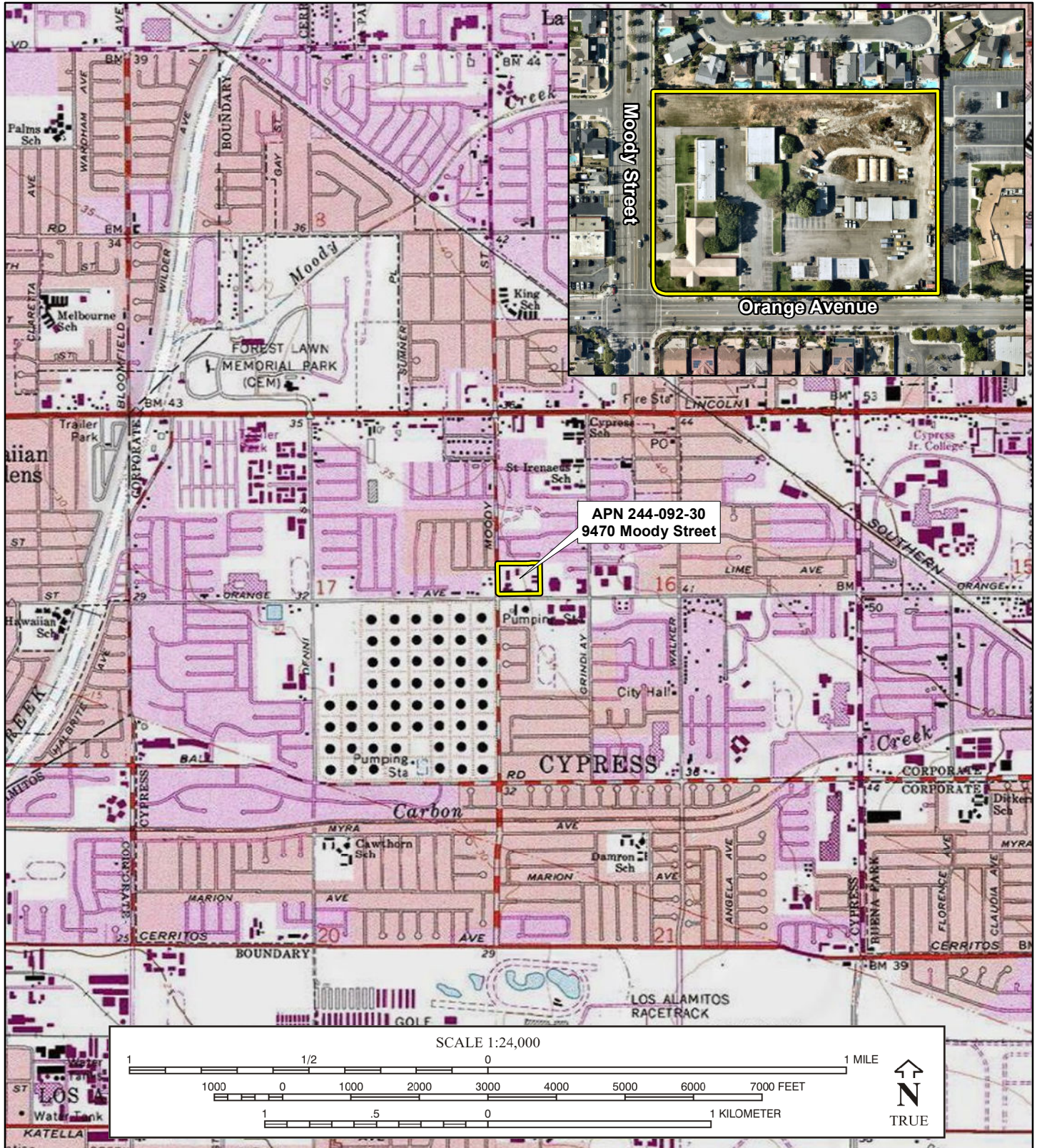
State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____

*Resource Name or _____ 9470 Moody Street

*Map Name: USGS 7.5' Quad, Los Alamitos; Nearmap

*Scale: 1:24000 *Date of Map: 1981; 2021



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: 9470 Moody Street, Cypress California, 90630

P1. Other Identifier: Cypress School District, Educational Center

*P2. Location: Not for Publication Unrestricted *a. County: Orange and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Los Alamitos, CA Date: 1981 T 04S ; R 11W ; S.B.B.M.

c. Address: 9470 Moody Street City: Cypress Zip: 90630

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number (APN) 244-092-030

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Educational Center is located at the northwest section of the parcel, set back from the street and east of a paved parking lot. It has a rectangular floorplan, flat roof with low parapet wall, and is clad with smooth stucco. There are evenly spaced breaks in the parapet wall where squared roof downspouts are located. The main west-facing elevation has bronze letters that read "DONALD A. KOUZES EDUCATION CENTER CYPRESS SCHOOL DISTRICT." Three single metal doors are located on the west elevation. The east elevation features one single door and two sets of double metal doors flanked by sidelights. Other entrances are located on the south elevation. The Education Center is in good condition and retains a good degree of integrity.

*P3b. Resource Attributes: (List attributes and codes) HP15. Educational Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) West elevation, view northeast (May 14, 2021)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1968 (City of Cypress n.d.)

*P7. Owner and Address:
Cypress School District
9470 Moody Street
Cypress, California 90630

*P8. Recorded by: (Name, affiliation, and address)
Laura Carias, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

*P9. Date Recorded:
May 2021

*P10. Survey Type: (Describe) Intensive-level CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resource Assessment, Citrus Square Project, City of Cypress, Orange County, California Prepared by LSA Associates, Inc. 2021.

*Attachments: NONE Location Map Sketch 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 9470 Moody Street, California 90630

B1. Historic Name: Cypress School District, Educational Center

B2. Common Name: Cypress School District, Educational Center

B3. Original Use: Classrooms **B4. Present Use:** Classrooms

***B5. Architectural Style:** Vernacular

***B6. Construction History:** (Construction date, alterations, and date of alterations)
1968: Year built (City of Cypress n.d.)

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

***B8. Related Features:**
Administration Building, Warehouse, Vehicle Maintenance Shop, Maintenance Shop and Equipment Storage Shed, Quonset Huts.

B9a. Architect: None found **b. Builder:** None found

***B10. Significance: Theme:** Educational history **Area:** City of Cypress
Period of Significance: 1968 **Property Type:** Educational building **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Please refer to report listed in P11 for related historic context. In summary, the project area was undeveloped until 1956 when the land was prepared for agricultural use (UCSB 2021). The immediate area did not begin to see development until 1960 when some housing tracts are visible (UCSB 2021). In 1968, the subject property was developed with an Administration Building, Educational Center, Warehouse, Vehicle Maintenance Shop, and Maintenance Shop and Equipment Storage Shed; Quonset Huts were in place between 1972 and 1976 (UCSB 2021; NETR 2021). Other office and utility buildings were added to the subject parcel after 1976 and are not part of this evaluation. Although there are no alterations to the building, there are a few alterations on the subject property that include the addition/removal of several buildings on the property. The setting currently is dominated by housing tracts. The subject property does not appear to meet the criteria for listing in the California Register of Historical Resources (California Register) and is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA).
(Continued page 4)

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

***B12. References:**

City of Cypress
n.d. City of Cypress History. Taken from the *News-Enterprise* Archives, written by Eileen Wheeler
<http://www.cypressca.org/home/showdocument?id=6>.
NETR (National Environmental Title Search, LLD)
2021 1972 Historic aerial photographs. <https://historicaerials.com/viewer>. Accessed May 2021.
UCSB (University of California, Santa Barbara)
2021 1956, 1960, 1968, and 1976 Aerial photographs. Accessed online at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:

***B14. Evaluator:** Laura Carias, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

***Date of Evaluation:** June 2021

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or #: (Assigned by recorder) 9470 Moody Street, Cypress, California 90630
*Recorded by LSA Associates, Inc. *Date: June 11, 2021 Continuation Update

P5 Photos (continued from page 1)



Educational Center, west elevation, view northeast (LSA 2021)



Educational Center, east elevation, view west (LSA 2021)



Educational Center, south elevation, view north (LSA 2021)



Educational Center, north elevation, view south (LSA 2021)

See Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 9470 Moody Street, Cypress, California 90630
*Recorded by LSA Associates, Inc. *Date: June 11, 2021 Continuation Update

***B10. Significance continued from page 2:**

Under Criterion 1, these buildings are associated with the Cypress School District. Although established in the 1890s, its current offices were constructed in 1968 and are loosely associated with the post-World War II residential boom as these offices were constructed to provide a new space for a growing school district. Although it was part of a series of municipal projects at the time, its architecture is not remarkable and does not appear to be related to or representative of other contemporaneous civic projects. In addition, it is not part of a cohesive neighborhood or subdivision that might constitute a historic district. Aside from its loose association with the tail end of the post-WWII boom, archival research did not produce any information to suggest that the Cypress School District made any historically significant contributions to the broad patterns of local or regional history or the cultural heritage of California or the United States. Therefore, the subject property is not eligible under Criterion 1.

Under Criterion 2, the subject property is associated with the Cypress School District. Archival research did not indicate that any person that has worked at this location is known to be a historically significant figure at the State or local level.

Under Criterion 3, the subject property is part of an administrative campus, with the Education Building as a utilitarian building from the post-World War II period, but is not a good example of a particular style, method of construction, or region. No evidence was found indicating it is the work of a master and does not possess high artistic values.

Under Criterion 4 the campus was constructed in 1968 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

Integrity

The subject building retains integrity of design, workmanship, and materials. The building has not been moved and therefore retains integrity of location. There have been changes to the immediate surrounding causing loss of integrity of setting and feeling. The subject building does not possess integrity of association as there is no association to a historical event, trend, or person.

For these reasons, the building does not appear to meet the criteria for listing in the California Register. In addition, the building does not appear to be part of a potential historic district.

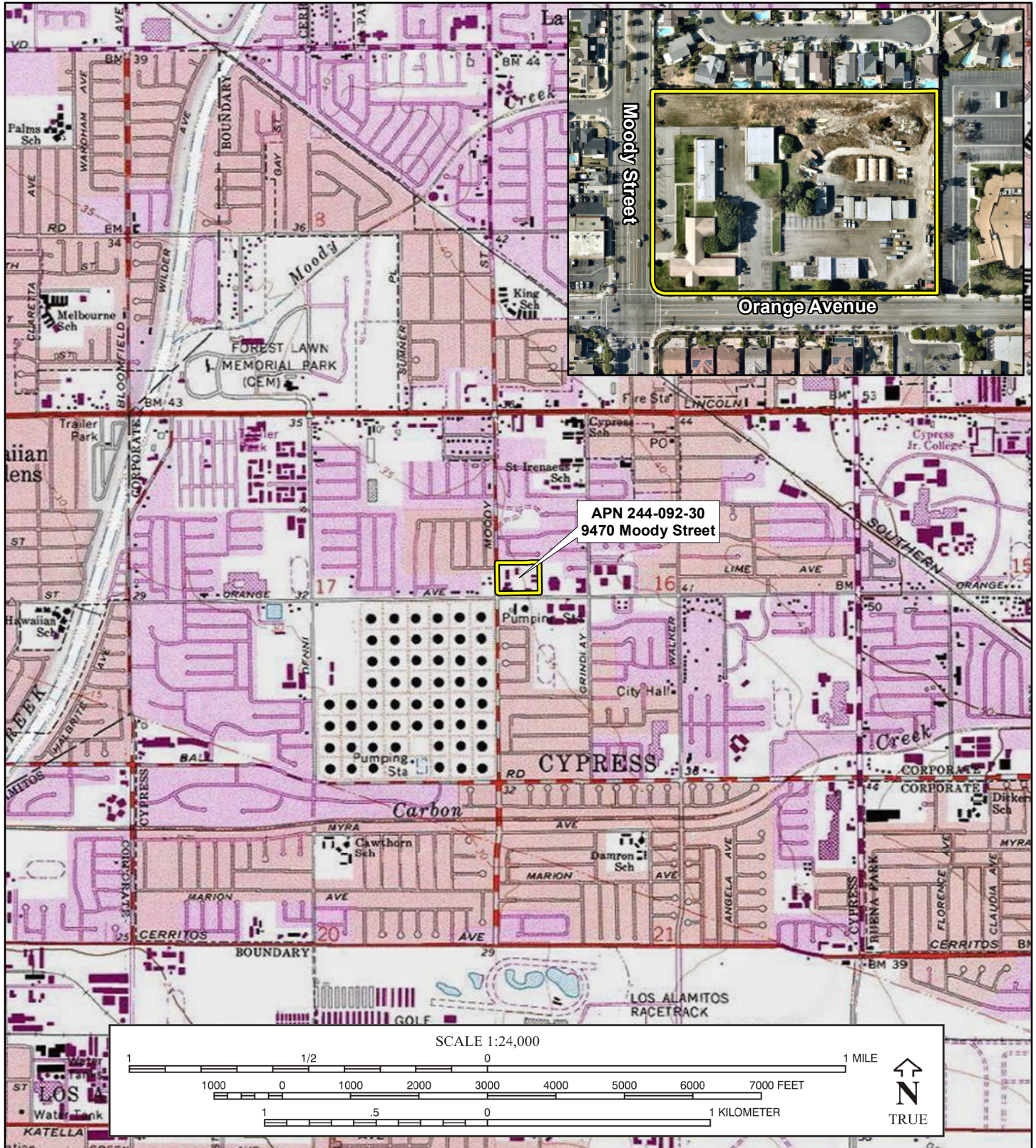
State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____

*Resource Name or _____ 9470 Moody Street

*Map Name: USGS 7.5' Quad, Los Alamitos; Nearmap

*Scale: 1:24000 *Date of Map: 1981; 2021



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: 9470 Moody Street, Cypress California, 90630

P1. Other Identifier: Cypress School District, Warehouse

***P2. Location:** Not for Publication Unrestricted *a. County: Orange and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Los Alamitos, CA Date: 1981 T 04S ; R 11W ; S.B.B.M.

c. Address: 9470 Moody Street City: Cypress Zip: 90630

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number (APN) 244-092-030

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
Located directly east of the Educational Center is the Warehouse. It has a rectangular floorplan, flat roof with low parapet wall and evenly spaced squared downspouts along the roofline. The building is clad with smooth stucco. A rollup car door is at the west elevation and a single metal door is immediately to its south. A secondary entrance is located on the south elevation. The Warehouse is in good condition and retains a good degree of integrity.

***P3b. Resource Attributes:** (List attributes and codes) HP4. Ancillary Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) West elevation, view east (May 14, 2021)

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
1968 (City of Cypress n.d.)

***P7. Owner and Address:**
Cypress School District
9470 Moody Street
Cypress, California 90630

***P8. Recorded by:** (Name, affiliation, and address)
Laura Carias, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

***P9. Date Recorded:**
May 2021

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Historic Resource Assessment, Citrus Square Project, City of Cypress, Orange County, California Prepared by LSA Associates, Inc. 2021.

***Attachments:** NONE Location Map Sketch 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 9470 Moody Street, California 90630

B1. Historic Name: Cypress School District, Warehouse

B2. Common Name: Cypress School District, Warehouse

B3. Original Use: Warehouse **B4. Present Use:** Warehouse

***B5. Architectural Style:** Vernacular

***B6. Construction History:** (Construction date, alterations, and date of alterations)
1968: Year built (City of Cypress n.d.)

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

***B8. Related Features:**
Administration Building, Educational Center, Vehicle Maintenance Shop, Maintenance Shop and Equipment Storage Shed, Quonset Huts.

B9a. Architect: None found **b. Builder:** None found

***B10. Significance: Theme:** Educational history **Area:** City of Cypress
Period of Significance: 1968 **Property Type:** Ancillary building **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Please refer to report listed in P11 for related historic context. In summary, the project area was undeveloped until 1956 when the land was prepared for agricultural use (UCSB 2021). The immediate area did not begin to see development until 1960 when some housing tracts are visible (UCSB 2021). In 1968 the subject property was developed with an Administration Building, Educational Center, Warehouse, Vehicle Maintenance Shop, and Maintenance Shop and Equipment Storage Shed; Quonset Huts were in place between 1972 and 1976 (UCSB 2021; NETR 1972). Other office and utility buildings were added to the subject parcel after 1976 and are not part of this evaluation. Although there are no alterations to the building, there are a few alterations on the subject property that include the addition/removal of several buildings on the property. The setting currently is dominated by housing tracts. The subject property does not appear to meet the criteria for listing in the California Register of Historical Resources (California Register) and is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA).
(Continued page 4)

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

***B12. References:**

City of Cypress

n.d. City of Cypress History. Taken from the *News-Enterprise* Archives, written by Eileen Wheeler
<http://www.cypressca.org/home/showdocument?id=6>.

NETR (National Environmental Title Search, LLD)

2021 1972 Historic aerial photographs. <https://historicaerials.com/viewer>. Accessed May 2021.

UCSB (University of California, Santa Barbara)

2021 1956, 1960, 1968, and 1976 Aerial photographs. Accessed online at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:

***B14. Evaluator:** Laura Carias, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

***Date of Evaluation:** June 2021

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or #: (Assigned by recorder) 9470 Moody Street, Cypress, California 90630
*Recorded by LSA Associates, Inc. *Date: June 11, 2021 Continuation Update

P5 Photos (continued from page 1)



Warehouse, west elevation, view east (LSA 2021)



Warehouse, south elevation, view north (LSA 2021)



Warehouse, north elevation, view southeast (LSA 2021)

See Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 9470 Moody Street, Cypress, California 90630
*Recorded by LSA Associates, Inc. *Date: June 11, 2021 Continuation Update

***B10. Significance continued from page 2:**

Under Criterion 1, these buildings are associated with the Cypress School District. Although established in the 1890s, its current offices were constructed in 1968 and are loosely associated with the post-World War II residential boom as these offices were constructed to provide a new space for a growing school district. Although it was part of a series of municipal projects at the time, its architecture is not remarkable and does not appear to be related to or representative of other contemporaneous civic projects. In addition, it is not part of a cohesive neighborhood or subdivision that might constitute a historic district. Aside from its loose association with the tail end of the post-WWII boom, archival research did not produce any information to suggest that the Cypress School District made any historically significant contributions to the broad patterns of local or regional history or the cultural heritage of California or the United States. Therefore, the subject property is not eligible under Criterion 1.

Under Criterion 2, the subject property is associated with the Cypress School District. Archival research did not indicate that any person that has worked at this location is known to be a historically significant figure at the State or local level.

Under Criterion 3, the subject property is part of an administrative campus, with the Warehouse as a utilitarian building from the post-World War II period, but is not a good example of a particular style, method of construction, or region. No evidence was found indicating it is the work of a master and does not possess high artistic values.

Under Criterion 4 the campus was constructed in 1968 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

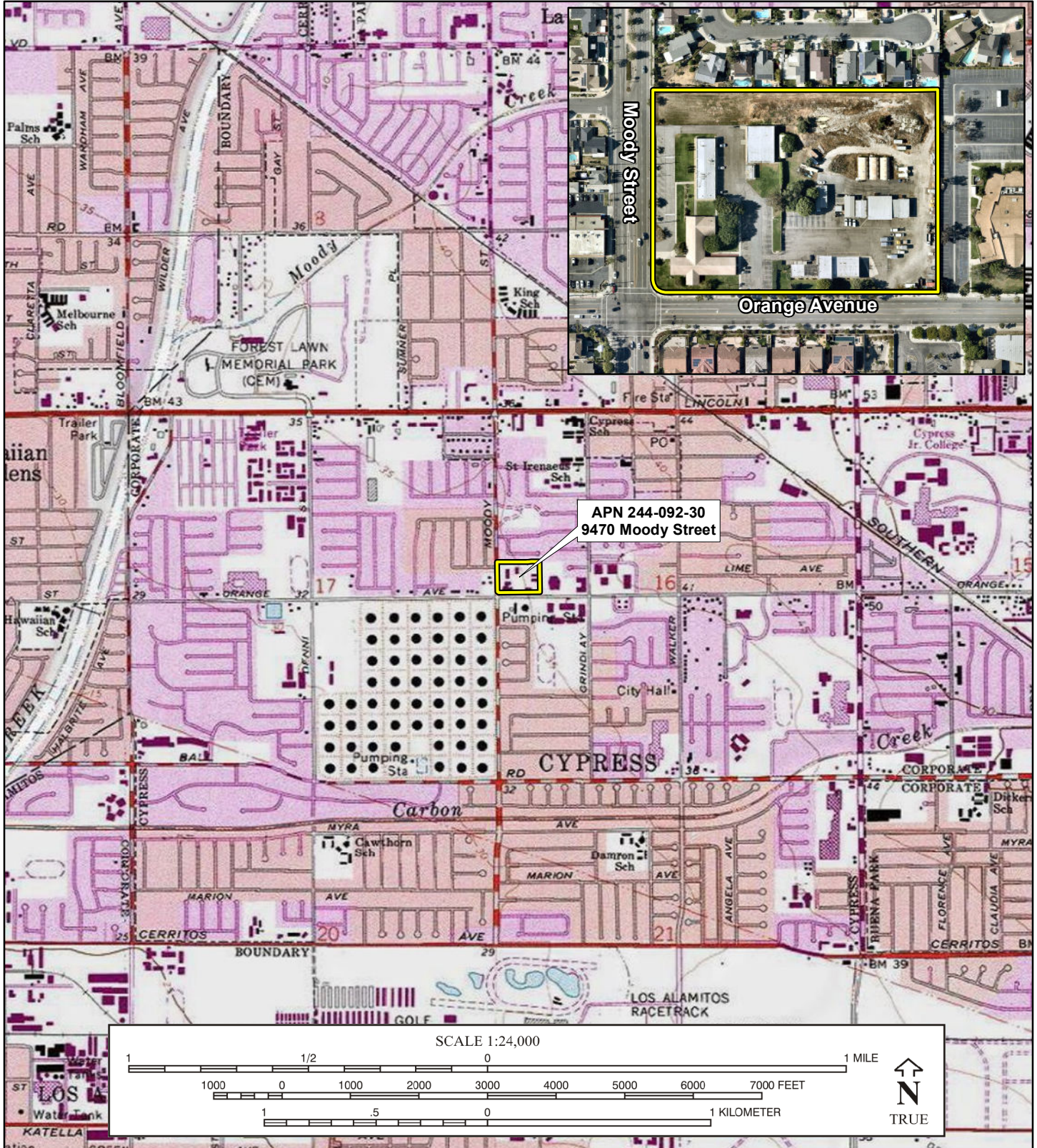
Integrity

The subject building retains integrity of design, workmanship, and materials. The building has not been moved and therefore retains integrity of location. There have been changes to the immediate surrounding causing loss of integrity of setting and feeling. The subject building does not possess integrity of association as there is no association to a historical event, trend, or person.

For these reasons, the building does not appear to meet the criteria for listing in the California Register. In addition, the building does not appear to be part of a potential historic district.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: 9470 Moody Street, Cypress California, 90630

P1. Other Identifier: Cypress School District, Vehicle Maintenance Shop

*P2. Location: Not for Publication Unrestricted *a. County: Orange and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Los Alamitos, CA Date: 1981 T 04S ; R 11W ; S.B.B.M.

c. Address: 9470 Moody Street City: Cypress Zip: 90630

d. UTM: Zone: 11; _____ mE/ _____ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number (APN) 244-092-030

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) The Vehicle Maintenance Shop is located on the southern edge of the subject parcel. Though nearly rectangular, the building has an irregular floorplan and features a central two-story projection. It is capped with a flat roof and low parapet walls; downspouts are visible only on the south elevation. The building is clad with smooth stucco. The east, west, and south elevations are devoid of any fenestration except for a few vents at the south elevation. The north elevation is lined with five garage door openings east of the central projection. West of the projection are three contemporary vinyl sash sliding windows, four single doors, two of which are located beneath shed roofs that were added later, and a one-car garage door. The central projection features one garage door and one single door entrance on the first floor and another on the second floor. Windows are a combination of metal casement windows and metal sliding windows. The Vehicle Maintenance Shop is in fair condition and retains a moderate degree of integrity.

*P3b. Resource Attributes: (List attributes and codes) HP4. Ancillary Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) North elevation, view southeast (May 14, 2021)

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
1968 (City of Cypress n.d.)

*P7. Owner and Address:
Cypress School District
9470 Moody Street
Cypress, California 90630

*P8. Recorded by: (Name, affiliation, and address)
Laura Carias, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

*P9. Date Recorded:
May 2021

*P10. Survey Type: (Describe) Intensive-level CEQA compliance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
Historic Resource Assessment, Citrus Square Project, City of Cypress, Orange County, California Prepared by LSA Associates, Inc. 2021.

*Attachments: NONE Location Map Sketch 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 9470 Moody Street, California 90630

B1. Historic Name: Cypress School District, Vehicle Maintenance Shop
B2. Common Name: Cypress School District, Vehicle Maintenance Shop
B3. Original Use: Vehicle Maintenance Shop B4. Present Use: Vehicle Maintenance Shop

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)
1968: Year built (City of Cypress n.d.)

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

*B8. Related Features:
Administration Building, Educational Center, Warehouse, Maintenance Shop and Equipment Storage Shed, Quonset Huts.

B9a. Architect: None found b. Builder: None found

*B10. Significance: Theme: Educational history Area: City of Cypress
Period of Significance: 1968 Property Type: Ancillary building Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Please refer to report listed in P11 for related historic context. In summary, the project area was undeveloped until 1956 when the land was prepared for agricultural use (UCSB 2021). The immediate area did not begin to see development until 1960 when some housing tracts are visible (UCSB 2021). In 1968, the subject property was developed with an Administration Building, Educational Center, Warehouse, Vehicle Maintenance Shop, and Maintenance Shop and Equipment Storage Shed; Quonset Huts were in place between 1972 and 1976 (UCSB 2021; NETR 1972). Other office and utility buildings were added to the subject parcel after 1976 and are not part of this evaluation. There are a few alterations on the subject property that include the replacement of windows and addition of shed roofs over entrance doors at the Vehicle Maintenance Shop and the addition/removal of several buildings on the property. The setting currently is dominated by housing tracts. The subject property does not appear to meet the criteria for listing in the California Register of Historical Resources (California Register) and is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA). (Continued page 4)

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

*B12. References:

- City of Cypress
n.d. City of Cypress History. Taken from the News-Enterprise Archives, written by Eileen Wheeler
<http://www.cypressca.org/home/showdocument?id=6>.
- NETR (National Environmental Title Search, LLD)
2021 1972 Historic aerial photographs. <https://historicaerials.com/viewer>. Accessed May 2021.
- UCSB (University of California, Santa Barbara)
2021 1956, 1960, 1968, and 1976 Aerial photographs. Accessed online at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:

*B14. Evaluator: Laura Carias, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

*Date of Evaluation: June 2021

(Sketch Map with north arrow required.)
Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or #: (Assigned by recorder) 9470 Moody Street, Cypress, California 90630
*Recorded by LSA Associates, Inc. *Date: June 11, 2021 Continuation Update

P5 Photos (continued from page 1)



Vehicle Maintenance Shop, north elevation, view south (LSA 2021)



Vehicle Maintenance Shop, north elevation, west section, view south (LSA 2021)



Vehicle Maintenance Shop, north elevation, center projection, view south (LSA 2021)



Vehicle Maintenance Shop, north elevation, view southwest (LSA 2021)

See Continuation Sheet



Vehicle Maintenance Shop, south elevation, view northwest (LSA 2021)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 9470 Moody Street, Cypress, California 90630

*Recorded by LSA Associates, Inc. *Date: June 11, 2021 Continuation Update

***B10. Significance continued from page 2:**

Under Criterion 1, these buildings are associated with the Cypress School District. Although established in the 1890s, its current offices were constructed in 1968 and are loosely associated with the post-World War II residential boom as these offices were constructed to provide a new space for a growing school district. Although it was part of a series of municipal projects at the time, its architecture is not remarkable and does not appear to be related to or representative of other contemporaneous civic projects. In addition, it is not part of a cohesive neighborhood or subdivision that might constitute a historic district. Aside from its loose association with the tail end of the post-WWII boom, archival research did not produce any information to suggest that the Cypress School District made any historically significant contributions to the broad patterns of local or regional history or the cultural heritage of California or the United States. Therefore, the subject property is not eligible under Criterion 1.

Under Criterion 2, the subject property is associated with the Cypress School District. Archival research did not indicate that any person that has worked at this location is known to be a historically significant figure at the State or local level.

Under Criterion 3, the subject property is part of an administrative campus, with the Vehicle Maintenance Shop as a utilitarian building from the post-World War II period, but is not a good example of a particular style, method of construction, or region. No evidence was found indicating it is the work of a master and does not possess high artistic values.

Under Criterion 4 the campus was constructed in 1968 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

Integrity

The subject building retains integrity of design, workmanship, and materials. The building has not been moved and therefore retains integrity of location. There have been changes to the immediate surrounding causing loss of integrity of setting and feeling. The subject building does not possess integrity of association as there is no association to a historical event, trend, or person.

For these reasons, the building does not appear to meet the criteria for listing in the California Register. In addition, the building does not appear to be part of a potential historic district.

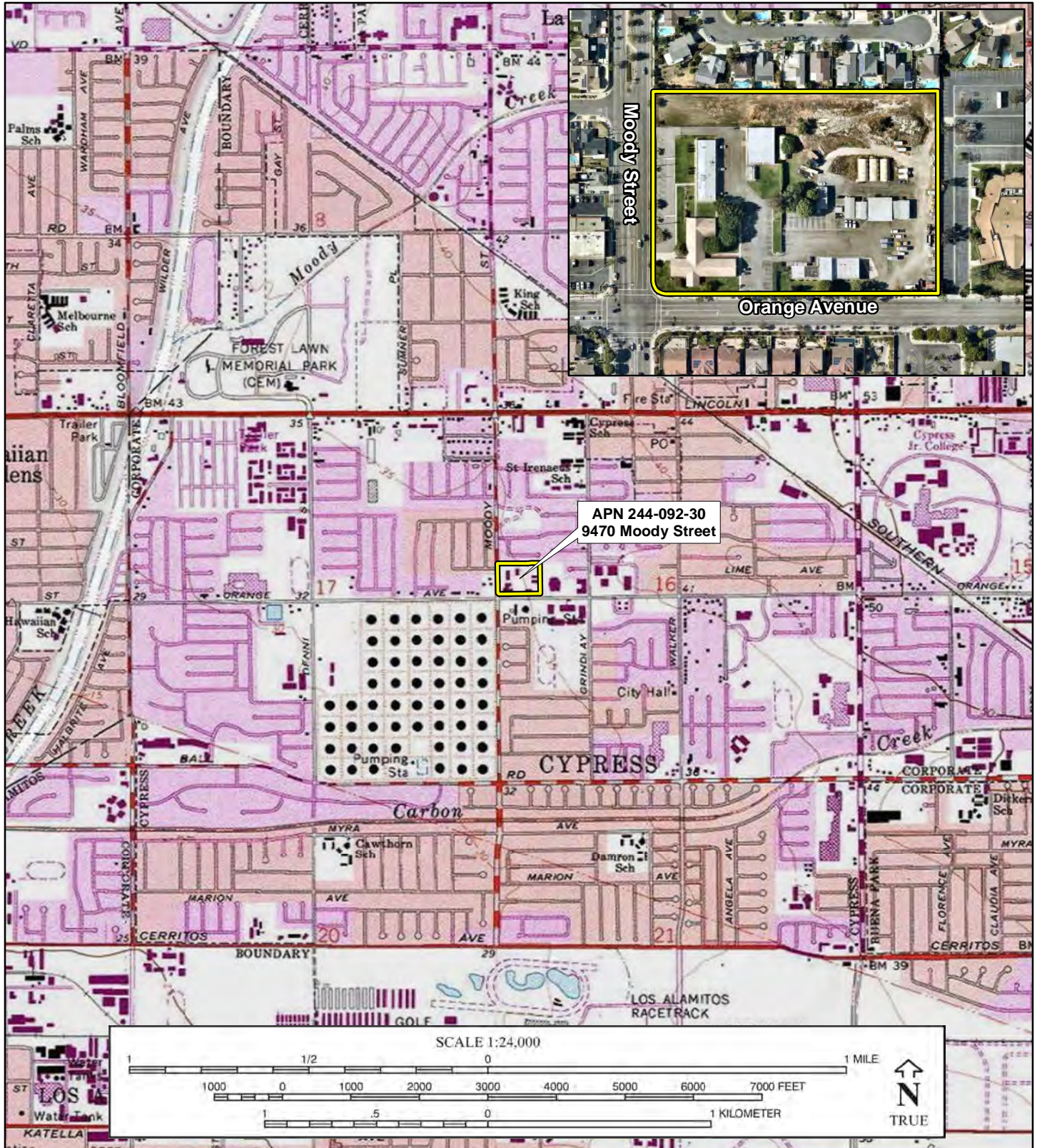
State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____

*Resource Name or _____ 9470 Moody Street

*Map Name: USGS 7.5' Quad, Los Alamitos; Nearmap

*Scale: 1:24000 *Date of Map: 1981; 2021



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: 9470 Moody Street, Cypress California, 90630

P1. Other Identifier: Cypress School District, Maintenance Shop and Equipment Storage Shed

***P2. Location:** Not for Publication Unrestricted ***a. County:** Orange and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Los Alamitos, CA **Date:** 1981 **T** 04S ; **R** 11W ; S.B.B.M.

c. Address: 9470 Moody Street **City:** Cypress **Zip:** 90630

d. UTM Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number (APN) 244-092-030

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Maintenance Shop and Equipment Storage Shed, which consist of two buildings connected by a rudimentary shed made up of plywood siding and corrugated metal doors, were constructed between 1969 and 1976. The Maintenance Shop, located west of the Equipment Storage Shed, has a rectangular floorplan with a flat roof that slopes to the north with wide overhanging boxed eaves. The building is clad with painted corrugated metal sheets. The north elevation features one large opening that encompasses the majority of the elevation and is closed off by three stackable, sliding, metal doors. Four wood sash double-hung windows are located on the north elevation and west elevation; all are screened with metal security mesh. A single door is located on the north elevation.

The Equipment Storage Shed, located east of the maintenance shop, has a rectangular floorplan, a flat roof that slopes to the west, and open eaves. It is clad with painted corrugated metal sheets. Two car openings, which consist of two wood, barn doors, are located on the east elevation. The Maintenance Shop and Equipment Storage Shed are in fair condition and retain a good degree of integrity.

***P3b. Resource Attributes:** (List attributes and codes) HP4. Ancillary Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) South elevation, view north (May 14, 2021)

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
c. 1976 aerial photograph (UCSB 2021)

***P7. Owner and Address:**
Cypress School District
9470 Moody Street
Cypress, California 90630

***P8. Recorded by:** (Name, affiliation, and address)
Laura Carias, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

***P9. Date Recorded:**
May 2021

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Historic Resource Assessment, Citrus Square Project, City of Cypress, Orange County, California Prepared by LSA Associates, Inc. 2021.

***Attachments:** NONE Location Map Sketch 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 9470 Moody Street, California 90630

B1. Historic Name: Cypress School District, Maintenance Shop and Equipment Storage Shed
B2. Common Name: Cypress School District, Maintenance Shop and Equipment Storage Shed
B3. Original Use: Maintenance Shop and Equipment Storage Shed **B4. Present Use:** Maintenance Shop and Equipment Storage Shed

***B5. Architectural Style:** Vernacular

***B6. Construction History:** (Construction date, alterations, and date of alterations)
1976: Estimated construction date, first time visible in aerial photograph (UCSB 2021).

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

***B8. Related Features:**
Administration Building, Educational Center, Warehouse, Vehicle Maintenance Shop, Quonset Huts.

B9a. Architect: None found **b. Builder:** None found

***B10. Significance: Theme:** Educational history **Area:** City of Cypress
Period of Significance: 1968 **Property Type:** Ancillary building **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Please refer to report listed in P11 for related historic context. In summary, the project area was undeveloped until 1956 when the land was prepared for agricultural use (UCSB 2021). The immediate area did not begin to see development until 1960 when some housing tracts are visible (UCSB 2021). In 1968, the subject property was developed with an Administration Building, Educational Center, Warehouse, Vehicle Maintenance Shop, and Maintenance Shop and Equipment Storage Shed; Quonset Huts were in place between 1972 and 1976 (UCSB 2021; NETR 1972). Other office and utility buildings were added to the subject parcel after 1976 and are not part of this evaluation. There are a few alterations on the subject property that include the enclosure of the space between the Maintenance Shop and the Equipment Storage Shed and the addition/removal of several buildings on the property. The setting currently is dominated by housing tracts. The subject property does not appear to meet the criteria for listing in the California Register of Historical Resources (California Register) and is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA). (Continued page 4)

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

***B12. References:**
NETR (National Environmental Title Search, LLD)
2021 1972 Historic aerial photographs. <https://historicaerials.com/viewer>. Accessed May 2021.
UCSB (University of California, Santa Barbara)
2021 1956, 1960, 1968, and 1976 Aerial photographs. Accessed online at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:

***B14. Evaluator:** Laura Carias, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

***Date of Evaluation:** June 2021

(Sketch Map with north arrow required.)
Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or #: (Assigned by recorder) 9470 Moody Street, Cypress, California 90630
*Recorded by LSA Associates, Inc. *Date: June 11, 2021 Continuation Update

P5 Photos (continued from page 1)



Maintenance Shop, south elevation, view north (LSA 2021)



Shed between Maintenance Shop and Equipment Shed, south elevation, center projection, view north (LSA 2021)



Equipment Storage Shed, south (left) and east (right) elevations, view northwest (LSA 2021)



Equipment Storage Shed, north elevation, view south (LSA 2021)



Shed between Maintenance Shop and Equipment Storage Shed, north elevation, view south (LSA 2021)
See Continuation Sheet



Maintenance Shop, north (left) and west (right) elevations, view southeast (LSA 2021)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 9470 Moody Street, Cypress, California 90630
*Recorded by LSA Associates, Inc. *Date: June 11, 2021 Continuation Update

P5 Photos (continued from page 3)

***B10. Significance continued from page 2:**

Under Criterion 1, these buildings are associated with the Cypress School District. Although established in the 1890s, its current offices were constructed in 1968 and are loosely associated with the post-World War II residential boom as these offices were constructed to provide a new space for a growing school district. Although it was part of a series of municipal projects at the time, its architecture is not remarkable and does not appear to be related to or representative of other contemporaneous civic projects. In addition, it is not part of a cohesive neighborhood or subdivision that might constitute a historic district. Aside from its loose association with the tail end of the post-WWII boom, archival research did not produce any information to suggest that the Cypress School District made any historically significant contributions to the broad patterns of local or regional history or the cultural heritage of California or the United States. Therefore, the subject property is not eligible under Criterion 1.

Under Criterion 2, the subject property is associated with the Cypress School District. Archival research did not indicate that any person that has worked at this location is known to be a historically significant figure at the State or local level.

Under Criterion 3, the subject property was later added to the administrative campus, with the Maintenance Shop and Equipment Shed as a utilitarian building from the post-World War II period, but is not a good example of a particular style, method of construction, or region. No evidence was found indicating it is the work of a master and does not possess high artistic values.

Under Criterion 4 the campus was constructed in 1968 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

Integrity

The subject building retains integrity of design, workmanship, and materials. The building has not been moved and therefore retains integrity of location. There have been changes to the immediate surrounding causing loss of integrity of setting and feeling. The subject building does not possess integrity of association as there is no association to a historical event, trend, or person.

For these reasons, the building does not appear to meet the criteria for listing in the California Register. In addition, the building does not appear to be part of a potential historic district.

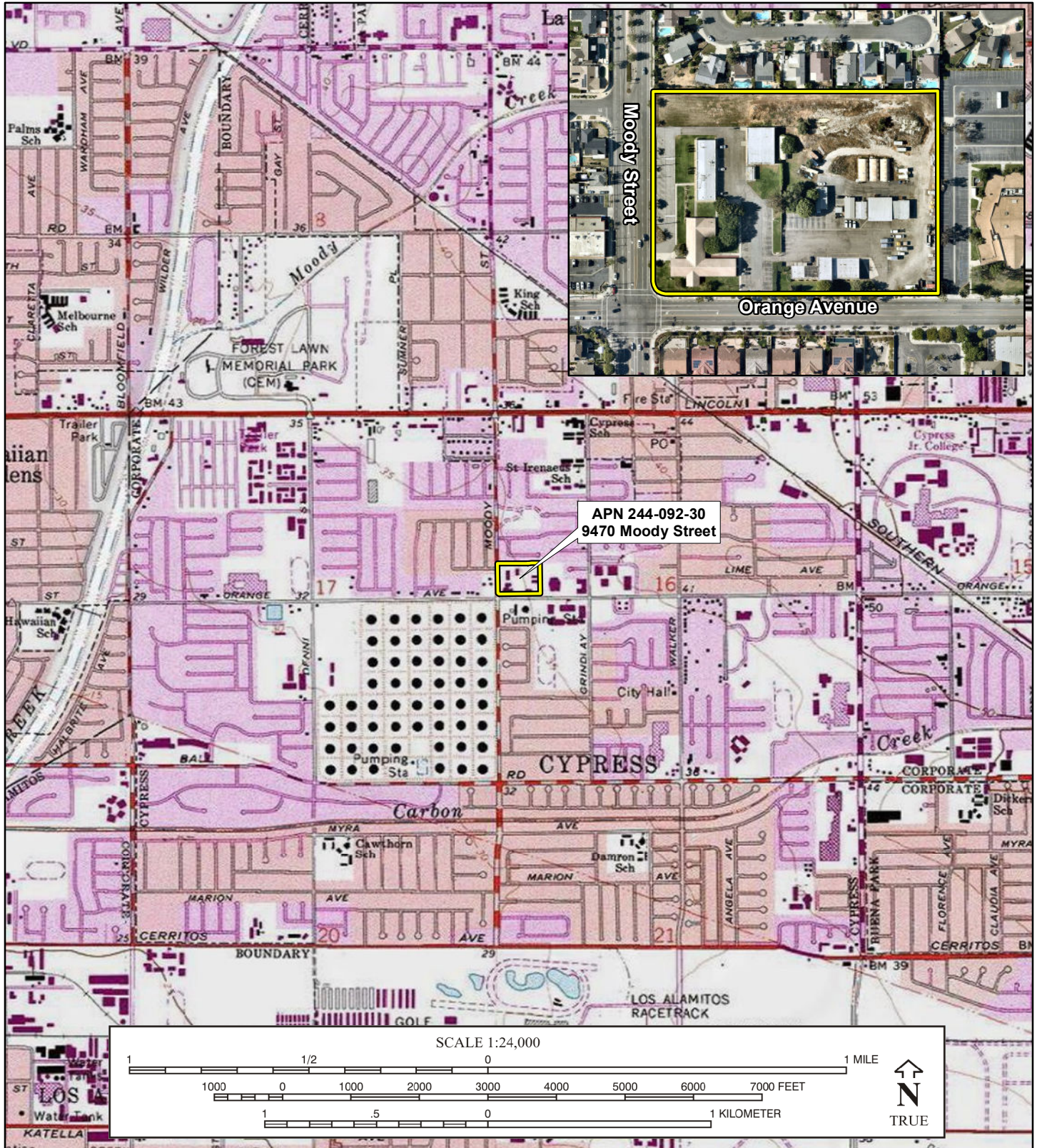
State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____

*Resource Name or _____ 9470 Moody Street

*Map Name: USGS 7.5' Quad, Los Alamitos; Nearmap

*Scale: 1:24000 *Date of Map: 1981; 2021



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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: 9470 Moody Street, Cypress California, 90630

P1. Other Identifier: Cypress School District, Quonset Huts

***P2. Location:** Not for Publication Unrestricted *a. County: Orange and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: Los Alamitos, CA Date: 1981 T 04S ; R 11W ; S.B.B.M.

c. Address: 9470 Moody Street City: Cypress Zip: 90630

d. UTM: Zone: 11; _____mE/ _____mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Assessor's Parcel Number (APN) 244-092-030

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) Located on the site's east-central portion are three Quonset Huts laid out east to west; however, only the one at the center and to the east were on site in 1976. The Huts are clad with painted corrugated metal sheets. Windows have been boarded up. Single wood doors are located on the north and south elevations. The Quonset Huts are in poor condition and retain a moderate degree of integrity.

***P3b. Resource Attributes:** (List attributes and codes) HP4, Ancillary Building

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) North elevation, view southwest (May 14, 2021)

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both
c. 1976 aerial photographs (UCSB 2021)

***P7. Owner and Address:**
Cypress School District
9470 Moody Street
Cypress, California 90630

***P8. Recorded by:** (Name, affiliation, and address)
Laura Carias, M.A.
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

***P9. Date Recorded:**
May 2021

***P10. Survey Type:** (Describe) Intensive-level CEQA compliance

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Historic Resource Assessment, Citrus Square Project, City of Cypress, Orange County, California Prepared by LSA Associates, Inc. 2021.

***Attachments:** NONE Location Map Sketch 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 9470 Moody Street, California 90630

B1. Historic Name: Cypress School District, Quonset Huts

B2. Common Name: Cypress School District, Quonset Huts

B3. Original Use: Ancillary building **B4. Present Use:** Ancillary building

***B5. Architectural Style:** Vernacular

***B6. Construction History:** (Construction date, alterations, and date of alterations)

1976: Estimated construction date, first time visible in aerial photograph (UCSB 2021)

***B7. Moved?** No Yes Unknown **Date:** N/A **Original Location:** _____

***B8. Related Features:**

Administration Building, Educational Center, Warehouse, Vehicle Maintenance Shop, Maintenance Shop and Equipment Storage Shed.

B9a. Architect: None found

b. Builder: None found

***B10. Significance: Theme:** Educational history **Area:** City of Cypress

Period of Significance: 1968 **Property Type:** Ancillary building **Applicable Criteria:** N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Please refer to report listed in P11 for related historic context. In summary, the project area was undeveloped until 1956 when the land was prepared for agricultural use (UCSB 2021). The immediate area did not begin to see development until 1960 when some housing tracts are visible (UCSB 2021). In 1968, the subject property was developed with an Administration Building, Educational Center, Warehouse, Vehicle Maintenance Shop, and Maintenance Shop and Equipment Storage Shed; Quonset Huts were in place between 1972 and 1976 (UCSB 2021; NETR 2021). Other office and utility buildings were added to the subject parcel after 1976 and are not part of this evaluation. There appears to be alterations to the Quonset Huts, but they cannot be verified. Other alterations on the subject property include the addition/removal of several buildings on the property. The setting currently is dominated by housing tracts. The subject property does not appear to meet the criteria for listing in the California Register of Historical Resources (California Register) and is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA). (*Continued page 4*)

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

***B12. References:**

NETR (National Environmental Title Search, LLD)

2021 1972 Historic aerial photographs. <https://historicaerials.com/viewer>. Accessed May 2021.

UCSB (University of California, Santa Barbara)

2021 1956, 1960, 1968, and 1976 Aerial photographs. Accessed online at: https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

B13. Remarks:

***B14. Evaluator:** Laura Carias, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, California 92507

***Date of Evaluation:** June 2021

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 5 *Resource Name or #: (Assigned by recorder) 9470 Moody Street, Cypress, California 90630
*Recorded by LSA Associates, Inc. *Date: June 11, 2021 Continuation Update

P5 Photos (continued from page 1)



Quonset Hut, south elevation, view north (LSA 2021)



Quonset Hut, south elevation, view north (LSA 2021)



Quonset Hut, east elevation, view west (LSA 2021)

See Continuation Sheet

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or #: (Assigned by recorder) 9470 Moody Street, Cypress, California 90630
*Recorded by LSA Associates, Inc. *Date: June 11, 2021 Continuation Update

***B10. Significance continued from page 2:**

Under Criterion 1, these buildings are associated with the Cypress School District. Although established in the 1890s, its current offices were constructed in 1968 and are loosely associated with the post-World War II residential boom as these offices were constructed to provide a new space for a growing school district. Although it was part of a series of municipal projects at the time, its architecture is not remarkable and does not appear to be related to or representative of other contemporaneous civic projects. In addition, it is not part of a cohesive neighborhood or subdivision that might constitute a historic district. Aside from its loose association with the tail end of the post-WWII boom, archival research did not produce any information to suggest that the Cypress School District made any historically significant contributions to the broad patterns of local or regional history or the cultural heritage of California or the United States. Therefore, the subject property is not eligible under Criterion 1.

Under Criterion 2, the subject property is associated with the Cypress School District. Archival research did not indicate that any person that has worked at this location is known to be a historically significant figure at the State or local level.

Under Criterion 3, the subject property was later added to the administrative campus, with the Quonset Hut as a utilitarian building from the post-World War II period, but is not a good example of a particular style, method of construction, or region. No evidence was found indicating it is the work of a master and does not possess high artistic values.

Under Criterion 4 the campus was constructed in 1968 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation.

Integrity

The subject building retains integrity of design, workmanship, and materials. The building has not been moved and therefore retains integrity of location. There have been changes to the immediate surrounding causing loss of integrity of setting and feeling. The subject building does not possess integrity of association as there is no association to a historical event, trend, or person.

For these reasons, the building does not appear to meet the criteria for listing in the California Register. In addition, the building does not appear to be part of a potential historic district.

State of California - Resource Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
 HRI # _____
 Trinomial _____

*Resource Name or _____ 9470 Moody Street

*Map Name: USGS 7.5' Quad, Los Alamitos; Nearmap

*Scale: 1:24000 *Date of Map: 1981; 2021

