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# **APPENDIX 3.3-3**

## **SECRETARY OF THE INTERIOR (SOI)**

### **COMPATIBILITY ASSESSMENT FOR THE OLD**

### **SCHOOLHOUSE**

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# **SECRETARY OF THE INTERIOR (SOI) COMPATIBILITY ASSESSMENT FOR BUILDING #3 “THE OLD SCHOOL HOUSE” RECONSTRUCTION PROJECT, PAUL ECKE CENTRAL ELEMENTARY SCHOOL, ENCINITAS, SAN DIEGO COUNTY, CALIFORNIA**

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**USGS Quadrangle:** 7.5” Encinitas 1:24,000

**Key Words:** Building #3, Old School House, Paul Ecke Central Elementary School, 185 Union Street, Encinitas, San Diego County

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## SUMMARY OF FINDINGS

The purpose of this study is to provide a Secretary of the Interior (SOI) Standards for the Treatment of Historic Properties analysis for the “Old School House” (Building #3) Reconstruction Project (Project). The Encinitas School District is the lead agency under the California Environmental Quality Act (CEQA).

The Project is located within Assessor Parcel Number (APN) 256-301-0100 located at 185 Union Street in the City of Encinitas, San Diego County, California. As the result of a Cultural Resources Assessment for the Paul Ecke Central Elementary School prepared by Cogstone Resource Management in July 2025, Building #3 (The Old School House) was evaluated for historic significance and recommended eligible for individual listing on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). The Encinitas Union School District proposes to perform major updates and retrofits to the interior of this building and minor upgrades to the building’s exterior. To ascertain if the proposed Project elements will have an adverse impact on the historic integrity of the building, this SOI Compatibility Assessment was prepared.

On June 5 and November 25, 2025, Cogstone Architectural Historian Shannon Lopez visited the Paul Ecke Central Elementary School campus. Ms. Lopez met with Eric Smith, Director of Facilities and Safety for the school district, who escorted Ms. Lopez while on campus. Ms. Lopez photographed the interior and exterior of Building #3 (Building 300, Old School House).

After reviewing the Project schematic designs (50% complete) and the SOI Standards for the Treatment of Historic Properties, Cogstone provides the following comments:

- The building’s overall architectural style (Mission Revival style) will not be changed as the Project will maintain key features such as the building’s footprint, red tile roof (will be replaced with like materials), stucco exterior, bell tower, and bell.
- There are multiple alterations proposed as part of the plan which would have a notable negative impact on the building’s character defining features (identified in this report) and overall integrity of design, workmanship, and feeling. These specific changes are not compatible with the SOI Standards for Rehabilitation. Two of the proposed changes would have a significant impact and one would have a moderate impact.
  - o *#4, Proposed work: Demolish door and frame. Salvage transom window and frame to be used at door 201A. Selectively demolish finish and substrate to studs and preserve brick veneer. Demolish stucco and substrate for entire entry. Replace stucco finish with gypsum board.* The primary entrance configuration of the building is a major character defining feature and a distinct feature of the building’s design. Removal and/or permanent blockage of this entrance would represent a major adverse impact to the building’s historic design, workmanship, and feeling. In addition, as the building’s

primary entrance faces Union Street and is visible to the public, any major alterations to the building's north façade will have a significant impact on the building's visual appearance.

- o *#5, Proposed work: Removal of canted bay window and brick apron to be replaced with a double-door and transom window.* The canted bay window and brick apron is a distinct character defining feature of this building. Removal of this feature would have a significant adverse impact on the building's historic design, workmanship, and feeling.
- o *#7, Proposed work: Installation of HVAC units/mechanical equipment at the lower portion of the exterior wall.* The addition of the HVAC units/mechanical equipment would negatively impact the visual character of this portion of the building's design, as seen from the public right of way.
- The most extensive alteration to the building is the interior demolition of spaces (removal of walls dividing Classroom 22, Room 25, Classroom 21, Classroom 24, and Custodian closet). The intent is to convert the new open space for use as a library, which is congruous with the schoolhouse's historic use as an educational building. The original design of the interior of the building is not known, however, substantial alterations were previously undertaken in the 1998 Reconstruction Project. The interior alterations, with the exception of the installation of the reading nook, will not impact the building's eligibility for listing as a historic resource.

Following review of the existing plans for Building #3, the negative impacts of proposed work #4 and #5 (removal and alteration of significant character defining features) are the most substantial and are not compatible with the SOI Standards for Rehabilitation. Proposed work #7 would have notable impact to the visual character of the segment of the building visible to the public and is also not recommended. It is strongly recommended that at minimum, Proposed work # 4 and #5 are reconsidered:

- #4: The primary entrance of this building is an important character defining feature that is visible to the public and should **not** be removed or altered in such a way that its original intended use is erased.
- #5: The canted bay window and decorative brick apron should be left extant as it is a unique character defining feature.
- #7: An alternative recommendation would be to mount said equipment out of the public's field of view such as in the existing carve-out at the southern facing segment of the roof.

Overall, the current proposed alterations to the interior and exterior of the building will have a substantial adverse impact on the historic integrity of the building. However, if the three proponents of the Project (#4, #5, and #7) are addressed to satisfy the SOI Standards for Rehabilitation, then the building will retain enough historic integrity to remain eligible for listing at the nation, state, and local level.

## **INTRODUCTION**

### **PURPOSE OF STUDY**

The purpose of this study is to provide a Secretary of the Interior's Standards for the Treatment of Historic Properties analysis for the "Old School House" (Building #3) Reconstruction Project (Project, Figure 1). The Encinitas School District is the lead agency under the California Environmental Quality Act (CEQA).

### **PROJECT LOCATION AND DESCRIPTION**

The Project is located within Assessor Parcel Number (APN) 256-301-0100 located at 185 Union Street in the City of Encinitas, San Diego County, California (Figures 2 and 3). As the result of a Cultural Resources Assessment for the Paul Ecke Central Elementary School prepared by Cogstone Resource Management in July 2025, Building #3 (The Old School House) was evaluated for historic significance and recommended eligible for individual listing on the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR; Lopez 2025). The Encinitas Union School District proposes to perform major updates and retrofits to the interior of this building and minor upgrades to the building's exterior. To ascertain if the proposed Project elements will have an adverse impact on the historic integrity of the building this SOI Compatibility Assessment was prepared.

Project work includes but not limited to:

- Replacement of terracotta tile roof with like material;
- Removal of exterior mosaic murals, patch and repair finish;
- Demolition of front door, entrance closed off, replace stucco finish with gypsum board;
- Installation of HVAC units/mechanical equipment/electrical equipment interior and exterior);
- Removal of exterior windows and addition of secondary doors at west elevation;
- Removal of ADA compliant ramp at south elevation;
- Demolition of interior walls.

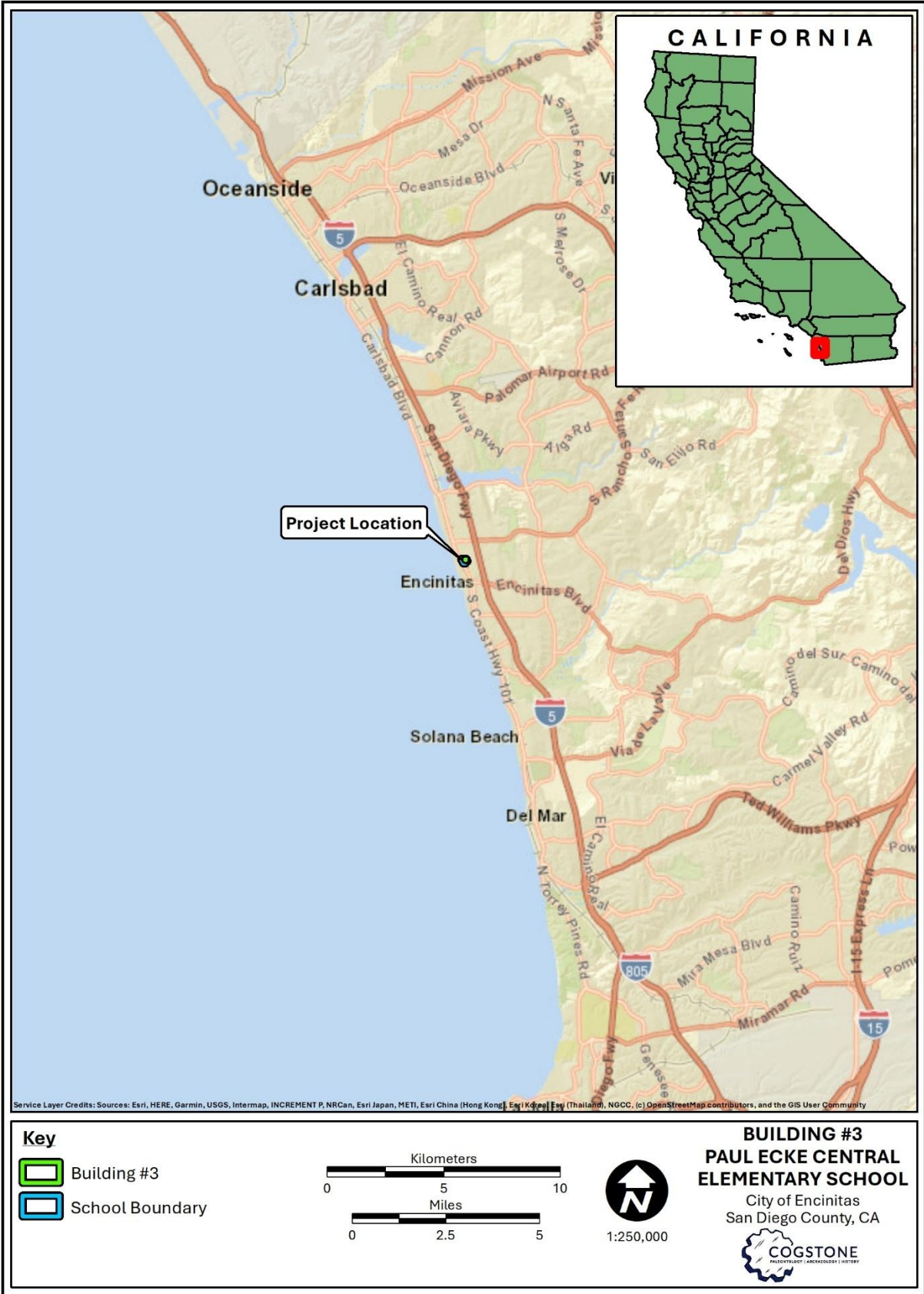


Figure 1. Project vicinity map

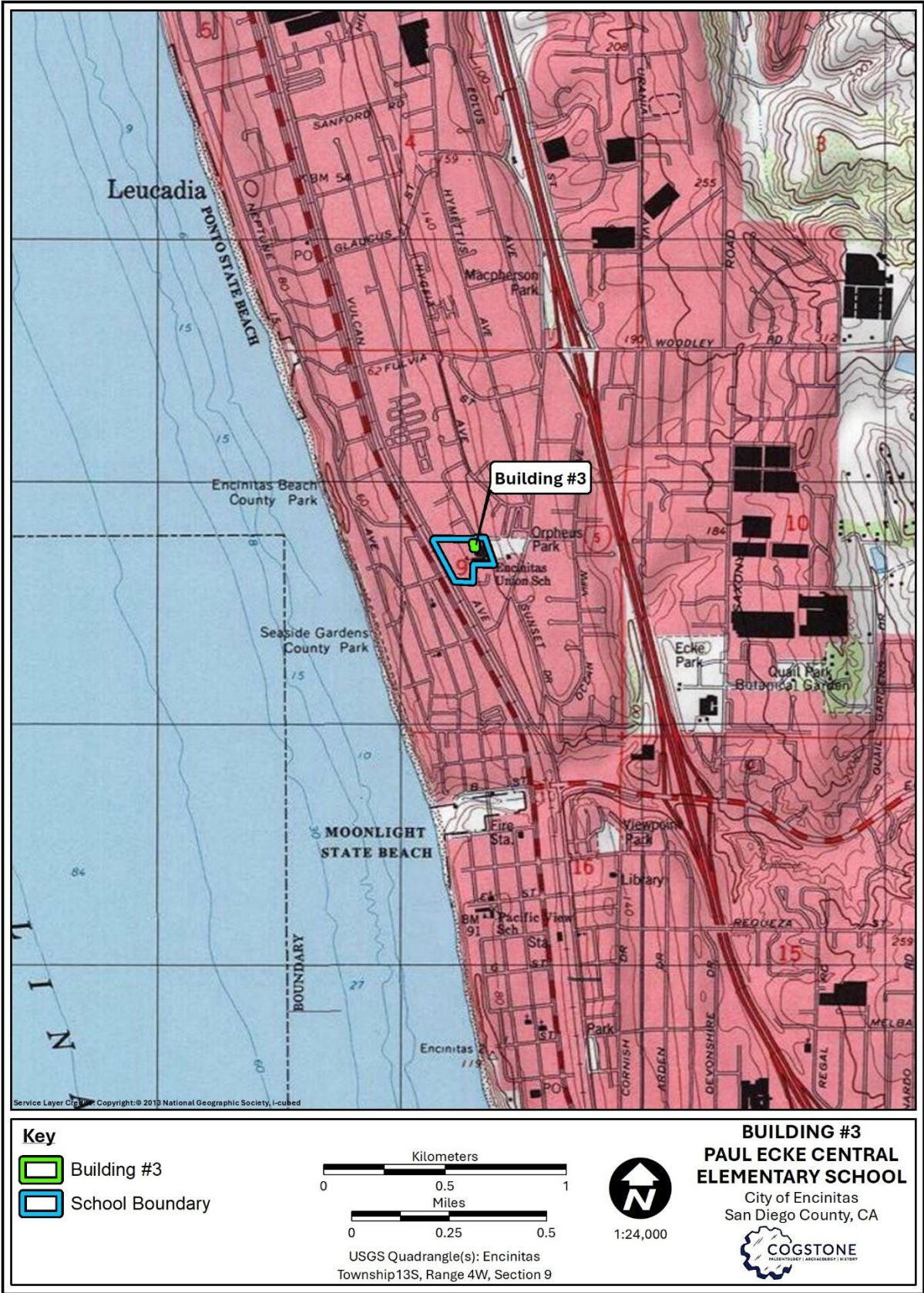


Figure 2. Project location

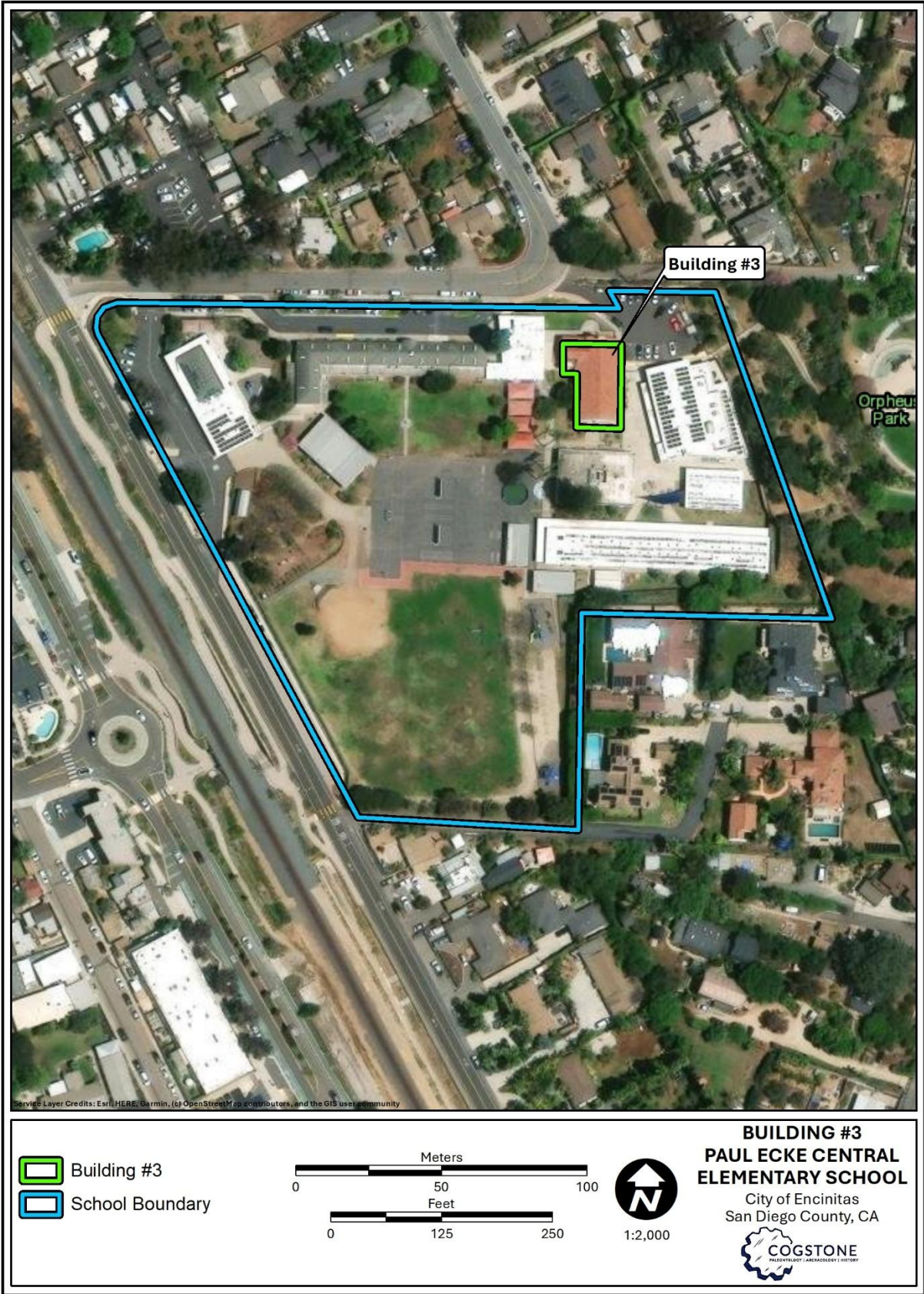


Figure 3. Project area map

## PROJECT PERSONNEL

Cogstone Resource Management (Cogstone) conducted the SOI compatibility assessment and authored this report. Resumes of key personnel are provided in Appendix A.

- Molly Valasik provided QA/QC for this Project. Ms. Valasik has an M.A. in Anthropology from Kent State University in Ohio and over 16 years of experience in southern California archaeology.
- Shannon Lopez served as Architectural Historian. Ms. Lopez conducted the in person survey and drafted this report. Ms. Lopez has an M.A. in History (emphasis in Architecture) from California State University (CSU), Fullerton and over eight years of experience.
- Logan Freeberg prepared the maps for the report. Mr. Freeberg has a certificate in Geographic Information Systems (GIS) from CSU Fullerton and a B.A. in Anthropology from the University of California, Santa Barbara and has more than 20 years of experience in southern California archaeology.

## PRESERVATION BRIEFS

As the result of a Cultural Resources Assessment for the Paul Ecke Central Elementary School prepared by Cogstone in July 2025, Building #3 (The Old School House) was evaluated for historic significance and recommended eligible for individual listing on the NRHP and the CRHR under:

- Criterion A/1: as an excellent representation of the City of Encinitas' early 20th century history of educational development and the Encinitas Union School District; and
- Criterion C/3: as an excellent representation of the Mission Revival architectural style and the only known significant representation of the style in the City of Encinitas.

The Project proposes to renovate primarily the interior and elements of the exterior of Building #3. In order to avoid adverse impacts to the building which would negatively impact the building's historic significance and potential listing on the NRHP and the CRHR, this study consulted multiple National Park Service (NPS) documents. These documents provided guidance on how to identify a historic building's character defining features as well as how to treat and maintain such features once identified.

National Park Service guidance documents consulted include:

- *Preservation Briefs 17: Architectural Character- Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character*. This brief assisted in determining the building's character defining features through a recommended three step evaluation process (Nelson 1988).
- *Preservation Briefs 18: Rehabilitation Interiors in Historic Buildings, Identifying and Preserving Character-defining Elements* (Jandl 1988).
- The Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Grimmer 2017).

In addition to NPS documents mentioned above, Cogstone also recommends the Project consult the following documents prior to and during work:

- *Preservation Briefs 2: Repointing Mortar Joints in Historic Masonry Buildings* (Mack, and Speweik 1998).
- *Preservation Briefs 4: Roofing for Historic Buildings* (Sweetser 1978)
- *Preservation Briefs 16: The Use of Substitute Materials on Historic Building Exteriors* (Sandor, Trayte, and Uebel 2023).

- *Preservation Briefs 24: Heating, Ventilation, and Cooling Historic Buildings: Problems and Recommended Approaches* (Park 1991).
- *Preservation Briefs 32: Making Historic Properties Accessible* (Jester and Park 1993).
- *Preservation Briefs 51: Codes for Historic and Existing Buildings: Planning and Maximizing their Application* (Kaplan 2024).

## BACKGROUND

### HISTORIC SETTING

The following background information is excerpted from *The Cultural Resources Assessment for the Paul Ecke Central Elementary School Project, City of Encinitas, San Diego County, California* (Lopez 2025) and included in this study as Building #3 was recommended eligible for listing in the NRHP/CRHR for its significance to local history and architectural style.

#### **CITY OF ENCINITAS (MID-1800S TO 20<sup>TH</sup> CENTURY)**

There are five communities which make up the City of Encinitas: Olivenhain, Cardiff-by-the-Sea, Leucadia, Old Encinitas, and New Encinitas (originally called Green Valley). In 1986, the five communities joined together and officially incorporated as the City of Encinitas (Olivenhain Town Council n.d.). The following includes a brief history of all five communities.

The City of Encinitas is a coastal city located in San Diego County. Following the Mexican War of Independence, the land which would become Encinitas was granted to Andres Ybarra by then Governor Juan Alvarado in 1842. Ybarra constructed Rancho Las Encinitas (“Los Encinitas” meaning “little oaks”) with the boundaries of the rancho extending from San Elijo Lagoon to Batiquitos Lagoon. Ybarra filed another claim for Rancho Las Encinitas in 1852 with the Public Land Commission following the cession of California to the United States as the result of the Mexican-American War. Ybarra’s grant was patented on April 18, 1871 (Ayers 1886).

While the land grant was patented to Ybarra in 1871, he sold Rancho Las Encinitas to Joseph S. Mannass and Marcus Schiller in 1860 for \$0.68 per acre. During this period of ownership, Mannass and Schiller converted Ybarra’s adobe ranch house to a stage coach station for the Seeley-Write Stage Coash Line (Olivenhain Town Council n.d.) and would later be used as a station for the California Southern Railroad (MacMullen 1961). In 1880, following substantial financial difficulties, Mannass and Schiller were forced to foreclose on the property and sold the rancho to Frank and Warren Kimball for \$1.18 per acre (Olivenhain Town Council n.d.). At the time of their purchase of Rancho Las Encinitas, the Kimball brothers already owned Rancho de la Nacion.

The Project area is located within the southeast boundary of the Old Encinitas community of Encinitas. Old Encinitas includes the city’s historic downtown area which was founded in 1881 when a water tower was constructed near Cottonwood Creek to support the railroad.

Encinitas was founded by Civil War veterans John Pitcher and Tom Rattan in 1883. That same year, a schoolhouse was erected but was later moved and transformed into a home that is currently used by the Encinitas Historical Society (Davis-Varela n.d.).

Some of the oldest buildings in Encinitas are in Old Encinitas and date back to the late 1880s. However, Old Encinitas experienced a major building boom in the 1920s. During the 1920s and 1930s, Moonlight Beach became a popular location for locals to race horses and picnic while bootleggers would use it as a drop-off point for illegal alcohol during the Prohibition Era. One of the most notable residents of Old Encinitas was Charlie Chaplin, who in 1925 purchased a home in the downtown area for his mother. His brother, Sidney Chaplin, also owned land at what is now South Coast Highway 101 and the remaining building is known as the Sidney Chaplin Building (Davis-Varela n.d.).

In comparison to its neighboring communities, Old Encinitas is not as “funky” as Leucadia or as upscale as New Encinitas. Rather it maintains a small-town feel while incorporating surf culture and values preservation of its downtown historic resources (Davis-Varela n.d.).

#### **PAUL ECKE CENTRAL ELEMENTARY (PROJECT AREA, 1920s TO CURRENT)**

The Paul Ecke Central School was originally called the Central School until its name was changed in 1986 to Paul Ecke Central. It was named after Paul Ecke Sr., who owned two farms in Encinitas and Carlsbad, California, was co-founder of the American Florist Exchange market in Los Angeles, and was inducted into the Floriculture Hall of Fame in 1970 (EUSD n.d.; CSUSM n.d.).

In the mid-1920s, initial attempts to construct the Central School were met with strong resistance by residents of the town of Encinitas which already maintained a grammar school (*Coast Dispatch* 1927) and were greatly concerned over the remote location of the proposed school. This preexisting school was likely the one-room schoolhouse which was built in 1883 on land donated to the Encinitas Unified School District (EUSD), which was established in 1882 by Mr. John Pitcher (EUSD n.d.). In 1928, a bond for \$28,000 was passed to purchase five acres from Henry Schaaf’s ranch (Seaside Gardens) for the new school (*Coast Dispatch* 1928). Construction of the Central School was completed in May of 1929 and consisted of a single Mission Revival styled school house (currently referred to as Building #3, Old School House) located on Union Street (*The San Diego Sun* 1929). At the time of its construction, the school was located among agricultural fields and orchards with the AT & S.F. Railroad to the west. By November of 1929, the Ben Pearce Construction company was contracted to level the land just east of the Central School building for use as a playground (*National City Star-News* 1929).

A review of United States Department of Agriculture (USDA) aerial photographs and building plans provided by the EUSD depict the development of the Central School campus from the 1930s to the early 2000s.

**Building #3, Old School House**

Built in 1929 (Figures 4 through 6), Building #3 is an excellent representation of the Mission Revival style. Originally built for the purpose of a school house. According to consultation with Eric Smith (Director of Facilities and Safety for the school district), from 1969 to 1991, this building was used as the District office for the Encinitas School District until the district staff moved to its current building located at 101 S. Rancho Santa Fe Rd (EUSD n.d.). The building returned to its original use as a school building.

Despite a search of the school district's archives, primary and secondary sources, the associated architect and original building plans for this structure are unknown. While the original building plans cannot be located, USDA aerial photographs from 1932, 1939, and 1964 show the original footprint of this building was twice as long as the current building. Sometime between 1964 and 1980, the southern half of the building (the cafeteria building) was demolished (FrameFinder 1964, 1980). In 1998-1999, a large renovation project impacted the building's interior and exterior (Leidenfrost/ Horowitz & Associates 1998).

Major alterations conducted in the 1999 Renovation Project include but are not limited to:

- Interior work: Removal and modernization of existing ceiling tiles, light fixtures, wood lath, ceiling gypsum board, plaster, and wood lathe, demolition and addition of pre-existing floor plan.
- Exterior work: Removal and replacement of clay roofing tile in its entirety (replacement matching the style and color of original), removal and repair of damaged and uneven exterior wall plaster to match existing, removal of existing belltower finish, removal and replacement of existing brick grill (matching the existing) at the north façade, replacement of brick veneer arch (clay tile set in cement mortar), wire brush cleaning of all brick sills at windows and parapet walls, cement repointing and light sand blast finish to all existing bricks.



**Figure 4. Building #3, 1932 photograph of north façade (left) and west elevation (right) (Holtzclaw 2006).**



**Figure 5. “Encinitas School, Encinitas California, April 25 -1932”, Building #3 (photograph located at Paul Ecke Central Elementary).**



**Figure 6. “Encinitas Central School, 7<sup>th</sup> And 8<sup>th</sup> Grades, 1931-1932”, showing the southern end of the west elevation of Building #3 (photograph located at Paul Ecke Central Elementary).**

## BUILDING DESCRIPTION

On June 5 and November 25, 2025, Cogstone Architectural Historian Shannon Lopez visited the Paul Ecke Central Elementary School campus. Ms. Lopez met with Eric Smith, Director of Facilities and Safety for the school district, who escorted Ms. Lopez while on campus. Ms. Lopez photographed the interior and exterior of Building #3 (Building 300, Old School House).

### **BUILDING #3 (BUILDING 300, OLD SCHOOL HOUSE)**

Built in 1929, this school building is constructed in the Mission Revival style (Figures 7 through 14). The building is one story and has an L-shaped footprint and an intersecting gabled roof, with shallow to no eave overhang. The roof is clad in red Spanish tile. A belltower with a gabled roof and bell is at the north-facing end of the roof. The main entrance is located at the north façade and consists of an arched entryway with decorative red brick and concrete scalloped edges. The entrance is recessed with half glass double doors and 10-paned transom window. At the west end of the north façade are four large rectangular windows (three paneled with an outward facing awning window, nine-paned), organized in a set of four with brick windowsills. A decorative brick screen/lattice and bell-shaped louvered roof vent are at the eastern end of this façade.

The east elevation has three sets of rectangular windows organized in sets of four, with brick sills identical in material and design to the windows of the north façade. A concrete ADA compliant ramp and staircase is at the south elevation. At the gabled eave level are four louvered gabled vents, two large and two small. The entrance at the south elevation consists of a half glass, 4-paned, double doors with 10-paned transom window. The west elevation has multiple fixed windows of varying size. A recessed three-sided canted bay window with decorative brick at its base is at the southern end of this elevation. A small six-paned window is at the northern end of the west elevation, with a round louvered vent above it at the eave level.



**Figure 7. Building #3, north elevation, facing south.**



**Figure 8. Building #3, north façade (left) and partial view of west elevation, facing southeast**



**Figure 9. Bell tower at north façade.**



**Figure 10. Partial view of east elevation (left) and north façade (right), facing southwest**



**Figure 11. South elevation (left) and east elevation (right), facing northwest.**



**Figure 12. South elevation, facing north.**



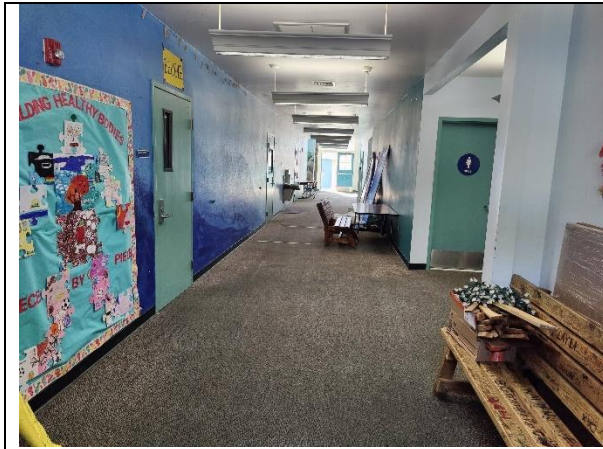
**Figure 13. Canted window and decorative brick apron at southern end of west elevation, facing east.**



**Figure 14. Overview of west elevation, facing northeast.**

The original plans for this building have not been located despite coordination with the Encinitas School District. Therefore, it is not clear if the current floorplan configuration of the building's interior is consistent with the building's original design. However, for the

purpose of providing thorough documentation for this report, Cogstone photographed the interior of the building (Figures 15 and 16).



Overview of corridor, north end facing south.



Girls restroom and Classroom 23 at north end of building.



Overview of Classroom 23.



Classroom 22, northern end of east side of building.



Overview of hallway from midpoint of side of building, facing southeast.



Room 25, office space, midpoint of east side of building.

**Figure 15. Interior photographs of Building #3; 1 of 2.**

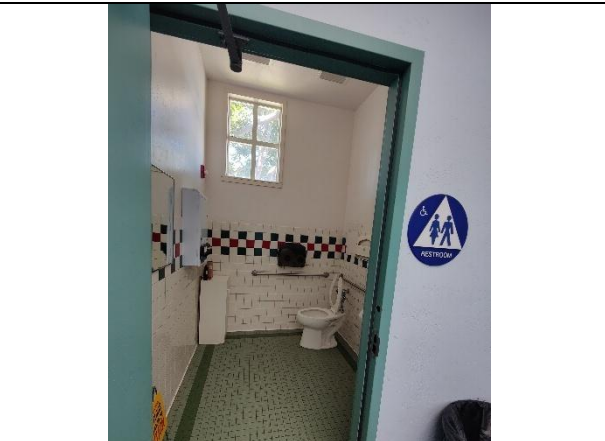
|                                                                                     |                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|    |    |
| Classroom 21, southern end of east side of building.                                | Interior of Classroom 21, facing northeast.                                          |
|   |   |
| Classroom 24, south end of west side of building.                                   | Interior of Classroom 24, canted bay window                                          |
|  |  |
| Custodian closet, at southern end of west side of building.                         | Restroom at midpoint of west side of building.                                       |

**Figure 16. Interior photographs of Building #3; 2 of 2.**

## CHARACTER DEFINING FEATURES

The following is a list of character defining features that consist of key architectural elements which give the building its distinctive visual character (Table 1). According to the U.S. Department of the Interior's National Park Service, character defining features include the building's overall shape, decorative details, materials, craftsmanship, interior spaces and features, and various aspects of the surrounding environment.

### EXTERIOR CHARACTER DEFINING FEATURES

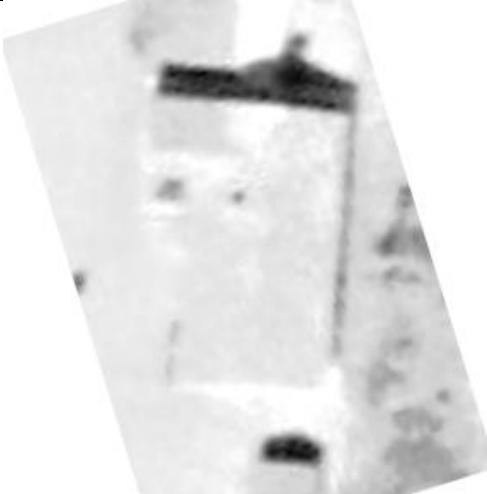
*(Materials are like-replacements from the 1998/1999 renovation project)*

- L-shaped footprint.
- One-story height.
- Red Spanish style roof tile.
- Bell tower and bell.
- Intersecting gabled roof with shallow to no eave overhang, exposed rafter tails at east and partial west elevations.
- Stucco exterior
- Configuration of the primary entrance at the north façade.
  - o Arched decorative brick entryway with scalloped edges.
  - o Deep recessed entrance/ vestibule.
  - o Double doors with 5-over-5 light transom window with decorative rosettes.
- Decorative brick screen/lattice (north façade).
- Bell-shaped louvered roof vent (north façade).
- Window size, style, and configuration at the north and east elevations.
- Brick windowsills in a header course.
- Window opening configuration at the west elevation
- Round louvered vent above it at the gabled eave level and two small rectangular floor vents (northern end of west elevation).
- Canted bay window and decorative brick apron (south end of west elevation).
- Medium sized vertical rectangular window opening and several smaller windows opening (at eave level) (southern end of west elevation).
- Configuration of secondary entrance at south elevation:
  - o Recessed entrance.
  - o Double doors and 5-over-5 light transom window with decorative rosettes
- Louvered gable roof vents (south elevation).

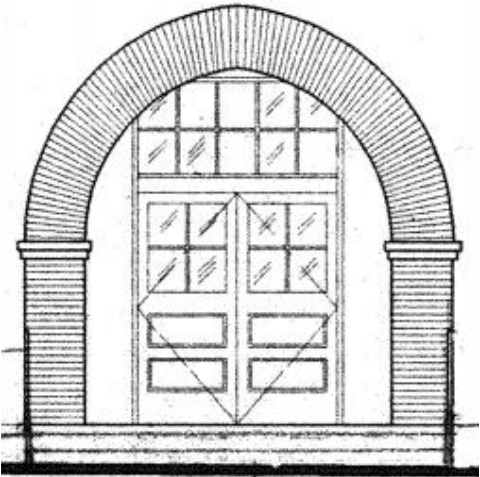
### INTERIOR CHARACTER DEFINING FEATURES

Due to a lack of information regarding the building's original interior design, no character defining features were identified.

Table 1. Character Defining Features

| Location            | Feature                     | Comments                                                                                                                | Photograph                                                                                                                                                                                                                                                  |
|---------------------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Building Footprint  | Building L-shaped footprint | Original L-shaped footprint of the building remains intact.                                                             | <div></div> <div>1932 USDA aerial photograph.<br/>Current aerial (Google Maps).</div> |
| Building Throughout | One story footprint         | Building’s overall height will not be impacted.                                                                         | -                                                                                                                                                                                                                                                           |
| Roof                | Red Spanish style roof tile | Materials are replacement (replacement 1998) however the style of the tile is consistent with the original tile design. |                                                                                                                                                                         |

| Location             | Feature                      | Comments                                                                                                                 | Photograph                                                                           |
|----------------------|------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Roof of north facade | Belltower and bell           | Stucco and red tiles are likely replacements but are consistent with the original building design. Bell may be original. |   |
| Roof                 | Roof style and exposed eaves | Intersecting gabled roof with shallow to no eave overhang, exposed rafter tails at east and partial west elevations.     |  |

| Location                | Feature                        | Comments                                                                                                                                                                                                                        | Photograph                                                                                                                                                                           |
|-------------------------|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All exterior elevations | Stucco cladding                |                                                                                                                                                                                                                                 |                                                                                                   |
| North Facade            | Primary entrance configuration | Recessed entrance, decorative brick archway, double doors (four panel glass, two-pane), and 10-pane transom windows. Materials are likely not original (replaced in 1998) but are consistent with the original building design. | <div></div> |

| Location                 | Feature                                                                | Comments                                                                                                 | Photograph                                                                                                                                                                                                                   |
|--------------------------|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| North facade             | Decorative brick screen/lattice and bell-shaped louvered roof vent     | Materials are likely replacement from the 1998 renovation project.                                       |                                                                                                                                           |
| Noth and east elevations | Window size, style, and configuration at the north and east elevations | The materials are replacements (replaced in 1998) but are consistent with the features' original design. | <div><p>North façade</p><p>East elevation</p></div> |

| Location                 | Feature                                            | Comments                                                                                                                  | Photograph                                                                           |
|--------------------------|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| North and east elevation | Red brick windowsills                              | Brick windowsills in a header course.<br><br>Materials are likely replacement (1998).                                     |   |
| West elevation           | Window opening configuration at the west elevation | Window at the northernmost end of the west elevation (not captured in this photo) is not original to the building design. |  |

| Location                          | Feature                                                                                     | Comments                                                                                   | Photograph                                                                           |
|-----------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Northern end of west elevation    | Round louvered vent above it at the gabled eave level and two small rectangular floor vents | Window and mosaic are not original to the building design nor character defining features. |   |
| South elevation of west elevation | Canted bay window and decorative brick apron                                                | Materials are replacements but maintain the feature's original design.                     |  |

| Location        | Feature                                                | Comments                                                                                                                                                                                                                             | Photograph                                                                            |
|-----------------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| South elevation | Configuration of secondary entrance at south elevation | <div>-Recessed entrance.</div> <div>-Double doors and 5-over-5 light transom window with decorative rosettes.</div> <div>Concrete ADA access ramp is not original to the building design and not a character defining feature.</div> |   |
| South elevation | Louvered gable roof vents                              | -                                                                                                                                                                                                                                    |  |

## **SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES COMPATIBILITY ASSESSMENT**

A review of the proposed Paul Ecke Central ES Reconstruction plan was conducted as Building #3 was previously recommended eligible for listing in the NRHP and the CRHR under Criteria A/1 as a representation of the EUSD and the City of Encinitas' early 20th century history of educational development and Criteria C/3 as a rare local example of a Mission Revival styled schoolhouse. This review was undertaken to assess the compatibility between the Project's design plans and the architectural characteristics of the existing historically significant building.

The Project's schematic design dated October 30, 2025 (50% complete) was prepared by DLRGroup and a copy provided to Cogstone by PlaceWorks (Appendix B). These plans identify Building #3 (Building 300, Old School House) as Building 500. For consistency in this study the building will continue to be referred to as Building #3. The October 2025 plans depict alterations to the interior and exterior of Building #3.

Documents consulted during this review include *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings* (Grimmer 2017). The following definitions and standards are excerpted from this document.

### **APPLICATION OF TREATMENT REVIEW**

As proposed by the current October 2025 DLRGroup plans, the existing historic building will be renovated and adapted for new use as a multipurpose building (to include a library, classroom, and storage rooms).

- Building #3 (Building 300, Old School House) is currently used as a multi-classroom building with office space, restrooms, and custodian closet. The Project plans propose to remove interior walls at the east and southwest side of the building to create a more open floorplan. The Project also proposes alterations to the building's exterior fenestration configuration and roof replacement.

### **REHABILITATION AS A TREATMENT**

According to the SOI Standards for the Treatment of Historic Properties, **Rehabilitation** is defined as “the act or process of making possible a compatible use for a property, through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values” (Grimmer 2017). As the Project proposes to reuse these building for continued educational purposes, this Project will be analyzed for compatibility with the SOI Standards for Rehabilitation.

## STANDARDS FOR REHABILITATION

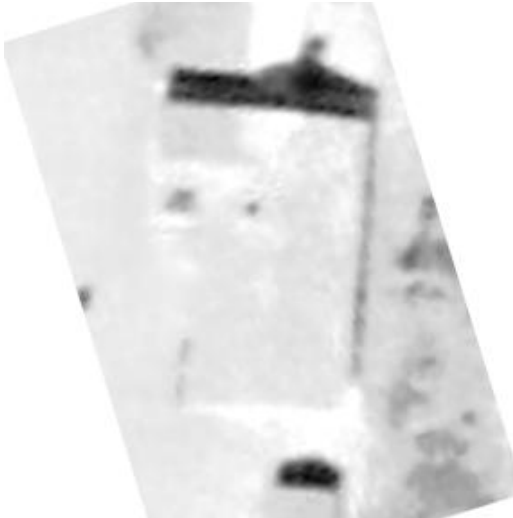
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

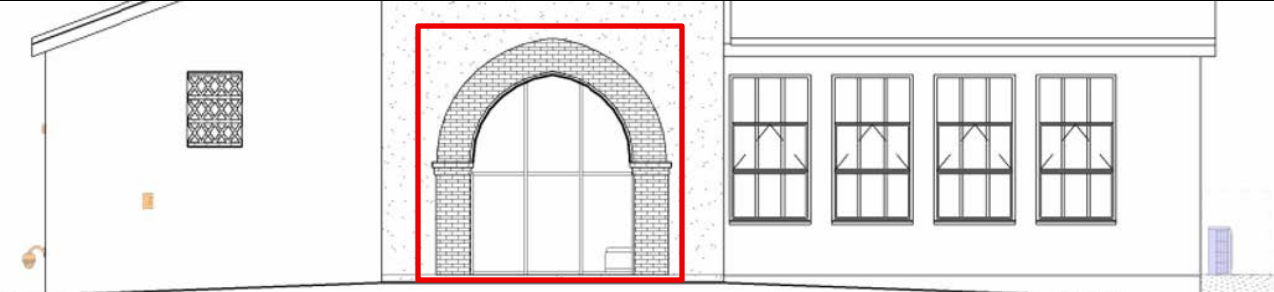
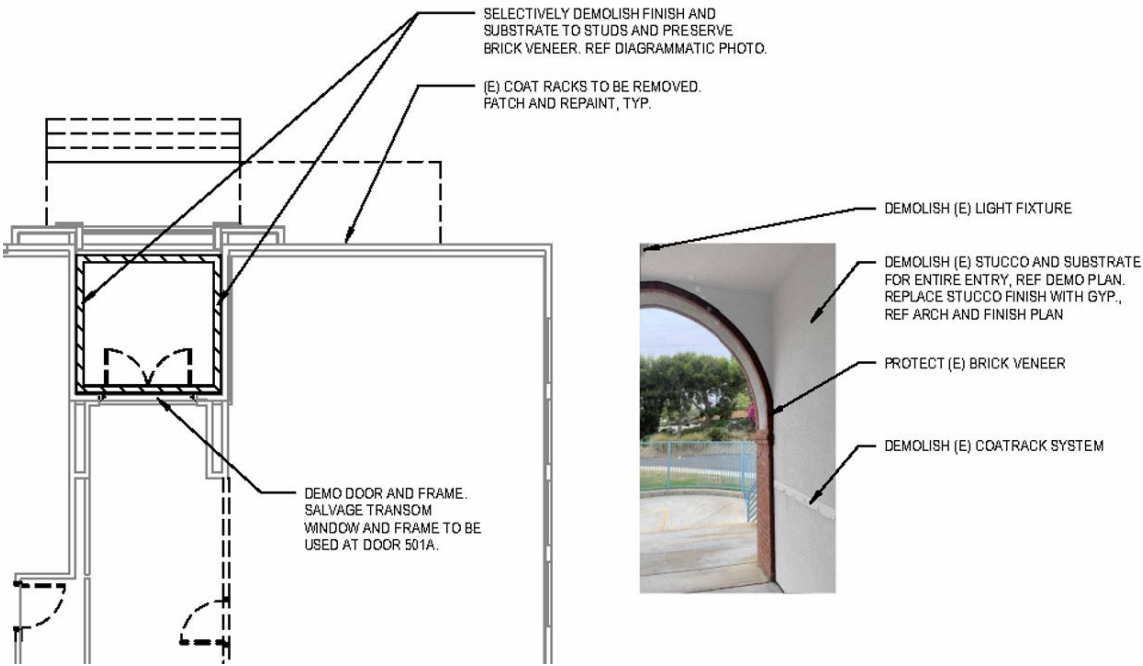
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

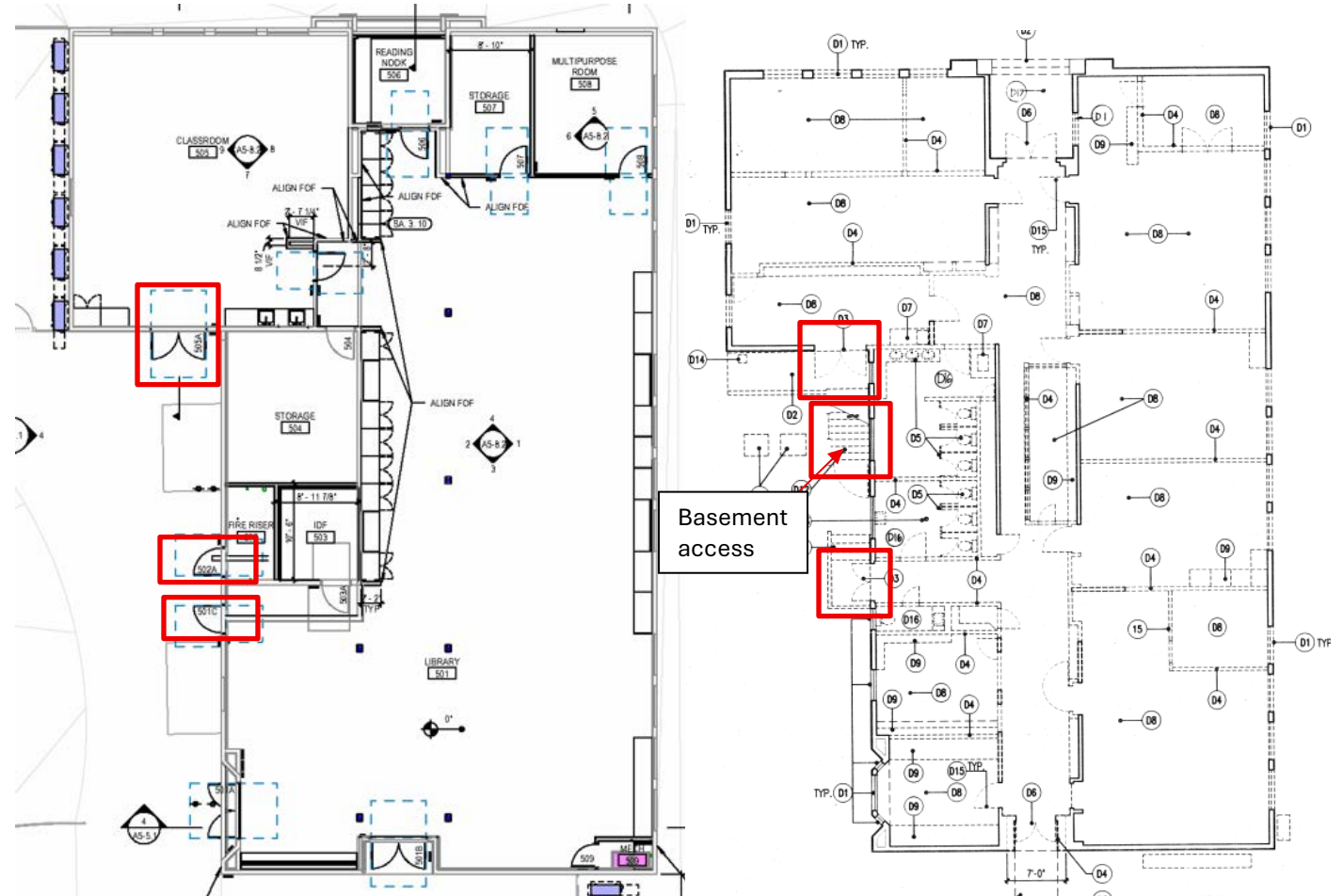
**BUILDING #3 (BUILDING 300, “OLD SCHOOL HOUSE”)**

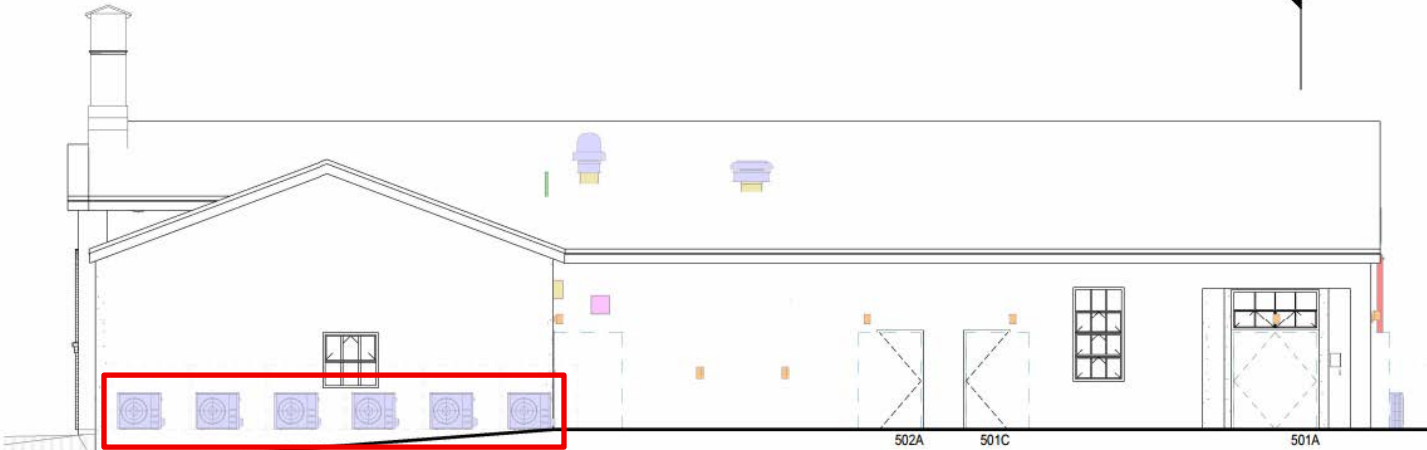
The following schematic designs were prepared by DLRGroup (Appendix B) and detail planned demolition, alteration, and preservation of features for Building #3 (Table 2).

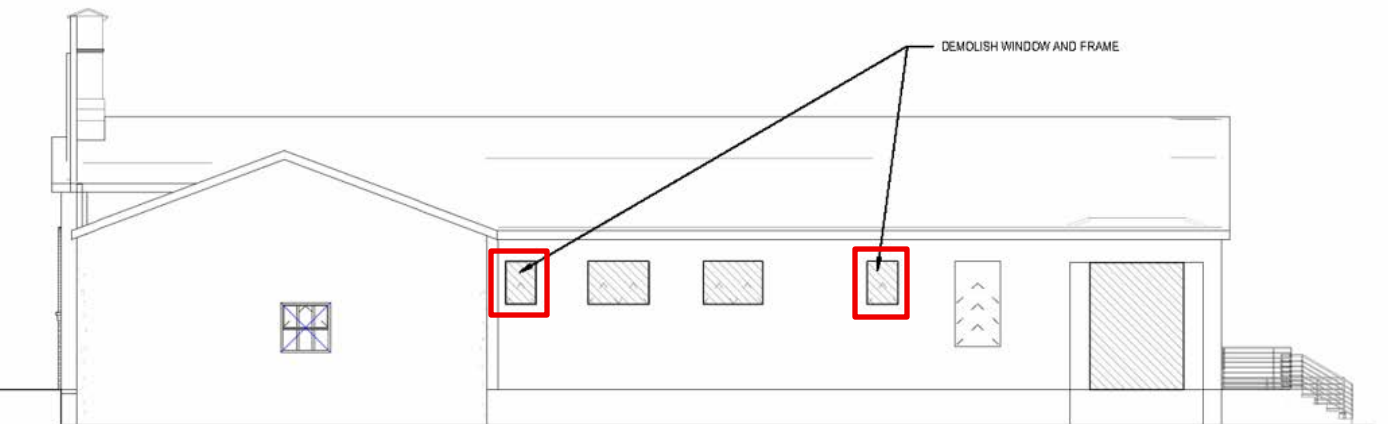
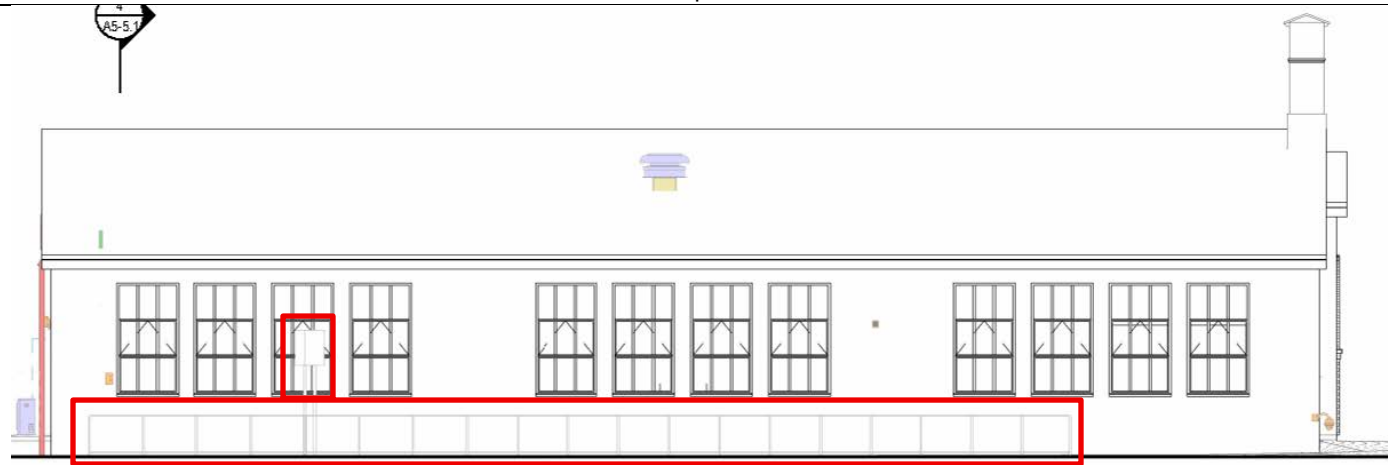
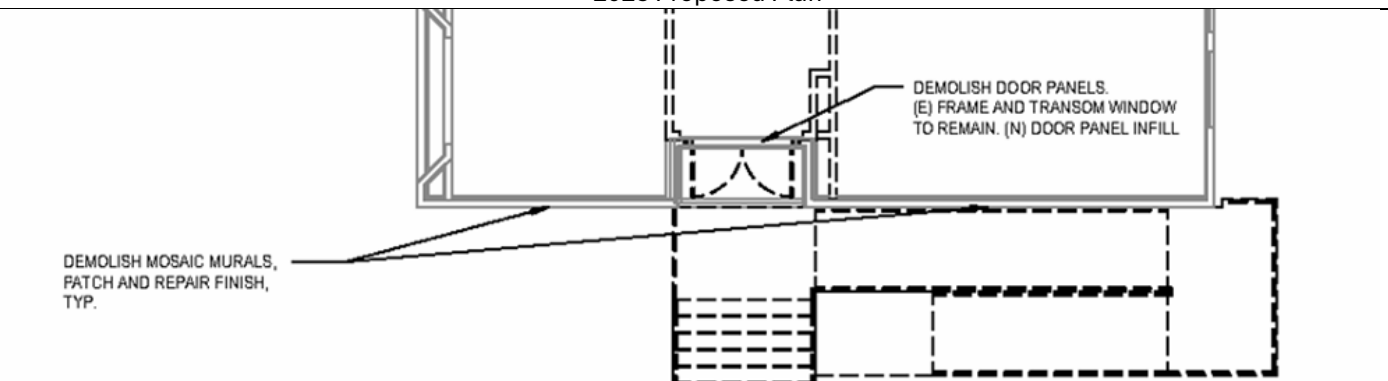
**Table 2. Building #3 (Old School House) SOI Compatibility Assessment**

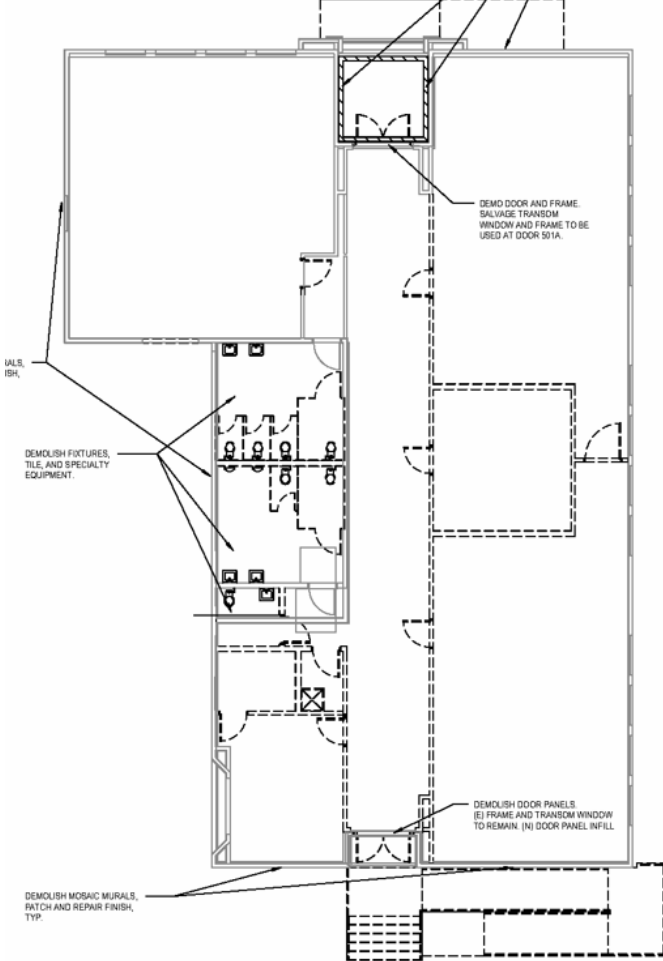
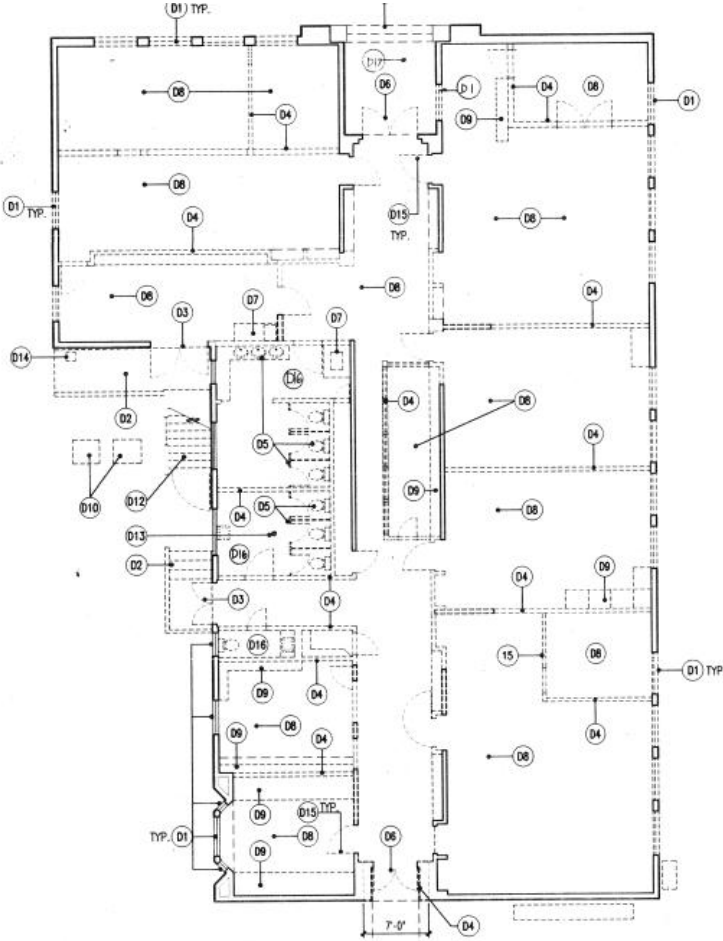
| NO. | LOCATION | FEATURE            | DLRGroup 2025 DESIGN PLAN                                                                | COMPATIBILITY WITH SOI STANDARDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | IMAGE(S)                                                                                                                                                                                                                                                                                                                                                                               |
|-----|----------|--------------------|------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.  | Exterior | Building Footprint | The building’s existing footprint will remain intact and not expanded.                   | <b>Yes.</b> The building’s current footprint is consistent with the building’s original design and will not be expanded as part of this Project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <div></div> <div>1932 USDA aerial photograph.<span>Current aerial (Google Maps).</span><span>Proposed Footprint.</span></div> |
| 2.  | Exterior | Roof               | Replacement of terracotta tile roof with like material, no exposed mortar as exists now. | <p><b>Yes.</b> The Project proposes replacing the current tiles (replacements as of ca. 1999) with like materials. A review of a 1932 photograph of the building shows the original tiles are consistent with style and materials of the existing replacement tiles. The 1932 photograph also shows the original tiles were flush with no visible exposed mortar. Therefore, the decision to remove the exposed mortar as part of the Project would be congruous with the building’s original design.</p> <p>The decision to remove the exposed mortar is to reduce overall weight as the existing roof structure is not rated for the current weight load.</p> | <div></div> <div>April 1932 photograph of roof configuration and tiles.<span>October 2025 roof tile configuration and materials.</span></div>                                                                 |

| NO. | LOCATION     | FEATURE          | DLRGroup 2025 DESIGN PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                | COMPATIBILITY WITH SOI STANDARDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | IMAGE(S)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----|--------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 3.  | Exterior     | Stucco cladding  | Stucco cladding to remain.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Yes.</b> The exterior stucco cladding is a character defining feature of this building and retention of this feature is compatible with the building’s original design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 4.  | North facade | Primary entrance | <ul style="list-style-type: none"><li>Demolish door and frame. Salvage transom window and frame to be used at door 201A.</li><li>Selectively demolish finish and substrate to studs and preserve brick veneer.</li><li>Demolish stucco and substrate for entire entry. Replace stucco finish with gypsum board.</li><li>Coat racks to be removed. Patch and repaint.</li><li>Demolish light fixture.</li><li>Protect brick veneer.</li><li>Space to be used as a reading nook.</li></ul> | <p><b>No.</b> The Project plan proposes to remove the existing finish, substrate, door, and transom window located at the primary entrance of this building. The Project also proposes to seal this entrance with gypsum board so it can no longer be used for its original purpose.</p> <p>The primary entrance configuration of the building is a major character defining feature and a distinct feature of the building’s design. Removal and/or permanent blockage of this entrance would represent a major adverse impact to the building’s historic design, workmanship, and feeling. In addition, as the building’s primary entrance faces Union Street and is visible to the public, any major alterations to the building’s north façade will have a substantial impact on the building’s visual appearance.</p> <p>This alteration is not compatible with the SOI Standards for Rehabilitation: #2. <i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.</i>”</p> <p>Removal of the coatracks is acceptable as they are not identified as a character defining feature.</p> | <div><p>Proposed primary entrance configuration.</p><p>SELECTIVELY DEMOLISH FINISH AND SUBSTRATE TO STUDS AND PRESERVE BRICK VENEER. REF DIAGRAMMATIC PHOTO.</p><p>(E) COAT RACKS TO BE REMOVED. PATCH AND REPAINT, TYP.</p><p>DEMOLISH (E) LIGHT FIXTURE</p><p>DEMOLISH (E) STUCCO AND SUBSTRATE FOR ENTIRE ENTRY, REF DEMO PLAN. REPLACE STUCCO FINISH WITH GYP., REF ARCH AND FINISH PLAN</p><p>PROTECT (E) BRICK VENEER</p><p>DEMOLISH (E) COATRACK SYSTEM</p><p>DEMO DOOR AND FRAME. SALVAGE TRANSOM WINDOW AND FRAME TO BE USED AT DOOR 501A.</p></div> |

| NO. | LOCATION                                                     | FEATURE                                      | DLRGroup 2025 DESIGN PLAN                                                                                     | COMPATIBILITY WITH SOI STANDARDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | IMAGE(S)                                                                                                                                                                                                                                                                                                    |
|-----|--------------------------------------------------------------|----------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5.  | Southern end of west elevation                               | Canted bay window and decorative brick apron | Removal of window and brick apron to be replaced with a double-door and transom window.                       | <p><b>No.</b> The canted bay window and brick apron is a distinct character defining feature of this building. Removal of this feature would have a significant adverse impact on the building’s historic design, workmanship, and feeling.</p> <p>This alteration is not compatible with the SOI standards for Rehabilitation: #2. <i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.</i>”</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  <p>Proposed alteration</p>                                                                                                                                                                                              |
| 6.  | Western end of (recessed) south elevation and west elevation | Addition of secondary doors                  | Addition of double doors at western end of (recessed) south elevation and two single doors at west elevation. | <p><b>Acceptable but with conditions.</b> A review of a 1932 photograph (Figure #5) of the schoolhouse depicts a set of narrow double doors (wood frame with glass panes) and transom window near the midpoint of the west elevation (no longer extant). The photograph also depicts a shallow pitched access ramp (no longer extant) along the western end of the south elevation which indicates the presence of a door. A portion of the enclosure (topped with red tile roofed overhang) leading to the basement (no longer extant) is also visible.</p> <p>The 1998 reconstruction plans (Appendix C; Leidenfrost/Horowitz &amp; Associates 1998) for “Building 3” depicts double doors at the western end of the south elevation which were removed and filled in as a result of that project. Therefore, the 2025 proposed plan to install double doors in that exact location would restore a lost feature of the building’s original plan. This would be considered a positive to the building’s integrity of design.</p> <p>The 1998 reconstruction plans removed and filled in the openings for the original narrow pedestrian door and basement door (with access steps). Access to the basement was filled in with dirt and gravel to align with adjacent landscaping. The proposed 2025 Project plans will install two single pedestrian doors near the location of the building’s original (though no longer extant) doors. This installment will not restore the missing</p> |  <p>2025 Proposed Project</p> <p>Basement access</p> <p>1998 Building 3 reconstruction plan. Doors were removed and openings filled in as part of Project. Basement access was also filled in with dirt and gravel.</p> |

| NO. | LOCATION                       | FEATURE                                                                                                                                                                                                                 | DLRGroup 2025 DESIGN PLAN | COMPATIBILITY WITH SOI STANDARDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | IMAGE(S)                                                                                                                                                                                                                                                        |
|-----|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                |                                                                                                                                                                                                                         |                           | architectural features but will reflect an architectural precedent seen in the original design. <b>However, the installation of these doors must not result in the removal of the existing window openings on this segment of elevation as those openings are most likely part of the building’s original design (according to review of historic photographs and the 1998 reconstruction plans) and are considered a character defining feature.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  <p>Proposed doors</p>                                                                                                                                                       |
| 7.  | Northern end of west elevation | Exterior wall <ul style="list-style-type: none"><li>• Removal of mosaic murals, patch and repair finish.</li><li>• Installation of HVAC units/mechanical equipment at the lower portion of the exterior wall.</li></ul> |                           | <p><b>Yes.</b> The mosaic is not a contributing character defining feature of this building. Removal of the mosaic mural would have no adverse impact on the significance of the building. This action would also remove a non-historic visual element from this segment of wall which was originally unadorned.</p> <p><b>Not recommended.</b> A review of a 1932 photograph of the building shows this segment of the west elevation originally consisted of a round gable roof vent and two small rectangular ground level vents. While these three features remain extant, a small window has been added (date unknown) as well as the existing mosaic (added ca. 2009). The removal of the mosaic would restore a portion of the wall’s original “bare” design; however, the addition of the HVAC units/mechanical equipment would negatively impact the visual character of this portion of the building’s design as seen from the public right of way. An alternative recommendation would be to mount said equipment out of the public’s field of view such as in the existing carve-out at the southern facing segment of the roof.</p> |  <p>Proposed alteration</p>  <p>1932 photograph of northern end of west elevation.</p> |

| NO. | LOCATION                  | FEATURE                         | DLRGroup 2025 DESIGN PLAN                                                                                               | COMPATIBILITY WITH SOI STANDARDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | IMAGE(S)                                                                                                       |
|-----|---------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| 8.  | West elevation            | Small windows at west elevation | Removal of window and infill of window openings                                                                         | <b>No.</b> According to a review of the 1932 historic photograph and 1998 reconstruction plans of this elevation, these window openings are most likely part of the building's original fenestration design and their removal would have an adverse impact of the building's integrity of design. (Note: the window materials are replacements and not original to the building).                                                                                                                                                                                                                                                                                                                                               |  <p>2025 Proposed Plan</p>  |
| 9.  | East elevation            | Mechanical equipment            | Addition of mechanical equipment along ground level of elevation and raised electrical box at southern end of elevation | <b>Acceptable.</b> Equipment will be primarily ground level at the exterior of the elevation and largely obscured from public view. It is recommended that vegetation be maintained in this area to help obscure view of the equipment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  <p>2025 Proposed Plan</p> |
| 10. | Exterior, south elevation | Double doors, stairs and ramp   | Replacement of door panels and removal of existing stairs and ramp. Frame and transom window to remain.                 | <b>Acceptable with recommendation.</b> While the original door design is not known (though likely composed of wood as common for the time period) it is unlikely the existing doors are original to the building (likely replacements installed in 1998). Therefore, their replacement would not have a significant adverse impact on the historic integrity of the overall building. It is recommended that the replacement door panels have a similar design to their predecessor as the half glass design is harmonious with the overhead transom window's design.<br><br>Removal of the existing stairs and ramp is compatible with the SOI standards as they are neither historic in age nor a character defining feature. |                           |

| NO. | LOCATION | FEATURE        | DLRGroup 2025 DESIGN PLAN                                                                                   | COMPATIBILITY WITH SOI STANDARDS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | IMAGE(S)                                                                                                                                                                                                                                                                                                                                                 |
|-----|----------|----------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11. | Interior | Classrooms     | <p>Demolition of walls dividing Classroom 22, Room 25, Classroom 21, Classroom 24, and Custodian closet</p> | <p><b>Acceptable.</b> Despite in depth research attempts, and coordination with the EUSD, information depicting the original interior layout of the Old School House could not be located. The 1998 Building 3 Reconstruction plan indicated substantial demolition of previously existing room partitions but it is not clear if those rooms were part of the building’s original floor plan.</p> <p>The Project will convert the new open space for use as a library which is congruous with the schoolhouse’s historic use as an educational building. The space at the northwest corner of the building will continue its use as a private classroom portioned off from the rest of the building. The rooms used for restrooms will remain; however, use will be converted to other purposes such as storage. Additional, smaller, secondary spaces will be added at the northeast portion of the building’s interior, including the proposed reading nook in the building’s primary entrance way (impacts addressed in No. 4), storage room, and multipurpose room.</p> <p>As the original floor plan of the building is not known, it is unclear if the proposed demolition of partitioned spaces will have an adverse or non-adverse impact on the building’s integrity of interior design. With the exception of the proposed reading nook, these alterations in general will not have an adverse impact on the exterior of the building and will not negatively impact the building’s eligibility for historic listing.</p> | <div><p>2025 Proposed Project floor plan (with proposed demolition).</p></div> <div><p>1998 reconstruction floor plan (with proposed demolition and wall construction)</p></div> |
| 12. | Interior | Ceiling panels | <p>Removal of existing ceiling panels leaving the existing rafters and wood beams exposed.</p>              | <p><b>Acceptable.</b> While the original interior design of the building is not clear, the existing drop-down ceiling is not. Removing the non-historic ceiling material and leaving the wooden rafters exposed would be consistent with the building’s Mission Revival architectural style.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                          |

## CONCLUSIONS AND RECOMMENDATIONS

### HISTORIC BUILT ENVIRONMENT RECOMMENDED

As the result of a Cultural Resources Assessment for the Paul Ecke Central Elementary School prepared by Cogstone in July 2025 (Lopez 2025), Building #3 (The Old School House) was evaluated for historic significance and recommended eligible for individual listing on the NRHP and the CRHR (Appendix D). The EUSD proposes to perform major updates and retrofits to the interior of this building and minor upgrades to the building's exterior.

After reviewing the Project schematic designs (50% complete) (Appendix B) and the SOI Standards for the Treatment of Historic Properties, Cogstone provides the following comments:

- The building's overall architectural style (Mission Revival style) will not be changed as the Project will maintain key features such as the building's footprint, red tile roof (will be replaced with like materials), stucco exterior, bell tower, and bell.
- There are multiple alterations proposed as part of the plan which would have a notable negative impact on the building's character defining features and overall integrity of design, workmanship, and feeling. These specific changes are not compatible with the SOI Standards for Rehabilitation. Two of the proposed changes would have a significant impact and one would have a moderate impact (See Table 2).
  - o #4, proposed work: Demolish door and frame. Salvage transom window and frame to be used at door 201A. Selectively demolish finish and substrate to studs and preserve brick veneer. Demolish stucco and substrate for entire entry. Replace stucco finish with gypsum board. The primary entrance configuration of the building is a major character defining feature and a distinct feature of the building's design. Removal and/or permanent blockage of this entrance would represent a major adverse impact to the building's historic design, workmanship, and feeling. In addition, as the building's primary entrance faces Union Street and is visible to the public, any major alterations to the building's north façade will have a significant impact on the building's visual appearance.
  - o #5, proposed work: Removal of canted bay window and brick apron to be replaced with a double-door and transom window. The canted bay window and brick apron is a distinct character defining feature of this building.

Removal of this feature would have a significant adverse impact on the building's historic design, workmanship, and feeling.

- o *#7, proposed work: Installation of HVAC units/mechanical equipment at the lower portion of the exterior wall.* The addition of the HVAC units/mechanical equipment would negatively impact the visual character of this portion of the building's design, as seen from the public right of way.
- The most extensive alteration to the building is the interior demolition of spaces (walls dividing Classroom 22, Room 25, Classroom 21, Classroom 24, and Custodian closet). The intent is to convert the new open space for use as a library which is congruous with the schoolhouse's historic use as an educational building. The original design of the interior of the building is not known, however, substantial alterations were previously undertaken in the 1998 reconstruction project. The interior alterations, with the exception of the installation of the reading nook (see #4, Table 2), will not impact the building's eligibility for listing as a historic resource.

Following review of the existing plans for Building #3, the negative impacts of proposed work #4 and #5 (removal and alteration of significant character defining features) are the most substantial and are not compatible with the SOI Standards for Rehabilitation. Proposed work #7 would have notable impact to the visual character of the segment of building visible to the public and is also not recommended. It is strongly recommended that at minimum, Proposed work # 4 and #5 are reconsidered:

- #4: The primary entrance of this building is an important character defining feature that is visible to the public and should **not** be removed or altered in such a way that its original intended use is erased.
- #5: The canted bay window and decorative brick apron should be left extant as it is a unique character defining feature.
- #7: An alternative recommendation would be to mount said equipment out of the public's field of view such as in the existing carve-out at the southern facing segment of the roof.

Overall, the current proposed alterations to the interior and exterior of the building will have a substantial adverse impact on the historic integrity of the building. However, if the three proponents of the Project (#4, #5, and #7) are addressed to satisfy the SOI Standards for Rehabilitation, then the building will retain enough historic integrity to remain eligible for listing at the nation, state, and local level.

## REFERENCES CITED

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## **APPENDIX A. QUALIFICATIONS**



**MOLLY VALASIK**  
Project Manager

#### **EDUCATION**

2009 M.A., Anthropology, Kent State University, Kent, Ohio  
2006 B.A., Anthropology, Ohio State University, Columbus, Ohio

#### **SUMMARY OF QUALIFICATIONS**

Ms. Valasik serves as Cogstone's CEO and CFO and helps guide the vision and direction of Cogstone. She has been with the company since 2009 and has helped transition Cogstone from sole ownership to multiple owners with an active board of directors. Ms. Valasik is a Registered Professional Archaeologist (RPA) with more than 16 years of experience. She is a skilled professional who is well-versed in the compliance procedures of the California Environmental Quality Act (CEQA), the National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA) and regularly prepares cultural resources assessment reports for a variety of federal, state, and local agencies throughout California. Ms. Valasik has managed a variety of projects at Cogstone in the water, transportation, energy, development, and federal sectors. She meets the qualifications required by the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation. She is accepted as a Principal Investigator for prehistoric archaeology by the State Historic Preservation Office (SHPO) and is listed as a Principal Investigator on Cogstone's Bureau of Land Management (BLM) Permit for Archaeological Investigations.

#### **SELECTED EXPERIENCE**

**Alvarado Canyon Road Realignment Project, Caltrans District 11, City of San Diego, San Diego County, CA.** Cogstone conducted a historic built environment assessment for the project which involves proposed improvements and widening of Mission Gorge Road and Fairmount Avenue, in addition to the realignment of Alvarado Canyon Road. Fairmount Avenue would be expanded to a 6-lane major street between I-8 and the realigned Alvarado Canyon Road; Mission Gorge Road was proposed as a 4-lane major street between Fairmount Avenue and Mission Gorge Place. Proposed Alvarado Creek improvements included the widening of the existing triple 12 foot by 8 foot box culvert through the addition of a double 8 foot by 8-foot box culvert, channel transitions to culvert entrance and exit, and relining the north side of the channel sidewalls upstream of the transition for approximately 350 feet. Relocation of both overhead and underground utilities would also be required. Cogstone conducted a built environment survey of a portion of Alvarado Creek and seven parcels containing a total of 12 historic in age buildings. These resources were documented on California Department of Parks and Recreation 523 (DPR 523) forms and evaluated for National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) eligibility. A Historic Resources Evaluation Report (HRER) was prepared to document the findings of the assessment. Caltrans District 11 was the lead agency under NEPA. Sub to Dokken Engineering. Project Manager. 2024

**Low Barrier Navigation Center Project, City of Oceanside, San Diego County, CA.** Cogstone conducted a historical built environment assessment of the existing structures that were part of the former Ocean Shores High School. The project involved the renovation and improvement of the structures into the Low Barrier Navigation Center undertaken by the San Diego Rescue Mission. The new facility would include 50 beds and be renovated to provide adequate space for sleeping-living areas, restrooms and showers, laundry, food preparation/storage, and dining areas. Cogstone conducted a cultural resources records search, background research, consultation with local historical societies, and prepared a Built Environment Assessment letter report. Sub to Sagecrest Environmental + Planning. Project Manager. 2022



**SHANNON LOPEZ**  
Architectural Historian

#### EDUCATION

2009 M.A., Anthropology, Kent State University, Kent, Ohio  
2006 B.A., Anthropology, Ohio State University, Columbus, Ohio

#### SUMMARY OF QUALIFICATIONS

Ms. Lopez is a qualified architectural historian with over eight years of experience who meets or exceeds the Secretary of the Interior's *Standards and Guidelines for Architectural History*. Her experience includes architectural history research and surveys with photo documentation and recording of built environment resources for local and federal projects. She has extensive knowledge with Native American consultation, local and state historical society consultation, and the analysis of primary and secondary sources. Ms. Lopez is acknowledged as an approved Architectural Historian by Caltrans and is listed as a Principal Investigator on Cogstone's Bureau of Land Management (BLM) Permit for Archaeological Investigations. She is accepted as a Principal Investigator for Architectural History and History by the State Historic Preservation Office.

#### SELECTED EXPERIENCE

**Taft College Vocational Center Project, City of Taft, Kern County, CA.** Cogstone conducted a cultural resources assessment to determine the potential impacts to cultural resources during the demolition of five extant buildings and the subsequent construction of the new Vocational Center. Vertical impacts to the 0.9-acre project area were not estimated to exceed seven feet. Cogstone's services included a cultural resources records search, a Sacred Lands File search from the Native American Heritage Commission (NAHC), and a built environment survey. The five extant buildings are historic in age and were photographed and documented on California Department of Parks and Recreation 523 (DPR 523) forms and evaluated for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). A Cultural Resources Assessment Report including a built environment assessment and evaluation was prepared at the conclusion of the survey. As the Project received federal funding through a Congressionally Directed Spending (CDS) grant, all work was completed in compliance with Section 106 of the National Historic Preservation Act (NHPA) under the National Environmental Policy Act (NEPA). Sub to QK, Inc. Architectural Historian. 2024

**Surfside Educational Academy Project, City of Oceanside, San Diego County, CA.** Cogstone conducted a cultural resources assessment to determine the potential impacts to cultural resources during renovations to the existing historic buildings at the Academy. Cogstone's services included a cultural resources records search, background research, consultation with local historical societies, and a built environment survey. All historic buildings were photographed and thoroughly documented on DPR 523 forms and evaluated for CRHR eligibility. Cogstone prepared a Historical Resources Assessment report to document the findings. Sub to PlaceWorks. Architectural Historian. 2021

**Del Mar Heights School Rebuild Project, Town of Del Mar, San Diego County, CA.** Cogstone conducted a study to determine the eligibility of the built environment resources for listing on the CRHR within the Del Mar Heights School Rebuild Project. The project proposed to fully redesign and reconstruct the Del Mar Heights School. The existing permanent Buildings A, B, C and D (constructed during the 1960s) and thirteen portable classroom modules (added to the school ca. 1980 to 2002) would be demolished to make way for a new development. Cogstone requested a cultural resource records search, conducted a pedestrian survey of the historic built environment resources, and photo documented the school property. Within the project area are four historic-aged built environment resources which were recorded on DPR 523 forms and evaluated for listing on the CRHR and the NRHP. Sub to PlaceWorks. Architectural Historian. 2020



**LOGAN FREEBERG**  
GIS Supervisor

## **EDUCATION**

2018 Geographic Information Systems (GIS) Certificate, California State University, Fullerton  
2003 B.A., Anthropology, University of California, Santa Barbara

## **SUMMARY OF QUALIFICATIONS**

Mr. Freeberg has over 20 years of experience in cultural resource management and has extensive experience in field surveying, data recovery, monitoring, and excavation of archaeological and paleontological resources associated with land development projects in the private and public sectors. He has conducted all phases of archaeological work, including fieldwork, laboratory analysis, research, and reporting. Mr. Freeberg also has a strong grounding in conventional field and laboratory methods and is skilled in the use of ArcGIS.

## **SELECTED PROJECTS**

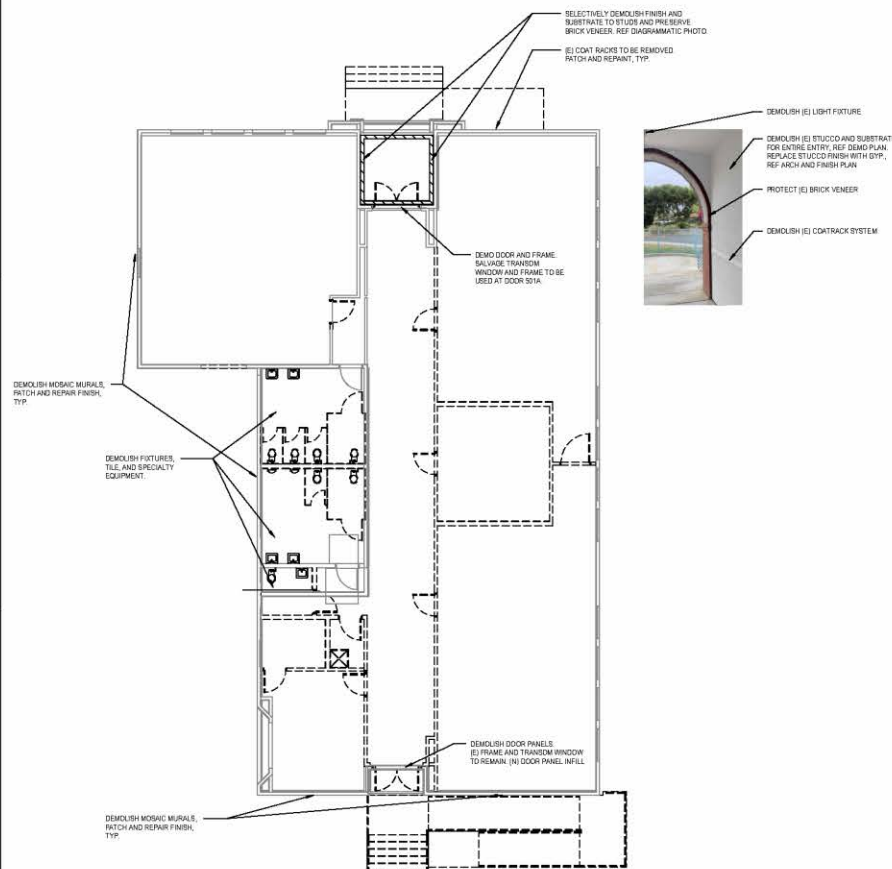
### **Alvarado Canyon Road Realignment Project, Caltrans District 11, City of San Diego, San Diego County, CA.**

Cogstone conducted a historic built environment assessment for the project which involves proposed improvements and widening of Mission Gorge Road and Fairmount Avenue, in addition to the realignment of Alvarado Canyon Road. Fairmount Avenue would be expanded to a 6-lane major street between I-8 and the realigned Alvarado Canyon Road; Mission Gorge Road was proposed as a 4-lane major street between Fairmount Avenue and Mission Gorge Place. Proposed Alvarado Creek improvements included the widening of the existing triple 12 foot by 8 foot box culvert through the addition of a double 8 foot by 8-foot box culvert, channel transitions to culvert entrance and exit, and relining the north side of the channel sidewalls upstream of the transition for approximately 350 feet. Relocation of both overhead and underground utilities would also be required. Cogstone conducted a built environment survey of a portion of Alvarado Creek and seven parcels containing a total of 12 historic in age buildings. These resources were documented on California Department of Parks and Recreation 523 (DPR 523) forms and evaluated for National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) eligibility. A Historic Resources Evaluation Report was prepared to document the findings of the assessment. Caltrans District 11 was the lead agency under NEPA. Sub to Dokken Engineering. GIS Supervisor. 2024

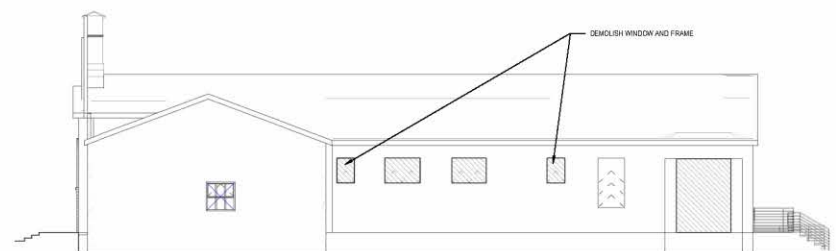
**Low Barrier Navigation Center Project, City of Oceanside, San Diego County, CA.** Cogstone conducted a historical built environment assessment of the existing structures that were part of the former Ocean Shores High School. The project involved the renovation and improvement of the structures into the Low Barrier Navigation Center undertaken by the San Diego Rescue Mission. The new facility would include 50 beds and be renovated to provide adequate space for sleeping-living areas, restrooms and showers, laundry, food preparation/storage, and dining areas. Cogstone conducted a cultural resources records search, background research, consultation with local historical societies, and prepared a Built Environment Assessment letter report. Sub to Sagecrest Environmental + Planning. GIS Supervisor. 2022

**Melba Road and Island View Lane Residential, City of Encinitas, San Diego County, CA.** Cogstone provided cultural resources assessment services to determine the potential impacts to cultural resources during the demolition of six residences and associated structures followed by construction of 31 lots with 30 single-family homes, a retention basin, a new private road, and associated utility, draining, and stormwater treatment improvements. Cogstone performed records searches and consultation with local historical societies, requested a Sacred Lands File search from the Native American Heritage Commission (NAHC), and conducted an intensive cultural and built environment survey. Fifteen built environment resources are located within the project area. These resources were recorded on DPR 523 forms and evaluated for listing on the NRHP and the CRHR. A Cultural Resources Assessment report was prepared. Due to the proximity of the Project to the coast, the Project required a Coastal Developmental Permit from the California Coastal Commission. The City of Encinitas is the lead agency under the California Environmental Quality Act (CEQA). Sub to BRG Consulting. GIS Supervisor. 2021-2022

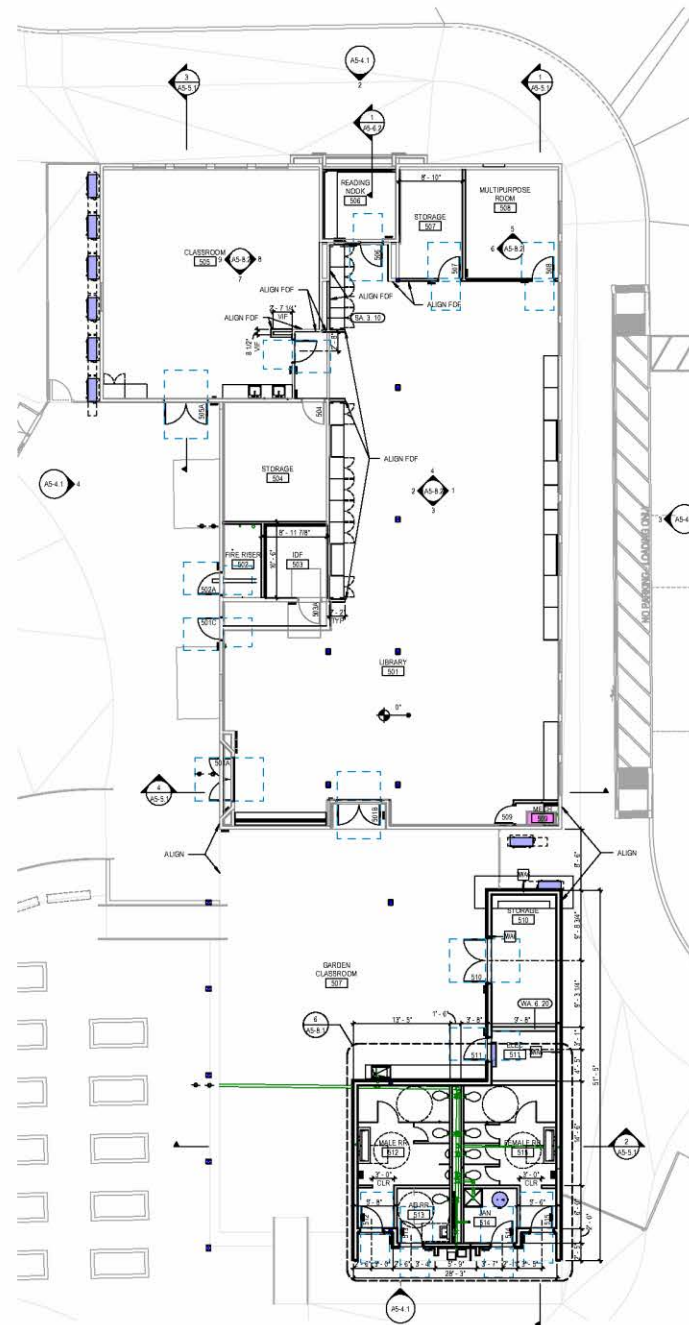
## **APPENDIX B. 2025 PROPOSED BUILDING PLANS**



BLDG 500 - DEMO PLAN  
SCALE: 1/8" = 1'-0"



BLDG 500 - WEST ELEVATION DEMO



 **BLDG 500 - FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

## LEGEND AND NOTES

## REFERENCE KEYNOTES

- 1 PLAN SHEET NOTE 1  
2 PLAN SHEET NOTE 2  
3 PLAN SHEET NOTE 3

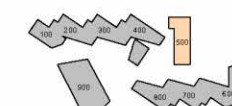
#### WALL LEGEND

- 
- EXTERIOR WALL TYPES PER SHEET A10.1  
 PARTITION TYPES PER SHEET A10.2  
 NON-RATED PARTITION - PER WALL TYPE
- 1 HOUR RATED FIRE BARRIER - PER WALL TYPE - SEE NOTE #  
 1 HOUR RATED FIRE PARTITION - PER WALL TYPE - SEE NOTE #  
 1 HOUR RATED SHAFT WALL - PER WALL TYPE - SEE NOTE #

#### GENERAL NOTES

1. FINISH FLOOR PER CIVIL.
2. DOOR FRAMES LOCATED NEAR ADJACENT WALLS OR CRAWLSHED TO BE FROM INSIDE CORNER, U.N.D.
3. COORDINATE AND CONFIRM EXISTING LOCATIONS OF ALL FLOOR MATERIALS SUBTLE PRIOR TO CONSTRUCTION. FLOOR SELECT.
4. WITH DRY WALL, FRAMING DETAILS, SEE SHEET M & S.X.3.
5. AREAS WITH TRIMMS OR SCROLLERS SHALL HAVE 2% MAX. SLOPE IN ALL DIRECTIONS.
6. FLOOR DRAINS SHALL HAVE 1/2" MAX. STRAIGHT OPENINGS IN ALL DIRECTIONS.
7. FLOOR FINISH PLANE BE AT, OR BETTER.
8. AT NOTED WALLS, PROVIDE "H" MINIMUM STENCIL LETTERS ABOVE ACCESSIBLE CEILING SPACE AT ALL INTERIORS BORDERING:
  - FIRE PROTECT, PROTECT ALL OPENINGS
  - FIRE PROTECT, PROTECT ALL OPENINGS
  - FIRE PROTECT, PROTECT ALL OPENINGS
9. SECOND FLOOR AIR TRANSFER DUCTS ARE REQUIRED TO BE PROTECTED AT ANNULAR WALLS AGAINST DEEP PENETRATIONS PER DETAIL  - TYP.
10. ALL MASONRY WALLS AND INTERIOR STUCCO WALLS SHALL EXTEND TO UNDERSEAL OF FLOOR OR ROOF DECK ABOVE UNLESS NOTED OTHERWISE, PER PARTITION TYPE.
11. FURNISH AND INSTALL BACKING IN STUCCO PARTITIONS FOR THE PROPER ANCHORAGE OF ALL WALL ANCHORS. PROVIDE 1/2" MIN. THICKNESS. CONCRETE, GROUT, MASONRY, WALL MOUNTED FASTENERS, WALKER BORDERS, TACK BORDERS, DOWE STIPS, ADHESIVE, ADHESIVE.

### KEY PLAN



DSA APPROVAL STAMP

DESIGN PROFESSIONAL STAMP



DLR GROUP PROJECT #: 75-25176-00

DSA APP: 04-125039  
DSA FILE: 37-23

PAUL ECKE CENTRAL ES  
RECONSTRUCTION

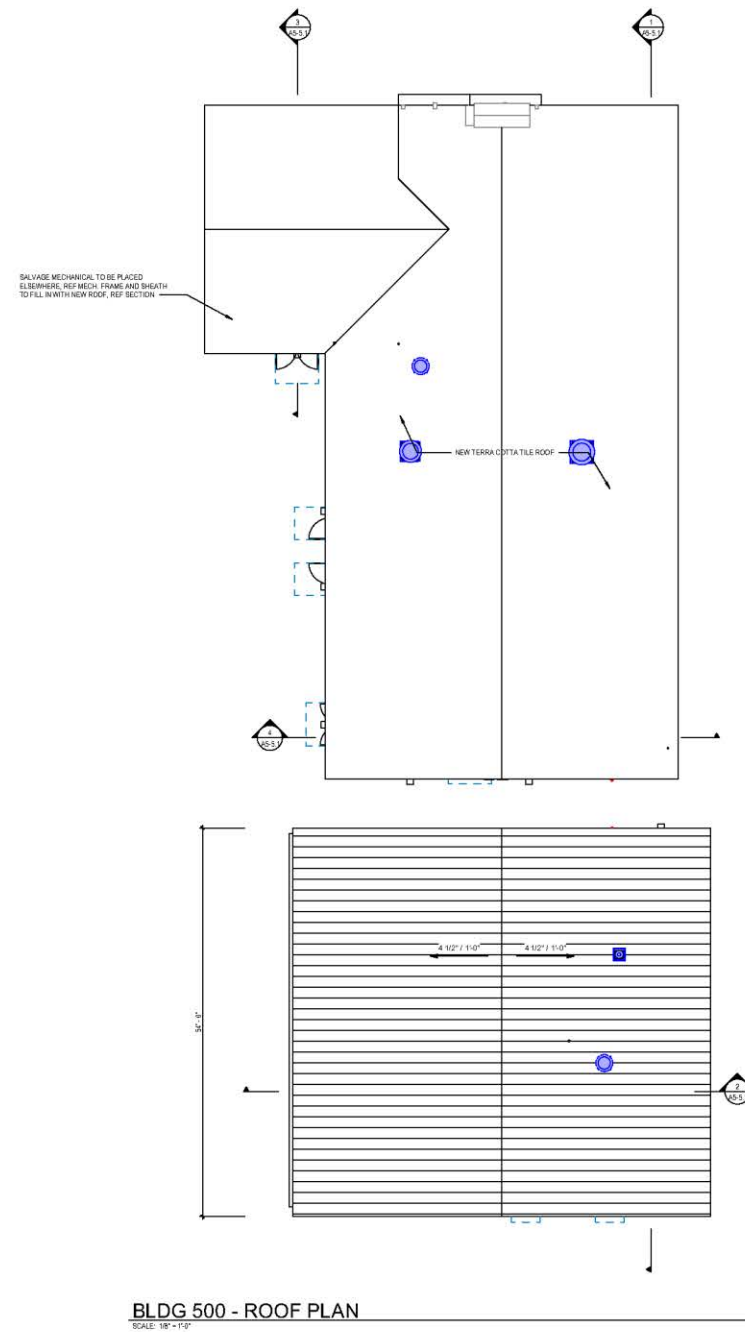
50% CF

10/30/2025  
RevisionsBLDG 500 - FLOOR PLANS &  
DEMO PLAN

**A5-1.1**



### A5-2.1



### LEGEND AND NOTES

ROOFING MATERIAL NOTES:  
 ROOF MATERIAL OPTION ONE: ALUMINUM STANDING SEAM METAL ROOFING WITH  
 PVDF COATING, ALL TRIM AND ACCESSORIES WITH PVDF COATING.  
 ROOF MATERIAL OPTION TWO: SIMULATED STANDING SEAM PVC ROOFING WITH  
 COATED METAL TRIM.

DSA APPROVAL STAMP

DESIGN PROFESSIONAL STAMP



DLR GROUP

DLR GROUP PROJECT #: 75-25176-00

DSA APP: 04-125032  
DSA FILE: 37-23

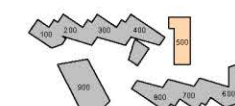
LEGEND

- |                                                                                       |                                                               |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------|
|  | 07 54 19 - ADHERED PVC<br>MEMBRANE ROOFING SYSTEM -<br>PVC-01 |
|  | 07 41 13 - STANDING-SEAM METAL<br>ROOF PANELS -<br>MRP-01     |
|  | 30" ROOF WALKWAY, PER MANUFACTURER - 07 54 23                 |

GENERAL NOTES

- A. ROOF AREA GENERAL NOTES APPLY TO ALL ROOF PLAN SHEETS
- B. TAPERED INSULATION SHALL PROVIDE A MINIMUM OF 6-IN/4-IN PER FOOT OF SLOPE TO ROOF DRAINS, UNLESS NOTED OTHERWISE
- C. AREAS MARKED WITH A HATCHED PATTERN INDICATE TAPERED INSULATION
- D. ROOF CURBS TO BE 6 INCHES ABOVE ROOFING LEVELS. PROVIDE TAPERED INSULATION ROOF SADDLES AT ROOF CURBS TO PROVIDE DRAINAGE AROUND CURBS
- E. SEE STRUCTURAL DRAWINGS FOR FRAMING AROUND ROOF PENETRATIONS
- F. COORDINATE THE SIZE AND LOCATION OF ROOF PENETRATIONS WITH MECHANICAL AND ELECTRICAL EQUIPMENT. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR PENETRATIONS NOT SHOWN ON THIS DRAWING
- G. FLASHINGS, CURBS, JOISTS AND STACKS PER MANUFACTURER'S RECOMMENDATIONS IF DETAIL NOT SHOWN ON DRAWING
- H. ALL ROOF PENETRATIONS ALLOWED WITHIN 4" OF EACH SIDE OF FIREWALL. SEE CODE PLAN FOR FIRE WALL LOCATIONS

### KEY PLAN

PAUL ECKE CENTRAL ES  
RECONSTRUCTION

# INNOVATION

50% CD  
10/30/2025  
Revisions

BLDG 500 - ROOF PLAN

**A5-3.1**



LEGEND AND NOTES

## REFERENCE KEYNOTES

DSA APPROVAL STAMP

DESIGN PROFESSIONAL STAMP

DLR GROUP

DLR GROUP PROJECT #: 75-25176-00

CSA APP: 04-125039  
CSA FILE: 37-23

PAUL ECKE CENTRAL  
RECONSTRUCTION

# IDENTITY

50% CD

10/30/2025

Revisions

BLDG 500 - EXTERIOR  
ELEVATIONS

**A5-4.1**

LEGEND

FIBER CEMENT CLADDING - SIDING (FC-S-US) - 07 46 46

 FIBER CEMENT CLADDING - PANEL RAINSCREEN (FC-PR) - COLOR A[illegible]

NOTES:

1-SEE  AND  FOR PLASTER AND FIBER CEMENT ACCESSORIES

---

**KEY PLAN**

## **APPENDIX C. 1998 BUILDING 3 RECONSTRUCTION PLANS (SELECTED SHEETS)**





## **APPENDIX D. DPR 523 FORMS**

**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code 35

Other Listings  
Review Code

Reviewer

Date

Page 1 of 43

\*Resource Name or #: Paul Ecke Central Elementary

**P1. Other Identifier:**

**P2. Location:** ☒ Not for Publication ☐ Unrestricted

a. County: San Diego County

b. USGS 7.5' Quad: Encinitas

c. Address: 185 Union Street

d. UTM: Zone: ; mE/

City: Encinitas

Date:

T ; R ;  
Zip: 92024

¼ of ¼ of Sec ; S.B.B.M.

mN

e. Other Locational Data: APN: 256-301-0100 Elevation:

**P3a. Description:**

Paul Ecke Central Elementary is a public elementary school and is one of nine elementary schools in the Encinitas Union Elementary School District. It is located within APN: 256-301-0100 and occupies 7.2 acres. The campus consists of eight permanent buildings (seven are historic in age), one large portable classroom building (not historic in age), several shelters (not historic in age), large play areas (hardscape and landscape), small gardens, and paved parking areas. *See Continuation Sheet*

**P3b. Resource Attributes:** HP15. Educational buildings

**P4. Resources Present:** ☐ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other



**P5b. Description of Photo:**

Building 2 (left) and Building 1 (right, background), facing southwest.

**P6. Date Constructed/Age and Sources:** ☒ Historic

☐ Prehistoric ☐ Both  
Building #1-1947; Building #2-1953; Building #3-1929; Building #4-1962; Building #6-1968; Building #7-1953; and Building #8-1974.

**P7. Owner and Address:**

Encinitas Union School District  
101 South Rancho Santa Fe Road, Encinitas, CA 92024

**P8. Recorded by:**

Shannon Lopez  
Cogstone Resource Management; 1518 W. Taft Ave., Orange, CA 92865

**P9. Date Recorded:** June 5, 2025

**P10. Survey Type:** Pedestrian Survey

**P11. Report Citation:** "Cultural Resources Assessment for the Paul Ecke Central Elementary School Project, City of Encinitas, San Diego County, California". Prepared for: Jasmine Osman, PlaceWorks. Prepared by: Shannon Lopez, M.A., Cogstone.

**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

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 43

\*Resource Name or #: Paul Ecke Central Elementary

Status Code: 3S

**B1. Historic Name:** Central School

**B2. Common Name:** Paul Ecke Central Elementary

**B3. Original Use:** School

**B4. Present Use:** School

**\*B5. Architectural Style:** Mission Revival style, Modern Style with Colonial Revival elements, and Modern Style.

**\*B6. Construction History:**

The Paul Ecke Central School was originally called "Central School" until its name changed in 1986. It was named after Paul Ecke Sr., who owned two farms in Encinitas and Carlsbad, California, was co-founder of the American Florist Exchange market in Los Angeles and was inducted into the Floriculture Hall of Fame in 1970 (EUSD n.d.; CSUSM n.d.).

In the mid-1920s, initial attempts to construct the Central School were met with strong resistance by residents of the town of Encinitas as it already maintained a grammar school (*Coast Dispatch* 1927) and residents were heavily concerned over the remote location of the proposed school. This preexisting school was likely the one-room schoolhouse which was built in 1883 by Mr. John Pitcher on land donated to the Encinitas Unified School District (EUSD, established in 1882; EUSD n.d.). In 1928, a bond for \$28,000 was voted on to purchase five acres from Henry Schaaf's ranch ("Seaside Gardens") for the new school (*Coast Dispatch* 1928). Construction of the Central School was completed in May of 1929 and consisted of a single Mission Revival styled schoolhouse located on Union Street; this building is currently referred to as Building #3, "Old School House" (*The San Diego Sun* 1929). At the time of its construction, the school was located among agricultural fields and orchards with the AT&SF Railroad to the west. By November of 1929, the Ben Pearce Construction company was contracted to level the land just east of the Central School building for use as a playground (*National City Star-News* 1929). See *Continuation Sheet*

**\*B7. Moved?** ☒No ☐Yes ☐Unknown **Date:**

**Original Location:**

**\*B8. Related Features:**

**B9a. Architect:** See *Continuation Sheet* **b. Builder:** Not known

**\*B10. Significance:** Local

**Theme:** Education

**Area:** Encinitas, CA

**Period of Significance:** 1929-1974 **Property Type:** Educational Buildings **Applicable Criteria:** A/1 and C/3

The Period of Significance for this campus begins in 1929 when the first school building was constructed, and ends in 1974 when the last historic in age building within the campus grounds was constructed.

See *Continuation Sheet*

**B11. Additional Resource Attributes:**

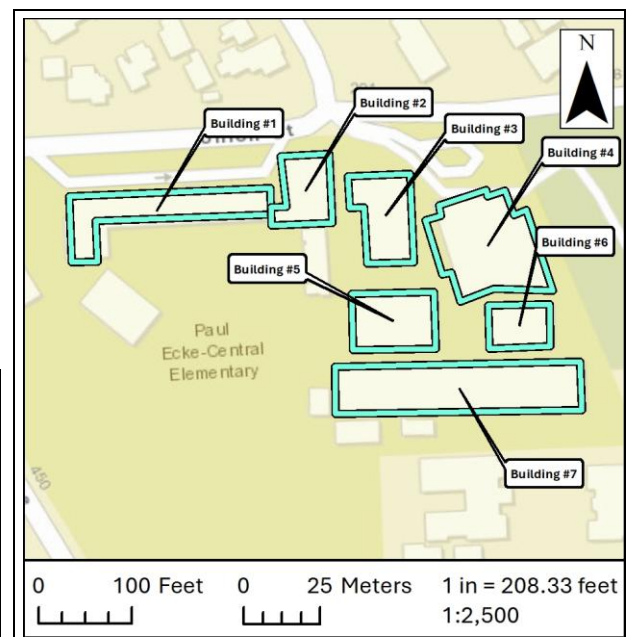
**\*B12. References:**

**B13. Remarks:**

**\*B14. Evaluator:** Shannon Lopez

**\*Date of Evaluation:** June 27, 2025

(This space reserved for official comments.)



## LOCATION MAP

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\*Resource Name or #: Paul Ecke Central Elementary

Map Name: Encinitas

\*Scale: 1:24,000

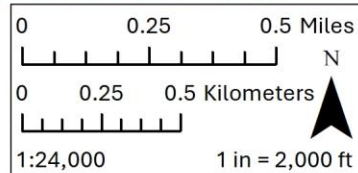
\*Date of Map: 1997



**Paul Ecke Central  
Elementary School**  
City of Encinitas  
San Diego County, CA

 Paul Ecke Central  
Elementary School

USGS 7.5' Quadrangle(s):  
Encinitas



## CONTINUATION SHEET

### P3a. Description Continued:

**Building #1 (Building A; Main Office and Classrooms):** Built in 1947, this is a Modern style building with colonial revival elements. This one-story building has an L-shaped footprint with moderately pitched combination intersecting hipped roofs with a stepped terrace. The roof is clad in fishscale asphalt shingles. Metal vents resembling small arched dormers are evenly spaced across the roofline at the north and south elevation. A cupola is at the top of the roofline, near the building's center mass. Below the cupola at the north elevation is a nearly full height entry porch. It is pedimented and supported by simplified square vernacular Doric columns. The main entrance consists of double doors with transom and side lights. The current transom and side lights are replacements of the original glass block windows (a Modern design style).

Windows at the north façade are large, awning type, nine-glass panes each (replacements), organized in sets of seven which allow ample natural light. At the eave level of the south elevation (rear of the building) are horizontal rectangular windows, three-panes each with false muntins (replacements), organized in sets of seven. Also at the south elevation is a wide eaved porch overhang that spans the entirety of the elevation and is supported by steel poles. While this building's windows are all replacements, their style and size match the originals as seen in the 1947 design plans. The original wood paneled doors and wood paneled doors with wire framed plate glass windows have been replaced with contemporary heavy doors with narrow horizontal glass windows.

Large areas of the south elevation are covered by decorative tiles which commemorate the graduating classes of the school. The dates of these tiles span from the early 2000s to current.

**Building #2 (Workroom, School Kitchen, Classroom):** Built in 1953 this is a Modern style building. It is one-story, has a rectangular footprint, and a flat roof with wide overhanging eaves. At the west elevation, the eaves project outwards and are supported by narrow steel poles, providing a sheltered walkway. A lightwell is cut into the overhang. The exterior of the building is clad in stucco. At the north elevation there are four sliding windows with fixed transom windows. At the west elevation, four sliding windows with transom windows match the style of the north elevation. At the east elevation are utility rooms and a handicap bathroom, the doors of which are flush with louvered floor vents. At the north end of this elevation a flush door with a narrow vertical rectangular window leads to a classroom. Entrances to the Workroom and Service Kitchen are at the south elevation. A roll up steel window and counter at the east end of this elevation are connected to the Service Kitchen. All windows and doors are not original to the building.

**Building #3 (Building 300, "Old School House"):** Built in 1929, this school building is constructed in the Mission Revival style. The building is one story and has an L-shaped footprint and an intersecting gabled roof, with shallow to no eave overhand. The roof is clad in red Spanish tile. A belltower with a gabled roof and bell is at the north-facing end of the roof. The main entrance is located at the north façade and consists of an arched entryway with decorative red brick and concrete scalloped edges. The entrance is recessed with half glass double doors and nine-paneled transom window. At the west end of the north façade are four large rectangular windows (three paneled with an outward facing awning window, nine-paned), organized in a set of four with brick windowsills. A decorative brick screen/lattice and bell-shaped louvered attic vent are at the eastern end of this façade.

The east elevation has three sets of rectangular windows organized in sets of four, with brick sills identical in material and design to the windows of the north façade. A concrete ADA compliant ramp and staircase is at the south elevation. At the gabled eave level are four louvered gabled vents, two large and two small. The entrance at the south elevation consists of a half glass, 4-paned, double doors with 10-paneled transom window. The west elevation has multiple fixed windows of varying size. A recessed three-sided cant bay window with decorative brick at its base is at the southern end of this elevation. A small six-paned window is at the northern end of the west elevation, with a round louvered vent above it at the eave level.

**Building #4 (Multi-Purpose Room):** This building was built in 1962 and constructed in a Modern Style. It is one story, with an irregular shaped footprint and a combination flat and lightly pitched roof that has been covered with numerous solar panels installed within the last 10 years. The exterior is clad in stucco. The west elevation has two sets of flush double doors, one single flush door, and one flush door with a narrow glass window.

# CONTINUATION SHEET

A wide projecting flat-roofed awning supported by steel poles runs along the majority of the west elevation. The south elevation has restrooms at the western end and a recessed double door leading into the multi-purpose room near the center. The entrances to three classrooms are at the east elevation and consist of flush doors with a narrow glass window. Windows at this elevation are large, six-paned with awning windows. At the north elevation are two flush doors.

**Building #6 (Building 100, Classrooms):** Built in 1968, this building is constructed in the Modern Style. It is a small one-story building with a rectangular footprint. The building has a flat roof with a very wide eave overhang with exposed rafters at the north elevation. There are two flush doors with narrow windows, each leading into separate classrooms, at this elevation. At the eave level immediately over the doors, a long row of eight fixed windows with false muntins forms a ribbon window. At the west elevation, a decorative tile mosaic commemorates the graduating class of 2013. The south elevation has louvered sunshades at the eave level. The area behind the sunshades is recessed and has two sets of four square windows. Flush doors with louvered floor vents lead to utility closets at the west and east ends of the south elevation. There is no fenestration at the east elevation.

**Building #7 (Building 200, Classrooms):** Built in 1953, this building is constructed in the Modern style. It is one story with a long rectangular footprint with a flat roof and a moderate roof overhang. The exterior is clad with stucco. Multiple projecting concrete panels are at the north façade. Fixed square and rectangular windows with false muntins are at the eave level of this façade. Doors leading into classrooms are flush with small windows and utility closet doors are flush with louvered floor vents. A flat-roofed covered walkway supported by steel poles runs along the north elevation and wraps around the west elevation.

The west elevation has two restrooms, two utility closets and a drinking fountain. The south elevation mirrors the north façade with projecting concrete panels and classroom doors. Rectangular hopper windows with false muntins are grouped tightly together at the eave level and trail down adjacent to the doors. There is no fenestration at the east elevation.

**Building #8 (Multi-Media Center):** Built in 1974, this building is constructed in the Modern style. It is one story with a rectangular footprint. The roof has a low slope with an equipment enclosure cap at the center and a wide enclosed overhang at the north and south elevations. The exterior walls are comprised of concrete blocks. The roof has a wide eave overhang with a very wide fascia clad in stucco. The primary entrance to this building is located at the north elevation and consists of a single flush door with a narrow rectangular window. Windows at the north and south elevations are narrow sliding windows with vinyl frames. The east elevation has multiple flush double doors which provide access to utility rooms and two flush doors that are likely secondary entrances/exits for this building.

## \*B6. CONSTRUCTION HISTORY CONT.:

A review of USDA aerial photographs and building plans provided by the EUSD depicts the development of the Central School campus from the 1930s to the early 2000s.

At present, there are seven historic in age buildings within the boundary of the Paul Ecke Central Elementary campus. The following are listed in order of year of construction:

- **Building #3, Old School House:** Built 1929. Mission Revival style. Originally built for the purpose of a schoolhouse. According to consultation with Eric Smith, Director of Facilities and Safety for the school district, from 1969 to 1991 this building was used as the District office for the Encinitas School District. When district staff moved to its current building at 101 S. Rancho Santa Fe Road, Building #3 returned to its original use as a school building (EUSD n.d.).

# CONTINUATION SHEET

Despite a search of the school district's archives, primary and secondary sources, the associated architect and original building plans for this structure are unknown. While the original building plans cannot be located, USDA aerial photographs from 1932, 1939, and 1964 show the original footprint was twice as long as the current building. Sometime between 1964 and 1980, the southern half of the building (the cafeteria building) was demolished. In 1998-1999, a large renovation project impacted the building's interior and exterior (Leidenfrost/ Horowitz & Associates 1998). Major alterations include, but are not limited to:

- o Interior work: Removal and modernization of existing ceiling tiles, light fixtures, wood lath, gypsum ceiling board, plaster, and wood lathe.
- o Exterior work: Removal and replacement of clay roofing tile in its entirety (replacement matching the style and color of original), removal and repair of damaged and uneven exterior wall plaster to match existing, removal of existing belltower finish, removal and replacement of existing brick grill (matching the existing) at the north façade, replacement of brick veneer arch (clay tile set in cement mortar), wire brush cleaning of all brick sills at windows and parapet walls, cement repointing and light sand blast finish to all existing bricks.
- **Building #1:** Built in 1947. Office and classrooms. Modern style with Colonial Revival style elements. This building was designed by Robert Rice Curtis of the architectural firm Kistner, Curtis & Wright. See B9A. *Architect Continued* for further information.
- **Building #2:** Built in 1953. Originally built as the Administration building, currently used as a workrooms, school kitchen, and classroom. Modern style. Based on a review of the original 1953 buildings plans, all elevations were heavily altered resulting in the loss of the building's window and door placement. The date of these alterations is not clear at present.
- **Building #7:** Built in 1953. Classrooms. Modern Style.
- **Building #4:** Built in 1962. Classrooms. Modern style. The original footprint of this building was rectangular, running north/south. In 2007, a major addition at the east elevation increased the overall massing of the building by one third. The 2007 addition consisted of three classrooms and workroom (LHA 2007).
- **Building #6:** Built in 1968. Classrooms (2). Modern style.
- **Building #8:** Built in 1974. Multi-Media Center. Modern Style. The only notable alterations to the exterior of the building are the window replacements on north and south elevations and the addition of a large tile mosaic at the west elevation in 2015.

## B9A. ARCHITECT CONTINUED:

### Robert Rice Curtis (1879-1958) and Kistner, Curtis & Wright

Building #1 (Building A) was designed by Master Architect Robert Rice Curtis of Kistner, Curtis & Wright (Kistner, Curtis & Wright 1947).

Robert Rice Curtis was born in Sheffield, Illinois on December 20, 1879. In 1901 he graduated from Knox College and sometime prior to 1911 he married Margaret Dewey. Mr. and Mrs. Curtis moved to Colorado, but by 1911 they moved to San Diego where he was listed as an architect (license # 832) and opened his own architectural office. From 1916 to 1919, Mr. Curtis left his practice and for three years owned, operated, and likely designed an oil/gas station in San Diego. In 1919, Mr. Curtis sold his business and was hired as a specification writer by Theodore C. Kistner, the principal architect of T.C. Kistner & Co. At the time Mr. Curtis was hired, T.C. Kistner & Co. specialized in designing apartment and school buildings in San Diego. The firm became the official architect for the San Diego School office. (The City of San Diego 2018).

**CONTINUATION SHEET**

In 1922, Mr. Curtis took charge of the San Diego office when Mr. Kistner opened a second company office in Los Angeles. In 1933, Mr. Kistner and Mr. Curtis partnered to create the firm Kistner & Curtis (San Diego History Center Document Collection 2011). During WWII the firm served the U.S. military exclusively and received numerous commendations by the Navy's Bureau of Yards & Docks for their high level of achievement. After the war, the firm shifted focus to designing new schools as well as retrofitting school buildings for earthquakes. In 1941, architect Henry L. Wright joined the firm as a partner, changing the company name to Kistner, Curtis & Wright. In 1952, Henry Wright's brother William T. Wright was hired as a structural engineer. As a result, the Los Angeles branch was renamed Kistner, Curtis, Wright & Wright while the San Diego branch was renamed Kistner, Curtis & Foster. Mr. Curtis managed the San Diego Branch office until his death in 1958.

Building #1 was designed by Mr. Curtis in 1947 while he was the San Diego branch office's manager and company business partner. During this time, San Diego County was experiencing massive population growth, nearly doubling from 289,348 residents in 1940 to 556,806 by 1950 (Modern San Diego 2025). Despite a search of the Pacific Coast Architectural Database (PCAD) and other resources, a list of works specifically attributed to Robert Curtis himself is limited due to a lack of information. However, his name is associated with numerous projects as partner in Kistner & Curtis, Kistner, Curtis & Wright, and Kistner, Curtis & Foster.

**Projects attributed specifically to Mr. Curtis:**

- **1435 Grove Street** (built 1912), Tudor Style, single-family residence. Locally listed as a historic resource (HRB No 1286) under local designation Criteria C, D, and F for its architectural style and association with a master architect (Robert R. Curtis).
- **Building #1, Central School/ Paul Ecke Central Elementary** (built 1947), Modern Style with Colonial Revival elements.
- **4811 Lomitas Drive** (built ca. 1952), Mid-Century Ranch Style, single family residence. New home for Mr. Curtis.
- **4821 Lomitas Drive** (built ca. 1952), Mid-Century Ranch style, single family residence. Home for Mr. Curtis' daughter's family.

Projects associated with Mr. Curtis during his career are listed below. The following list is excerpted from Appendix D of the 2017 official *Nomination Report for Historic Designation* for "The Robert and Margaret Curtis House" prepared by Johnson & Johnson Architecture.

**Robert Rice Curtis, Architectural License #832, work history per directories**

Architect 1912-1915

Gas & oils 1916-1920

Architect 1920-1921

Draughtsman T C Kistner 1922-1923

Architect T C Kistner & Co. 1924-1925

Assistant Manager T C Kistner 1926

With Kistner & Co. 1927-1929

Associate T C Kistner & Co. 1930

Manager T C Kistner & Co. 1931-1933

Kistner & Curtis 1933-1941

Kistner, Curtis & Wright 1941-1952

Kistner, Curtis, Wright & Wright, Los Angeles 1952-1973

Kistner, Curtis & Foster, San Diego 1952-1973

**Robert Rice Curtis, partial project list:**

1912 personal residence, 1435 Grove Street

1913-1915 independent practice, projects unknown

1916-1919 gas station

1920-1921 independent practice, projects unknown

**with T. C. Kistner & Co. (Specifications Writer, Manager, 1920-1933)**

1920 Coronado High School \$150,000

Capistrano High School \$60,000

# CONTINUATION SHEET

Page 8 of 43      \*Resource Name or # Paul Ecke Central Elementary      ☒ Continuation ☐ Update

Sweetwater Union High School in National City \$172,000  
Grossmont Union High School \$110,000  
El Cajon Grammar School \$35,000  
Garfield Elementary (extant administration building at 110 W. McLean Street, Alhambra)  
Loma Portal Elementary (extant at 3341 Browning Street, San Diego)  
Brooklyn Elementary (no longer extant)  
Emerson Elementary (original buildings no longer extant)  
La Jolla Elementary (majority of original buildings no longer extant)  
1921 Oceanside High School  
Oceanside Grammar School  
Washington Grammar School  
Theodore Roosevelt Junior High School  
Memorial Junior High School  
Woodrow Wilson Junior High School

1922 Santa Ana Grammar School  
Union High School, Garden Grove  
Excelsior Union High School, Norwalk, \$250,000  
Bradford Avenue School, Placentia  
An Elementary School in San Diego \$60,000  
Newport Beach Elementary School \$55,000  
Southern Title Guaranty Company

1923-1929 Unknown

1928 Bradley & Woolman Mortuary and Chapel

1930 City & County Building, San Diego (with the Quayle Brothers)

## Kistner & Curtis 1933

1936 Earthquake retrofit of schools, \$110,000  
1937 Hoover High School Addition \$40,000  
1938 Hoover High School Gymnasium \$125,000  
1939-1946 Military Contracts 50,000,000  
1941 Marine Corps Air Stations at Goleta, El Toro and Mojave

## Kistner, Curtis & Wright 1941

1942-1945 U. S. Navy. Barracks, bachelor officers' quarters, laundry building and incinerator  
1945 Fallbrook Public Utility District  
San Diego Hall of Justice (with Frank Hope and William Lodge) \$4,500,000  
1945-1951 540 projects for more than 70 school districts, hiring an average of 280 persons  
1946 U.S. Atomic Energy Commission (several projects) California, Arizona, and Los Alamos, New Mexico  
1948 Innovated the "Bilateral" school lighting system  
Bella Vista Elementary School in Montebello (original buildings extant, current integrity unknown)  
Rosemead High School (original buildings extant, current integrity unknown)  
Barstow Elementary School (condition unknown)  
1949 La Mesa High School \$1,800,000 (condition unknown)  
1952 Personal residence and home for daughter and family at 4811 and 4821 Lomitas Drive

## Kistner, Curtis, Wright & Wright, Los Angeles 1952

1950s Cerritos College

## Kistner, Curtis & Foster, San Diego 1952

1953 Oceanside-Carlsbad Union High School (one original Modern style building remains)  
1956 Helix Irrigation District Administration Building  
National City Boys Club, Chula Vista  
1958 Castle Park Junior High School, 11 room addition  
Granger Junior High School, additions  
Chula Vista High School, additions  
Riverside office building  
1959 St. Andrews Episcopal Church, \$150,000

**CONTINUATION SHEET**

High School on the Kuntz Tract

**Unknown years**

El Cajon High School  
El Cajon Grammar School  
Grammar School in Buena Park  
Inglewood Union High School at Lawndale  
Grammar School in Pomona  
Junior High at Downey  
Ventura High School  
Carpinteria High School  
Grammar Schools at Somerton and Yuma, Arizona  
Anaheim City Hall  
St. John's Episcopal Church, Chula Vista  
Theatre in National City

***The list above does not include the “Paul Ecke Central Elementary School” or its original name “Central School”***

**Clarence “Clyde” Hufbauer (1911-1993) and Hufbauer, Humphrey & Worthington Architects, Inc.**

A review of original building plans shows that Building #2, Building #4, Building #6, and Building #8 were designed by Hufbauer, Humphrey & Worthington Architects, Inc. Building #2, Building #4, and Building #6 were specifically designed by Clyde Hufbauer.

Clarence “Clyde” Hufbauer was born on May 26, 1911 in Los Angeles, California. Mr. Hufbauer attended San Diego State College before attending University of California (UC), Berkley with a focus on architecture. He received his BA in 1933, his MA in 1934, and became the first student in the history of the school to earn a Doctorate in Architecture in 1936. Mr. Hufbauer met his wife Arabella at UC Berkley where she earned her own BA and MA in architecture. They were married in 1936 (Modern San Diego 2025).

Mr. and Mrs. Hufbauer moved to San Diego where he began his career as a Chief Draftsman for Kistner & Curtis in San Diego from 1938 to 1939. From 1940 to 1947, he became a Staff Architect for San Diego City Schools. Mr. Hufbauer favored Modern architectural designs, which he integrated into his first personal residence constructed in 1939 at 833 Capistrano Place, Mission Beach, San Diego. In 1939, the home was described as “Ultra-Modern” in the local *San Diego Union* newspaper (Modern San Diego 2025). In 1952, he designed a second home for his family at 1821 Torrey Pines Road, La Jolla, which is currently designated as a local historic resource (HRB #854) under local Designation Criteria C (Architecture- Post and Beam Modern) and D (association with a Master Architect; Modern San Diego 2025; San Diego Historical Resources Board 2008).

In 1947, Mr. Hufbauer established his own firm, Clyde Hufbauer, Architect, Inc. In 1952, he was officially listed as a Member of the American Institute of Architects (American Institute of Architects 2018). In 1953, Mr. Hufbauer designed Building #2 for the Central School (now Paul Ecke Central Elementary) in Encinitas. From 1955 to 1965, he worked with structural engineer Ted Paulson on numerous residential projects and designed unique modernist homes throughout the U.S.

During the 1940s, 1950s, and 1960s, San Diego County experienced an extraordinary period of growth whereby its population grew from 289,348 in 1940, 556,896 in 1950, to 1,033,011 in 1960 (Modern San Diego 2025). With the near doubling of the population in three consecutive decades came an increasing need for schools. During his career, Mr. Hufbauer designed a total of 63 elementary schools and as well as 16 middle, junior, and high schools for the San Diego Unified School District. His style of architectural design was modern and included key elements such as one-story buildings with low sloping or flat roofs, modular steel structural systems with outdoor canopies supported by pipe columns, banded low walls, high transom windows, and horizontal steel window systems facing walkways and lawns.

# CONTINUATION SHEET

Mr. Hufbauer later formed Hufbauer, Humphrey & Worthington Architects, Inc. at 2148 Avenida de la Playa in La Jolla. The exact year the firm was established is not clear. A review of Mr. Hufbauer's building plans for Central School indicates that Building #2 (1953), Building #4 (1962), and Building #6 (1967) were designed by Mr. Hufbauer under his first firm Clyde Hufbauer, Architect, Inc., however, Building #8's (1974) design is accredited to Hufbauer, Humphrey & Worthington Architects, Inc. Therefore, it is estimated that the company was founded sometime between 1967 (Building #6 building plan) and 1974 (Building #8 building plan). Mr. Hufbauer maintained his practice and worked with the region's school districts into his 1980s.

## Partial List of Notable Works

The following lists are provided by The City of San Diego Historic Resources Board's *Biographies of Established Masters and Modern San Diego* (San Diego Historical Resources Board 2020; Modern San Diego 2025).

### Projects attributed specifically to Mr. Hufbauer:

- Hufbauer, Clyde and Arabelle M. Residence #1 (833 Capistrano Place, Mission Beach), 1939
- HRB #854– Clyde and Arabelle M. Hufbauer House (1821 Torrey Pines Road), 1952

### Projects associated with Mr. Hufbauer during his career

- Education Center (San Diego Unified School District Board of Education's Eugene Brucker Education Center), (1405 Park Boulevard / 4100 Normal Street), 1953
- Education Center, Grossmont Community College, 1953
- Johnson Avenue Elementary School, (El Cajon), 1954
- Mission Bay High School (2475 Grand Avenue, Pacific Beach), 1954
- Raitt, Russell Residence (2424 Ellentown, La Jolla), 1954
- Wright, Dorrit and Albert Residence (8445 Avenida de Las Ondas, La Jolla), circa mid-1950s
- Alice Birney Elementary School, no date
- Gompers Junior High School, 1955
- Crown Point Elementary School, no date
- North and East of Education Center, no date
- Miramar (Mesa) Community College
- Southwestern College, not date

## HISTORIC BUILT ENVIRONMENT EVALUATION:

### Criteria A/1

**Is this resource associated with events that have made a significant contribution to the broad patterns of history?**

The Paul Ecke Central Elementary school is currently one of nine elementary schools in the Encinitas Unified School District. Originally the school was called Central School until its name changed in 1986, after respected rancher and florist Paul Ecke Sr. The school's first building (Building #3) was constructed in 1929 and represents the second schoolhouse built in Encinitas. From 1969 to 1991 this building was used as the District office for the Encinitas School District until the district staff moved to its current building on Rancho Santa Fe Road. The next permanent structure of significance at Central School was Building #1 in the late 1940s and the remaining historic in age buildings were constructed in the 1950s, 1960s, and 1970s. By the time the remaining buildings were constructed on campus, Central School was no longer the only elementary school within the district. Therefore, the Paul Ecke Central Elementary School as a whole is not considered associated with the District's early school development and not otherwise associated with an event considered significant to history. However, Building #3, the original 1929 building on campus, is a physical representation of both the District's and city's development of early 20<sup>th</sup> Century education. While it is not the District's first schoolhouse, its architectural style, size, and amenities (cafeteria, though no longer extant) indicates a significant shift from the basic utilitarian function of the 1883 one-room schoolhouse to a larger more aesthetically elaborate building to meet the needs of a growing local population. Therefore, as a representation of the Encinitas Union School District and the City of Encinitas' early 20<sup>th</sup> century history of educational development, this building is recommended eligible for *independent* listing in the National Register of Historic Places (NRHP) under Criterion A and the California Register of Historical Resources (CRHR) under Criterion 1.

# CONTINUATION SHEET

Integrity: Building #3 retains its integrity of location, design, workmanship, feeling, and association. In 1998, a substantial renovation project resulted in the replacement of exterior and interior architectural features and materials. However, the materials removed/alterd on the building's exterior were replaced with like materials and match the building's original design and workmanship as compared to a 1932 photograph of the original building. The 1998 renovation project took great care to avoid adverse impacts to the building's integrity of design, workmanship, feeling, and association and is a commendable example of updating a historic building.

## Criteria B/2

### Is this resource associated with the lives of significant persons of the past?

Originally named Central School, the campus was renamed in 1986 after the respected Encinitas local Paul Ecke Sr. The school, however, is not associated with Mr. Ecke's contributions to society and therefore is not associated with the lives of significant persons of the past. Therefore, this building is recommended not eligible for listing in the NRHP under Criterion B or the CRHR under Criterion 2.

## Criteria C/3

### Does this resource embody distinctive characteristics of type, period, or method of construction or represent the work of a master, or possess high artistic value, or represent a significant and distinguishable entity those components may lack individual distinction?

The architectural style of the historic in age buildings within the Paul Ecke Central Elementary campus consists of Mission Revival style, Modern with Colonial Revival elements, and Modern Style.

Building #1 is a very well-kept example of a 1940s Modern Style school building with Colonial Revival elements. The building was designed by renowned California master architect Robert Rice Curtis. Mr. Curtis and his firm are associated with an extensive body of work which primarily consists of projects for various school districts in Southern California from the 1920s to the 1950s. While Mr. Curtis and his firm are attributed to a multitude of projects, Building #1 at what is now the Paul Ecke Central Elementary School is one of the best surviving examples of Mr. Curtis' work. It is also one of the only known examples of his surviving work that combines Modern style with Colonial revival style. Therefore, based on its association with a master architect and distinctive architectural style, this building is recommended eligible for *independent* listing in the NRHP under Criterion C and the CRHR under Criterion 3.

Integrity: Overall, Building #1 maintains its integrity of location, design, materials, workmanship, and association. The exterior windows at all elevations are replacements but a review of the original 1940s building plans indicates the new windows are nearly identical to the style of the originals therefore maintaining the original look and feel. The exterior doors at the south elevation are replacements and do not match the style or materials of the original building. These doors are intended to meet modern safety requirements and are located at the rear of the building and are not within view of the public thoroughfare.

Building #3 is the oldest building on campus. The 1929 Mission Revival style schoolhouse was the second schoolhouse to be built in Encinitas. The architectural style of the 1929 schoolhouse was in stark contrast to the simple, redwood, one-roomed, 1883 schoolhouse. The earliest aerial image (1932) of the building's overall footprint shows the building was almost twice the size of the original 1883 schoolhouse. The 1929 building was later expanded to double its length by 1939. Due to a lack of original documentation, it is not known who the original architect or builder for this building is. During the 1920s and 1930s Spanish eclectic was one of the most popular architectural styles favored for residential development (City of Encinitas n.d.), however no notable examples of early 20<sup>th</sup> century Mission revival style schoolhouses are known within the city. The schoolhouse's age, excellent condition, and rare architectural style for a public institution in the City elevates this building to the level of significance required for *independent* listing in the NRHP under Criterion C and the CRHR under Criterion 3.

Integrity: This building retains its integrity of location, design, workmanship, feeling, and association. In 1998, a substantial renovation project resulted in the replacement of exterior and interior architectural features and materials. However, the materials removed/alterd on the building's exterior were replaced with like materials and match the building's original design and workmanship as compared to a 1932 photograph of the original building. The 1998 renovation project took great care to avoid adverse impacts to the building's integrity of design, workmanship, feeling, and association and is a commendable example of updating a historic building.

# CONTINUATION SHEET

Buildings #2, #4, #6, #7, and #8 are unremarkable representations of Modern style architecture. Building #4 no longer maintains its original design or materials following a 2007 expansion project. These buildings are associated with Clarence "Clyde" Hufbauer and Hufbauer, Humphrey & Worthington Architects, Inc. While Mr. Hufbauer and his firm were well respected and completed numerous projects for the San Diego Unified School District, these buildings are not exemplary representations of this master architect's large body of work which reaches the level required for listing in the NRHP under Criterion C or the CRHR under Criterion 3.

## Criteria D/4

### Has this resource yielded or may likely yield information important in history or prehistory?

Criterion 4 is most often applied to archaeological sites and districts but can also apply to buildings, structures, and/or objects. This school does not exhibit a local variation of a standard design or construction technique that can yield important information (such as construction expertise or availability of local materials). Therefore, Paul Ecke Central Elementary is recommended not eligible for listing in the NRHP under Criterion D or the CRHR under Criterion 4.

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**CONTINUATION SHEET**

**BUILDING #1 (BUILDING A, MAIN OFFICE AND CLASSROOMS)**



Building #1: North façade, main office and classrooms, facing south.



Building #1: Close up of main entrance, main office and classrooms, facing south.



Building #1: western end of north façade (left) and west elevation (right), facing south.



Building #1: south elevation, facing north.



Building #1: western end of building, east elevation, facing west.

## CONTINUATION SHEET

### BUILDING #2 (WORKROOM AND SCHOOL KITCHEN)



Building #2: east elevation, facing northwest.



Building #2: north elevation (right) and west elevation (left), facing southeast.

## CONTINUATION SHEET



Building #2: west elevation and partial view of south elevation (right), facing northeast.



Building #2: east elevation, facing north.

## CONTINUATION SHEET

**BUILDING #3 (BUILDING 300, "OLD SCHOOL HOUSE")**



**Building #3: north elevation, facing south.**



**Building #3: east elevation (left) and north façade (right), facing southwest.**

**CONTINUATION SHEET**



Building #3: south elevation (left) and east elevation (right), facing northwest.



Building #3: south elevation, facing north.

**CONTINUATION SHEET**



Building #3: southern end of west elevation, facing east.



Building #3: northern end of west elevation, facing northeast.

## CONTINUATION SHEET



When the Encinitas School District failed to obtain a majority of votes to fund new buildings in 1927, a bond was passed that resulted in Central Elementary School being constructed by the fall of 1929. This 1932 photograph shows details of the school that is still located on Union Street in Leucadia, now known as Paul Ecke Central School in memory of Paul Ecke Sr. (Courtesy of Jimmy and Betty Brass.)

1932 photograph of north façade (left) and west elevation (right) (Holtzclaw 2006).

## CONTINUATION SHEET

### BUILDING #4 (CLASSROOMS AND MULTI-PURPOSE ROOM)



Building #4: southwest elevation (classrooms), facing northeast.



Building #4: south elevation (Multi-Purpose Room), facing northeast.

## CONTINUATION SHEET



Building #4: south elevation (left) and southern end of east elevation (right), facing northwest.



Building #4: east elevation, facing southeast.

## CONTINUATION SHEET



Building #4: northern end of east elevation, facing west.



Building #4: northwest elevation, facing southeast.

**CONTINUATION SHEET**

**BUILDING #6 (BUILDING 100, CLASSROOMS)**



Building #6: north elevation (left) and west elevation (right), facing southeast.



Building #6: south elevation (left) and east elevation (right), facing northwest.

**CONTINUATION SHEET**

**BUILDING #7 (AKA BUILDING 200, CLASSROOMS)**



Building #7: north elevation, facing southwest.



Building #7: close up of fixed windows at eave levels at north façade.

## CONTINUATION SHEET



Building #7: north façade (left) and west elevation (right), facing southeast.



Building #7: west elevation (left) and western end of south elevation (right), facing northeast.

**CONTINUATION SHEET**



Building #7: western end of south elevation, facing northwest.



Building #7: overview of south elevation, facing northwest.

**CONTINUATION SHEET**



Building #7: eastern end of south elevation (left) and east elevation (right), facing northwest.

**BUILDING #8 (MULTI-MEDIA CENTER)**



Building #8: west elevation and partial view of south elevation, facing northeast.

**CONTINUATION SHEET**



Building #8: east elevation, facing west.



Building #8: east elevation (left) and north façade (right), facing southwest.

## CONTINUATION SHEET



1932 USDA aerial photograph of Ecinitas Central Elementary School (FrameFinder 1932).

## CONTINUATION SHEET



1939 USDA aerial photograph of Encinitas Elementary School (FrameFinder 1939).

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Primary #  
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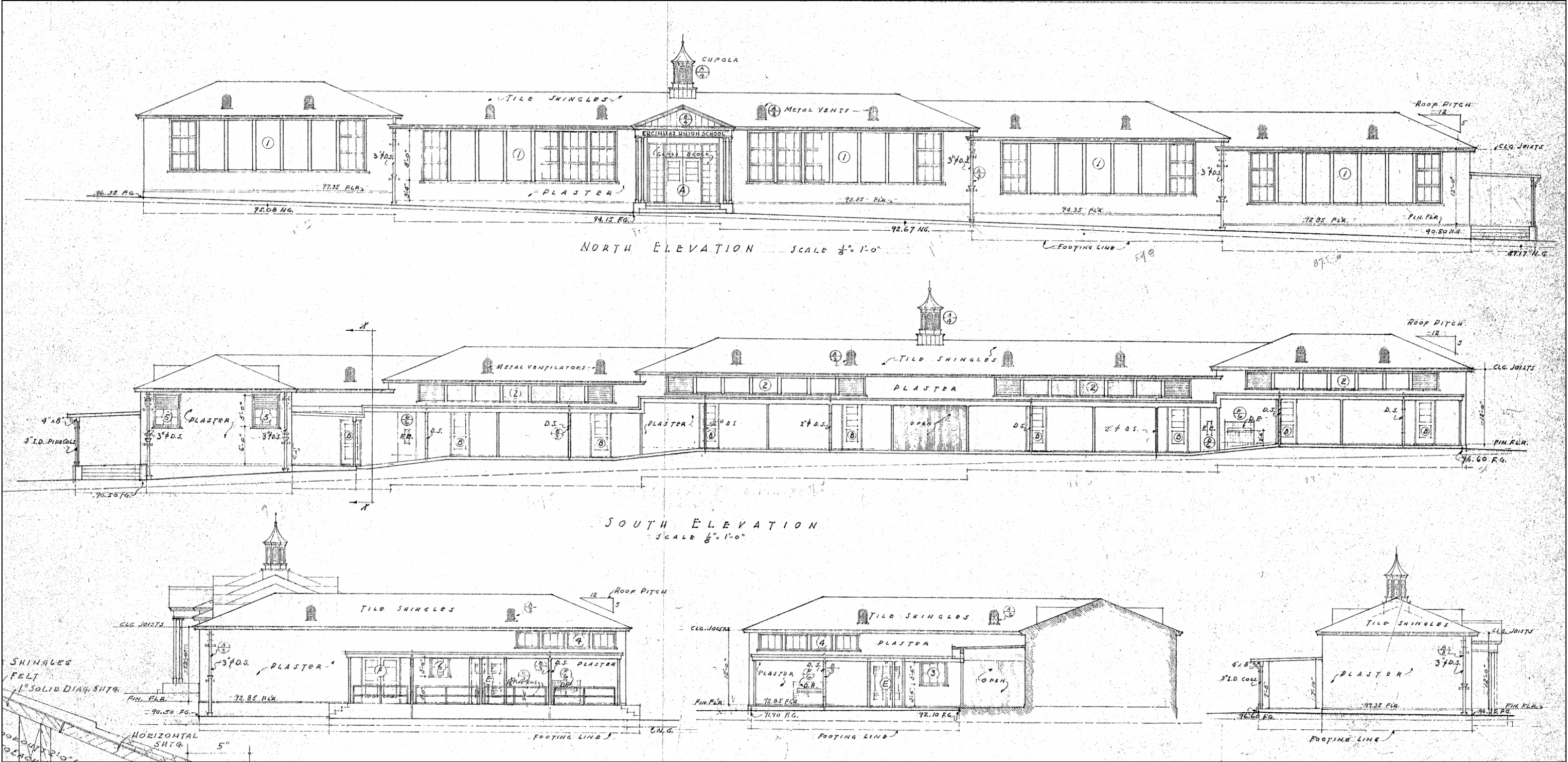


1964 USDA aerial photograph of school (FrameFinder 1964).

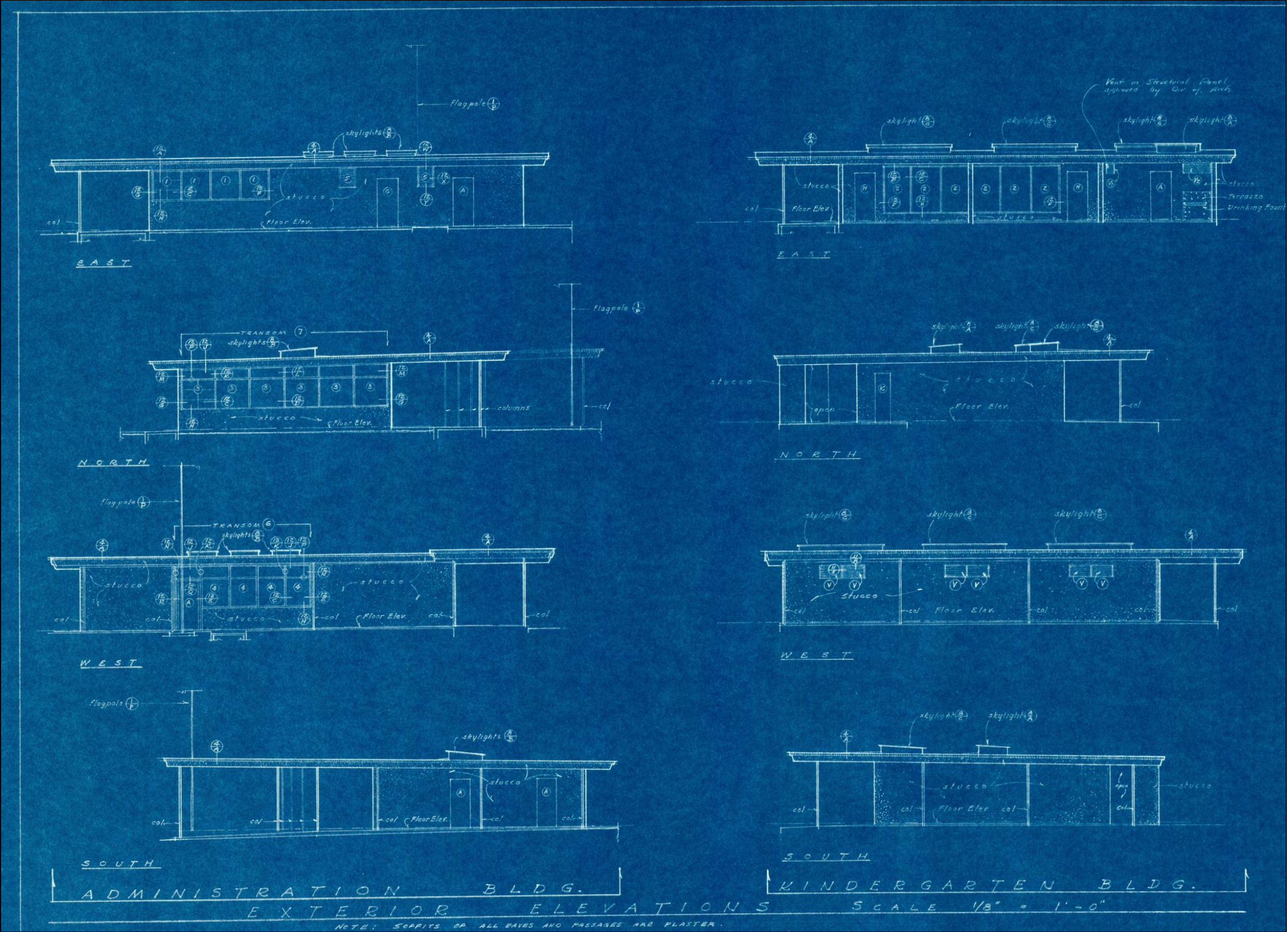
## CONTINUATION SHEET



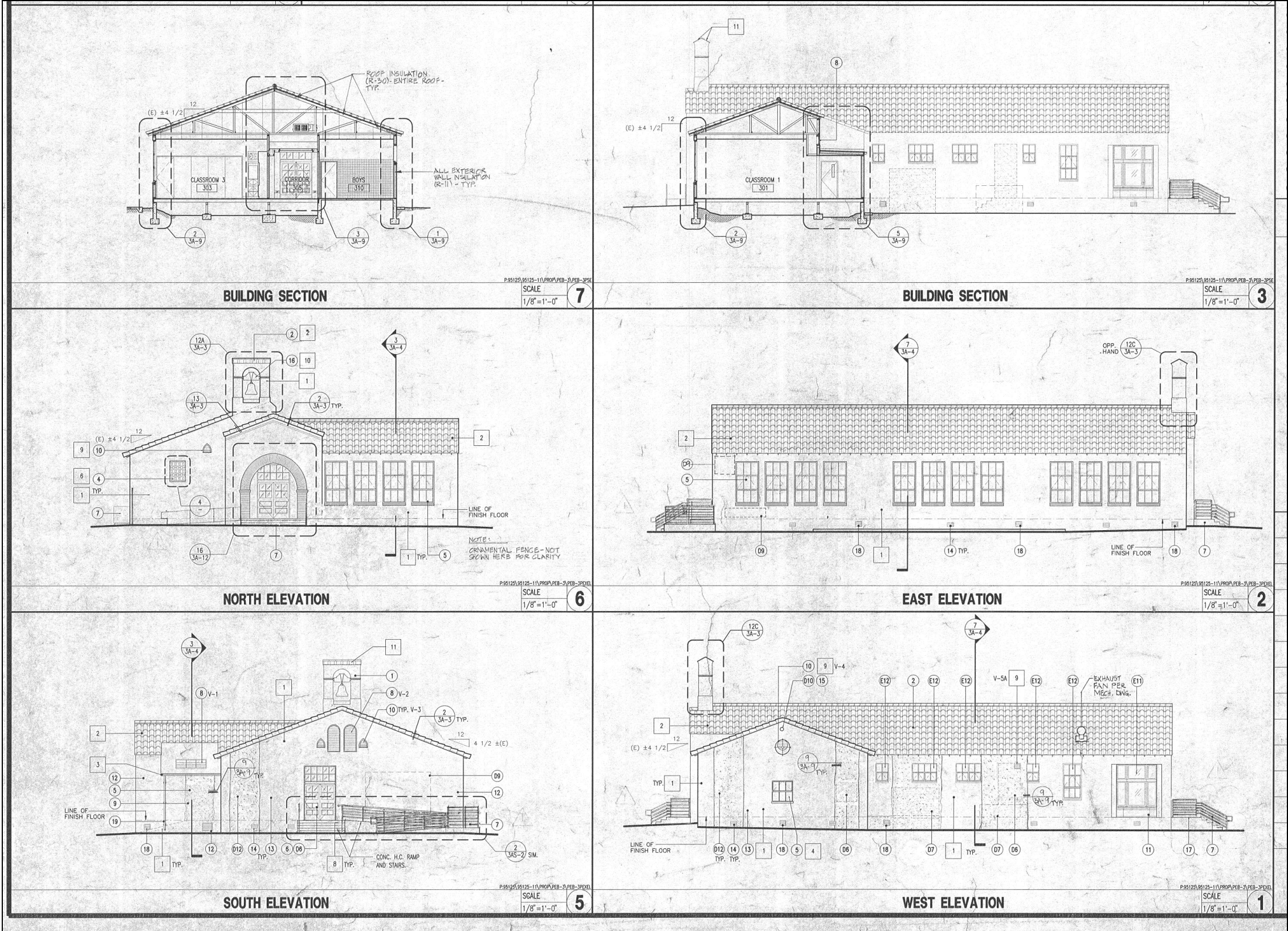
1980 USDA aerial photograph of school (FrameFinder 1980).



Building #1 Original Plans: Exterior elevations as approved in 1947 (Kistner, Crutis & Wright 1947).

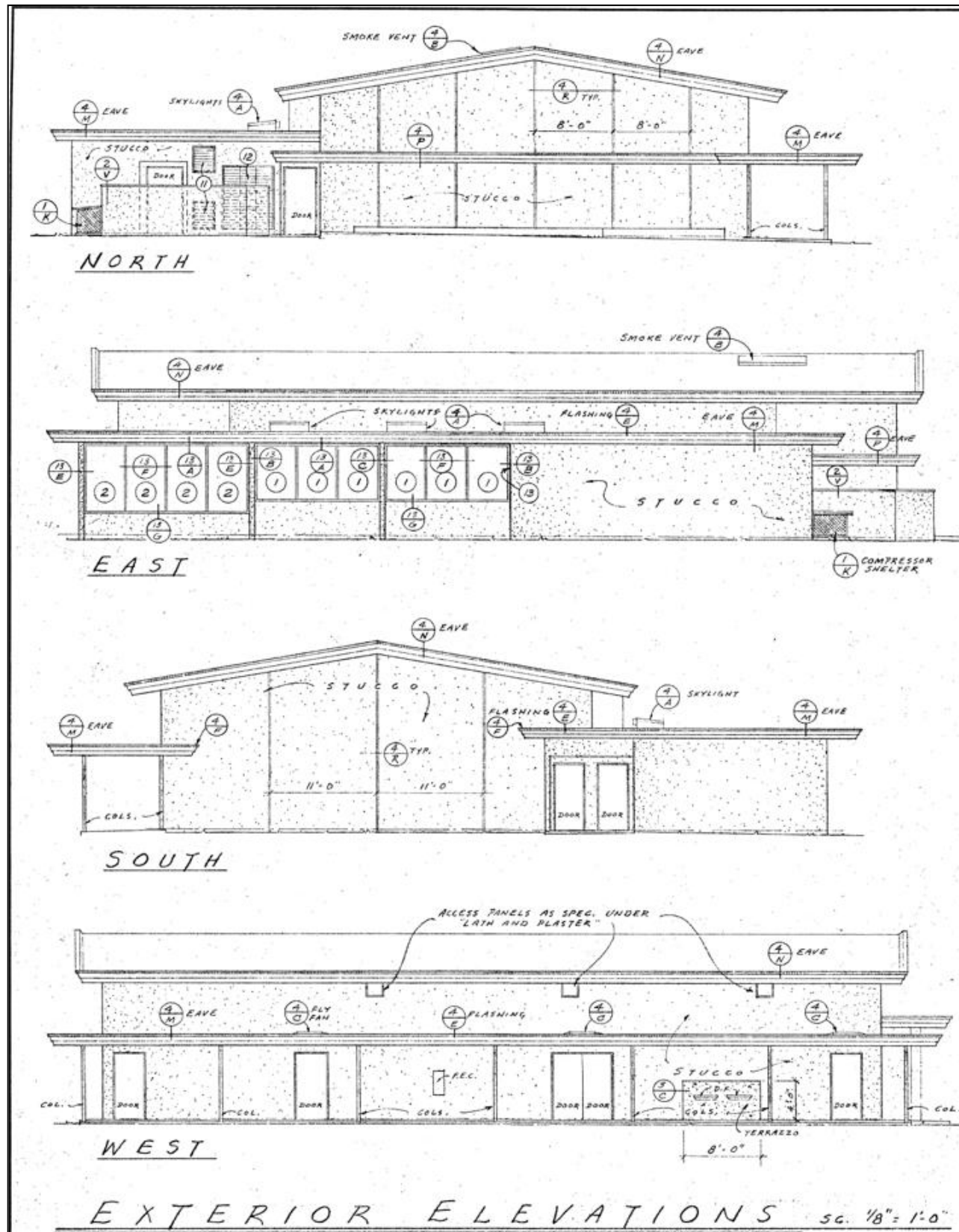


Building #2 Original Plans: Exterior elevations as approved in 1953 (Clyde Hufbauer 1953).

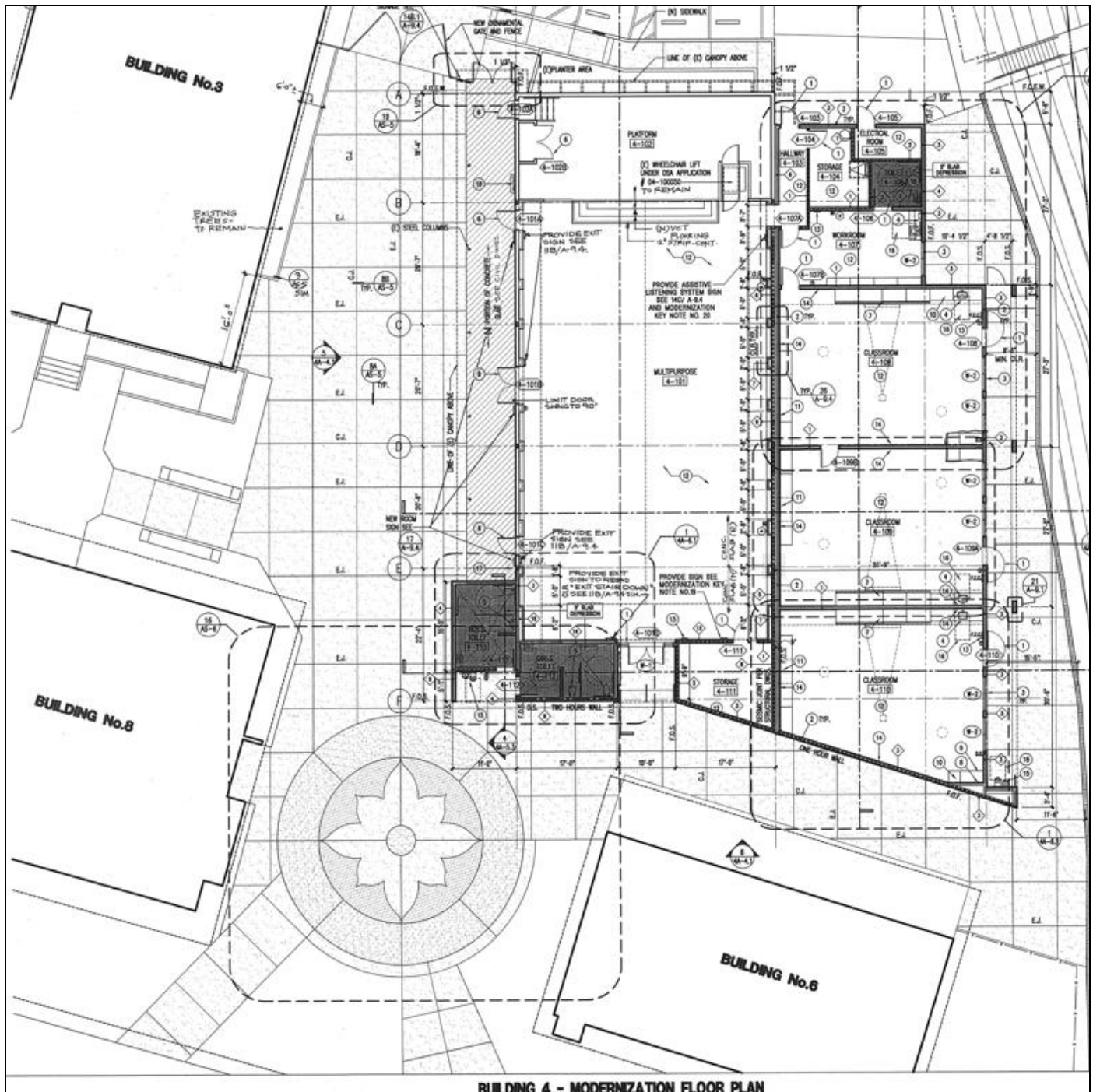


Building #3: 1998 Exterior elevation drawings (Leidenfrost/Horowitz & Assoc. 1998). Interior and exterior renovation/restoration project.

CONTINUATION SHEET



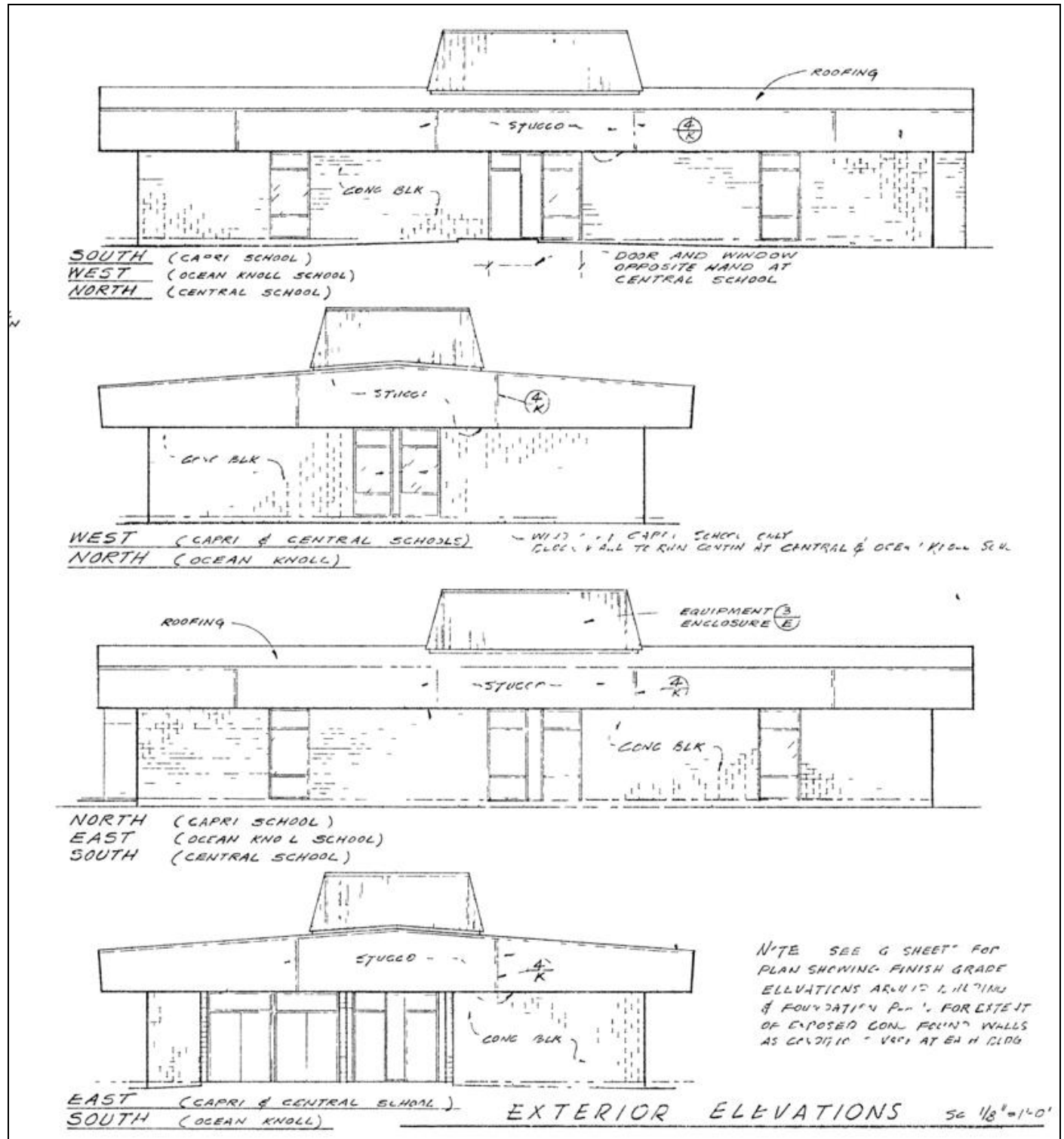
Building #4 Original Plans: Exterior elevations as approved in 1962 (Clyde Hufbauer 1962).



Building #4's 2006 expansion: modernization floor plan (LHA 2007)



CONTINUATION SHEET



Building #8 Original Plans: Exterior elevations as approved in 1974 (Hufbauer, Humphrey & Worthington Architects, Inc. 1974).

## CONTINUATION SHEET



Announcement for the Completion of the "new School building" in May of 1929 (*The San Diego Sun* 1929).