# APPENDIX 3.3-2
# HISTORIC BUILDING SURVEY FOR BUILDING A



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# HISTORIC BUILDING SURVEY FOR BUILDING #1, PAUL ECKE CENTRAL ELEMENTARY SCHOOL PROJECT, 185 UNION STREET, ENCINITAS, SAN DIEGO COUNTY, CALIFORNIA

**Prepared for:**
Jasmine Osman, PlaceWorks

**Author:**
Shannon Lopez, MA

**Principal Investigator:**
Shannon Lopez, MA

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P.O. Box 7366
Orange, CA 92863
Office (714) 974-8300

Offices
Orange • Riverside • Morro Bay • Sacramento

Federal Certifications WOSB, EDWOSB, SDB
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cogstone.com
Toll free 888-333-3212

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# INTRODUCTION

## HISTORIC BUILDING SURVEY: PAUL ECKE CENTRAL ELEMENTARY, BUILDING #1

**LOCATION:**
185 Union Street, City of Encinitas, San Diego County, California

**PRESENT OWNER/OCCUPANT:**
Encinitas Union School District

**PRESENT USE:**
Educational Building (Office and classrooms)

**SIGNIFICANCE:**
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 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 National Register of Historic Places (NRHP) under Criterion C and the California Register of Historical Resources (CRHR) under Criterion 3.

**HISTORIAN:**
Shannon Lopez, MA (Historian, Cogstone Resource Management, 2025-2026)
Stephen Schafer (Photographer, Independent Contractor, 2025-2026)

**PROJECT INFORMATION:**
The Encinitas Union School District proposes to demolish and rebuild the existing buildings within the boundaries of Paul Ecke Central Elementary School with the exception of Building #1, a nearly 100-year-old building (Figures 1 through 3). As the result of a Historic Built Environment Assessment Building #1 was recommended eligible for independent listing in the NRHP under Criterion C and the CRHR under Criterion 3. To mitigate adverse impacts resulting from the demolition of Building #1, Cogstone has prepared this report to provide

thorough documentation of this historic resource prior to demolition to be kept on file with the Encinitas Union School District.

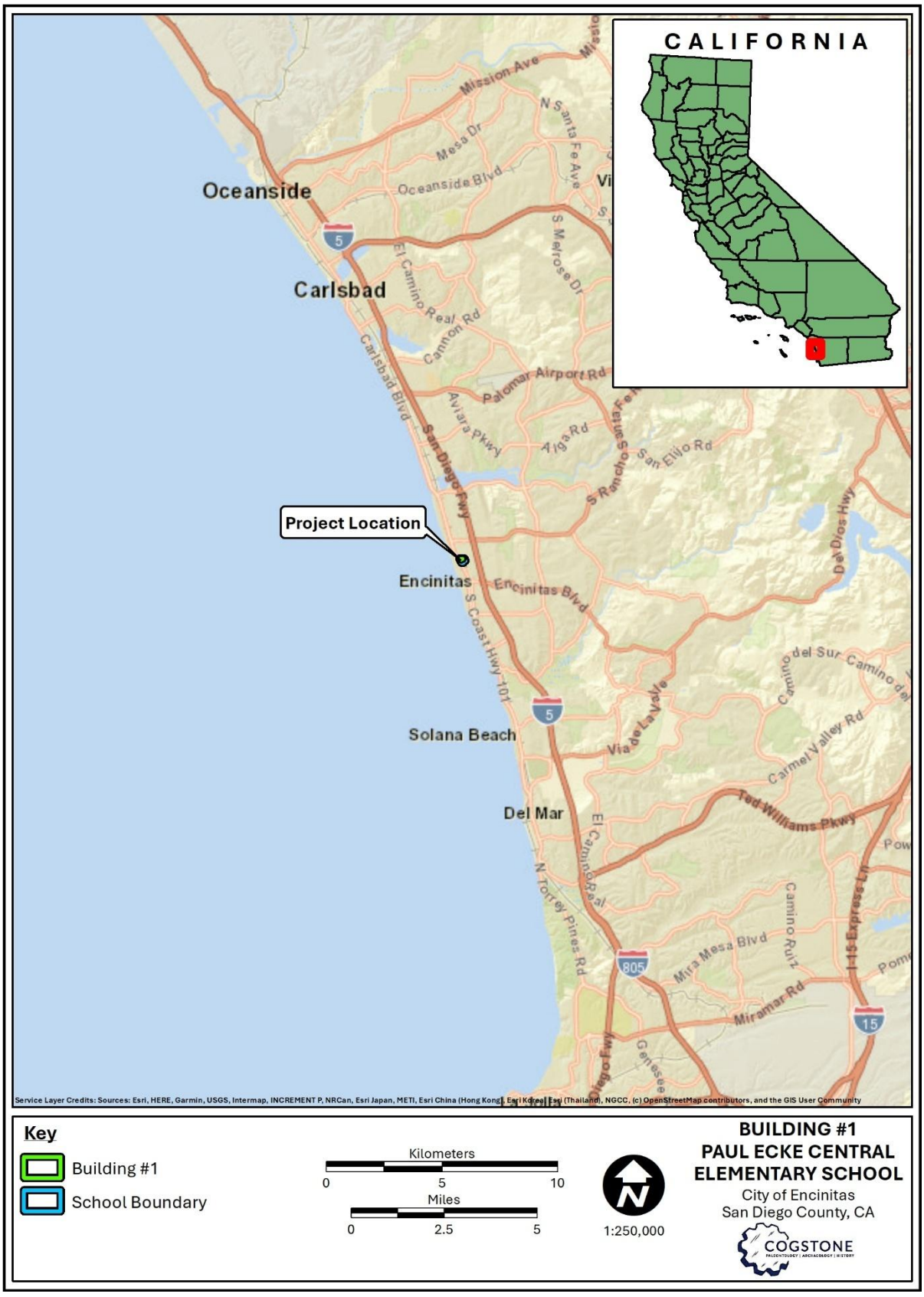



**Figure 1. Paul Ecke Central Elementary School Building #1 vicinity map**

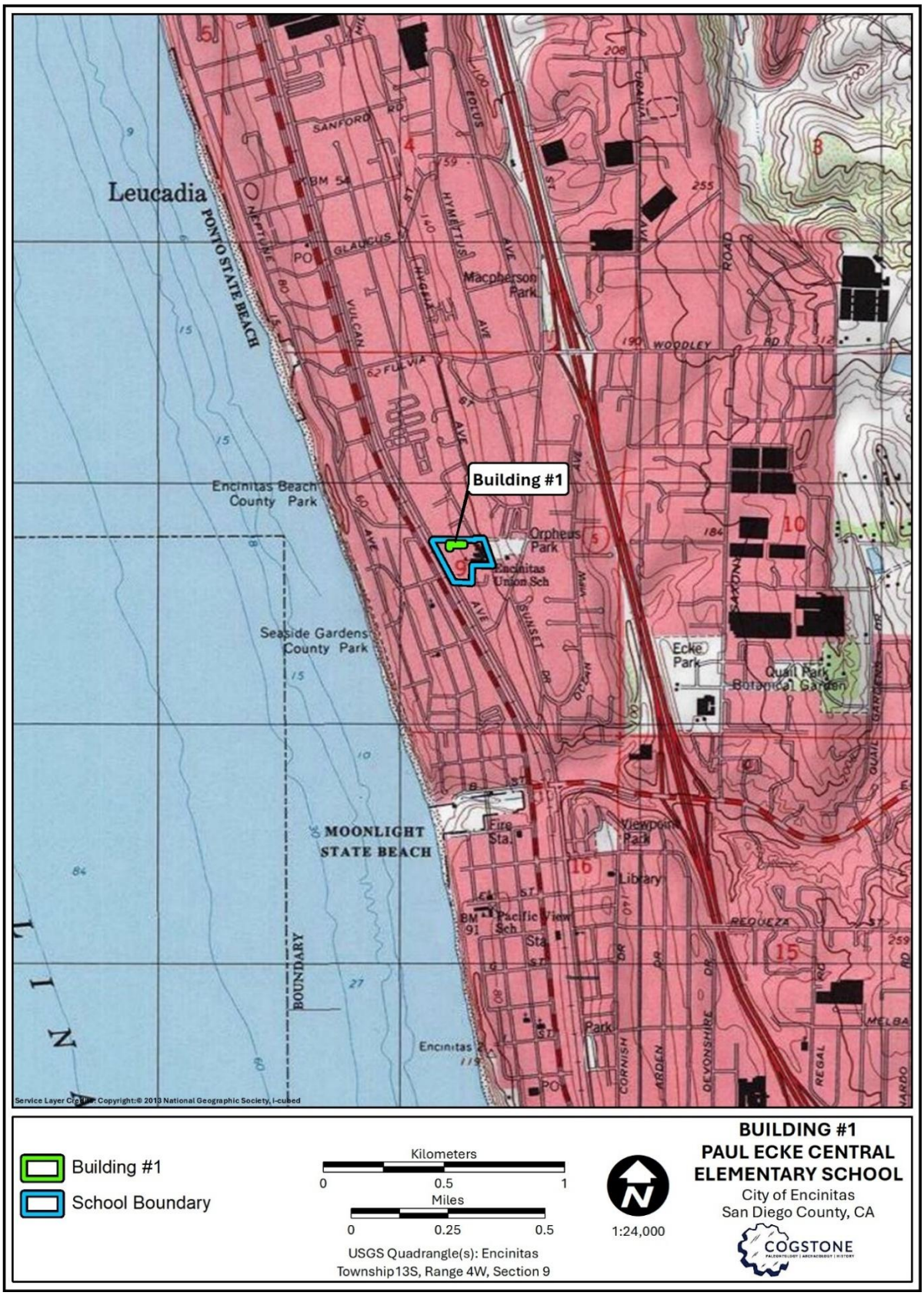



**Figure 2. Paul Ecke Central Elementary School Building location map**

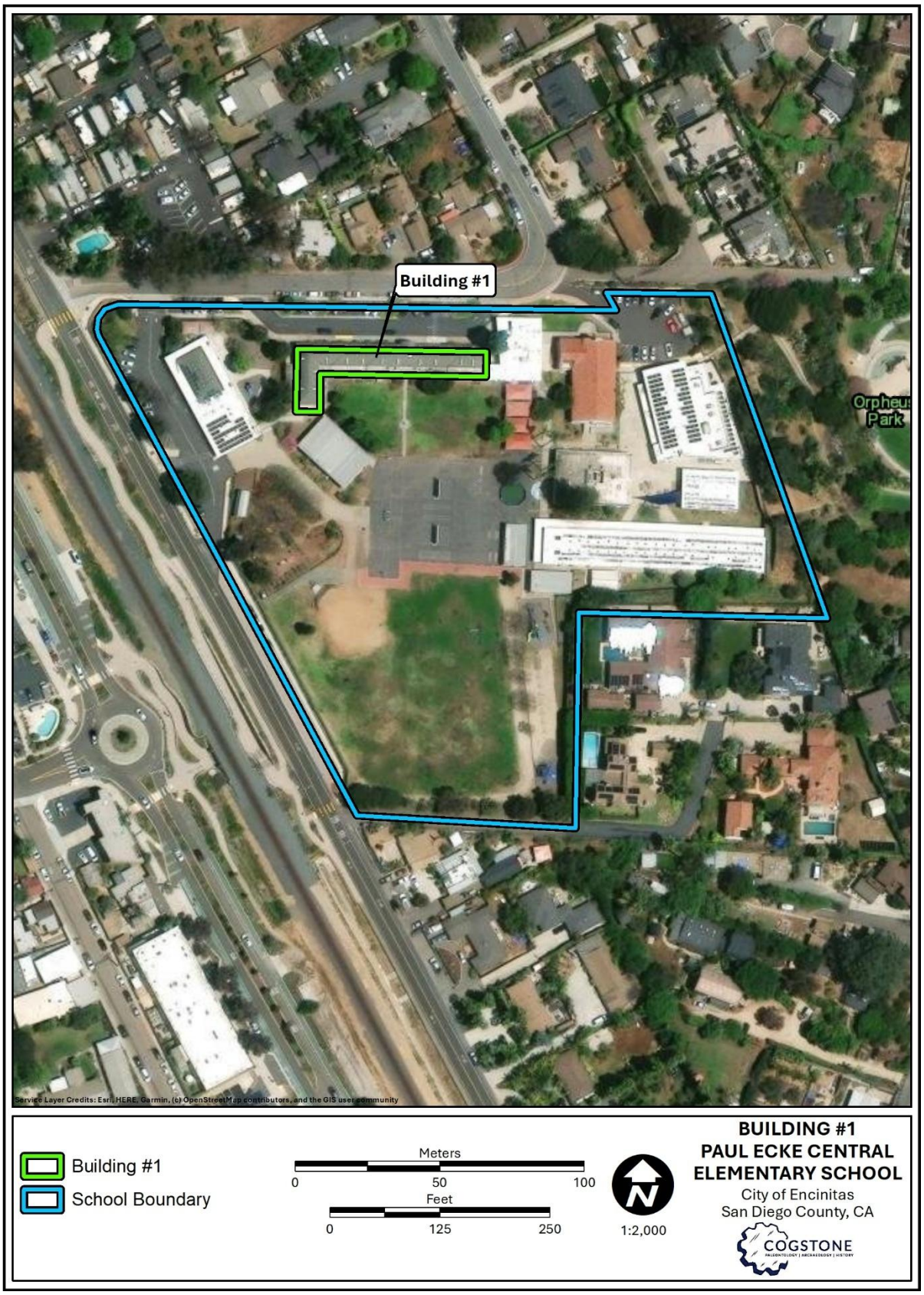



**Figure 3. Paul Ecke Central Elementary School Building #1 aerial**

# PART I. HISTORICAL INFORMATION

## A. PHYSICAL HISTORY

### 1. DATE OF ERECTION:

1947

### 2. ARCHITECT:

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

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.

The following projects associated with Mr. Curtis throughout his career are excerpted from the 2017 official *Nomination Report for Historic Designation* for "The Robert and Margaret Curtis House" prepared by Johnson & Johnson Architecture (Johnson & Johnson Architecture 2017).

**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 Mr. Curtis with various architectural firms from the 1920s to the 1950s. Projects largely revolve around school design.

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

1920 Coronado High School $150,000
Capistrano High School $60,000
High School on the Kuntz Tract
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 and 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

3. **ORIGINAL AND SUBSEQUENT OWNERS, OCCUPANTS, USES:**
Encinitas Union School District is the original and current owner/occupant of this building.

4. **BUILDING, CONTRACTOR, SUPPLIERS:**
Not known.

5. **ORIGINAL PLANS AND CONSTRUCTION:**
See Appendix B.

6. **ALTERATIONS AND ADDITIONS:**
   - Exterior- North façade: The original metal letters ("ENCINITAS UNION SCHOOL") on the entablature at the north façade's entrance porch is no longer extant. They have been replaced by a mounted sign which reads "PAUL ECKE CENTRAL SCHOOL." Original wood framed awning type windows on all elevations have been replaced within approximately the last 20 years.

- Exterior- North façade: Replacement windows are comprised of metal frames and false muntins, however the windows closely imitate the original awning design of the originals and largely maintain the overall building's original design and feeling.
- Exterior- North façade: The original building plans depict the primary entrance as consisting of side-lights and transom windows with glass blocks and double doors (half glass with wire glass plate). Currently, the original glass blocks have been replaced with glass plates and the half wire glass plate wooden doors replaced with double full glass doors with thick steel frames. While the original materials and design of the primary entrance have been altered, the replacement materials reflect much of the feel of the original design.
- Exterior- South and partial east elevation: the original paneled wooden doors have been replaced with modern steel doors (mixture of flush and flush with narrow lite). The door replacements fit modern standards (including safety) and their placement at the back of the building, out of view of the public throughfare, results in minimal impact to the overall visual impression of the building.
- Exterior- South and east elevation: Numerous large mosaic murals are affixed to the exterior of the south and a portion of the east elevations. Installation corresponds with graduating classes from the 2000s and 2010s.

## B. HISTORICAL CONTEXT

### 1. BACKGROUND HISTORY:

Building #1 is a component of the Paul Ecke Central School. The 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 Atchinson, Topeka and Santa Fe 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 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 in 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.).
- *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.
- *Building #2:* Built in 1953. Originally built as the Administration building, currently used as 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 this time.
- *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.

# PART II. ARCHITECTURAL INFORMATION

## A. GENERAL STATEMENT

### 1. ARCHITECTURAL CHARACTER:

Building #1 is a unique local example of the Modern style with Colonial Revival style elements.

### 2. CONDITION OF FABRIC:

Despite the alterations to the exterior and interior of the building, overall, Building #1 appears to be in very good condition and closely reflects the original 1947 building design as drafted by Master Architect Robert Rice Curtis.

## B. DESCRIPTION OF EXTERIOR

### 1. OVERALL DIMENSIONS:

**Principal Building:**

North façade: Total Length- 212 feet, 4 ½ inches
East elevation: Total Length- 24 feet, 4 ½ inches
South elevation: Total Length- 212 feet, 4 ½ inches
West elevation: Total Length- 87 feet, 6 inches

**Open corridor at south elevation:**

South elevation: 187 feet, 7 ¾ inches
East elevation: Length of overhang- 43 feet, 4 ¾ inches

### 2. FOUNDATIONS:

Concrete slab

### 3. WALLS:

Plaster

### 4. STRUCTURAL SYSTEM, FRAMING:

Wood

### 5. PORCHES, STOOPS, BALCONIES, BULKHEADS:

a. **North façade:** Entrance porch with red brick steps, gabled roof, wood board gable, entablature with sign “PAUL ECKE CENTRAL SCHOOL” supported by two sets of thin square columns.

b. **South elevation and east elevation:** L-shaped open corridor at south elevation and partial east elevation; wood beam frame, supported by steel pile columns, wood board roof, gutters and downspout.

6. **CHIMNEYS:**
   NA

7. **OPENINGS:**
   a. **Doorways and doors:**
      - Exterior: North façade- one set of double full glass doors with thick steel frames at the main entrance (replacement). South elevation- one set of double glass doors with thick steel frames at the center of the elevation. Secondary doors leading into classrooms and restrooms are a combination of flush steel doors with narrow lites and steel doors with top and bottom louvered vents.
      - Interior: Half-glass steel doors which lead into office spaces and breakroom (not part of the original building design).

   b. **Windows and shutters:**
      - North façade: Awning type windows, projected out; stacked three high in sets of seven. Five sets along the north elevation.
      - East elevation: Just below eave level, seven small rectangular swing-in windows with bottom hinge.

8. **ROOF:**
   a. **Shape, covering:** Composition shingles in a fish scale design (replacement).
   b. **Cornice, eaves:** Original wood cornices on all elevations, replaced with like material. Feature is small and not clearly visible under the eaves.
   c. **Dormers, cupolas, towers:**
      - Center of north façade- the original octagonal cupola with its square base and finial remains largely intact with the exception of a small missing piece at the top of the finial.
      - All elevations: the original 23 dormers (functional are roof vents) remain in place.

## C. DESCRIPTION OF INTERIOR

1. **FLOOR PLANS:**
   The building's original interior floorplan (as depicted in the 1947 plans) consisted

of a breezeway, five classroom units, and male/female restrooms. At an unknown point in time, the breezeway and the adjacent classrooms (Classrooms #2 and #3) were connected via the demolition of Classroom #2's eastern interior wall and Classroom #3's western interior wall. This connected space is partitioned into office/meeting rooms with half-glass doors and window walls and a staff breakroom. Classrooms #1, #4, and #5 remain intact and partitioned (according to its original design) from the adjacent rooms as do the restrooms at the southwest end of the building.

2. **STAIRWAYS:**
   NA

3. **FLOORING:**
   Carpet (either nylon or olefin) in classrooms and wood floor laminate in office breakroom areas. Neither materials are original to the building's design nor historic in age.

4. **WALL AND CEILING FINISH:**
   Walls are painted (white) concrete. Ceilings in the classrooms are drop-down acoustic panels (non-historic in age). Ceilings within the office spaces in the central area of the building are drop down flush (likely painted) drywall with dropdown acoustic tiles. An undecorated, octagonal rotunda is inside the main office space in the center/east side of the building.

5. **OPENINGS:**
   a. **Doorways and doors:** The building's interior doors (half glass) are located within the office space in the center of the building and are not original to the building's design.
   b. **Windows:** Interior windows are limited to the office space at the center of the building and consist of floor to ceiling window walls with metal framing at the east and west hallways.

6. **DECORATIVE FEATURES AND TRIM:**
   The original wood bookcases, wood framed cubicles, small wardrobes, paper supply cabinets, and 9- by 6-foot wood frame easels remain in Classrooms #1, #4, and #5. The bookcases take up the majority of the north wall in all three classrooms and are approximately 2 feet high, rising from the floor up to the base of the windows. The wood frame paper supply cabinets (3 feet tall by 2 feet, 6 inches wide) are located in the northwest corner of the classrooms. The cubicles

and wardrobes are in the southwest corner of these classrooms; they are approximately 4 feet tall and the doors to wardrobes are no longer present. The wood frame Floor Board Easels, fixed to the center of the south wall, include slots for chalkboard trays, shallow narrow shelving at the base, and the 7- by 6-foot easel (measurements not including the wood frame).

7. **HARDWARE:**
   Hardware for features such as windows and doors are replacements following replacement of windows and doors within the past 20 years.

8. **MECHANICAL EQUIPMENT:**
   a. **Heating, air conditioning, ventilation:** The original floor heaters, including tanks and pipes, used to be located in each classroom at floor level (which was accessible to students and staff). They are no longer extant and have been replaced with a modern HVAC system. Louvered air vents are placed in the dropdown acoustic ceiling.
   b. **Lighting:** Fluorescent light panels are not original and are set in recessed light wells and flush with dropdown ceiling panels. The primary light source in the classrooms are the large windows at the north wall and eave level ribbon window at south wall.
   c. **Plumbing:** Not accessible for review. Likely replaced/updated sometime within the last 79 years to meet modern standards. The plumbing and internal configuration of the male and female restrooms (including sinks, toilets, stalls, and urinals) have been updated in recent decades (exact date not known).

## D. SITE

1. **HISTORIC LANDSCAPE DESIGN:**
   According to historic USDA aerial photographs, in 1953 the landscape to the south of the building is largely open. An asphalted driveway (still extant) for pick up/drop off of students and parking stalls facing Union Street are to the north. Multiple large trees are present at the curb facing Union Street until their removal in 1998/1999. By the 1970s, the blacktop play area was installed and remains extant. Between 2000-2002, the north/south concrete walkway connecting the south elevation to the playground area was installed.

Currently, some of the original open green area to the south of the building remains as does the original driveway and parking stalls to the north of the building facing Union Street.

2. **OUTBUILDINGS:**
   This building is part of the wider Paul Ecke Central Elementary school campus which consists of a total of eight permanent buildings and large portable classroom buildings. Only Building #3, built 1927, existed prior to the construction of Building #1 in 1947. The remaining permanent structures were constructed in the 1950s, 1960s, 1970s, and early 2000s. Each of these buildings have undergone various levels of repair, alterations, and in one instance, expansion.

# PART III. SOURCES OF INFORMATION

## A. ARCHITECTURAL DRAWINGS:

A PDF copy of the original 1947 building plans for Building #1 as drafted and approved by architect Robert Rice Curtis was provided by the Encinitas Union School District and included in Appendix B.

## B. EARLY VIEWS:

Historic USDA aerial photographs of Building #1 in addition to the entirety of the Paul Ecke Central Elementary School (originally called "Central School") were reviewed as part of this documentation. Aerials spanned the 1930s through the 2010s. See Appendix C for aerials from 1953 to 1980.

## C. INTERVIEWS:

No interviews were conducted.

## D. SELECTED SOURCES:

See References Cited.

## E. LIKELY SOURCES NOT YET INVESTIGATED:

The archives of the Encinitas Historical Society could potentially have historic photographs of the building. For this document, consultation with the Encinitas Historical Society was attempted regarding acquiring historic photographs of Building #1 via email on November 5, 2025. Carolyn Cope, president of the Encinitas Historical Society, responded on November 8, 2025 via email and expressed dismay at the proposed loss of the building. She stated that the society's archivist Hillel Schwartz will respond to Cogstone's request. No follow up response was received from Schwartz or Cope.

Prior attempts were made to consult with the historical society during Cogstone's Historic Built Environment Assessment of the Paul Ecke Central Elementary School in 2025. A response was received via email in April of 2025 from Hillel Schwartz who stated the society did possess photographs of the school. Cogstone was offered the option to visit the historical society's location to search their archives by appointment only. Unfortunately the society's hours are limited to Saturdays between 10am to 3pm and Cogstone's staff was not available for the in person visit. A second option was to commission the society's staff to undertake research for the

Project for a fee. Cogstone declined this option as the fee was beyond the Project's budget. See Appendix D.

**F. SUPPLEMENTAL MATERIAL:**

The Department of Parks and Recreation (DPR) 523 form for the Paul Ecke Central Elementary School includes documentation and historic evaluation for Building #1; it is included as Appendix E.

Photographs and photograph key of Building #1, taken by professional photographer Stephen Schafer, are included in Appendix F.

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LHA
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2011 "Biographical / Historical Notes". *Custado Family Collection*. ID MS 169. Available at https://sandiegohistory.org/findaid/ms169.html, accessed June 17, 2025.

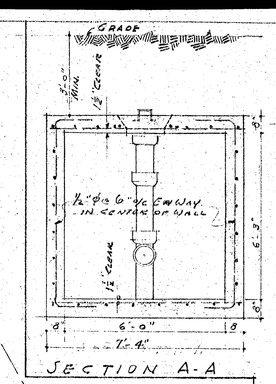
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1929 "New Building is Complete". *The San Diego Sun* (San Diego, California). Published: Saturday, May 25, 1929. Page 13. Available at https://www.newspapers.com/image/1046908793/, accessed March 5, 2025.

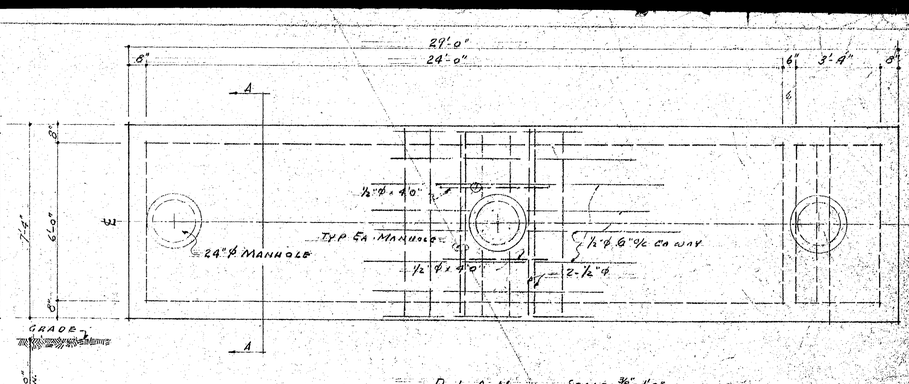
# APPENDICES

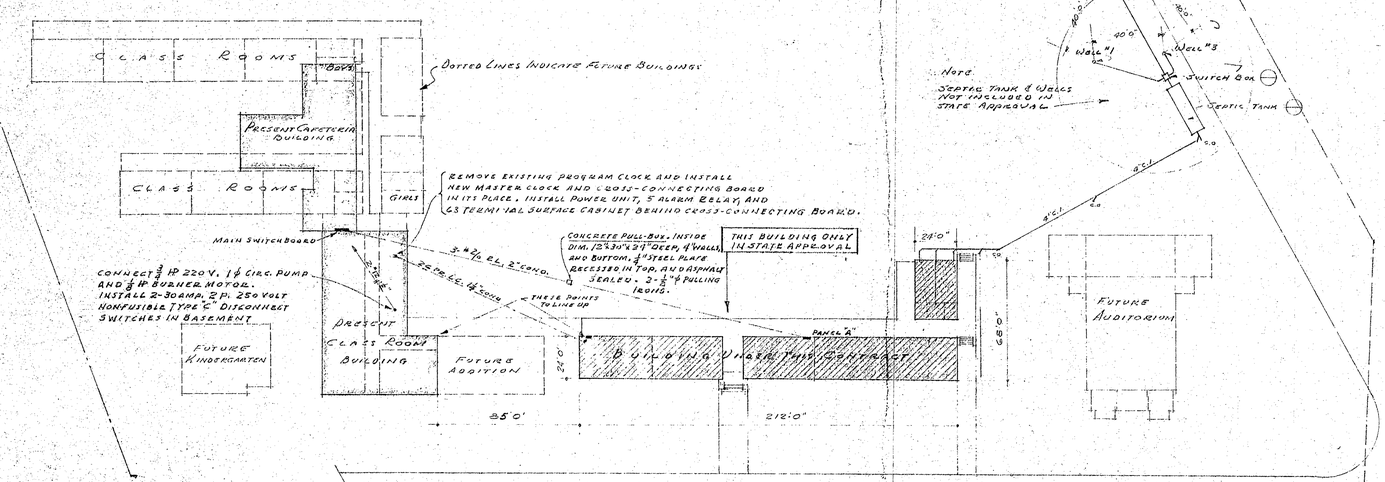
## ELECTRICAL NOTES.

THE FOLLOWING CHANGES SHALL BE MADE AT THE MAIN SWITCH-BOARD:

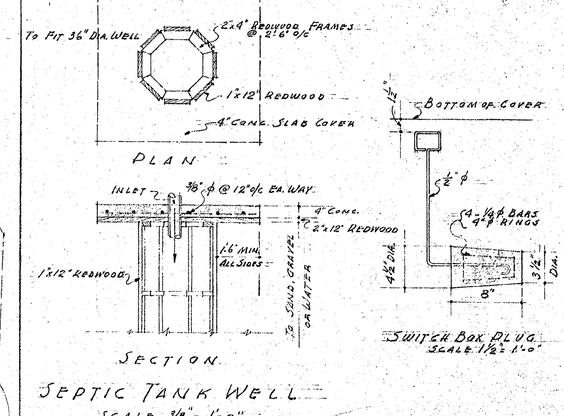
1. REMOVE EXISTING 250 M.C.M. CONDUCTORS FROM EXISTING 3" SERVICE CONDUIT AND PULL IN 3-500 M.C.M. CONDUCTORS. DO NOT SWITCH NEUTRAL. RUN 3-500 M.C.M. TO C.T. CAN AND NEW MAIN PANEL.
2. PROVIDE SERVICE GROUND FOR NEUTRAL.
3. REMOVE EXISTING CONTACTOR AND INSTALL IN ITS PLACE, A NEW CONVERTIBLE TYPE SURFACE MOUNTING PANEL. THE PANEL SHALL BE FOR 120/240 VOLT 3 W. S/N SUPPLY WITH 400 AMP. BUSSING AND MAIN LUGS ONLY AND THE FOLLOWING TYPE "AB" BREAKERS; 4-100 AMP. 2P., 2-50 AMP. 2P., 4-15 AMP. 2P., AND SPACE ONLY FOR 2-100 AMP 2P.
4. REMOVE UPPER 60 AMP. RANGE SWITCH. AND CONNECT CIRCUIT TO 50 AMP. 2P. BREAKER IN NEW PANEL.
5. CONNECT EXISTING 20 CKT FUSE AND SWITCH PANEL TO 100 AMP. 2P. BREAKER IN NEW PANEL. DISCONNECT 8 CLASS-ROOM HEATER CIRCUITS.
6. REMOVE EXISTING 60 AMP. MAIN LIGHTING SWITCH AND METER AND ADJACENT 60 AMP. AND 30 AMP SWITCHES. EXTEND 3 #6 IN 1½" C. (PRESENT CLASS-ROOM BUILDING PANEL FEEDER) TO NEW MAIN PANEL AND CONNECT TO 100 AMP. BREAKER. EXTEND TWO - 2 #14 LIGHTING CIRCUITS TO NEW PANEL AND CONNECT TO 15 AMP. BREAKER.
7. MAKE ALL CHANGES IN METERING REQUIRED BY POWER COMPANY.




PLOT PLAN
Scale 1:40'




SEPTIC TANK WELL
SCALE ⅜"=1'-0"

# SEPTIC TANK DETAILS

APPROVED
OFFICE of the SUPERINTENDENT of SCHOOLS
SAN DIEGO COUNTY
John L. Carroll
SUPERINTENDENT
Date: MAR 1 1947
These floor plans prepared in accordance with Education Code Section 13213

STATE OF CALIFORNIA-DEPARTMENT OF PUBLIC WORKS
DIVISION OF ARCHITECTURE
APPROVED 12-17-47
5315
Harry W. Dolan
STATE ARCHITECT AND CHIEF ENGINEER

R. R. Curtis
ARCHITECT
William Silbright
STRUCTURAL ENGINEER

APPROVED
PRESIDENT - BOARD OF TRUSTEES
CLERK - BOARD OF TRUSTEES
COUNTY SUPT. OF SCHOOLS

CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB

PLOT PLAN & SEPTIC TANK DETAILS

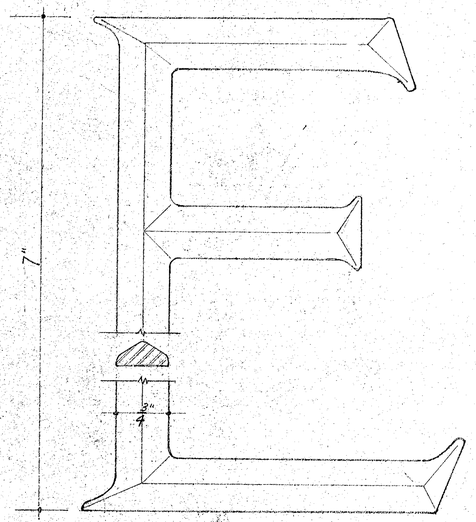
FRONT UNIT
SCHOOL FACILITIES ENCINITAS
APPLICATION N° CALIF 4-P 203

KISTNER, CURTIS & WRIGHT
ARCHITECTS
SPRECKELS BLDG. SAN DIEGO, CALIF.

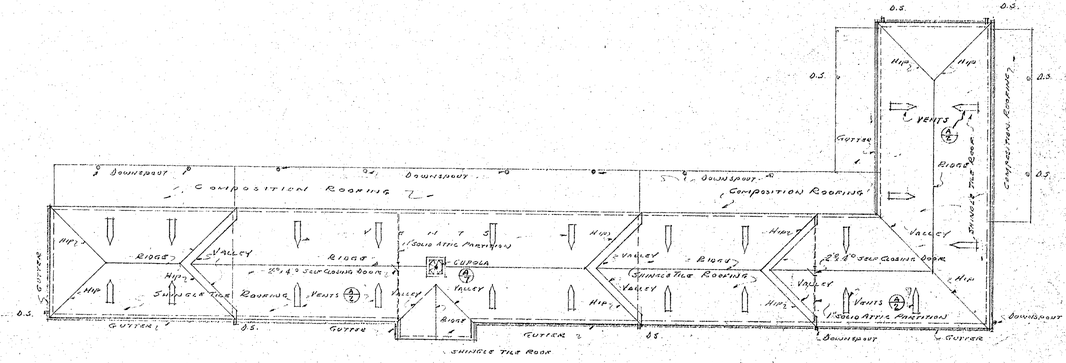
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# ENCINITAS UNION SCHOOL

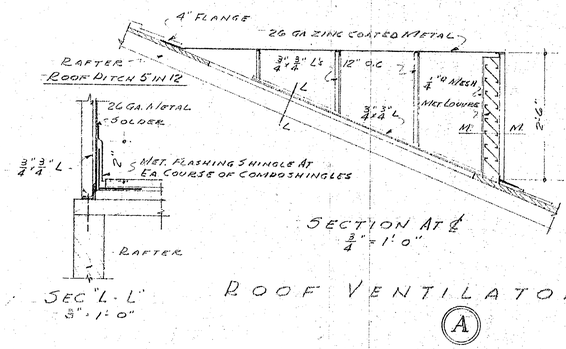
CAST METAL LETTERS AT ENTRANCE PORCH
3/4" = 1'-0"



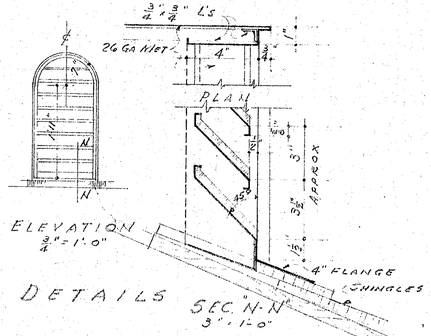

METAL LETTER (B)
FULL SIZE




ROOF PLAN
SCALE 1/16"=1'0"




SECTION AT ℄
3/4" = 1'-0"



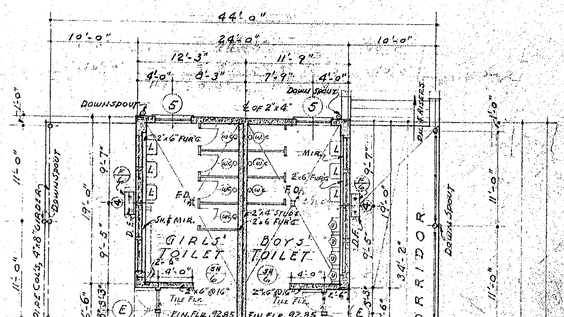

ELEVATION
3/4" = 1'-0"

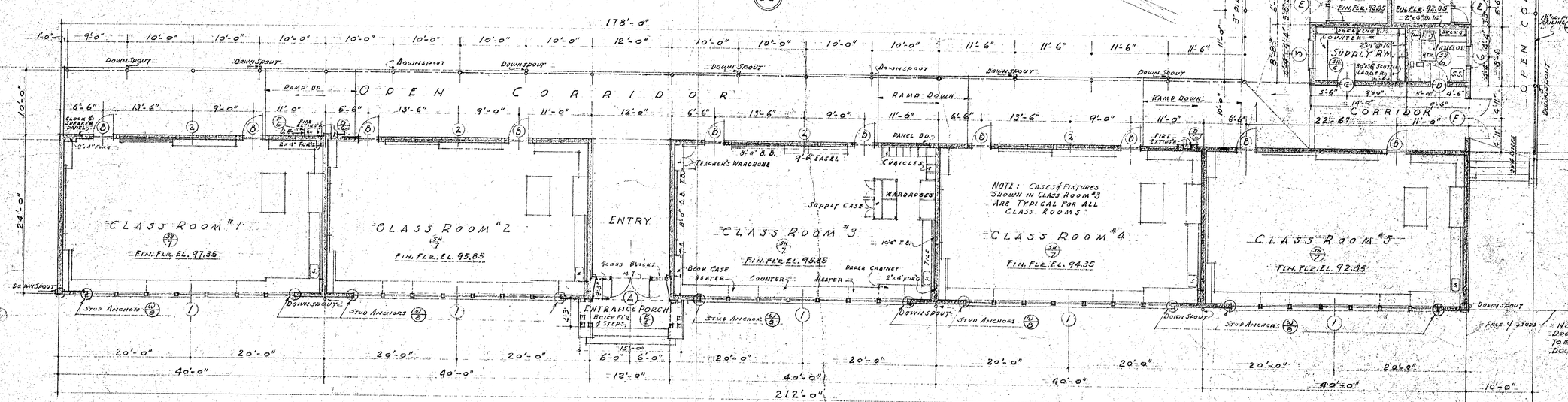
SEC. "L-L"
3" = 1'-0"

ROOF VENTILATOR DETAILS

SEC. "N-N"
3" = 1'-0"

(A)




FLOOR PLAN
SCALE 1/8" = 1'-0"

Note
For Window & Door Schedule see Sheet #6

| FINISH SCHEDULE | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| LOCATION | FLOOR | | BASE | | | TILE WAIN SCOT | ROUGH CLG HEIGHT | PLASTER WALLS | | PLASTER CEILINGS | | | PAINT | | REMARKS |
| | ASPH TILE | TILE | CEM | WOOD | TILE | CEM | | | STUCCO | SAND FIN. | ACOUS | STUCCO | SAND FINISH | WATER PAINT | TRIM | ENAMEL 3 COATS | |
| CLASS RMS 1,2,3,4,5 | X | | | | | X | 12'0 | X | | X | | | | X | | | |
| GIRL'S TOILET | | X | | | X | | X 8'0 | | X | | | | X | | | X | TILE WAINSCOT 6'0" HIGH |
| BOYS TOILET | | X | | | X | | X 8'0 | | X | | | | X | | | X | TILE WAINSCOT 6'0 HIGH |
| SUPPLY ROOM | | | X | | | X | 12'0 | X | | | | X | | | X | | |
| JANITORS CLOSET | | | X | | | X | 12'0 | X | | | | X | | | X | | |
| CORRIDOR | | | X | | | X | 12'0 | | | | | | | X | X | | |
| OPEN CORRIDOR | | | X | | | X | VARIES | | | | | | | | X | | EXTERIOR PLASTER WALLS & WOOD CEILING PAINTED |
| ENTRY | | | X | | | X | 12'0 | | | | | | | X | X | | |

RECEIVED
Dept. of SCHOOLS
John S. Carroll
Date MAR 11 1947
These plans and specifications are approved in accordance with Section 16251, Education Code

STATE OF CALIFORNIA-DEPARTMENT OF PUBLIC WORKS
DIVISION OF ARCHITECTURE
APPLICATION NO. 5315 APPROVED 12-17-47
Harry M. Pelham DEPUTY STATE ARCHITECT

R. R. Curtis ARCHITECT
William Wright STRUCTURAL ENGINEER

APPROVED
PRESIDENT - BOARD OF TRUSTEES
CLERK - BOARD OF TRUSTEES
COUNTY SUPT. OF SCHOOLS

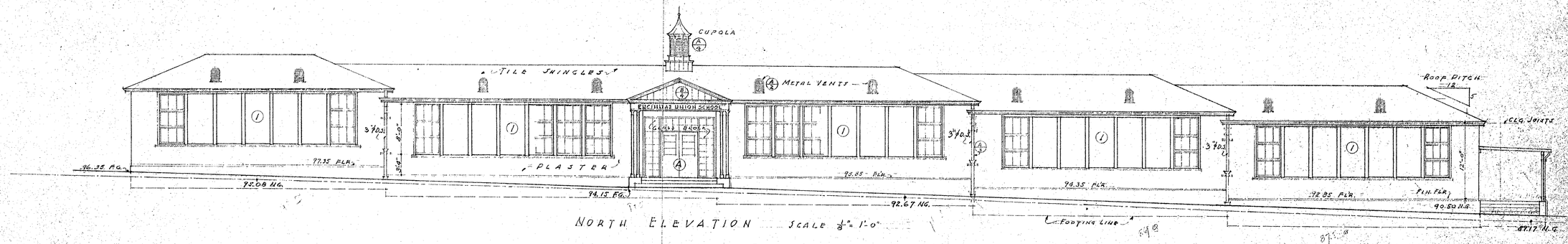
CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB.

FLOOR PLAN & ROOF PLAN

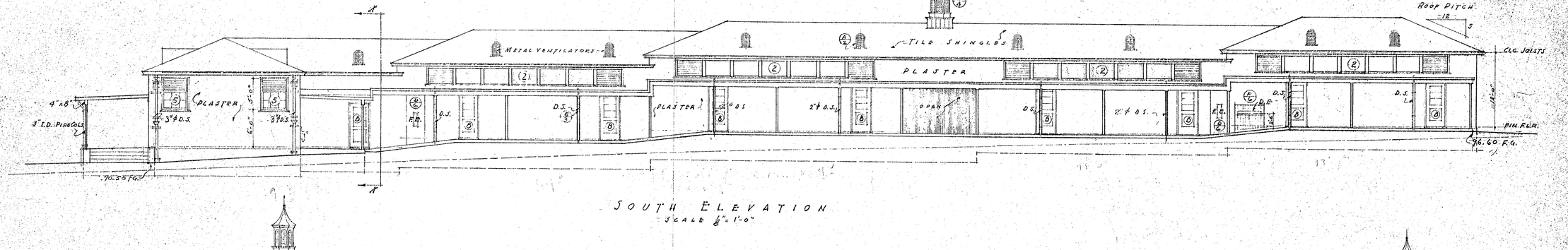
FRONT UNIT
SCHOOL FACILITIES ENCINITAS
APPLICATION No. CALIF 4-P 203

KISTNER, CURTIS & WRIGHT
ARCHITECTS
SPRECKELS BLDG. SAN DIEGO, CALIF.

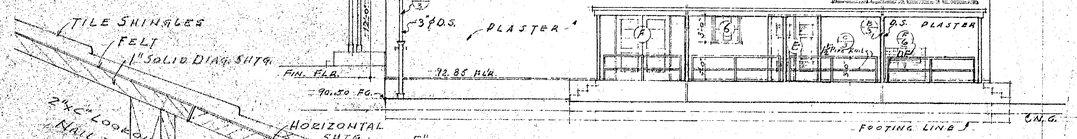
DATE
DR. BY
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OF SHEETS




NORTH ELEVATION SCALE $\frac{1}{8}$"= 1'-0"

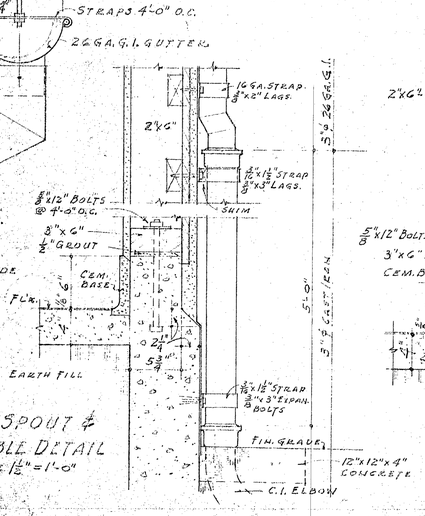



SOUTH ELEVATION SCALE $\frac{1}{8}$"= 1'-0"

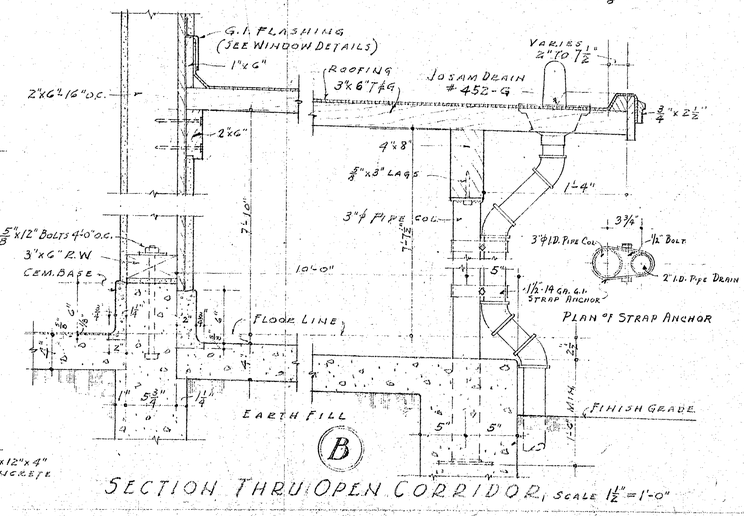



EAVE & GUTTER DETAIL
SCALE 3"=1'-0"

(A)

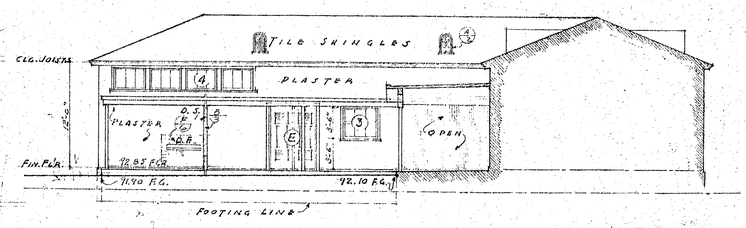



DOWN SPOUT & WATER TABLE DETAIL
SCALE 1 1/2"=1'-0"

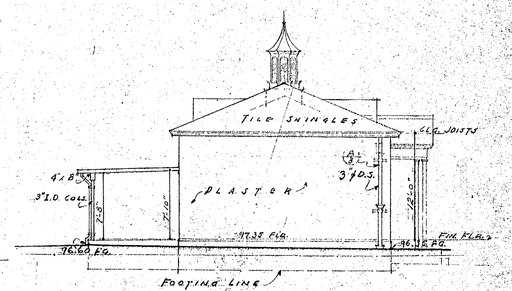



(B)

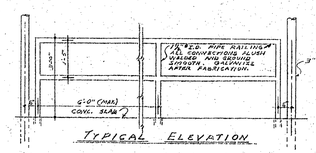
SECTION THRU OPEN CORRIDOR SCALE 1 1/2"=1'-0"




SECTION "X-X" SCALE $\frac{1}{8}$"= 1'-0"



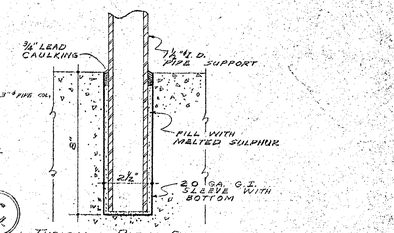

EAST ELEVATION SCALE $\frac{1}{8}$"= 1'-0"




TYPICAL ELEVATION

DETAILS OF PIPE RAILING SCALE 3/4"=1'-0"
SEE 1/8" SCALE ELEVATIONS FOR RAILINGS

(C)




TYPICAL PIPE SETTING SCALE 3"=1'-0"

STATE OF CALIFORNIA-DEPARTMENT OF PUBLIC WORKS
DIVISION OF ARCHITECTURE
APPROVED 12-17-47
5315

APPROVED
OFFICE of the SUPERINTENDENT of SCHOOLS
SAN DIEGO COUNTY
JOHN S. CARROLL
Superintendent of Schools
Dated: MAR 11 1947
These final plans approved for zero Class unit Economics Room Dallas 1947.

APPROVED
PRESIDENT - BOARD OF TRUSTEES
CLERK - BOARD OF TRUSTEES
COUNTY SUPT. OF SCHOOLS

ARCHITECT
STRUCTURAL ENGINEER

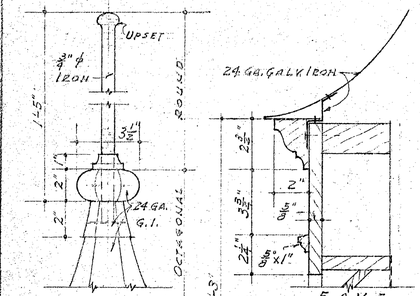
CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB

EXTERIOR ELEVATIONS

FRONT UNIT
SCHOOL FACILITIES ENCINITAS
APPLICATION N° CALIF 4-P-203

KISTNER, CURTIS & WRIGHT
ARCHITECTS
SPRECKELS BLDG. SAN DIEGO, CALIF.

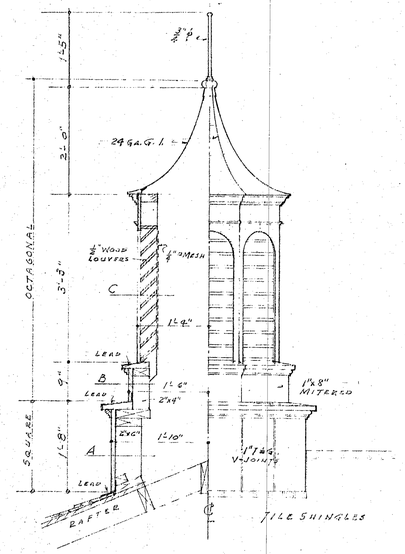
DATE
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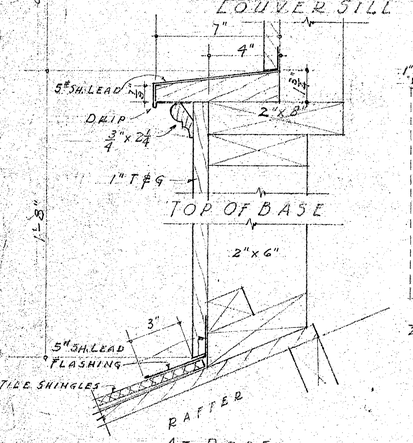

FINIAL
3"=1'-0"




EAVE

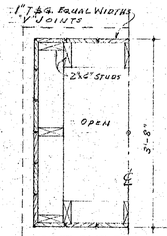



HALF SECTION HALF ELEVATION
SCALE 3/4"=1'-0"

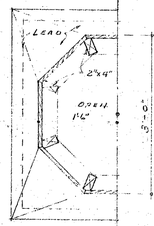



AT ROOF

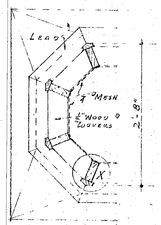
CUPOLA SECTIONS
3"=1'-0"



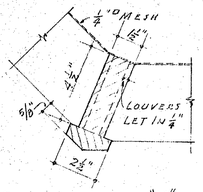

1/2 PLAN AT "A"



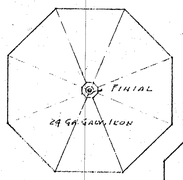

AT "B"
SCALE 3/4"=1'-0"




AT "C"

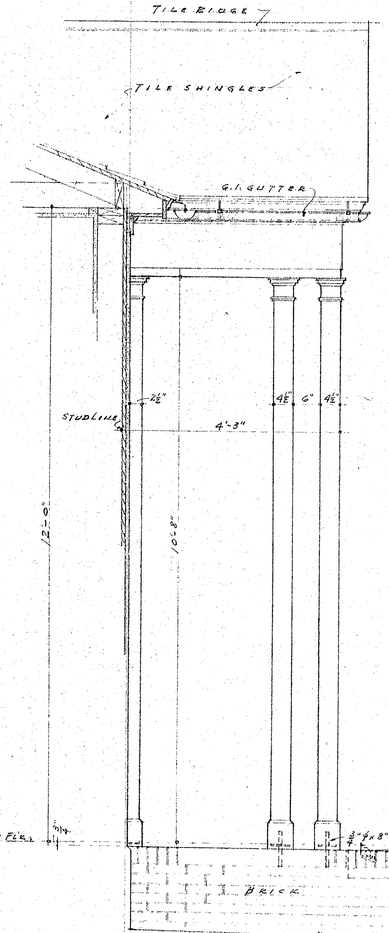



DETAIL AT "X"
3"=1'-0"

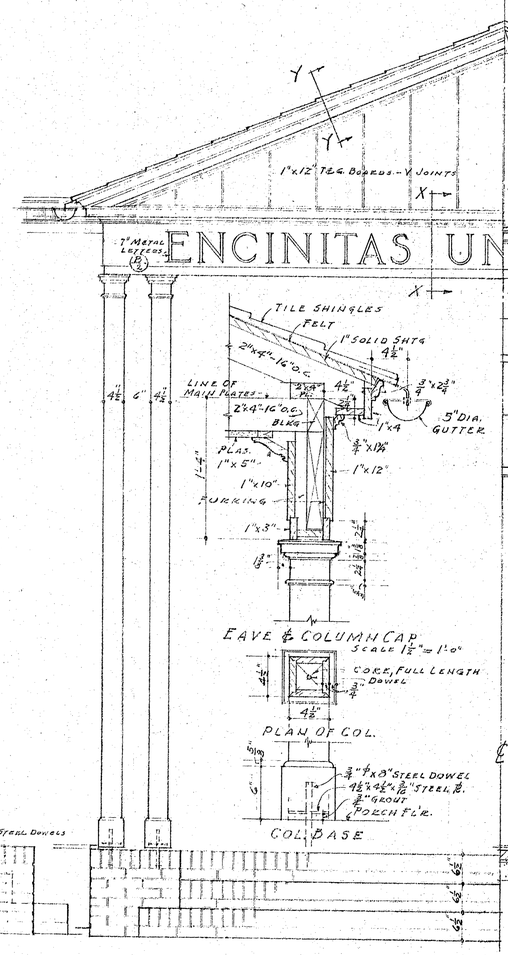



PLAN OF TOP
3/4"=1'-0"

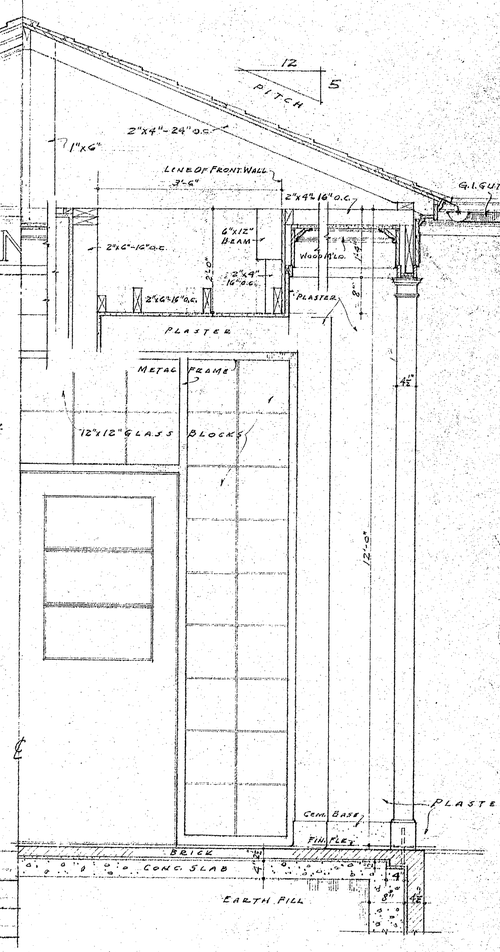
CUPOLA DETAILS (A)




SIDE ELEV.

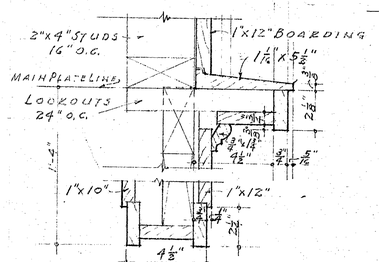



HALF FRONT ELEVATION
Scale 3/4"=1'-0"

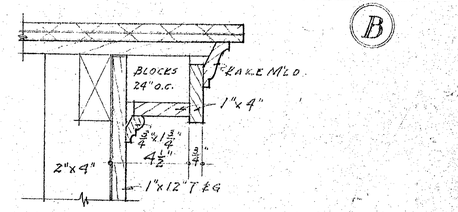



SECTION

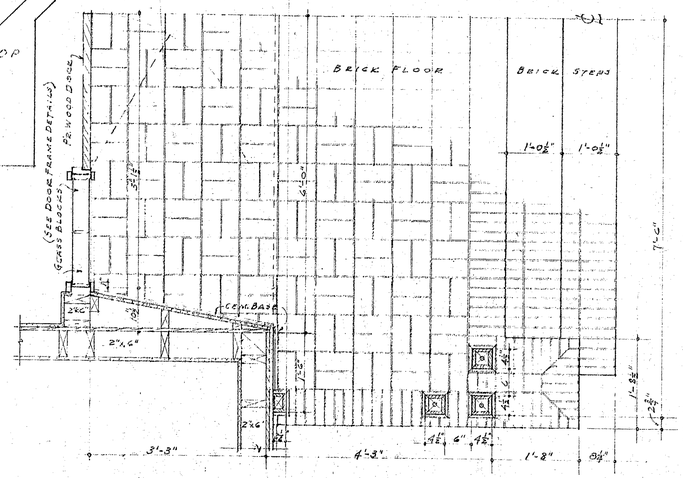
ENTRANCE PORCH DETAILS (B)




SECTION "X-X" 3/4"=1'-0"

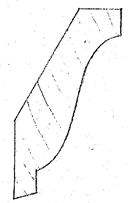



RAKE SECTION "Y-Y"
3"=1'-0"

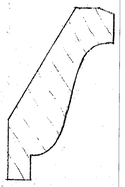



PLAN OF HALF
3/4"=1'-0"

CORNICE MOULD FOR PORCH CEILING



RAKE MOULD
FULL SIZE



EAVE MOULD, (FOR ALL EAVES)

STATE OF CALIFORNIA-DEPARTMENT OF PUBLIC WORKS
DIVISION OF ARCHITECTURE
APPLICATION NO. 5315
APPROVED 12-17-47
Henry W. Dorn
DIVISION ARCHITECT

APPROVED
OFFICE of the SUPERINTENDENT of SCHOOLS
SAN DIEGO COUNTY
John S. Carroll
JOHN S. CARROLL
Superintendent of Schools
Dated: JAN 11 1947
These final plans approved as a basis for working drawings.

R. R. Curtis
ARCHITECT
William Wright
STRUCTURAL ENGINEER

APPROVED
PRESIDENT - BOARD OF TRUSTEES
CLERK - BOARD OF TRUSTEES
COUNTY SUPT. OF SCHOOLS

CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB

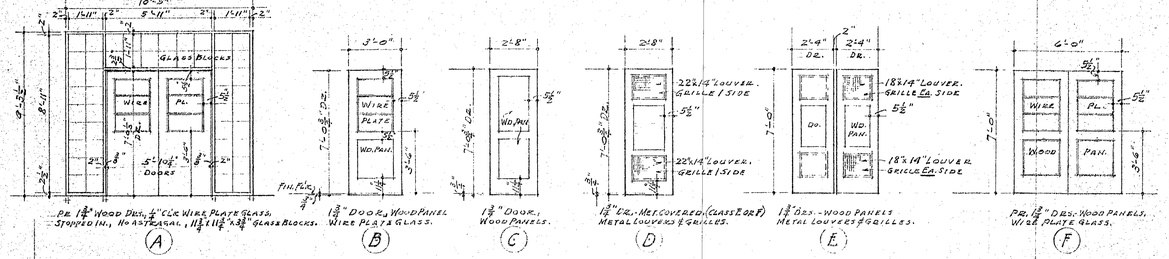
CUPOLA & ENTRANCE DETAILS

FRONT UNIT
SCHOOL FACILITIES ENCINITAS
APPLICATION NO CALIF 4-P-203

KISTNER, CURTIS & WRIGHT
ARCHITECTS
SPRECKELS BLDG. SAN DIEGO, CALIF.

DATE
DR. BY
CHECKED BY
SHEET NO. 4
OF SHEETS

# DOOR SCHEDULE




PR. 1¾" WOOD DRS., ¼" CLR. WIRE PLATE GLASS. STOPPED IN., NO ASBESTAGAL, 11¾" x 11¾" x ⅜" GLASS BLOCKS. (A)

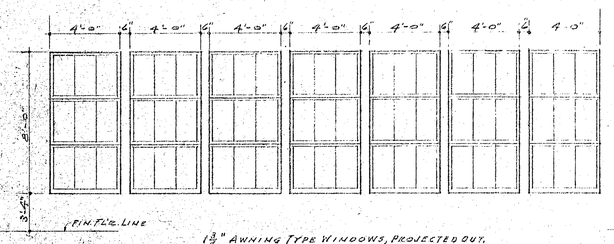
1¾" DOOR, WOOD PANEL WIRE PLATE GLASS. (B)

1¾" DOOR, WOOD PANELS. (C)

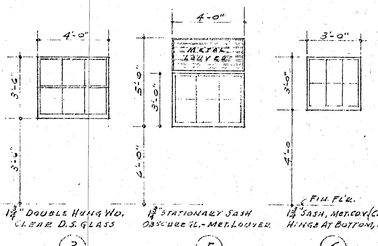
1¾" DRS.-MET. COVERED (CLASS E OR F) METAL LOUVERS & GRILLES. (D)

1¾" DRS. - WOOD PANELS METAL LOUVERS & GRILLES. (E)

PR. 1¾" DRS.-WOOD PANELS, WIRE PLATE GLASS. (F)



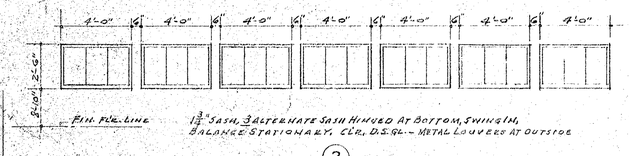

1¾" AWNING TYPE WINDOWS, PROJECTED OUT. CLEAR D. S. GLASS. (1)



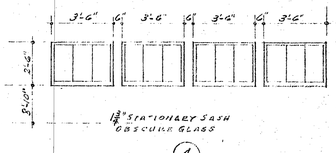

1¾" DOUBLE HUNG WD. CLEAR D.S. GLASS (3)

1¾" STATIONARY SASH OBSCURE GL. - MET. LOUVER. (5)

1¾" SASH, MET. COV. (CLASS E OR F) HINGE AT BOTTOM, SWG. IN. OBSCURE WIRE GL. (6)

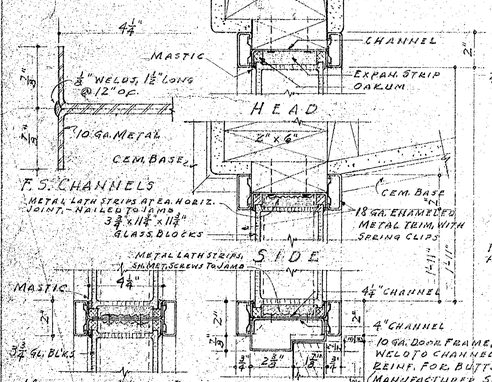



1¾" SASH, 3 ALTERNATE SASH HINGED AT BOTTOM, SWING IN, BALANCE STATIONARY, CLR., D.S. GL. - METAL LOUVERS AT OUTSIDE (2)

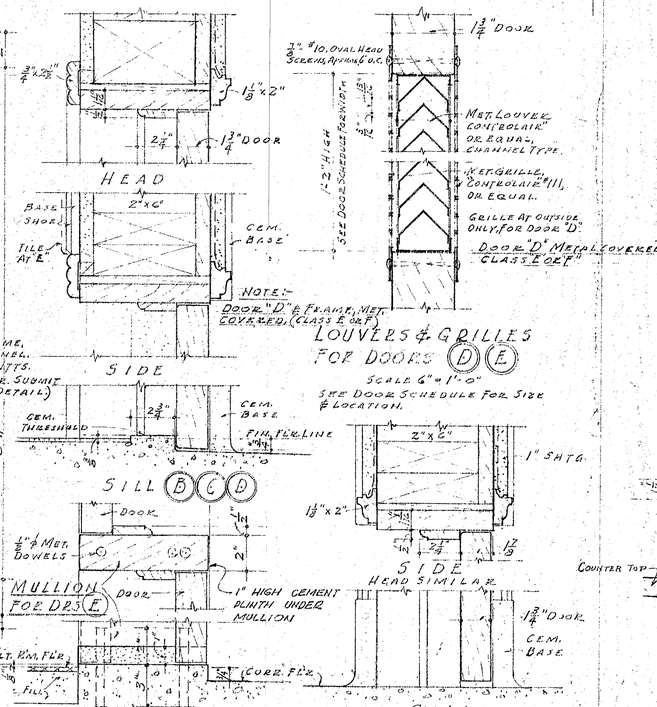



1¾" STATIONARY SASH OBSCURE GLASS (4)

# WINDOW SCHEDULE




FRAME FOR DOOR (A)
SCALE 3"=1'-0"



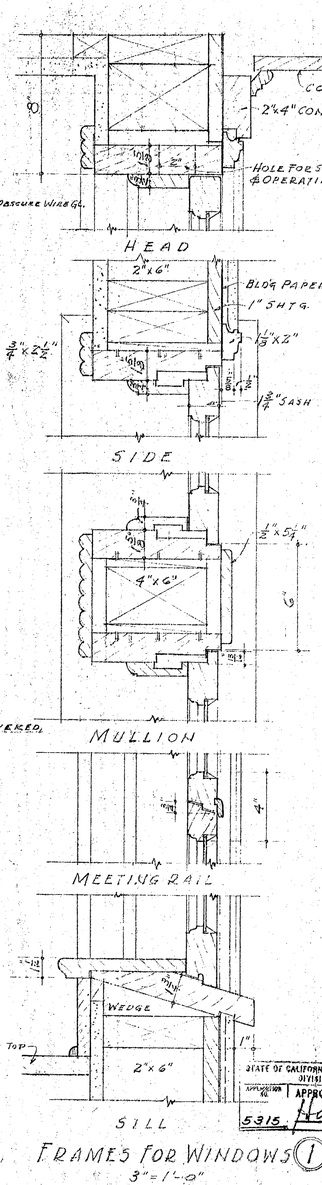

FRAMES FOR DOORS (B) (C) (D) (E)
SCALE 3"=1'-0"



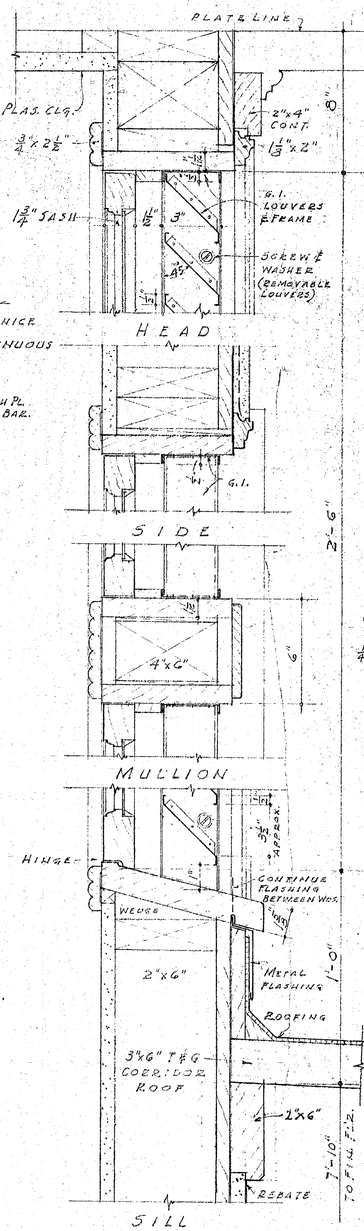

LOUVERS & GRILLES FOR DOORS (D) (E)
SCALE 6"=1'-0"
SEE DOOR SCHEDULE FOR SIZE & LOCATION.



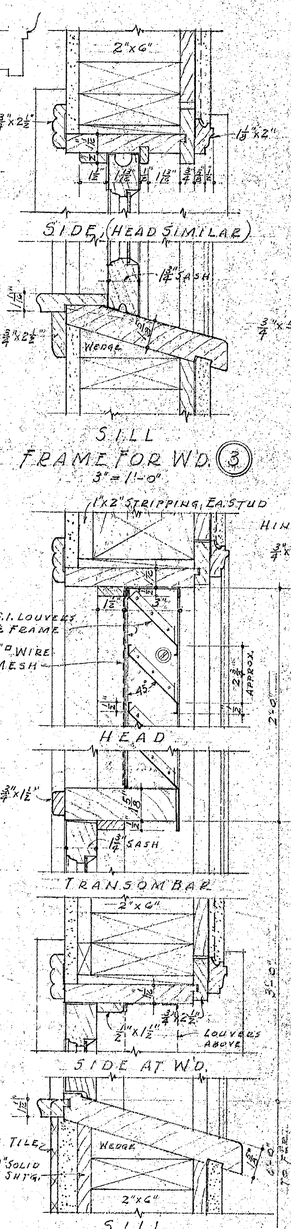

FRAME FOR DR. (F)
3"=1'-0"



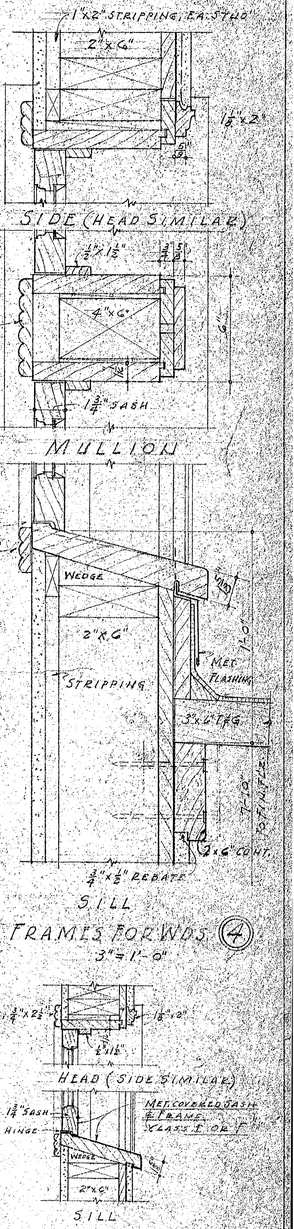

FRAMES FOR WINDOWS (1)
3"=1'-0"




FRAMES FOR WINDOWS (2)
SCALE 3"=1'-0"




FRAMES FOR W'DS. (5)
3"=1'-0"




FRAMES FOR W'DS. (4)
3"=1'-0"

FRAME FOR W'D. (6)
SCALE 1½"=1'-0"

HOTE:-
SEE ITEM #18 OF MAILING SCHEDULE, SHEET #8 FOR MAILING OF DOOR & WINDOW FRAMES.

STATE OF CALIFORNIA-DEPARTMENT OF PUBLIC WORKS
DIVISION OF ARCHITECTURE
APPROVED 12-17-47
5315 Harry W. Dolan

APPROVED
OFFICE of the STATE DEPARTMENT of SCHOOLS
SAN DIEGO COUNTY
John L. Carroll
JOHN L. CARROLL
Superintendent of Schools
MAR 11 1947
Dated:
These floor plans approved as good Grade with ...
Approved subject to ...

R. R. Curtis
ARCHITECT
William Ellroy
STRUCTURAL ENGINEER

APPROVED
PRESIDENT - BOARD OF TRUSTEES
CLERK - BOARD OF TRUSTEES
COUNTY SUPT. OF SCHOOLS

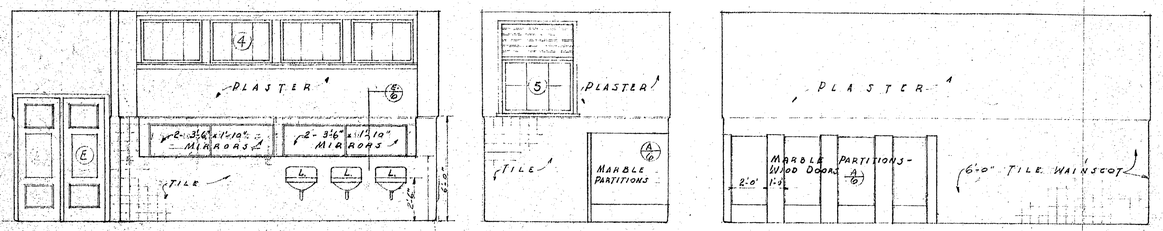
CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB

DOOR & WINDOW SCHEDULE

FRONT UNIT
SCHOOL FACILITIES ENCINITAS
APPLICATION N° CALIF 4-P 203

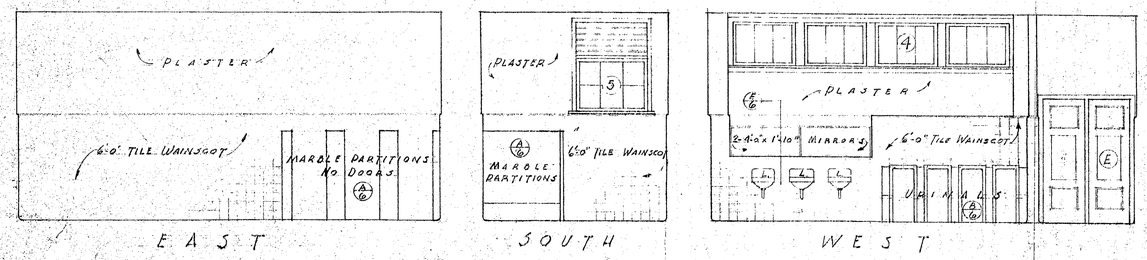
KISTNER, CURTIS & WRIGHT
ARCHITECTS
SPRECKELS BLDG. SAN DIEGO, CALIF.

DATE
DR. BY
CHECKED BY
SHEET NO. 5
OF SHEETS



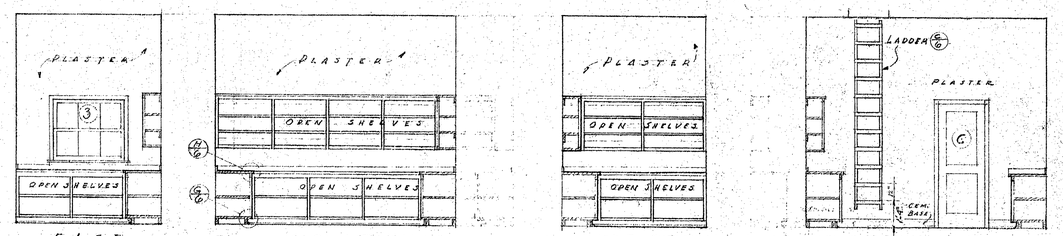

GIRLS' TOILET ELEVATIONS

SCALE ¼" = 1'-0"



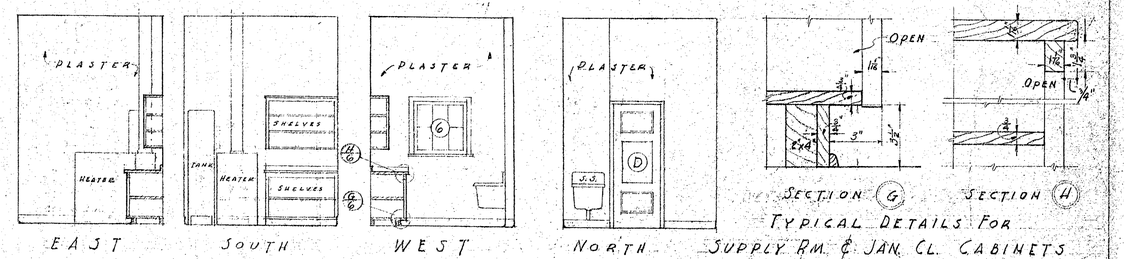

BOYS' TOILET ELEVATIONS

SCALE ¼" = 1'-0"




SUPPLY ROOM ELEVATIONS

SCALE ¼" = 1'-0"



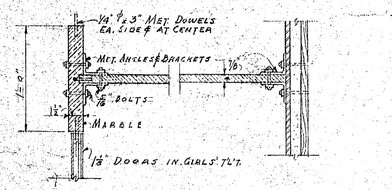

JANITOR CLOSET ELEVATIONS

SCALE ¼" = 1'-0"

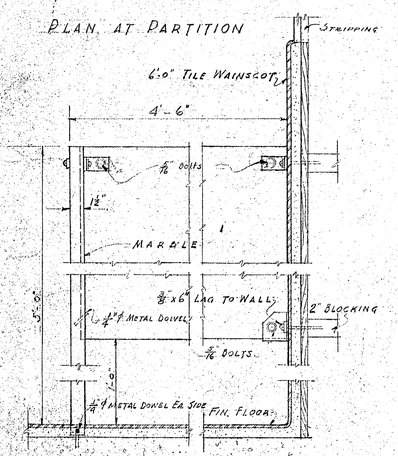
SECTION (G) SECTION (H)

TYPICAL DETAILS FOR SUPPLY RM. & JAN. CL. CABINETS

SCALE 3" = 1'-0"



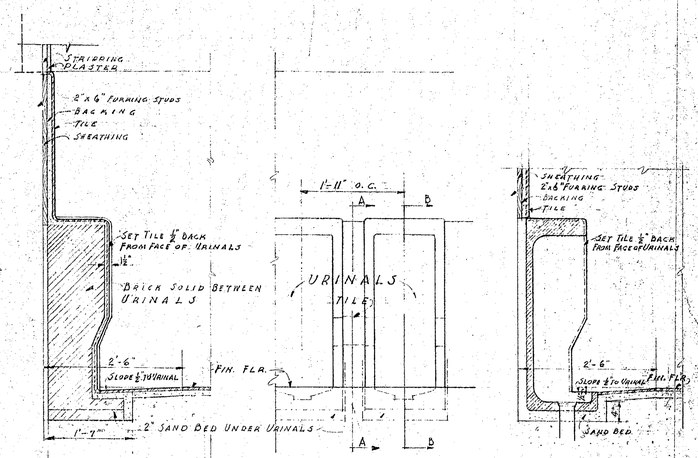

PLAN AT PARTITION




SECTION THRU STALL

TOILET STALL DETAILS (A)

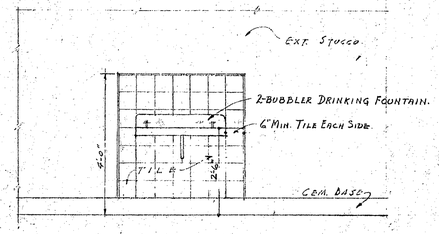
SCALE 1½" = 1'-0"




SECTION A-A ELEVATION SECTION B-B

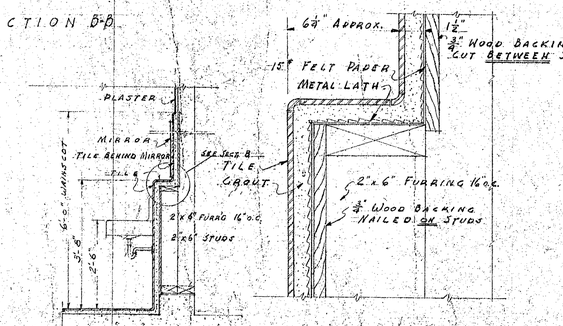
URINAL DETAILS (B)

SCALE ½" = 1'-0"




DRINKING FOUNTAIN & SPLASH (F)

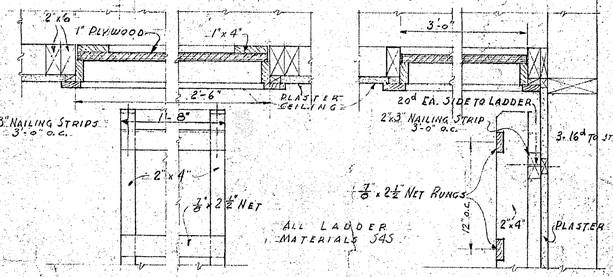
SCALE ½" = 1'-0"




SECTION THRU LAV WALL SECTION D

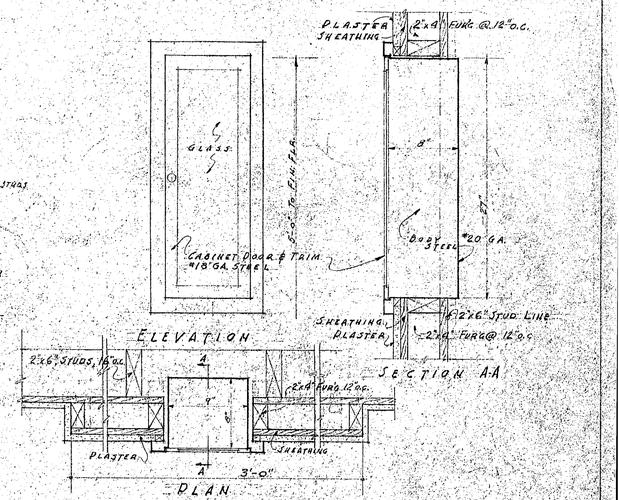
SCALE 3" = 1'-0" SCALE 3" = 1'-0"

TYPICAL LAVATORY & MIRROR (E)




CEILING SCUTTLE & LADDER (C)

SCALE 1½" = 1'-0"




FIRE EXTINGUISHER CABINET (D)

SCALE 1½" = 1'-0"

STATE OF CALIFORNIA-DEPARTMENT OF PUBLIC WORKS DIVISION OF ARCHITECTURE
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OFFICE OF THE SUPERINTENDENT OF SCHOOLS
SAN DIEGO COUNTY
JOHN E. CARROLL
Superintendent
MAR 11 1947

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PRESIDENT - BOARD OF TRUSTEES
CLERK - BOARD OF TRUSTEES
COUNTY SUPT. OF SCHOOLS

R. R. Curtis
ARCHITECT
STRUCTURAL ENGINEER

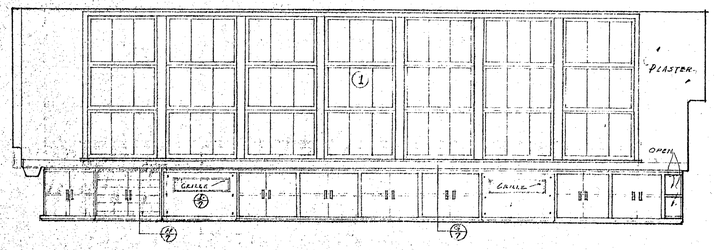
CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB

INTERIOR ELEVATIONS

FRONT UNIT
SCHOOL FACILITIES ENCINITAS
APPLICATION N° CALIF 4-P-203

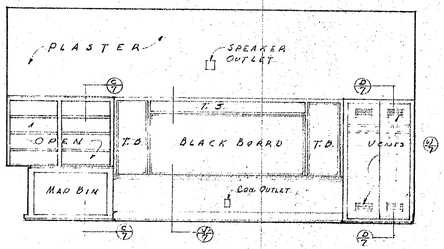
KISTNER, CURTIS & WRIGHT
ARCHITECTS
SPRECKELS BLDG. SAN DIEGO, CALIF.

DATE
DR. BY
CHECKED BY
SHEET NO. 6
OF SHEETS

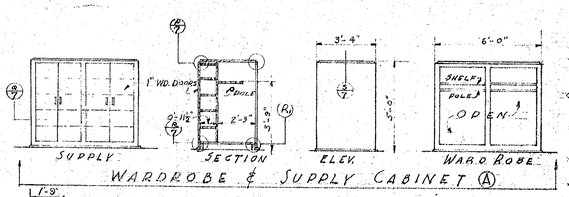



NORTH ELEVATION

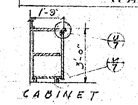
SCALE 1/4" = 1'-0"



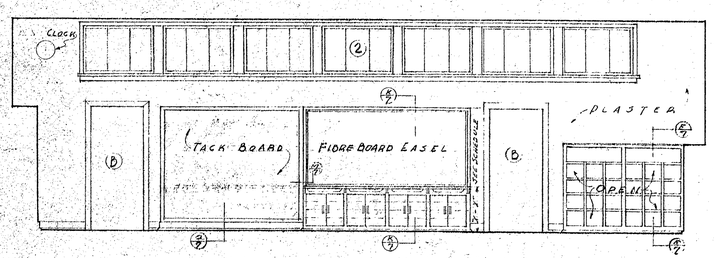

EAST ELEVATION




WARDROBE & SUPPLY CABINET A

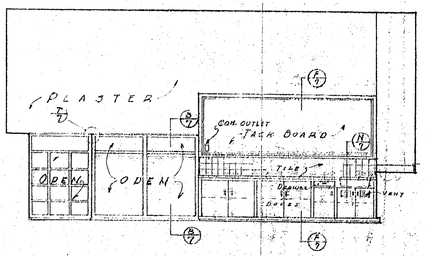



CABINET SECTION G

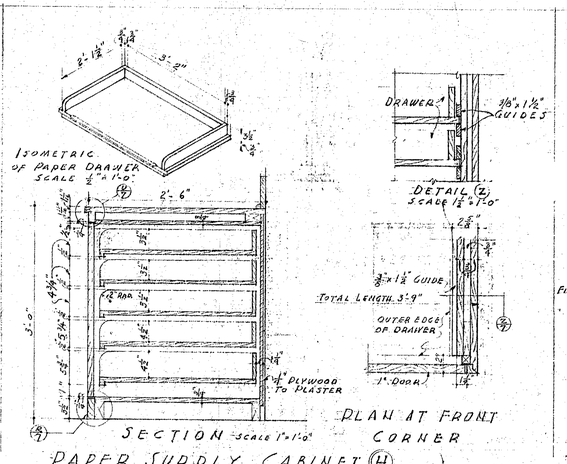



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



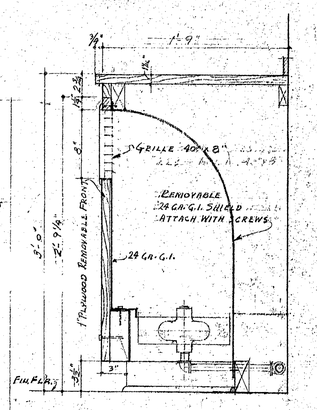

WEST ELEVATION




SECTION SCALE 1"=1'-0"

PLAN AT FRONT CORNER

PAPER SUPPLY CABINET H

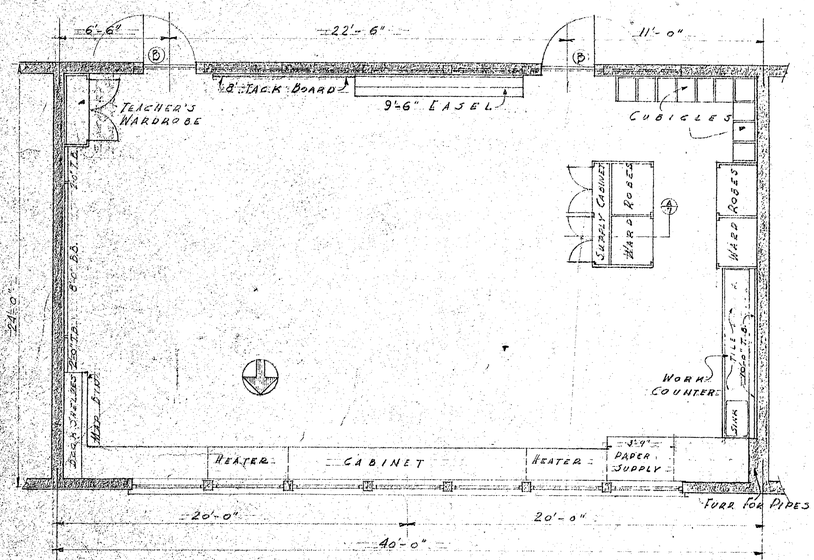



SECTION A-A

LONG. SECTION

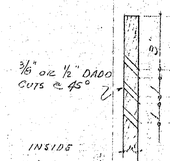
CONVECTOR DETAILS I

SCALE 1½" = 1'-0"

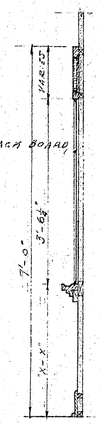



FLOOR PLAN

SCALE 1/4" = 1'-0"

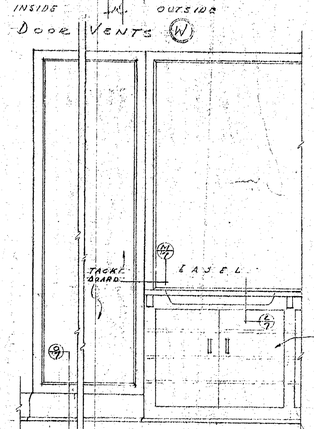



DOOR VENTS W



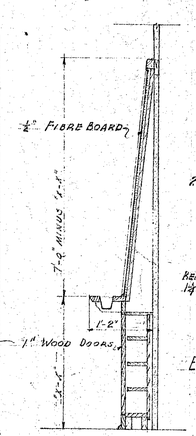

SECTION J

See Detail J

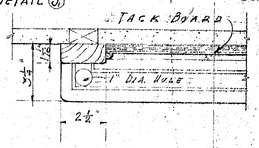


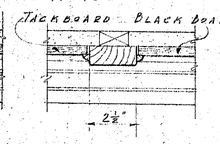

ELEVATION

SCALE ¼" = 1'-0"




SECTION K




TYPICAL CHALK RAIL DETAIL

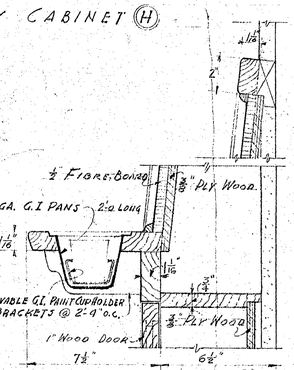
SCALE 3"=1'-0"

| CHALK RAIL HEIGHTS | | |
|---|---|---|
| GRADE | DIM. "X-X" WIDTH CHALK RAIL OF BLACK ABOVE FLR. BOARD | |
| FIRST GRADE | 2'-2" | 3'-6" |
| SECOND GRADE | 2'-2" | 3'-6" |
| THIRD GRADE | 2'-4" | 3'-6" |
| FOURTH GRADE | 2'-4" | 3'-6" |
| FIFTH GRADE | 2'-6" | 3'-6" |

TACK STRIP HEIGHTS = 7'-0" MINUS (X-X PLUS 3'-10")

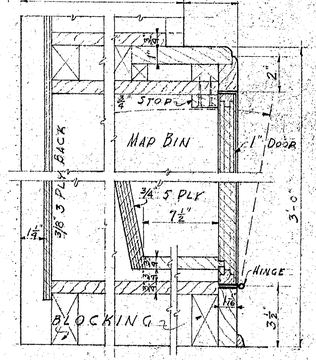



SECTION J




EASEL DETAIL L

SCALE 3"=1'-0"

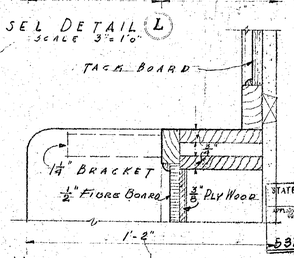



MAP BIN DETAIL G

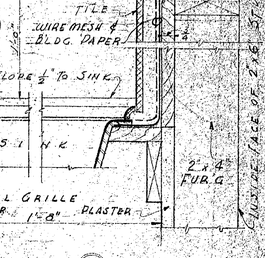
SCALE 3"=1'-0"




TACK BOARD DETAIL O

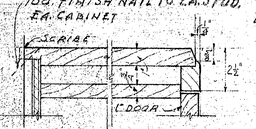



WHERE EASEL MEETS TACKBOARD M




SINK DETAIL N

SCALE 3"=1'-0"

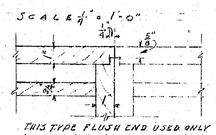



SECTION P

FOR (R) OMIT DOOR & STOP



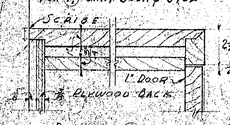

SECTION R FOR (R) OMIT DOORS



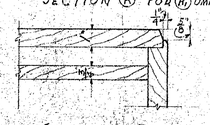

SECTION T

CABINET DETAILS

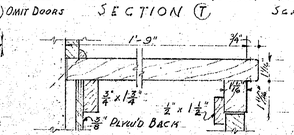
SCALE 3"=1'-0"



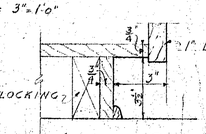

PLAN Q



SECTION S




SECTION U




SECTION V

APPROVED

OFFICE OF THE SUPERINTENDENT OF SCHOOLS

SAN DIEGO COUNTY

JOHN S. CARROLL

Superintendent of Schools

MAR 1 1957

These plans were approved in accordance with Education Code Section 10751.

APPROVED

PRESIDENT - BOARD OF TRUSTEES

CLERK - BOARD OF TRUSTEES

COUNTY SUPT. OF SCHOOLS

A. A. Curtis
ARCHITECT

William Wright
STRUCTURAL ENGINEER

STATE OF CALIFORNIA - DEPARTMENT OF PUBLIC WORKS
DIVISION OF ARCHITECTURE

APPROVED 12-17-47

5915 Harry W. Dyer
DEPUTY STATE ARCHITECT

CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB

TYPICAL CLASSROOM DETAILS

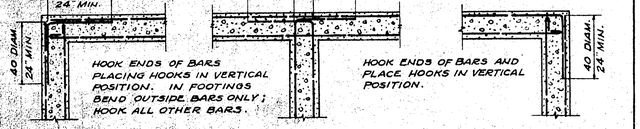
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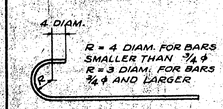
APPLICATION N° CALIF 4-P 205

KISTNER, CURTIS & WRIGHT
ARCHITECTS
SPRECKELS BLDG. SAN DIEGO, CALIF.

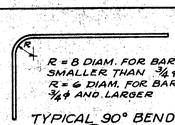
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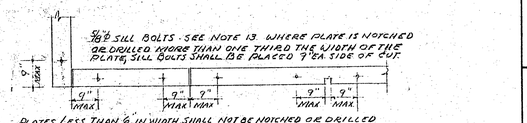

TYPICAL PLANS SHOWING BEAM, WALL AND FOOTING REINFORCING AT INTERSECTIONS (A/B)



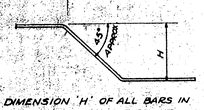

TYPICAL 180° BEND




TYPICAL 90° BEND (B/B)

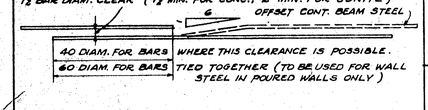



TYPICAL STRUCTURAL WALL SILL PLATE DETAILS (C/B)

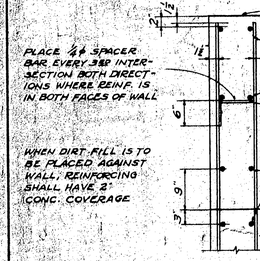



DIMENSION 'H' OF ALL BARS IN SCHEDULE GIVEN OUT TO OUT.

SLAB AND BEAM BAR BEND (D/B)



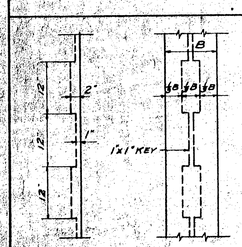

TYPICAL SPLICE IN WALL STEEL AND OTHER CONTINUOUS STEEL (E/B)



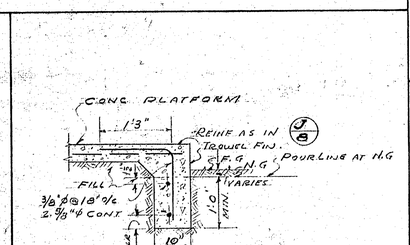

| WALL REINFORCING SCHEDULE | | |
|---|---|---|
| WALL THICKNESS | HORIZ. BARS EACH FACE | VERTICAL BARS EACH FACE |
| 8" | 3/8 ϕ @ 11" o.c. | 3/8 ϕ @ 11" o.c. |
| | | |
| | | |
| | | |

USE IN ALL CONCRETE WALLS WHERE REINFORCING IS NOT OTHERWISE CALLED FOR.

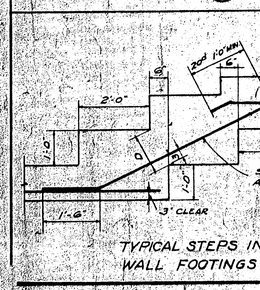
TYPICAL WALL REINFORCING (F/B)



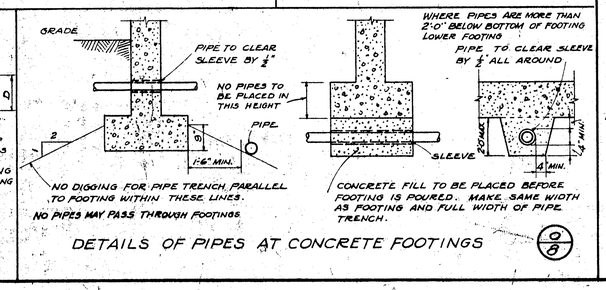

TYPICAL VERTICAL CONSTRUCTION JOINT (G/B)



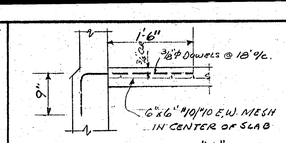

TYPICAL SEC. AT EDGE OF CONCRETE PLATFORM (H/B)



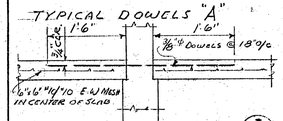

TYPICAL STEPS IN WALL FOOTINGS (I/B)



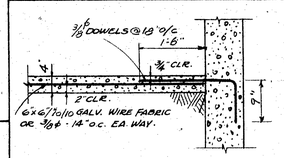

DETAILS OF PIPES AT CONCRETE FOOTINGS (O/B)



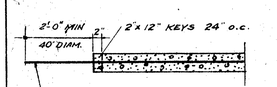

TYPICAL DOWELS "A"



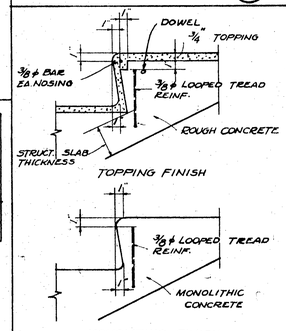

TYPICAL DOWELS "B" (J/B)




TYPICAL SLAB ON FILL (K/B)

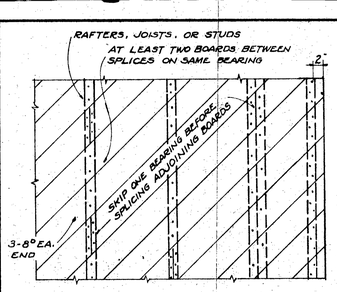



TYPICAL SLAB CONSTRUCTION JOINT (L/B)




NOTE: WHEN CONTRACTOR DESIRES TO USE TOPPING IN LIEU OF MONOLITHIC FINISH, TOPPING SHALL BE IN ADDITION TO THICKNESS OF SLAB CALLED FOR ON DRAWINGS.

TYPICAL STEP FINISH (M/B)

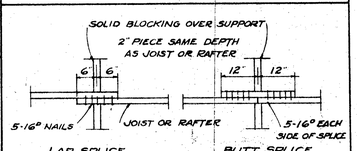



NAIL SHEATHING WITH 2-8d EACH INTERMEDIATE SUPPORT AND 3-8d AT THE END OF EACH PIECE; THE 3-8d AT THE END OF EACH RUN TO BE NOT LESS THAN 2" FROM END OF PIECE, AS SHOWN ABOVE

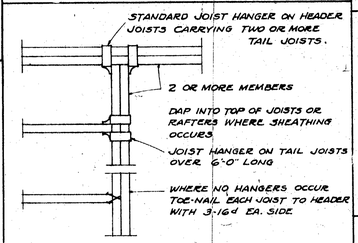
DOUBLE JOISTS OR STUDS SHALL BE CONSIDERED A SINGLE BEARING.

NAILING IS GIVEN FOR 1/16" ADD 1-8d FOR EA. 2" ADDITIONAL WIDTH IF WIDER BOARDS ARE USED

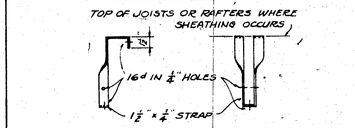
TYPICAL DETAIL OF DIAGONAL SHEATHING FOR ROOF, FLOORS, ℄ WALLS (P/B)



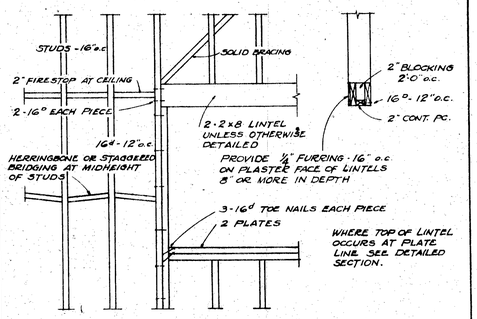

TYPICAL JOIST ℄ RAFTER SPLICE (Q/B)




TYPICAL SUPPORT OF JOISTS AND RAFTERS AT OPENINGS (R/B)

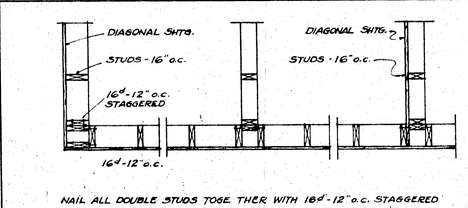



STANDARD JOIST HANGER (S/B)




TYPICAL WALL, DOOR, AND WINDOW FRAMING (U/B)

USE EXCEPT WHERE SPECIAL DETAILS ARE SHOWN




NAIL ALL DOUBLE STUDS TOGETHER WITH 16d - 12" o.c. STAGGERED

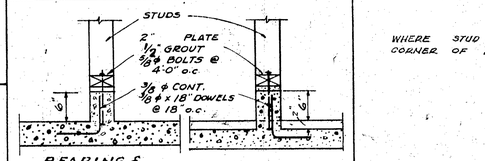
TYPICAL STUD WALL INTERSECTIONS (V/B)

| WASHER SCHEDULE | | | |
|---|---|---|---|
| BOLT SIZE | STEEL PLATE WASHERS | | MAL. IRON |
| | SQUARE | ROUND | ROUND |
| ½" | 2½ x 2½ x ¼" | 2½ x ¼" | 2½ x ¼" |
| ⅝" | 2½ x 2½ x ¼" | 2½ x ¼" | 2½ x 5/16" |
| ¾" | 2½ x 2½ x 5/16" | 3" x 5/16" | 3" x 5/16" |
| ⅞" | 3½ x 3½ x ⅜" | 3½ x ⅜" | 3½ x 7/16" |
| 1" | 3½ x 3½ x ⅜" | 4" x 7/16" | 4" x ½" |

ONE OF THESE WASHERS SHALL BE USED UNDER HEADS AND NUTS OF ALL BOLTS BEARING ON WOOD.

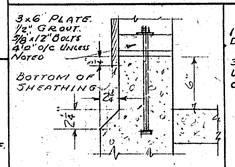
NO INDENTATIONS ON SURFACE BEARING AGAINST WOOD UNLESS DETAILED.

WASHER DETAILS (W/B)

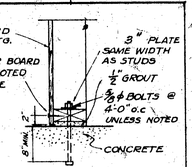



BEARING & NON-BEARING AT TOILETS

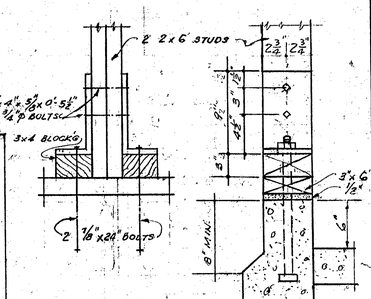
TYPICAL INTERIOR PARTITIONS (X/B)



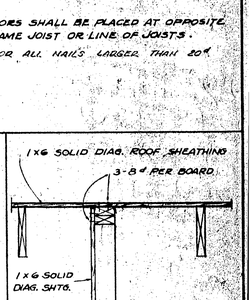

TYPICAL BASE OF EXTERIOR SHEATHED WALLS (Y/B)



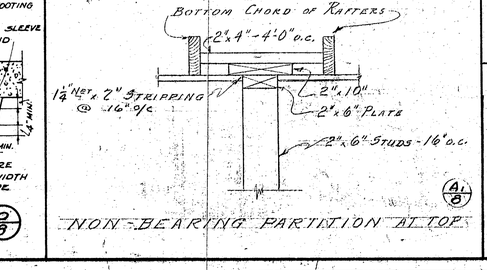

TYPICAL BASE OF DIAGONALLY SHEATHED WALLS (Z/B)



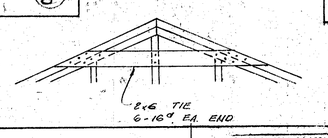

STUD ANCHOR Scale 1½"=1'0" (C1/B)




TYPICAL INTERIOR SHEATHED PARTITION AT TOP (C1/B)




NON-BEARING PARTITION AT TOP (A1/B)



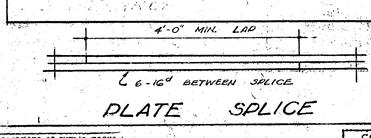




PLATE SPLICE

## NAILING SCHEDULE

ALL NAILS SHALL BE COMMON WIRE NAILS. USE THE FOLLOWING SCHEDULE EXCEPT WHERE OTHERWISE DETAILED.

| | DETAIL | FASTENING |
|---|---|---|
| 1. | JOISTS OR RAFTERS TO SIDES OF STUDS. 8" JOISTS OR LESS — FOR EA. ADDITIONAL 4" IN DEPTH | 3-16d<br>1-16d |
| 2. | JOISTS OR RAFTERS TO ALL BEARINGS TOE NAILS, EA. SIDE | 2-10d |
| 3. | STUDS TO BEARINGS - TOE NAILS, EA. SIDE | 2-10d |
| 4. | BLOCKING BETWEEN JOISTS OR RAFTERS TO EA. JOIST OR RAFTER - TOE NAILS. EA. SIDE; EA. END | 2-10d |
| 5. | BLOCKING TO JOIST OR RAFTER BEARINGS - TOE NAILS, EACH SIDE | 2-10d |
| 6. | SHEATHING AT ALL BEARINGS - INTERIOR 1x6 / 1x8 | 2-8d / 3-8d |
| 7. | DIAGONAL SHEATHING AT ALL ENDS OF BOARDS 1x6 / 1x8 | 3-8d / 4-8d |
| 8. | CROSSBRIDGING BETWEEN JOISTS OR RAFTERS - TOE NAILS, EA. END | 2-8d |
| 9. | HERRINGBONE BLOCKING | 2-10d |
| 10. | RIBBONS TO STUDS - 1" RIBBONS / 2" RIBBONS | 2-8d / 2-16d |
| 11. | DOUBLE TOP PLATES - LOWER PLATE TO TOP OF STUDS / UPPER TO LOWER PLATE - STAGGERED | 2-20d / 16d - 18" oc |
| 12. | MULTIPLE STUDS - STAGGER FOR WIDTHS MORE THAN 4" | 16d - 12" oc |
| 13. | BUILT UP BEAMS - 8" OR LESS IN DEPTH - STAGGERED / MORE THAN 8" DEEP - STAGGERED | 16d - 12" oc / ⅝ ϕ BOLTS 2'-0" oc |
| 14. | DOUBLE JOISTS UNDER PARTITIONS WHERE NOT BLOCKED APART - STAG'D. / WHERE BLOCKED APART - EA. BLOCK | 16d - 12" oc / 2-20d |
| 15. | 1" STRIPPING TO SHEATHING | 8d - 12" oc |
| 16. | 2x3 CEILING STRIPPING 1 DIRECT, 1 TOE-NAIL | 2-16d |
| 17. | UNLESS OTHERWISE NOTED OR INDICATED ALL 2" MATERIAL SHALL BE NAILED WITH 2-16d AT EACH BEARING OR JOINT AND ALL 1" MATERIAL, WITH 2-8d AT EACH BEARING OR JOINT. | |
| 18. | NAIL WINDOW & DOOR FRAMES TO STRUCTURAL JAMBS WITH 2-16d CASING NAILS NEAR TOP & BOTTOM AND 2-16d CASING NAILS AT MIDPOINTS. NAIL SILLS WITH 2-16d AT ⅓ POINTS. NAIL HEADS WITH 2-16d AT CENTER | |

## GENERAL NOTES

1. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE STARTING WORK.
2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
3. MAXIMUM SOIL PRESSURE: DEAD LOAD 900 #/s'; DEAD + LIVE LOAD 1200; D.L. + L.L. + SEISMIC 1500
4. CHARACTER OF FOUNDATION SOIL: SANDY LOAM
5. ALL CONCRETE SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH OF AT LEAST 2000 #/s' IN 28 DAYS, OR AS SPECIFIED.
6. NO PIPES OR DUCTS SHALL BE PLACED IN CONCRETE WALLS OR SLABS UNLESS SPECIFICALLY DETAILED.
7. IF THE CONTRACTOR DESIRES TO MAKE ANY CONSTRUCTION JOINTS OTHER THAN THOSE SHOWN ON THESE DRAWINGS HE MUST SUBMIT DETAILS OF SAME TO THE ARCHITECT FOR APPROVAL BEFORE STARTING WORK.
8. REFER TO DETAILS ON DRAWINGS FOR ALL MOULDS, ORNAMENT, GROOVES, CLIPS, AND GROUNDS TO BE CAST IN THE CONCRETE.
9. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND OTHER INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO POURING CONCRETE.
10. UNLESS SHOWN OTHERWISE IN DETAILS, FURNISH ⅜ ϕ SPACER BARS APPROX. 3'-0" o.c. IN ALL BEAMS AND FOOTINGS TO KEEP MAIN REINF. IN PLACE.
11. CARRY ALL FOOTINGS TO DEPTH INDICATED ON FOUNDATION PLAN OR DETAILS. IF OLD PIPES OR FILLS ARE FOUND, THE FOOTINGS SHALL EXTEND A MINIMUM OF 1'-6" INTO UNIFORM, NATURAL, UNDISTURBED EARTH, MAXIMUM CONDITION PREVAILING.
12. ALL WOOD OR STEEL JOISTS, BEAMS, AND GIRDERS SHALL BE IN PLACE, RESTING ON THE FORMS OR SHORES BEFORE CONCRETE IS PLACED; THE CONCRETE SHALL BE BROUGHT ¼" ABOVE SOFFIT OF MEMBERS AND WORKED UNDER FOR EVEN BEARING UNLESS DETAILED OTHERWISE.
13. PROVIDE ⅝ ϕ SILL BOLTS 4'-0" o.c. & 9" FROM THE END OF ALL PLATES; EXTEND AT LEAST 8" INTO CONCRETE. SPACE TO CLEAR STUDS.
14. TOP PLATES OF ALL WOOD STUD WALLS AND PARTITIONS SHALL BE 2 PIECES SAME SIZE AS STUDS. SPLICES TO LAP 4'-0" EXCEPT WHERE DETAILED.
15. BOLTS HOLES IN WOOD SHALL BE THE SAME SIZE AS THE NOMINAL BOLT SIZE. HOLES IN STEEL SHALL BE 1/16" OVERSIZE.
16. BOLTS IN WOOD SHALL BE NOT LESS THAN 7 DIAM. FROM THE END OR 2½" FROM THE EDGE OF A PIECE AND SPACED NOT LESS THAN 6" o.c. UNLESS STAGGERED.
17. PLACE CONTINUOUS CROSSBRIDGING AT A MAXIMUM SPACING OF 8'-0" o.c. BETWEEN JOISTS OR RAFTERS.
18. PLACE 2" SOLID BLOCKING FULL DEPTH OF JOISTS OR RAFTERS BETWEEN JOISTS OR RAFTERS OVER ALL SUPPORTS. BLOCKING TO BE IN ONE PIECE.
19. PROVIDE DIAGONAL BLOCKING CUT BETWEEN STUDS IN ALL BEARING WALLS NOT DIAGONALLY SHEATHED, ONE LINE OF BLOCKING FOR EACH 25' OF WALL.
20. JOIST ANCHORS SHALL BE PLACED AT OPPOSITE ENDS OF THE SAME JOIST OR LINE OF JOISTS.
21. SUBBORE FOR ALL NAILS LARGER THAN 20ᵈ

STATE OF CALIFORNIA - DEPARTMENT OF PUBLIC WORKS DIVISION OF ARCHITECTURE
APPLICATION NO. APPROVED 12-17-47
5915
R. R. Curtis ARCHITECT
William Wright STRUCTURAL ENGINEER

APPROVED
PRESIDENT - BOARD OF TRUSTEES
CLERK - BOARD OF TRUSTEES
COUNTY SUPT. OF SCHOOLS

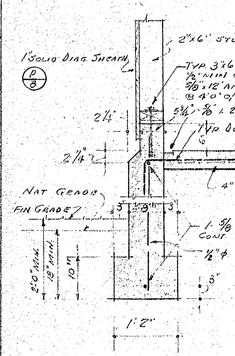
CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB

TYPICAL DETAILS

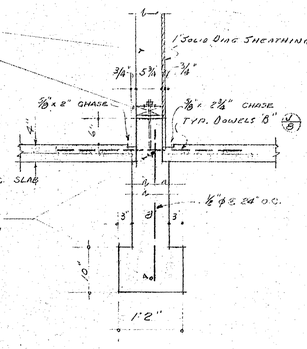
FRONT UNIT
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KISTNER, CURTIS & WRIGHT ARCHITECTS
SPRECKELS BLDG. SAN DIEGO, CALIF.

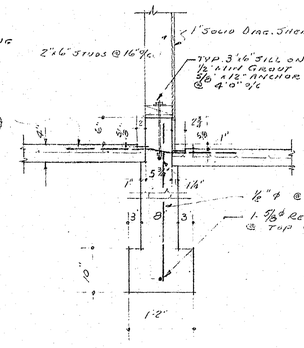
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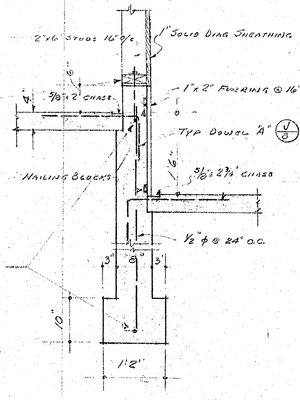

DETAIL (A/9)
SCALE ¾"=1'-0"



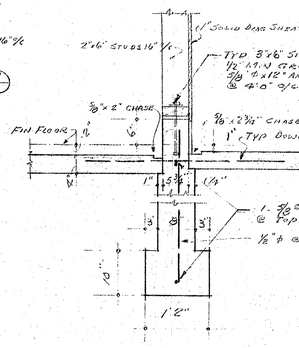

DETAIL (B/9)
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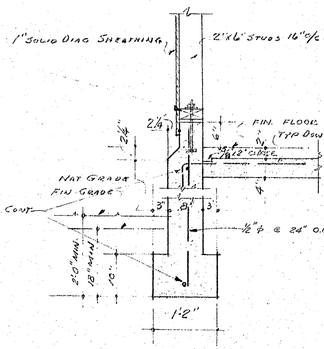

DETAIL (C/9)
SCALE ¾"=1'-0"



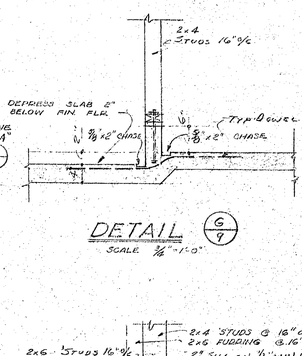

DETAIL (D/9)
SCALE ¾"=1'-0"



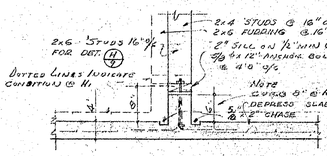

DETAIL (E/9)
SCALE ¾"=1'-0"




DETAIL (F/9)
SCALE ¾"=1'-0"

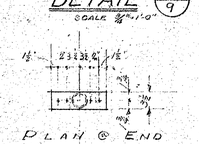


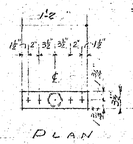

DETAIL (G/9)
SCALE ¾"=1'-0"

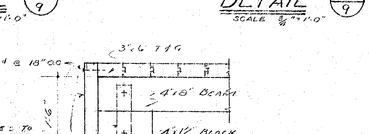


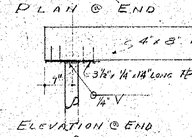

DETAIL (H/9) (H1/9)
SCALE ¾"=1'-0"

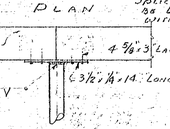
Note
See Typ. Curb Reinf (V/8)

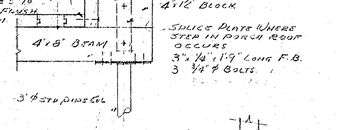


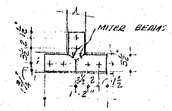



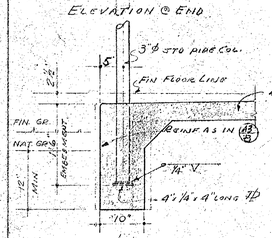



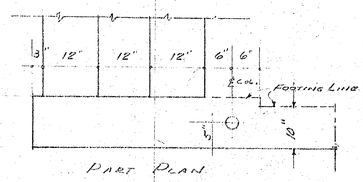



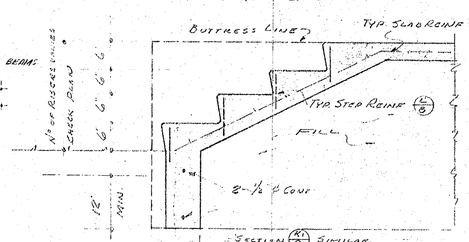



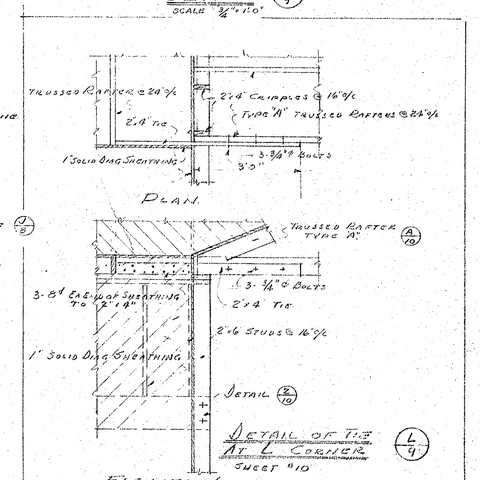



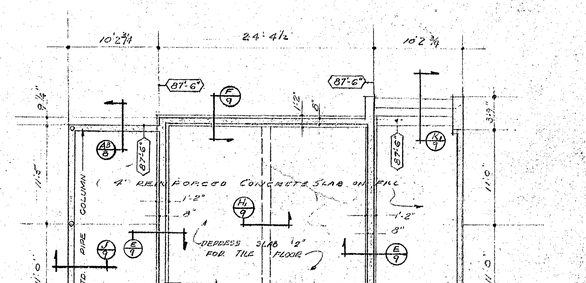

TYP. CORRIDOR
COL BASE & CAP DETAIL (J/9)
SCALE ¾"=1'-0"

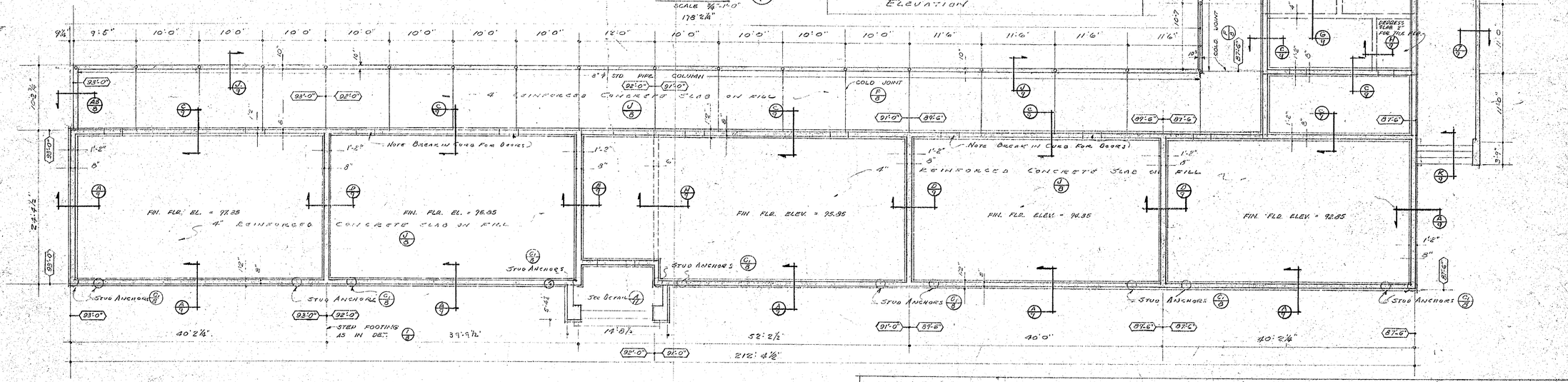



SECTION (K/9)
SCALE ¾"=1'-0"




FOUNDATION PLAN
SCALE 1/8"=1'0"

* BREAK ALL CURB FOR DOORS
* ELEVATIONS OF BOTTOM OF FOOTINGS ARE DENOTED BY (0'-0")

APPROVED
OFFICE of the SUPERINTENDENT of SCHOOLS
SAN DIEGO COUNTY
John W. Carroll
JOHN W. CARROLL
Superintendent of Schools
MAR 11 1947
Dated:
Tests and plans prepared in accordance with Education Code 13781.

STATE OF CALIFORNIA-DEPARTMENT OF PUBLIC WORKS
DIVISION OF ARCHITECTURE
APPLICATION NO. 5315
APPROVED: 12-17-47
Harry W. Porter
STRUCTURAL ENGINEER

C. W. Curtis
ARCHITECT
William Gilbright
STRUCTURAL ENGINEER

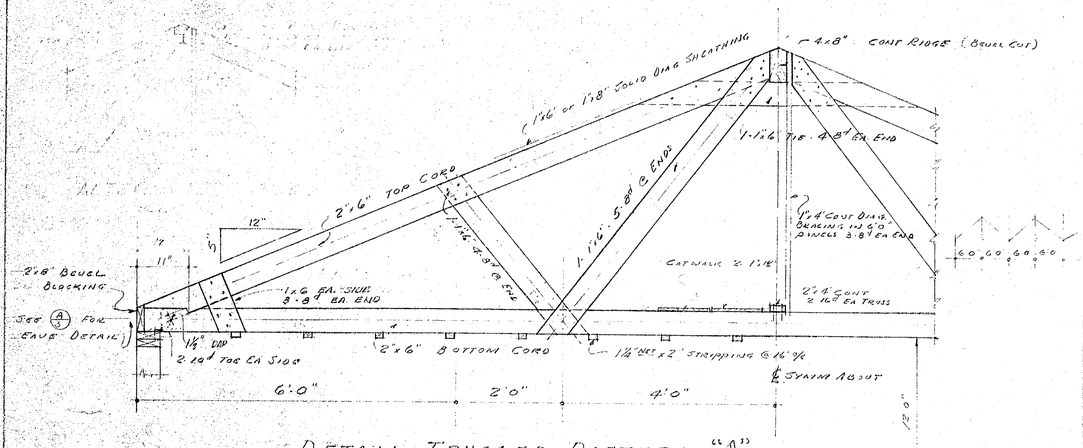
APPROVED
PRESIDENT - BOARD OF TRUSTEES
CLERK - BOARD OF TRUSTEES

CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB

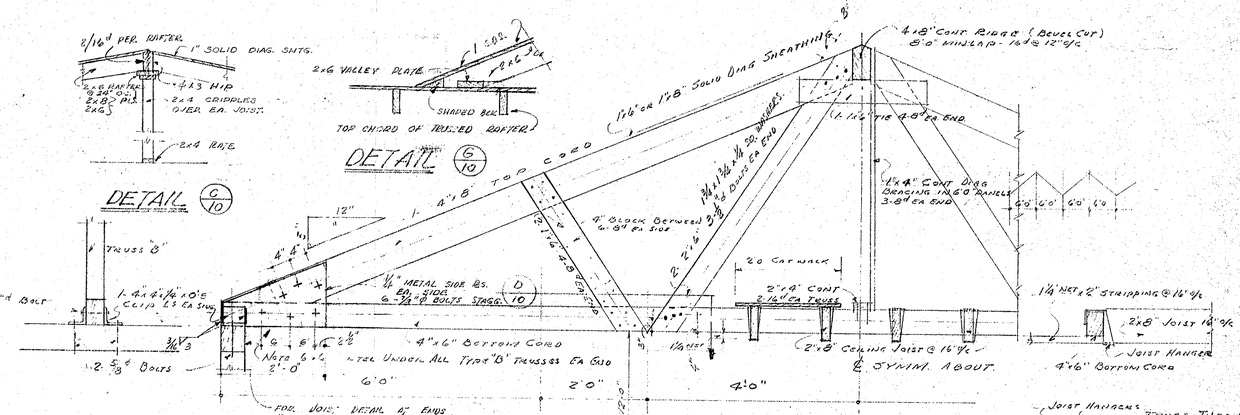
FOUNDATION PLAN
FRONT UNIT
SCHOOL FACILITIES ENCINITAS
APPLICATION N° CALIF 4-P-203

KISTNER, CURTIS & WRIGHT
ARCHITECTS
SPRECKELS BLDG. SAN DIEGO, CALIF.

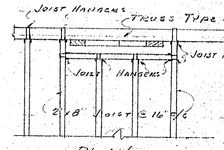
DATE
DR. BY
CHECKED BY
SHEET NO. 9
OF SHEETS



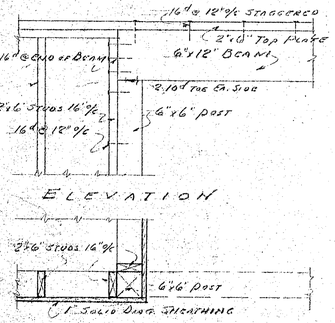

DETAIL TRUSSED RAFTERS "A"
SCALE 3/4" = 1'-0"



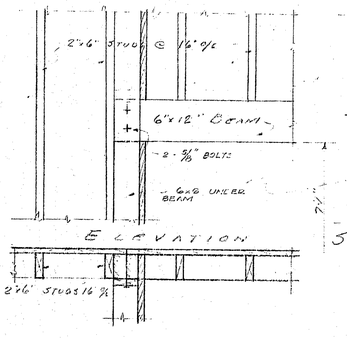

DETAIL TRUSSED RAFTERS "B"
SCALE 3/4" = 1'-0"



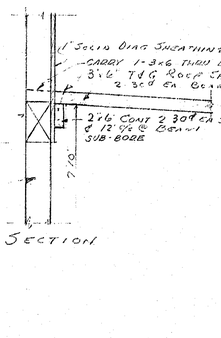

PLAN DETAIL (D/10)

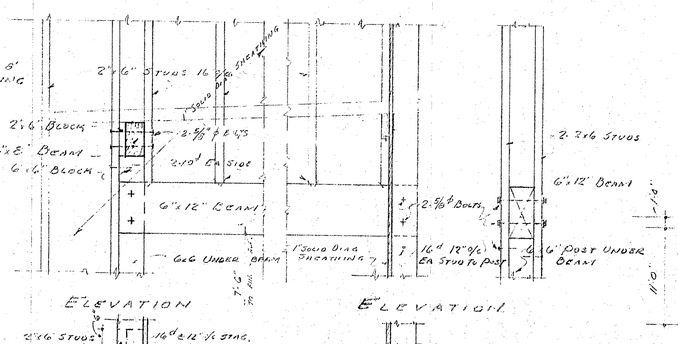



DETAIL (W/10) "DETAIL (W1/10) SIMILAR BUT REVERSED"
SCALE 3/4" = 1'-0"

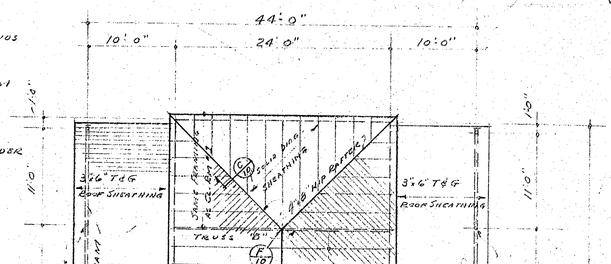


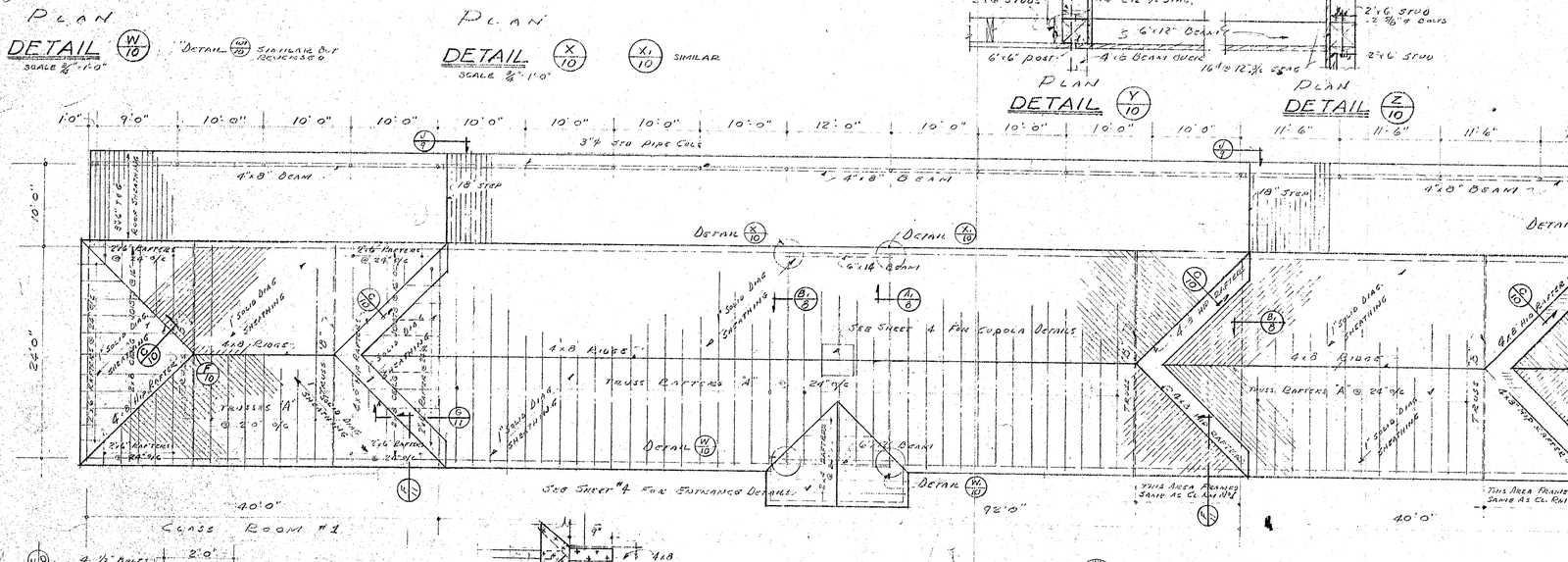

DETAIL (X/10) (X1/10) SIMILAR
SCALE 3/4" = 1'-0"

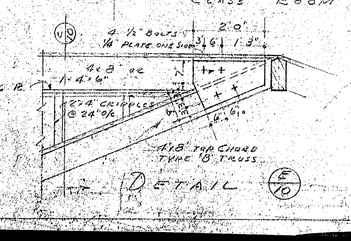


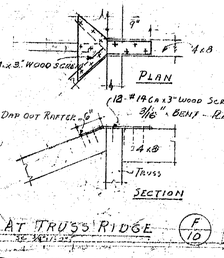




DETAIL (Y/10)
DETAIL (Z/10)




ROOF FRAMING PLAN
SCALE 1/8" = 1'-0"

APPROVED
OFFICE of the SUPERINTENDENT of SCHOOLS
SAN DIEGO COUNTY
JOHN S. CARROLL
Superintendent of Schools
Date MAR 11 1947
These detail plans approved in accordance with Education Code Section 10771.

STATE OF CALIFORNIA-DEPARTMENT OF PUBLIC WORKS
DIVISION OF ARCHITECTURE
APPLICATION NO. 5315 APPROVED 12-17-47
Harry N. Bolin
STRUCTURAL ENGINEER
R.R. Curtis
ARCHITECT
William Dellenbaugh
STRUCTURAL ENGINEER

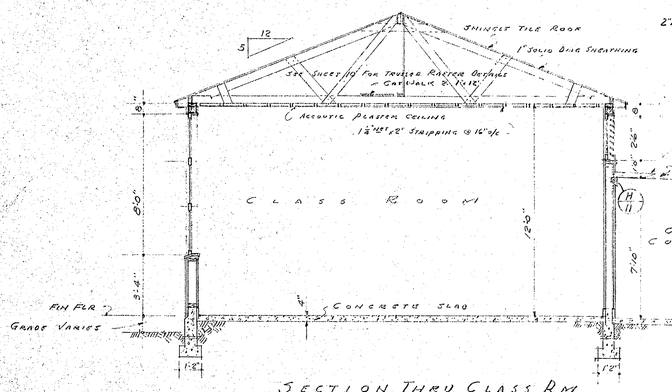
APPROVED
PRESIDENT - BOARD OF TRUSTEES
CLERK - BOARD OF TRUSTEES

CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB

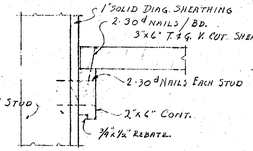
ROOF FRAMING PLAN
FRONT UNIT
SCHOOL FACILITIES ENCINITAS
APPLICATION N° CALIF 4-P 203

KISTNER, CURTIS & WRIGHT
ARCHITECTS
SPRECKELS BLDG. SAN DIEGO, CALIF.

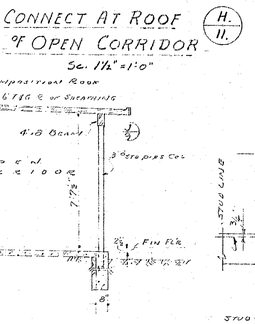
DATE
DR. BY
CHECKED BY
SHEET NO. 10 OF SHEETS

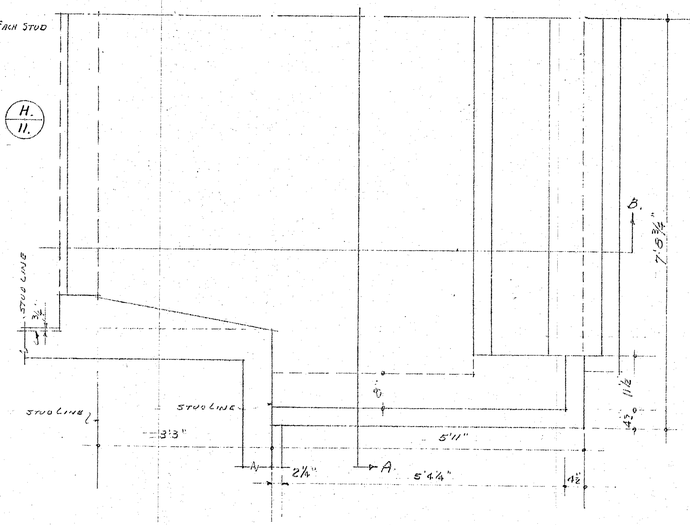


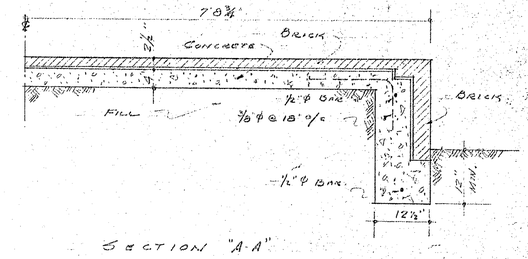

SECTION THRU. CLASS RM.
SCALE ¼"=1'0"



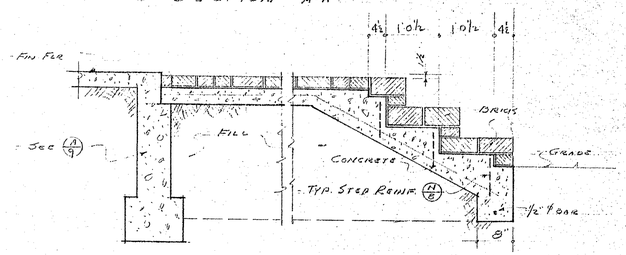

CONNECT AT ROOF OF OPEN CORRIDOR (H. 11.)
Sc. 1½"=1'0"



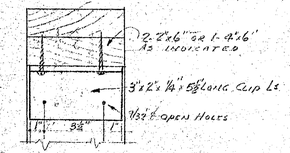




SECTION "A-A"

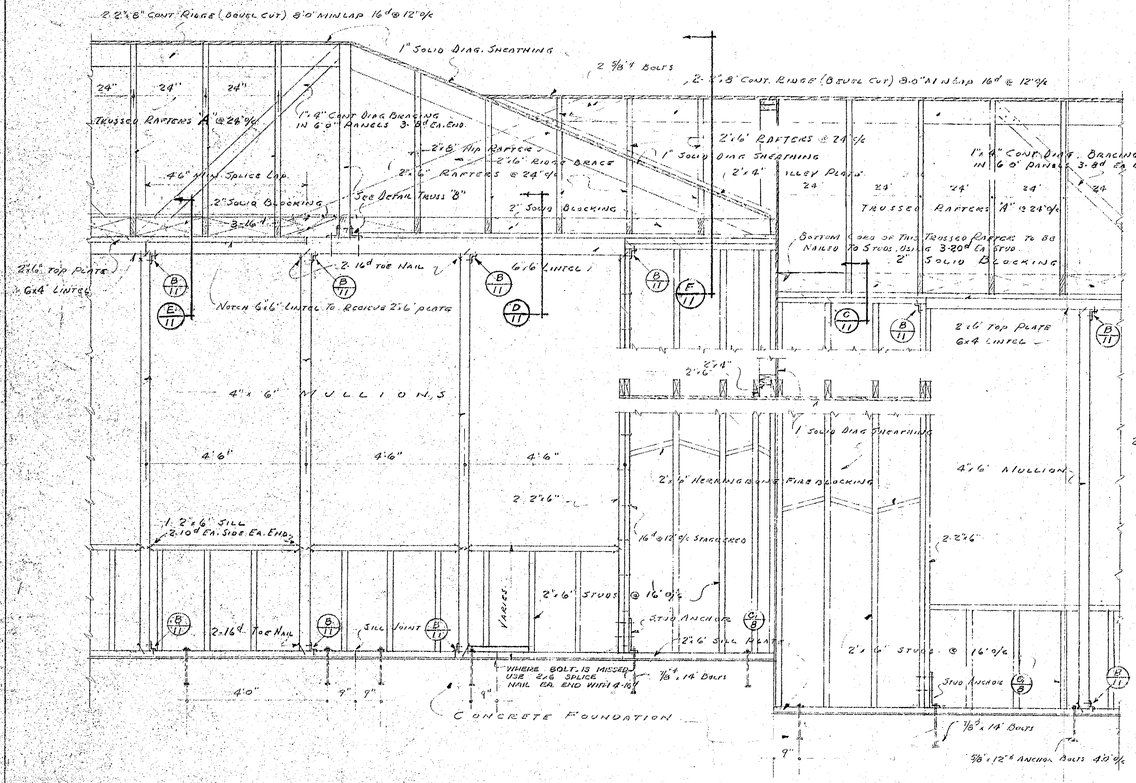



SECTION "B-B"

ENTRANCE PORCH FOOTING DETAILS (A 11)
SCALE ¾"=1'0"




DETAIL CLIP L2 (B. 11)




ELEVATION OF TYPICAL WALL FRAMING
SCALE ½"=1'0"

SECTION (G 11)
SCALE ½"=1'0"

SECTION (D 11)
SCALE ½"=1'0"

SECTION (E 11)
SCALE ½"=1'0"

SECTION (F 11)
SCALE ½"=1'0"

SECTION (G 11)
SCALE ½"=1'0"

APPROVED
OFFICE of U.S. SUPERINTENDENT of SCHOOLS
SAN DIEGO COUNTY
John N. Carroll
JOHN N. CARROLL
Superintendent of Schools
Dated: MAR 11 1947
Plans approved as noted in accordance with ...

STATE OF CALIFORNIA-DEPARTMENT OF PUBLIC WORKS
DIVISION OF ARCHITECTURE
APPROVED 12-17-47
5315
Harry W. Bolin
DEPUTY STATE ARCHITECT

W. H. Curtis
ARCHITECT
William Wright
STRUCTURAL ENGINEER

APPROVED
PRESIDENT - BOARD OF TRUSTEES
CLERK - BOARD OF TRUSTEES

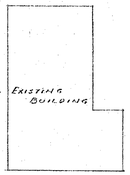
CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB

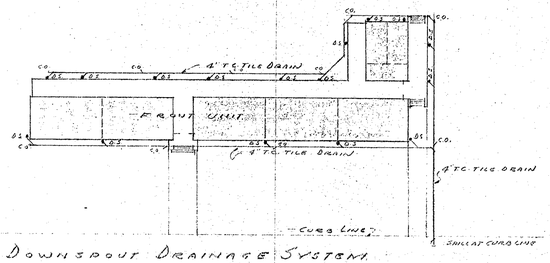
TYPICAL WALL FRAMING

FRONT UNIT
SCHOOL FACILITIES ENCINITAS
APPLICATION Nº CALIF 4-P-203

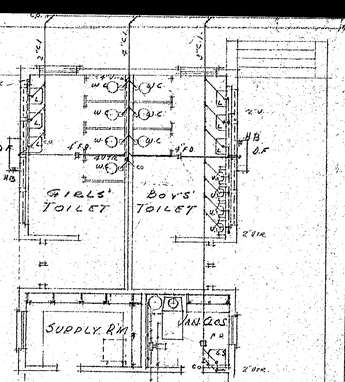
KISTNER, CURTIS & WRIGHT
ARCHITECTS
SPRECKELS BLDG. SAN DIEGO, CALIF.

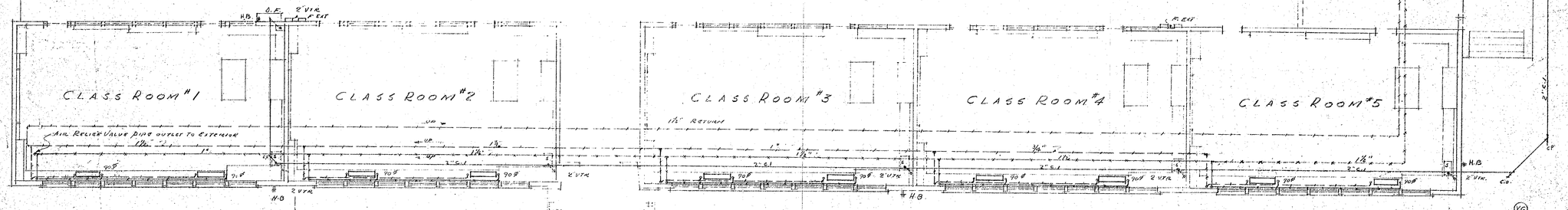
DATE
DR. BY
CHECKED BY
SHEET NO. 11
OF SHEETS




DOWNSPOUT DRAINAGE SYSTEM




PLUMBING & HEATING PLAN
Scale ⅛" 1'0"

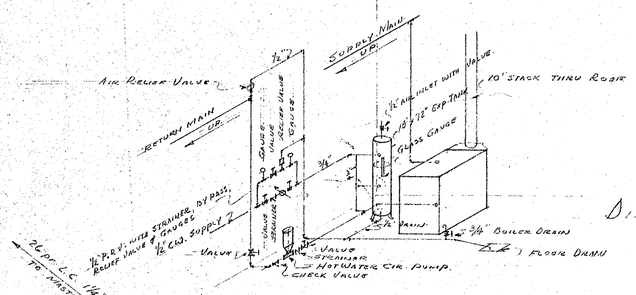
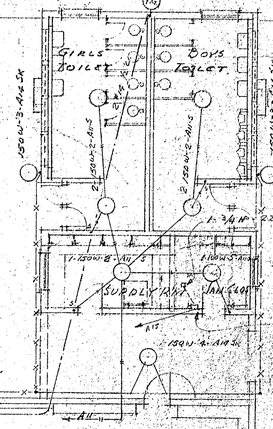
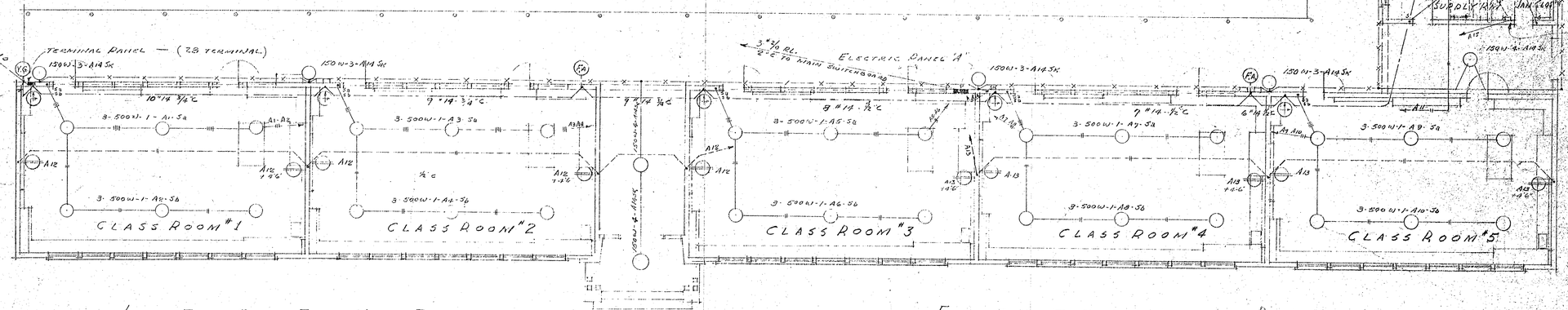



DIAGRAM OF HEATER PIPING
No Scale




ELECTRICAL PLAN
Scale ⅛" 1'0"

## LEGEND

| | |
|---|---|
| ——— | SOIL & WASTE LINES |
| - - - - | VENT LINE |
| —+—+—+— | HOT WATER SUPPLY |
| —+—+—+— | HOT WATER RETURN |
| ..... | COLD WATER SUPPLY |
| V.T.R. | VENT THROUGH ROOF |
| V | VENT |
| C.O. | CLEAN OUT |
| S.S. | SERVICE SINK |
| H.B. | HOSE BIBB |
| L. | LAVATORY |
| U. | URINAL |
| W.C. | WATER CLOSET |
| S. | SINK |
| D.F. | DRINKING FOUNTAIN |
| F. EXT. | FIRE EXTINGUISHER |
| F.D. | FLOOR DRAIN |
| D.S. | DOWNSPOUT |

## LEGEND

| | |
|---|---|
| ◯ | CEILING OUTLET |
| ◯ | WALL OUTLET |
| ⊖ | CONVENIENCE RECEPTACLE (DUPLEX) 4'0" UNLESS NOTED. |
| (1) | SECONDARY CLOCK |
| (FA) | BREAK GLASS FIRE ALARM STATION +4'6" |
| (YG) | YARD GONG |
| S | SINGLE POLE TOGGLE SWITCH +4'6" |
| SK | SINGLE POLE TOGGLE SWITCH KEY OPERATED +4'6" |
| ——— | CONDUIT IN CEILING |
| - - - - | CONDUIT IN FLOOR OR UNDERGROUND |
| —x—x—x— | CONDUIT EXPOSED AT CEILING |
| ——— | FIRE ALARM & CLOCK SYSTEM |

MINIMUM WIRE SIZE FOR LIGHT & POWER SHALL BE #12
CONDUIT SIZES SHALL CONFORM TO CALIF. "ELECTRICAL SAFETY ORDERS"

PANEL "A" SHALL BE A TYPE NAINI FLUSH PANEL FOR 120/240 VOLT 3 WIRE 5/11 CAPACITY WITH 200 AMP BUSSING AND MAIN LUGS ONLY. THERE SHALL BE 10-20 AMP S.P. BREAKERS FOR CIRCUITS A1 TO A10 INCLUSIVE AND 8-15 AMP S.P. BREAKERS.

ELECTRIC PANEL "A"

| CIRCUIT NO. | PHASE | LOAD | BREAKERS |
|---|---|---|---|
| 1 | 1 | 1500 | 20 AMP S.P. |
| 2 | 2 | | 20 AMP S.P. |
| 3 | 1 | | 20 AMP S.P. |
| 4 | 2 | | 20 AMP S.P. |
| 5 | 1 | | 20 AMP S.P. |
| 6 | 2 | | 20 AMP S.P. |
| 7 | 1 | | 20 AMP S.P. |
| 8 | 2 | | 20 AMP S.P. |
| 9 | 1 | | 20 AMP S.P. |
| 10 | 2 | 1500 | 20 AMP. S.P. |
| 11 | 1 | 850 | 15 AMP S.P. |
| 12 | 2 | 750 | 15 AMP S.P. |
| 13 | 1 | 750 | 15 AMP S.P. |
| 14 | 2 | 1350 | 15 AMP S.P. |
| 15 | 1 | Vacant | 15 AMP S.P. |
| 16 | | | SPARE |
| 17 | | | SPARE |
| 18 | | | SPARE |

APPROVED
OFFICE OF THE STATE DEPARTMENT OF SCHOOLS
JOHN C. CARROLL
State Department of Schools
MAR 11 1947
Approval does not extend to features not covered by these plans.

APPROVED
PRESIDENT - BOARD OF TRUSTEES
CLERK - BOARD OF TRUSTEES
COUNTY SUPT. OF SCHOOLS

STATE OF CALIFORNIA-DEPARTMENT OF PUBLIC WORKS
DIVISION OF ARCHITECTURE
APPROVED 12-17-47
5315 Harry W. Conklin
DEPUTY STATE ARCHITECT

CONTRACTOR TO VERIFY ALL DIMENSIONS AT THE JOB.

PLUMBING HEATING & ELECTRICAL PLAN

FRONT UNIT
SCHOOL FACILITIES ENCINITAS
APPLICATION No. CALIF. 4-P 203

KISTNER, CURTIS & WRIGHT
ARCHITECTS
SPRECKELS BLDG. SAN DIEGO, CALIF.

DATE
DR. BY
CHECKED BY
SHEET NO. 12
OF SHEETS

HISTORIC SITE DOCUMENTATION (2025)
Encinitas Central School, 185 Union Street, Encinitas, California
SEE PHOTO INDEX FOR CAPTION




PHOTO # 1

HISTORIC SITE DOCUMENTATION (2025)
Encinitas Central School, 185 Union Street, Encinitas, California
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PHOTO # 2

HISTORIC SITE DOCUMENTATION (2025)
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PHOTO # 3

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PHOTO # 4

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PHOTO # 5

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PHOTO # 6

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PHOTO # 7

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PHOTO # 11

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PHOTO # 12

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PHOTO # 13

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PHOTO # 23

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PHOTO # 29

HISTORIC SITE DOCUMENTATION (2025)
Encinitas Central School, 185 Union Street, Encinitas, California
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PHOTO # 30

**HISTORIC SITE DOCUMENATION**

**INDEX TO PHOTOGRAPHS**

**Encinitas Central School**
(Paul Ecke Central Elementary)
185 Union Street
City of Encinitas
San Diego County
California

INDEX TO DIGITAL DOCUMENTATION PHOTOS

Stephen Schafer, photographer, November 2025.

| | |
|---|---|
| Photo No. 1 | Oblique context view of front façade from Union Street. Camera facing SW. |
| Photo No. 2 | Oblique view of front façade. Camera facing SW. |
| Photo No. 3 | Oblique view of front façade. Camera facing SE. |
| Photo No. 4 | Orthogonal façade view of east end of building A. Camera facing S. |
| Photo No. 5 | Orthogonal façade view of east-entry of building A. Camera facing S. |
| Photo No. 6 | Orthogonal façade view of center-entry of building A. Camera facing S. |
| Photo No. 7 | Orthogonal façade view of west-entry of building A. Camera facing S. |
| Photo No. 8 | Orthogonal façade view of west-middle of building A. Camera facing S. |
| Photo No. 9 | Orthogonal façade view of west end of building A. Camera facing S. |
| Photo No. 10 | Orthogonal detail view of entry of building A. Camera facing S. |
| Photo No. 11 | Oblique detail view of entry of building A. Camera facing SE. |
| Photo No. 12 | Oblique view of bathroom wing of building A. Camera facing NW. |
| Photo No. 13 | Oblique view of bathroom wing of building A. Camera facing SE. |
| Photo No. 14 | Orthogonal view of bathroom wing of building A. Camera facing E. |
| Photo No. 15 | Orthogonal view of corridor at west end of building A. Camera facing E. |
| Photo No. 16 | Orthogonal view of east end of building A. Camera facing W. |
| Photo No. 17 | Detail view of corridor canopy. Camera facing SW. |
| Photo No. 18 | Oblique detail view of rear doors to office. Camera facing NE. |

Photo No. 19 Detail of classroom built-in bookshelves (Classroom #5 on original pans). Camera facing SE.

Photo No. 20 Detail of classroom built-in chalkboard (Classroom #5 on original pans). Camera facing SW.

Photo No. 21 Overall view classroom (Classroom #4 on original pans). Camera facing E.

Photo No. 22 View from back door of school into administration office (Entry on original pans). Camera facing S.

Photo No. 23 View east into administration office (Classroom #2 on original pans). Camera facing E.

Photo No. 24 View west into administration office (Classroom #3 on original pans). Camera facing W.

Photo No. 25 View of teacher's lounge and work room (Classroom #2 on original pans). Camera facing NW.

Photo No. 26 Overall view classroom with bookshelves under windows (Classroom #1 on original pans). Camera facing NE.

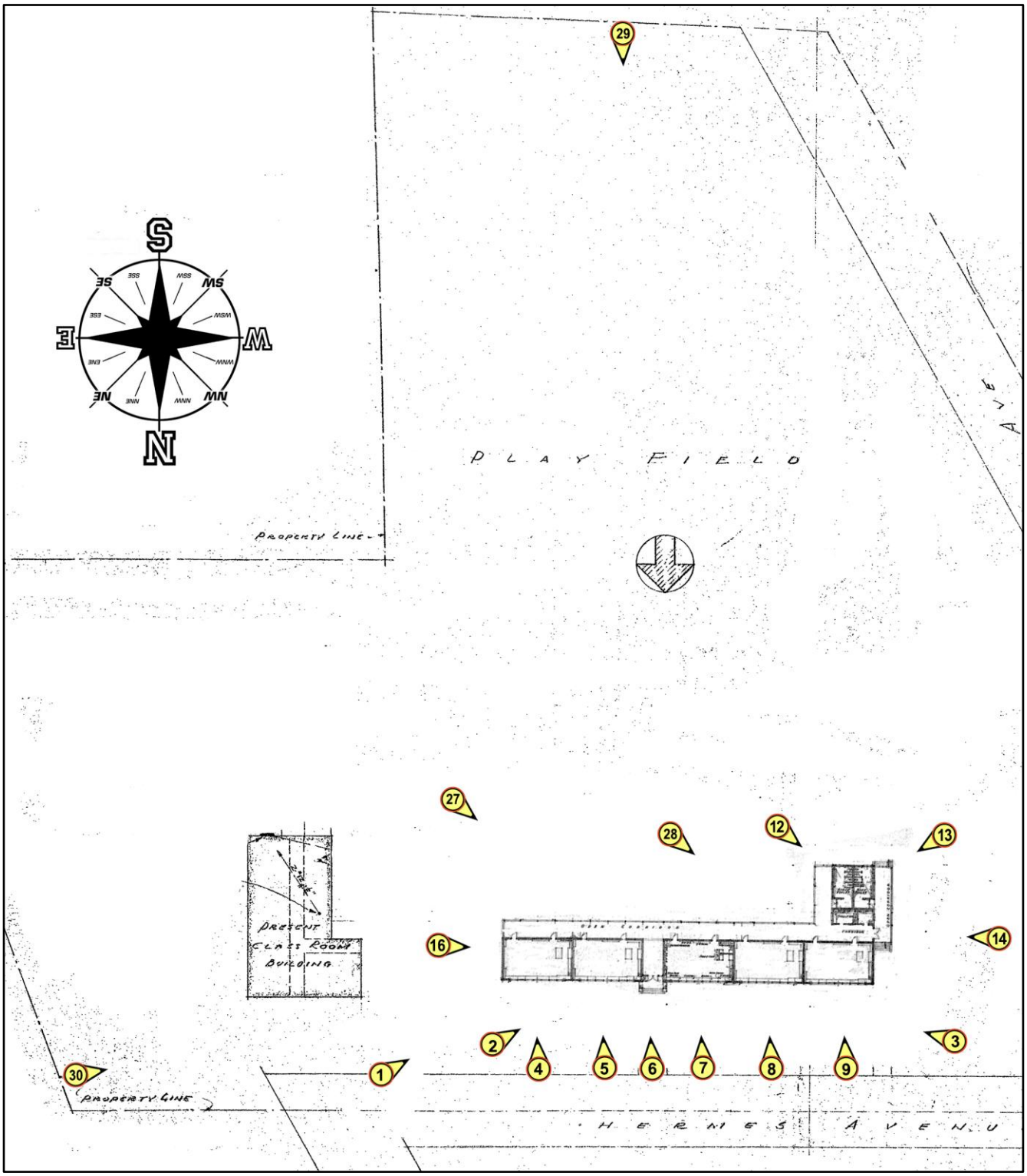
Photo No. 27 Overall view of rear of east end of building from play field. Camera facing NW.

Photo No. 28 Overall view of rear of west end of building from play field. Camera facing NW.

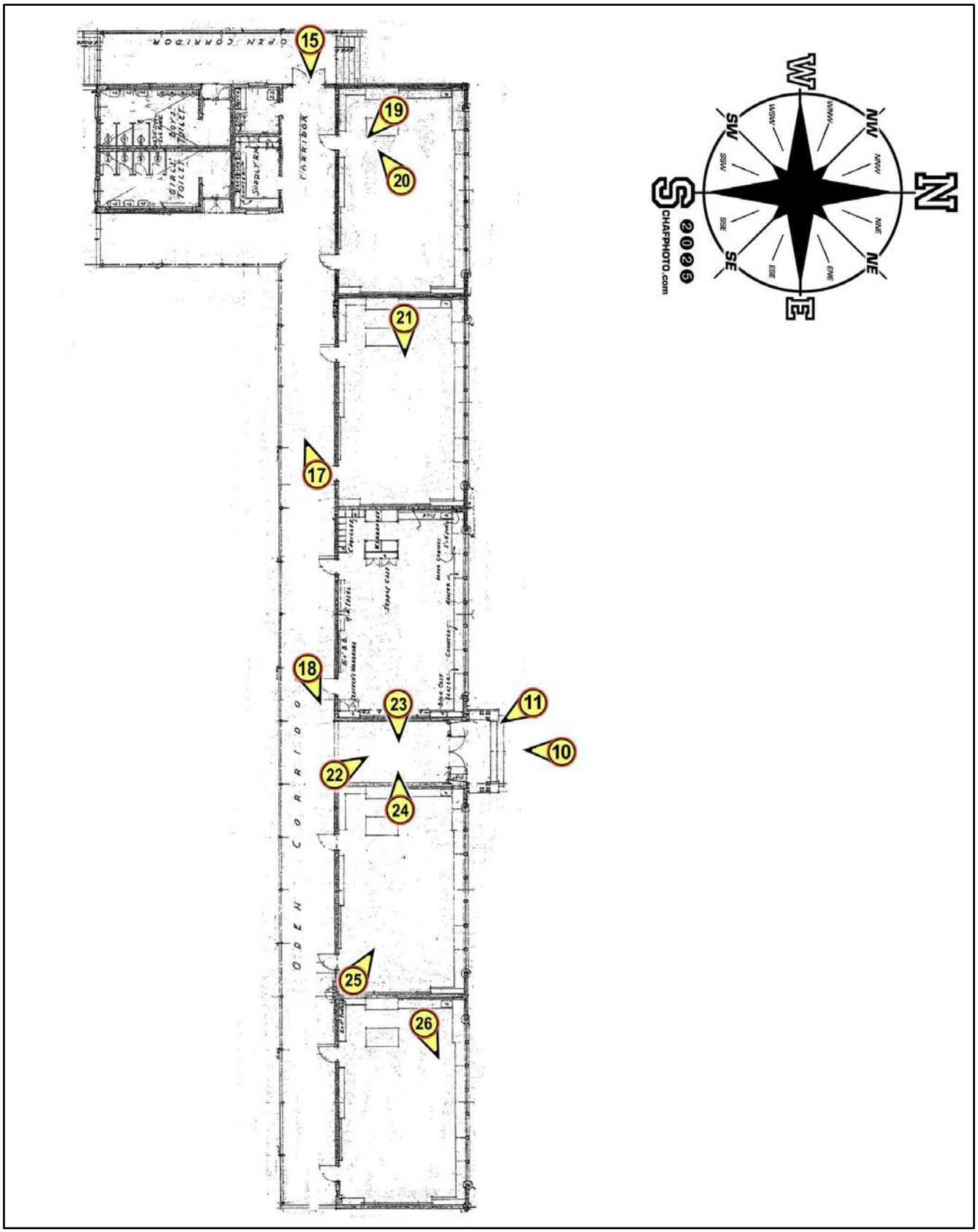
Photo No. 29 Context view of school from across play field. Camera facing N.

Photo No. 30 Context view of school from east parking lot. Camera facing W.

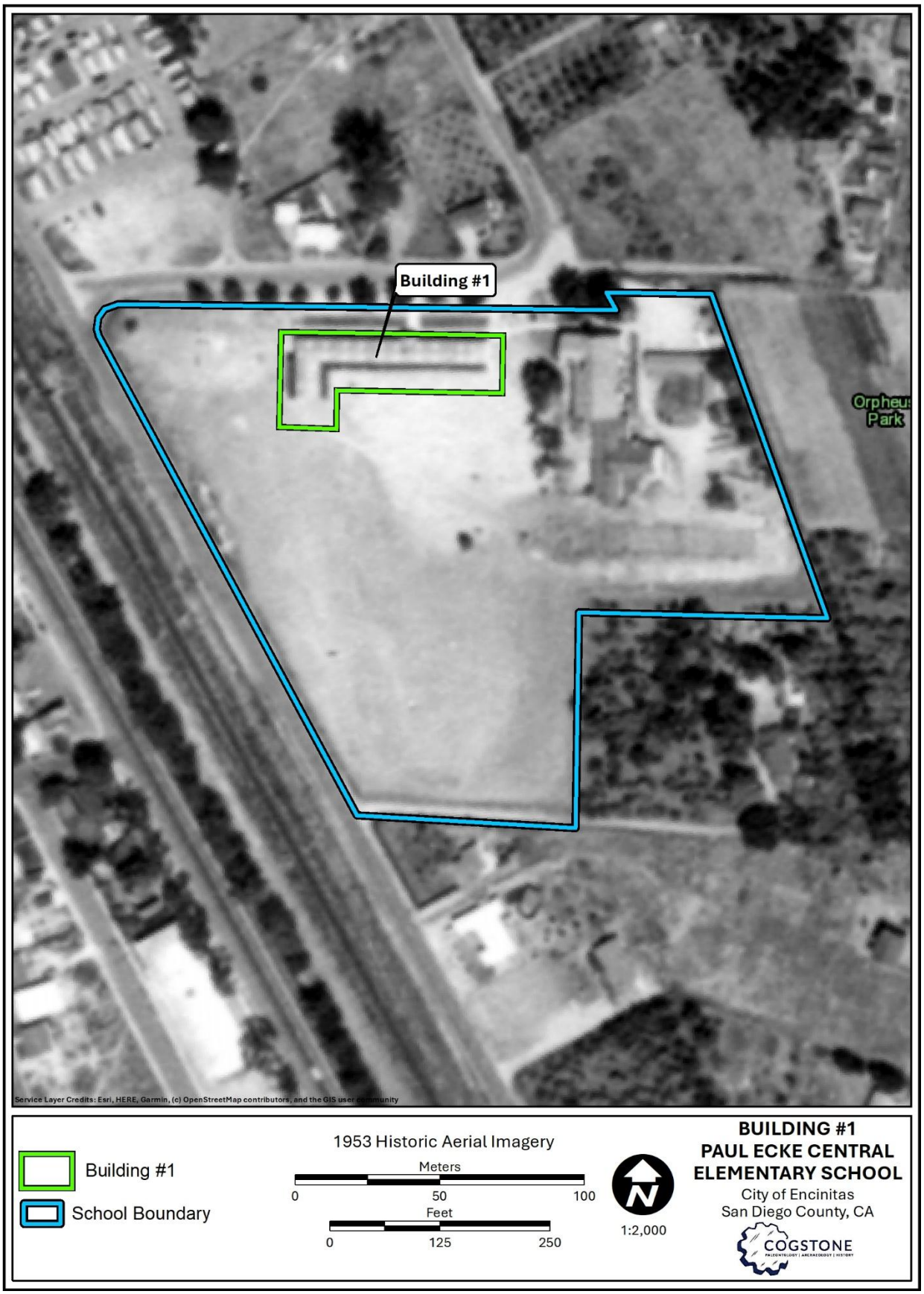
**ENCINITAS CENTRAL SCHOOL**
185 UNION STREET, ENCINITAS CALIFORNIA
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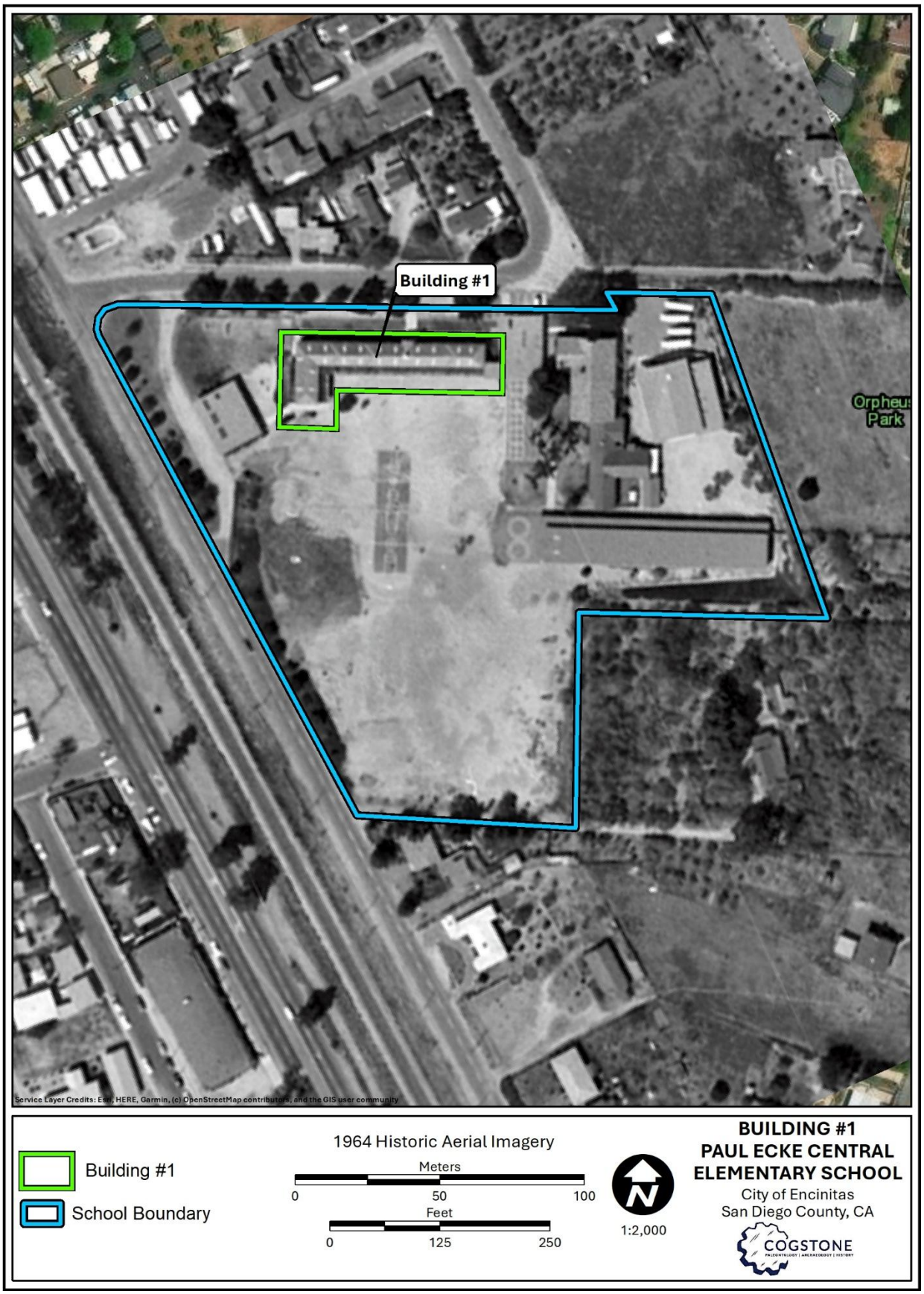


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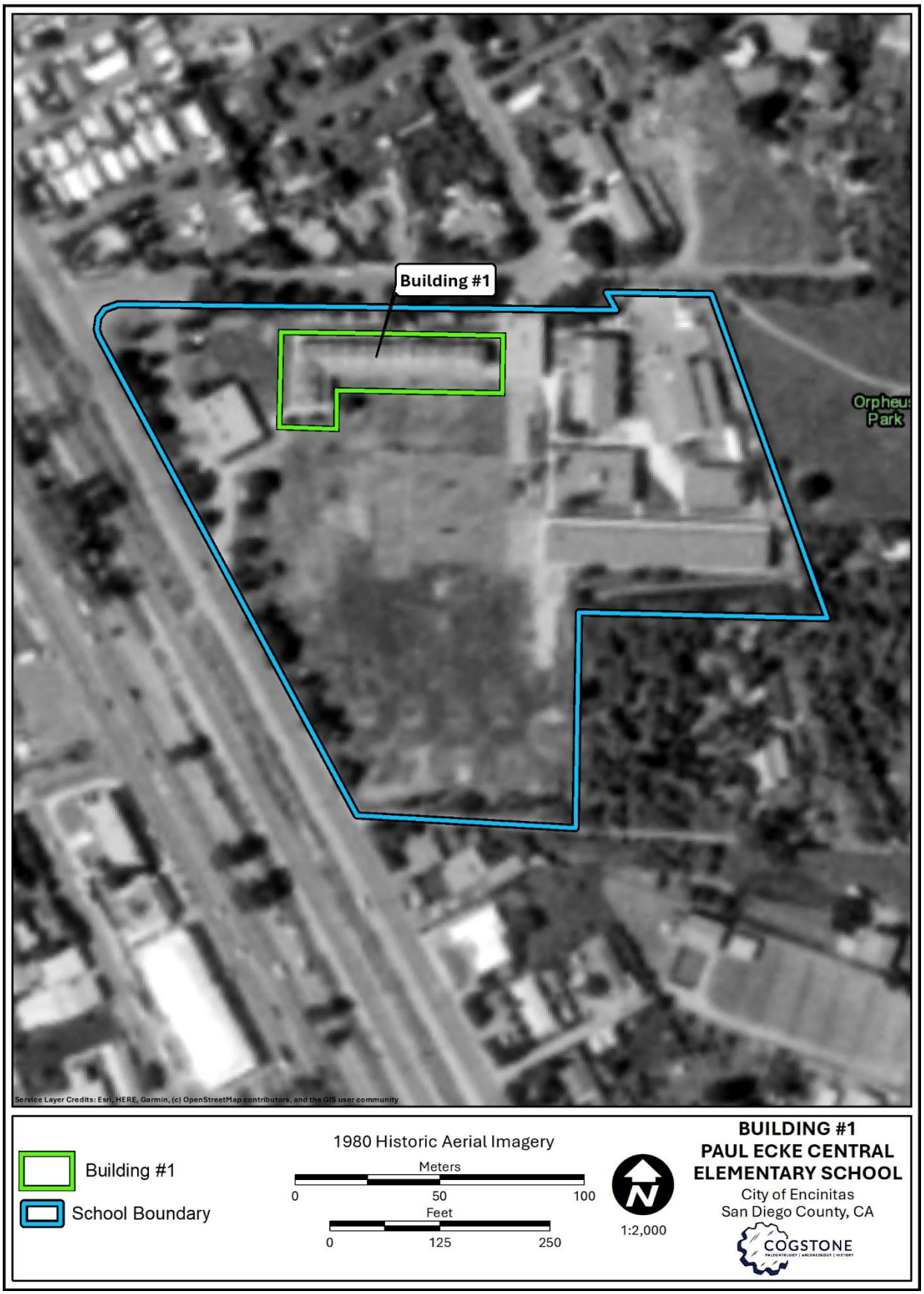


# APPENDIX C. HISTORIC AERIALS


Building #1
Orpheus Park
Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Building #1
School Boundary
1953 Historic Aerial Imagery
Meters
0
50
100
Feet
0
125
250
1:2,000
BUILDING #1
PAUL ECKE CENTRAL
ELEMENTARY SCHOOL
City of Encinitas
San Diego County, CA
COGSTONE


Building #1
Orpheus Park
Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Building #1
School Boundary
1964 Historic Aerial Imagery
Meters
0
50
100
Feet
0
125
250
1:2,000
BUILDING #1
PAUL ECKE CENTRAL
ELEMENTARY SCHOOL
City of Encinitas
San Diego County, CA
COGSTONE


Building #1
Orpheus Park
Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Building #1
School Boundary
1974 Historic Aerial Imagery
Meters
0
50
100
Feet
0
125
250
1:2,000
BUILDING #1
PAUL ECKE CENTRAL
ELEMENTARY SCHOOL
City of Encinitas
San Diego County, CA
COGSTONE


Building #1
Orpheus Park
Service Layer Credits: Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Building #1
School Boundary
1980 Historic Aerial Imagery
Meters
0
50
100
Feet
0
125
250
1:2,000
BUILDING #1
PAUL ECKE CENTRAL ELEMENTARY SCHOOL
City of Encinitas
San Diego County, CA
COGSTONE

# APPENDIX D. HISTORICAL SOCIETY CONSULTATION

Outlook

**Request for information**

**From** Shannon Lopez <SLopez@cogstone.com>
**Date** Wed 11/5/2025 7:44 AM
**To** info@encinitashistoricalsociety.org <info@encinitashistoricalsociety.org>

2 attachments (15 MB)
IMG20250605082807.jpg; IMG20250605082813.jpg;

Good morning,

My name is Shannon Lopez and I am an architectural historian with Cogstone Resource Management located in the City of Orange. Our team is working with the Encinitas School District to prepare a detailed historic building survey for one of the oldest school buildings at the Paul Ecke Central Elementary School at 185 Union Street, Encinitas. The building faces Union Street and is a one-story 1947 office/classroom building designed by master architect Robert Rice Curtis (please see attached).

I am reaching out to you to ask if the historical society would have any digitized historic photographs of this specific building in their archives? If so, is it possible to request a copy via email?

Thank you so very much for your time and assistance with this matter.

All the best,
Shannon

**Shannon Lopez, MA**
Architectural Historian

**Cogstone Resource Management**
P.O. Box 7366, Orange, CA 92863
714-974-8300 office x 108
slopez@cogstone.com www.cogstone.com
Offices in Orange, Riverside, Morro Bay, Sacramento
Uncover the past. Build the future.

Outlook

**Re: Request for information**

**From** Al, Treasurer, EHS <al@encinitashistoricalsociety.org>
**Date** Sat 11/8/2025 12:28 PM
**To** Shannon Lopez <SLopez@cogstone.com>
**Cc** info@encinitashistoricalsociety.org <info@encinitashistoricalsociety.org>

Morning, OK, this whole affair gives me just more grey hairs. It will be one of the saddest days when (or if) that wonderful historic building is trashed. Encinitas does not have many historic buildings left and slowly but surely they are falling. I attended that wonderful school as did my older sister. I will have our archivist Hillel Schwartz respond to your request. Carolyn Cope, President

Outlook

**Re: Request for information regarding the Paul Central Elementary School**

**From** info@encinitashistoricalsociety.org <info@encinitashistoricalsociety.org>
**Date** Wed 4/9/2025 9:20 AM
To Shannon Lopez <SLopez@cogstone.com>

Dear Shannon,
We do have much material on Paul Ecke School, which is I believe what you are interested in researching.
Indeed, we would be one of the chief holders of material on the school. The San Dieguito Historic Ranch and Museum
may be another.
With us, you have three options:
1) setting up an appointment to visit in person the 1883 Schoolhouse of the Encinitas Historical Society
in order to conduct research in our files. This is free but only by appointment, unless you come on any Saturday
10-3, when we are open to the public.
2) commissioning us to do SPECIFIC research for you, which is $50 an hour for commercial entities. I put "specific" in caps because you would need to hone your research questions by subject keyword
and/or date and/or genre (photograph, diary, school yearbook, etc). We will never do an "all-materials" search for a non-member.
3) pursuing your research online through newspaper databases.

Hillel Schwartz
Archivist

On Apr 7 2025, at 1:14 pm, Shannon Lopez <SLopez@cogstone.com> wrote:

> Good afternoon!
>
> My name is Shannon Lopez and I am an architectural historian with Cogstone Resource Managment located in the City of Orange. I am currently working on a historic building evaluation for the Paul Central Elementary School (originally known as the Central Elementary School) Project at 185 Union Street. Please see the attached for additional information regarding the reason for this study.
>
> I am reaching out to inquire if the Encinitas Historical Society has any documentation, written history, drawings, or historic photographs regarding the school and its associated buildings? I would also like to ask if the historical society knows if the school (particularly the original school

house) was ever evaluated for potential historic significance?

Thank you so very much for your time and I look forward to hearing from you.

All the best,
Shannon

**Shannon Lopez, MA**
Architectural Historian

**Cogstone Resource Management**
P.O. Box 7366, Orange, CA, 92863
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slopez@cogstone.com www.cogstone.com
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Uncover the past. Build the future.

# APPENDIX E. PAUL ECKE CENTRAL ELEMENTARY SCHOOL DPR

| State of California — The Resources Agency<br>DEPARTMENT OF PARKS AND RECREATION<br>**PRIMARY RECORD** | Primary #<br>HRI #<br>Trinomial<br>NRHP Status Code 3S |
|---|---|
| Other Listings<br>Review Code | Reviewer<br>Date |

 ***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 **Date:** **T** ; **R** ; **¼ of** **¼ of Sec** **; S.B.B.M.**
**c. Address:** 185 Union Street **City:** Encinitas **Zip:** 92024
**d. UTM: Zone: ;** **mE/** **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

**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

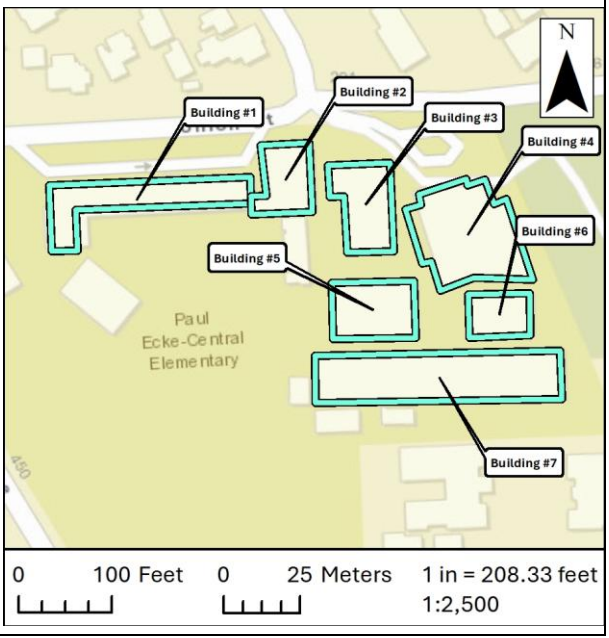
The Period of Significance for this campus begins in 1929 when the first school building was constructed, and ends in 1974 when the last historic in age building within the campus grounds was constructed.

*See Continuation Sheet*

**B11. Additional Resource Attributes:**
***B12. References:**

**B13. Remarks:**

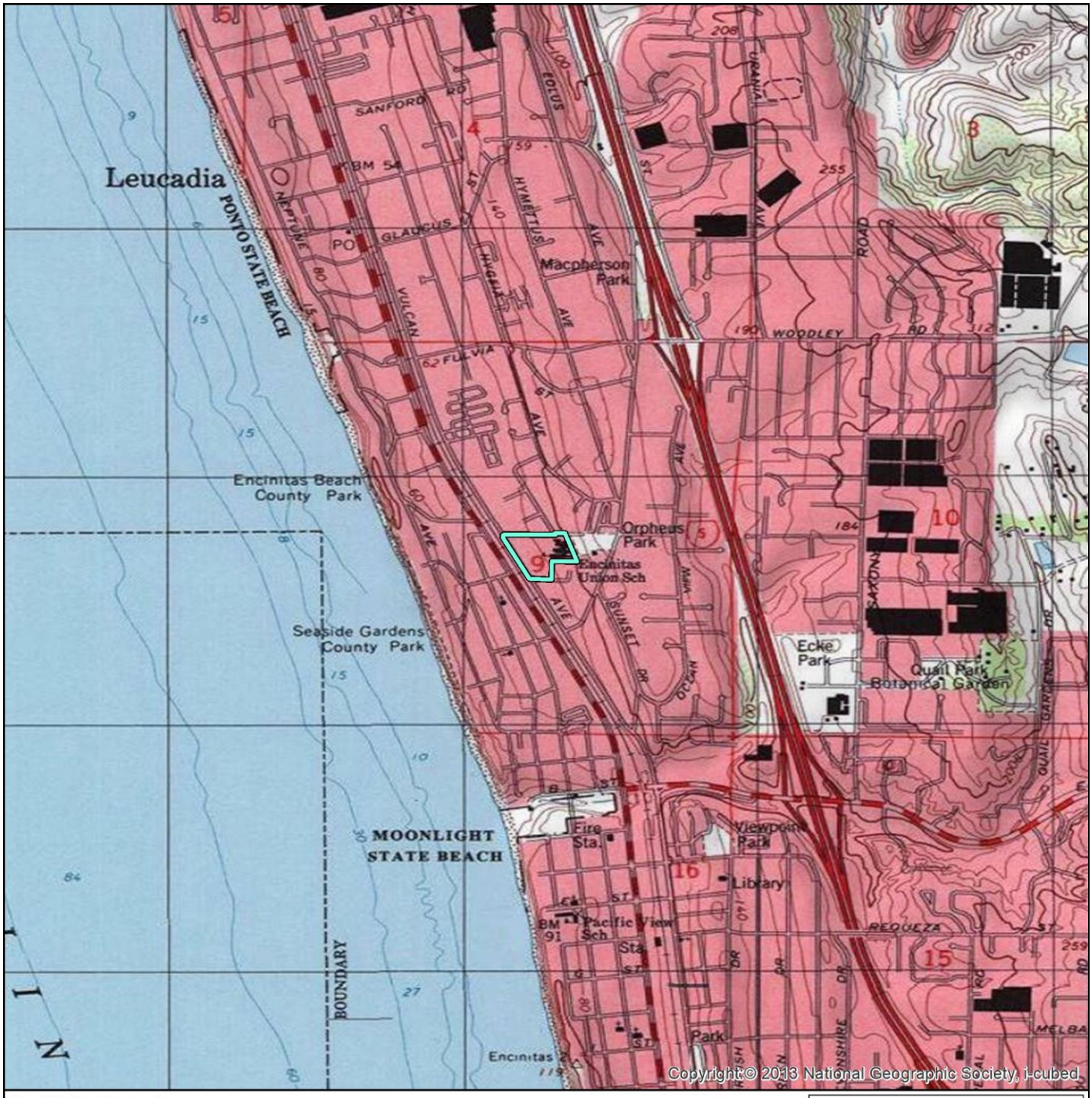
***B14. Evaluator:** Shannon Lopez
***Date of Evaluation:** June 27, 2025




(This space reserved for official comments.)

# LOCATION MAP


***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

0 0.25 0.5 Miles
N
0 0.25 0.5 Kilometers
1:24,000 1 in = 2,000 ft


*Required information

**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-paned 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.

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.).

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:

- Interior work: Removal and modernization of existing ceiling tiles, light fixtures, wood lath, gypsum ceiling board, plaster, and wood lathe.
- 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).

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

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

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 Torry 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.

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 20th 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 20th 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.

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/altered 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 20th 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/altered 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.

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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**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.**

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




**Building #2: east elevation, facing northwest.**




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




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



**Building #2: east elevation, facing north.**

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




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



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




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




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




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




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



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).**

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




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




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



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



**Building #4: east elevation, facing southeast.**




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




**Building #4: northwest elevation, facing southeast.**

**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.**

**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.**




**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.**



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



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



**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.**



**Building #8: east elevation, facing west.**



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




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



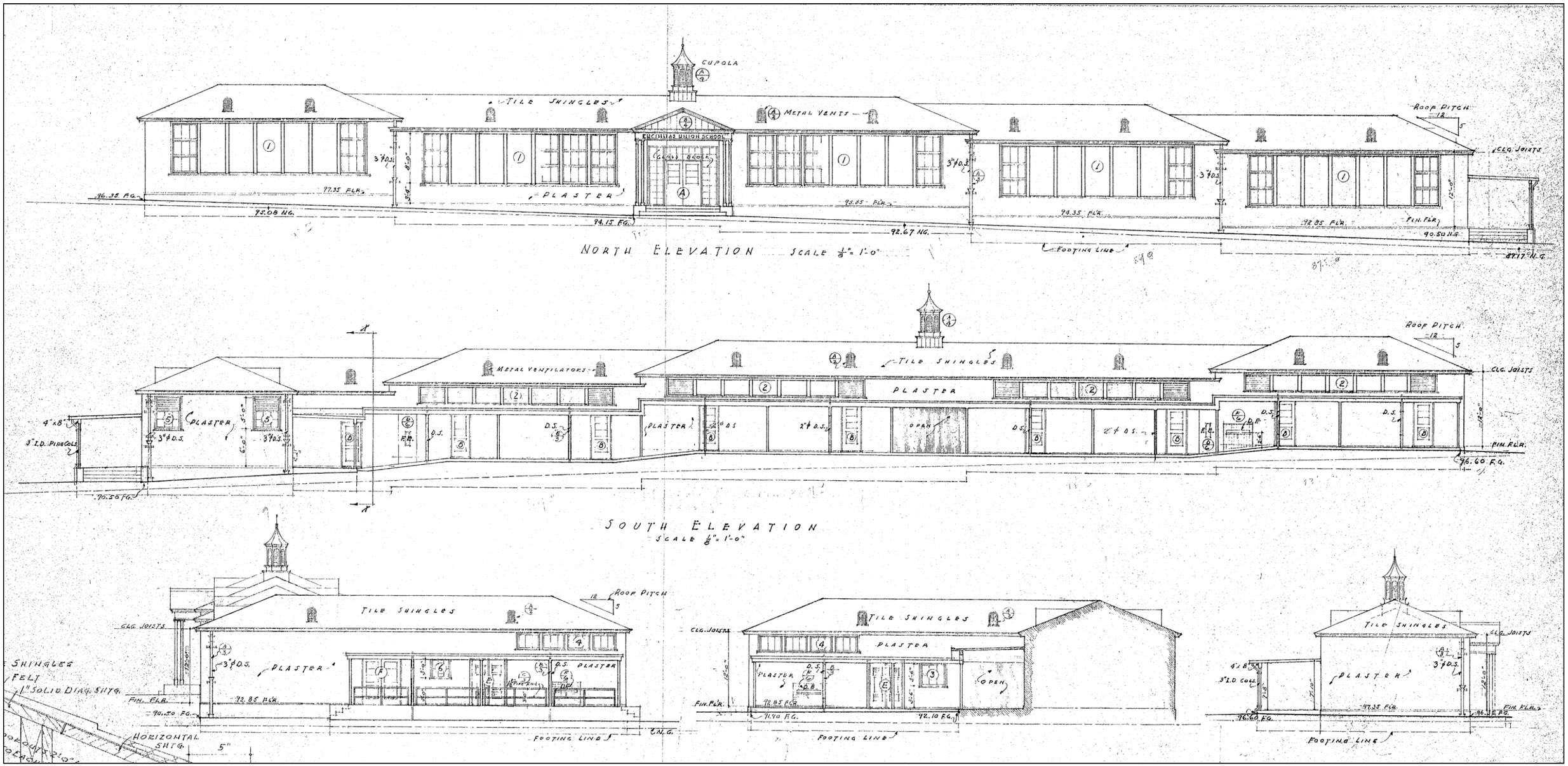

**1939 USDA aerial photograph of Encinitas Elementary School (FrameFinder 1939).**



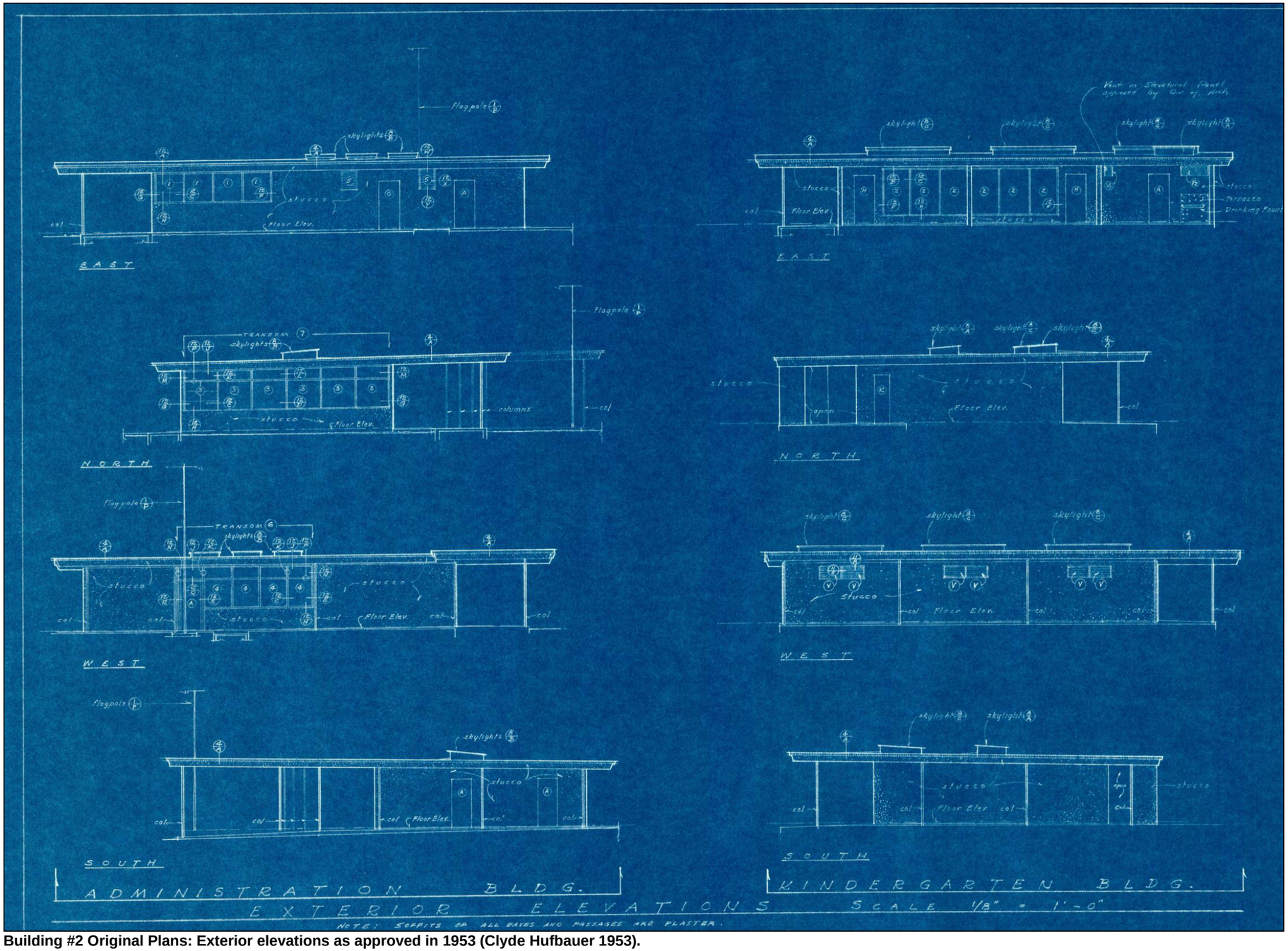

**1964 USDA aerial photograph of school (FrameFinder 1964).**



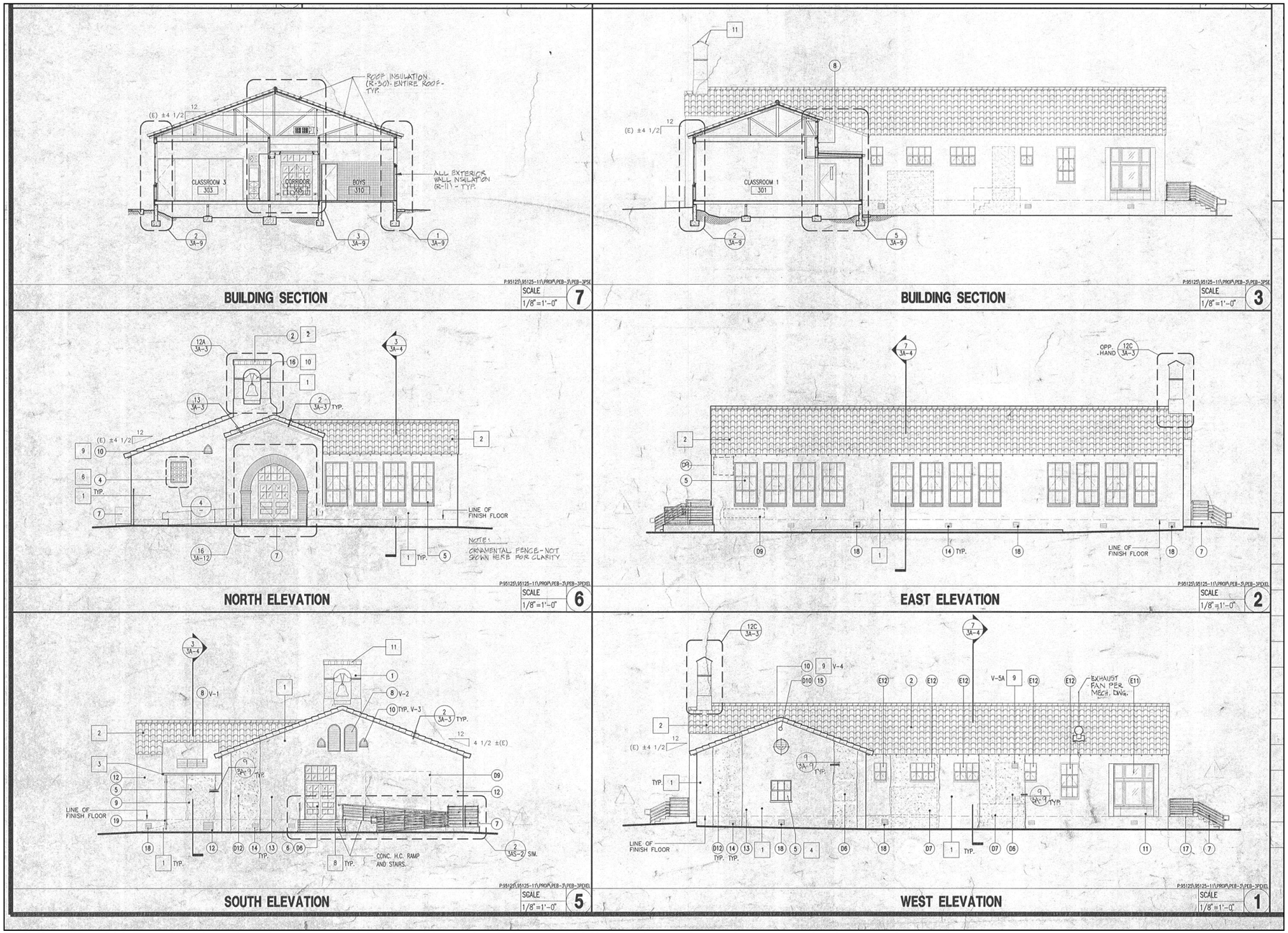

**1980 USDA aerial photograph of school (FrameFinder 1980).**



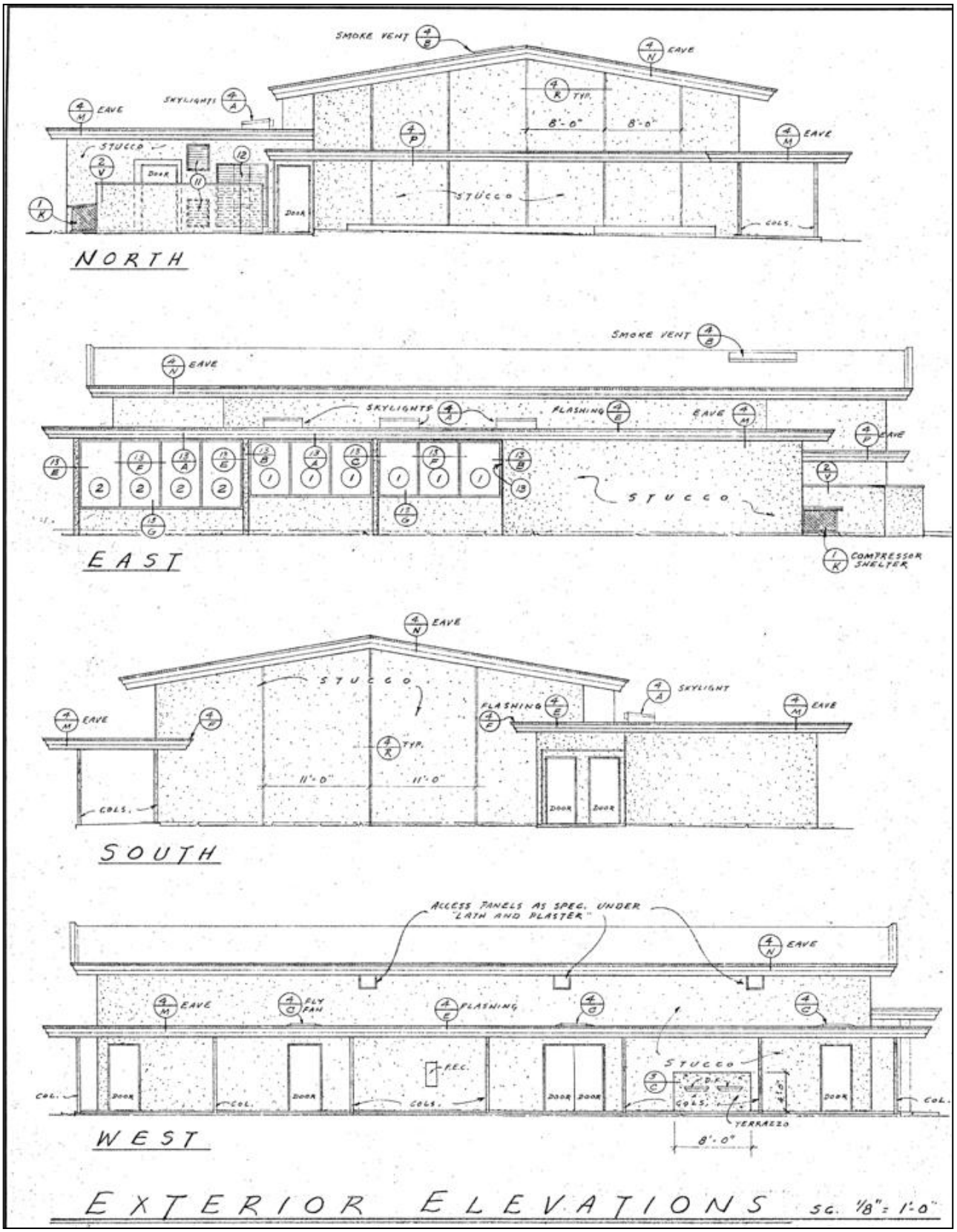

**Building #1 Original Plans: Exterior elevations as approved in 1947 (Kistner, Crutis & Wright 1947).**



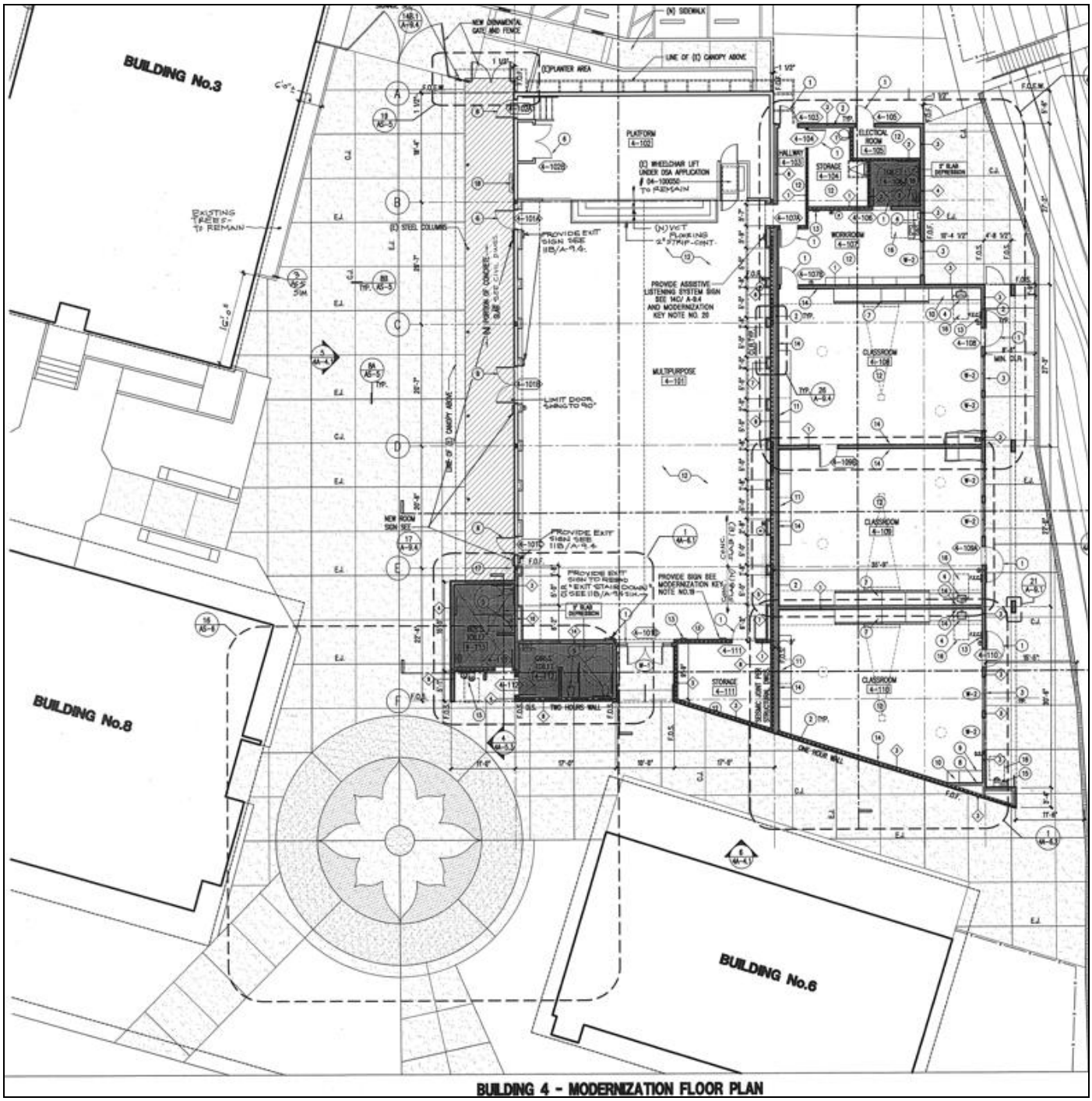

**Building #2 Original Plans: Exterior elevations as approved in 1953 (Clyde Hufbauer 1953).**



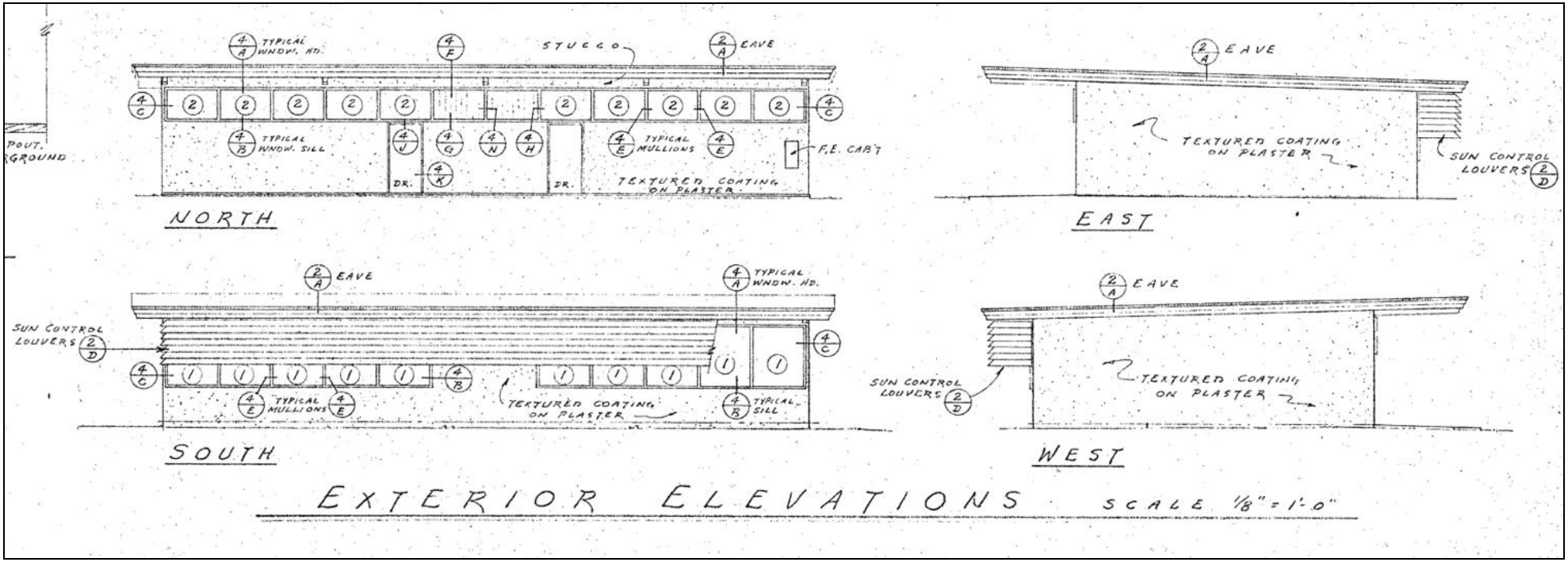

**Building #3: 1998 Exterior elevation drawings (Leidenfrost/Horowitz & Assoc. 1998). Interior and exterior renovation/restoration project.**



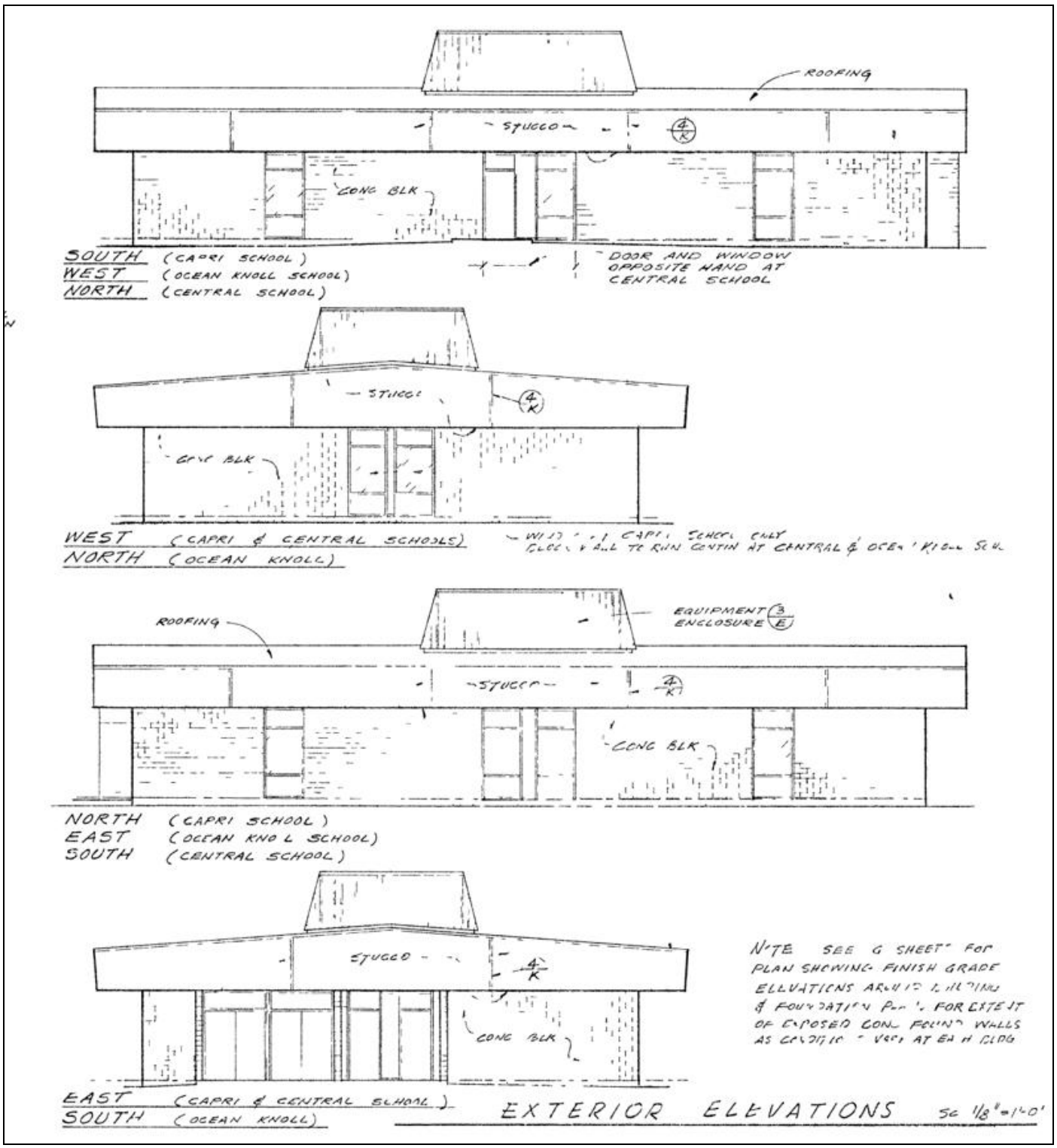

**Building #4 Original Plans: Exterior elevations as approved in 1962 (Clyde Hufbauer 1962).**



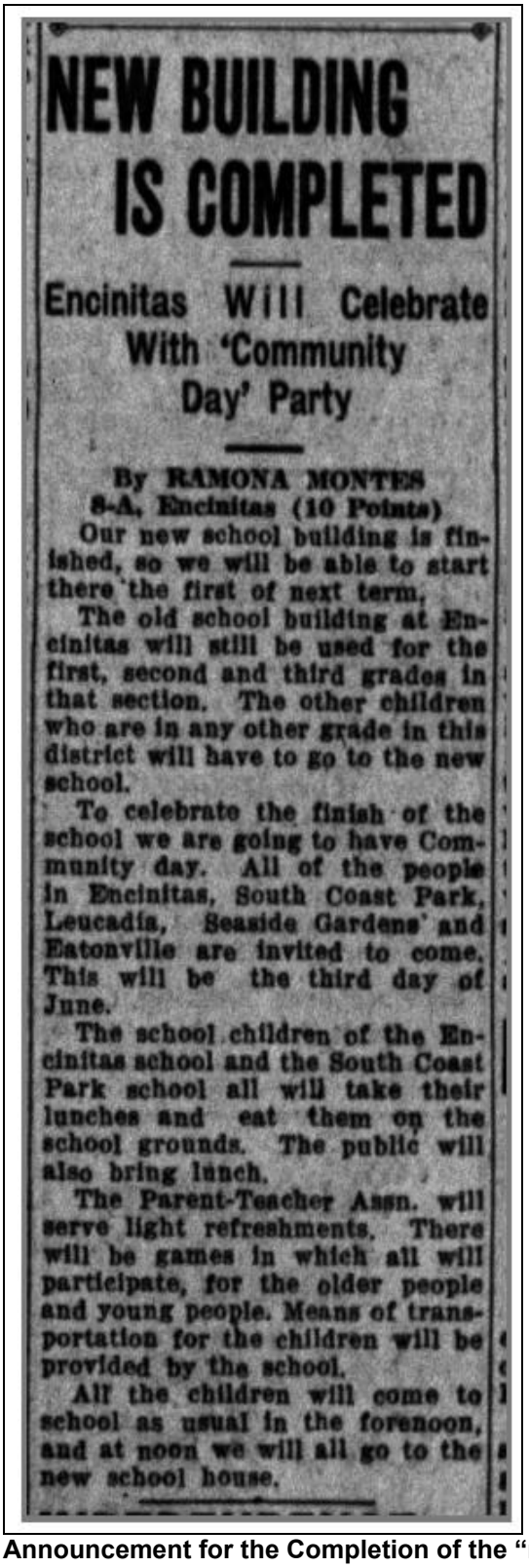

**Building #4's 2006 expansion: modernization floor plan (LHA 2007)**




**Building #6 Original Plans: Exterior elevations as approved in 1967 (Clyde Hufbauer 1967).**




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



# NEW BUILDING IS COMPLETED

## Encinitas Will Celebrate With 'Community Day' Party

By RAMONA MONTES
8-A, Encinitas (10 Points)

Our new school building is finished, so we will be able to start there the first of next term.

The old school building at Encinitas will still be used for the first, second and third grades in that section. The other children who are in any other grade in this district will have to go to the new school.

To celebrate the finish of the school we are going to have Community day. All of the people in Encinitas, South Coast Park, Leucadia, Seaside Gardens and Eatonville are invited to come. This will be the third day of June.

The school children of the Encinitas school and the South Coast Park school all will take their lunches and eat them on the school grounds. The public will also bring lunch.

The Parent-Teacher Assn. will serve light refreshments. There will be games in which all will participate, for the older people and young people. Means of transportation for the children will be provided by the school.

All the children will come to school as usual in the forenoon, and at noon we will all go to the new school house.

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