
APPENDIX 3.3-1

CULTURAL RESOURCES ASSESSMENT



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CULTURAL RESOURCES ASSESSMENT FOR THE PAUL ECKE CENTRAL ELEMENTARY SCHOOL PROJECT, CITY OF ENCINITAS, SAN DIEGO COUNTY, CALIFORNIA

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Date

July 2025

Cogstone Project Number: 6300

Type of Study: Cultural Resource Assessment

Sites: 185 Union Street, Encinitas

USGS Quadrangle: 7.5' USGS Topographic Map Encinitas

Area: Encinitas, California

Key Words: Paul Ecke Central Elementary School, Robert Rice Curtis, Clarence "Clyde" Hufbauer,
City of Encinitas, San Diego County

TABLE OF CONTENTS

SUMMARY OF FINDINGS	IV
INTRODUCTION	1
PURPOSE OF STUDY	1
PROJECT LOCATION AND DESCRIPTION	1
PROJECT PERSONNEL	6
REGULATORY ENVIRONMENT	7
STATE LAWS AND REGULATIONS	7
<i>CALIFORNIA ENVIRONMENTAL QUALITY ACT</i>	7
<i>TRIBAL CULTURAL RESOURCES</i>	7
<i>PUBLIC RESOURCES CODE</i>	8
<i>CALIFORNIA REGISTER OF HISTORICAL RESOURCES</i>	8
<i>NATIVE AMERICAN HUMAN REMAINS</i>	9
<i>CALIFORNIA ADMINISTRATIVE CODE, TITLE 14, SECTION 4307</i>	10
SOURCES CONSULTED	11
CALIFORNIA HISTORIC RESOURCES INFORMATION SYSTEM	11
OTHER SOURCES	13
<i>HISTORICAL SOCIETY CONSULTATION</i>	15
BACKGROUND	16
HISTORIC SETTING	16
<i>CITY OF ENCINITAS (MID-1800S TO 20TH CENTURY)</i>	16
<i>PAUL ECKE CENTRAL ELEMENTARY (PROJECT AREA, 1920S TO CURRENT)</i>	17
<i>ROBERT RICE CURTIS (1879-1958) AND KISTNER, CURTIS & WRIGHT</i>	20
<i>CLARENCE “CLYDE” HUFBAUER (1911-1993) AND HUFBAUER, HUMPHREY & WORTHINGTON ARCHITECTS, INC.</i>	24
SURVEY	27
METHODS	27
RESULTS	27
<i>BUILDING #1 (BUILDING A; MAIN OFFICE AND CLASSROOMS)</i>	27
<i>BUILDING #2 (WORKROOM, SCHOOL KITCHEN, CLASSROOM)</i>	28
<i>BUILDING #3 (BUILDING 300, “OLD SCHOOL HOUSE”)</i>	29
<i>BUILDING #4 (MULTI-PURPOSE ROOM)</i>	30
<i>BUILDING #6 (BUILDING 100, CLASSROOMS)</i>	31
<i>BUILDING #7 (BUILDING 200, CLASSROOMS)</i>	32
<i>BUILDING #8 (MULTI-MEDIA CENTER)</i>	33
BUILT ENVIRONMENT EVALUATION	35
<i>PAUL ECKE CENTRAL ELEMENTARY</i>	35
RECOMMENDATIONS	40
REFERENCES CITED	42
APPENDIX A. QUALIFICATIONS	47
APPENDIX B. HISTORICAL SOCIETY CONSULTATION	51
APPENDIX C. DPR	59

LIST OF FIGURES

FIGURE 1. PROJECT VICINITY MAP	3
FIGURE 2. PROJECT LOCATION	4
FIGURE 3. PROJECT AREA MAP.....	5
FIGURE 4. BUILDING #3, 1932 PHOTOGRAPH OF NORTH FAÇADE (LEFT) AND WEST ELEVATION (RIGHT) (HOLTZCLAW 2006).	19
FIGURE 5. BUILDING 1, NORTH FAÇADE, MAIN OFFICE AND CLASSROOMS, FACING SOUTH.	28
FIGURE 6. BUILDING #2, NORTH ELEVATION (RIGHT) AND WEST ELEVATION (LEFT), FACING SOUTHEAST.	29
FIGURE 7. BUILDING #3, NORTH ELEVATION, FACING SOUTH.	30
FIGURE 8. BUILDING #4, SOUTH ELEVATION (MULTI-PURPOSE ROOM), FACING NORTHEAST.	31
FIGURE 10. BUILDING #7, NORTH ELEVATION, FACING SOUTHWEST.....	33
FIGURE 11. BUILDING #8, EAST ELEVATION (LEFT) AND NORTH FAÇADE (RIGHT), FACING SOUTHWEST.	34

LIST OF TABLES

TABLE 1. HISTORIC IN AGE BUILDINGS	1
TABLE 1. PREVIOUS STUDIES WITHIN A HALF-MILE RADIUS OF THE PROJECT AREA.....	11
TABLE 2. PREVIOUSLY RECORDED CULTURAL RESOURCES WITHIN A HALF-MILE RADIUS OF THE PROJECT AREA	13
TABLE 3. ADDITIONAL SOURCES CONSULTED.....	13
TABLE 4. BLM LAND PATENTS.....	14

SUMMARY OF FINDINGS

The purpose of this study is to conduct a cultural resource assessment for the Paul Ecke Central Elementary School Project (Project). The Encinitas Union School District is the lead agency under the California Environmental Quality Act (CEQA). The Project is located on 7.2 acres within Assessor Parcel Number (APN) 256-301-0100 located at 185 Union Street in the City of Encinitas, San Diego County, California.

The Encinitas Union School District proposes to demolish and rebuild the existing buildings within the boundaries of Paul Ecke Central Elementary School except for a nearly 100-year-old building. This building is a Mission Revival Style schoolhouse that was built in 1929 and originally called the Central Elementary School building. The Project proposes to perform major updates and retrofits to the interior of this building and minor upgrades to the building's exterior.

Cogstone requested a search of the California Historical Resources Information System (CHRIS) from the South Coastal Information Center (SCIC) located at San Diego State University on April 3, 2025 which included the entire proposed Project area as well as a half mile radius. Results of the record search were received on May 15, 2025 and indicate that four previous studies have been completed within the Project area while an additional 25 studies have been completed previously within a half-mile radius of the Project area. No cultural resources have been recorded within the Project area. Outside of the Project area a total of one cultural resource has been recorded within a quarter- to half-mile radius of the Project area.

On June 5, 2025, Cogstone Architectural Historian Shannon Lopez visited the Paul Ecke Central Elementary School campus. Ms. Lopez met with Eric Smith (Director of Facilities and Safety for the school district) who escorted Ms. Lopez while on campus. Ms. Lopez photographed and documented seven historic in age buildings located on campus.

The seven historic in age buildings within the boundaries of the Paul Ecke Central Elementary School grounds are: Building #1 (built in 1947), Building #2 (built in 1953), Building #3 (built in 1929), Building #4 (built in 1962), Building #6 (built in 1968), Building #7 (built in 1953), and Building #8 (built in 1974). All seven buildings were newly documented on one set of California Department of Parks and Recreation (DPR) 523 forms and evaluated for potential historic significance. Based on extensive research efforts and consultation with school district representatives, two buildings are recommended eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR):

- **Building #1:** Built in 1947; office and classrooms. Modern style with Colonial Revival style elements. This building was designed by master architect Robert Rice Curtis of the architectural firm Kistner, Curtis & Wright. This building is recommended eligible for listing in the NRHP under Criterion C and CRHR under Criterion 3 as a unique example of a work by a master architect.
- **Building #3:** “Old School House,” built 1929. Mission Revival style. The second schoolhouse constructed within Encinitas. This building was used as the District office for the Encinitas School District until the district staff from 1969 to 1991. This building is recommended eligible for listing in the NRHP under Criterion A and the CRHR under Criterion 1. This building is also recommended eligible for listing in the NRHP under Criterion C and the CRHR under Criterion 3 as an exemplary representation of an architectural style.

The Project proposes to demolish all buildings within the Project area with the exception of Building #3. As a result of this study, Building #1 and Building #3 are found to be historically significant and eligible for listing in the NRHP and the CRHR. These two buildings are currently *recommended* eligible for listing and are not officially listed on any known historic resource register at the national, state, or local level.

The Project proposes major updates and retrofits to the interior of Building #3 and minor upgrades to the building’s exterior. To avoid substantial adverse effect to the historic integrity of Building #3 a project compatibility study is strongly recommended. The study should identify character defining features of Building #3 and ascertain if the project will adversely impact Building #3 to the extent it would no longer be eligible for listing as a historic resources. It is recommended that the National Park Service’s *Preservation Briefs 17* (Nelson 1982) and the U.S. Department of the Interior’s *The Secretary of the Interior’s Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Grimmer 2017) are consulted.

The Project proposes to demolish Building #1 which will result in the total loss of this resource. Therefore, three options regarding future treatment of the building are provided to provide mitigation of the Project’s negative impact to a historic resource. First, is to preserve the historic building (Option 1: Preservation); second, is to repurpose the building for new use (Option 2: Rehabilitation and Adaptive Reuse); or three, thoroughly document the resource in a Historic American Building Survey (HABS)-like report prior to demolition (Option 3: Demolition and Mitigation).

Option 1: Preservation

According to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, Preservation is defined as:

“...the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.”

Option 2: Rehabilitation and Adaptive Reuse

According to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, Rehabilitation is defined as:

“...the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.”

Option 3: Demolition and Mitigation

The Project requires that this building be demolished. Therefore, Cogstone's mitigation measures recommend that, prior to demolition, Building #1 be thoroughly recorded in a HABS-like report and a copy of the HABS-like report be kept on file at the Encinitas Union School District. As this building is only recommended eligible for listing in the NRHP, an official HABS report is not required.

INTRODUCTION

PURPOSE OF STUDY

The purpose of this study is to conduct a cultural resource assessment for the Paul Ecke Central Elementary School Project (Project; Figure 1). The Encinitas Union School District is the lead agency under the California Environmental Quality Act (CEQA).

PROJECT LOCATION AND DESCRIPTION

The Project is located on 7.2 acres within Assessor Parcel Number (APN) 256-301-0100 located at 185 Union Street in the City of Encinitas, San Diego County, California (Figures 2 and 3).

The Encinitas Union School District proposes to demolish and rebuild the existing buildings within the boundaries of Paul Ecke Central Elementary School except for a nearly 100-year-old building. This building (Building #3, “Old School House”) is a Mission Revival Style schoolhouse that was built in 1929 and originally called the Central Elementary School building. The Project proposes to perform major updates and retrofits to the interior of this building and minor upgrades to the building’s exterior.

There are over a dozen permanent and portable structures within the boundaries of the Paul Ecke Central elementary School, however only seven are historic in age and evaluated for the purpose of this study. The architectural style of these buildings include Mission Revival style, Modern Style with Colonial Revival elements, and Modern Style.

For the purpose of this report the building numbering system is based on a 1998 school site plan for consistency (Leidenfrost/Horowitz & Associates 1998). The buildings listed below are all historic in age.

Table 1. Historic in Age Buildings

Building ID	Year Built	Description	Proposed Project Action
Building #1	1947	Main Office and Classrooms; Modern Style with Colonial Revival elements, one-story.	Demolition
Building #2	1953	Workroom, School Kitchen; Classroom; Modern style, one-story.	Demolition
Building #3	1929	“Old School House”; Mission Revival Style, one-story.	Upgrades and retrofitting
Building #4	1962	Multi-Purpose Room; Modern style, one-story	Demolition

Building ID	Year Built	Description	Proposed Project Action
Building #6	1968	Classrooms; Modern style, one-story.	Demolition
Building #7	1953	Classrooms; Modern style, one-story.	Demolition
Building #8	1974	Multi-Media Center; Modern style, one-story.	Demolition

*Note: Building #5 is no longer extant.

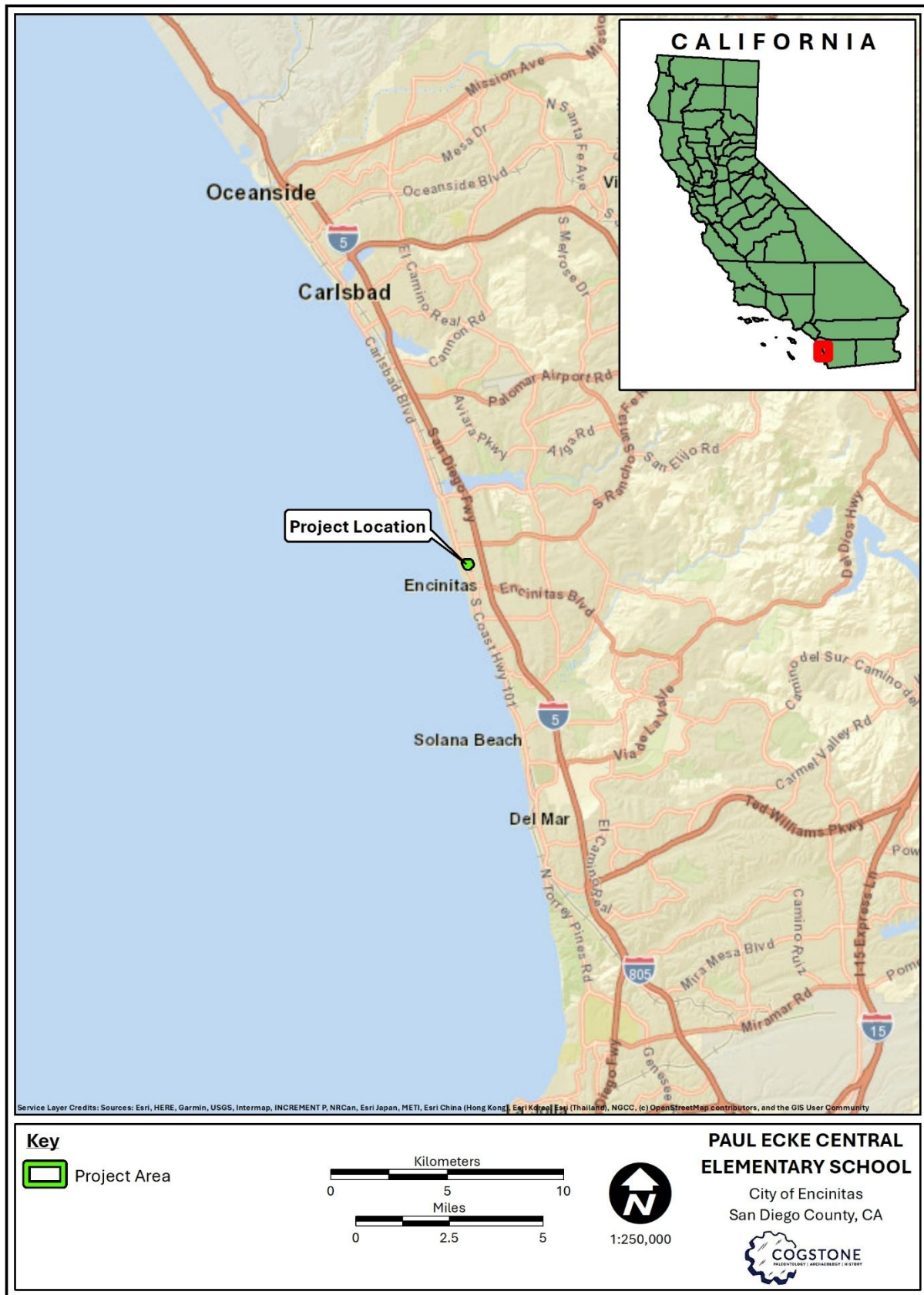


Figure 1. Project vicinity map

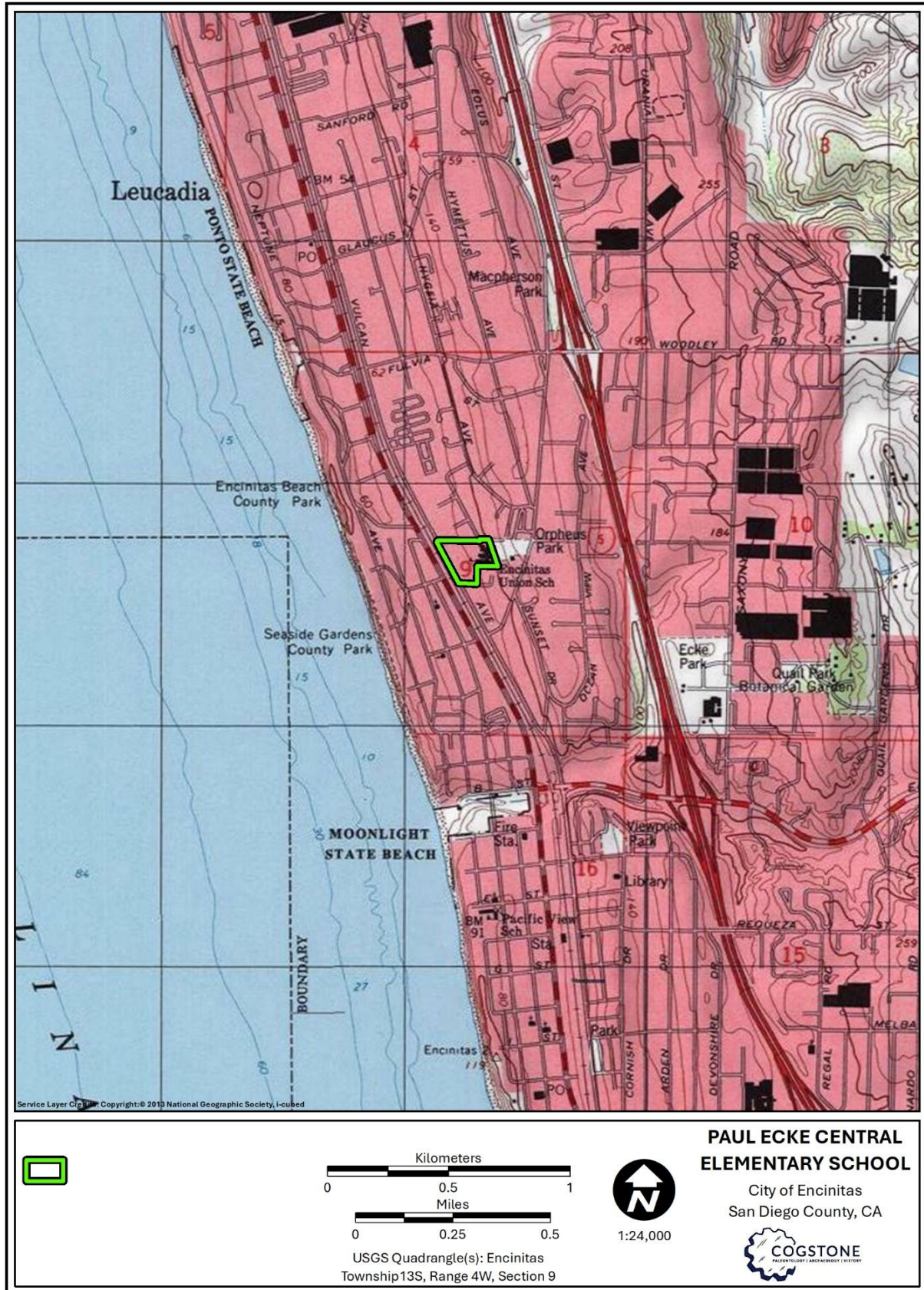


Figure 2. Project location

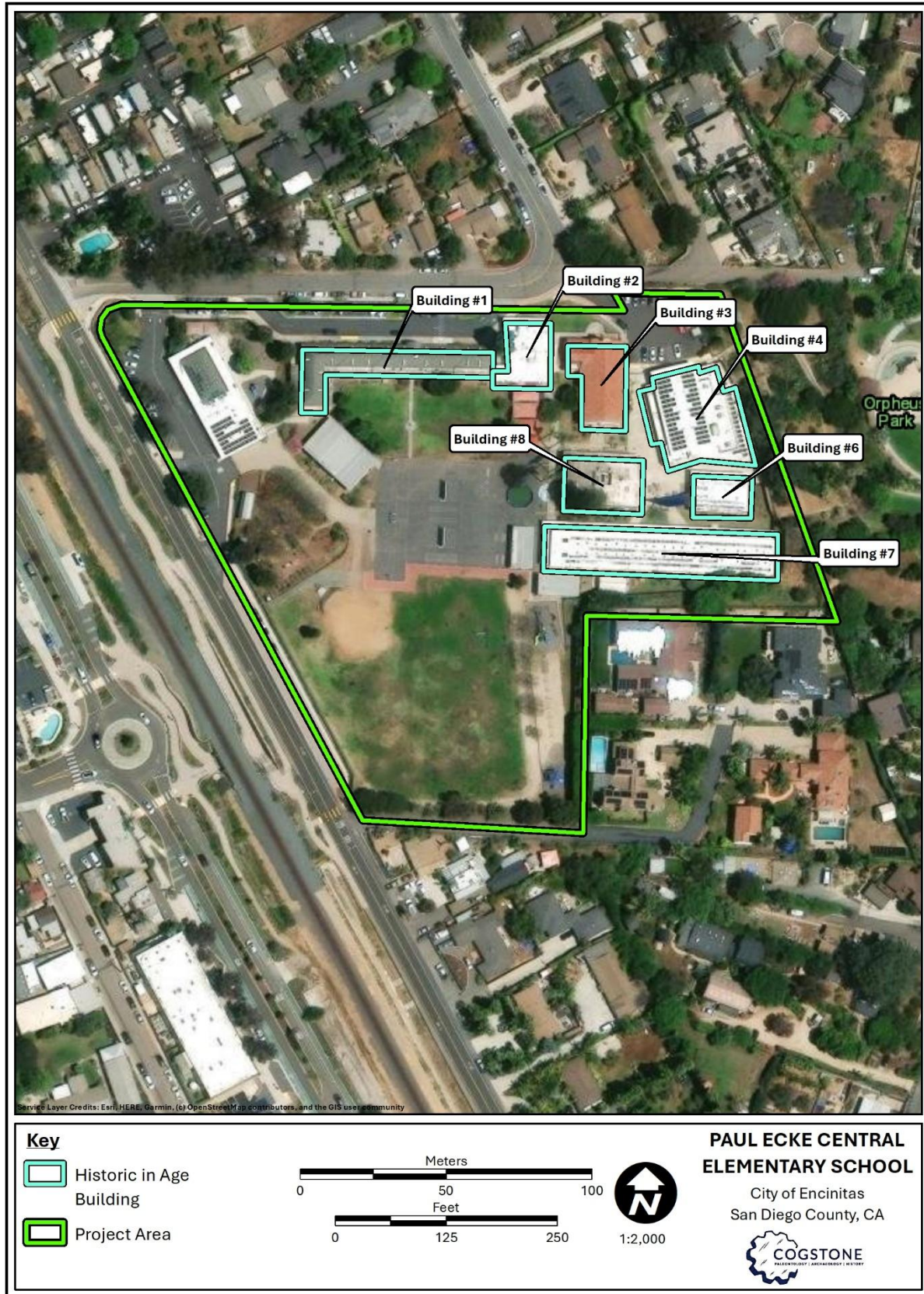


Figure 3. Project area map

PROJECT PERSONNEL

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

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

REGULATORY ENVIRONMENT

STATE LAWS AND REGULATIONS

CALIFORNIA ENVIRONMENTAL QUALITY ACT

CEQA states that it is the state's policy "that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed project and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects."

CEQA declares that it is state policy to: "take all action necessary to provide the people of this state with...historic environmental qualities." It further states that public or private projects financed or approved by the state are subject to environmental review by the state. All such projects, unless entitled to an exemption, may proceed only after this requirement has been satisfied. CEQA requires detailed studies that analyze the environmental effects of a proposed project. In the event that a project is determined to have a potential significant environmental effect, the act requires that alternative plans and mitigation measures be considered.

TRIBAL CULTURAL RESOURCES

A tribal cultural resource is defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- a) Listed or eligible for listing in the California Register of Historical Resources (CRHR), or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or
- b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

As of 2015, CEQA established that “[a] project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment” (Public Resources Code, § 21084.2).

To help determine whether a project may have such an effect, the lead agency must consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project. If a lead agency determines that a project may cause a substantial adverse change to tribal cultural resources, the lead agency must consider measures to mitigate that impact. Public Resources Code §21084.3 (b)(2) provides examples of mitigation measures that lead agencies may consider to avoid or minimize impacts to tribal cultural resources.

PUBLIC RESOURCES CODE

Section 5097.5: No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands (lands under state, county, city, district or public authority jurisdiction, or the jurisdiction of a public corporation), except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor. As used in this section, “public lands” means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is a listing of all properties considered to be significant historical resources in the state. The California Register includes all properties listed or determined eligible for listing in the National Register, including properties evaluated under Section 106 as well as State Historical Landmarks numbered 770 and above. The California Register statute specifically provides that historical resources must be considered under CEQA if they are listed, determined eligible for listing in the California Register by the State Historical Resources Commission, or are resources that meet the California Register criteria. Other resources, such as resources listed in local registers of historic resources or in local surveys, may be listed if they are determined by the State Historic Resources Commission to be significant in accordance with the criteria and procedures to be adopted by the Commission and are nominated; their listing in the California Register is not automatic.

Resources eligible for listing include buildings, sites, structures, objects, or historic districts that retain historical integrity and are historically significant at the local, state, or national level under one or more of the following four criteria:

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

In addition to having significance, resources must have integrity for the period of significance which is the date or span of time within which significant events transpired or significant individuals made their important contributions. Integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance.

Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register, if, under Criterion 4, it maintains the potential to yield significant scientific or historical information or specific data.

NATIVE AMERICAN HUMAN REMAINS

Sites that may contain human remains important to Native Americans must be identified and treated in a sensitive manner, consistent with state law (i.e., Health and Safety Code §7050.5 and Public Resources Code §5097.98), as reviewed below:

In the event that human remains are encountered during project development and in accordance with the Health and Safety Code Section 7050.5, the County Coroner must be notified if potentially human bone is discovered. The Coroner will then determine within two working days of being notified if the remains are subject to his or her authority. If the Coroner recognizes the remains to be Native American, he or she shall contact the Native American Heritage Commission (NAHC) by phone within 24 hours, in accordance with Public

Resources Code Section 5097.98. The NAHC will then designate a Most Likely Descendant (MLD) with respect to the human remains. The MLD then has the opportunity to recommend to the property owner or the person responsible for the excavation work means for treating or disposing, with appropriate dignity, the human remains and associated grave goods.

CALIFORNIA ADMINISTRATIVE CODE, TITLE 14, SECTION 4307

This section states that “No person shall remove, injure, deface or destroy any object of paleontological, archeological or historical interest or value.”

SOURCES CONSULTED

CALIFORNIA HISTORIC RESOURCES INFORMATION SYSTEM

Cogstone requested a search of the California Historical Resources Information System (CHRIS) from the South Coastal Information Center (SCIC) located at San Diego State University on April 3, 2025 which included the entire proposed Project area as well as a half mile radius. Results of the record search were received on May 15, 2025 and indicate that four previous studies have been completed within the Project area while an additional 25 studies have been completed previously within a half-mile radius of the Project area (Table 1).

Table 1. Previous Studies within a half-mile radius of the Project area

Report No. (SD-)	Author(s)	Title	Year	Distance (miles) from Project Area
00671	Gallegos, Dennis, Dayle Cheever, and Stephan Van Wormer	A Cultural Resource Overview for the Encinitas Planning Area, Encinitas, California	1986	Within
00729	Kaldenberg, Russell L. and M. Jay Hatley	An Archaeological Impact Report on the Lee G. Brown Tramway	1975	0.25-0.5
01638	Woodward, Jim and George Stammerjohan	Resource Inventory Cultural Resources San Diego Coast State Beaches	1985	0.25-0.5
03028	Smith, Brian	Results of an Archaeological Evaluation of Cultural Resources Within the Proposed Corridor for the San Elijo Water Reclamation System (Project No. C-06-4155-110)	1995	Within
03173	Kyle, Carolyn and Dennis R Gallegos	Cultural Resource Survey Report for the Interstate 5/Leucadia Boulevard Interchange Project, Leucadia, California (Includes Confidential Appendix)	1996	0.25-0.5
04634	TRS Consultants	Draft Environmental Impact Report Major Use Permit 84-18	1985	0.25-0.5
06629	Rosen, Martin	Historic Property Survey Report Oceanside to San Diego-Rail to Trail	1999	0-0.25
06643	Kyle, Carolyn and Dennis Gallegos	Negative Archaeological Survey Interstate 5 & Leucadia Blvd.	1996	0.25-0.5
07560	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Sd 717-01 San Diego County, California	2002	0.25-0.5
09361	Byrd, Brian F. and Collin O'Neill	Archaeological Survey Report for the Phase I Archaeological Survey Along Interstate 5 San Diego County, CA	2002	Within

Report No. (SD-)	Author(s)	Title	Year	Distance (miles) from Project Area
11467	May, Ronald V. and Dale Ballou May	Historical Nomination of the Anthony A. and Katherine Berhalter House, 221 Sunset Drive, Seaside Gardens Annex, City of Encinitas	2005	0.25-0.5
11761	Dominici, Deb	Historic Property Survey Report, I-5 North Coast Widening Project	2007	0.25-0.5
11774	Robbins-Wade, Mary	Archaeological Survey Report, Encinitas Grade-Separated Pedestrian Crossings, Encinitas, San Diego County, California	2006	0-0.25
13916	Caltrans	Interstate 5 North Coast Corridor Project Supplemental Draft Environmental Impact Report/ Environmental Impact Statement	2012	0.25-0.5
14495	Caltrans	Interstate 5 North Coast Corridor Project Final Environmental Impact Report/ Environmental Impact Statement and Section 4(F) Evaluation	2013	0.25-0.5
14615	Caltrans	Interstate 5 Corridor Project Historic Property Survey Report and Supplementals	2007	0-0.25
15664	Loftus, Shannon L.	Cultural Resource Records Search and Site Survey, AT&T Site Sd0752, 101 Leucadia Boulevard, Encinitas, San Diego County, California 92024, CASPR# 3601000554	2014	0.25-0.5
15796	Josephine R. SXT	Proposal to Place Sand Along Approximately Three Miles of Beaches Within the Cities of Encinitas and Solana Beach in San Diego County, California	2015	0.25-0.5
15797	York, Andrew and John Hildebrand	Draft Cultural Resources Assessment Regional Beach Sand Project II, San Diego County, California	2010	0.25-0.5
16127	Dominici, Deb and Don Laylander	2007 Cultural Resources Treatment Plan North Coast Interstate 5 Corridor	2008	0.25-0.5
16131	Blake, Michelle	Sixth Supplemental Historic Property Survey Report (HPSR): Revised Area of Potential Effects (APE) I-5 North Coast Corridor	2013	0-0.25
16176	Smith, Brian F. and Jennifer R. Kraft	Historic Structure Assessment for 141 West Leucadia Boulevard Encinitas, California APN 256-012-15	2015	0.25-0.5
17624	Smith, Brian F.	Cultural Resources Monitoring Report for the Alcove Project, City of Encinitas, San Diego County, California	2018	0.25-0.5
18575	Keeler, Dustin and Sherri Gust	Cultural Constraints for the Batiquitos Lagoon Double-Track Project, Cities of Carlsbad and Encinitas, San Diego County, California	2014	Within
20041	Brunzell, David	Cultural Resources Assessment Western National Encinitas 556 Union Street Project, Encinitas, San Diego County, California	2021	0.25-0.5

No cultural resources have been recorded within the Project area (Table 2). Outside of the Project area a total of one cultural resource has been recorded within a quarter- to half-mile radius of the Project area.

Table 2. Previously Recorded Cultural Resources within a half-mile radius of the Project area

Primary No. (P-OR)	Trinomial No. (CA-OR)	Resource Type	Resource Description	Year Recorded	Distance From Project Area	NRHP/CRHR Status
040642		Historic Archaeological Site	Single family property	2021	0.25-0.5	NR – 6Z

OTHER SOURCES

In addition to the SCIC records search, a variety of sources were consulted in June 2025 to obtain information regarding the cultural context of the Project vicinity (Table 3). Sources included the National Register of Historic Places (NRHP), USGS topographic maps, USDA aerial photographs, California Register of Historical Resources (CRHR), Built Environment Resource Directory (BERD), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI).

Table 3. Additional Sources Consulted

Source	Results
National Register of Historic Places (NRHP)	Negative
Historic USGS Topographic Maps	The earliest known USGS topographic map of the Project area shows no building environment in 1893 (<i>Oceanside</i> , 1:62,500, 1893). Development in the Project area first appears in the 1942 USGS topographic map in which a schoolhouse and secondary building are present (<i>Ocean Side</i> , 1:62,500, 1942). By 1968, five buildings are depicted within the boundaries of the “Encinitas Union School” (<i>Encinitas</i> , 1:24,000, 1968).

Source	Results
Historic US Department of Agriculture Aerial Photographs	The earliest known USDA aerial photograph of the Project area from 1932 shows the original schoolhouse and a small ancillary building near its south façade (FrameFinder 1932). By 1939, the southern end of this original schoolhouse is expanded south (FrameFinder 1939). In 1947, the school buildings (including the original schoolhouse and several smaller ancillary buildings) are concentrated at the northeast section of the Project area (NETROnline 1947). By 1953, a long L-shaped building is present facing Union Street to the west of the original schoolhouse (NETROnline 1953). By 1964, a large rectangular building is shown at the southeast boundary of the school, and a rectangular building is now present to the southwest of the L-shaped building (NETROnline 1964). Between 1967 and 1978, the ca. 1939 southern extension of the original schoolhouse is removed (NETROnline 1967 and 1978).
California Register of Historical Resources (CRHR)	Negative
Built Environment Resource Directory (BERD)	Negative
California Historical Landmarks (CHL)	Negative
California Points of Historical Interest (CPHI)	Negative
Caltrans Historic Bridge Inventory (2016)	Negative
Bureau of Land Management (BLM) General Land Office Records	Positive, Table 4.

Table 4. BLM Land Patents

Name(s)	Year	Accession Number	Type	T; R; Section
James Nelson Young	1890	CA0540__042 CACAAA 083933	Sale-Cash Entry	T: 13S; R: 4W; Sec: 9

*No information could be found regarding James Nelson Young.

Additional historical material was also obtained from the following:

- Local Newspapers: *Coast Dispatch*, *National City Star-News*, and *The San Diego Sun*
- UCSB: USDA aerial photographs
- American Institute of Architects (AIA) database
- California State University San Marcos (CSUSM)
- The City of Encinitas
- The City of San Diego
- Encinitas Unified School District (EUSD)
- Original buildings plans for the school
- San Diego History Center Document Collection
- San Diego Historical Resources Board

HISTORICAL SOCIETY CONSULTATION

On April 7, 2025, a request for information was sent via email to the Encinitas Historical Society (Appendix B). A response was received from the Society's archivist Hillel Schwartz via email on April 9, 2025. The historical society made no comment regarding the Project as described in Cogstone's request for information.

BACKGROUND

HISTORIC SETTING

CITY OF ENCINITAS (MID-1800s TO 20TH CENTURY)

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

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

While the land grant was patented to Ybarra in 1871, Ybarra sold Rancho Las Encinitas to Joseph S. Mannass and Marcus Schiller in 1860 for 68¢ per acre. During this period of ownership, Mannass and Schiller converted Ybarra’s adobe ranch house to a stage coach station for the Seeley-Write Stage Coach Line (Olivenhain Town Council n.d.) and would later be used as a station for the California Southern Railroad (MacMullen 1961). In 1880, following substantial financial difficulties, Mannass and Schiller were forced to foreclose on the property and sold the rancho to Frank and Warren Kimball for \$1.18 per acre (Olivenhain Town Council n.d.). At the time of their purchase of Rancho Las Encinitas, the Kimball brothers already owned Rancho de la Nacion.

The Project area is located within the southeast boundary in the Old Encinitas community of Encinitas. Old Encinitas includes the city’s historic downtown area which was founded in 1881 when a water tower was constructed near Cottonwood Creek to support the railroad. Encinitas was founded by Civil War veterans John Pitcher and Tom Rattan in 1883. That same year, a schoolhouse was erected but was later moved and transformed into a home that is currently used by the Encinitas Historical Society (Davis-Varela n.d.).

Some of the oldest buildings in Encinitas are in Old Encinitas and date back to the late 1880s. However, it was in the 1920s that Old Encinitas experienced a major building boom.

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

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

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

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

In the mid-1920s, initial attempts to construct the Central School were met with strong resistance by residents of the town of Encinitas which already maintained a grammar school (*Coast Dispatch* 1927) and were greatly concerned over the remote location of the proposed school. This preexisting school was likely the one-room schoolhouse which was built in 1883 on land donated to the Encinitas Unified School District (EUSD; established in 1882) by Mr. John Pitcher (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 school house (currently referred to as Building #3, “Old School House”) located on Union Street (*The San Diego Sun* 1929). At the time of its construction, the school was located among agricultural fields and orchards with the AT & S.F. Railroad to the west. By November of 1929, the Ben Pearce Construction company was contracted to level the land just east of the Central School building for use as a playground (*National City Star-News* 1929).

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

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 and numbering system based on previous campus design maps:

Building #3, “Old School House”

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

Despite a search of the school district’s archives, primary and secondary sources, the associated architect and original building plans for this structure are unknown. While the original building plans cannot be located, USDA aerial photographs from 1932, 1939, and 1964 show the original footprint of this building was twice as long as the current building. Sometime between 1964 and 1980, the southern half of the building (the cafeteria building) was demolished (FrameFinder 1964 and 1980). 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, ceiling gypsum 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.



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

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. Windows and doors replaced within the last 20 years.

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. The only notable alterations to the exterior of the building are the window replacements on north and south elevations.

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. 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 2013).

Building #5: No longer extant. Demolished as a result of the 2007 expansion of Building #4.

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).

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
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

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 Sommerton and Yuma AZ

Anaheim City Hall

St. John's Episcopal Church, Chula Vista
Theatre in National City

The list above of associated projects for Mr. Curtis does not include the Paul Ecke Central Elementary School or its original name Central School.

CLARENCE “CLYDE” HUFBAUER (1911-1993) AND HUFBAUER, HUMPHREY & WORTHINGTON ARCHITECTS, INC.

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

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

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

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

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

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 and 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-50s.
- 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.

SURVEY

METHODS

The built environment resources survey identified and verified the location of all structures and buildings within the Project area aged 45 years or older. Once identified, historic built environment resources were examined to ascertain if they are recommended eligible for listing as a historical resource at the local, state, or national level and if the original integrity of the resource remains intact. The seven aspects of integrity which are considered as part of a determination of eligibility include: location, design, setting, materials, feeling, workmanship, and association.

RESULTS

On June 5, 2025, Cogstone Architectural Historian Shannon Lopez visited the Paul Ecke Central Elementary School campus. Ms. Lopez met with Eric Smith (Director of Facilities and Safety for the school district) who escorted Ms. Lopez while on campus. Ms. Lopez photographed and documented seven historic in age buildings located on campus. The architectural style of these buildings include Mission Revival style, Modern Style with Colonial Revival elements, and Modern Style.

For the purpose of this report the building numbering system is based on a 1998 school site plan for consistency (Leidenfrost/Horowitz & Associates 1998). The buildings listed below are all historic in age.

- Building #1 (Building A; Main Office and Classrooms)
- Building #2 (Workroom, School Kitchen, Classroom)
- Building #3 (Building 300, “Old School House”)
- Building #4 (Multi-Purpose Room)
- Building #6 (Building 100, Classrooms)
- Building #7 (Building 200, Classrooms)
- Building #8 (Multi-Media Center)

BUILDING #1 (BUILDING A; MAIN OFFICE AND CLASSROOMS)

Built in 1947, this is a Modern style building with colonial revival elements (Figure 5). 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 eave 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.



Figure 5. Building 1, north façade, main office and classrooms, facing south.

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 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 (Figure 6).



Figure 6. Building #2, north elevation (right) and west elevation (left), facing southeast.

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 (Figure 7).

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.



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

BUILDING #4 (MULTI-PURPOSE ROOM)

This building was built in 1962 and is 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 (Figure 8).

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.



Figure 8. Building #4, south elevation (Multi-Purpose Room), facing northeast.

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 (Figure 9).



Figure 9. Building #6, north elevation (left) and west elevation (right), facing southeast.

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 (Figure 10).

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.



Figure 10. Building #7, north elevation, facing southwest.

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 (Figure 11).



Figure 11. Building #8, east elevation (left) and north façade (right), facing southwest.

BUILT ENVIRONMENT EVALUATION

To be eligible for the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) a resource must:

- A/1. be associated with events that have made a significant contribution to the broad patterns of history;
- B/2. be associated with the lives of significant persons of the past;
- C/3. 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; or
- D/4. yielded or may likely yield information important in history or prehistory.

In addition to having significance using the above criteria, resources must have “integrity of location, design, setting, materials, workmanship, feeling, and association” to the period of significance (OHP 2011). The period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions.

Integrity is the authenticity of a historical resource’s physical identity as evidenced by the survival of characteristics or historic fabric that existed during the resource’s period of significance. Alterations to a resource or changes in its use over time may have historical, cultural, or architectural significance. Simply, resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

PAUL ECKE CENTRAL ELEMENTARY

Period of Significance: 1929-1974

Property Type: Educational Buildings

Applicable Criteria: A/1 and C/3

This Period of Significance for this campus begins at 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.

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, named 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 NRHP under Criterion A and the 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.

While historic in age and associated with the Paul Ecke Central Elementary School (formerly Central School) Buildings #1 #2, #4, #6, #7, and #8 are not associated with significant events in the City of Encinitas or school district's history. Building #1 (built 1947), Building #2 (built 1953), and Building #7 (1953) are among the oldest buildings on campus but lack the level of historic significance required for listing the NRHP or the CRHR. Therefore, due to a lack of significance, these buildings are recommended not eligible for listing in the NRHR under Criterion A or the CRHR under Criterion 1.

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. This building's character defining

features include its building footprint, intersecting gabled roof, red roof tiles, stucco exterior, arched entrance, fenestration orientation and style, decorative brick elements and window sills, cant bay window, and belltower. 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.

RECOMMENDATIONS

There are seven historic in age buildings within the boundaries of the Paul Ecke Central Elementary School grounds: Building #1 (built in 1947), Building #2 (built in 1953), Building #3 (built in 1929), Building # 4 (built in 1962), Building #6 (built in 1968), Building #7 (built in 1953), and Building #8 (built in 1974). All seven buildings were newly documented on one set of California Department of Parks and Recreation (DPR) 523 forms and evaluated for potential historic significance. Based on extensive research efforts and consultation with school district representatives, two buildings are recommended eligible for listing in the NRHP and the CRHR:

- **Building #1:** Built in 1947; office and classrooms. Modern style with Colonial Revival style elements. This building was designed by master architect Robert Rice Curtis of the architectural firm Kistner, Curtis & Wright. This building is recommended eligible for listing in the NRHP under Criterion C and CRHR under Criterion 3 as a unique example of a work by a master architect.
- **Building #3:** “Old School House,” built in 1929. Mission Revival style. The second schoolhouse constructed within Encinitas. This building was used as the District office for the Encinitas School District until the district staff from 1969 to 1991. This building is recommended eligible for listing in the NRHP under Criterion A and the CRHR under Criterion 1. This building is also recommended eligible for listing in the NRHP under Criterion C and the CRHR under Criterion 3 as an exemplary representation of an architectural style.

The Project proposes to demolish all buildings within the Project area with the exception of Building #3. As a result of this study, Building #1 and Building #3 are found to be historically significant and eligible for listing in the NRHP and the CRHR. These two buildings are currently *recommended* eligible for listing and are not officially listed on any known historic resource register at the national, state, or local level.

The Project proposes major updates and retrofits to the interior of Building #3 and minor upgrades to the building’s exterior. To avoid substantial adverse effect to the historic integrity of Building #3 a project compatibility study is strongly recommended. The study should identify character defining features of Building #3 and ascertain if the project will adversely impact Building #3 to the extent it would no longer be eligible for listing as a historic resources. It is recommended that the National Park Service’s *Preservation Briefs 17* (Nelson 1982) and the U.S. Department of the Interior’s *The Secretary of the Interior’s Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Grimmer 2017) are consulted.

The Project proposes to demolish Building #1 which will result in the total loss of this resource. Therefore, three options regarding future treatment of the building are provided to provide mitigation of the Project's negative impact to a historic resource. First, is to preserve the historic building (Option 1: Preservation); second, is to repurpose the building for new use (Option 2: Rehabilitation and Adaptive Reuse); or three, thoroughly document the resource in a Historic American Building Survey (HABS)-like report prior to demolition (Option 3: Demolition and Mitigation).

Option 1: Preservation

According to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, Preservation is defined as:

"...the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project. However, new exterior additions are not within the scope of this treatment. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form" (Grimmer 2017).

Option 2: Rehabilitation and Adaptive Reuse

According to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, Rehabilitation is defined as:

"...the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character" (Grimmer 2017).

Option 3: Demolition and Mitigation

The Project requires that this building be demolished. Therefore, Cogstone's mitigation measures recommend that, prior to demolition, Building #1 be thoroughly recorded in a HABS-like report and a copy of the HABS-like report be kept on file at the Encinitas Union School District. As this building is only recommended eligible for listing in the NRHP, an official HABS report is not required.

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APPENDIX A. QUALIFICATIONS



MOLLY VALASIK
Project Manager

EDUCATION

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

SUMMARY OF QUALIFICATIONS

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

SELECTED EXPERIENCE

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

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



SHANNON LOPEZ
Architectural Historian

EDUCATION

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

SUMMARY OF QUALIFICATIONS

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

SELECTED EXPERIENCE

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

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

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



LOGAN FREEBERG
GIS Supervisor

EDUCATION

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

SUMMARY OF QUALIFICATIONS

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

SELECTED PROJECTS

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

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

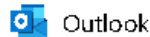
Low Barrier Navigation Center Project, City of Oceanside, San Diego County, CA. Cogstone conducted a historical built environment assessment of the existing structures that were part of the former Ocean Shores High School. The project involved the renovation and improvement of the structures into the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

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

APPENDIX B. HISTORICAL SOCIETY CONSULTATION

Firefox

https://outlook.office.com/mail/inbox/id/AAMkADUzYjAxYjAwLW...



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

1 of 2

4/10/2025, 7:17 AM

Firefox

https://outlook.office.com/mail/inbox/id/AAMkADUzYjAxYjAwLW...

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
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.

2 of 2

4/10/2025, 7:17 AM



April 7, 2025

Encinitas Historical Society
390 West F Street
Encinitas, CA. 92024

RE: Request for Information regarding the Cultural Resources Assessment for the Paul Central Elementary School Project, City of Encinitas, San Diego County, California

To Whom It May Concern:

Cogstone Resource Management (Cogstone) is conducting a cultural resources assessment for the Paul Central Elementary School Project (Project) located on 7.2 acres within Assessor Parcel Numbers (APNs) 256-301-0100 located at 185 Union Street in the City of Encinitas, San Diego County, California.

The Encinitas Union School District proposes to demolish and rebuild the existing buildings within the boundaries of Paul Ecke Central Elementary School except for a nearly 100-year-old building. This building is a Spanish Eclectic style schoolhouse that was built in 1929 and originally called the Central Elementary School building. The Project proposes to perform major updates and retrofits to the interior of this building and minor upgrades to the building's exterior.

We are contacting you because we would like to invite members of the Encinitas Historical Society to provide input regarding the redevelopment of the Project area. We appreciate any information regarding the history of the Project area that you may have as well as any comments, issues, and/or concerns you may have relating to the history of the Project area. Please contact me at slopez@cogstone.com. Thank you for your attention to this matter.

Sincerely,

Shannon Lopez, M.A.
Architectural Historian
slopez@cogstone.com

1518 West Teft Avenue
Orange, CA 92665
Office (714) 974-8300

Branch Offices
Riverside – Morro Bay – Sacramento

Federal Certifications WOSB, EDWOSB, SDB
State Certifications DBE, WBE, UDBE

cogstone.com
Toll free (888) 333-3212

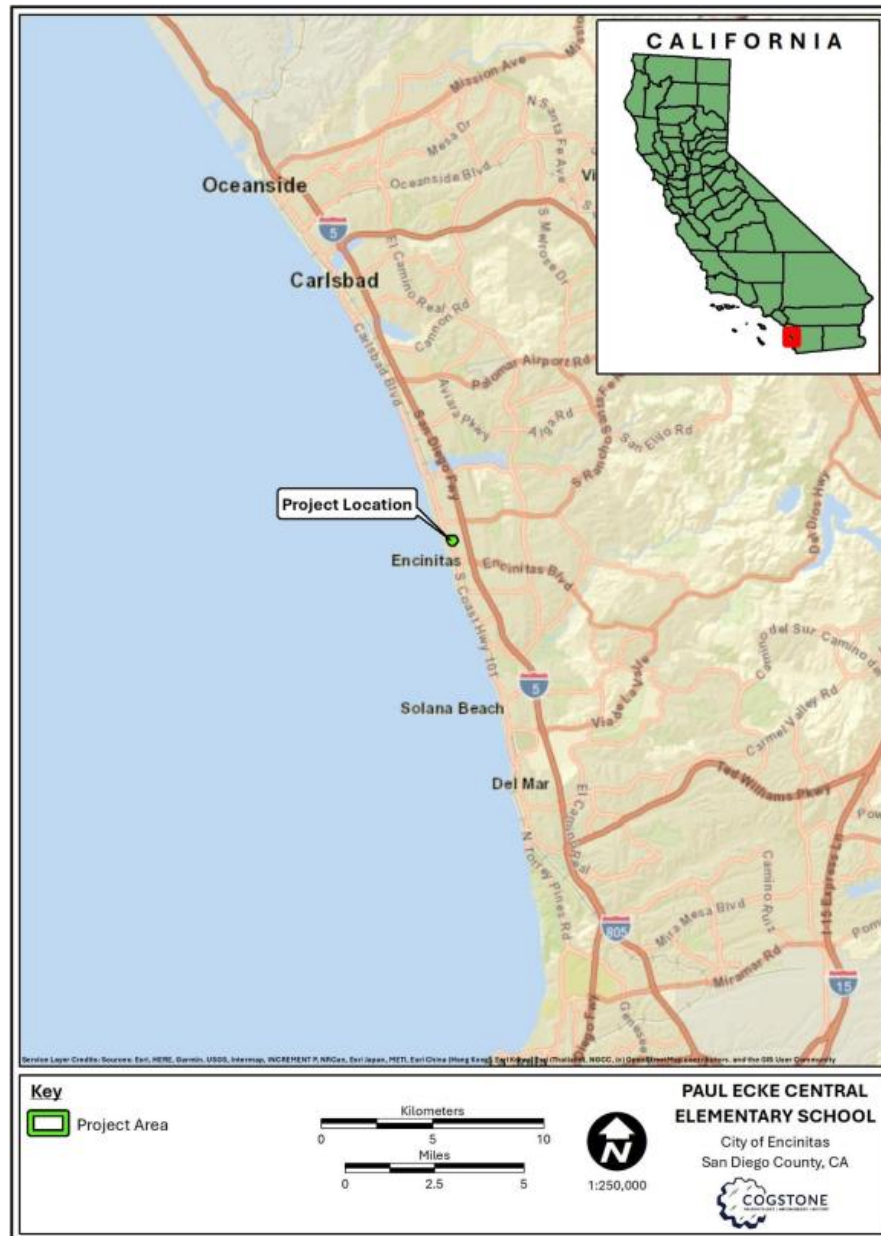


Figure 1. Project Vicinity Map

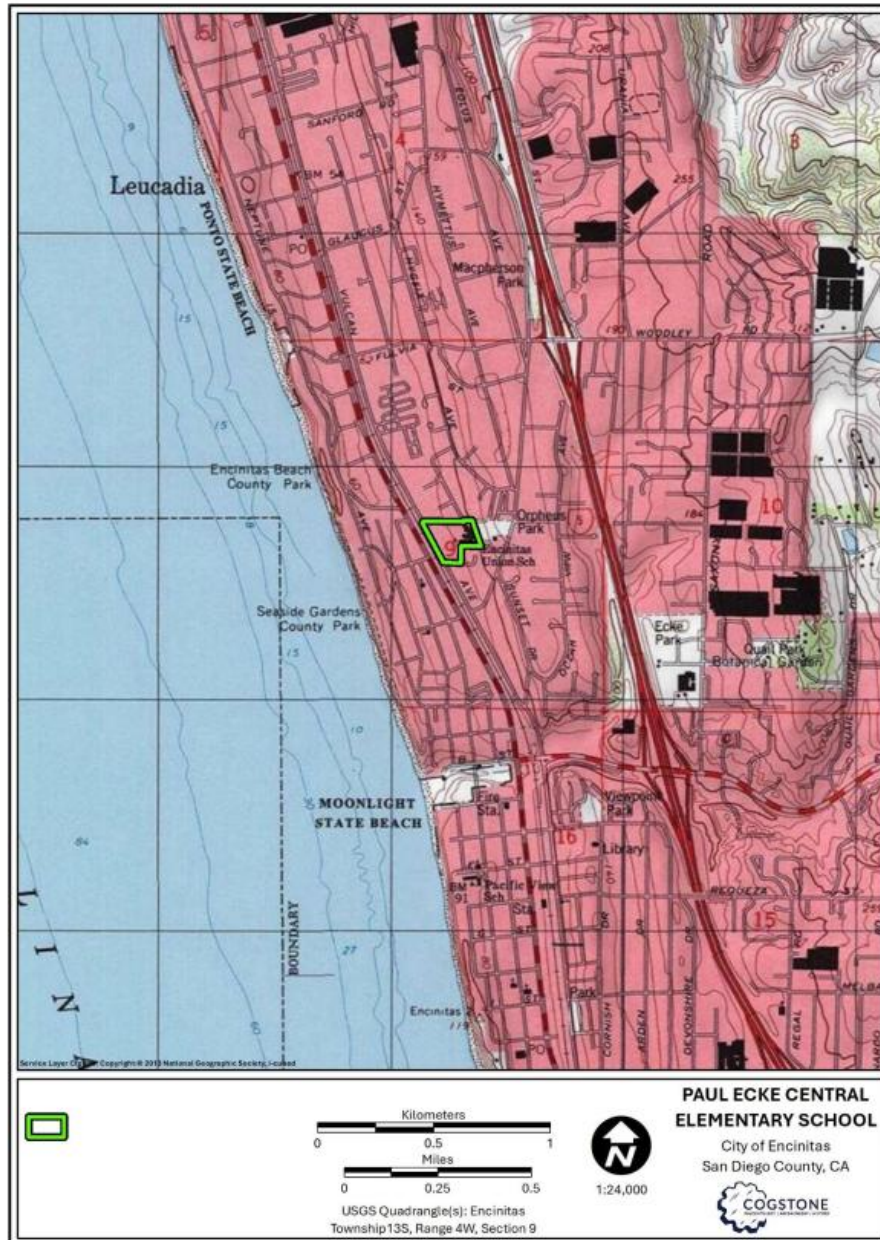


Figure 2. Project Location Map

cogstone.com

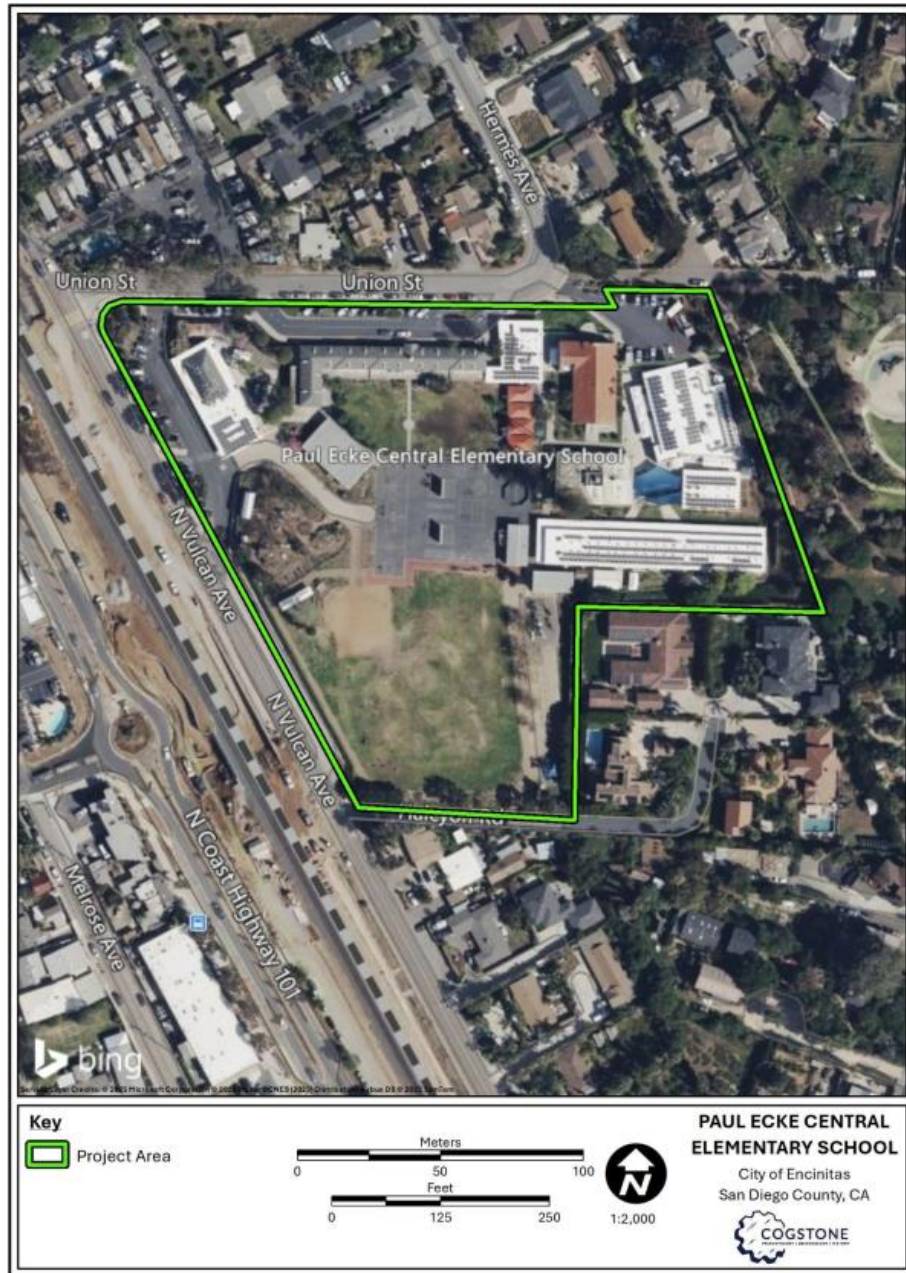


Figure 3. Project Aerial Map

cogstone.com



North façade of original school building to remain in place.



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 image of original school building to remain in place.

cogstone.com

APPENDIX C. DPR

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 35

Other Listings
Review Code

Reviewer

Date

Page 1 of 43

*Resource Name or #: Paul Ecke Central Elementary

P1. Other Identifier:

P2. Location: ☒ Not for Publication ☐ Unrestricted

a. County: San Diego County

b. USGS 7.5' Quad: Encinitas

c. Address: 185 Union Street

d. UTM: Zone: ; mE/

City: Encinitas

Date:

T

R

¼ of

¼ of Sec

; S.B.B.M.

Zip: 92024

mN

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

P3a. Description:

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

P3b. Resource Attributes: HP15. Educational buildings

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



P5b. Description of Photo:

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

P6. Date Constructed/Age and Sources:

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

P7. Owner and Address:

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

P8. Recorded by:

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

P9. Date Recorded: June 5, 2025

P10. Survey Type: Pedestrian Survey

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

Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 43

*Resource Name or #: Paul Ecke Central Elementary

Status Code: 3S

B1. Historic Name: Central School

B2. Common Name: Paul Ecke Central Elementary

B3. Original Use: School

B4. Present Use: School

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

***B6. Construction History:**

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

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

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

Original Location:

***B8. Related Features:**

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

***B10. Significance:** Local

Theme: Education

Area: Encinitas, CA

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

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

See *Continuation Sheet*

B11. Additional Resource Attributes:

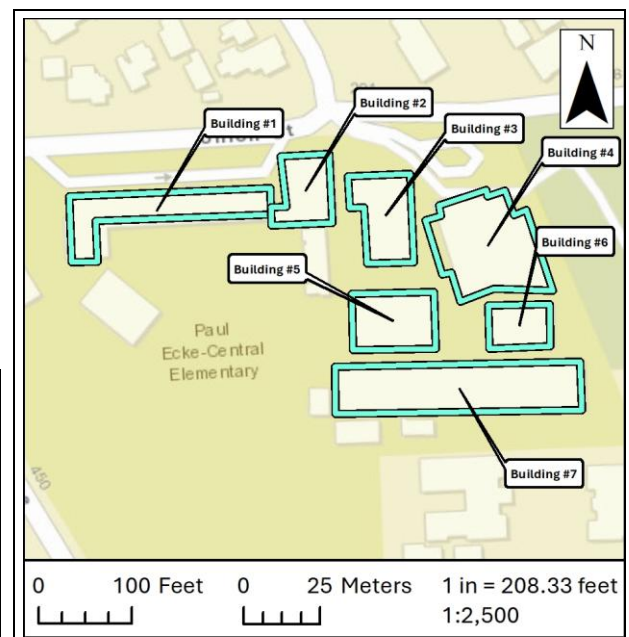
***B12. References:**

B13. Remarks:

***B14. Evaluator:** Shannon Lopez

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

(This space reserved for official comments.)



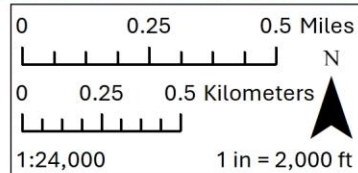
LOCATION MAP



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

 Paul Ecke Central
Elementary School

USGS 7.5' Quadrangle(s):
Encinitas



CONTINUATION SHEET

P3a. Description Continued:

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

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

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

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

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

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

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

CONTINUATION SHEET

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

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

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

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

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

*B6. CONSTRUCTION HISTORY CONT.:

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

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

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

CONTINUATION SHEET

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

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

B9A. ARCHITECT CONTINUED:

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

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

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

CONTINUATION SHEET

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

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

Projects attributed specifically to Mr. Curtis:

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

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

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

Architect 1912-1915

Gas & oils 1916-1920

Architect 1920-1921

Draughtsman T C Kistner 1922-1923

Architect T C Kistner & Co. 1924-1925

Assistant Manager T C Kistner 1926

With Kistner & Co. 1927-1929

Associate T C Kistner & Co. 1930

Manager T C Kistner & Co. 1931-1933

Kistner & Curtis 1933-1941

Kistner, Curtis & Wright 1941-1952

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

Kistner, Curtis & Foster, San Diego 1952-1973

Robert Rice Curtis, partial project list:

1912 personal residence, 1435 Grove Street

1913-1915 independent practice, projects unknown

1916-1919 gas station

1920-1921 independent practice, projects unknown

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

1920 Coronado High School \$150,000

Capistrano High School \$60,000

CONTINUATION SHEET

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

Sweetwater Union High School in National City \$172,000
Grossmont Union High School \$110,000
El Cajon Grammar School \$35,000
Garfield Elementary (extant administration building at 110 W. McLean Street, Alhambra)
Loma Portal Elementary (extant at 3341 Browning Street, San Diego)
Brooklyn Elementary (no longer extant)
Emerson Elementary (original buildings no longer extant)
La Jolla Elementary (majority of original buildings no longer extant)
1921 Oceanside High School
Oceanside Grammar School
Washington Grammar School
Theodore Roosevelt Junior High School
Memorial Junior High School
Woodrow Wilson Junior High School
1922 Santa Ana Grammar School
Union High School, Garden Grove
Excelsior Union High School, Norwalk, \$250,000
Bradford Avenue School, Placentia
An Elementary School in San Diego \$60,000
Newport Beach Elementary School \$55,000
Southern Title Guaranty Company

1923-1929 Unknown

1928 Bradley & Woolman Mortuary and Chapel

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

Kistner & Curtis 1933

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

Kistner, Curtis & Wright 1941

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

Kistner, Curtis, Wright & Wright, Los Angeles 1952

1950s Cerritos College

Kistner, Curtis & Foster, San Diego 1952

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

CONTINUATION SHEET

High School on the Kuntz Tract

Unknown years

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

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

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

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

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

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

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

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

CONTINUATION SHEET

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

Partial List of Notable Works

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

Projects attributed specifically to Mr. Hufbauer:

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

Projects associated with Mr. Hufbauer during his career

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

HISTORIC BUILT ENVIRONMENT EVALUATION:

Criteria A/1

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

The Paul Ecke Central Elementary school is currently one of nine elementary schools in the Encinitas Unified School District. Originally the school was called Central School until its name changed in 1986, after respected rancher and florist Paul Ecke Sr. The school's first building (Building #3) was constructed in 1929 and represents the second schoolhouse built in Encinitas. From 1969 to 1991 this building was used as the District office for the Encinitas School District until the district staff moved to its current building on Rancho Santa Fe Road. The next permanent structure of significance at Central School was Building #1 in the late 1940s and the remaining historic in age buildings were constructed in the 1950s, 1960s, and 1970s. By the time the remaining buildings were constructed on campus, Central School was no longer the only elementary school within the district. Therefore, the Paul Ecke Central Elementary School as a whole is not considered associated with the District's early school development and not otherwise associated with an event considered significant to history. However, Building #3, the original 1929 building on campus, is a physical representation of both the District's and city's development of early 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.

CONTINUATION SHEET

Integrity: Building #3 retains its integrity of location, design, workmanship, feeling, and association. In 1998, a substantial renovation project resulted in the replacement of exterior and interior architectural features and materials. However, the materials removed/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.

CONTINUATION SHEET

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

Criteria D/4

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

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

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Page 13 of 43

*Resource Name or # Paul Ecke Central Elementary

☒ Continuation ☐ Update

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CONTINUATION SHEET

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



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



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



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



Building #1: south elevation, facing north.



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

CONTINUATION SHEET

BUILDING #2 (WORKROOM AND SCHOOL KITCHEN)



Building #2: east elevation, facing northwest.



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

CONTINUATION SHEET



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



Building #2: east elevation, facing north.

CONTINUATION SHEET

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



Building #3: north elevation, facing south.



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

CONTINUATION SHEET



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



Building #3: south elevation, facing north.

CONTINUATION SHEET



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



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

CONTINUATION SHEET



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

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

CONTINUATION SHEET

BUILDING #4 (CLASSROOMS AND MULTI-PURPOSE ROOM)



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



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

CONTINUATION SHEET



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



Building #4: east elevation, facing southeast.

CONTINUATION SHEET



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



Building #4: northwest elevation, facing southeast.

CONTINUATION SHEET

BUILDING #6 (BUILDING 100, CLASSROOMS)



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



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

CONTINUATION SHEET

BUILDING #7 (AKA BUILDING 200, CLASSROOMS)



Building #7: north elevation, facing southwest.



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

CONTINUATION SHEET



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



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

CONTINUATION SHEET



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



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

CONTINUATION SHEET



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

BUILDING #8 (MULTI-MEDIA CENTER)



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

CONTINUATION SHEET



Building #8: east elevation, facing west.



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

CONTINUATION SHEET



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

CONTINUATION SHEET



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

CONTINUATION SHEET

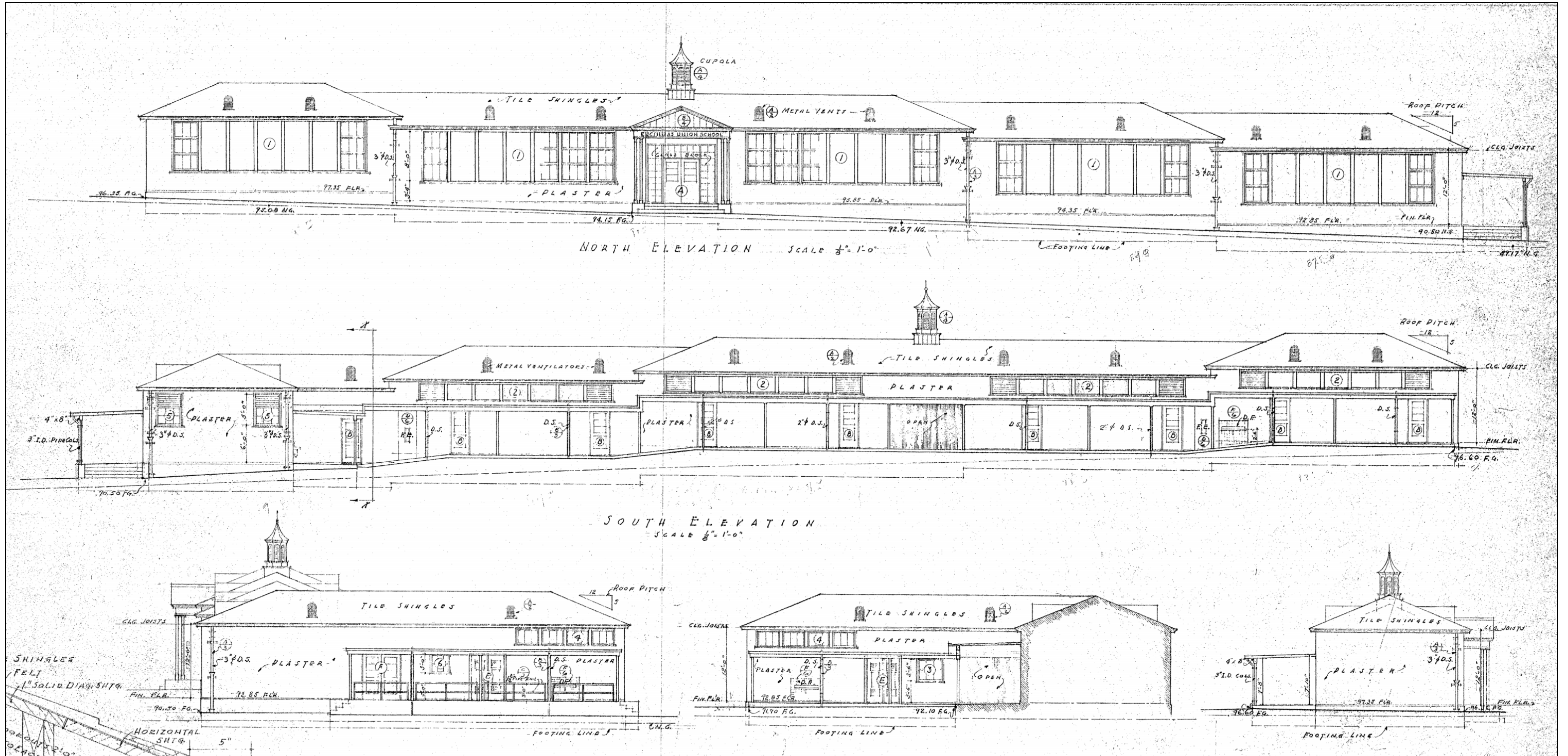


1964 USDA aerial photograph of school (FrameFinder 1964).

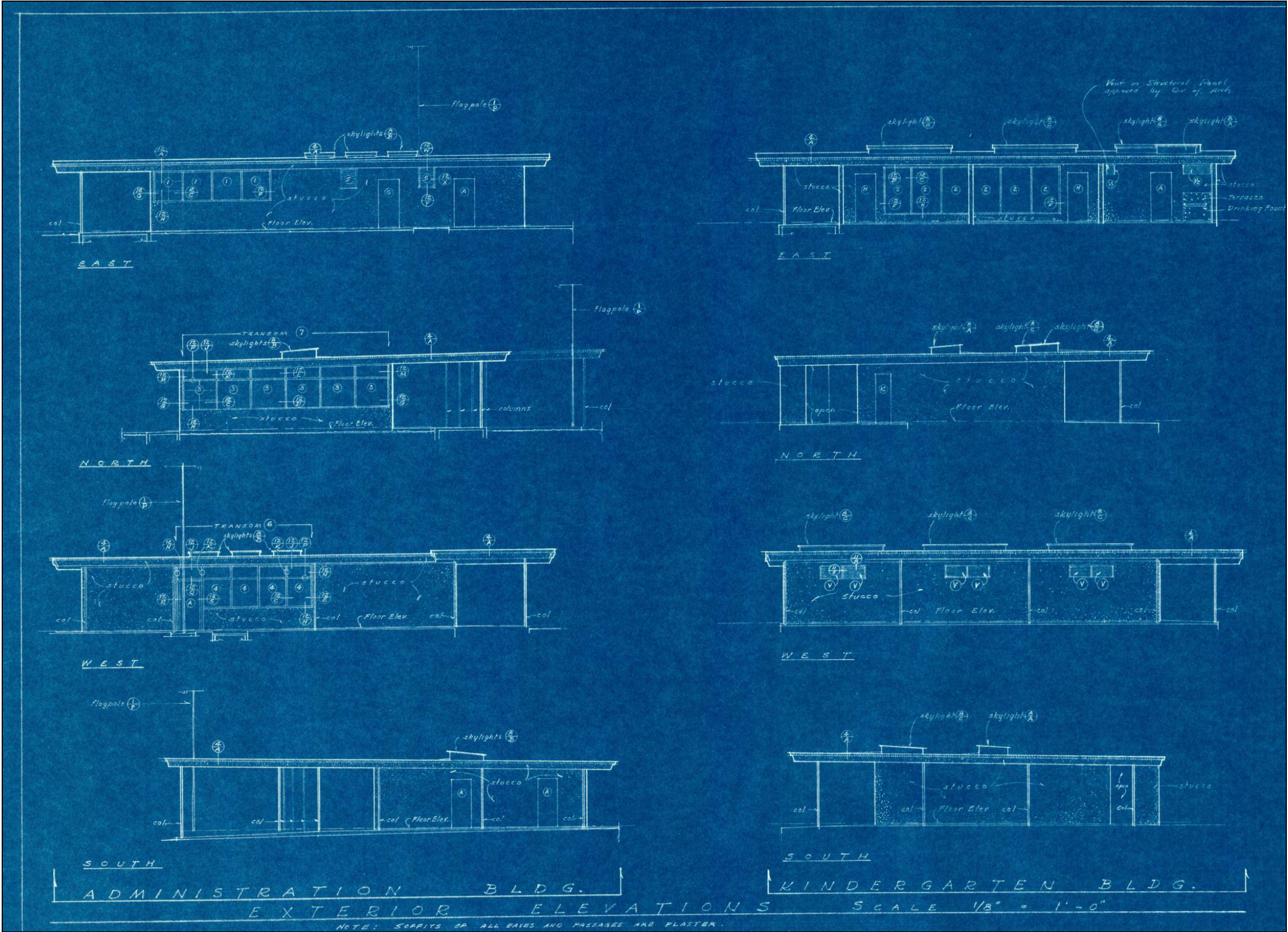
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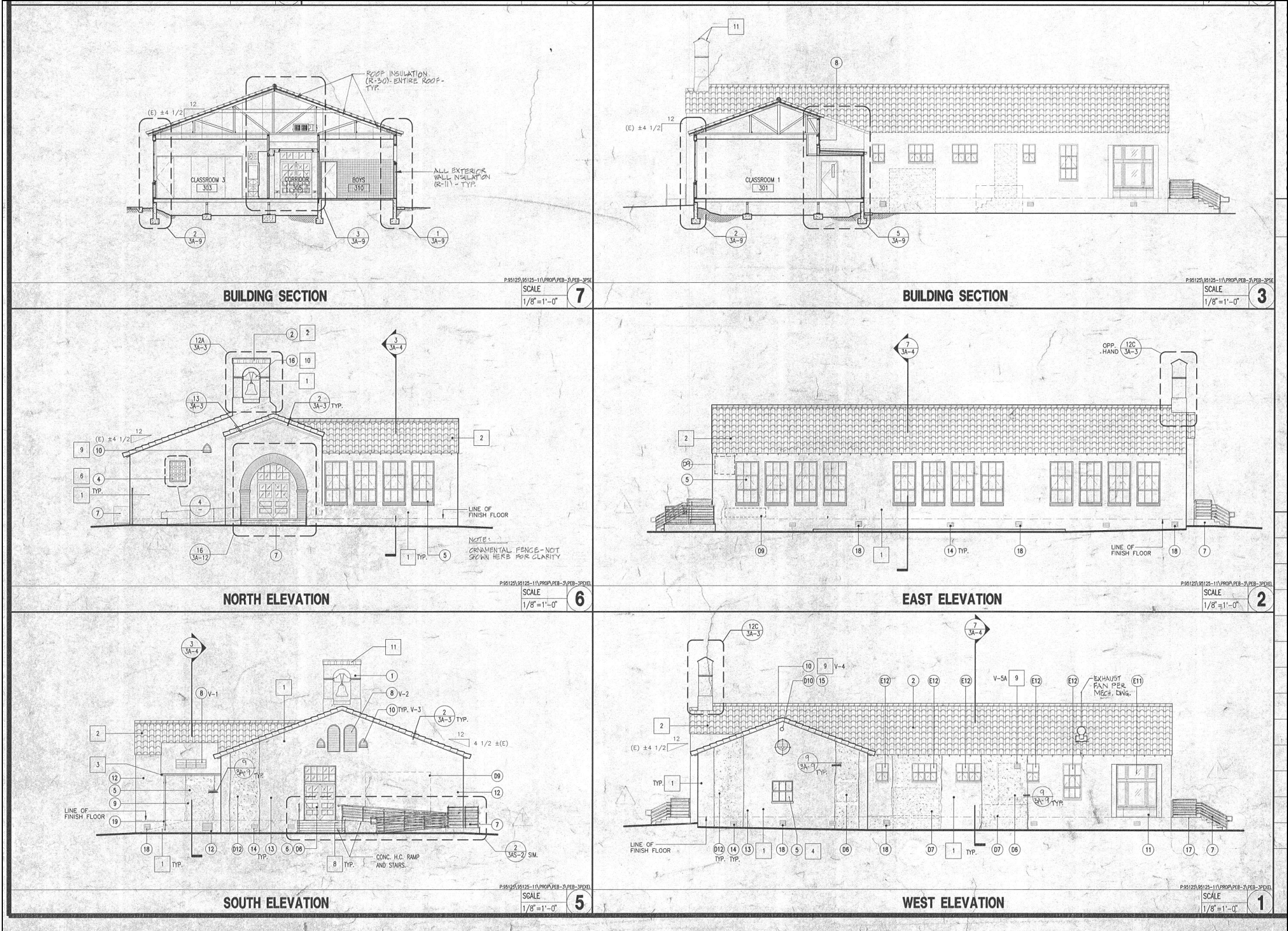
1980 USDA aerial photograph of school (FrameFinder 1980).



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

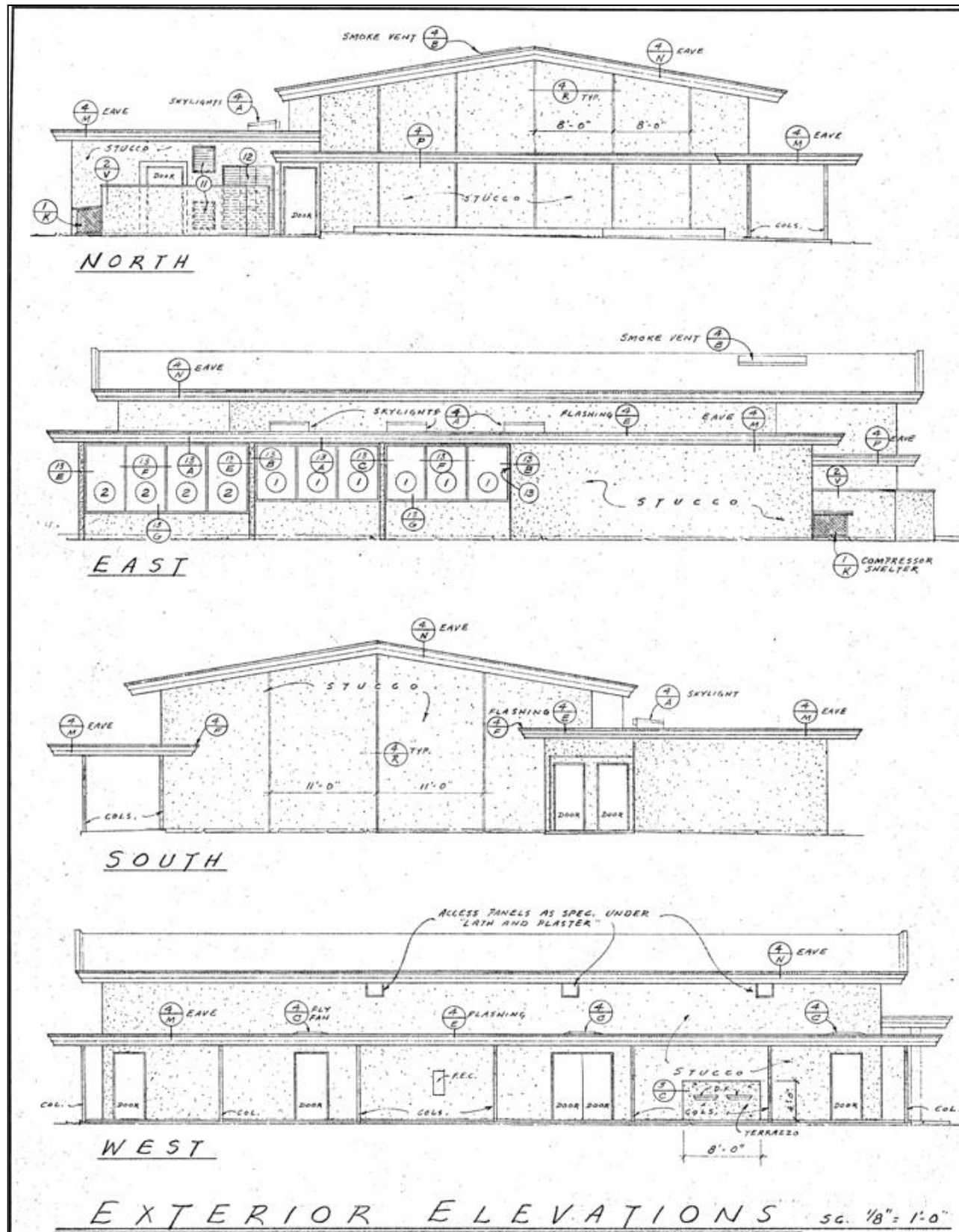


Building #2 Original Plans: Exterior elevations as approved in 1953 (Clyde Hufbauer 1953).

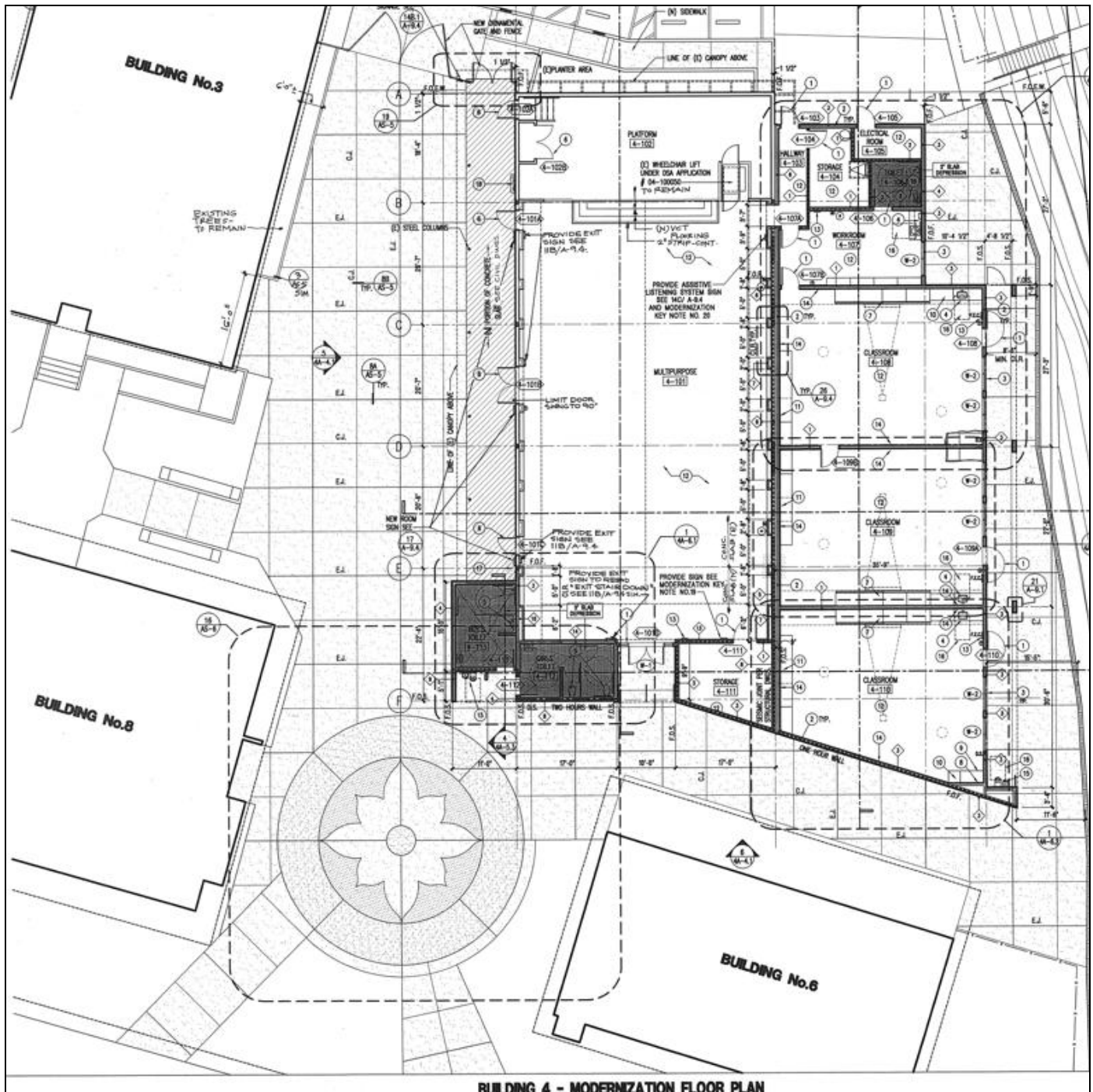


Building #3: 1998 Exterior elevation drawings (Leidenfrost/Horowitz & Assoc. 1998). Interior and exterior renovation/restoration project.

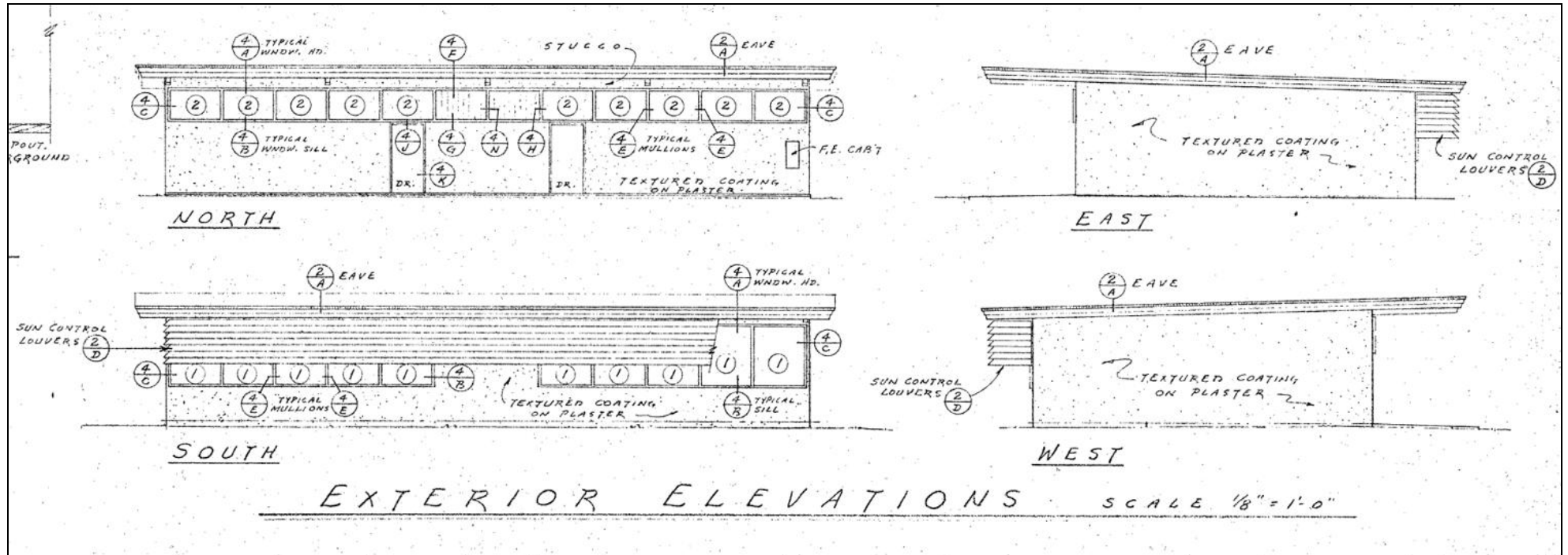
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Building #4 Original Plans: Exterior elevations as approved in 1962 (Clyde Hufbauer 1962).

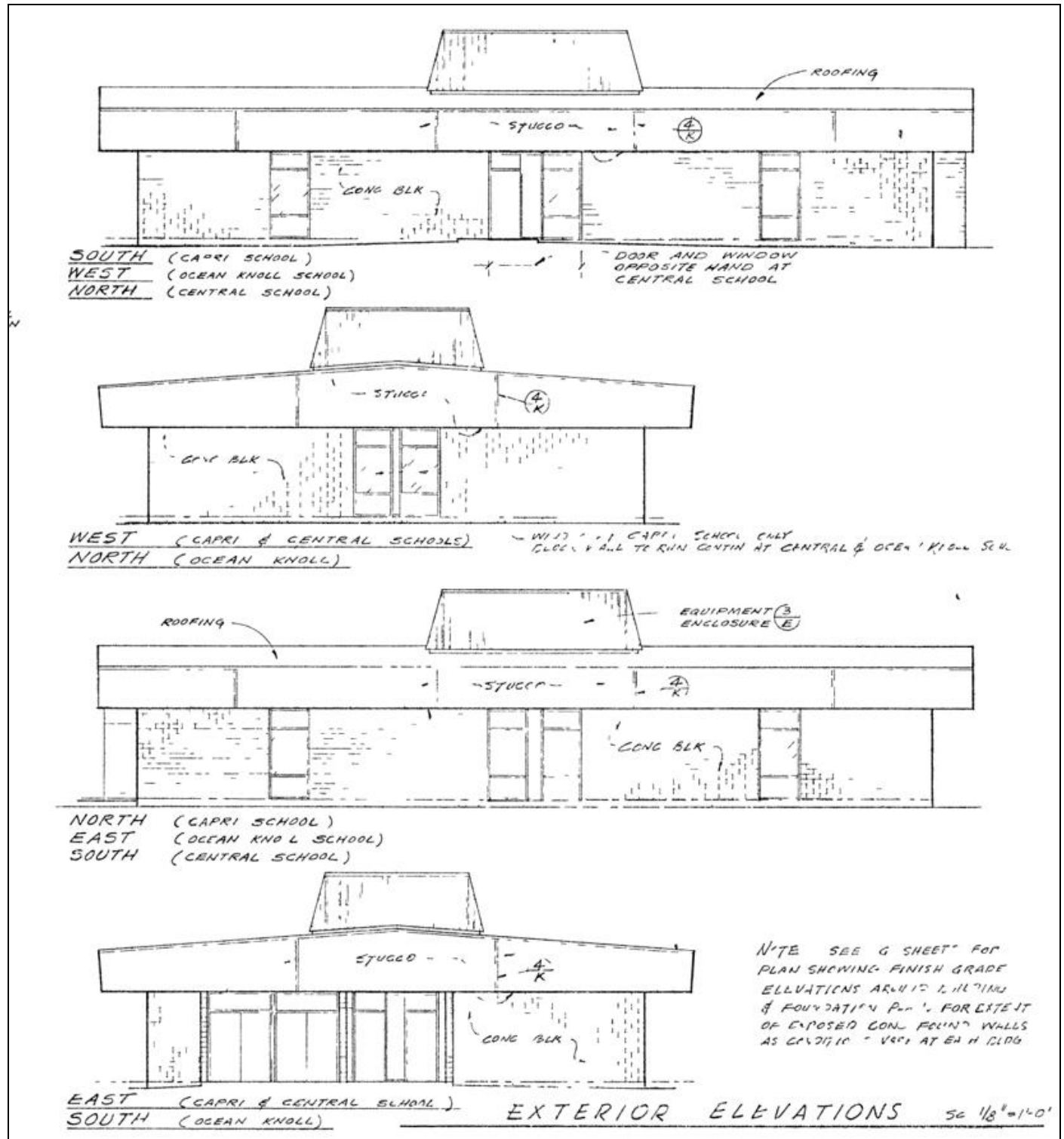


Building #4's 2006 expansion: modernization floor plan (LHA 2007)



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

CONTINUATION SHEET



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

CONTINUATION SHEET



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