



**Laguna Mountain Environmental, Inc.**

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September 3, 2013

Mr. Jose Luis Valadez  
Walsh Engineering & Surveying, Inc.  
607 Aldwych Road  
El Cajon, CA 92020

**RE: Vista de Lamar Historical Evaluation Report of Structures at 3053 and 3055 Bancroft Drive, Spring Valley, California (PDS2013-MPA-13-006)**

The proposed project is a 19-unit condominium tentative map. The project area includes both 3053 and 3055 Bancroft Drive addresses in the Spring Valley Community Planing area (APN 504-112-36 and 504-112-95), within an unincorporated portion of San Diego County.

The approximately 2.5-acre project area is located in the southern portion of San Diego County (Figure 1). It is located south of Highway 94 and east of SR-125, south of Lamar Street and immediately north of Mac Lane and west of Avenida De Lamar. The parcels are currently accessed from the east side of Bancroft Drive, via unpaved Meghan Court. The project is within Township 16 South, Range 1 West in Section 32, as shown on the National City USGS Quadrangle (Figure 2). The proposed project will provide access to the condominiums from Avenida De Lamar by means of a concrete pavement private driveway – Vista De Lamar (Figure 3). The proposed project involves the demolition of the two existing residential structures.

Cultural resource work was conducted in accordance with the California Environmental Quality Act (CEQA), the County Resource Protection Ordinance (RPO), and the County of San Diego guidelines. The County of San Diego served as lead agency for the project and CEQA compliance.

Two residential structures are present within the project area. Both structures will be impacted by the current project plans. Each structure is described in greater detail below.

### **3053 Bancroft Drive**

The residential structure at 3053 Bancroft Drive is listed with a construction date of 1963 (Zillow.com 2013). This is consistent with the architectural style and current appearance, and would make the building 50 years old (Figure 4). Original ownership information for the structure is not available.

The 1,310 square foot structure is a private residence with two bedrooms and two bathrooms, and attached garage. The house is a Contemporary style. The structure is a roughly L-shaped, single story slab on grade stucco residence with a nearly horizontal but gently pitched roof with large eaves. Due to the slope, a partial crawl space may be present under a portion of the house. A small covered porch is present over the front door. Most windows appear to be metal casement, but at least one set of windows appears to have been replaced with vinyl. The structure appears otherwise well-maintained.

### **3055 Bancroft Drive**

This residence appears to have been constructed between 1921, when the Prevost family disappears from the San Diego Directory urban listings, and 1928-1929 when a utility easement for the residence is established. This age is consistent with its architectural style (Figure 5). A structure does not appear in this location on the 1904 edition of the USGS San Diego 15' quadrangle surveyed in 1902, or on the 1915 edition of the San Diego Soils Map. A structure first appears on the 1904 edition of the USGS San Diego 15' quadrangle reprinted in 1941 and culture revised in 1930. The same structure is more clearly shown on the 1944 edition of the USGS National City 7.5' quadrangle surveyed in 1938-1939. Some real estate websites give a build date of 1928 for this structure (Trulia.com 2013).

Mrs. Lena Prevost seems to have been the actual initial owner of the structure. The 1920 census shows Philip and Lena Prevost with their two adult children living at 4385 Arizona Street in San Diego (USCB 1920). Philip Prevost is listed as a 50 year old head of household who was renting. He is listed as working as a machinist at a shipyard (USCB 1920). Lena Prevost is a 43 year old wife without listed occupation suggesting she is a housewife (USCB 1920). Their son Renan Prevost is listed as a 21 year old printer at a printing shop and their other son Voltaire Prevost is listed as an 18 year old shipping clerk at a department store (USCB 1920). The 1920 City Directory lists Philip and wife Lena living at 4385 Arizona Street, with son Renan a music teacher and Voltaire a clerk at Whitney & Co.

The 1921 City Directory does not list any of the Prevosts either in San Diego or Spring Valley. The 1922 City Directory lists only Renan Prevost as a pressman at Dove and Robinson with a residence in Spring Valley. No Prevosts are present under the Spring Valley listing. The 1923 City Directory does not have a listing for the Prevosts anywhere. The 1924 Spring Valley listings show a Philippe Prevost, listed as a rancher and a Voltaire Prevost listed as a carpenter. In the 1925 San Diego City directory, a Philip Prevost is listed as a machinist living at 1445 C Street. Under the Spring Valley listings for this year, a Philippe Prevost is listed as a rancher and Voltaire Prevost is listed as a carpenter.

An agreement for a utility easement was signed on December 14, 1928 between Philip Prevost and Mrs. Lena Prevost and the San Diego Consolidated Gas and Electric Company. This suggests a probable construction date of 1928-1929 associated with the utility hookup.

The 1929 City Directory lists Lena Prevost under her husband's name as a rancher, along with their two sons in Spring Valley.

The 1930 census shows Lena Prevost as head of household and owner of a residence on Bancroft Drive (USCB 1930). She is listed as 54 years old and without occupation. Renan Prevost is listed as a 32 year old son, working as a farmer. Voltaire Prevost is listed as a 29 year old son, also working as a farmer (USCB 1930).

City Directories show consistent listings for the family in Spring Valley through 1937. The 1940 census also shows the same conditions with the family still living on Bancroft Drive and Lena Prevost listed as widowed (USCB 1940). In 1958, Renan Prevost and Lena Prevost established a sewer easement with the Spring Valley Sanitation District indicating that ownership was still the same. By 1960, Renan Prevost's name appears on an access easement agreement with a neighbor indicating that Renan probably inherited the property from his mother and is considered the property owner.

On June 26, 1969 Renan Prevost transferred an easement to Joseph and Florence Kerley. On August 6, 1982 Renan Prevost transferred another utility easement to SDG&E indicating he was still the property owner at that time. Renan Prevost died on December 3, 1990 (California Death Index) and it is likely the property was sold after that date.

The history of property ownership and occupancy is relatively simple beginning with Philippe and Lena Prevost (1928 to 1929) to his widow Lena Prevost (1929 to approximately 1958) to their son Renan Prevost (1960 to at least 1982, probably 1990). While the Prevost family were long-time residents of the Spring Valley area they apparently did not make a significant contribution to the region's history and were not notable in their own right.

The architectural style of the structure is a Craftsman Bungalow. The structure has two bedrooms and one bathroom with a total of 864 square feet on a 1.23 acre parcel (Zillow.com 2013). The building is largely rectangular. It is made with white clapboard wood siding. The structure has a slightly pitched gabled roof with vertical slat venting at the apex. Exposed beam rafters support wide eaves. Windows appear to be original double hung wood. One window appears to have been partially cut and a segment removed to allow an air conditioner unit to be installed on a makeshift platform. What originally appears to have been a partially open porch on the west side is a modified front gabled extension that carries out the same roof theme and siding as the rest of the house. The current front door on the south side of the house has been placed in what appears to have been the side opening for the porch. This effort to enclose the porch does not retain the original siding treatment. The original door appears to have been replaced and a security screen door is present on the exterior. Due to the slope, the house is elevated on a poured concrete foundation that appears to contain a partial basement. The entrance to the house has a short series of steep, poured concrete stairs.

## Resource Importance

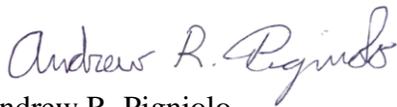
The building located at 3053 Bancroft Drive is a single family residential structure that is Contemporary in style. It is not known to contain any important associations with persons or events important in history. The structure is a poor example of Contemporary style with minor loss of integrity due to window replacement. 3053 Bancroft Drive lacks the integrity and/or qualities to qualify as a significant historical resource under County Guidelines.

The residential structure at 3055 Bancroft Drive appears to date to 1928 and is Craftsman Bungalow in style. It is associated with long-time owners Lena and Renan Prevost who were local ranchers in the area. The structure is not associated with events that have made a significant contribution to the broad patterns of California or San Diego County's history and cultural heritage.

While Lena and Renan Prevost were local community members they were not noteworthy and the structure is not associated with the lives of persons important to our past, including the history of San Diego County or its communities. 3055 Bancroft Drive is a distinctive type of structure being a Craftsman Bungalow and exemplifying a particular period in time. The enclosure of the front porch and the loss of the original entrance have reduced the integrity of the original structure however. Its original rural setting has also been compromised by surrounding suburban development. 3055 Bancroft Drive lacks the integrity and/or qualities to qualify as a significant historical resource under County Guidelines.

If you have any questions, please contact me at your earliest convenience.

Sincerely,



Andrew R. Pignolo  
Principal Archaeologist

### Attachments:

- Figure 1 – Regional Location Map
- Figure 2 – Project Location Map
- Figure 3 – Proposed Project Plans
- Figure 4 – Views of Structure at 3035 Bancroft Drive
- Figure 5 – Views of Structure at 3055 Bancroft Drive
- Site Forms for BD-S-1 and BD-S-2

## References Cited

### San Diego City and County Directory

1920-1939 San Diego City and County Directories. San Diego Directory Co., Publishers.

### California Death Index

1940-1997 California Death Index, 1940-1997. State of California Department of Health Services, Sacramento. Accessed 8/30/2013 on Ancestry.com.

### Trulia.com

2013 3055 Bancroft Drive, Spring Valley, CA 91977 Search Results.  
Available at: <http://www.trulia.com/homes/>

### U.S. Census Bureau (USCB)

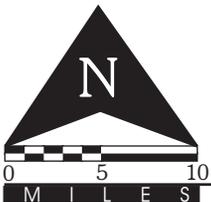
1920-1940 Population Schedule Records. Department of Commerce, Bureau of the Census, Washington D.C.

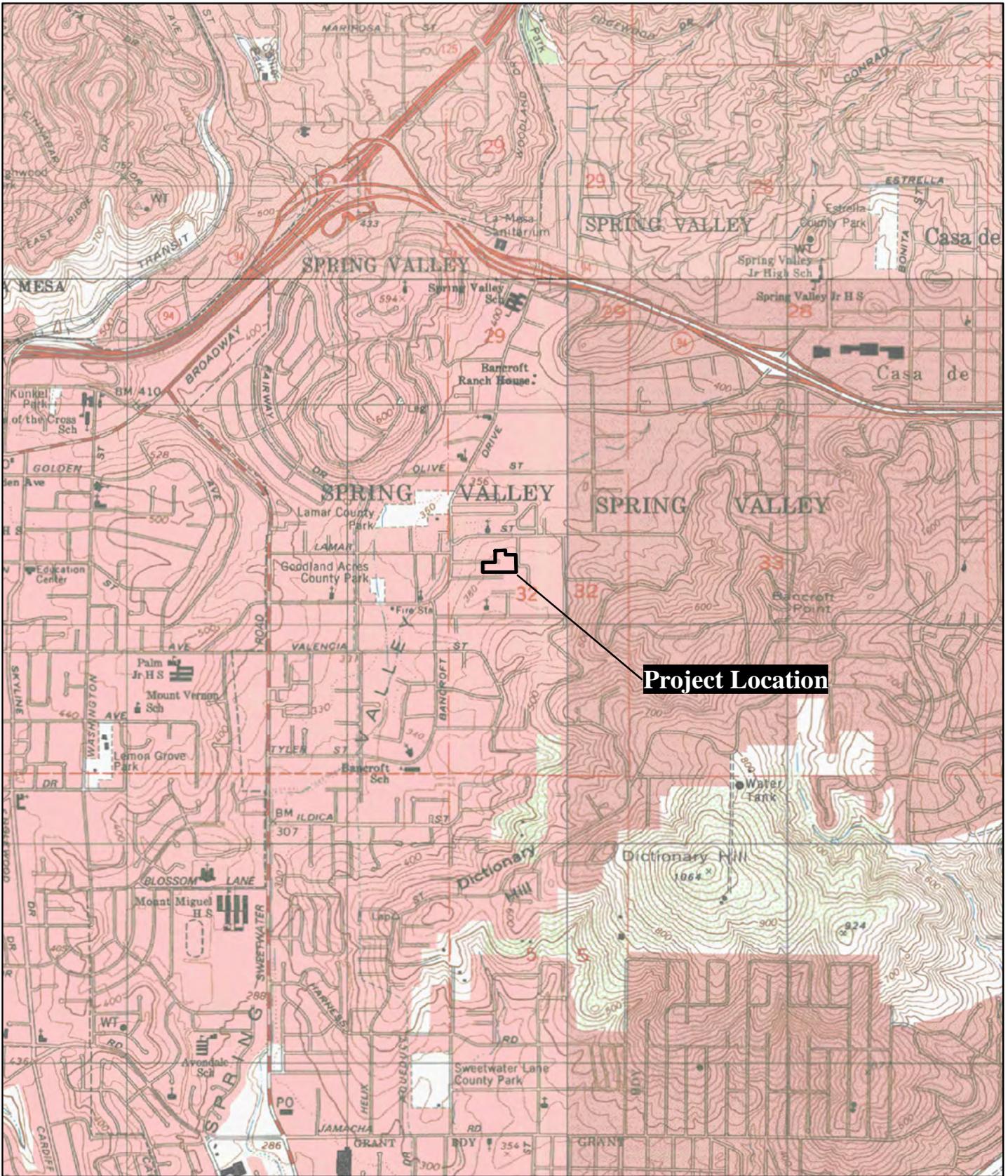
### Zillow.com

2013 3053 and 3055 Bancroft Drive, Spring Valley, CA 91977 Search Results.  
Available at: <http://www.zillow.com/homedetails/>



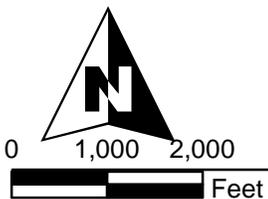
Figure 1  
Regional Location Map





Source: USGS 7.5' National City, La Mesa, El Cajon and Jamul Mts Quadrangles

Figure 2  
Project Location Map



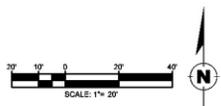
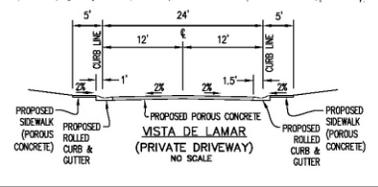
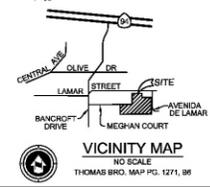
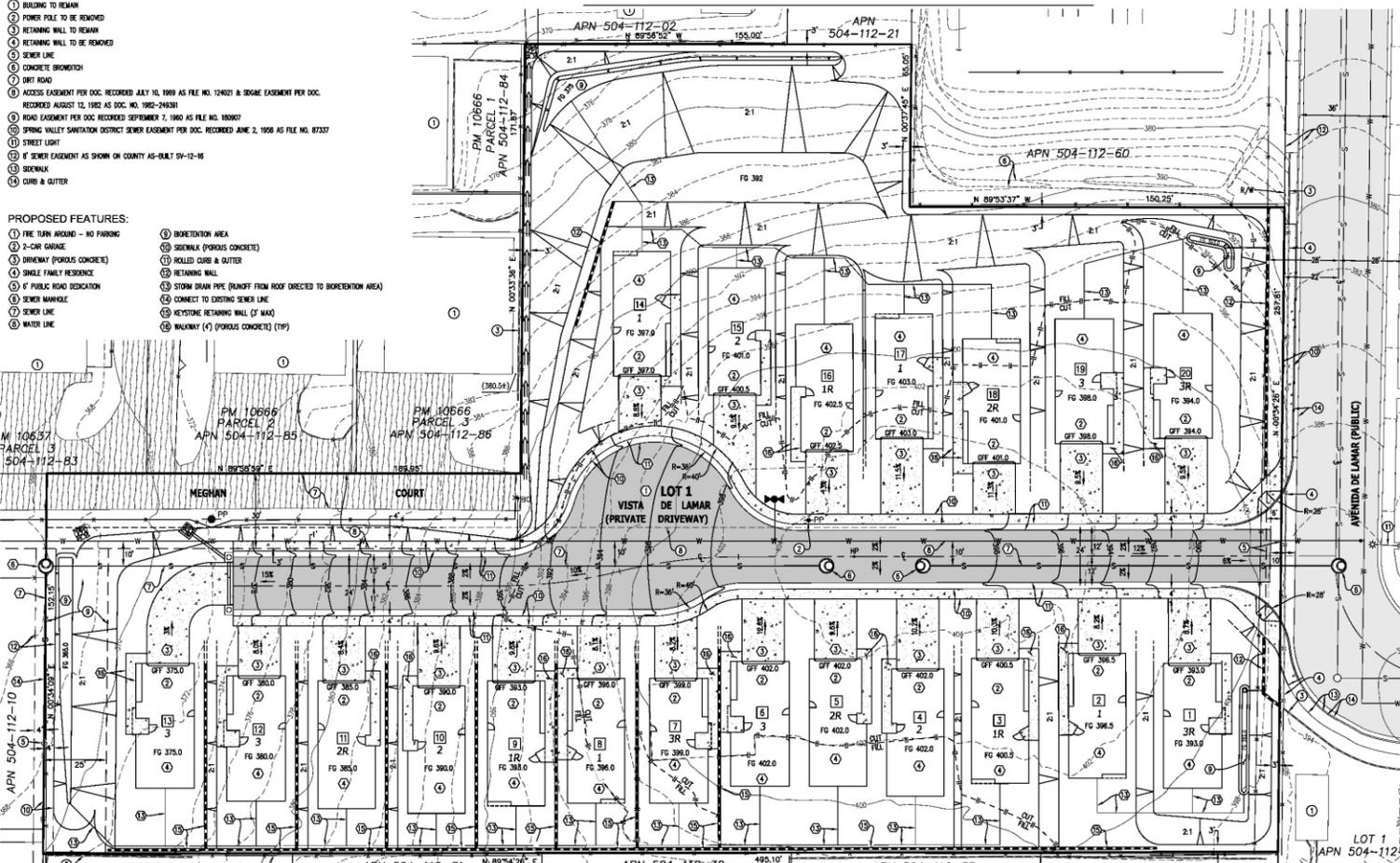
# PRELIMINARY GRADING PLAN

## EXISTING FEATURES:

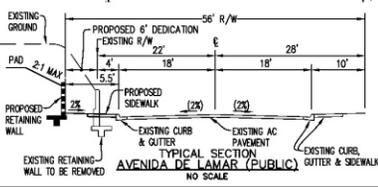
- 1 BUILDING TO REMAIN
- 2 POWER POLE TO BE REMOVED
- 3 RETAINING WALL TO BE REMAIN
- 4 RETAINING WALL TO BE REMOVED
- 5 SEWER LINE
- 6 CONCRETE BROWNSTON
- 7 DRY ROAD
- 8 ACCESS EASEMENT PER DOC, RECORDED JULY 10, 1989 AS FILE NO. 124021 & 8066 EASEMENT PER DOC, RECORDED AUGUST 12, 1982 AS DOC. NO. 1982-24931
- 9 EASEMENT PER DOC, RECORDED SEPTEMBER 7, 1980 AS FILE NO. 183007
- 10 SPRING VALLEY SANITATION DISTRICT SEWER EASEMENT PER DOC, RECORDED JUNE 2, 1958 AS FILE NO. 87337
- 11 STREET LIGHT
- 12 IF SEWER EASEMENT AS SHOWN ON COUNTY AS-BUILT 59-12-16
- 13 SIDEWALK
- 14 CURB & GUTTER

## PROPOSED FEATURES:

- 1 FIVE TURN ARROUND - NO PARKING
- 2 2-CAR GARAGE
- 3 DRIVEWAY (POROUS CONCRETE)
- 4 SINGLE FAMILY RESIDENCE
- 5 IF PUBLIC ROAD DEDICATION
- 6 SEWER MANHOLE
- 7 SEWER LINE
- 8 WATER LINE
- 9 BROOKLETION AREA
- 10 SIDEWALK (POROUS CONCRETE)
- 11 ROLLED CURB & GUTTER
- 12 RETAINING WALL
- 13 STORM DRAIN PIPE (RANOFF FROM ROOF DIRECTED TO BROOKLETION AREA)
- 14 CONNECT TO EXISTING SEWER LINE
- 15 KEYSTONE RETAINING WALL (2' MAX)
- 16 WALKWAY (4") (POROUS CONCRETE) (11P)



**ABBREVIATIONS:**  
 AC = ASPHALT CONCRETE OR ASPHES  
 APN = ASSessor'S PARCEL NUMBER  
 C = CENTERLINE  
 FG = FINISH GRADE  
 OFF = GRADE FINISH FLOOR  
 HP = HIGH POINT  
 MAX = MAXIMUM  
 MIN = MINIMUM  
 UP = UTILITY POWER POLE  
 R = REVERSED  
 R/W = RIGHT-OF-WAY  
 RSJ = REGIONAL STANDARD DRAWINGS  
 S = SEWER  
 W = WATER



## LEGEND:

- EXISTING IMPROVEMENT:**
- AC PAVEMENT
  - AC / GRAVEL PAVEMENT
  - 6" CHAINLINK FENCE
  - SEWER MAN
  - SEWER MANHOLE
  - WATER MAN
  - FIRE HYDRANT
  - STREET LIGHT
- PROPOSED IMPROVEMENT:**
- PAVEMENT (POROUS CONCRETE)
  - DRIVEWAY, SIDEWALK (POROUS CONCRETE)
  - FED RAMP PER RSJ G-27 & G-31
  - MASONRY RETAINING WALL (2' MAX)
  - HOUSE UNIT NO.
  - BUILDING MODEL TYPE
  - SEWER MAN
  - SEWER MANHOLE
  - WATER MAN
  - HP MAP
  - CONCRETE BROWNSTON
  - DRAINAGE CATCH BASIN (GRATE) & 4" PVC DRAIN PIPE
  - FIRE HYDRANT
  - CATCH BASIN (TYPE-F), HEADWALL & 12" PVC DRAIN PIPE

## GENERAL NOTES:

- EXISTING HOUSES, GARAGE AND STORAGE SHED ARE NOT SHOWN HEREON FOR CLARITY PURPOSES.
- PROPOSED DRAINAGE SYSTEM (CONSIST CATCH BASINS AND STORM DRAIN PIPES) AROUND THE BUILDINGS ARE NOT SHOWN HEREON FOR CLARITY PURPOSES. THEY WILL BE ADDED AT FINAL ENGINEERING.

## NOTE:

THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING WORK HEREON, AND AGREES TO OBTAIN VALID GRADING PERMISSIONS BEFORE COMMENCING SUCH ACTIVITY.

## EARTHWORK QUANTITIES:

- CUT = 8,200 CY
- FILL = 6,700 CY
- SPRINKLE (18%) = 1,900 CY

## SOURCE OF TOPOGRAPHY:

PHOTOAERIAL AERIAL TOPO SURVEY JOB NO. 283801A  
 DATE FLOWN: SEPTEMBER 29, 2001

## BASIS OF ELEVATIONS:

DESCRIPTION: 3" BRASS DISK IN 8" SQUARE CONCRETE MONUMENT.  
 ELEVATION: 756.08'  
 DATUM: NAVD-83  
 SOURCE: COUNTY OF SAN DIEGO RUS MONUMENT DETAIL, POINT NAME "VOLUN" PER ROS 5650  
 LOCAL BENCHMARK: 36" BENCH WITH DISC STAMPED "S 4066" LOCATED AT SOUTHWEST CORNER OF SITE (ELEVATION = 370.39')

## ASSESSOR'S PARCEL NUMBER:

504-112-36 & 95

## OWNER/SUBDIVIDER:

SALIM MIRO, MANAGING PARTNER  
 SCSS DEVELOPMENT, LLC  
 2808 WEST CANYON AVENUE  
 SAN DIEGO, CA 92113  
 (619) 245-8012 (CONTACT PERSON: BRIAN TURNER)

PREPARED BY:

LAWRENCE W. WALSH RCE 48316 DATE  
 Walsh Engineering & Surveying, Inc.  
 807 Alhambra Road, El Cajon, CA 92020  
 (619) 598-6747 (619) 792-1232 Fax



Source: Walsh Engineering and Surveying 7-9-13

Figure 3  
 Proposed Project Plans





a. View of northern elevation, looking south (PR-04302-004)



b. View of structure, looking southeast (PR-04302-005)

Figure 4  
Views of Structure at 3053 Bancroft Drive





a. View of southern elevation, looking north (PR-04302-001)



b. View of structure, looking southeast (PR-04302-003)

Figure 5  
Views of Structure at 3055 Bancroft Drive



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

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: BD-S-1

**P1. Other Identifier:**

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

a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: National City Date: 1967; Revised 1975 T16S;R1W SW1/4 of NE1/4 of Sec. 32; S.B. BM

c. Address: 3055 Bancroft Drive City: (unincorporated County) Spring Valley Zip: 91977

d. UTM: Zone: 11; NAD83; 499697mE/ 3622304mN

e. Other Locational Data: The project area is located in the unincorporated community of Spring Valley, located south of Highway 94 and east of SR-125, south of Lamar Street and immediately north of Mac Lane and west of Avenida De Lamar, approximately 700 ft. east of Bancroft Dr. (accessed via unpaved Meghan Court). Parcel APN 504-112-95 sits at approximately 385 ft. elevation.

**P3a. Description:** The 864 square foot residence is a Craftsman bungalow style structure with two bedrooms and one bathroom, situated on a 1.23 acre lot in the west-central portion of Spring Valley. The property is one of the few remaining large land holdings in the area, reflecting the original use as a ranch/farm. Real estate listings (online) list a 1928 build date, which is corroborated by a Dec. 1928 document for an SDG&E easement for the property, owned by Philip and Lena Provost. Philip is listed as a rancher on the property in the 1925 San Diego Directory, yet also still listed as a machinist with a residence on 1445 C St. in San Diego – so it would seem the family had not moved full-time to the Spring Valley property yet. Philip and Lena and their two adult sons, Renan and Voltaire, are listed in the 1929 San Diego Directory under Spring Valley. Widow Lena and sons are listed at the 3055 Bancroft Dr. address in the 1930 census. The property was owned by son Renan Provost until at least the 1980s. While the Provost family were long-time residents of Spring Valley, they apparently did not make a significant contribution to the region's history and do not appear to have been notable in their own right.

The essentially rectangular building has white clapboard wood siding, a slightly pitched gabled roof with vertical slat venting at the apex and exposed beam rafters supporting wide eaves. Windows appear to be original double hung wood. What originally appears to have been a partially open porch on the west side is a modified front gabled extension that carries out the same roof theme and siding as the rest of the house. The current front door on the south side of the house has been placed in what appears to have been the side opening for the porch. Due to the slope, the house is elevated on a poured concrete foundation that appears to contain a basement. The entrance to the house (south side) has a short series of steep, poured concrete stairs.

**P3b. Resource Attributes:** HP2; Single family property

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



**P5b. Description of Photo:** Looking southeast at structure; 7/11/13; PR-04302-003

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

Historic  Prehistoric  Both

**P7. Owner and Address:**

Salim Miro  
SCSS Development, LLC  
2608 West Canyon Avenue  
San Diego, CA 92123

**P8. Recorded by:**

Andrew Pigniolo  
Laguna Mountain Environmental  
7969 Engineer Road, Suite 208  
San Diego, CA 92111

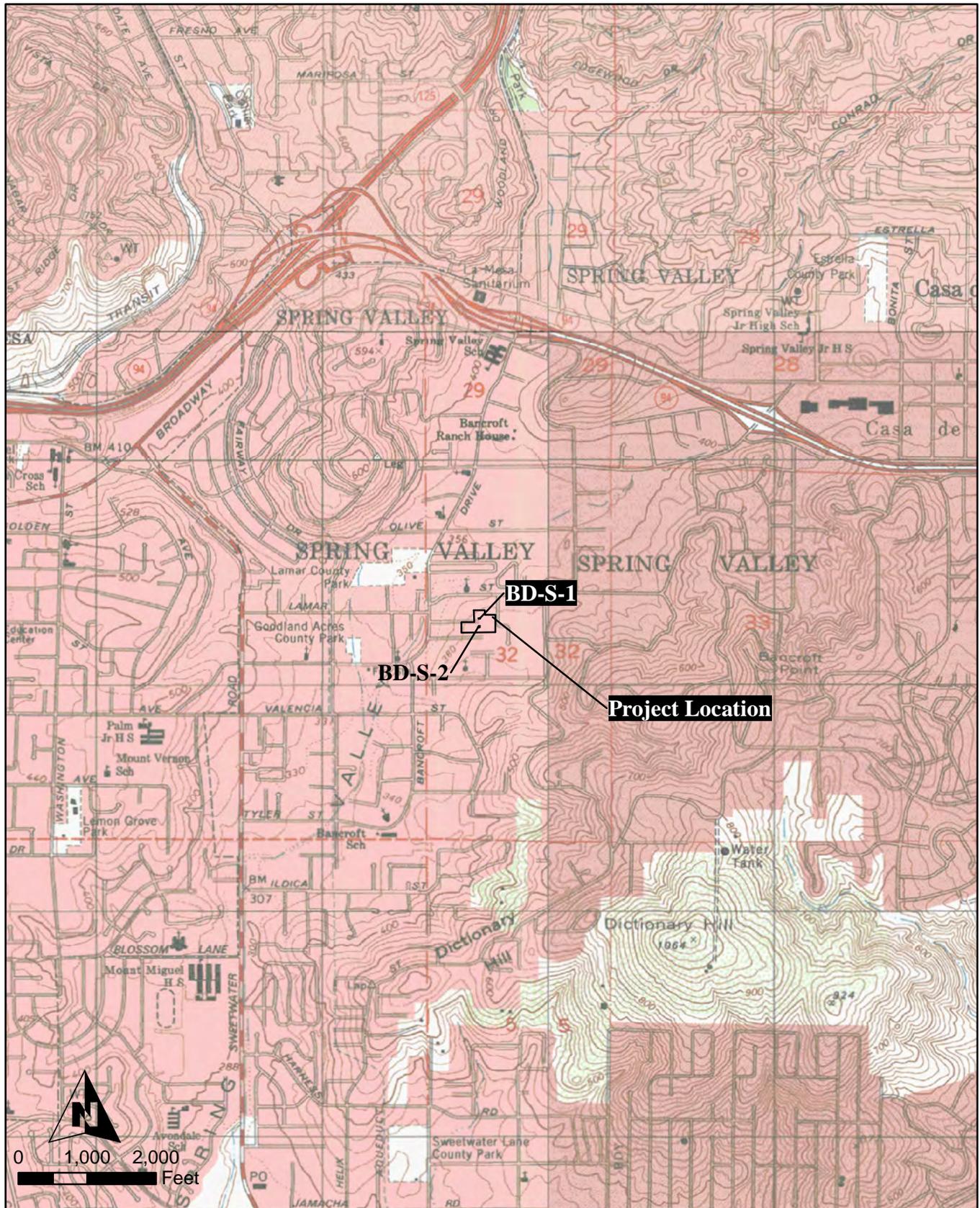
**P9. Date Recorded:** 8/30/13

**P10. Project Type:** Historic evaluation

**P11. Report Citation:** Andrew Pigniolo. 2013. *Vista de Lamar Historical Evaluation Report of Structures at 3053 and 3055 Bancroft Drive, Spring Valley, California.*

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

**LOCATION MAP**



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

Resource Name or #: BD-S-2

**P1. Other Identifier:**

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

a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: National City Date: 1967; Revised 1975 T16S;R1W SW1/4 of NE1/4 of Sec. 32; S.B. BM

c. Address: 3053 Bancroft Drive City: (unincorporated County) Spring Valley Zip: 91977

d. UTM: Zone: 11; NAD83; 499696mE/ 3622269mN

e. Other Locational Data: The project area is located in the unincorporated community of Spring Valley, located south of Highway 94 and east of SR-125, south of Lamar Street and immediately north of Mac Lane and west of Avenida De Lamar, approximately 700 ft. east of Bancroft Dr. (accessed via unpaved Meghan Court). Parcel APN 504-112-36 sits at approximately 385 ft. elevation.

**P3a. Description:** The 1,310 square foot residence is a Contemporary style structure with two bedrooms and two bathrooms, situated on a 1.25 acre lot in the west-central portion of Spring Valley. The property is one of the few remaining large land holdings in the area, reflecting the original use as a ranch/farm. Real estate listings (online) list a 1963 build date for the house. The parcel was originally owned by Philip and Lena Provost since at least 1928. Philip and Lena and their two adult sons, Renan and Voltaire, are listed in the 1929 San Diego Directory under Spring Valley. Widow Lena and sons are listed at the 3055 Bancroft Dr. address in the 1930 census, and apparently the 3053 address number was added in the 1960s probably. The property encompassing both addresses was owned by son Renan Provost until at least the 1980s.

The structure is a roughly L-shaped, single story slab on grade stucco residence with a nearly horizontal but gently pitched roof with large eaves. Due to the slope, a partial crawl space may be present under a portion of the house. A small covered porch is present over the front door. Most windows appear to be metal casement, but at least one set of windows appears to have been replaced with vinyl.

**P3b. Resource Attributes:** HP2; Single family property

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



**P5b. Description of Photo:** Northern elevation, looking south; 7/11/13; PR-04302-004

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

**P7. Owner and Address:**

Salim Miro  
SCSS Development, LLC  
2608 West Canyon Avenue  
San Diego, CA 92123

**P8. Recorded by:**

Andrew Pignoli  
Laguna Mountain Environmental  
7969 Engineer Road, Suite 208  
San Diego, CA 92111

**P9. Date Recorded:** 8/30/13

**P10. Project Type:** Historic evaluation

**P11. Report Citation:** Andrew Pignoli. 2013. *Vista de Lamar Historical Evaluation Report of Structures at 3053 and 3055 Bancroft Drive, Spring Valley, California.*

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

**LOCATION MAP**

