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RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: November 7, 2025

To: SC Sumner, LLC

FROM: Casey Tibbet, M.A., LSA Associate/Architectural Historian

SUBJECT: Historic Resources Evaluation for 7078 and 7080 Sumner Avenue in Eastvale, Riverside County, California (LSA Project No. 20252349)

Under contract to SC Sumner, LLC, LSA completed historic resources evaluations for the residences at 7078 and 7080 Sumner Avenue (Assessor's Parcel Number 152-040-001) in Eastvale, Riverside County, California. The 10-acre property is at the southeast corner of Sumner Avenue and Schleisman Road and is developed with two single-family residences and related buildings, a stand-alone three-car garage/storage building, and concrete slabs. Both residences are more than 50 years of age, which is typically used as a threshold for requiring properties to be evaluated for historical significance although there is technically no age threshold for California Environmental Quality Act (CEQA) compliance. To complete the evaluations, LSA conducted research and intensive-level field surveys, and evaluated each residence under the criteria for listing in the California Register of Historical Resources (California Register). The evaluations were documented on State of California Department of Parks and Recreation (DPR) forms (attached) and are summarized below.

7078 SUMNER AVENUE

This residence is in the northwestern corner of the property and is oriented to the north toward Schleisman Avenue. No building permits were found for this residence, but based on Riverside County assessment records and historic aerial photographs, it was constructed sometime between 1918 and 1938. Although it was in a rural area dominated by two large ranches (Pioneer/Fuller Ranch and Premier Ranch), there is no indication that the subject property was farmed between 1892 and the present, with the exception of a short period in the early post-World War II period when it may have been a small poultry farm. During the field survey, it was observed that the residence has sustained alterations including installation of non-original aluminum-framed windows, a rear porch enclosure, and an addition to the southeast corner of the residence. The heavily textured stucco is not original, and the front porch with arched openings may also be a later addition. Related buildings include a detached garage and a small duplex, both built between 1938 and 1948, based on aerial photographs. Both accessory structures have sustained alterations and are generally unremarkable in terms of construction and architectural style.

7080 SUMNER AVENUE

This residence is in the southwestern corner of the property and is oriented to the west toward Sumner Avenue, but the driveway takes access from Orange Street. The residence was built in 1965 by owner Elsie Hampton. No information was found for Ms. Hampton. From 1966 to at least 1989, the residence was owned by Frank E. Martin. Some information was found regarding Mr. Martin's family, but his occupation remains unknown. As stated above, although the property was in a rural area dominated by two large ranches (Pioneer/Fuller Ranch and Premier Ranch), there is no indication that it was farmed between 1938 and the present. During the field survey, it was observed that the original attached garage has been converted to living area and all fenestration is modern.

RECOMMENDATIONS

As a result of the research and field surveys, LSA recommends to the City of Eastvale (City) that neither residence appears to meet the criteria for listing in the California Register. They do not appear to be associated with any historically important events (Criterion 1) or people (Criterion 2) and, due to alterations, neither is a good example of an architectural style (Criterion 3). They were built during the 20th century using common methods and materials and do not appear to have the potential to yield information important to the history of the area (Criterion 4). LSA recommends to the City that neither residence qualifies as a "historical resource" as defined by CEQA and a finding of *No Impact* may be made for historic-period built environment resources.

Attachment: DPR forms for 7078 and 7080 Sumner Avenue

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 8

Resource Name or #: 7078 Sumner Avenue

P1. Other Identifier: 7060, 7078, and 7080 Sumner Avenue; Kingston Tract, Lot 45

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

***b. USGS 7.5' Quad:** Corona North, CA **Date:** 1981 **T 2S; R 7W; Sections:** 25 and 36; S.B.B.M.

c. Address: 7078 Sumner Avenue **City:** Eastvale **Zip:** 92880

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 152-040-001; southeast corner of Sumner Avenue and Schleisman Road

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

This 10-acre property is at the southeast corner of Sumner Avenue and Schleisman Road and is developed with two single-family residences and related buildings, a modern stand-alone, three-car garage/storage building, and concrete slabs. The residence at 7080 Sumner Avenue (see separate Department of Parks and Recreation [DPR] form) is at the southwest corner of the property. The modern stand-alone building is roughly in the center of the property and the residence at 7078 Sumner Avenue is at the northwest corner of the property. Surrounding properties are developed with modern, single-family residences.

The residence at 7078 Sumner Avenue is roughly rectangular in plan and rests on a raised foundation. It is surmounted by a steeply-pitched, front gable and hipped roof sheathed with composition shingles and has narrow eaves. Rear and side additions have low-pitched shed roofs. The exterior walls are clad with board-and-batten (below the gable ends) and heavily textured stucco. Fenestration consists of non-original, aluminum-framed sliding windows of various sizes. The nearly symmetrical, north-facing façade features a non-original, full-width, covered porch with three arched openings and windows flanking a wood and glass door with a metal security screen. The west elevation has three windows. The south elevation has a large horizontal-rectangular attic vent, a window, and an enclosed porch with fixed windows and a door. The east elevation has a shed-roofed addition, a water heater closet, and windows. The residence appears to be in fair condition. Alterations include the windows, stucco, attic vent, enclosed rear porch, and addition. See *Continuation Sheet*

***P3b. Resource Attributes:** (Original uses) HP2-Single-family property

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

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



P5b. Description of Photo: (View, date, accession #) Façade, view south (5/6/25)

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both
Pre-1938 (Historic aerial photographs)

***P7. Owner and Address:**
Sumner SC
2201 Dupont Drive, Suite 300
Irvine, CA 92612

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

***P9. Date Recorded:**
May 6, 2025

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 7078 Sumner Avenue

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residence

B4. Present Use: Multi-family property

*B5. Architectural Style: Vernacular

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

Building permits were requested from both the City of Eastvale and Riverside County, but no permits were found for this residence. Assessment records for the 10-acre property were provided by the County of Riverside Archives. Based on that information, the first assessment for buildings occurred in 1913 and was \$10 (approximately \$330 in 2025 dollars) (County of Riverside 1907–1913). It is unlikely that this small assessment represents this house. There was no assessment for buildings in 1916, but in 1918, the building assessment was \$100 (County of Riverside 1913–1919). There is no way to tell what type of building the assessment is for or if it was for this residence. Based on Assessor records and historic aerial photographs, the house was likely built sometime between 1918 and 1938 (NETRonline var.). The detached garage and duplex were built between 1938 and 1948 (Ibid.).

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

Original Location: _____

*B8. Related Features: detached garage, duplex, shed

B9a. Architect: None found

b. Builder: None found

*B10. Significance: Theme: Not Applicable (NA)

Area: NA

Period of Significance: NA

Property Type: NA

Applicable Criteria: NA

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

This residence, which appears to have been built sometime between 1918 and 1938, has sustained alterations and does not appear to meet the criteria for listing in the California Register of Historical Resources (California Register). The city does not have any criteria for historical significance. It is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA).

History of Eastvale Overview. In California, the historic era is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). For the majority of the Spanish and Mexican periods in California history, the entire Los Angeles, San Gabriel, and San Bernardino areas, including the area of present-day Eastvale, were considered a part of the land holdings of Mission San Gabriel. The mission system, from 1796 to 1822, consisted of missions, presidios, and pueblos, and was designed to convert the indigenous peoples of California to Christianity and assimilate them under Spanish rule. The missions could occupy and use, but not own, the land. Twenty-one missions were established from San Diego to Sonoma (Gudde, 1998). *See Continuation Sheet*

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

*B12. References: *See Continuation Sheet*

B13. Remarks:

*B14. Evaluator: Casey Tippet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: May 2025, Revised November 2025

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 8 *Resource Name or #: (Assigned by recorder) 7078 Sumner Avenue
*Recorded by LSA Associates, Inc. *Date: May 2025 X Continuation _____ Update

***P3a. Description:** (continued from page 1)

In addition to the primary residence, this part of the property includes a detached garage with a shed roof storage room addition, a small duplex, and a metal storage building with a carport/storage area addition.

The garage is southeast of the primary residence. It has a moderately-pitched roof sheathed with composition shingles and has narrow eaves with exposed rafter tails. The exterior walls are covered with stucco. The modern garage door faces west toward Sumner Avenue. The addition is on the north side of the garage. It has a shed roof sheathed with composition sheets, a boarded up window in the north elevation, and a pedestrian door in the west elevation.

The duplex is south of the garage. It is rectangular in plan and has a low-pitched, side-gable roof sheathed with composition shingles and has narrow eaves and exposed rafter tails. The exterior walls are covered with stucco. Fenestration consists of four aluminum-framed sliding windows. The nearly symmetrical, south-facing façade has two windows, two modern doors, and an air conditioning unit mounted in a former window. A non-original pent roof has been added above the western unit's door. The north elevation has two windows.

The metal storage building is just east of the duplex. It has a nearly flat roof and the metal carport/storage addition has a shed roof. Chain link fences enclose the area with the primary residence, garage, duplex, and metal shed.

P5a. Photo (continued from page 1)



Addition on south and east elevations, view northwest (May 6, 2025).



Garage and storage addition, view east (May 6, 2025).



Metal storage shed and addition, view northeast (May 6, 2025).

See Continuation Sheet

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 8 *Resource Name or #: (Assigned by recorder) 7078 Sumner Avenue
*Recorded by LSA Associates, Inc. *Date: May 2025 ☒ Continuation ☐ Update

P5a. Photo (continued from page 1)



Duplex, view north (May 6, 2025).

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

In 1821, Mexico won independence and control of Alta California. As a result of the Secularization Act of 1833, the land was allowed to be redistributed and the native neophytes were freed from church jurisdiction. In the 1830s–1840s, during secularization of the mission system, the Mexican authorities in Alta California made a number of large land grants on former mission properties in the area; many became private ranches or ranchos. More than 500 ranchos existed in California by 1846; the vast majority was the result of land grants from the Mexican government (Robinson, 1948).

Among these grants were the 40,569-acre Jurupa and 4,400-acre El Rincón grants, which included the present-day city of Eastvale and the subject property (Meissner and Johnson, 2013:25). These two grants were given by Alta California Governor Juan Alvarado to the lay administrator of the secularized mission at San Gabriel, Don Juan Lorenzo Bruno Bandini in 1838 and 1839, respectively (Meissner and Johnson 2013:15, 17). Bandini constructed two adobes, one on each grant, but did not maintain an extended presence in the Jurupa-El Rincón area, moving instead to San Juan Capistrano in 1842 after being appointed administrator of the new village of Indians near the secularized mission site (Meissner and Johnson 2013:26). In 1843, Bandini sold Rancho El Rincón to Bernardo Yorba and 15 percent of Rancho Jurupa to Louis Robidoux (Meissner and Johnson 2013:26). Bandini maintained absentee ownership of the remaining portion of Rancho Jurupa, which was used as a large-scale cattle ranch. He ceded the rancho to his son-in-law, Massachusetts Yankee, Abel Stearns, in 1859 (Meissner and Johnson 2013:26).

The American period, 1848–present, began with the signing of the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily because of the population increase created by the Gold Rush of 1849. The discovery of gold in the northern portion of the State increased Anglo settlement of the region. Mexican land grants had created large pastoral estates in California and the demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning circa 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861 and 1862, followed by two years of extreme drought, which continued to some extent until 1876, altered ranching forever in the area (Jackson, 1982). With the decline of the cattle industry, Stearns and his heirs began selling 40-acre parcels for farming and small-scale ranching to settlers coming west on the newly completed transcontinental railroad lines (Meissner and Johnson 2013:49).

In 1892, Asa Adams recorded the Kingston Tract, which was a 1,160-acre portion of the Jurupa Rancho divided into 114 lots; the subject property is lot 45 of this tract (Map of the Kingston Tract, 1892). There were four 15-acre lots and the remainder were 10 acres (Ibid.). The rough boundaries of the tract were Harrison Avenue on the west, Adams Avenue on the east, Cherry Street on the north, and Citrus Street on the south. According to a 1905 news article, “a ditch was constructed, leaving the river a few miles below the narrows, which was planned to water the entire tract. Several hundred acres of deciduous trees were planted” (*Chino Champion*, 1905). However, the ditch was poorly constructed and did not deliver the anticipated water and the trees, many of which were prune trees, failed to produce fruit (Ibid.). Wells were sunk and a small pumping plant was built by George Hammond who owned several lots (Ibid.). This proved that water was available, and others soon followed suit, including the Pioneer Truck Company of Los Angeles that had nearly 400 acres planted in alfalfa (Ibid.).

The Pioneer Truck Company belonged to Los Angeles transportation entrepreneurs and brothers Charles Henry and Ortus Benton Fuller, who purchased it from George P. McLain and Martin Lehman in the mid- to late 1880s (Theobald, 2015). In 1889, the brothers purchased 3,000 acres of Rancho Jurupa, which they dubbed “Pioneer Ranch,” and initially used (see *Continuation Sheet*)

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 8 *Resource Name or #: (Assigned by recorder) 7078 Sumner Avenue
*Recorded by LSA Associates, Inc. *Date: May 2025 X Continuation _____ Update

***B10. Significance:** (continued from page 4)

to raise horses for their Los Angeles transportation business (Meissner and Johnson, 2013:58). "Over the next forty years, the area of the ranch occupied most of the southern end of present-day Eastvale from Schleisman Road south to the river, between Hellman Avenue and Hamner Avenue [including the project area]. The ranch was later augmented with two thousand acres of land in the river valley" (Meissner and Johnson, 2013:60). By 1907, Pioneer Ranch was known as one of the best cattle and racehorse breeding farms in California (Meissner and Johnson, 2013:60). Some of the land was also devoted to barley, alfalfa, and truck crops, such as corn, melons, and beets.

After his uncle Ortus died in 1922, and his father Charles' health began failing in 1925, Olive Ransome "O.R." Fuller took control of the ranch. O.R. Fuller was a successful truck dealer and motor transit manager in Los Angeles, but in 1928, he built an elegant weekend retreat on the ranch, which he christened Casa Orone, located on a Santa Ana River bluff approximately 1.5 miles southwest of the subject property (Meissner and Johnson, 2013:61, 63; Hiltner, 2010). However, with the onset of the Great Depression, Fuller's car business failed in 1931, leaving the ranch as his only asset (Hiltner, 2010). Fuller was able to turn his luck around by establishing a successful dairy on the ranch and in 1937, he had recovered enough to sell his dairy cows and open a guest ranch, which he named Fuller RanchO. The ranch attracted many celebrities, including Red Skelton, Groucho Marx, Spencer Tracy, Mary Pickford, and Buddy Rogers (Hiltner, 2010). Fuller diversified even further, using some of the ranch land as a poultry farm and by 1935 "the ranch boasted 14,000 turkeys, 12,000 chickens, and 625 cows, and was the largest irrigated farm in Riverside County" (Meissner and Johnson 2013:61, 63). After Fuller's death in 1946, the ranch was sold to a dairyman in 1954 (Hiltner, 2010).

Another prominent ranch was developed in Eastvale during the first part of the 20th century. Premier Ranch once occupied the square mile of land at the heart of the young city; its boundaries were Limonite Avenue, Hamner Avenue, Schleisman Road, and Sumner Avenue, immediately north of the project area (Meissner and Johnson, 2013:92). Premier Ranch was first known as the Chase and Ford Ranch, after its owners Joseph Warren Chase and Oscar Ford, before it was sold to H.M.E. Schroeter of Long Beach in 1909 and then William Eldridge in December 1911 (Meissner and Johnson, 2013:93-94). The land was planted with walnut trees, alfalfa, grain, corn, and black-eyed peas. Eldridge also set up a dairy on his 360 acres, maintaining up to 100 cows at one time (Meissner and Johnson, 2013:100). Since most milking was done by hand at that time, the majority of dairies in Eastvale were small operations, often secondary to the multiple agricultural enterprises in which the large ranches were engaged. The Premier Ranch was purchased in 1959 by Masaru "Speed" and Iwao "George" Harada, sons of Japanese immigrants Kiichi and Rui Harada (Hiltner, 2010). The Harada family planted corn, cabbage, onions, cauliflower, broccoli, and alfalfa, as well as using part of the land to raise beef cattle (Hiltner 2010; Meissner and Johnson 2013:109).

In 1896, the first East Vale school was built at the southeast corner of Chandler Street and Harrison Avenue (Stokely, 2014). The school operated there until 1913 (Ibid.). In 1913, a new schoolhouse opened on the northwest corner of Sumner Avenue and Schleisman Road, kitty-corner from the subject property (Ibid.). This school operated through 1958 (Ibid.).

Eastvale remained largely rural and sparsely populated even after 1976 when construction began on the Interstate 15 connection between the State Route (SR-) 60 and SR-91 freeways (Meissner and Johnson, 2013:122). With the opening of the new freeway segment in 1989, new subdivisions and shopping centers sprang up along the alignment, developing land that was once a part of Fuller RanchO and Premier Ranch (Meissner and Johnson, 2013:122). The City of Eastvale incorporated on October 1, 2010 (Meissner and Johnson, 2013:132).

Eastvale, which consists of 11.43 square miles, lists its population as 69,514 (City of Eastvale, n.d.). No longer an agricultural hub, the majority of the city's residents work outside of the city, commuting to surrounding areas.

Property History. The subject 10-acre property is lot 45 of the Kingston Tract, which was subdivided in 1892 by Asa Adams. A review of newspapers revealed that at least 26 of the 114 lots within the subdivision had been sold by 1894. Research found that the first assessment for a building that may have been the house at 7078 Sumner Avenue occurred in 1918 and was for \$100 (Ibid.). No assessments for trees or vines were ever recorded for this property (Ibid.). The subject residence is visible in 1938 aerial photographs, and there was no other development on the property at that time (NETRonline, var.). With very few exceptions, the surrounding properties were undeveloped except perhaps as farmland (Ibid.). Properties adjacent to the east and south appear to have been planted with trees and newspaper advertisements indicate the property to the north was a small ranch owned by Glen W. Gage (Ibid.). By 1948, the subject residence, as well as at least three other buildings, including what appears to be the extant detached garage and duplex, are visible in aerial photographs (Ibid.). Except for a narrow strip along Sumner Avenue south of the residence, the property appears to be fallow. Surrounding properties remained largely undeveloped with buildings. By 1959, a long, narrow, rectangular structure (not extant) had been built directly south of the duplex (Ibid.). The remainder of the property was fallow and surrounding development remained very sparse. Permits revealed that the house at 7080 Sumner Avenue, in the southwest corner of the property, was built in 1965 and it is visible in the 1966 aerials; the long, rectangular building was gone by then (Riverside County, n.d; NETRonline, var.). By the mid-1980s, a large structure existed roughly in the middle of the property and by the mid-1990s (see *Continuation Sheet*)

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

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 8 *Resource Name or #: (Assigned by recorder) 7078 Sumner Avenue
*Recorded by LSA Associates, Inc. *Date: May 2025 X Continuation _____ Update

***B10. Significance:** (continued from page 5)

another structure had been added to the north (Ibid.). The extant concrete slabs appear to be related to these structures. The stand-alone garage in the middle of the property appears to have been built between 1999 and 2002 (NETRonline var.). There is no indication that the property was farmed anytime between 1892 and the present, except possibly for a short time in the early post-World War II period when it may have had a small poultry farm (Riverside County Assessment Records var.).

People Associated with this Residence. Research identified T. F. Browning as the property owner from 1913 to 1919 when the first building assessments occurred. Although there was a farmer named Thomas F. Browning in Temescal, approximately 16 miles south of Eastvale, at this time, it could not be verified that he is the same person as this property owner (Ancestry.com var.). No additional information was found for T. F. Browning. J. A. Salling and R.A. Salling owned the property from 1920 to 1942, when the house was likely built. No definitive information was found for either of these people. Ford and/or Essie Davis owned the property from 1944 to 1963. Ford was born in 1891 in Louisiana and served in the military as a cook during World War I (Ibid.). In 1920, he married Essie Hampton in Oklahoma and by 1930 they had relocated to Los Angeles (Ibid.). According to 1940 Census data, Ford and Essie were "negro" poultry farmers renting a home on E. 54th Street in Los Angeles (Ibid.). A voter registration card from 1946 has Ford Davis on Sumner Avenue/Route 1 in Corona (Ibid.). Between 1948 and 1959, aerial photos reveal that a long, rectangular building (no longer extant) had been added to the property south of the residence; this may have been a poultry barn (NETRonline var.). The 1950 Census lists the couple as poultry ranchers in Temescal (Ancestry.com). Mr. Davis died in 1954 and is buried in the Los Angeles National Cemetery (Ibid.). Essie and James Hampton continued to own the property until 1963. By 1966, the long, rectangular building was gone (NETRonline var.). No information was found for other owners.

Significance Evaluation. In compliance with CEQA, this property is being evaluated under the California Register criteria. The City of Eastvale does not have any historic preservation criteria.

Criterion 1 - 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. The residence was built sometime between 1918 and 1938. During the interwar period (1918–1939), important historical events included the prosperity of the 1920s and the economic instability of the Great Depression. The "Roaring Twenties" were a time of social and economic mobility for the middle class in urban and suburban areas, but rural areas in California did not experience similar prosperity or growth. The subject property is not associated with the Roaring Twenties pattern of development. The Great Depression (1929–1939) was a period marked by high unemployment and widespread poverty throughout the country. Crop prices in California fell and foreclosures were widespread. Although in a rural area, no evidence was found that the property was farmed or foreclosed on during this period. Therefore, its association with the Great Depression is not particularly strong. In 2000, the rural character of the area radically changed when properties to the west were developed with residential subdivisions (NETRonline var.). By 2009, most of the properties to the south, east, and north had been similarly developed, leaving no vestige of the area's rural heritage (Ibid.). Due to alterations to the residence and changes to the setting, the residence does not even convey an association with the rural character of the interwar period. It is not significant under this criterion.

Criterion 2 - Associated with the lives of persons important to local, California or national history. Research did not find any indication that the residence is associated with persons important in history. It is not significant under this criterion.

Criterion 3 - 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. This residence was built in the early part of the 20th century using common materials and construction practices. The residence and the duplex do not embody the characteristics of a style, type, or period. The residence has sustained alterations including enclosing the rear porch, construction of an addition on the east elevation, replacement of all windows, and application of textured stucco to the exterior. The front porch with arched openings may also be a later addition. These changes have compromised its historic character and integrity of design, materials, feeling, and association. The duplex is nondescript and has modern windows. No evidence was found indicating either the residence or the duplex is the work of a master architect or builder, and neither has high artistic value. They are not significant under this criterion.

See Continuation Sheet

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

Primary # _____
HRI # _____
Trinomial _____

Page 7 of 8 *Resource Name or #: (Assigned by recorder) 7078 Sumner Avenue
*Recorded by LSA Associates, Inc. *Date: May 2025 X Continuation _____ Update

***B10. Significance:** (continued from page 6)

Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. This criterion is typically related to archaeological resources; however, a building "exhibiting a local variation on a standard design or construction technique" could yield important information (National Park Service 1995:21). As noted above, this residence was built in the early part of the 20th century using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation. It is not significant under this criterion.

***B12. References:** (continued from page 6)

Ancestry.com

Var. A variety of records were accessed online in October 2025 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

Chino Champion

1905 Much New Development. August 4, page 1.

City of Eastvale

n.d. City of Eastvale California website. Website: <https://www.eastvaleca.gov/> (accessed online in May 2025).

Gudde, Erwin G.

1998 *California Place Names: The Origin and Etymology of Current Geographical Names*. Fourth edition, revised and enlarged by William Bright. University of California Press, Berkeley and Los Angeles.

Hiltner, Nita

2010 "Eastvale once looked much different." *The (Riverside) Press-Enterprise*, June 20, 2010. Newspaper clipping on file at the Corona Public Library Heritage Room.

Jackson, Sheldon G.

1982 *Beautiful Glendora*. Azusa Pacific University Press, Azusa, California.

Meissner, Loren P., and Kim Jarrell Johnson

2013 *A Brief History of Eastvale*. The History Press, Charleston, South Carolina.

National Park Service

1995 National Register Bulletin. How to Apply the National Register Criteria for Evaluation. Website: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf (accessed October 2025).

NETRonline

Var. Historic aerial photographs. Website: <https://www.historicaerials.com/> (accessed in May and June 2025).

Riverside County

n.d. RCIT Riverside County Map My County. Website: https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public (accessed May 2025).

Riverside County Assessment Records

Var. Assessment records for the subject property for the years 1892 to 1976 provided by the Riverside County Archives in October 2025 via email.

Robinson, W.W.

1948 *Land in California*. University of California Press, Berkeley and Los Angeles.

Stokely, Sandra

2014 Eastvale: Ceremony will honor old 'East Vale' school. Website: <https://www.pressenterprise.com/2014/07/12/eastvale-ceremony-will-honor-old-east-vale-school/> (accessed May 2025).

Theobald, Mark

2015 Auburn-Fuller. Website: <http://www.coachbuilt.com/bui/f/fuller/fuller.htm> (accessed May 2025).

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

Primary # _____
HRI # _____
Trinomial _____

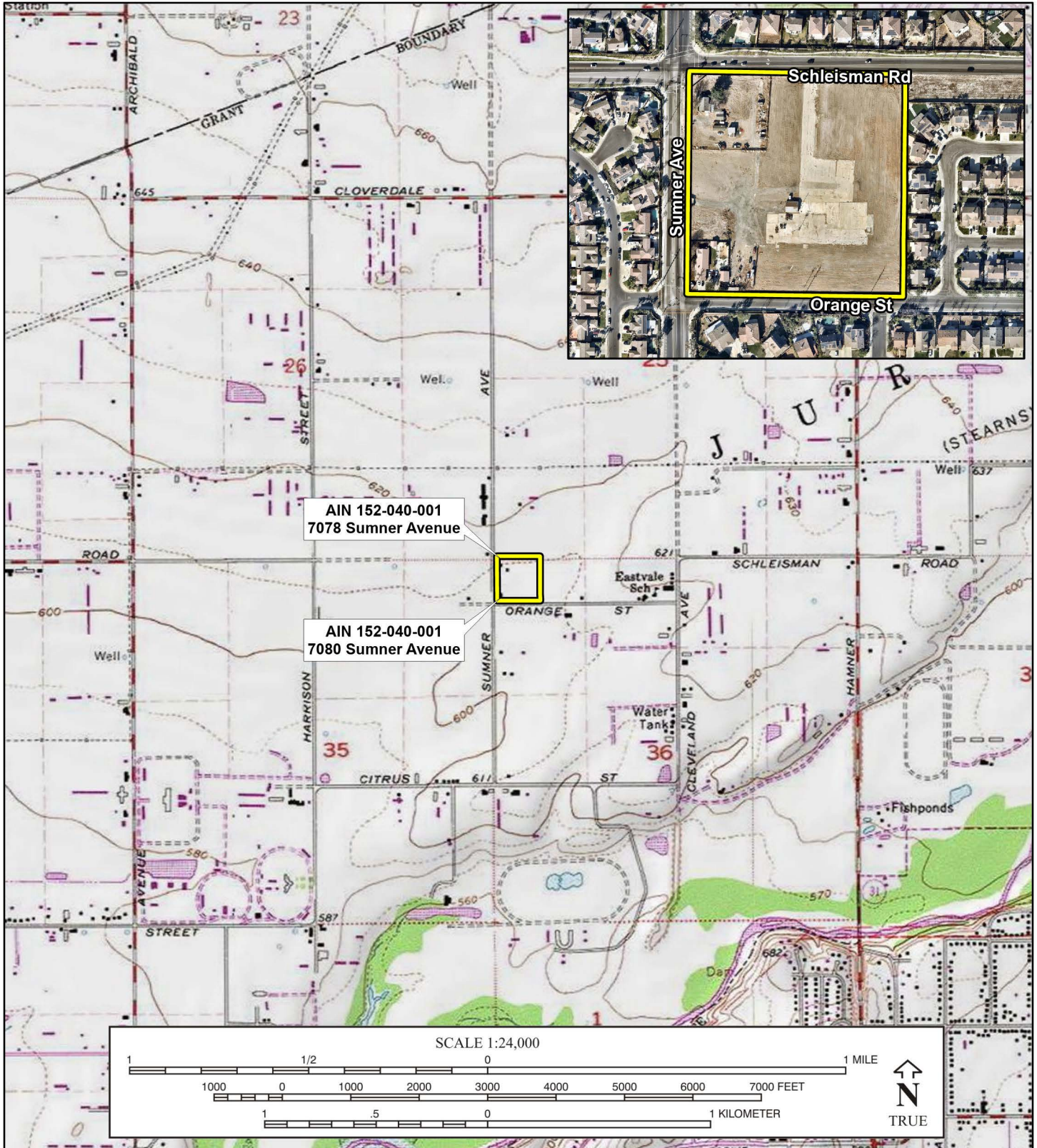
Page 8 of 8

*Resource Name or 7078 and 7080 Sumner Avenue

*Map Name: USGS 7.5' Quad, Corona North; Nearmap

*Scale: 1:24000

*Date of Map: 1981; 2025



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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 7

Resource Name or #: 7080 Sumner Avenue

P1. Other Identifier: 7060, 7078, and 7080 Sumner Avenue; Kingston Tract, Lot 45

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

***b. USGS 7.5' Quad:** Corona North, CA **Date:** 1981 **T 2S; R 7W; Sections:** 25 and 36; S.B.B.M.

c. Address: 7080 Sumner Avenue **City:** Eastvale **Zip:** 92880

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): APN 152-040-001; northeast corner of Sumner Avenue and Orange Street

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

This 10-acre property is at the southeast corner of Sumner Avenue and Schleisman Road and is developed with two single-family residences and related buildings, a stand-alone three-car garage/storage building, and concrete slabs. The residence at 7078 Sumner Avenue (see separate DPR form) is at the northwest corner of the property. The stand-alone building is roughly in the center of the property and the residence at 7080 Sumner Avenue is at the southwest corner of the property. Surrounding properties are developed with modern single-family residences.

The residence at 7080 Sumner Avenue is roughly rectangular in plan and rests on a raised foundation. It is surmounted by a moderately-pitched, gable-on-hip and cross-gable roof sheathed with thin wood shingles and has moderate eaves and flagstone and brick chimneys. Many of the shingles are loose or out of place. The exterior walls are clad with a combination of board-and-batten siding, brick skirting, and stucco. All fenestration is modern with fake muntins. The asymmetrical, west-facing façade includes two single-hung windows, a wooden front door flanked by sidelights, a pair of single-hung windows, and a projecting wing with two pairs of single-hung windows. There is a large front gable at the north end of the façade (see *Continuation Sheet*)

***P3b. Resource Attributes:** (Original uses) HP2-Single-family property

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

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



See Continuation Sheet

P5b. Description of Photo: (View, date, accession #) Top: façade, view to the east; bottom: façade and south elevation, view northeast (5/6/25).

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both
1965 (Building permit)

***P7. Owner and Address:**
Sumner SC
2201 Dupont Drive, Suite 300
Irvine, CA 92612

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

***P9. Date Recorded:**
May 6, 2025

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

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 7

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 7080 Sumner Avenue

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Ranch

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

1965 – Permit issued to owner Elsie (Essie?) Hampton for a frame and stucco dwelling and attached garage with a wood shake roof. Contractor's name appears to be Security Homes.

1969 Electrical permit issued to owner Frank E. Martin for an electric service pump.

1971 Permits issued to owner Frank Martin for a swimming pool and block wall.

1979 Permit issued to owner Frank E. Martin for an agricultural registration(?) barn with a 300-foot front setback and a 190-foot side setback.

1985 Permit issued to owner Frank E. Martin to install 400-amp electricity in an agricultural building.

1988 Plumbing permit for a gas test issued to applicant Mike Martin (owner Frank Martin)

1989 Electrical permit issued to applicant Mike Martin (owner Frank Martin) to upgrade to 600 amp for feed mill.

2017 Permit issued to owner SC SUMNER (Stratham Homes) to demolish a substandard/hazardous metal barn.

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

*B8. Related Features: Single-family residence (7060 Sumner Avenue) and stand-alone garage/storage building.

B9a. Architect: None found

b. Builder: None found

*B10. Significance: Theme: Not Applicable (NA)

Area: NA

Period of Significance: NA

Property Type: NA

Applicable Criteria: NA

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

This 1965 Ranch style residence has sustained alterations and does not appear to meet the criteria for listing in the California Register of Historical Resources (California Register). The city does not have any criteria for historical significance. It is not a "historical resource" for purposes of the California Environmental Quality Act (CEQA).

History of Eastvale Overview. In California, the historic era is generally divided into three periods: the Spanish or Mission Period (1769 to 1821), the Mexican or Rancho Period (1821 to 1848), and the American Period (1848 to present). For the majority of the Spanish and Mexican periods in California history, the entire Los Angeles, San Gabriel, and San Bernardino areas, including the area of present-day Eastvale, were considered a part of the land holdings of Mission San Gabriel. The mission system, from 1796 to 1822, consisted of missions, presidios, and pueblos, and was designed to convert the indigenous peoples of California to Christianity and assimilate them under Spanish rule. The missions could occupy and use, but not own, the land. Twenty-one missions were established from San Diego to Sonoma (Gudde, 1998). See *Continuation Sheet*

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

*B12. References: *See Continuation Sheet*

B13. Remarks:

*B14. Evaluator: Casey Tibbet, M.A., LSA Associates, Inc., 1500 Iowa Avenue, Suite 200, Riverside, CA 92507

*Date of Evaluation: May 2025, Revised in November 2025

(Sketch Map with north arrow required.)

Refer to Location Map

(This space reserved for official comments.)

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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 7 *Resource Name or #: (Assigned by recorder) 7080 Sumner Avenue
*Recorded by LSA Associates, Inc. *Date: May 2025 ☒ Continuation ☐ Update

***P3a. Description:** (continued from page 1)

and a small, off-center front gable in the projecting wing which may be a garage conversion. The south elevation is adjacent to the driveway and faces Orange Street. This elevation has two pairs of single-hung windows above brick skirting. The east elevation is not clearly visible from the public right-of-way. There do not appear to be any openings in the north elevation. A detached garage with an east-facing garage door is east of the residence near Orange Street. There is a small, free-standing building adjacent to the north fence line behind the house. The yard areas are enclosed by a vinyl split rail-style fence (front), a combination brick and metal fence (south side), and a solid wall (east and north sides). The property appears to be in good condition. Alterations include modern windows and the possible garage conversion.

P5a. Photo (continued from page 1)



South and east elevations, view northwest (5/6/25).

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

In 1821, Mexico won independence and control of Alta California. As a result of the Secularization Act of 1833, the land was allowed to be redistributed, and the native neophytes were freed from church jurisdiction. In the 1830s–1840s, during secularization of the mission system, the Mexican authorities in Alta California made a number of large land grants on former mission properties in the area; many became private ranches or ranchos. More than 500 ranchos existed in California by 1846; the vast majority was the result of land grants from the Mexican government (Robinson, 1948).

Among these grants were the 40,569-acre Jurupa and 4,400-acre El Rincón grants, which included the present-day city of Eastvale and the subject property (Meissner and Johnson, 2013:25). These two grants were given by Alta California Governor Juan Alvarado to the lay administrator of the secularized mission at San Gabriel, Don Juan Lorenzo Bruno Bandini, in 1838 and 1839, respectively (Meissner and Johnson, 2013:15, 17). Bandini constructed two adobes, one on each grant, but did not maintain an extended presence in the Jurupa-El Rincón area, moving instead to San Juan Capistrano in 1842 after being appointed administrator of the new village of Indians near the secularized mission site (Meissner and Johnson, 2013:26). In 1843, Bandini sold Rancho El Rincón to Bernardo Yorba and 15 percent of Rancho Jurupa to Louis Robidoux (Meissner and Johnson, 2013:26). Bandini maintained absentee ownership of the remaining portion of Rancho Jurupa, which was used as a large-scale cattle ranch. He ceded the rancho to his son-in-law, Massachusetts Yankee Abel Stearns, in 1859 (Meissner and Johnson, 2013:26).

The American period, 1848–present, began with the signing of the Treaty of Guadalupe Hidalgo. In 1850, California was accepted into the Union of the United States primarily because of the population increase created by the Gold Rush of 1849. The discovery of gold in the northern portion of the State increased Anglo settlement of the region. Mexican land grants had created large pastoral estates in California and the demand for beef during the Gold Rush led to a cattle boom that lasted from 1849–1855. However, beginning circa 1855, the demand for beef began to decline due to imports of sheep from New Mexico and cattle from the Mississippi and Missouri Valleys. When the beef market collapsed, many California ranchers lost their ranchos through foreclosure. A series of disastrous floods in 1861 and 1862, followed by two years of extreme drought, which continued to some extent until 1876, altered ranching forever in the area (Jackson, 1982). With the decline of the cattle industry, Stearns and his heirs began selling 40-acre parcels for farming and small-scale ranching to settlers coming west on the newly completed transcontinental railroad lines (Meissner and Johnson, 2013:49).

In 1892, Asa Adams recorded the Kingston Tract, which was a 1,160-acre portion of the Jurupa Rancho divided into 114 lots; the subject property is lot 45 of this tract (Map of the Kingston Tract 1892). There were four 15-acre lots and the remainder were 10 acres (Ibid.). The rough boundaries of the tract were Harrison Avenue on the west, Adams Avenue on the east, Cherry Street on the north, and Citrus Street on the south. According to a 1905 news article, “a ditch was constructed, leaving the river a few miles below the narrows, which was planned to water the entire tract. Several hundred acres of deciduous trees were planted” (*Chino Champion*, 1905). However, the ditch was poorly constructed and did not deliver the anticipated water and the trees, many of which were prune trees, failed to produce fruit (Ibid.). Wells were sunk and a small pumping plant was built by George Hammond who owned several lots (Ibid.). This proved that water was available and others soon followed suit, including the Pioneer Truck Company of Los Angeles (Ibid.). Pioneer had nearly 400 acres planted in alfalfa (ibid.).

The Pioneer Truck Company belonged to Los Angeles transportation entrepreneurs and brothers Charles Henry and Ortus Benton Fuller, who had purchased it from George P. McLain and Martin Lehman in the mid- to late 1880s (Theobald, 2015). In 1889, the brothers purchased 3,000 acres of Rancho Jurupa, which they dubbed “Pioneer Ranch,” and initially used to raise horses for their Los Angeles transportation business (Meissner and Johnson, 2013:58). “Over the next forty years, the area (see *Continuation Sheet*)

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

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 7 *Resource Name or #: (Assigned by recorder) 7080 Sumner Avenue
*Recorded by LSA Associates, Inc. *Date: May 2025 X Continuation _____ Update

***B10. Significance:** (continued from page 3)

of the ranch occupied most of the southern end of present-day Eastvale from Schleisman Road south to the river, between Hellman Avenue and Hamner Avenue [including the project area]. The ranch was later augmented with two thousand acres of land in the river valley" (Meissner and Johnson, 2013:60). By 1907, Pioneer Ranch was known as one of the best cattle and racehorse breeding farms in California (Meissner and Johnson, 2013:60). Some of the land was also devoted to barley, alfalfa, and truck crops, such as corn, melons, and beets.

After his uncle Ortus' death in 1922, and his father Charles' health began failing in 1925, Olive Ransome "O.R." Fuller took control of the ranch. O.R. Fuller was a successful truck dealer and motor transit manager in Los Angeles at the time, and in 1928, he built an elegant weekend retreat on the ranch, which he christened Casa Orone, located on a Santa Ana River bluff approximately 1.5 miles southwest of the subject property as the crow flies (Meissner and Johnson, 2013:61, 63; Hiltner, 2010). However, with the onset of the Great Depression, Fuller's car business failed in 1931, leaving the ranch as his only asset (Hiltner, 2010). Fuller was able to turn his luck around by establishing a successful dairy on the ranch and, in 1937, he had recovered enough to sell his dairy cows and open a guest ranch, which he named Fuller RanchO. The ranch attracted many celebrities, including Red Skelton, Groucho Marx, Spencer Tracy, Mary Pickford, and Buddy Rogers (Hiltner, 2010). Fuller diversified even further, using some of the ranch land as a poultry farm and by 1935 "the ranch boasted fourteen thousand turkeys, twelve thousand chickens, and 625 cows, and was the largest irrigated farm in Riverside County" (Meissner and Johnson, 2013:61, 63). After Fuller's death in 1946, the ranch was sold to a dairyman in 1954 (Hiltner, 2010).

Another prominent ranch was developed in Eastvale during the first part of the 20th century. Premier Ranch once occupied the square mile of land at the heart of the young city; its boundaries were Limonite Avenue, Hamner Avenue, Schleisman Road, and Sumner Avenue, immediately north of the project area (Meissner and Johnson, 2013:92). Premier Ranch was first known as the Chase and Ford Ranch, after its owners Joseph Warren Chase and Oscar Ford, before it was sold to H.M.E. Schroeter of Long Beach in 1909 and then William Eldridge in December 1911 (Meissner and Johnson, 2013:93-94). The land was planted with walnut trees, alfalfa, grain, corn, and black-eyed peas. Eldridge also set up a dairy on his 360 acres, maintaining up to 100 cows at one time (Meissner and Johnson, 2013:100). Since most milking was done by hand at that time, the majority of dairies in Eastvale were small operations, often secondary to the multiple agricultural enterprises in which the large ranches were engaged. The Premier Ranch was purchased in 1959 by Masaru "Speed" and Iwao "George" Harada, sons of Japanese immigrants Kiichi and Rui Harada (Hiltner, 2010). The Harada family planted corn, cabbage, onions, cauliflower, broccoli, and alfalfa, as well as using part of the land to raise beef cattle (Hiltner, 2010; Meissner and Johnson, 2013:109).

Eastvale remained largely rural and sparsely populated even after 1976 when construction began on the Interstate 15 connection between the State Route (SR-) 60 and SR-91 freeways (Meissner and Johnson, 2013:122). With the opening of the new freeway segment in 1989, new subdivisions and shopping centers sprang up along the alignment, developing land that was once a part of Fuller RanchO and Premier Ranch (Meissner and Johnson, 2013:122). The City of Eastvale incorporated on October 1, 2010 (Meissner and Johnson, 2013:132).

Eastvale, which consists of 11.43 square miles, lists its population as 69,514 (City of Eastvale, n.d.). No longer an agricultural hub, the majority of the city's residents work outside of the city, commuting to surrounding areas.

Property History. The subject 10-acre property is lot 45 of the Kingston Tract, which was subdivided in 1892 by Asa Adams. A review of newspapers revealed that at least 26 of the 114 lots within the subdivision had been sold by 1894. In 1913, the original East Vale school at the southeast corner of Chandler Street and Harrison Avenue approximately 1 mile southwest of the subject property, closed (Stokely, 2014). That same year, a new school was built on the northwest corner of Sumner Avenue and Schleisman Road, kitty corner from the subject property (Ibid.). The school operated through 1958 (Ibid.). Research found that the first assessment for a building on this property, which may have been the house at 7078 Sumner Avenue in the northwest corner of the property, occurred in 1918 (Riverside County Assessment Records var.). The school is visible in historic aerial photographs from 1938 as is the 7078 Sumner residence (NETRonline, var.). With very few exceptions, the surrounding properties were undeveloped except perhaps as farmland (Ibid.). Properties adjacent to the east and south appear to have been planted with trees and newspaper advertisements indicate that the property to the north was a small ranch owned by Glen W. Gage (Ibid.). Permits revealed that the subject residence at 7080 Sumner Avenue was built in 1965 and it is visible in the 1966 aerials (Riverside County, var.; Ibid.). By the mid-1980s, the detached garage east of the house was built and a large structure existed roughly in the middle of the 10-acre property (Ibid.). By the mid-1990s another structure had been added to the north of the large building in the center of the property (Ibid.). The extant concrete slabs appear to be related to these structures. The stand-alone garage in the middle of the property appears to have been built between 1999 and 2002 (NETRonline, var.). There is no indication that the property was farmed anytime between 1892 and the present, except possibly for a short time in the early post-World War II period when it may have had a small poultry farm (Riverside County Assessment Records var.). *See Continuation Sheet*

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

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 7 *Resource Name or #: (Assigned by recorder) 7080 Sumner Avenue
*Recorded by LSA Associates, Inc. *Date: May 2025 X Continuation _____ Update

***B10. Significance:** (continued from page 4)

People Associated with this Residence. Based on building permits, the residence was built in 1965 by owner Elsie (or Essie) Hampton (Riverside County, var.). From as early as 1966 to at least 1989, the residence was owned by Frank E. Martin (Ibid.; Ancestry.com var.). Frank was born in Oklahoma around 1930 and died in 2016 (Ancestry.com, var.). He married Ruth Christina Green (1927-2000) and together they had three children: Patricia (1961-1989), Jacqueline (1963-2011), and David (1966-2010) (Ibid.). Online searches, including searches of Riverside County newspapers, did not find any additional information about any of these people.

Architectural Style. Character-defining features of California Ranch-style residences include a one-story configuration; a sprawling layout, often laid out in an L or U shape that creates backyard privacy; low-pitched hip, gable, or gable-on-hip roof with wide eaves; a variety of wood, brick, and stucco siding, often in combination; wood-frame double-hung windows, often with multiple lights or diamond-panes; a large picture window in the façade, often flanked by narrower windows; and an attached two-car garage. Decorative features include scalloped vergeboards, false cupolas and dovescotes, extended gable eaves, and turned porch supports. Later examples of the style incorporate aluminum-framed vertical-slider windows instead of wood-framed double-hung windows (McAlester and McAlester 1984).

Significance Evaluation. In compliance with CEQA, this property is being evaluated under the California Register criteria. The City of Eastvale does not have any criteria.

Criterion 1 - 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. This residence is associated with the post-World War II residential boom (1945-1973) that made a significant contribution to the broad patterns of local, regional, and even national history. "More than 40 million housing units were built in the United States during the 30-year period following the end of World War II, and at least 30 million of these were single-family houses" (California Department of Transportation, 2011:2). These homes were typically modest in size and style and constructed in a short time as part of large tracts marketed to the working class. "The fundamental unit for postwar housing is not the individual house, but the tract, or a single construction phase within a larger tract or new community" and typically a single home would not be individually significant in this context (California Department of Transportation, 2011:121). As with most homes associated with this historic context, individually, this residence is unimportant and insignificant. Furthermore, it was not developed as part of a postwar residential subdivision or adjacent to such a subdivision and has no potential to be a contributor to a potential historic district associated with the postwar pattern of development. It is not significant under this criterion.

Criterion 2 - Associated with the lives of persons important to local, California or national history. Based on the research discussed above, the residence does not appear to be associated with persons important in history. It is not significant under this criterion.

Criterion 3 - 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. This residence was built in 1965 using common materials and construction practices. It embodies some of the characteristics of the Ranch style such as the sprawling horizontal massing and combination of wall cladding. However, it has sustained alterations including replacement of all windows and conversion of the garage into living space that have compromised its historic character and integrity of design, materials, feeling, and association. No evidence was found indicating it is the work of a master architect or builder, and it does not have high artistic value. It is not significant under this criterion.

Criterion 4 - Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation. This criterion is typically related to archaeological resources; however, a building "exhibiting a local variation on a standard design or construction technique" could yield important information (National Park Service 1995:21). As noted above, this residence was built in 1965 using common materials and construction practices. It does not have the potential to yield information important to the history or prehistory of the local area, California, or the nation. It is not significant under this criterion.

***B12. References:** (continued from page 2)

California Department of Transportation
2011 *Tract Housing in California, 1945-1973. A Context for National Register Evaluation.* Caltrans Division of Environmental Analysis, Sacramento.
See Continuation Sheet

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

Primary # _____
HRI # _____
Trinomial _____

Page 6 of 7 *Resource Name or #: (Assigned by recorder) 7080 Sumner Avenue
*Recorded by LSA Associates, Inc. *Date: May 2025 X Continuation _____ Update

***B12. References:** (continued from page 5)

Ancestry.com

Var. A variety of records were accessed online in May and June 2025 at: <http://home.ancestry.com/>. These include city directories, voter registration records, and United States Census Data.

Chino Champion

1905 Much New Development. August 4, page 1.

City of Eastvale

n.d. City of Eastvale California website. Website: <https://www.eastvaleca.gov/> (accessed online in May 2025).

Gudde, Erwin G.

1998 *California Place Names: The Origin and Etymology of Current Geographical Names*. Fourth edition, revised and enlarged by William Bright. Berkeley and Los Angeles: University of California Press.

Hiltner, Nita

2010 "Eastvale once looked much different." *Press Enterprise*, June 20, 2010. Newspaper clipping on file at the Corona Public Library Heritage Room.

Jackson, Sheldon G.

1982 *Beautiful Glendora*. Azusa Pacific University Press. Azusa, California.

McAlester, Virginia and Lee McAlester

1984 *A Field Guide to American Houses*. Alfred A. Knopf, New York.

Meissner, Loren P., and Kim Jarrell Johnson

2013 *A Brief History of Eastvale*. The History Press, Charleston, South Carolina.

National Park Service

1995 National Register Bulletin. How to Apply the National Register Criteria for Evaluation. Website: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf (accessed October 2025).

NETRonline

Var. Historic aerial photographs. Website: <https://www.historicaerials.com/> (accessed in May and June 2025).

Riverside County

n.d. RCIT Riverside County Map My County. Website: https://gis1.countyofriverside.us/Html5Viewer/index.html?viewer=MMC_Public (accessed online in May 2025).

var. Building permits for 7080 Sumner Avenue provided by the TLMA, Departments of Planning and Building & Safety, Records Division in May 2025.

Riverside County Assessment Records

Var. Assessment records for the subject property for the years 1892 to 1976 provided by the Riverside County Archives in October 2025 via email.

Robinson, W.W.

1948 *Land in California*. University of California Press, Berkeley and Los Angeles.

Stokely, Sandra

2014 Eastvale: Ceremony will honor old 'East Vale' school. Website: <https://www.pressenterprise.com/2014/07/12/eastvale-ceremony-will-honor-old-east-vale-school/> (accessed online in May 2025).

Theobald, Mark

2015 Auburn-Fuller. Website: <http://www.coachbuilt.com/bui/f/fuller/fuller.htm> (accessed online in May 2025).

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

Primary # _____
HRI # _____
Trinomial _____

Page 7 of 7

*Resource Name or 7078 and 7080 Sumner Avenue

*Map Name: USGS 7.5' Quad, Corona North; Nearmap

*Scale: 1:24000

*Date of Map: 1981; 2025

