




City of Campbell  
 70 North First Street  
 Campbell, CA 95008 –1423



# Notice of Public Hearing

Dear Campbell Resident,

May 8, 2024

The Historic Preservation Board of the City of Campbell will hold a Public Hearing at 5:00 p.m., or shortly thereafter, on Wednesday May 22, 2024, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**Project Address:** 67 Sunnyside Avenue  
**Zoning | Area Plan:** P-D | N/A  
**Neighborhood Association(s):** Downtown Campbell Neighborhood Association  
**Council District:** 3  
**File No.:** PLN-2023-170  
**APN:** 412-04-045  
**Applicant:** Glenny Kinsey  
**Property Owner:** Glenn Kinsey  
**Application Type:** Historic Recission  
**Project Planner:** Larissa Lomen, Assistant Planner

Request to remove a Structure of Merit from the Historic Resource Inventory (HRI) commonly known as the Emile and May Fritz House.

**You may participate virtually or watch online:**

- ◇ Register online to speak via Zoom: (<http://campbellca.gov/HPBsignup> .)
- ◇ Watch YouTube live-stream: (<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) ) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**Note:** Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**\*\*Asistencia en Español disponible, Simplemente marque (408) 866-2140 y pida traduccion en Español**





# 67 Sunnyside Ave

## Historic Resource Evaluation – FINAL

**Prepared for**  
Glenn R. Kinsey



**Prepared by**  
Garavaglia Architecture, Inc.  
October 4, 2023

Innovating Tradition

## TABLE OF CONTENTS

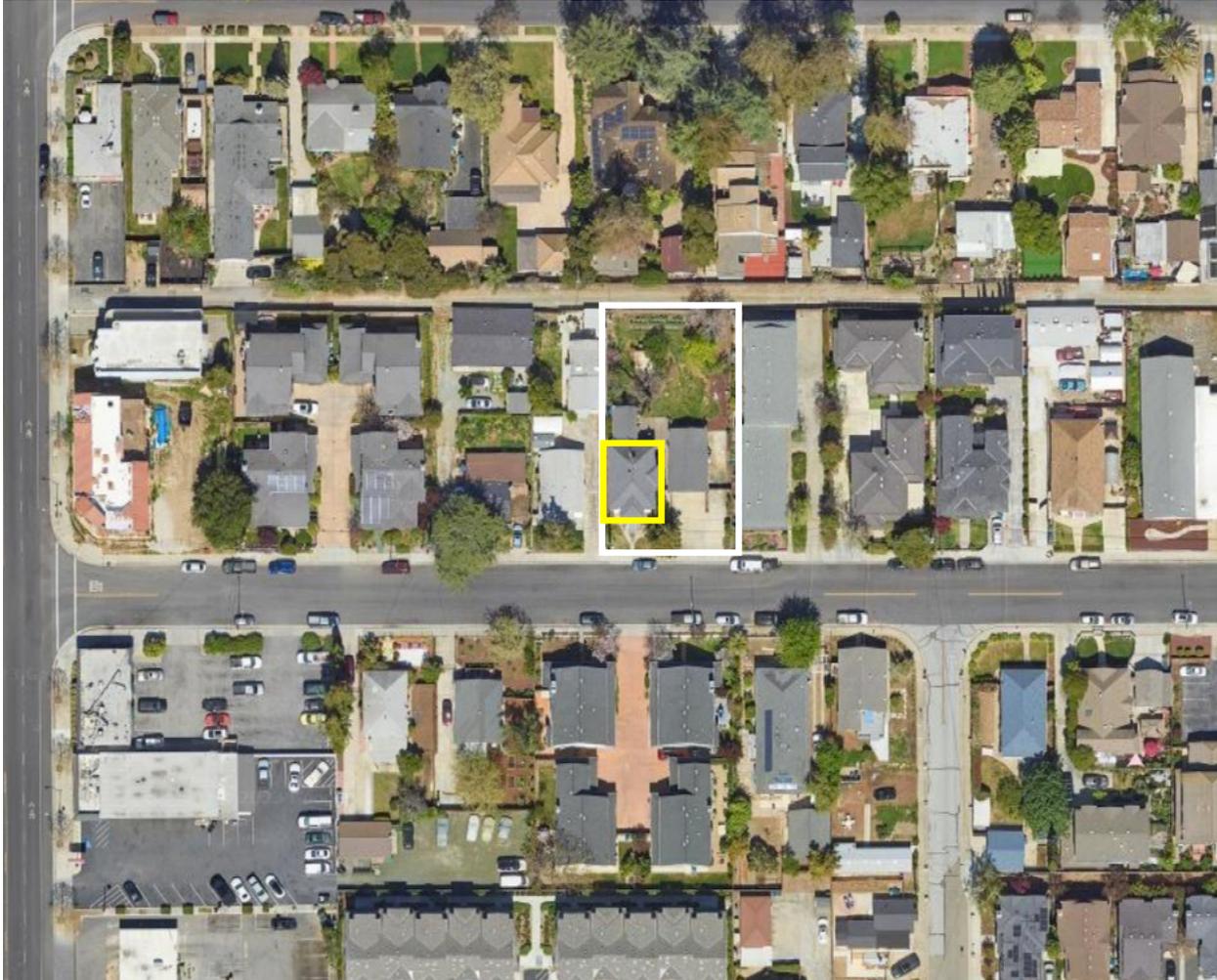
<b>TABLE OF CONTENTS</b> .....	<b>1</b>
Project Overview .....	2
Methodology .....	3
<b>RESOURCE DESCRIPTION</b> .....	<b>5</b>
Site .....	5
Building .....	6
<b>HISTORICAL BACKGROUND / CONTEXT</b> .....	<b>16</b>
Context #1- City of Campbell .....	16
Context #2- Emile Fritz, Campbell Fruit Growers' Union, and beyond.....	19
<b>SITE EVOLUTION AND CONSTRUCTION CHRONOLOGY</b> .....	<b>21</b>
Site Development.....	21
Construction Chronology .....	25
Ownership/Occupant History .....	25
<b>EVALUATION FRAMEWORK</b> .....	<b>26</b>
The National Register Criteria for Evaluation.....	26
The California Register Criteria for Evaluation.....	27
City or Locality Historic Criteria .....	27
Historic Integrity .....	28
<b>EVALUATION FINDINGS</b> .....	<b>28</b>
National Register of Historic Places (NRHP) / California Register of Historical Resources (CRHR) .....	28
Historic Integrity .....	33
<b>CONCLUSION</b> .....	<b>34</b>
<b>REFERENCES</b> .....	<b>35</b>
<b>APPENDIX A: PHOTOGRAPHS</b> .....	<b>A</b>
<b>APPENDIX B: SANBORN MAPS</b> .....	<b>B</b>
<b>APPENDIX C: LEGAL DOCUMENTATION</b> .....	<b>C</b>

## INTRODUCTION



## PROJECT OVERVIEW

Garavaglia Architecture, Inc. was contracted by Glenn R. Kinsey in July of 2023 to prepare a Historic Resource Evaluation (HRE) for the property at 67 Sunnyside in Campbell (Figures 1 and 2 include the parcel map and the Google Map view). This report has been requested in connection with the city of Campbell for a Historic Resource Evaluation. The building has been previously evaluated for historical significance and is not part of an existing or identified potential historic district.



**Figure 1.** Aerial view of subject property outlined in white with building highlighted in yellow (Google Maps, amended by author)

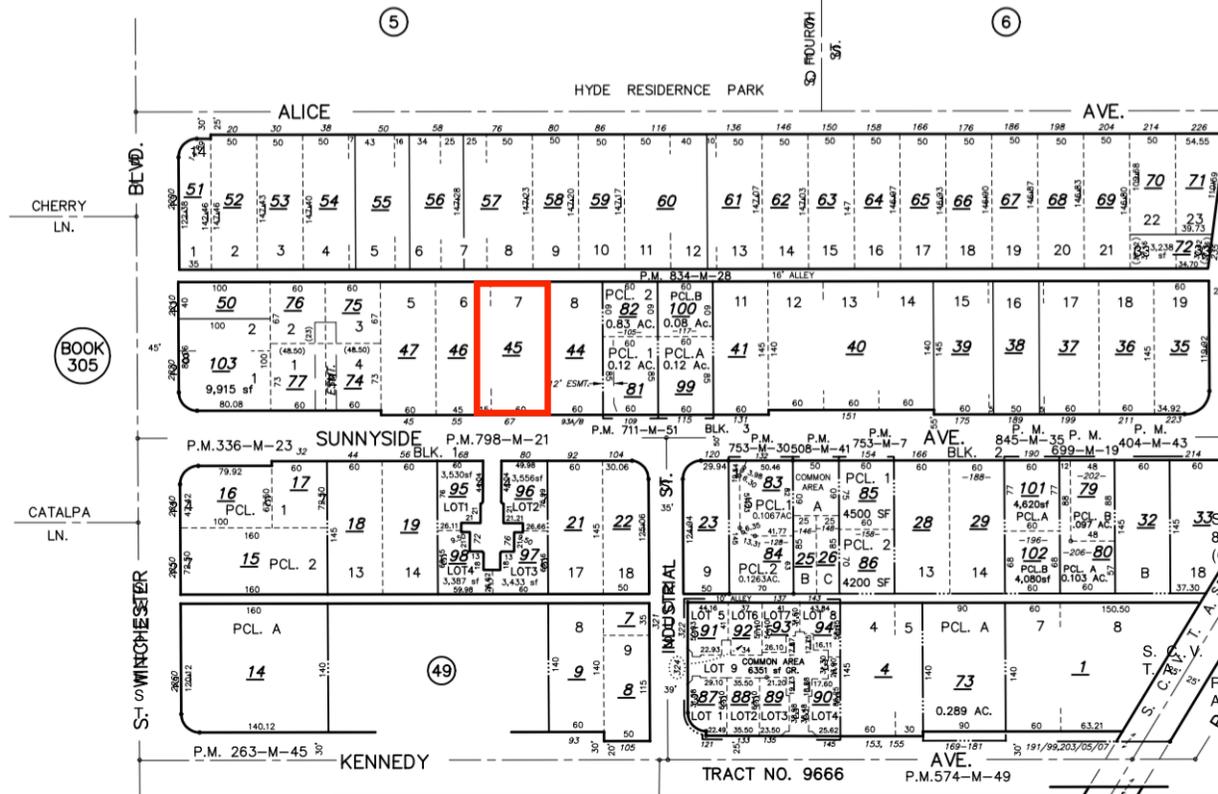


Figure 2. Parcel map with subject property outlined in red, Santa Clara County Assessor

The building is listed in the City of Campbell’s Historic Resource Inventory. It was evaluated for the inventory in 1984 via an Inventory form, as opposed to a historic district, or a landmark. The 1984 form provides some background before concluding that the house was historic due to its age and it being a “typical example of a Queen Anne Cottage”.<sup>1</sup> This HRE will address the subject property’s eligibility for listing as a historic resource on the National Register of Historic Places (NRHP), as well as the California Register of Historical Resources (CRHR). It will also re-evaluate the property’s eligibility for the City of Campbell’s Historic Resource Inventory using the updated Historic Preservation Ordinance.

**METHODOLOGY**

Garavaglia Architecture, Inc. staff conducted a site visit and survey of the property’s interior and exterior on September 7<sup>th</sup>, 2023. During this visit, staff documented the building’s configuration and architectural elements with photographs and field notes. The Client provided resources on Campbell’s history and some important oral history for the house.

Garavaglia Architecture Inc. also conducted additional archival research on the subject property and surrounding area. The following repositories/collections were consulted to complete the research process (see References section for complete list of resources).

<sup>1</sup> Peggy Coats, State of California- Department of Parks and Recreation Primary Record, 1984, 2.



- Sanborn Maps
- City directories
- Newspapers.com
- Ancestry.com
- City archives
- Resources from the Campbell History Museum
- History San Jose
- University of California Santa Barabara Historic Aerials Collections

## RESOURCE DESCRIPTION

### SITE

The building sits in the middle of the street surrounded on all sides by similar residential homes. Sunnyside Avenue sits one street south from the Alice Avenue Campbell Historic District, so its company among the city builtscapes is similar. It sits on the north side of the street, which runs east-west. Its APN is 41204045. It is zoned as residential, and is not in any special district.

The building sits on a standard lot facing south. It is located in the center of its lot with space in both the front and the back. To its sides lie the neighboring houses on the adjacent lots, and the houses behind it lie in the Alice Avenue historic district. There is a garage off to its east, which sits on the adjacent lot, that provides parking for the residents of 67-69 Sunnyside Avenue. A large tree sits just on the south side of the lot.



Figure 3. South facade, facing north



Figure 4. 67 Sunnyside from across the street

## BUILDING

The building itself is two stories tall, with a basement and a main floor. It is residential. Its shiplap siding is made out of white and grey painted wood, with a composite shingle roof and a hipped pyramidal roof. It has a wood dormer on its front facade.

### Exterior

#### South/Front Facade

The front or south facade has a porch and stairway that project outward onto a concrete pathway. This is the main feature of the facade, and directs visitors to an arched entryway with a wood door surrounded by two 2x6 casement windows. The porch itself has a railing with ornate spindles, which connects to two posts that support the porch roof. To the east and west of the porch are two double-hung windows. Above the porch and entry lies the dormer, which has a metal grate that lets air and light enter the attic. Below the eastern portion of its facade is a door that allows people to enter the basement. Aside from that are the two doors that let people renting or staying 69 and 71 Sunnyside to enter the residence through the basement level. This front facade was heavily modified in numerous different eras. The current entryway noticeably has part of the dormer and porch covering up a part of the arched entrance (top of figure 3). This is because that entrance itself used to be a porch, and the original entryway sat beyond the foyer of the interior of the house.



Figure 5. Close-up of South Facade, facing north

West/Side Facade



Figure 6. West Facade, facing northeast

The west facade consists of wood siding and four double-hung windows, arranged symmetrically as one, then a pair, then one again leading to the back porch. The trim on the windows is all original wood, but the windows themselves are vinyl. The window on the wall leading out to the back porch is a picture window.

North/Rear Facade



Figure 7. North facade, view southwest

The north facade is unadorned. It primarily currently serves as the exit to the uncovered deck. It showcases the rear roof, which is a hip that connects it to the main hipped pyramid. There is a double-hung window just above the door exiting from the basement. Adjacent to the basement door is the main exit from the primary floor of the house. This exit leads to the deck, which is a wood structure that provides guests with a view of the backyard. The structure is formed by triangle braces and a triple guardrail on its east side and on its west by a wood lattice fence. The simple gable roof of this structure is composed of composite shingles, the same as the main house. This rear structure, and the rear portion of the house with the added hip roof, has been heavily modified from the original construction of the house.



Figure 8. Rear covered deck, view west

### East/Side Facade



Figure 9. East facade, view northwest

The east facade is the most complex of the facades. It is from this facade the roof structure can be most clearly seen, despite the vegetation. Unlike the other facades, the east facade has a bay window which means the window patterning is similar on the east and west facades. Behind the bay window is a small double-hung window that provides a small look into the bathroom. There is a small screen double-hung window on the south side of the east facade that provides the office in the basement with some light and air.

### Interior

The main thing the interior displays is the amount of structural changes the house has been through over the years. The interior has different siding in different places, along with crevices and remnants of doors in walls. The layout that makes it clear this house has been significantly modified.

In general, the house has a white finish on its interior walls. Sometimes the finish is white paint, sometimes it is plaster. The wood trim on most doorframes has been added recently. Most of the doorframes are original, particularly in the basement.



Figure 10. Foyer leading to bedroom and family room

Pictured above is the interior foyer. The entrance to one bedroom can be seen on the left. The walls here are wood siding where the rest of the house has a plaster finish, a clue that this is a recent addition to the house due to a lack of continuity and unconventional layout.



**Figure 11.** Family room

The family room shows a couple important details, including the corner block rosettes on the door frames seen in the top-right of the screen here. Most of the framing on the interiors, windows included, is new.

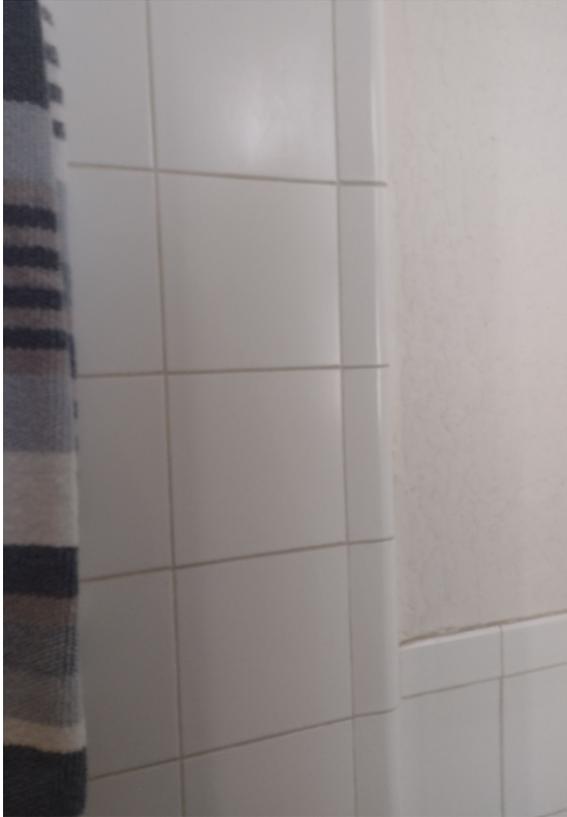


Figure 12. Bathroom tile



Figure 13. Kitchen

The bathroom interior has an outline of where a door was previously located. The door connected the kitchen, where the bathroom is today, into the family room. The kitchen has now been moved a bit further back within the house to accommodate this bathroom (figure 13).



**Figure 14.** Interior hallway

This interior hallway is emblematic of the rest of the house. This window is actually one-third of the bay window, the northernmost portion. It was previously one open space, yet has been divided into a hallway and a bedroom, leaving the window to point at an angle towards the wall.



**Figure 15.** Underneath the porch

Underneath the porch lies a lot of the original framing. Wire nails show this is likely some of the few original details the house may have left. The attic also has similar cross-bracing and framing, indicating these two spaces are the two original spaces of the house.

### **Garage**

The garage is on the same lot as the house, but was built much later than the house. Aerials show that the garage was built sometime after 1965, and the property owners indicate they built it in the nineties when they bought the property. The garage itself features wood siding and composite shingles much like the rest of the house. It has a gable roof with a large metal door offset slightly from the center.



Figure 16. Garage

## HISTORICAL BACKGROUND / CONTEXT

### CONTEXT # 1- CITY OF CAMPBELL

#### CAMPBELL DEVELOPMENT

Historian Glory Anne Laffey developed a document entitled *Historical Overview and Context Statements for the City of Campbell* in October 1996.<sup>2</sup> It provides a good basis for understanding Campbell's history and development and provides a contextual framework for the evaluation of potential historic resources in the area. A portion of this document is quoted below to provide overall historical background for the purposes of this review. Please see the original document for the full text.

#### Summary of Geographical Development

This section will review the geographical development within Campbell's downtown core and original city limits, the surrounding agricultural districts, and later suburban development outside the original city limits.

Geographer Jan Broek (1932) identified three agricultural phases through which the Santa Clara Valley passed after 1850. The first phase from 1850 to 1865 was characterized by cattle ranging, extensive wheat cultivation, and all around experimenting with crops. During the second phase, beginning in 1865, wheat farming dominated cattle raising and the foundations were laid for specialization in horticulture. From 1875 through the 1930s, horticulture superseded the declining wheat culture, and many other forms of intensive land utilization were developed under the increasing use of irrigation. The size of the ranches in the valley were closely correlated with these changing land uses. The Mexican ranchos consisted of several thousands of unfenced acres over which cattle ranged. Early American ranchers followed the Mexican practice of free ranging their cattle for some years; however, the spread of farm enclosures and environmental factors caused the large stock ranches to give way to more intensive land use in the form of a smaller stock breeding farms or dairy farms confined to several hundred acres. Wheat farms during this period also ranged from 100 to 500 acres in size, averaging 213 acres in 1880. With the increasing crop value per land unit, the large farm became unnecessary. The correlated increase in land prices, cultivation costs, and growing population led to the all around subdivision of farm lands into highly specialized 'fruit ranches' from 3 to 50 acres in size. By the 1890s, the valley ranked as one of the foremost fruit producing districts on the Pacific Coast.

Until American settlement, the Santa Clara Valley outside the settlements at the mission and the pueblo was largely undeveloped and utilized primarily for the grazing of livestock. In the late 1820s and 1830s, large tracts of land were granted by the Mexican government to California citizens. As each of these ranchos was occupied, the landowners constructed residences, laborers' housing, corrals, grist mills, tanneries, etc., in order to provide the basic needs of the rancho community. Three Mexican settlements are known to have been located within Campbell's city limits.

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<sup>2</sup> Glory Anne Laffey, *Historical Overview and Context Statements for the City of Campbell*, submitted to the Department of Community Development, Planning Division, City of Campbell, 1996, 3.

Farms in the Campbell area developed according to the land use patterns identified by Broek. Early wheat farms consisted of parcels of several hundred acres. With the arrival of the railroad in 1877 and the success of early experiments in fruit packing and canning, the owners of the large wheat farms around Campbell began subdividing their properties and planting orchards by the early 1880s. Earlier farms were more widespread, and the basic farm complex consisted of a farmhouse, barn, well, windmill and water tower. As the parcel sizes decreased during the horticultural period, fruit processing buildings such as cutting sheds and sulfuring tunnels were added to the farm units.

In November 1882, Benjamin Campbell had surveyor Charles Herrmann survey his property for the Town of Campbell. By 1887, the town had a railroad depot, a post office and a town hall. The first residential lot was sold in 1888; and by 1895, Campbell was a thriving village. The commercial center developed at the intersection of Campbell and Central avenues. The town's first industrial activities centered around the fruit industry. Drying yards, packing houses and canneries developed in close proximity to the railroad depot. Fruit growing and fruit processing industries were the primary economic forces in the Campbell area until the early 1950s.

As drying yards and canneries closed down and their facilities were abandoned, the property was often subdivided for residential or commercial development. Likewise, orchard properties would be also be subdivided. During the first couple of decades, residential development was confined to the original survey and in adjacent areas subdivided on the edge of the village. During the 1890s, residential neighborhoods were centered on S. Second, N. Third, N. Central, N. Harrison, E. Everett, Railway, and Gilman. The first decade of the century saw residential development spread to First and N. Second streets, and Sunnyside and Rincon avenues. Also there was some early residential development on Sunnyside and Parr avenues during this decade. After 1910 the village residential areas expanded to include south Third and Fourth streets, and Alice and Kennedy avenues. Outlying residential areas included Smith Avenue in the San Tomas area east of Campbell, Redding Road in the Union district, and Union Avenue between Campbell Avenue and Dry Creek Road. The 1920s saw development move west along W. Campbell and Latimer avenues, north on Esther Avenue. Also in the late 1920s, there was residential construction on White Oaks Avenue in the Union district. In the 1930s, new subdivisions included Shelley Avenue in the Union district and Rancho Del Patio on the northeast edge of Campbell. Between 1938 and 1942, there were at least fourteen subdivision maps filed in what is now the City of Campbell. Adjacent to Campbell's core were development north along Harrison Avenue, Rosemary Lane, the Hedegard, Bland, and Rees subdivisions east of town, and Shadyvale Court east of Bascom. Five subdivisions were located in the southwest portion of the City in the San Tomas district, i.e., Harriet Avenue, the Munro Tract, Hazelwood, the Riconada Gardens on Hacienda, and the San Tomas Acres and Parrview Tracts near the Hacienda and Winchester intersection. Following the war in the late 1940s, there were over thirty subdivisions filed. These developments were primarily located east of Winchester, as well as several near the intersection of Campbell and Bascom avenues.

By this time, the post-World War II population boom was underway and rural communities were in danger of being swallowed by the aggressive annexation activities of San Jose and other larger cities in the county. Campbell and many of the other smaller communities across the valley incorporated. Since incorporation Campbell has annexed

numerous parcels as the residential development took over the surrounding orchards at a steady pace.<sup>3</sup>

### Architecture and Shelter

Architecture/Shelter as a theme includes buildings representing various architectural periods and styles, structures designed by outstanding architects, and those resources that relate to residential living arrangements and landscaping.

Potential resources associated with this theme could date from the earliest settlement of the area by Sebastian Peralta, Jose Fernandez and Juan Galindo in the 1840s. American farmers began settling in the area as early as 1848, squatting on rancho lands or pre-empting homesteads. Early farm complexes consisted of simple gabled or wing-and-gable farm houses. As farmers became more prosperous in the later decades of the century, some farmhouses began to reflect currently popular architectural styles: Gothic Revival, Italianate, and Queen Anne. These styles featured the use of elaborate wood decorations (shingles, spool work, brackets, and moldings), bay windows, and wrap-around porches.

After 1888 when the first lots were sold in the village of Campbell, the earliest residential neighborhoods developed on the old Benjamin Campbell Ranch along Campbell Avenue. Relatively modest in form, these homes also reflected the currently popular "Victorian" architectural styles of the late 19th century.

Around the turn-of-the century, architectural tastes were changing due to the influence of the Arts and Crafts Movement. As this was also a time of rapid growth in the town of Campbell, these early twentieth century styles are particularly characteristic of the downtown neighborhoods. Although the simple gabled structures continued in popularity, home styles began to reflect the horizontal lines of the Craftsman and Prairie styles. Simplified versions of these styles are commonly called bungalows. Interest in California's Spanish roots was also reflected in architectural styles. Spanish Colonial and Mission Revival styles became popular in Campbell after 1915 and through the 1930s. Other revival styles also gained popularity during the 1920s and 1930s, especially Colonial and English Revival.

During the 19th century, some of the more prosperous farmers had homes designed by architects who had offices in San Jose; *i.e.* Levi Goodrich, Theodore or Jacob Lenzen, Francis Reid, or I. O. McKee. More commonly, however, houses were designed and built by their owners with the help of a local carpenter. Some carpenters became building contractors using published house plans. Several of these carpenter/contractors lived and worked in Campbell. George Whitney, known as the "Builder of Campbell," worked in Campbell from 1888 through the 1930s. Other builders were WalkerVaugh and Anthony Bargas.

Also an important representation of this theme are the small cottages J. C. Ainsley constructed for his employees east of his cannery. There were also labor camps for the large force of seasonal workers that came to Campbell during the height of the fruit processing season. During the 1930s, migrant field workers built semi-permanent

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<sup>3</sup> Ibid., 9-14.

housing. Usually of flimsy construction, dwellings were constructed of whatever materials could be gathered, such as recycled fruit boxes, tar paper or newspapers.

Multi-tenant housing was not prevalent in Campbell until the modern period. As early as 1896, however, there were several hotels that catered to travelers and visitors. Some of the larger homes in town were converted to rooming houses that provided housing for seasonal workers at the canneries and packing houses.

Following World War II, large housing developments replaced the orchards that surrounded Campbell. Farmhouses were moved to more convenient locations or were incorporated into the development to stand beside its more modern neighbors. As the commercial and industrial land uses have expanded, older houses have been relocated out of the path of new development.<sup>4</sup>

## CONTEXT # 2- EMILE FRITZ AND CAMPBELL FRUIT GROWERS' UNION

According to the DPR Form, the Department of Parks and Recreation, the house was constructed by Emil and May Giles Fritz. It notes that Emil Fritz had relations to the Kennedy family and held shares in Campbell Fruit Growers' Union.

Emile Fritz was born in 1860, in Tipton California. Tipton is in Tulare, in the central valley south of Fresno. Emile bounced around with his family and then as a farmer and then gold miner for a bit. He went through one marriage, with multiple kids, one dying young. After mining he moved up to Oregon and listed himself as a contract builder, before moving back to the San Francisco Bay Area and settling in around Campbell between 1917 and 1920.<sup>5</sup>

Having contract building experience gave him the perfect experience to build a home in the growing area. Combined with his farming experience, this may have given him the experience and impetus to invest in the Campbell Fruit Growers' Union. At the time, this may have been the largest fruit drying plant in the world.<sup>6</sup> The plant specialized specifically in dried prunes. In 1901, they dried and graded 140,621 pounds of prunes, with 638 being "second quality".<sup>7</sup> With a large volume of prunes, investors stood to gain quite a bit of money as alluded to in the first context.

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<sup>4</sup> Ibid., 15-16.

<sup>5</sup> "1870 United States Census", Ancestry.com, 6B, (<https://www.ancestry.com/search/collections/6224/> : accessed August 22, 2023); "US City Directory: Oakland, California", Residence date: 1917 Residence place: Oakland; Alameda; Berkeley, California, USA, Ancestry.com, 521; "1920 United States Census", Ancestry.com, 6A, (<https://www.ancestry.com/search/collections/6224/> : accessed August 22, 2023).

<sup>6</sup> "A Great Business", The Peninsula Times Tribune, July 31, 1903, 3.

<sup>7</sup> "Fresh and Newsy News", Los Gatos Mail, October 10, 1901, 5.



**Figure 17.** Prune drying yard of the Campbell Fruit Growers' Union, 1895<sup>8</sup>

Much of Campbell's legacy came from prunes. It appears that by 1930, Emile had retired with his second wife and moved to Santa Clara, where the couple would live in retirement off of the funds from the variety of adventures Emile took on until Emile's death in 1936.<sup>9</sup>

Aside from his Ancestry.com records, very little is written about Emile's time in Campbell. Even the newspaper records do not have any mention of his time in Campbell. Other counties do- a relative visiting alongside the death of their child was all over the Shasta County newspapers.<sup>10</sup> Oakland and San Francisco newspapers talk of his divorce to his first wife, Eliza Avery.<sup>11</sup> No papers or other sources reviewed mention his time in Campbell, however. Normally men of a proposed stature are very well represented in newspapers, but Fritz is not, possibly in part due to a lack of historical record on Fritz or perhaps because Fritz did not stand out among the more prominent early Campbell citizens. Either way, most of Fritz's impact is absent from the historical record.

After the Fritz's, the next notable tenants were the McCaugheys, of which Mrs. Lucretia McCaughey passed away in 1928, leaving the house to her daughter, T.A. Robinson. She had moved to the area from Ohio and had lived in Campbell for 37 years.<sup>12</sup>

The house changed hands over a number of years as it bounced around according to the title report, before landing in the hands of the Humphreys. The Humphreys had the longest stay of anyone in the house, totaling just over 44 years if you count Etta Humphreys time as well. Soon after the Kinsey family, the current owner, bought the home.

<sup>8</sup> A.P. Hill, "Prune drying yard of the Campbell Fruit Growers' Union, 1895", photograph, *History San Jose*, 1895, accessed September 18, 2023.

<sup>9</sup> "1930 United States Census," Ancestry.com, 13B, (<https://www.ancestry.com/search/collections/6224/> : accessed April 22, 2023); "California Death Index", Ancestry.com, 2326, (<https://www.ancestry.com/search/collections/6224/> : accessed August 22, 2023).

<sup>10</sup> "Only son drowned in mill stream waters", *Record Searchlight*, September 14, 1905, 1.

<sup>11</sup> "Sets Aside Decree Granted the Averys: Judge Hall Takes Ground that Litigants Should Fully Present their Cases", *San Francisco Call and Post*, September 1, 1901, 11.

<sup>12</sup> "Mrs. Lucretia McCaughey", *Los Gatos Star*, April 19, 1928, 1.

# SITE EVOLUTION AND CONSTRUCTION CHRONOLOGY

## SITE DEVELOPMENT

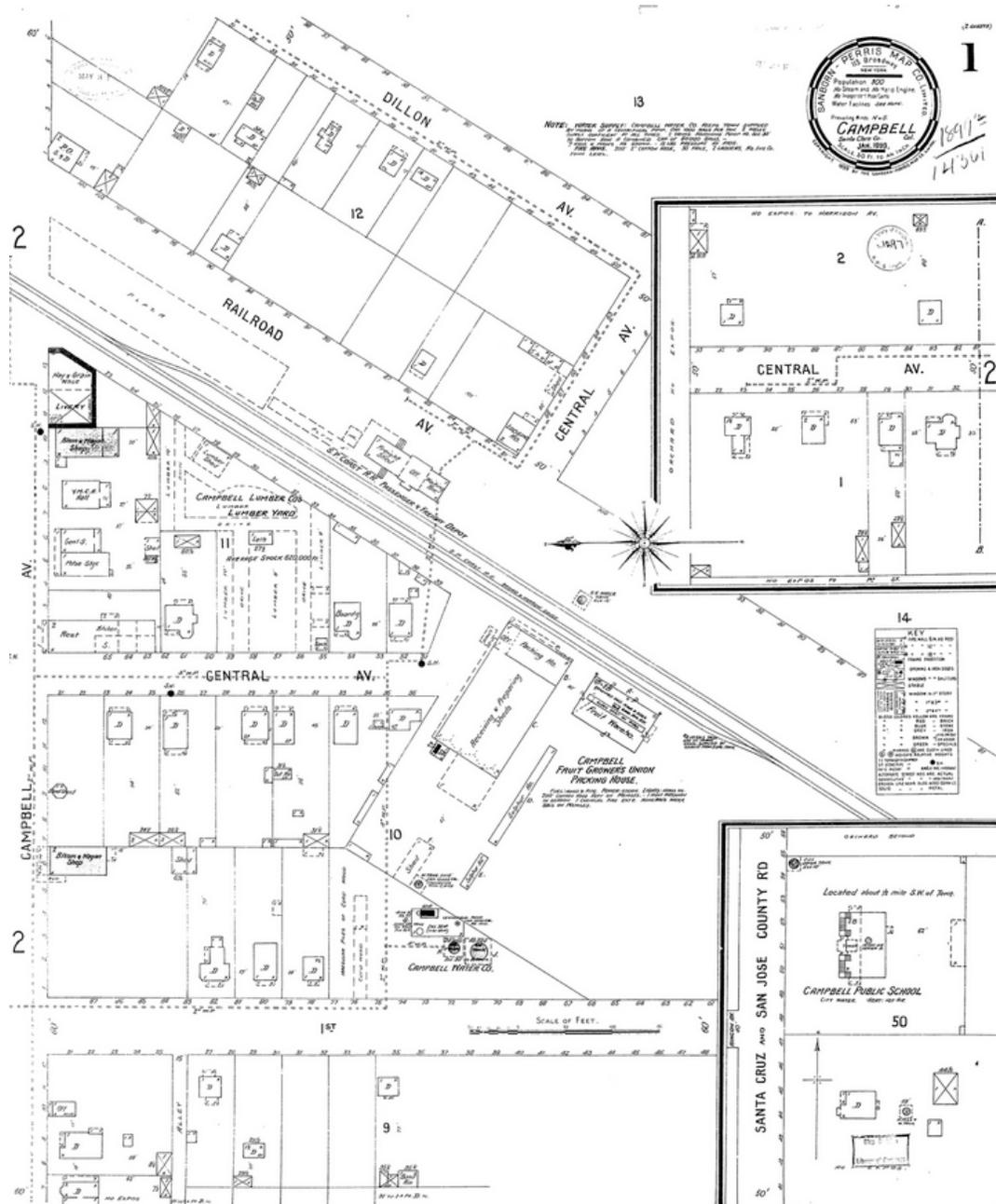


Figure 18. 1899 Sanborn Map of the city; San Jose City Library

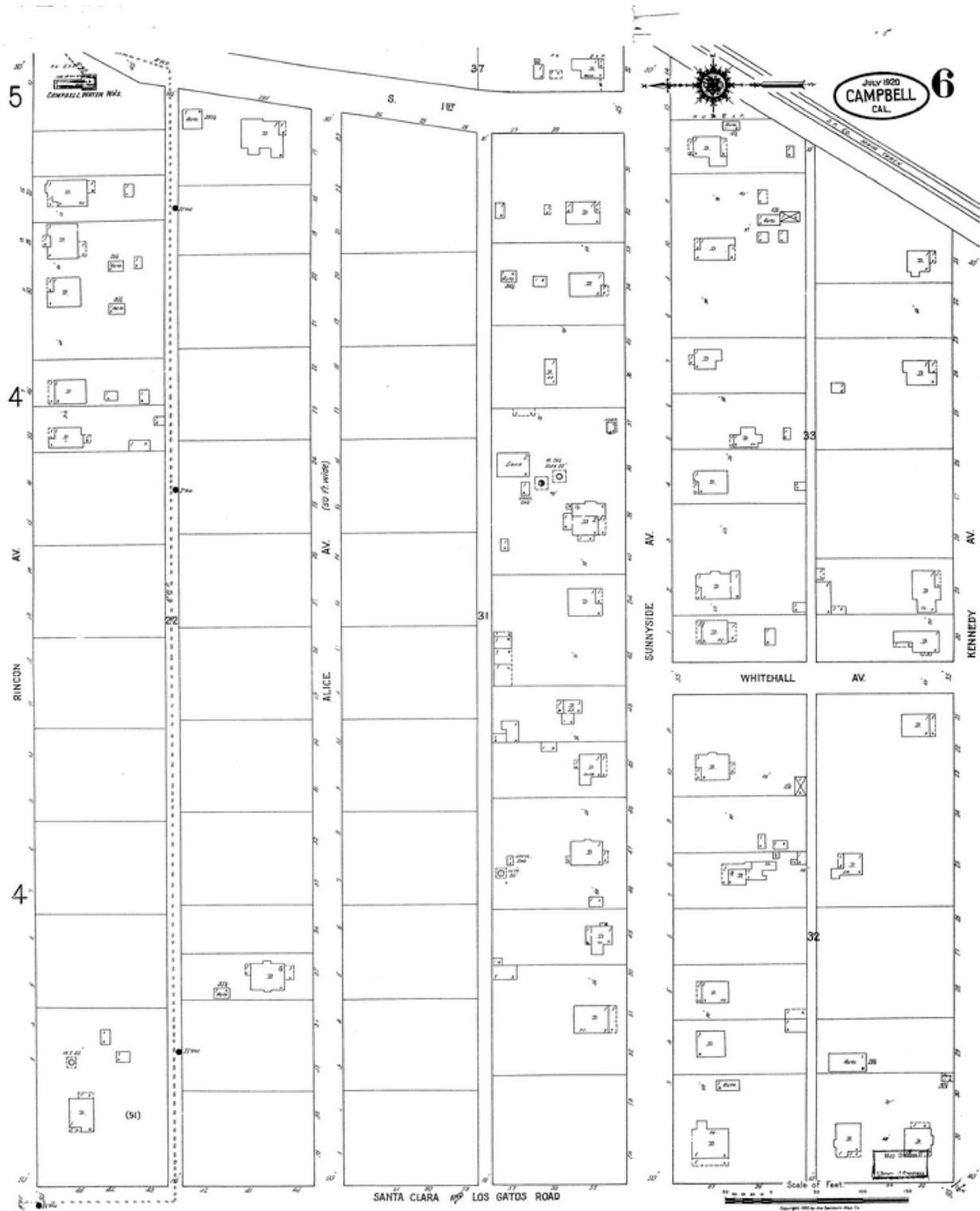


Figure 19. 1920 Sanborn Map; San Jose City Public Library

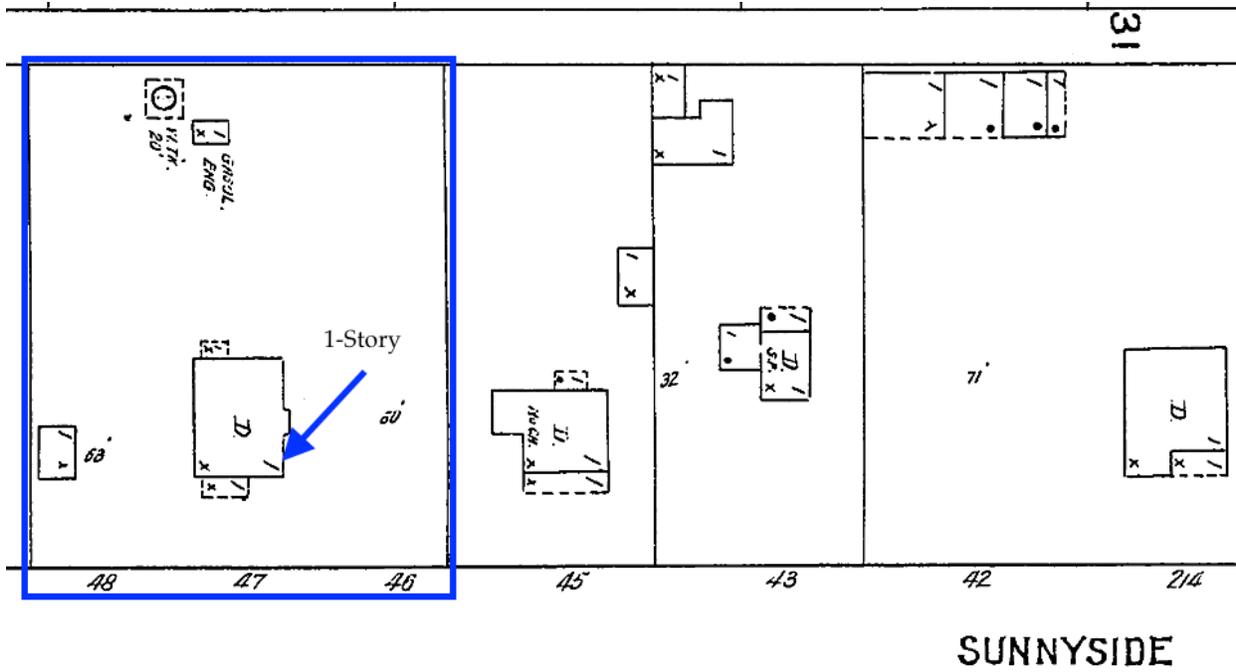


Figure 20. 1920 Sanborn Map, 67 Sunnyside close-up; San Jose City Public Library

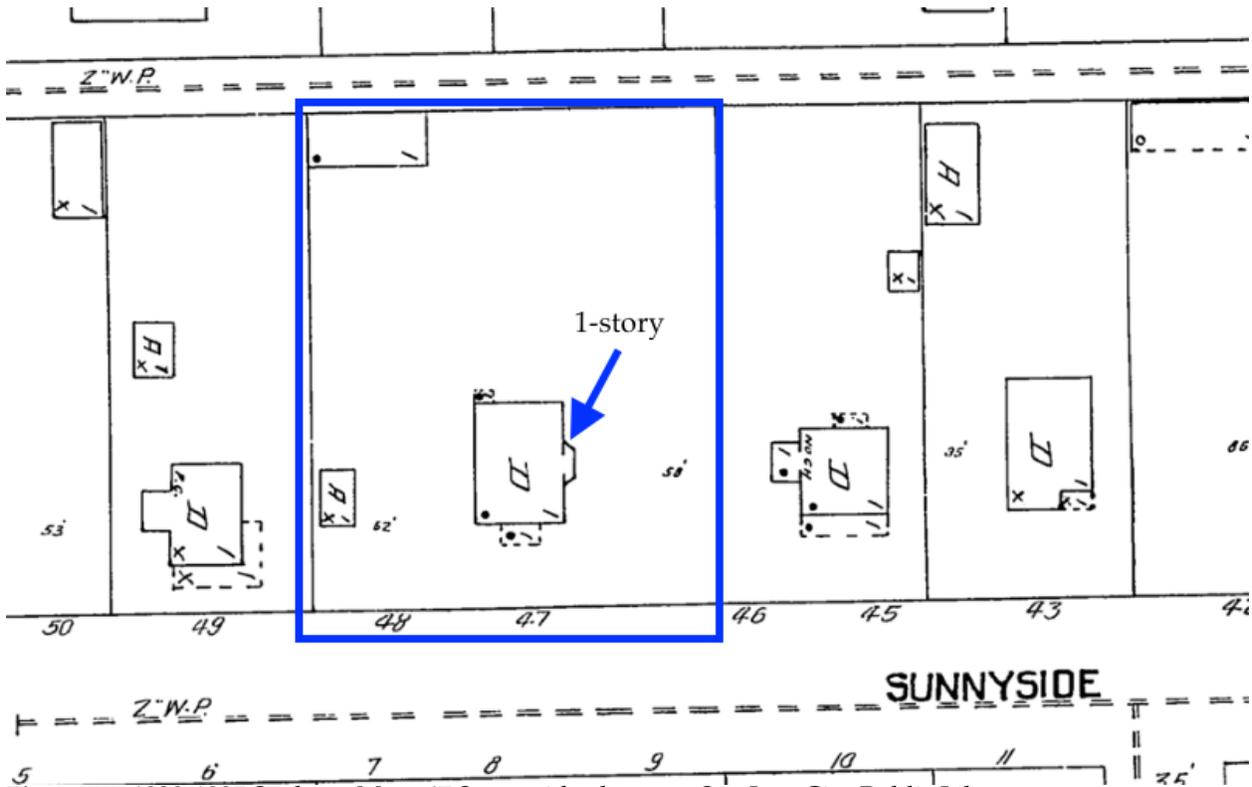


Figure 21. 1928-1935 Sanborn Map, 67 Sunnyside close-up; San Jose City Public Library



Figure 22. 1965 Aerial close-up, Univeristy of California Santa Barbara Historic Aerials

## CONSTRUCTION CHRONOLOGY

### Construction Chronology

Date	Owner	Alteration
Late 1910's	Emile Fritz	House constructed
1948-1949	Billups Family	Porch extended, major facade changes, building raised
1970's	Etta Humphreys	Replaced screen front door
1990's	Kinsey family	Garage built, balustrades replaced, rear deck added, modified interior rooms to current configuration

The Department of Parks and Recreation form for the property, done in 1986, mentions the front door is "screened on either side". While no old pictures of the home exist, this is the first clue that shows the home seen today is not the same home that Emile Fritz built in the late 1910's.

The segmented archway is slightly covered by the porch overhang, showing that the front facade is heavily modified. In the DPR form, it mentions the home is a "Queen Anne Cottage" style home. The replaced railings, the new garage, the removal of the screens, the removal of the covered porch, all indicate this facade is not the facade the house used to have. Through a variety of short-term and long-term owners, the house has grown in a number of ways that mean the Queen Anne Cottage that used to exist has evolved into a much more minimal traditional style house with a simple entrance shielded by a wood canopy.

The original house clearly had 1-story according to the Sanborn maps. It now is almost two and a half stories, as it was raised sometime in the late 40's or early fifties to accommodate basement units. It also has a sizeable rear addition that expands the house to a much larger size than it used to be. Lastly, between 1935, when the last Sanborn Map was done for Campbell and now, the front porch was extended and the house's shape completely changed. The difference between the 1935 Sanborn and the 1965 aerial is stark. The home is considerably different.

Of note the current photo in the DPR form is from 2007.<sup>13</sup>

## OWNERSHIP/OCCUPANT HISTORY

Date Range	Owner	Occupant	Notes
1905-1920	Emile Fritz	NA	Emile Fritz buys land, home built mid-late 1910's
1920-1947	H.L and Ada Barnes	H.L. and Ada Barnes	Buy land from Fritz
1947-1948	T.A. and Elena Robinson	Robinson family	

<sup>13</sup> Peggy Coats, "California Department of Parks and Recreation Primary Record: Emil and May Giles Fritz House", *State of California*, 1986, 1.

Date Range	Owner	Occupant	Notes
1948-1949	B.W. and Mary Pounds	Pounds family	
1949-1951	Maurice and Billye Ann Billups	Billups family	
1951-1976	Samuel J and Etta Humphreys	Humphreys family, Skaggs family, Bright family	Samuel Joseph passes, house goes to Etta. Skaggs and Bright family rented
1976-1992	Etta Humphreys	Etta Humphreys	Sister also lived at the house
1992-1995	Humphreys family trust	NA	
1995-present	Glenn R. and ZoAnn C. Kinsey	Kinsey family	

## EVALUATION FRAMEWORK

### THE NATIONAL REGISTER CRITERIA FOR EVALUATION

The National Register of Historic Places (NRHP) is the nation’s master inventory of known historic resources. It is administered by the National Parks Service (NPS) in conjunction with the State Historic Preservation Office (SHPO). The National Register includes listings of buildings, structures, sites, objects, and districts possessing historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local levels. The National Register criteria and associated definitions are outlined in the National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation. The following is quoted from National Register Bulletin 15:

#### Criteria

Generally, resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed in the National Register provided that they meet the evaluative criteria described below. Resources can be listed individually in the National Register or as contributors to an historic district. The National Register criteria are as follows:

- A. Resources that are associated with events that have made a significant contribution to the broad patterns of history;
- B. Resources that are associated with the lives of persons significant in our past;
- C. Resources that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or
- D. Resources that have yielded or may likely yield information important in prehistory or history.

## THE CALIFORNIA REGISTER CRITERIA FOR EVALUATION

The California Register of Historical Resources (CRHR) is the official list of properties, structures, districts, and objects significant at the local, state, or national level. California Register properties must have significance under one of the four following criteria and must retain enough of their historic character or appearance to be recognizable as historical resources and convey the reasons for their significance (i.e. retain integrity). The California Register utilizes the same seven aspects of integrity as the National Register. Properties that are eligible for the National Register are automatically eligible for the California Register. Properties that do not meet the threshold for the National Register may meet the California Register criteria.

1. Associated with events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
2. Associated with the lives of persons important to the local, California or national history
3. Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or
4. Yields important information about prehistory or history of the local area, California or the nation.

CRHR criteria are similar to National Register of Historic Places criteria, and are tied to CEQA, so any resource that meets the above criteria, and retains a sufficient level of historic integrity, is considered an historical resource under CEQA.

## CITY OR LOCALITY HISTORIC CRITERIA

The City of Campbell does have local historic criteria used to designate properties as historic, used to designate something as a landmark or, as in this case, register it in the historic resource inventory. The criteria are as follows:

- a. **Historical and cultural significance**
  - i. It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political or social history;
  - ii. It is identified with persons or events significant in local, state, or federal history;
  - iii. It embodies distinctive characteristics of a method, period, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
  - iv. It is representative of the notable work of an architect, builder, or designer
- b. **Architectural, engineering, and historical significance.**
  - i. The construction materials or engineering methods used in the proposed historic resource inventory property or landmark are unusual or significant or uniquely effective; or
  - ii. The overall effect of the design of the proposed historic resource inventory property or landmark is unique or its details and materials are unique, or unusual
- c. **Neighborhood and geographic setting**
  - i. It materially benefits the historic character of the neighborhood
  - ii. Its location represents an established and familiar visual feature of the neighborhood, community, or city

## HISTORIC INTEGRITY

When evaluating a resource for the NHRP or CRHR, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets one or more of the above listed criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance. The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it may be important in deciding what physical features are essential to reflect the significance of a historic context. If a property is determined to not be eligible or individual listing on the NRHP or CRHR, then it will not be evaluated for historic integrity.

## EVALUATION FINDINGS

### NATIONAL REGISTER OF HISTORIC PLACES (NRHP) / CALIFORNIA REGISTER OF HISTORICAL RESOURCES (CRHR)

This section uses the historic information discussed above to evaluate the property at 67 Sunnyside in Campbell for historic significance. The CRHR uses generally the same guidelines as the NRHP (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion.

To be potentially eligible for *individual* listing on the NRHP/CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. The subject building at 67 Sunnyside was constructed in the late 1910's and therefore meets the

age requirement. In terms of historic significance, the NRHP/CRHR evaluates a resource based on the following four criteria:

### **Criterion A/1: Event**

As stated by the National Park Service (NPS), this criterion “recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city’s prominence in trade and commerce.”<sup>14</sup> When considering a property for significance under this criterion, the associated event or trends “must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city...Moreover, the property must have an important association with the event or historic trends”<sup>15</sup>

The house was built in the late 1910’s as it first appears on the Sanborn Map in 1920 and the family first moved to the area sometime between 1917 and 1920. However, the title record shows the couple moved out of the house by 1921. Emile himself was a carpenter, gold miner, farmer and investor, but did so over his entire life span at many different locations in California, and even Oregon. The house eventually changes hands numerous times, but in each case information on respective owners remains fairly limited aside from knowing that they lived at the house and their birth/ death dates. The house itself goes through numerous changes, but other than that is a fairly standard residential building for the area and time.

The property is ineligible for listing under Criterion A/1. Without a concrete event or pattern of history to embed in the historical record, it is not eligible for listing under Criterion A/1.

### **Criterion B/2: Individuals**

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. The NPS defines significant persons as “individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements. The persons associated with the property must be individually significant within a historic context.” The NPS also specifies that these properties “are usually those associated with a person’s productive life, reflecting the time period when he or she achieved significance.”<sup>16</sup>

The main individual by which the Department of Parks and Recreation form states the property is listed in the Historic Resource Inventory is associated with is Emile Fritz, particularly for being investors in the early Campbell Fruit Growers’ Union. While this may have meant Fritz became particularly wealthy, being an investor is not a noteworthy, special, or defining feature of an individual’s life. This means that the best connection Fritz has with the home is as the builder of the home. Examination into other peoples that have lived here have shown that there is either not enough information to say they are historic or that they are not historic. Therefore, the property is not eligible for listing under Criterion B/2.

### **Criterion C/3: Design and Construction**

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<sup>14</sup> U.S. Department of the Interior, National Park Service, Cultural Resources staff, “How to Apply the National Register Criteria for Evaluation,” *National Register Bulletin*, no. 15 (1990: revised for internet 1995).

<sup>15</sup> Cultural Resources staff “How to Apply the National Register Criteria for Evaluation.”

<sup>16</sup> Cultural Resources staff “How to Apply the National Register Criteria for Evaluation.”

Under this criterion, properties may be eligible if they “embody the distinctive characteristics of a type, period, or method of construction, ...represent the work of a master, ...possess high artistic values, or...represent a significant and distinguishable entity whose components may lack individual distinction.”<sup>17</sup>

According to the NPS, “ ‘Type, period, or method of construction’ refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history.”<sup>18</sup>

The building does not have any significant character defining features. It is a fairly standard minimal traditional home.

Therefore the property is not eligible for listing under criterion C/3.

#### **Criterion D/4: Information Potential**

Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property’s eligibility for the NRHP or CRHR under Criterion D/4.

### **CITY OF CAMPBELL HISTORIC LANDMARK/RESOURCE INVENTORY CRITERIA**

A property is eligible for listing if in as a Local Landmark or eligible for listing in the City of Campbell’s historic resource inventory if it meets any of the following three criteria.

#### **a. Historical and cultural significance**

- i. It exemplifies or reflects special elements of the city’s aesthetic, architectural, cultural, economic, engineering, political or social history;
- ii. It is identified with persons or events significant in local, state, or federal history;
- iii. It embodies distinctive characteristics of a method, period, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- iv. It is representative of the notable work of an architect, builder, or designer

67 Sunnyside does not have any historical or cultural significance. It is not a good representative of the city’s aesthetic, architectural, cultural, engineering, political, or social history. The house itself is not associated with any broader historical or cultural patterns. It is not emblematic of a particular style or period, as it more accurately represents many styles and periods. It is not the notable work of an architect, builder, or designer.

#### **b. Architectural, engineering, and historical significance.**

- i. The construction materials or engineering methods used in the proposed historic resource inventory property or landmark are unusual or significant or uniquely effective; or
- ii. The overall effect of the design of the proposed historic resource inventory property or landmark is unique or its details and materials are unique, or unusual

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<sup>17</sup> Cultural Resources staff “How to Apply the National Register Criteria for Evaluation.”

<sup>18</sup> Cultural Resources staff “How to Apply the National Register Criteria for Evaluation.”

67 Sunnyside is not constructed using unusual or significant techniques or materials, nor is it unique in overall details. The property is not eligible for listing as a structure of merit or historic resource under these criteria.

**c. Neighborhood and geographic setting**

- i. It materially benefits the historic character of the neighborhood
- ii. Its location represents an established and familiar visual feature of the neighborhood, community, or city

The building does not greatly enhance the character of its neighborhood. Its neighborhood mostly consists of similar homes, a motley crew of different buildings with vastly different time periods of construction. It consists of new and old craftsman buildings, a few bungalows, a foursquare, a minimal traditional, and a couple of ranch buildings. Among this landscape, 67 Sunnyside does not benefit the historic character of the neighborhood, in part because there is no historic character of the neighborhood, and it does not represent an established and familiar visual feature. Rather, it blends in.



Figure 23. 131 Sunnyside, courtesy of Google Maps

### **CHARACTER-DEFINING FEATURES**

Normally, character-defining features are only done if the site or building is found potentially significant. However, because the building is listed as a structure of merit in the City of Campbell's Historic Resource Inventory, it will also be evaluated here.

As such, individual features of the building have been identified that define the historic character of the building. Assessment of various features is done according to a prioritized evaluation system. Once the character-defining features have been identified, each is assigned a priority rating to create a sense of the relative historical importance of these spaces and features.

A rating scale of “Premier-Important-Contributing-Non-Contributing” is used. In general, this system allows for the analysis of the structure as a whole to guide what types of work should be done, and where such work could be completed with the least damage to the historic integrity of the resource.

The character-defining features of the residence and property at 67 Sunnyside, include:

*Primary*

- Dormer on south facade
- The hipped roof

*Important*

- None

*Contributing*

- The double-hung windows

*Non-Contributing*

- The front facade and arched entry
- The basement, which indicates the building was raised
- The porch railings
- The casement windows on the south facade
- The doors on the south facade indicating the house was subdivided
- The staircase leading up to the front of the house
- The porch and spindles that covers up part of the entryway arch
- The rear extension
- The rear deck
- The garage

## HISTORIC INTEGRITY

The subject building and property at 67 Sunnyside, while not been found to have been potentially significant by this report, will still have its historic integrity evaluated

Location: The building maintains integrity of location, having never been moved.

Design: The building does not maintain integrity of design. Too much has changed to intuit or discern the original design from its current look.

Setting: The building does maintain integrity of setting; its surroundings are similar in character to its first incarnation.

Materials: The building does maintain integrity of materials. While the house is still made of wood, the siding was replaced, the entire building was raised a floor, the windows are not original material, and the removal of the old porch and extension of the new porch caused new materials to be brought in for the house. The house no longer maintains integrity of its materials.

**Workmanship:** The house does not maintain integrity of workmanship. Too many alterations have been made to the house for it to maintain the integrity of workmanship; too much has changed for that to be discernable.

**Feeling:** The house does not maintain integrity of feeling. The house no longer feels like a 1-story cottage, mostly because it is not a 1-story cottage. It is now a more contemporary two-story house.

**Association:** The building has no particular historical association to maintain, therefore it has no integrity of association. The features of the property are not sufficient enough to convey a historic significance.

### **Historic Integrity Summary**

The subject property and building at 67 Sunnyside retains 2 aspects of integrity—Location, and Setting—and lacks integrity of Design, Materials, Workmanship, Feeling, and Association. Therefore, the site lacks historic integrity.

## **CONCLUSION**

In summary, the subject property at 67 Sunnyside does not display a level of historical significance or integrity that would qualify it for listing as a historic resource on the National Register of Historic Places, on the California Register of Historical Places, or as a structure of merit on the City of Campbell's Historic Resource Inventory. The site did not meet any of the criteria outlined at the National or California registers, as it is not associated with any important or historic events or people, and its architecture is not historic or notable. Regarding the City of Campbell's Historic Resource Inventory, it is not a good example of a historic resource within the City of Campbell. It is not a historic or culturally relevant resource on any local metric, is not notable for its architecture, and is not important to the neighborhood's character. While it is listed as a structure of merit in the City of Campbell's Historic Resource Inventory, the property has gone through a number of changes both before then and since then that means the site no longer displays appropriate integrity to qualify it for listing in the Inventory. In conclusion, the building at 67 Sunnyside, the Emile and May Giles Fritz house, is not a historic resource.

## REFERENCES

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## APPENDIX A: PHOTOGRAPHS

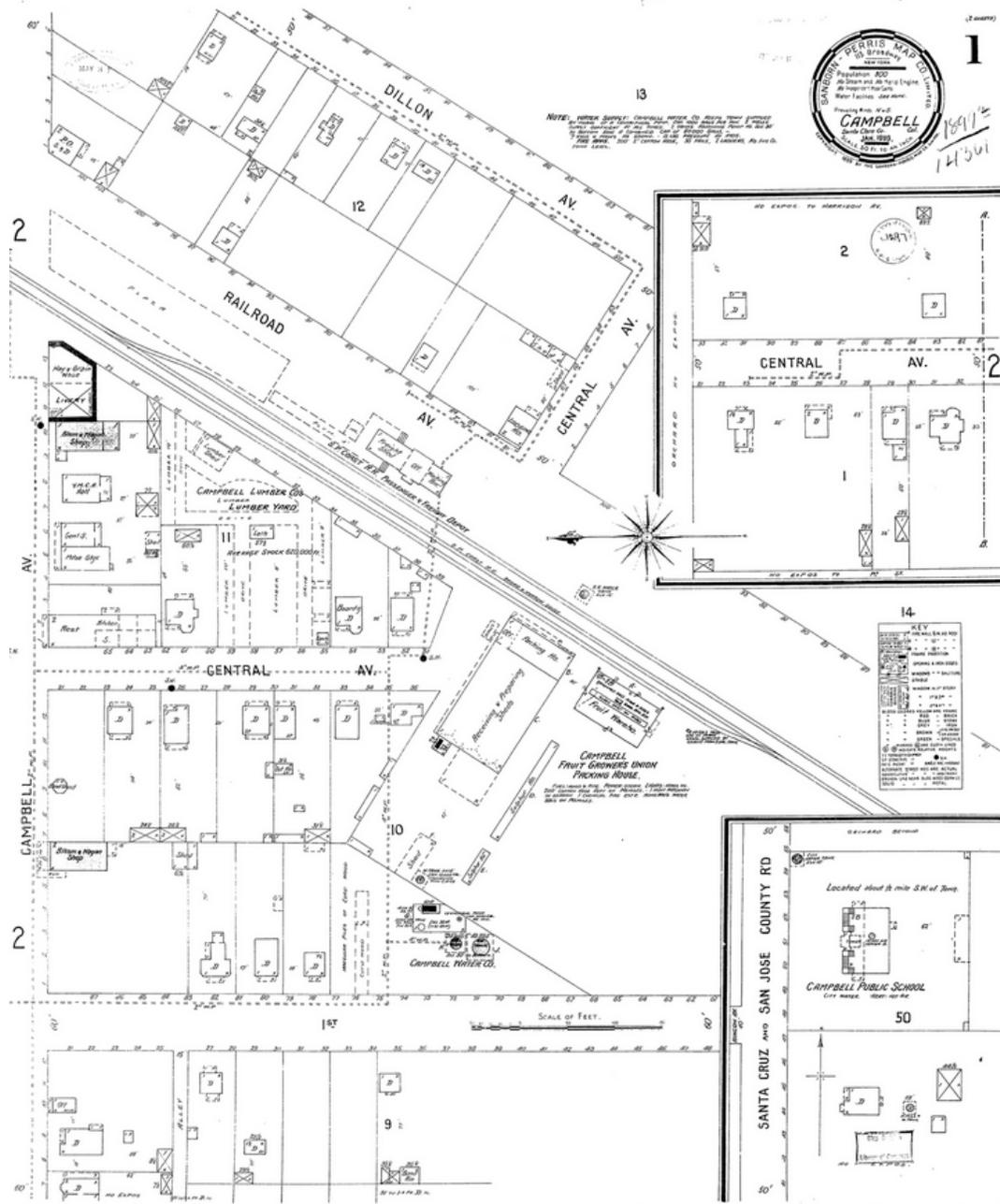


(Figure 17) Fruit drying yard of the Campbell's Fruit Growers Union, 1895

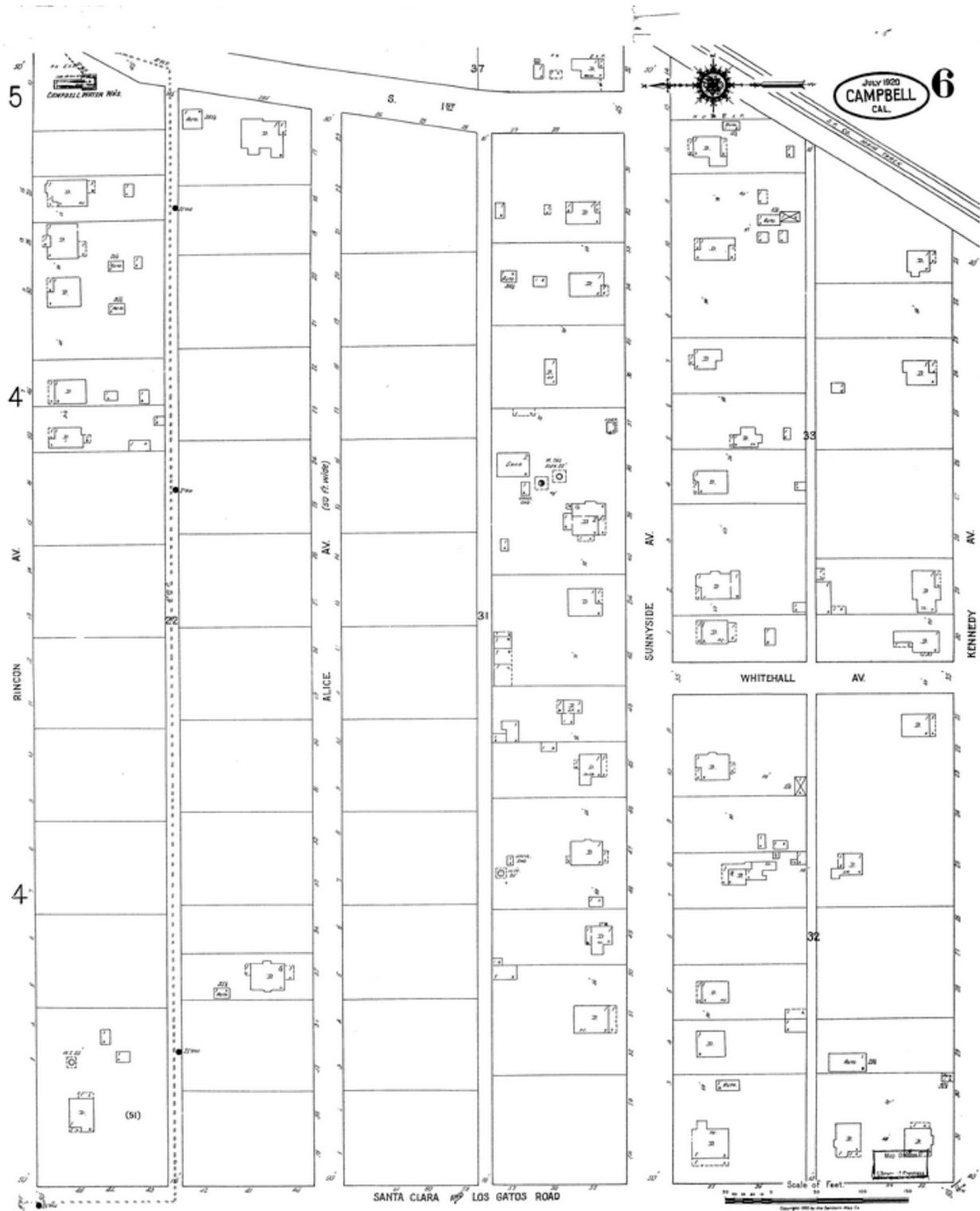


(Figure 22) 1965 Aerial close up

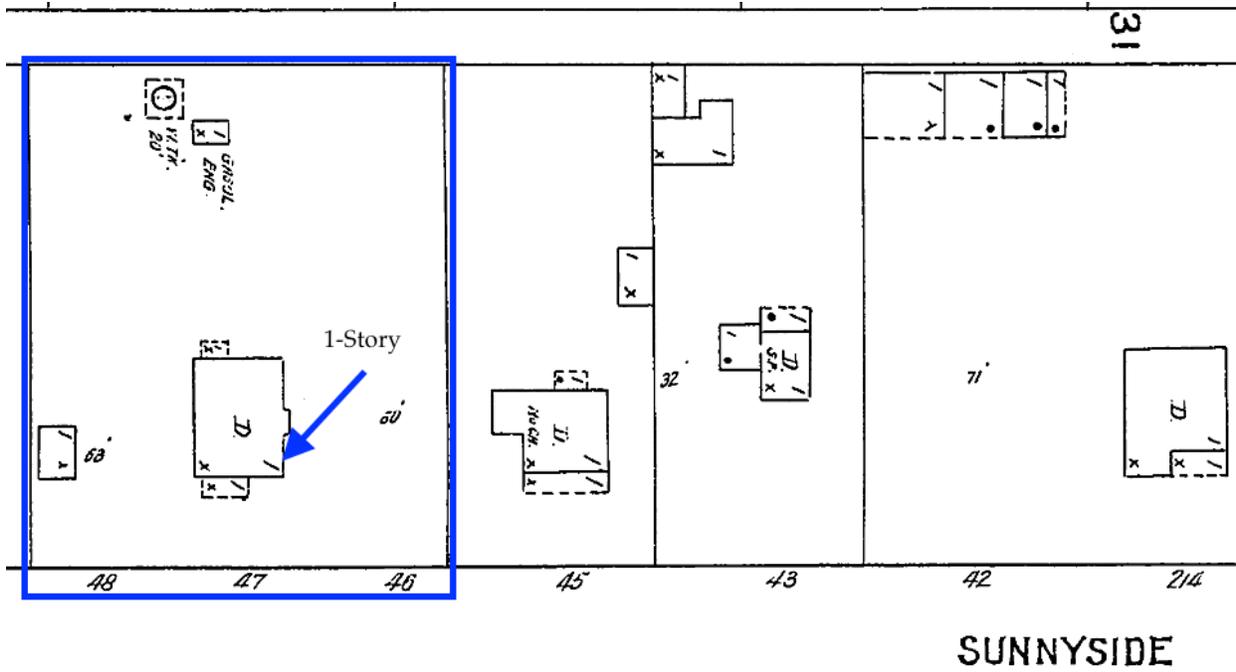
APPENDIX B: SANBORN MAPS



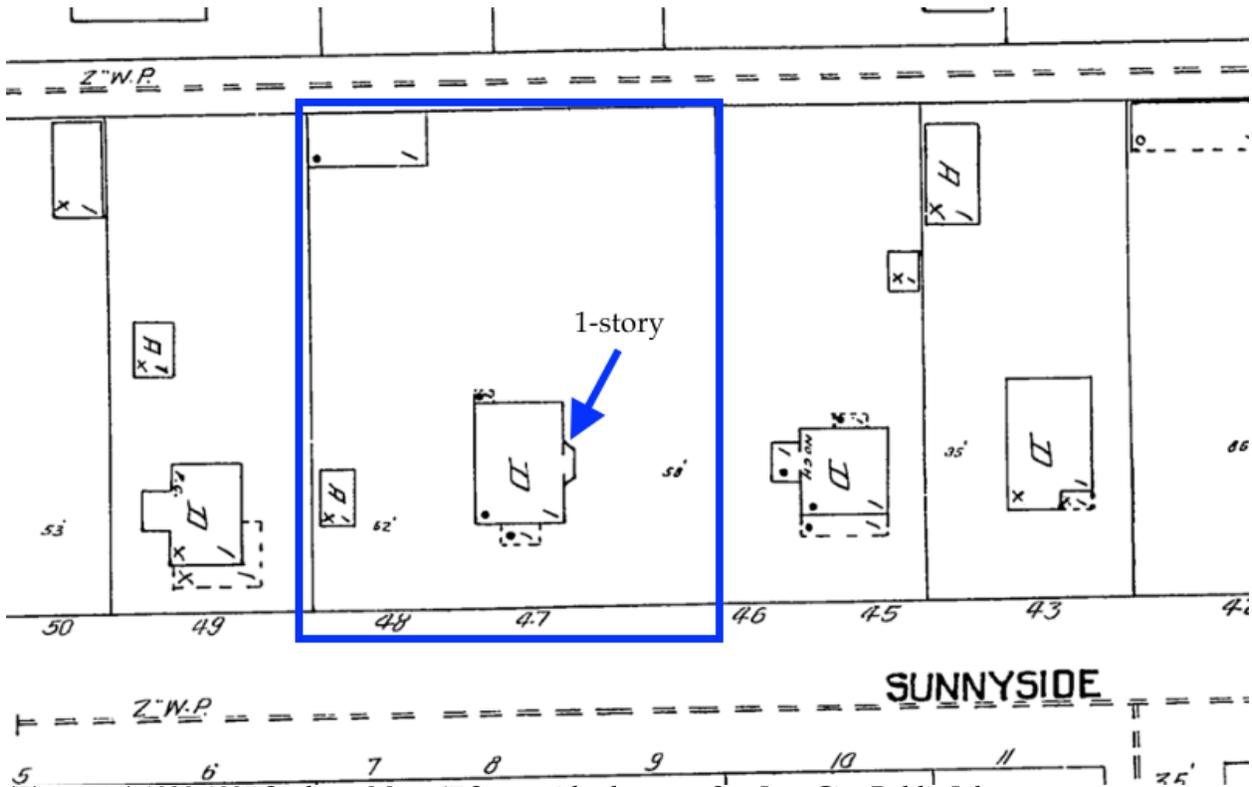
(Figure 24) 1899 Sanborn Map of the city; San Jose City Library



(Figure 25) 1920 Sanborn Map; San Jose City Public Library



(Figure 26) 1920 Sanborn Map, 67 Sunnyside close-up; San Jose City Public Library



(Figure 27) 1928-1935 Sanborn Map, 67 Sunnyside close-up; San Jose City Public Library



## APPENDIX C: LEGAL DOCUMENTATION

FIDELITY NATIONAL TITLE INSURANCE COMPANY

GUARANTEE NO. FSBC-TO23000275

### SCHEDULE B

1. Document Type: Indenture  
Grantor: Leslie J. Stratton and Eliza Stratton, his wife  
Conveyed To: May Giles Fritz and Emile Fritz  
Transfer Tax:  
Recording Date: June 1, 1905  
Recording No.: [Book 295, Page 449](#) of Deeds

Affects: Lot 7, Block 3

2. Document Type: Indenture  
Grantor: Leslie J. Stratton and Eliza Stratton  
Conveyed To: May Giles Fritz  
Transfer Tax:  
Recording Date: December 1, 1905  
Recording No.: [Book 293, Page 379](#), of Deeds

Affects: Lot 6, Block 3

3. Document Type: Indenture  
Grantor: Leslie J. Stratton and Eliza Stratton  
Conveyed To: May Giles Fritz  
Transfer Tax:  
Recording Date: March 22, 1906  
Recording No.: [Book 304, Page 473](#), of Deeds

Affects: Lot 6, Block 3

4. Document Type: Indenture  
Grantor: Emile Fritz  
Conveyed To: May Giles Fritz  
Transfer Tax:  
Recording Date: January 19, 1909  
Recording No.: [Book 341, Page 226](#), of Deeds

Affects: Lot 7, Block 3

5. Document Type: Indenture  
Grantor: May Giles Fritz and Emile Fritz, her husband  
Conveyed To: H. L. Barnes and Ada B. Barnes, his wife  
Transfer Tax:  
Recording Date: July 13, 1920  
Recording No.: [Book 520, Page 119](#), of Deeds

Affects: Lots 6 and 7, Block 3

6. Document Type: Indenture  
Grantor: H. L. Barnes and Ada B. Barnes, his wife  
Conveyed To: William C. McCaughey  
Transfer Tax:  
Recording Date: November 1, 1921  
Recording No.: [Book 539, Page 446](#), of Deeds

Figure 28. Chain of Title 1



**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

**GUARANTEE NO. FSBC-TO23000275**

**SCHEDULE B**  
(continued)

Affects: Lots 6 and 7, Block 3

7. Document Type: Grant Deed  
Grantor: William C. McCaughey and Lucretia McCaughey, his wife  
Conveyed To: B. L. McCaughey and Elena M. Robinson, as joint tenants  
Transfer Tax:  
Recording Date: October 8, 1926  
Recording No.: 23658, [Book 271, Page 348, Official Records](#)

Affects: Lots 6 and 7, Block 3

8. Document Type: Decree Establishing Death and Terminating Joint tenancy  
Grantor: on behalf of B. L. McCaughey, deceased  
Conveyed To: Elena M. Robinson  
Transfer Tax:  
Recording Date: March 20, 1947  
[Recording No.:](#) 451264, Book 1439, Page 91, Official Records

Affects: Lots 6 and 7, Block 3

9. Document Type: Grant Deed Joint Tenancy  
Grantor: Elena M. Robinson and T. A. Robinson, her husband  
Conveyed To: B. W. Pounds and Mary E. Pounds, husband and wife  
Transfer Tax: 4.40  
Recording Date: March 31, 1947  
[Recording No.:](#) 452841, Book 1436, Page 327, Official Records

Affects: Lots 6 and 7, Block 3

10. Document Type: Grant Deed Joint Tenancy  
Grantor: B. W. Pounds and Mary E. Pounds, husband and wife  
Conveyed To: Earl Billups and Lora Billups, husband and wife  
Transfer Tax: 7.15  
Recording Date: May 25, 1948  
[Recording No.:](#) 519404, Book 1620, Page 535, Official Records

Affects: Lots 6 and 7, Block 3

11. Document Type: Grant Deed Joint Tenancy  
Grantor: Earl Billups and Lora Billups, his wife  
Conveyed To: Maurice W. Billups and Billye Ann Billups, his wife  
Transfer Tax: 1.10  
Recording Date: October 19, 1949  
[Recording No.:](#) 598833, Book 1863, Page 103, Official Records

Affects: Westerly 45 feet of Lot 6, Block 3 (Adjacent to subject to property)

Figure 29. Chain of Title 2

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**

**GUARANTEE NO. FSBC-TO23000275**

**SCHEDULE B**  
(continued)

12. Document Type: Grant Deed Joint Tenancy  
Grantor: Earl Billups and Lora Billups, husband and wife  
Conveyed To: Samuel J. Humphreys and Etta A. Humphreys, husband and wife  
Transfer Tax: 7.15  
Recording Date: July 9, 1951  
[Recording No.:](#) [730730](#), Book 2245, Page 465, Official Records  
  
Affects: Easterly 15 feet of Lot 6 and all of Lot 7, Block 3 (Subject property)
13. Document Type: Affidavit - Death of Joint Tenant  
Grantor: on behalf of Samuel Joseph Humphreys, deceased  
Conveyed To: Etta Humphreys  
Transfer Tax:  
Recording Date: February 25, 1976  
[Recording No.:](#) [5226920](#), Book B885, Page 385, Official Records  
  
Affects: Easterly 15 feet of Lot 6 and all of Lot 7, Block 3 (Subject property)
14. Document Type: Grant Deed  
Grantor: Etta A. Humphreys, a widow  
Conveyed To: Etta A. Humphreys, Trustee of the Humphreys Family Trust, created on June 2, 1992  
Transfer Tax:  
Recording Date: June 8, 1992  
[Recording No.:](#) [11396771](#), Book M228, Page 1904, Official Records  
  
Affects: Easterly 15 feet of Lot 6 and all of Lot 7, Block 3 (Subject property)
15. Document Type: Grant Deed  
Grantor: Etta A. Humphreys, Trustee of the Humphreys Family Trust created on June 2, 1992  
Conveyed To: Glenn R. Kinsey and ZoAnn C. Kinsey, husband and wife as joint tenants  
Transfer Tax: 137.50  
Recording Date: March 8, 1995  
[Recording No.:](#) [12826258](#), Book M782, Page 0152, Official Records  
  
Affects: Easterly 15 feet of Lot 6 and all of Lot 7, Block 3 (Subject property)
16. Document Type: Quitclaim Deed  
Grantor: Glenn R. Kinsey and ZoAnn C. Kinsey, a married couple  
Conveyed To: Glenn R. Kinsey and ZoAnn C. Kinsey, Trustees of the Kinsey Family Trust dated February 2, 1994  
Transfer Tax: 0  
Recording Date: November 2, 2022  
[Recording No.:](#) [25395386](#), Official Records  
  
Affects: Easterly 15 feet of Lot 6 and all of Lot 7, Block 3 (Subject property)

Figure 30. Chain of Title 3