

THE MILLS ACT PROCESS

DOTTIE MARRON

MILLS ACT APPROVED, OCTOBER 2019

AGENDA

- Getting Started
- Title Search
- History
- Mills Act Paperwork
- Approvals
- After Approval



GETTING STARTED

- Head to the Pioneer Room
 - File cabinet with many home histories
 - Confirm house is on local historic register (This can also be done at the Escondido History Center)
 - Get the block and lot number. Write it down. Memorize it.
 - Make copies of everything

TITLE SEARCH

Oh, the tedium!

Longest part of the process if you do it yourself

Make copies of everything

Make sure there are no gaps in the ownership

- Example of search results:

- *Schmid, Joseph* Deed 3/1/1921 3453
- *Schwartz, Mary* Title 3/3/1921 12-143
- *Schultz, John, Schultz, Mary, et al* Deed, 3/3/1922, 12-185
- *Schad, Adam* Deed 4/18/1922 13-256
- *Schmestz, Arthur* Title 5/3/1922 13-301
- *Schmidt, Peter, and Lois* Title 6/22/1922 13-340
- *Schweitzer, Bonnie Sue* Deed 7/1/1922 14-85
- *Schram, Karl and Lydia* Deed 9/12/1922 14-245
- *Schram, Karl and Lydia* Deed 9/12/1922 14-247
- *Schram, Karl and Lydia* Deed 9/12/1922 14-249

Mary A. Schmeltz } I, Mary A. Schmeltz, also called Mrs Mary A.
 William Schmeltz } Schmeltz, in deed recorded in Book 544, at Page
 251 of the Deed Records of San Diego County,
 California.

For and in consideration of the sum of Ten Dollars

DO HEREBY Grant to

William Schmeltz, my husband.

All that Real Property situated in the City of Escondido.

County of San Diego,

State of California, being and described as follows.

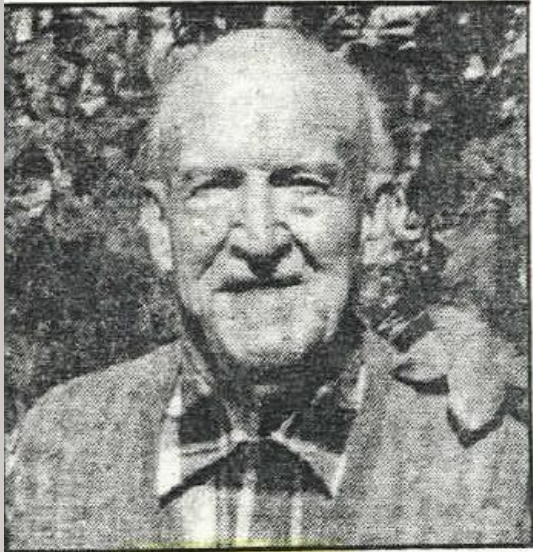
Being Lot number Five (5) in Block number Eighty (80) as shown
 on the official map of said City of Escondido on file in the office
 of the County Records of said County.

FINDING THE HISTORY

- Pioneer Room and the Escondido History Center are great resources
 - Obituaries
 - Scanned news stories
 - Address directories
 - Assessor records by block and lot number
 - The filing cabinet in the Pioneer Room
- Internet searches and Ancestry.com are useful for biographies
- City of Escondido Building Permits

HISTORY TIPS

- Focus on a few people who were significant
- Identify your home's era and architectural style
 - Quirks and variations are of interest (found on the Nomination for Local Register of Historic Places)
- Make note of building changes over the years



ARTHUR C. SCHMELTZ

Arthur C. Schmeltz, 95, a long time resident of Escondido died November 29, 1993 in Pleasanton, CA.

Mr. Schmeltz was born September 9, 1898 in Illinois. He moved with his parents, William and Mary, and three brothers, Victor (his twin), David, and Edward to Escondido in 1906. Arthur was the last to survive. The family home, built by William at 830 E. Idaho, still stands today in good repair.

William owned Escondido Hardware from 1911 to 1916 when he passed away at age 41. Arthur's mother, Mary, then started Schmeltz Furniture Store on Grand Avenue. The original building now houses Schmeltz Florist, which his brother David started in the 40's. It went out of the family in the 70's.

Arthur was a mortician in Escondido for



EMMA EINER NACK

1 * 8/27/81
ESCONDIDO — Emma Caroline Einer Nack, 95, a life-time resident, who was one of the first school teachers in the area and was Diamond Jubilee queen for the city's 75th birthday in 1963, died Aug. 25 at Redwood Terrace Convalescent Home.

MILLS ACT PAPERWORK

- Get the paperwork
 - <https://www.escondido.org/mills-act-program.aspx>
 - City of Escondido Planning Division at 760-839-4671
- Prerequisites
 - Prior to receiving the Mills Act, State law requires that all properties be listed on the National, State, or City of Escondido's Local Register of Historic Places. Listing on the Local Register may be considered simultaneously with processing a Mills Act application.
 - Call Planning at 760-839-4671 to confirm a property's historic status. The Escondido History Center and the Pioneer Room have records of many of the houses on the register.

COMPLETING THE PAPERWORK

- Forms Needed

 - Escondido Historic Designation Application (2 pages)
 - State DPR 523 Form (3 pages)
- Other Documents Needed
 - Copy of Grant Deed
 - Copy of preliminary title report, including complete legal description (within last 6 months)
 - Photos of exterior of property
 - Complete chain of title delineating property ownership from date of construction
 - Signed and initialed Draft Historic Property Preservation Agreement
 - List of improvements to be done on the property. May include work that has already been completed
- \$500 Application Fee

Page 1 of 8 *Resource Name or #: (Assigned by recorder) 134 W. 6th Ave., Escondido, CA 92025

P1. Other Identifier: Smc1-0'Dell

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Escondido Date 2018 T 1 R 7 of 1 of Sec 1 S.M.

c. Address 134 W. 6th Avenue City Escondido Zip 92025

d. UTM: (Give more than one for large and/or linear resources) Zone 18 mE/ 32 mN

e. Other Locational Data: (e.g. parcel #, directions to resource, elevation, decimal degrees, etc. as appropriate)

Latitude: 33.116993, Longitude: -117.079144 APN 233-251-14-00 Legal: Lot 4, Block 115 in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 336 filed in the office of the County Recorder of San Diego County July 10, 1936. Old Escondido Historic District



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

The Schmeltz-O'Dell House is a charming residence built in the California Bungalow style. Building began in 1915, but was not completed until 1926. It is a twin of the House next door at 136 W. 6th. The one-story, rectangular, California bungalow is a good representative of the bungalow style prevalent in the 1915-20s. The typical bungalow features are evident in the front-facing gable, double-oak windows and small elephantine posts supporting the porch gable. The 3,484 square-foot lot is located on the north side of 6th Avenue (don't pg 2)

*P3b. Resource Attributes: (Use attributes and codes) NRHP Single Family residential

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

P5b. Description of Photo: (View, date, accession #) South (front of house), facing North, August 2018

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

1915-1926

*P7. Owner and Address:

Dorothy Marron

134 W. 6th Ave. Escondido, CA 92025

*P8. Recorded by: (Name, affiliation, and address) Dorothy Marron, 134 W. 6th Ave., Escondido, CA 92025

*P9. Date Recorded: August 5, 2018

*P10. Survey Type: Reconnaissance, for Local Register Nomination

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

None

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

WHEN TO SUBMIT THE PAPERWORK

- All of the approvals by the Historic Preservation Commission and City, the agreements, and recording with the County Recorder need to be completed by December 31.
- Submittals after August are generally not successful.

THE REVIEW PROCESS

- City of Escondido Planning Department
- Escondido Historic Preservation Commission
- Escondido City Council
- Agreement signed by City and homeowner
- County Recorder's Office for recordation
- Tax Assessor for implementation

ONCE IT IS APPROVED

- Complete documents from the Assessor's Office
- Contracts recorded by December 31st would be implemented on the following November tax bill. (Note: tax bills will not include note stating property is under the Mills Act – tax bill will just be lowered).
- Periodic Inspections
- Tax savings up to 60% of property taxes
- Contract is for 10 years, but can be cancelled by the homeowner or the City of Escondido
- Contract stays with the house if you sell

QUESTIONS AND RESOURCES

- Resources
 - City of Escondido Planning Department
 - <https://www.escondido.org/mills-act-program.aspx>
 - California State Parks Office of Historic Preservation
 - This site has an overview of the program, list of contacts, and FAQs
 - https://ohp.parks.ca.gov/?page_id=21412
 - This site has all the DPR 523 forms, instructions, and appendices
 - https://ohp.parks.ca.gov/?page_id=28351