

April 21<sup>st</sup>, 2024

Dear San Luis Obispo City Council Members, Cultural Heritage Committee Members, and Community Development Staff,

**RE: Mills Act application for 1133 Pismo Street, San Luis Obispo, CA 93401 (Also known as Brecheen House)**

Our names are Christopher and Heidi Frago. We are the owners of 1133 Pismo Street (also known as the Brecheen House). This home is located in the Old Town Historic District and was built in or around 1905. This is our primary residence which we are applying the Mills Act for. This property is on the Master List Historic Resources (recently added to the Master List, see attachment). We are making every effort to preserve the historical character of this house. This involves renovation and maintenance while bringing it up to modern standards of construction and safety.

This application for the Mills Act is for the maintenance and improvement of his historical dwelling.

Here are projects anticipated to complete over the course of the ten year contract in rough order of priority.

1. Replace roof, which are nearing the end of its useful life.
2. Fix/Replace dryrot issues.
3. Repaint exteriors and interiors and maintain.
4. Maintain the historical look including the existing windows
5. Improve foundation as needed.

Landscaping will need improvement and need maintenance.

The items above are what we propose to work on within the next 10 years. They will not all occur at the same time as they need to be performed in a methodical order which makes sense (construction speaking).

This history of this beautiful 120-year-old home was thoroughly researched by Mr. James Papp. Please refer to the attached Master-List Application documents as well as the addendum to this.

In addition to the exterior, we will maintain interior characteristics such as the crown moldings, doors of the era, light fixtures, wainscotings, etc. It is our goal to maintain the integrity of the house as much as possible.



We are asking you to consider the fact that it is more costly to maintain/restore than to replace with modern style material. These items are not easy to find and often times it must be made by a skilled craftsman which tends to have a significant higher cost due to the time and detailed work it requires.

We are more than happy to meet with any of the officials and walk through the property to point out the areas needing work and also to discuss the historical aspects as well.

We thank you for your time and are hopeful we can have an amicable agreement.

Respectfully,

Christopher and Heidi Frago

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