

Hello,

Our names are Fred and Sophia Kelley and we own the Snyder House, a historical home located at 1406 Morro Street, at the corner of Morro and Pismo downtown. We believe this building qualifies for Mills Act Status and are therefore applying as such.

Built in 1885, the Snyder House boasts vernacular architecture consisting of its Victorian wood frame with Eastlake motifs. It is an L-shaped, 2-story wood house with 150' of frontage by 180' of depth. It has a high pitch roof with vintage gable dormers.

This legacy property once belonged to D.D. and Harriet Snyder who supplied necessary goods to the San Luis Obispo community by running a store at 760 Higuera. We imagine they may be related to local dentist G.A. Snyder, after whom the Snyder Building was named. Later, it was home to Mrs. Marion Kohler who served to educate the local youth as a teacher. This beautifully-restored gem preserves the integrity of the Old Historic Town neighborhood by conveying a glimpse into SLO's past to everyone heading downtown on Morro or Pismo St. We love it and are very passionate about preserving it.

The home is currently on the "Master's List" and we hope to have it added to the Mills Act list. We have attached a list of Planned Improvements and a timeline of what we plan to do in the next few years.

Thank you for your time and consideration.

Best,  
Sophia and Fred Kelley

## PLANNED IMPROVEMENTS

Property: 1406 Morro Street, San Luis Obispo, CA 93401

<u>Item</u>	<u>Item completion year</u>
Replace roof	2024
Replace gutters	2024
Repair trim detail under gutters	2025
Trim trees	2025
Update landscaping	2026
Landscape lighting	2026-2027
Interior painting	2027
Exterior painting	2027-2028
New fence in back by parking lot	2025
Waterproof around claw tubs to keep original tubs	2025-2026
Maintenance on original windows	2027
Interior structural renovations	2025-2028