

March 1st, 2025

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

RE: Mills Act application for 1116 Pismo Street, San Luis Obispo, CA 93401 (Also known as Vollmer House)

Our names are Christopher and Heidi Fragd. We are the owners of 1116 Pismo Street (also known as the Vollmer House). This home is in the Old Town Historic District and was built in or around 1912 (the same year the Titanic sank). This landmark residence is our primary residence which we are applying for the Mills Act for. This property is already listed on the Master List Historic Resources (#131). 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/repair roof.
2. Fix/Replace dry rot issues including fumigation.
3. Repaint exteriors and interiors and maintain.
4. Maintain the historical look including the existing windows repair/replacement.
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 113-year-old home is evident in the records. Ernest Vollmer is mentioned in Morris and Garritano's history page: <https://morrisgarritano.com/about-m-g/history/>. His family is still in the area and his granddaughter is a retired real estate broker named Claire Vollmer. The second owner was George Dee and his wife, also from the same Dee family who took over Vollmer's business.

Charles McKenzie out of San Francisco was the architect and apparently he also built the pagoda style bungalow on Palm Street: <https://paradisereleased.wordpress.com/2012/04/13/cool-in-concrete-old-hollywoods-concrete-bungalows/>.

The builder was Mr. Harry Lyman, and he built many homes in SLO in the railroad construction Era. Please see <https://gis.slocity.org/documents/Historic/868Upham.pdf>

You can see Mr. Vollmer's name mentioned in the article in the above link.

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 appreciate the traditional charm of the original architectural details, including grand moldings and classic sash windows, and would like to keep those carefully preserved and therefore maintain the charm of its historic roots.

In addition, please see the attached documents also found in the research.

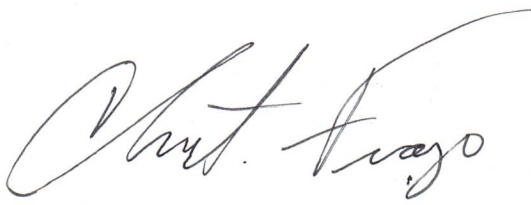
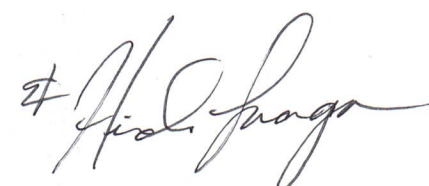
We are asking you to consider the fact that it is more costly to maintain/restore than to replace with modern style material. These items are not easy to find and often it must be made by a skilled craftsman which tends to have a significant higher cost due to the time and detailed work it requires.

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 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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3-6-2025