

Matt Martin

From: William Benson <woowooz@mac.com>
Sent: Friday, May 3, 2024 10:39 AM
To: Matt Martin
Subject: TA24-01 Conklin House Property

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Mr. Martin.

We have read all the comments submitted. We live in the area (Grand Peaks) and what happens is important to us.

We think we should find a way to preserve and restore the Conklin Guest House.

Some really good suggestions as to how this may be done may be found here (*Credit to Charlie Stevens*)

https://www.ci.sisters.or.us/sites/default/files/fileattachments/community_development/page/23280/3-21-24_stephens_email_public_comment.pdf

2) There are far better and more appropriate uses for the property, most of which are allowed by current language. In the best of all possibilities, the Conklin home would be restored and house something like the following:

a) Cafe

b) Museum/gift store with an area for coffee/food.

c) Multiple, independently owned stalls or rooms for various goods, preferably locally made.

With the right amenities, it would be a great community resource for the nearby neighborhoods, the airport, and the commercial and industrial businesses in the Sun Ranch development and along Barclay Drive, and a useful stop for travelers along the "alternate route" envisioned for Barclay Drive.)

d) Create an Agrihood (<https://agrihoodliving.com>), which would provide homes and a mini-farm, with produce for sale from a store at the Conklin house.

e) A Cottage development is already allowed, and the property is large enough to accommodate cottages on part of it. As tiny homes, they are a good way for singles or a couple to actually own a home. There are Tiny Home communities in several states. Bend even has one (<https://www.hiatushomes.com>).

We agree it very important to get the right specialists, for for their opinions on feasibility and for for a restoration. (*Credit to ShannonThorson*)

I have been actively restoring homes and commercial properties for over 30 years. It causes great concern to hear the Conklin home may be demolished. Historic restoration is a specialty and often cities allow professionals that don't specialize in this area to render opinions on a building's viability. Structural engineers and building contractors (at large) are absolutely not qualified to discuss the viability of restoration unless they specialize in this arena. So often cities allow non-specializing professionals to declare a building is not viable when this is absolutely not the case. At times folks who purchase properties are looking for opportunities to remove structures that don't meet their capital plans and seek professionals to justify this. It's critical there are non-biased professional opinions brought in. The State of Oregon has fantastic resources in regards to historic restoration and there are plenty of professionals that could help cast of clear light on this particular situation.

Based on a simple exterior observation, it appears this building is very much viable and is a relatively simple restoration. The ground under it is stable and the foundation appears functional. The roofline remains straight and the building is generally constructed in a straightforward fashion.

Bill & Judi Benson