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JOHNSON  
& BOHRER, P.C.

**James F. Bohrer**

*Attorney at Law  
Board Certified Indiana Trust & Estate Lawyer  
by the Trust and Estate Specialty Board*

[jfbohrer@lawcjb.com](mailto:jfbohrer@lawcjb.com)

August 1, 2024

Bloomington Historic Preservation Commission  
City Hall  
401 North Morton, Suite 135  
Bloomington, IN 47404

Re: **Owner:** 3<sup>rd</sup> Street NJ Indy LLC  
**Property:** 2607 East Third Street, Bloomington, IN  
Lot 16, Hillside First Addition  
tax parcel 53-01-34-036-000.000-005

Commission Members:

I am the resident agent listed with the Indiana Secretary of State for **3<sup>rd</sup> Street NJ Indy LLC**, an Indiana limited liability company (the "LLC").

The LLC is the record titleholder to the real property legally described as Lot Number 16, Hillside First Addition to the City of Bloomington, Lot 16 and commonly known as 2607 East Third Street, Bloomington, Indiana (the "Property").

The Property is a vacant. The Property is situated at the eastern fringe of the Green Acres Conservation District under consideration. The Property is bounded on the east by the property that has recently been renovated into a mixed residential and commercial use and is now known as LOFTON EAST THIRD. The southern boundary of the Property is East Third Street. The northern and western property boundaries adjoin homes that have rented for many years and which have no distinguishing features.

Since this Property is vacant, there is no structure on the Property that was inventoried in the 2018 Historic Resources survey.

This Property does not contain a structure that is contributing, notable or outstanding. Likewise, the Property does not adjoin a structure that was inventoried and classified as notable or outstanding on the Historic Resources Survey.

409 W. PATTERSON DR., SUITE 205, BLOOMINGTON, IN 47403

201 N. ILLINOIS STREET, SOUTH TOWER, 16TH FLOOR, INDIANAPOLIS, IN 46204

T·812-332-1000 · F·812-332-7601

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**The LLC desires to have the LLC's Property EXCLUDED from the Green Acres Conservation District.**

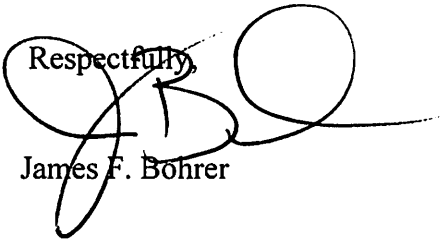
The basis for the EXCLUSION OF THIS PROPERTY FROM THE CONSERVATION DISTRICT BOUNDARIES ARE:

- (1) there is no structure on the Property;
- (2) the Property does not adjoin any notable or outstanding historic structures;
- (3) the Property is on the easternmost edge of the Green Acres Neighborhood Conservation District under consideration by the Commission;
- (4) the LLC owners did not sign the Petition to designate the area a Conservation District.
- (5) the Conservation District boundary can be redrawn to exclude the LLC's Property without damaging the integrity of the Green Acres Conservation District.

**We oppose the Conservation District designation for the property commonly known as 2607 East Third Street, Bloomington, Indiana owned by 3<sup>rd</sup> Street NJ Indy LLC for the reasons stated in this letter.**

**If the Commission enacts a Conservation District for the Green Acres Neighborhood, we request that the property at 2607 East Third Street be EXCLUDED from the boundaries of the Conservation District.**

Respectfully,



James F. Bohrer



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Re: **Owner:** Athena Hrisomalos  
**Properties:** 228 South Hillsdale, Bloomington, IN (Hillsdale Lot 43 and Pt Lot 42)  
214 South Hillsdale, Bloomington, IN (Hillsdale Lot 45)  
218 South Hillsdale, Bloomington, IN (Hillsdale, Lot 44)  
208 South Hillsdale, Bloomington, IN (Hillsdale, Lot 46)  
2401 East Third Street, Bloomington, IN (Hillsdale Lot 3)  
East third Street, Bloomington, IN (Hillsdale Lots 1 &2)  
217 South Clark, Bloomington, IN (Highland Homes Lots 78,79 &80)  
213 South Clark, Bloomington, IN (Highland Homes Lots 75,76 & 77)  
207 South Clark, Bloomington, IN (Highland Homes Lots 73 & 74)  
218 South Clark, Bloomington, IN (Highland Homes Lots 23 & 24)

Commission Members:

I represent Athena Hrisomalos (the "Owner").

The Owner is the record titleholder to the 18 Lots which consist of 10 distinct parcels listed above which we believe are part of the Petition that has been filed to designate the Green Acres Neighborhood a Conservation District.

Among those parcels is the Owner's personal residence where she has resided and which has been the Owner's homestead for over 60 years. The Owner's husband, Dr. Frank Hrisomalos, was referenced in the Petition filed with the Commission to designate the Green Acres Neighborhood a Conservation Area..

The Owner raised her family in the Green Acres neighborhood. The Owner supports healthy residential neighborhoods in Bloomington. The Owner and her family have contributed to their neighborhood and the larger Bloomington community through their service on many of Bloomington's boards, commissions and community organizations.

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The Owner believes that current zoning and planning laws and public processes are sufficient to protect the Green Acres Neighborhood. She further believes that the map for the proposed Conservation District that encompasses 125 acres of the Bloomington east side is too large since (a) many properties in the neighborhood have been remodeled or modified; and, (b) the Indiana University Trustees own many of the properties in the proposed District.

The Owner understands the Petitioners desire to protect property values; however, she feels the Conservation District Designation may prevent owners and investors from making needed improvements and changes that are required to attract families and homeowners to the area.

Many of the Owner's properties have been renovated and remodeled. The exteriors have been changed. The Owner's personal residence has significantly renovated and updated multiple times. It was not inventoried on the last Historic Survey but it was nevertheless included on the map that was attached to the Application.

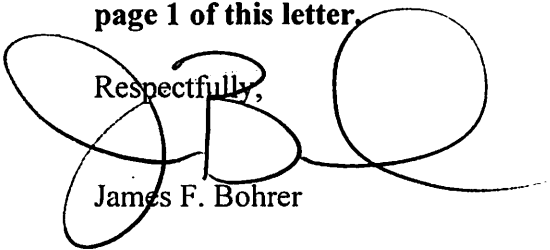
The Owner opposes the designation of the Conservation Designation for her personal residence and for the 10 distinct parcels listed on the first page of this letter for the following reasons:

1. A Conservation District is not necessary to prevent demolition of any structure. Owners must already seek demolition permits from the City of Bloomington under current regulations.
2. Public processes and ordinances are currently in place to protect the neighbors and community from rampant development of properties in Green Acres.
3. A Conservation District designation (which becomes a Historic District in 3 years) makes the process of maintaining and renovating properties more cumbersome which makes housing in the area more expensive and less affordable.
4. The goals of the neighbors who oppose the development on Jefferson Street could be accomplished by mapping a much smaller Conservation District that did not encompass the 125 acres of Bloomington's east side that would not have affected so many other property owners.

**For the above reasons, the Owner OPPOSES the adoption of a Green Acres Neighborhood Conservation District as it is presently mapped and drawn. Specifically, the Owner OPPOSES a Conservation District that would include the Owner's properties listed on page 1 of this letter.**

Respectfully,

James F. Bohrer

A large, stylized handwritten signature in black ink, appearing to be 'JB', is written over the typed name 'James F. Bohrer'.