

#192830

open

Other:

Other: Opposing making Green Acres a Conservation District: I am writing today as a member of the real estate community here in Bloomington having been an agent for close to a decade. I'm also writing from my experience as a commissioner of both the Planning Commission and Board of Zoning Appeals for the past several years. I can very much value and appreciate the history and architectural history of the Green Acres neighborhood. I thank the residents who put in the work and told the story of how Green Acres has evolved from the beginning. Stories like these are worth telling and being displayed to the public as much as possible. As far as the petition itself to deem Green Acres a conservation district leading to full fledged historic district designation, I believe is a very broad overreach of the intentions of historical preservation. Having lived several years in the Near West Side/Prospect Hill neighborhood as well as having owned several properties in historic neighborhoods in other cities I can speak to the impact of this type of designation personally as well. Talking about a select handful of houses, which are notable and can be kept as such, and expanding that to include several hundred that have little to no historic significance is where the overreach comes into play. As a real estate agent and investor myself, I fully understand where many are coming from who oppose this broad reach. The point of historic designation is to single out properties that carry a story all their own, not to lump an entire neighborhood, with a large rental population and no historical significance, and confine the expansion and development that is desperately needed to support a growing University and the city as a whole. I've been a part of many discussions on the commissions which I serve about how we can balance preservation with expansion and development and I've seen cases where that blends very well together and is a win-win. This is not one of those cases but since it has been presented as such I'm strongly opposed to it. I believe the intentions are misguided and really crosses a line into government intrusion into the livelihood of many tax paying owners in that neighborhood who want to continue to house students and families at a time when more housing density, of any kind, is very much needed. There are checks and balances in place already to prevent what many are referencing as the Kmart type development here and I fully support the expansion of this neighborhood. I think the goal here should be to keep the current historically significant houses in Green Acres just as they are and work to preserve other individual properties one at a time. Not taking a very broad stroke and misusing the point of preservation in the first place and thus bottlenecking an area ripe for future development. Thank you for your time.



Cases	Locations	Report a problem
#192312		open

Other:

Other: Heard Green Acres wants a conservation district. This is an inappropriate use of historic preservation protections. Historic preservation should be to preserve history, not to prevent development as a NIMBY tactic. This area should be able to grow and evolve to meet the density and environmental priorities of the City. There are other areas that have superior and unique historic structures. Don't make a joke of historic preservation. Please include this in public comment in the packet. The City needs a plan for historic preservation of choosing key areas of the City to protect. Blocking general development helps no one. Areas adjacent to campus should maximize student housing for the benefit of all residents.



8/11/2024

Dear Members of the Bloomington Historic Preservation Commission:

We are writing to express our deep concern with the proposed conservation district for the Green Acres neighborhood. A conservation district, which would eventually become a historic district without significant intervention by residents, is out of step with the few historic buildings within the neighborhood and creates substantial barriers to property owners while locking out future residents.

Conservation and historic districts should be reserved for the most transparently clear cases of a neighborhood and its structures holding deep historical value. The data from the 2018 Historic Survey commissioned by the city casts a clear picture: this neighborhood contains few historic structures. In fact, over half the properties in the neighborhood were not included in the inventory. Further, most of the structures were only listed as “contributing,” meaning they did not on their own merit historic designation. According to this data, almost a dozen structures are non-contributing. Only one structure is on the National Register of Historic Places, and only five properties are notably historic; one is not a residence but the home of Bloomington Fire Department Station Four. This does not speak of a historic neighborhood but of a neighborhood with a few specific buildings that, on their own, may be considered historic. This distinction and data make clear that the Historic Preservation Commission cannot, in good faith, recommend this neighborhood be established as a conservation district.

A conservation district, which will likely become a historic district automatically due to the significant and anti-democratic hurdle of obtaining a majority of deed holders’ written opposition, also establishes significant barriers to homeowners’ property rights. The Historic Preservation Commission must approve all exterior changes to homes within historic districts. While members might appreciate having oversight, this undeniably takes away the ability for homeowners to freely do what they wish with their properties. It is antithetical to the very nature of property rights. Even if approved, it creates delays and would impose additional costs on homeowners who might want to renovate their homes. Considering the age of many of these homes and their rapid construction when originally built, renovations are undoubtedly needed to bring them up to modern building and amenity standards. Homeowners would face significant hurdles to make such renovations.

Conservation and historic district status would also create barriers to new construction in Green Acres. This neighborhood is highly desirable because of its walking distance to the Indiana University Campus and commercial corridor along East Third Street and College Mall Road. However, all demolitions and new buildings would have to get additional approval from this body. Given the lack of new construction in other historic neighborhoods in Bloomington, we believe this would curtail almost any new development in the neighborhood. This will force would-be residents elsewhere, as only a finite number of units currently exist. Increased competition for living in this neighborhood will drive up property values, increasing the tax load



for homeowners and landlords who pass along tax hikes to renters, causing economic harm to almost every existing resident.

In closing, we urge this body to reject the nomination for Green Acres to become a conservation district. The neighborhood's pronounced lack of historic structures exemplifies why this nomination is erroneous and should be rejected. Further, the significant hurdles for homeowners to exercise their property rights following establishing a historic district and the curtailing of new development that will raise property tax assessments for existing residents are clear financial harms to all who live in Green Acres. This Commission must reject the nomination of Green Acres for conservation district status.

Thank you,

The Undersigned Residents of Bloomington

Matt Gleason

Sam Tobin-Hochstadt

YY Ahn

Tim Dwyer

Adam Martinez

Jerrett Alexander

Isabelle Ruiz

Daniel Jenkins

Conner Wright



CLENDENING
JOHNSON
& BOHRER, P.C.

James F. Bohrer

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August 1, 2024

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

Re: **Owner:** 3rd 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 **3rd 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

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

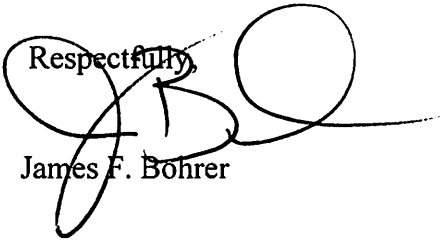
The basis for the EXCLUSION OF THIS PROPERTY FROM THE CONSERVATION DISTRICT BOUNDARIES ARE:

- (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 3rd 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



CLENDENING
JOHNSON
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by the Trust and Estate Specialty Board*

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August 1, 2024

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

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

Green Acres Interim Protection on the Proposed Conservation District External Inbox x



Delgar Woodruff <ubattulg@gmail.com>
to me ▾

Fri, Sep 6, 2:19 PM (3 days ago) ★ ↶ ⋮

Hi Noah,

I reside at 218 S Jefferson St, Bloomington, IN 47408 with my husband, Todd Woodruff. I wanted to send a note indicating that we do not approve of the proposed plan for a conservation district for our neighborhood in Green Acres.

There was a woman who came around and asked for signatures. My husband felt very intimidated and the exchange was aggressive and he was misled into signing the document supporting the conservation district. I would like to make clear that his signature on the list is not accurate and we actually, in fact, DO NOT support this measure.

Sincerely,
Utzielger Woodruff