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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.

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

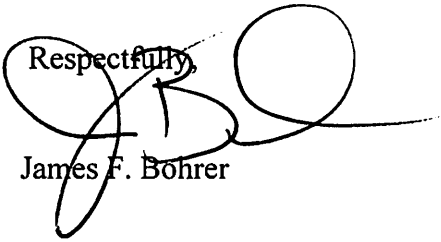
The basis for the EXCLUSION OF THIS PROPERTY FROM THE CONSERVATION DISTRICT BOUNDARIES ARE:

- (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