

FROM THE DESK OF
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Geneva Historic Preservation Commission
c/o Michael Lambert
Preservation Planner
City of Geneva
22 South First Street
Geneva, IL 60134

Re: 4 East State Street Demolition Application

Dear Commissioners:

I do not believe there is justification at this time to approve the application for demolition of the historic landmark known as the Alexander Brothers Blacksmith Shop.

Geneva city ordinance (10-6-10) states that demolition of an historic landmark should only be considered when all other alternatives have been exhausted. Only one alternative is presented in the application for demolition: a rehabilitation for use as the applicant's management office or similar use.

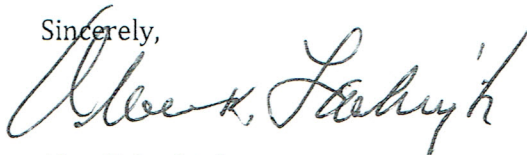
An analysis or *pro forma*, prepared by experts and submitted by the applicant, concludes that such a rehabilitation is economically infeasible. Other experts have challenged the analysis and its conclusion.

In the meantime, for six months (January 18 through June 20) progress on the application has been sidetracked by questions about the mathematical accuracy of the *pro forma*, the use of 6.5% versus 7.5% for a loan interest rate, loan-to-cost ratios, debt-service ratios, waiver for a building permit fee, a purchase option on the adjacent bicycle and consignment shop property, and the cost of a possible environmental clean-up of that property.

These technical minutiae have been a distraction from the larger issue that the application does not meet the city's requirement that demolition of an historic landmark "shall be considered only when all other development options for a building structure, object, improvement, or site have been exhausted." An analysis of a single potential use does not represent "all other development options," much less an exhausted consideration of them.

Simply put, the application does not meet the city's requirement for a demolition permit.

Sincerely,



Alan K. Leahigh