

June 12, 2006

Springfield Historic Sites Commission
Municipal Building
Springfield, Illinois 62701

Commissioners:

I am pleased to have the opportunity to comment on the application pending before your group from Tony Leone related to the property he owns, known as the Pasfield House, at 400 W. Jackson Parkway. While I am not aware of all of the issues regarding his petition, I am keenly interested in ongoing development efforts in the neighborhood variously known as Vinegar Hill, West Capitol and Near West.

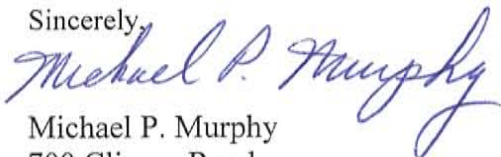
The investment Tony has made to date is remarkable. In a very short period of time, the Pasfield House has become an established attraction unto itself -- and an important anchor for the area. Tony's plans for the future will further enhance not only his property but other properties in what is, in my mind, a neighborhood at a major stage of transition.

I grew up two doors north of the Pasfield House, in a house at 405 W. Jackson that my family owned for more than 30 years. We played thousands of sandlot football and baseball games in the parkway area. I delivered newspapers to the Pasfield House, which was then a low-dollar rental property known simply as "the apartment building". I lived in the house at 405 W. Jackson with my wife and daughters for three-plus years in the early 1990s and spent thousands of dollars improving the property.

I still drive through the area once a month or so, to see how the old neighborhood is doing. The concern, for some time now, has been the long-term fate of a single-family enclave on the edge of the State Capitol Complex, surrounded by a growing amount of rental property in various stages of upkeep.

Although the potential is great for an upscale mixed-use area, trends for many years have not been encouraging. By coincidence, it was Tony Leone, a high school classmate, who saw a special property, took substantial risk and made a huge investment of time and money. His facility at 400 W. Jackson is the neighborhood showcase. I wish him every success.

Sincerely,



Michael P. Murphy
700 Clipper Road
Springfield, IL 62711