



THE KENNETT PIKE ASSOCIATION, INC.

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DELMAR STATE HISTORIC
PRESERVATION OFFICE

2007 FEB 26 PM 1:38

February 21, 2007

VIA EMAIL

The Honorable James M. Baker
Mayor
City of Wilmington

Mr. Peter D. Besecker
Director of Planning
City of Wilmington

Mr. William S. Montgomery
Administrative Assistant to the Mayor
City of Wilmington

Mr. Timothy Slavin
Director
Division of Historical and Cultural Affairs

Re: Gibraltar Proposal

Dear Mayor Baker, Administrative Assistant Montgomery, and
Directors Besecker and Slavin:

As you may know, The Kennett Pike Association, Inc. was formed, and has worked for many decades, to preserve the integrity and enhance the appearance of the Kennett Pike. Our area of interest stretches from the Bancroft Parkway in the City of Wilmington, to Route 1 in Pennsylvania.

Recently, our Board of Trustees was presented with plans for the proposed office addition at Gibraltar. While we understand the view of those in the community who would wish that this property could remain unaltered, we also realize that its adaptive reuse to include offices is essential for preservation of the gardens and will allow the appearance of the property from Route 52 to remain very much the same as before.

Our Board was pleased with the developer's efforts to keep the new building low and held back from Route 52 and Greenhill Avenue. We voted unanimously to support those residents in the area who favor the new office proposed for Gibraltar.

Sincerely,

Richard P. Beck
Acting President

cc: The Kennett Pike Association, Inc. Board of Trustees

From: Beverley V. Baxter
Sent: Wednesday, April 04, 2007 7:59 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar

The proposed amendments to the Conservation Easement on Gibraltar, intended to facilitate preservation of Gibraltar and redevelopment of the site, are sound and have my support.

Beverley V. Baxter
Executive Director
The Committee of 100

From: Carolyn Roland
Sent: Wednesday, April 04, 2007 5:13 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar

I am writing in support of the change in easement request for Gibraltar. We need to save this property, and if the present proposal by CSS Investors will save the building and stop it from becoming more of an eyesore than it has become because of all the delays, they should be allowed to make the building useful.

Your Real Estate Professional,
Carolyn Roland, GRI CRS
Patterson-Schwartz & Assoc., Inc.

From: Nancy Freebery
Sent: Thursday, April 05, 2007 6:15 PM
To: DOSHCA_Gibraltar
Subject: Support for Gibraltar Easement Amendment

I support the amendment to the conservation easement on Gibraltar.

Nancy Freebery

Nancy P. Freebery, President
NPF Communications, Inc.

From: Jeff Kaczmarczyk
Sent: Thursday, April 05, 2007 10:25 AM
To: DOSHCA_Gibraltar
Subject: Gibraltar public comment

To: Division of Historical and Cultural Affairs (HCA).

I am writing on behalf on Griz, Inc., a business located on 2305 Pennsylvania Ave. approximately two blocks south of Gibraltar. I attended the first public meeting held at the Delaware Art Museum to review the plans for the historic office campus on Gibraltar. The plan proposed by CCS Investors seem to appease the majority of concerns that the community has raised; those being, the gardens operation, open space, aesthetics, traffic, and the preservation of the mansion and the other buildings on the property. We feel that the improvement of the site into a fully restored, functioning property would be a tremendous improvement to the local community and the city at large. Coincidentally, it is my understanding that many of those who signed the petition that was circulated prior to the meeting to oppose the project seemed satisfied and supportive of the project following the presentation by the developer.

There is no other property like Gibraltar in the City of Wilmington. The plan of the CCS Investor group appears to truly preserve the property, and the buildings will finally have a functional use by the conversion of Historic "Class A" office space. More importantly, this group also converted the Harrington property in Greenville recently into a tasteful commercial property that is fully occupied by a high end real estate company.

Jeff Kaczmarczyk, VP
Griz, Inc.

From: Ken Musi
Sent: Thursday, April 05, 2007 10:10 AM
To: DOSHCA_Gibraltar
Subject: Gibraltar Expansion

It would be a shame to allow this property to continue to deteriorate. The proposed revision is probably the only economically viable option that could preserve this location.

The fact of the matter is that the developers that are currently working on this project are willing/attempting to do something that ALL other developers have passed on for economic reasons. The state would be crazy to pass on this opportunity....THERE HAS BEEN NO OTHER SUCCESSFUL VIABLE OPTION PUT FORTH TO PRESERVE THIS PROPERTY, THE NEIGHBORS SHOULD FEEL FORTUNATE THAT THESE GUYS ARE WILLING TO SPEND THESE KINDS OF FUNDS HERE.

KEN MUSI

In 1997, the Delaware Open Space Council purchased a Conservation Easement on Gibraltar. This easement is held by the Delaware Department of State and administered by HCA. In 2007, HCA received a proposal from Preservation Delaware, Inc., the property's owner, to amend the Conservation Easement. The public is invited to comment on this proposed amendment which can be accessed by going to the following web address:
<http://history.delaware.gov/preservation/protection/gibraltar.shtml>

Printed copies of the proposed amendment and related documents may be requested by calling HCA's special events line at 302-736-7401.

The public comment period runs from April 2–May 2, 2007. Public comments shall be submitted in writing and can be transmitted in the following formats:

- o Via e-mail at the following address: doshca_gibraltar@state.de.us

From: Walter Rowland
Sent: Thursday, April 05, 2007 7:42 PM
To: DOSHCA_Gibraltar
Cc: 'Preservation DE Director'
Subject: Proposed amendment to easement

I have reviewed the above proposal and compared to the original easement and first amendment all posted on your WEB site for comment, April 2 to May 2, 2007. I was Chairman of the Preservation Delaware (PDI) committee to save Gibraltar and later president of PDI. I negotiated the original easement and the first amendment, signing on behalf of PDI. I am no longer an officer of PDI and no longer serve on its board of directors. The following are my comments on the above.

1. On page 1, delete the words "will enhance the Conservation Values". The proposed amendment does not enhance the Conservation Values but diminishes them due to the size of the proposed additions. In my opinion, the proposal jeopardizes the listing of the whole site on the National Register of Historic Places. The National Trust should be contacted for comments on the proposal. Please confirm that this has been done.
2. On page 3, para. (I), delete the whole paragraph. The entire site is on the National Historic Register. There is no original intent to distinguish "primary" from "secondary" areas of the property. Exhibit A is not attached to the document posted and should be added for comment.
3. On page 4, para. (B), increasing the size of a possible addition from 6500 to 10,000 square feet is not in keeping with the site and will overwhelm the main house. The original easement had a limitation of 4000 square feet based on the normal limitation for historic structures of 10% of total historic square footage, in this case 40,000 square feet. An exception was made for the first amendment to increase the addition to 6500 square feet because of economic necessity not shown in this case. Further, it appears the 10,000 square feet is "in foot print" only. The total size of the addition proposed could be two to four stories or 20,000 to 40,000 square feet, totally out of line for the site and the neighborhood. If approved, the 10,000 square foot addition should be restricted to a total of 10,000 square feet, not just the foot print.

In addition, the proposed amendment contemplates unspecified additions to the main house of

6500 square feet plus 1000 feet for "life safety and accessibility issues". These issues are not defined and are too broad for enforcement. Thus, the main house is totally compromised by huge undefined modifications permitted.

4. Page 4, para. (C), contrary to the original easement and the first amendment, the east, south and west facades of the main house can be altered for undefined "life safety and accessibility code requirements".
The second sentence should be deleted in its entirety for this reason. Previous projects approved for the site did not require such flexibility even though the contemplated use was for an historic hotel with up to 30 overnight guests a night in the main house.
5. Page 5, para. (I), all new construction or rehabilitation of the historic buildings on the site must conform to the US Department of Interior Standards, not just the first floor of Gibraltar's main house. This will be necessary in any event if the developer intends to use historic renovation Federal and Delaware tax credits.
6. Page 7, para. 9, delete that the Gardens be opened "on a daily basis". There is no such requirement and it may not be practical in perpetuity for any owner of the Gardens. This addition appears to be an effort by the developer to piggy back PDI's conservation efforts so as to claim a tax deduction for its minor proposed contributions to maintenance of the Gardens whereas in fact the Gardens benefit the whole site including the developer's tenants. In contrast to this

developer's proposal to contribute \$30,000.00 annually to the Gardens, the prior approved proposal contemplated \$100,000.00 a year up to \$250,000.00 a year over the term of the lease granted. There is no evidence submitted that this lease has been terminated by mutual consent or otherwise.

An appropriate adaptive reuse of the Gibraltar site is in the public interest. I do not oppose the current project as such, subject to the above comments, and am not a party to pending litigation in the Superior Court by neighbors. The site is protected in perpetuity and there need be no haste to permit inappropriate additions and modifications to the original easement. Many of us including the Sharp family worked hard to preserve Gibraltar and should not be disgraced by a developer's plans to exploit a genuine jewel of Delaware. The proposed amendment to the easement should be rejected and revised to reflect the concerns expressed or the original easement granted by the Sharp family retained in force as amended by the first amendment.

Sincerely,

Walter S.

Rowland

From: Liz Baldwin
Sent: Friday, April 06, 2007 10:44 AM
To: DOSHCA_Gibraltar
Subject: Gibraltar

I am writing to support the CCS proposal for the Gibraltar property. This proposal seems to make the most sense in terms of restoring , creating public access and the least obtrusive plan. The fact that the community is fighting this proposal saddens me, having been a neighbor to Gibraltar for years I am aware that to this point the property has been allowed to dramatically deteriorate. The terms of the CCS agreement make the most sense and I hope that they can move forward.

Sincerely, Liz Baldwin

From: Paul E Brown
Sent: Friday, April 06, 2007 4:54 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar

Delaware Division of Historical and Cultural Affairs,

I would like to show my *support* for the proposed Amendment to the Gibraltar Conservation Easement. I applaud the efforts by Preservation Delaware Inc, to preserve and restore Gibraltar to its original glory and understand the need to modify the amendment . I feel that the proposed amendment will have no deleterious effects on the property and will enhance its local appeal. I am a former property owner at the Devon Building located across Greenhill Avenue and know the amendment once approved and implemented will enable Gibraltar to enhance Wilmington. It has been a great disappointment for me as a local resident to drive by Gibraltar daily and watch the property decay. I sincerely hope that Gibraltar and its gardens are around for my children and their children to enjoy.

Sincerely,

Paul E Brown DMD

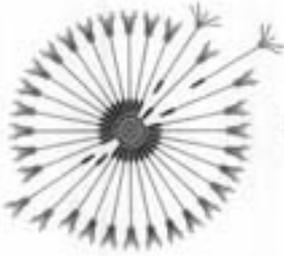
From:
Sent: Friday, April 06, 2007 6:16 PM
To: DOSHCA_Gibraltar
Cc: director@preservationde.org
Subject: comments

I would like to offer my support of the proposed easement amendments. Preservation of our historic resources is of the utmost importance and consideration given to adaptive reuse allows for an economically feasible preservation option in this case. In addition, the preservation of the integrity of the original dwelling and outbuildings as well as the gardens will further enhance the property's historic and cultural value.

Sincerely,

Leann H. Ferguson
Exec. V.P. President
Southern New Castle County Alliance

See what's free at AOL.com.



Richard W. Lighty

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DELAWARE STATE HISTORIC
PRESERVATION OFFICE

2007 APR 10 PM 1:05

9 April 2007

Gibraltar

c/o Division of Historical and Cultural Affairs
21 The Green
Dover, DE 19901

Friends:

I write to support Preservation Delaware's petition for a change in the Conservation Easement, held by the Delaware Open Space Council on Gibraltar, formerly the Wilmington estate of Hugh Rodney Sharp.

Those of us who fought to preserve this historical gem, and who continue to devote time and money to further its preservation and restoration, have watched with increasing frustration as our attempts to assure the continuance of the estate in an economically feasible way have encountered one delay after another. We now believe that we have found the best possible solution to the adaptive use of the mansion, but this will necessitate the change, that is now before you, in the present easement.

Believe me when I say that I, and others who have worked long and hard to preserve the gardens, open space and other historically and socially important aspects of the site, feel that this change will not be counter to the spirit in which we sought and were granted the original easement. Indeed, I believe I speak for others as well as myself when I say that this may be the last best effort to maintain the mansion and the site as an asset of which Wilmington and Delaware can well be proud.

I am a staunch believer in conservation easements, and have put my own property under one. I therefore take seriously any attempts to change them, but I also strongly believe that the projected change in Gibraltar's easement is the only hope for securing the property in its magnificent state, into the future.

Sincerely,

RECEIVED
DELAWARE STATE HISTORIC
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2007 APR 10 PM 1:11

"Gibraltar"
% Division of Historical & Cultural Affairs
21 The Green
Dover, DE 19901

Graham Dougherty

April 9, 2007

Dear Sirs;

I am writing to ask that you **DENY** the request of Preservation Delaware, Inc. to amend the conservation easement on the property at Greenhill Ave. in Wilmington known as "Gibraltar".

In 1997 taxpayers monies of \$ 1 million were paid by the Open Space Council to buy the development rights to "Gibraltar"; and the property itself was then sold for a token amount to an organization calling itself "Preservation Delaware, Inc."

After ten years of questionable stewardship of the majority of the property (the exception is the "now treasured" Marion Coffin garden) Preservation Delaware is asking that an office park complex be built on "Gibraltar" and in doing so insert a completely new property use into the center of the "Highlands", a long established residential community in Wilmington.

It is my belief that PDI's requested easement not only violates the spirit of the original easement of 2000 which was granted when it was thought that a Bed & Breakfast inn operation would renovate and use the main house and land in a manner more fitting to the residential nature of the surrounding area, but is self-serving in a manner which ignores the surrounding neighbors and community.

In what way would this second amendment to the easement "preserve" the intention of the original easement to "preserve and protect in perpetuity... for the benefit of this generation and generations to come" the Gibraltar property?

Although P. D. I. would receive funds (for an unspecified time) from the office park developer for the maintenance of the Coffin garden, the property in its entirety as "open space" would be destroyed. Is there any guarantee that the current proposed

developer would not sell the property at a future date and request yet another easement?

And isn't it ironic that the State originally purchased "Gibraltar" with funds from the "Open Space" fund?

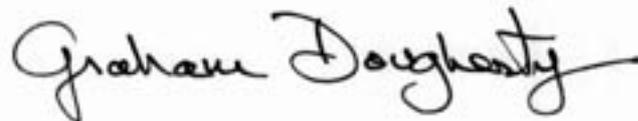
It is inconceivable to think that a newly built office building with a 10,000 sq. ft. footprint (of how many stories?), and addition to the existing mansion of 6,500 sq. ft. and a parking lot for 97 cars will in any way "preserve" anything.

Preservation Delaware needs to look over Gibraltar's enclosed garden wall and realize that if it is to live up to its name and purpose that it is the Highlands neighborhood which needs to be preserved by NOT continuing with this radical change to a residential community.

I, with many neighbors, support a re-adaptive use for "Gibraltar" and its' grounds, but NOT as an office park, a use completely alien and intrusive to the existing long established residential neighborhood.

Again I ask that you use your office to **DENY** P.D.I.'s request to amend the conservation easement.

Thank you,

A handwritten signature in black ink that reads "Graham Dougherty". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Graham Dougherty

From: Jeff Stapen
Sent: Monday, April 09, 2007 7:50 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar



GIBRALTAR.doc (34
KB)

Letter of approval

Download Messenger. Join the i'm Initiative. Help make a difference today.
http://im.live.com/messenger/im/home/?source=TAGHM_APR07

STAPEN CONSTRUCTION, INC.

To Whom It May Concern:

Please accept my letter of support for the proposed conservation easement for Gibraltar. To my knowledge, Preservation Delaware has explored numerous alternative plans for the site and the current plan proposed by CCS Investors demonstrates the most responsible action for Gibraltar. I did attend a presentation given by the developers, and they have done a wonderful job in avoiding alterations to the historic view shed. They have minimized the impervious coverage by adding structured parking under the proposed new building. It is also my understanding that the renovation work will be completed within the historic guidelines. CCS Investors has successfully completed two adaptive re-use projects and in both projects, the community has benefited by the visual improvement and by the preservation of historically significant structures.

Sincerely,

Jeff Stapen



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PRESERVATION OF

2007 APR 13 10 43 AM

COUNCIL
April 11, 2007

Gibraltar
c/o Division of Historical & Cultural Affairs
21 The Green
Dover, DE 19901

To Whom It May Concern:

I am in support of the proposed easement amendment to the Gibraltar property as submitted by Preservation Delaware, Inc. This decision is based on the information I have reviewed on your website concerning this property. I am a member of Preservation Delaware, Inc., Preservation Action, and Delaware Greenways among other local and national organizations. As a county councilman, I have steadfastly supported the preservation of New Castle County's historic resources.

To often the only idea proposed for the adaptive reuse of historic properties is for a museum or similar purpose. These simply are not self sustaining uses for historic properties without a significant endowment or funding source in place. Gibraltar has not had and currently does not have such funding, and thus the adaptive reuse for office space is preferred. The additional square footage required for this purpose is sound and should be permitted.

It is worth noting that Preservation Delaware's involvement in 1997 and eventual ownership of the property was to prevent what the surrounding community did not want, residential housing. It was stated clearly at that time and since that time that a commercial use was always being sought for the redevelopment of the property. Past proposals, primarily for a bed & breakfast and restaurant with additional commercial uses, would have had an equal if not more significant impact on the surrounding neighborhood. With these failed prior proposals and a fair and open Request for Proposal process conducted recently by PDI, its' clear that without additional square footage, an economically viable use on the site simply is not possible.

The easement is in place for the preservation of the property known as Gibraltar, mansion, gardens, surrounding outbuildings, and open space. The easement amendment request strengthens these protections and has my full support.

Sincerely,

Robert S. Weiner

"Making County Government Work For Us"
Robert S. Weiner, Councilman
New Castle County
District 2

From: Phil Murphree
Sent: Friday, April 13, 2007 12:09 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar

Delaware Division of Historical and Cultural Affairs

I want to express my desire to stop the upcoming Gibraltar "Office Park" project. Please do not allow PDI's requested changes. I expect the State to uphold its obligation to "preserve and protect in perpetuity" the entire Gibraltar property "for the benefit of this generation and generations to come" as stated in the original Conservation Easement. Please uphold the HCA mission of fostering community stability by retaining the residential character of The Highlands neighborhood.

Best regards,

Phil Murphree
Murphree Source & Associates, LLC
Member of "The Source Alliance"

From: Anne Petty
Sent: Friday, April 13, 2007 6:11 PM
To: DOSHCA_Gibraltar
Cc:

Subject: Gibraltar

Division of Historical and Cultural Affairs To Whom It May Concern:

We are life-long residents of the Highlands neighborhood and are extremely concerned with the possibility of an office park at Gibraltar. We are sorely disappointed that we have been excluded from the decision making process even though it is funded by our tax dollars.

When Preservation Delaware first got involved with Gibraltar, we looked forward to the renovation of the building and grounds. We took PDI at their word that the mansion would be saved and that the ground's use would fit in with the "flavor" of the neighborhood. We expected a bed & breakfast or maybe a restaurant or salon. In fact, my understanding a decade ago when PDI was given Gibraltar was that the idea was to protect the estate from development!

The idea of a new office at this location does not make any sense. It is completely out of character with the neighborhood, as it would not be accessed by Pennsylvania Avenue. A parking lot with 100 parking spaces indicates that there will be an increase in traffic on our streets. Additionally, there was an article in The News Journal just today about the glut of office space in Wilmington.

Please consider the charm of this wonderful neighborhood and deny PDI's requested changes. I expect the state of Delaware to maintain it's obligation to preserve and protect the entire Gibraltar property for future generations. Please do not make a short-sighted decision when the long-term consequences are so dire.

Marcellus & Anne Petty

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2007 APR 13 PM 2:18

April 11, 2007

Gibraltar
c/o Division of Historical and Cultural Affairs
21 The Green
Dover, DE 19901

To: The Director of the Division of Historical and Cultural Affairs

I would like to comment on the Proposed Amendment to the Gibraltar Conservation Easement. I live near Gibraltar, and have watched its evolution with interest. The gardens have been nurtured and transformed. But the house has not received similar care. Year in and year out, wood has remained unpainted and broken windows have not been replaced. Preservation Delaware (PDI) says they want to restore the house, but the Proposed Amendment is flawed in many ways. I oppose the Proposed Amendment, from three perspectives.

1. As a lifelong supporter of historic preservation, and former member of the City of Wilmington Design Review Commission, I am disappointed that the proposed plan does NOT preserve this historic property.
 - a) The original easement was based on the total estate: gardens, house, and outbuildings. The amendment seeks to alter the property significantly through additions and new construction of separate buildings and parking areas. The new building alone would take up more space than the historic house it purports to "save." These alterations do not seem to me to support the intent of the easement.
 - b) The developer would not adhere to the Department of the Interior standards **except on the first floor**, not the whole building.
 - c) The perimeter wall of the estate, a significant contributing element, would be breached.

2. As a resident of 16th Street, one-half block from the property, I am concerned that the Proposed Amendment would harm the neighborhood. Rather than "fostering community stability," in keeping with the mission of the Division of Historical and Cultural Affairs, this development would undermine it.
 - a) It would insert a commercial use into a solidly residential neighborhood. In contrast to the Forty Acres (AKA "Trolley Square") neighborhood to the east, the Highlands neighborhood is overwhelmingly made up of housing. The houses are primarily owner-occupied.
 - b) The expected traffic (almost 100 parking spaces are proposed) would have a significant impact. More damaging, almost all vehicles would enter and exit at one intersection, 16th Street and Greenhill Avenue. There are two existing entrances that would not be used. Why not use them instead?

c) During construction, excavation would be permitted that goes beyond the scope of the original easement. This promises to be very disruptive.

3. As a Delawarean, I am troubled that the Proposed Amendment goes against the promises made in return for the million dollars we paid for this easement.

a) We were promised conservation of open space and an historic house and gardens. Open space would be filled in. And, as noted above, the historic fabric of the house and the integrity of the estate would be compromised.

b) The public would only have access to the first floor of the house.

We have the right to expect that the terms of the easement will remain in perpetuity, not just until it is inconvenient for the owner to comply with the terms they agreed to. I am concerned about the precedent that would be set if this easement were allowed. Other lands protected by conservation easements would be vulnerable.

I urge you not to permit the Amended and Restated Conservation Easement.

Thank you for the opportunity to comment on this important issue.

Sincerely,

A handwritten signature in cursive script that reads "Susan Webb Soltys".

Susan Webb Soltys

From:

Sent: Saturday, April 14, 2007 9:26 PM

To: DOSHCA_Gibraltar, Brady Gerald (LegHall); McDowell Harris (LegHall)

Subject: Proposed Gibraltar Office Park

My wife and I would like to express our anger over the proposed office park at the Gibraltar mansion. The current proposal is completely inconsistent with the intent of the original preservation plans for the grounds and the public money they accepted for its restoration. It seems like the entire Highlands/Wawaset Park section of Pennsylvania Avenue is under attack by commercial development interests. The PDI proposal is not a restoration of the mansion plan but simply a commercial development activity. The fact that the proposal talks in terms of foot print footage instead of maximum office floor space and number of floors is even more disturbing since it isn't clear whether we may end up with another high rise monstrosity when the dust finally settles on this proposal. Please stop this latest commercial development proposal. We live in a residential community and we want to keep it that way.

Rick Bockrath and Susan Flint

AOL now offers free email to everyone. Find out more about what's free from AOL at AOL.com.

From: O'Neill
Sent: Saturday, April 14, 2007 3:40 PM
To: DOSHCA_Gibraltar
Cc: Brady Gerald (LegHall); McDowell Harris (LegHall)
Subject: Gibraltar Office Building

We strongly disagree with the use of Gibraltar as an office building and parking lot. We were under the impression that the changes in this area would not be so radical. Looking at the layout We believe the present plans would be very intrusive to the neighborhood and affect the property values in a very negative way.

Please do your best to hold up these plans until they can be thoroughly examined by everyone who will be inconvenienced in the immediate area.

Thanks You

Joe and Dolores O'Neill

From: Susan A Sargent
Sent: Saturday, April 14, 2007 2:54 PM
To: DOSHCA_Gibraltar
Cc: Brady Gerald (LegHall); McDowell Harris (LegHall)
Subject: opposition to current Gibraltar development plans.

All:

I am writing as a resident of the Highlands Community to ask that you not allow the requested changes to the Gibraltar property currently being proposed by Preservation Delaware and a developer know as CCS. I expect the State to uphold its obligation to "preserve and protect in perpetuity" the entire Gibraltar property "for the benefit of this generation and generations to come" as stated in the original Conservation Easement. I ask the HCA to uphold its mission of fostering community stability by retaining the residential character of The Highlands neighborhood.

Recently, Preservation Delaware received \$60,000 in State funding to help secure the mansion from the elements. I ask you to make sure those funds as well as the \$1 million investment in the State's Conservation Easement were money well spent. The current proposal was never widely presented to the neighborhood residents, does not contribute to the residential community, will destroy the charm of both the Gibraltar site and the Highlands area (particularly for those of us on Greenhill Avenue and on 16th Street), and further contribute to the unfortunate commercialization of the area.... all of which will adversely affect the value of our homes and property. An office park is NOT the same as the community supported Bed and Breakfast concept and I, along with many of my neighbors, believe a less intrusive alternative can be found which will better preserve the site AND our residential neighborhood.

I hope you will take in to consideration the strong opinions of the residents of this neighborhood against this plan when making your decision.
Thank you for your time.

Sincerely,
Susan

This is a PRIVATE message. If you are not the intended recipient, please delete without copying and kindly advise us by e-mail of the mistake in delivery. NOTE: Regardless of content, this e-mail shall not operate to bind CSC to any order or other contract unless pursuant to explicit written agreement or government initiative expressly permitting the use of e-mail for such purpose.

Craven

4/15/07

DAVID CRAVEN

Dear Sir, Madam —

This letter is a plea
not to allow Preservation
Delaware to amend its
conservation easement to
the Gibraltar property and
allow an office park to
be built. This has been
residential property with
open space & gardens and
needs to stay that way!
Sincerely,
David Craven

From: Herman L. Glotzer
Sent: Sunday, April 15, 2007 2:40 PM
To: DOSHCA_Gibraltar
Cc: Brady Gerald (LegHall); McDowell Harris (LegHall)
Subject: Gibraltar

As a resident of the Highlands area, I am registering my opposition to the proposed office park at Gibraltar, also known as the PDI plan for the Estate. An office building and parking lot in no way can meet the "public dedication" and aesthetic preservation principles to which a site of this importance in the history of Wilmington should be dedicated. I hope you will give this matter your most serious attention.

From: SUZANNE JONES
Sent: Sunday, April 15, 2007 4:18 PM
To: DOSHCA_Gibraltar
Cc: HighlandsAdvocate@msn.com; Brady Gerald (LegHall); McDowell Harris (LegHall);
Subject: Gibraltar Proposal •

Gibraltar
c/o Division of Historical and Cultural Affairs
21 The Green
Dover, DE 19901

Please deny the current request from Preservation Delaware, Inc. for a Conservation Easement to create an office park on the Gibraltar property at Pennsylvania and Greenhill Avenues.

It is unknown to me what other possible uses PDI considered for this property and why they were not feasible. However, it is my opinion that the current plan for a private, commercial office park of this size that intrudes into a residential community is inappropriate.

It is a complicated problem, but I believe a better solution can and should be found. Thank you.

John Hales Jones

From: MARY LYNCH

Sent: Sunday, April 15, 2007 1:41 PM

To: DOSHCA_Gibraltar

Dear Sirs:

As a city resident who lives across the street from Gibraltar, I am asking that you do not allow PDI's requests of an office park and changes to 16th Street. The state had promised to "preserve and protect in perpetuity" the property in the original Conservation easement. I ask that you uphold your mission to save this property for "the benefit of this generation and generations to come."

Sincerely,
Mary Lynch

From: Kevin Sullivan
Sent: Sunday, April 15, 2007 1:58 PM
To: DOSHCA_Gibraltar
Cc: Millicent Sullivan; Brady Gerald (LegHall); McDowell Harris (LegHall)
Subject: Preservation Delaware Gibraltar plans

As a resident of Wawaset Park I am concerned about the current plans for the renovation of the historic Gibraltar site. The proposed office building does not seem to meet the original goals of Preservation Delaware and the previously purchased conservation easement. An office building of unspecified height with a 10,000 sq. footprint does not meet the goals of retaining the property "forever in its scenic and open condition." I appreciate that some renovations to the site are necessary to meet current needs and modernize the property, but I do not support the current plan as presented to the community residents. I look forward to another proposal for renovations, one that the community members living in the Gibraltar shadow can enthusiastically support.

Thank you.

Kevin Sullivan, MD

From: Paula Anderson
Sent: Monday, April 16, 2007 11:53 AM
To: DOSHCA_Gibraltar
Subject: Gibraltar plan

My name is Paula Anderson and my husband, Richard and I live at . We are neighbors to the Gibraltar site. We frequently walk the grounds of Gibraltar. We are very interested in the historical and architectural integrity of our area.

It is evident that Gibraltar has been in serious decline for many years. We believe that minor historical sites such as Gibraltar are best serving the surrounding community through responsible private development. This appears to be the case with the proposed CCS Investors LLC usage and so we are supportive of the proposed amendments.

We do have several strong caveats:

- That the various public guardians take an **active and ongoing** role in ensuring public access to the grounds and buildings
- That the various public guardians take an **active and ongoing** role in approving architectural and landscape design that is in keeping and is an enhancement of the site
- That **CCS Investors LLC** act as a responsible member of our community through their management of the property development **AND** in ensuring a good neighbor attitude in selection of tenants and ongoing property management.

This is an opportunity for our community to show how established neighborhoods **CAN** preserve our rich culture and landscape **AND** evolve and grow as a vibrant, attractive place to live and work.

Thanks you for letting us contribute to the conversation, Paula Anderson