



2007 APR 27 AM 11:21
STATE HISTORIC
PRESERVATION OFFICE

2007 APR 27 AM 11:21

REAL ESTATE INVESTMENTS AND DEVELOPMENT

Jeff Kline

April 26, 2007

Dear Jeff,

I am writing to you in your capacity as President of the Ponds Civic Association responding to a recent letter authored by Mrs. I.G. Cleaver that I understand has been distributed throughout the city to residents of the Highlands, elected leaders and The State Historic Preservation Office purportedly relating to the Gibraltar project. Without attribution, a substantial portion is devoted to maligning my company's reputation; in particular, as it relates to the work we did on the Holladay Harrington House project adjacent to your development in Greenville. The letter expressly states that CCS did not fulfill its promise to your community.

First, let me say that I respect those who do not agree with what CCS is trying to do at Gibraltar. That is their right. However, it is extremely disconcerting that rather than to focus on the merits of the proposal, the reputation of my company has been attacked in an effort to do what it takes to stop this development. In this business, a thick skin is a "must", but in this case, I feel a great inequity has been done and therefore we feel compelled to respond.

We realize that you may be relatively new to the community and so may not have all of the history as it relates to the Holladay Harrington House project. Just as we have tried to do with Gibraltar, we worked with the community to address the concerns raised by an office development being located directly adjacent to residential communities. Similar to Gibraltar, that project involved an adaptive reuse of a historic house and the construction of an additional accessory office building. The plan involved the preservation of substantially more open space than would have been the case had we developed the

property in accordance with the zoning classification, which would have permitted multiple very large homes on less than ½ acre lots, with virtually no open space between.

CCS met with the civic leaders of both the Ponds and the Briars and many concerned adjacent property owners as it planned the Holladay House Project. Indeed, many residents of the Ponds met with our landscape architect to assist in the planting, fencing and lighting design. With the exception of one request by Mr. Monley, an adjacent resident at the Ponds to facilitate a gate and public walking path for public access to Greenville (a proposal which was not favored by the adjacent Briars neighborhood and which would have been problematic for our office tenants, our liability and not to mention an exorbitant expense), our engineer, architect, and landscape architect addressed and incorporated all suggestions in the plans submitted to New Castle County. The plans were subject to considerable public scrutiny and multiple public hearings. Many residents attended those hearings including civic leaders, The Kennett Pike Association, and other concerned citizens.

As a matter of public record, CCS has successfully completed all fencing, landscaping, and lighting commitments that came out of the very exhausting public process. New Castle County would not have granted a Certificate of Occupancy otherwise. (For example, we were criticized for constructing a 6' high fence, yet that is the very same elevation that was proposed to and approved by the community and the highest elevation that New Castle County would permit.) All proposed and approved plantings were properly installed and the few that died were replaced. Once Patterson Schwartz occupied the site, Mr. Monley contacted us to complain that a portion of the parking lot was visible from his back deck. Although not bound by any commitments, we spent a few thousand additional dollars planting twelve tall Leyland Cypress trees in efforts to initiate good neighborly relations. Unfortunately we later learned that the planting area is not conducive for these types of trees and they died. Although we have never received any form of communication from a Ponds resident to express a concern, **CCS had full intentions of exploring alternative plantings for the Spring of 2007** despite the apparent lapse of time and the fact these plantings were not required by any approved landscape plan.

If there are truly Ponds residents who are willing to come forward, be identified and articulate their concerns, we are happy to communicate. Having said this, it is truly ironic that the other neighborhood even more dramatically effected by our development, through its past President (who was in office at the time of development) has gone on record to state that we are easy to work with and have fulfilled our commitments (see attached).

Please advise if CCS should contact you, Mr. Monley and/or someone else from your community so we may establish a path forward. While we have no way of knowing who or what was said to the author of the letter to the Highlands, on the assumption that some one actually said we failed to live up to our commitments, we would like to understand precisely how and why this was being said. We would much prefer this course than to sit idly by while unidentified purported disgruntled neighbors malign our reputation in a

manner that could adversely impact our prospects for attaining approval for other projects such as Gibraltar.

We look forward to hearing from you.

Sincerely,



David Carpenter

Cc: Wendie Stabler
Michael Schwartz
The State Historic Preservation Office
Mr. and Mrs. I.G. Cleaver
Theodore Blunt
R. Campbell Hay
Michael A. Brown
Charles "Bud" Freel
Theopolis K. Gregory
Loretta Walsh
Paul Ignudo
State Rep. Gerald Brady
State Sen. Harriss McDowell
highlandsadvocate@msn.com
Gary Linarducci

Francis Giammattei, Jr.

Feb 16, 2006

Wendie Stabler
Saul Ewing LLP

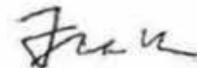
Dear Wendie,

As past president of the Briars Maintenance Association, I wish to let you know that CCS Investors did an excellent job working with our association with regard to their Holladay Harrington house project.

There were many issues that needed to be discussed and settled such as parking lot lighting, fencing, drainage and landscaping. CCS Investors were very cooperative in helping the neighborhood come to a satisfactory solution.

We found that CCS Investors were professional and a pleasure to work with.

Sincerely,



Frank Giammattei

cc: William Shellenberger, President



February 15, 2006

RE: CCS Investors LLC

Also offering...

Home Services

International Assignment Management

Mortgage Financing

New Homes

Property Management

Relocation Services

REO Services

The School Report

Dear Highlands Residents:

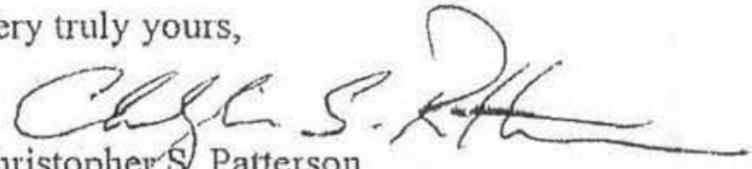
I understand that CCS Investors is under contract to acquire the Gibraltar Mansion from Preservation Delaware, Inc. ("PDI") and that it plans to renovate and adaptively reuse the mansion to build an annex for additional Class A office space.

Patterson Schwarz is a tenant of CCS' at a similar project on Route 52 in Greenville next to the Briars subdivision known as the "Holladay Harrington House." It serves as our new Greenville office and provides a very unique "campus-like" office setting. I especially look forward to our first spring at the Holladay-Harrington House, as the mature landscaping has been preserved, extensive buffering planted, and additional landscaping added to what was already a mature site. The new free-standing office building blends in, and is entirely consistent with, the historic house and the surrounding neighboring residential properties.

It has been a pleasure for my firm to be associated with a local developer who sincerely cares about the local community and historic preservation. The principals of CCS have been extremely attentive to our needs and have been easy and accommodating to work with.

I am confident that if CCS obtains approvals to develop the Gibraltar property for Class A office space, the community will not be disappointed, as they have delivered on all of their commitments to us, and we are extremely satisfied with the result.

Very truly yours,


Christopher S. Patterson
Patterson Schwartz Real Estate

CSP/rec



Brian R. Woodcock

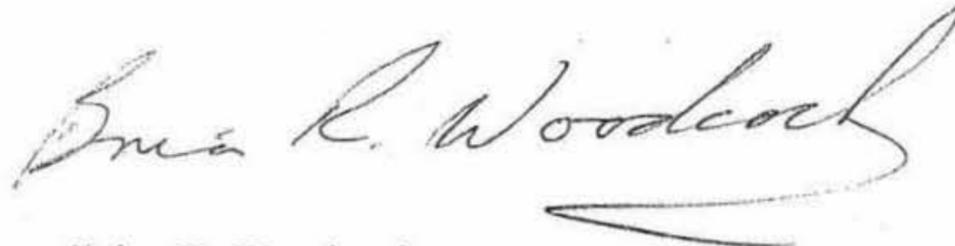
CCS Investors LLS

February 21st 2006

Gentlemen,

Please accept our deepest appreciation in your preservation and restoration efforts of the Garrett Mansion in Yorklyn, Delaware. In our opinion this mansion and the Garrett name played a pivotal role in the Underground Railroad of long ago during the dark days of slavery in the United States. You have not only performed an accurate and fine quality restoration of the mansion but have significantly improved the historic appeal and the resulting property values of your neighborhood in doing so. We at the historical society applaud companies like yours that appreciate and incorporate the value of historic preservation in the redevelopment of significant areas in northern Delaware. We wish you all the best in future projects and you can count on the Hockessin Historical Society to support your fine efforts.

Sincerely,



Brian R. Woodcock
Vice President, Hockessin Historical Society

State of  Delaware

Honorary Lieutenant Governor

Conferred September 1982

From:
Sent: Friday, April 27, 2007 4:20 PM
To: DOSHCA_Gibraltar
Cc: director@preservationde.org
Subject: Gibraltar

To Tim Slavin, Delaware State Historic Preservation Officer:

Having been closely associated with Preservation Delaware, Inc. since its inception many years ago, I wholeheartedly and unreservedly endorse and support our proposed amendments to the conservation easement governing Gibraltar.

The proposed changes assure preservation of the Marian Coffin gardens, the National Register mansion, and substantial open space on this irreplaceable property. Nothing in this proposed reuse is out of character with the neighborhood or the hopes and wishes of the of the City of Delaware for the property. You know how arduous it has been to reach this point in finding a future for Gibraltar.

Preservation Delaware has found a most acceptable preservation re-use for the property - one that fits fully into the nationally recognized preservation doctrine of adaptive reuse. This is one of the most workable and affordable means of preserving large historic properties.

The proposed development is both tasteful from a design point of view and extremely respectful of Gibraltar's past. A modest amount of additional square footage for the proposed development is a small price to pay to assure the property's future as a significant historic site in Delaware.

Please approve the amendments to the conservation easement and permit the project to go forward. Help give this significant part of Delaware's past an economically viable future.

Dan Costello
Preservation Delaware and
Historic Sussex

From: Gena DiSabatino
Sent: Friday, April 27, 2007 7:54 AM
To: DOSHCA_Gibraltar
Cc: Linarducci, Gary
Subject: Gibraltar

I have lived in the "Highlands" Forty Acres neighborhood all of my childhood and most of my adult life. Growing up in the 1950's we did not know that the huge house on the corner of Greenhill Avenue and Pennsylvania Avenue had a name. My father, who also grew up in the neighborhood, just referred to it as the Sharpe's home. It was a home. It was lovingly designed, people lived in it. The gardens were/are amazing. The conservation/preservation easement was a covenant that this part of the history of the neighborhood, the city, the county, the state would be preserved and maintained. I watched for years as nothing happened. The first thing that should have happened was a new roof so the house would not deteriorate further. Instead the deterioration was allowed to go unchecked almost as though there was plan—when it gets to a certain point, it will be oh, well, there is nothing that can be done. There were simple things that could have been done that would have kept options open and in the long term been cost effective. Money, that should have been spent wisely slipped away and no one seems to know where it went. The failure of those who were given the stewardship of the property and who promised to preserve it should not mean that the neighborhood, the city, the county and the state are now to be deprived of this wonderful property as it is turned into what, an office development? What a sad end to a lovely history. It is not the answer. There is way to responsibly, lovingly maintain the character of the property, its memories, its grace. Please give those of us a care a chance to undo the wrongs of the last 15 years and make this iconic property something this state can be proud of. We owe it to the past and the future.

Eugenia DiSabatino
Eugenia DiSabatino
Assistant to Grover C. Brown

From: Slavin Timothy A (DOS)
Sent: Wednesday, May 02, 2007 7:54 AM
To: DOSHCA_Gibraltar
Subject: FW: Fwd: Gibraltar

-----Original Message-----

From: Windsor Harriet (DOS)
Sent: Wednesday, May 02, 2007 7:32 AM
To: Slavin Timothy A (DOS)
Subject: Fw: Fwd: Gibraltar

FYI---Harriet

Sent from my BlackBerry Wireless Handheld



Gibraltar

----- Original Message -----

From:
To: Windsor Harriet (DOS)
Sent: Tue May 01 12:09:53 2007
Subject: Fwd: Gibraltar

From:
Sent: Friday, April 27, 2007 11:50 AM
To: Feedback (MailBox Resources)
Subject: Gibraltar

Dear Lt. Gov. Carney:

I am writing to you to make sure that your office and the Governor's office are aware of the situation that we, the residents of the Highlands in Wilmington, are facing with regard to a proposed office park at the Gibraltar property. The overwhelming majority of the nearby neighbors of Gibraltar are opposed to this use of the property-- and the overturning of a very specific conservation easement on the property, and the use of taxpayers' \$1 million that paid for the rights to the property in giving those rights to a private developer. This goes against everything that zoning laws and deeds and covenants exist to protect, and frankly, we are outraged at this point.

Please read the attachment letter that I sent to our state and city representatives. Many more letters touching on different points were sent by neighbors. Much more background and information is contained in a letter that was sent out to residents by our ad hoc residents' group, Highlands Advocate. An email to HighlandsAdvocate@msn.com would be responded to with any further information you might request.

At this point I feel that we need the help of your office in making sure that the letter and intent of the state's conservation easement, and the interests of the citizens in this tangled and misrepresented development scheme, are protected.

Would you please take the time to let me know who in your office would be available to liason with us. We feel a great urgency in this matter. So much has gone on behind closed doors up to this point, without the open processes that we need from government. The director of the Division of Historical and Cultural Affairs, Timothy Slavin, is slated to rule very shortly on whether to allow a further, radical amendment to the conservation easement, an amendment which will effectively destroy the preservation guaranteed "in perpetuity" by the original conservation easement granted to the state. This should not be allowed in any way or form. The time is running out for calling a moratorium to this development process, and finding a solution that does not pervert the intention of the state's and the citizens' interest in this conservation easement.

Please allow me the favor of an early reply to this request.

Very truly yours,

John D. Kurtz

From: Laura Novak
Sent: Friday, April 27, 2007 7:44 AM
To: DOSHCA_Gibraltar
Subject: Hello

To whom it may concern:

Regarding the proposal for Gibraltar, I have three main requests:

- The Gardens remain to be public where the neighborhood may enjoy the benefits of having such a wonderful place to visit.
- The gardening staff positions must be required to be part of the sale, and their jobs cannot be terminated. Otherwise the gardens will quickly deteriorate due to the amount of labor required to maintain them.
- The garages be reserved for artists' studios as this would maintain the historical integrity of the space and keep it from turning into a corporate playground. This town is also in desperate need of artists' studios.

Sincerely,

Laura Novak

From: MOLLY PEEPLES
Sent: Friday, April 27, 2007 1:30 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar

Gibraltar is a three-and-a-half-block walk from my house. I strongly protest the plan to introduce a commercial development into our residential neighborhood. In my view, the plan proposes to destroy our peaceful neighborhood in order to preserve--sort of--an old house that even its last residents didn't think worth preserving. The "sort of" is that the new plan would not preserve it as-is, but add 7,500 to the current building. The Sharp family already treated the original house as not all that significant; they reconfigured it for their use and they put their conservationist energies into the houses in Odessa.

In good faith, people have bought and built houses here in a residential neighborhood. There is a community association which has seen to it that new construction related to the general tone of the architecture here. We are a neighborhood of families with children, strollers and dogs; we are joggers and walkers and bicyclers, and even wheelchair-ers; we are young children who play on small front yards and make unpredictable dashes into the streets. We are already under seige by drivers ignoring stop signs and exceeding speed limits on their way to the Tower Hill School or circumventing the traffic on Pennsylvania Avenue on Greenhill Avenue and Red Oak Road and Delaware Avenue and by the events in Rockford Park. Added traffic could alter the spirit of our neighborhood altogether. Would the new plan provide us extra police to prevent an increase in collisions between business people and the elderly at the Devon or three-year-olds on foot?

Would it return our share of the \$1 million in taxes that we paid for the Conservation Easement to prevent a too-dense residential use of our neighborhood? Are we now to accept that a commercial use is a reasonable substitute for that denied residential use? Can't it be easily foreseen that a commercial building would be a beachhead for the next builder who wants to co-opt residential land for, let's say, a convenience store, and would point to offices at Gibraltar as a commercial precedent?

The way this project happened is suspect, I think. Heretofore, each of us homeowners has been notified of hearings for whatever variations to the building code might be contemplated. Now comes the biggest revision to the character of our neighborhood, and it is presented as a done-deal between PDI and the would-be builders, with the neighborhood asked for comment only late in the process, if not entirely after the fact. How come?

I vote for my share of the \$1 million Conservation Easement to go to taking a picture of Gibraltar before its demolition, Kleenex for whatever tears are shed, ads to those who might buy the old stones, and preservation of the gardens which add so much value to our neighborhood.

Sincerely,
Mary C. Peeples

From: GAEL SZYMANSKI
Sent: Thursday, April 26, 2007 8:54 AM
To: doscha_gibraltar; Larrivee Joan (DOS)
Subject: Fw: Gibraltar

----- Original Message -----

From: GAEL SZYMANSKI
To: doscha_gibraltar@state.de.us
Sent: Thursday, April 26, 2007 8:44 AM
Subject: Gibraltar

To all that it may Concern,

I am deeply troubled by the proposal of commercial developers taking over , changing and not protecting the conservation easement of this property. I am also concerned by the very political soundings of this all. Is it the all powerful with money that rules this State or the people. Who is actually thinking about the future and who really cares? Do we really need a commercial site smack in the middle of a beautiful residential area. There is plenty of office space a couple of miles down the pike in the city centre available.

I recently was in the beautiful city of Buenos Aires, Argentina. This city made the mistake of allowing old buildings to be torn down so that new ones could be built. So now the magnificent old streets are like checkerboards of old and new and too late they now **do** have preservation laws. Now you cannot tare down old buildings and you cannot change footprints. They learnt their lessons the hard way. We still have a chance to save this old part of Wilmington Delaware the way it should be. Please don't allow this to happen.

Sincerely, Gael Szymanski

From: Kenneth Rhoads
Sent: Friday, April 27, 2007 2:53 PM
To: DOSHCA_Gibraltar
Subject: Proposed Gibraltar Conservation Easement

I take this opportunity to stongly oppose the proposed construction of an office park in our residential neighborhood, specifically the property which is now referred to as Gibraltar. In 1997 we the citizens of Delaware paid \$1 million to protect the Gibraltar estate from development. I ask that the State of Delaware uphold this agreement and to recognize the concerns of the citizens who live within the area. Gibraltar is a piece of Delaware History and should be preserved.

H. RODNEY SHARP III

2007 APR 27 AM 11:27

April 26, 2007

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

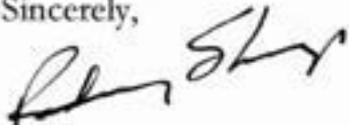
Re: Gibraltar Conservation Easement: Proposed Amendment

As one of the grantors of the original Conservation Easement, I am entirely in favor of the proposed amendments. Following the grant of the original Easement, the property was given to Preservation Delaware, Inc. with the understanding that adaptive reuse would be the best, if not the only, way to preserve the house and other structures and to ensure that the gardens could be maintained in perpetuity for the enjoyment of the neighborhood and the public in general.

Unfortunately, for a variety of reasons, such adaptive reuse has not proven feasible for the number of projects which have at various times been proposed, and in the ten years since the gift to Preservation Delaware, the structures have suffered severe deterioration. The presently proposed project, renovation of the house and construction of an annex for office use, represents perhaps the last hope that the historic structures can be saved. Additionally, the project guarantees a revenue flow to Preservation Delaware for essential garden maintenance.

I understand that this proposed second amendment to the Conservation Easement is necessary to the project's going forward. For this reason, I urge the Division of Historical and Cultural Affairs to approve the amendment—the alternative surely will be Delaware's loss of this landmark.

Sincerely,



From: Jerry White
Sent: Friday, April 27, 2007 3:08 PM
To: DOSHCA_Gibraltar; Brady Gerald (LegHall); McDowell Harris (LegHall):

Subject: GIBRALTAR.DOC

Feel free to send this to others.

P. GERALD WHITE

Memorandum

To: INTERESTED PARTIES
From: P. Gerald White
Date: April 27, 2007
Subject: Gibraltar Conservation Easement

I join with others in opposition to changing the Easement.

It is apparent that PDI is dumping its responsibility on others at the expense of the greater neighborhood and community at large. It paid nothing for the property and is giving most of it away for nothing and wants to be praised for its actions. It seems to fly in the face of what PDI stands for in the preservation of property.

Conservation Easements are just that. They are put on a property for a reason, and to willy nilly change them at the whim of the likes of PDI sets a precedent for other sites to be changed at somebody's whim. As I read the proposed Amended Easement, it gives PDI the right to further amend the Easement with only minor oversight by the State.

There is no logic in the statement that to preserve the present structure requires that it must itself be expanded by 7,500 square feet and then accompanied by another 11,000 square foot structure.

There has been no indication that PDI has sought to give the present structure to any other group for an alternative use. I have been through the building and agree it is in deplorable condition, but that does not mean the technique proposed by PDI should be the only means of saving it.

There has been no indication that PDI sought bids for the purchase of the land, including the parking area. There is inherent value over and above the fix-up cost to the existing structure.

This is a magnificent piece of land and should not be given away under any circumstances.

But even this point is moot, for the greater good is served by maintaining the easement in its present state. While looking for the right user, it is better to have the house boarded up and made weather tight than to destroy the integrity of the entirety. There might be a group that could use the building for some institutional purpose which could be funded by some source that is not readily apparent now. As a commercial realtor, I am not aware of any efforts by PDI to enlist any of the commercial realtors in this area to find users for the building. No one to my knowledge in the general public has been enlisted for this effort. PDI is taking the easy way out without regard to the impact on the entire surrounding community by listening to one proposal requiring the large expansion of building space and consequent diminishment of the open lands..

The architect's rendering of the whole property shows other areas where additional buildings could be erected some day – how will you address such requests with the precedent in place that you already approved a change in the easement for an office project? The Amended Easement, as noted above seems to let PDI do as it wishes.

It shows traffic exiting onto Pennsylvania Avenue, some of which will be taking left hand turns very close to the traffic light. In addition to the building occupants there will be service vehicles, moving vehicles and assorted traffic all day long creating unwanted and unneeded traffic flow.

PDI seems to have carved out its "filet mignon" of 1.5 acres and is turning over the balance to the developers, walking away from its obligations as originally stated..

The massive paving required to serve the office users will result in the destruction of a large portion of the rest of the lands. Isn't this what the easement was meant to forestall forever?

The public should be encouraged and invited by PDI to use all of the lands, not limited to the hallowed Coffin gardens. PDI seems to have misled the State from the beginning by devoting its efforts to such a small portion of the property. Maybe the Horticultural Society should take over the property to let PDI get out and save face for it is failing in its original stated goal to oversee the entire property.

The State will in essence have spent \$1,000,000 to assist a developer in its efforts to develop this beautiful site. The Wilmington Zoning Board wants to see economic development and could care less about the State's responsibility to maintain and uphold the easement for the greater public good.

The State is spending massive sums to buy and rehabilitate a golf course near Smyrna for the public good. Why cannot it do the same to help out with the rehabilitation of a historic building? This was occasioned by massive political pressure to stop the failed golf course from having homes built on it. Will it take massive political pressure to get help for this property?

There is ample office space in the City for any user. The county has more than ample space, with new development underway in many areas. The vacancy rate in both areas is considered high by the real estate industry. I believe these developers made an effort to buy the Columbia Gas/MBNA building in Greenville. They backed off because they could not get an anchor tenant. Now they turn to this site because the land costs them nothing – unheard of in this community.

Their highly respected attorney makes a good case for their cause, but the essence of the argument flies in the face of the fact that the easement should be maintained in its original form.

There may not be much public outcry because most of the public is not necessarily interested in such mundane matters. This is not Rockford Park or Deerfield or some other highly visible location, but its inherent value makes it equally important as the preservation of such sites as Rockford Park. Deerfield is another example of the State stepping in to preserve the site from profit making development – again, cause for the State to perhaps give consideration to helping preserve this historic property. If so, some group other than PDI should be involved for it continues to demonstrate its ineptitude in such matters.

The Amended Easement states the “structures and the Gardens exhibit a high degree of site and structural integrity”. With this in mind, the structure(s) should be the focus of restoration without the need for any additional space to be built. What efforts has PDI made to publicly seek end-users for the structure? What studies have been conducted on the various possible uses for the structure? What outside experts were brought in to advise in these matters?

In another “Whereas”, it says that Grantor is “desirous of preserving the open state of the Property.....” How is this to be accomplished by taking large portions of the lands for the new buildings and for the massive parking lots?

In its first stated “PURPOSE”, it says the purpose is to “assure that subject to existing conditions and structures and others expressly contemplated herein, the Property will be retained forever in its scenic and open condition.....” There will be a drastic reduction of its “scenic and open condition” by the proposed new development. How can it be otherwise. How naive does PDI think the general public is?

In its “RESTRICTIONS ON USE”, paragraph (G) says “No other acts or uses shall be allowed which adversely affect the scenic, historic and cultural resource values....” This was the intent of the original Easement. What farce it makes of the original Easement to now say we did not mean what we said back then. Why should the believe that no additional changes will be made in the future.

Paragraph I says that “Areas outside the Primary Conservation Easement Area are of secondary importance and can be developed without compromising the spirit of this Amended Easement.....” There was no identification of a “Primary and Secondary Easement Area” in the initial Easement. It is apparent that PDI is only interested in the Coffin gardens, whereas in the stated purpose of the initial Easement, it says “It is the purpose of this Easement agreement to assure that the Property will be retained forever in its scenic and open condition and to prevent any use of the Property that will significantly impair or interfere with the Conservation Values of the Property...” It did not name the Coffin area as a Primary area and the rest as a Secondary area. The Coffin area is so beautiful that some are intimidated by its formal presentation and therefore are not tempted to visit the more informal balance of the lands. For that matter, to my knowledge, no effort has been made to appeal to a different part of the public to utilize the rest of the lands for picnics, etc.

As to the four occasions during the year when the mansion first floor will be open to the public, this can be as little as one day for each opening, meaning the first floor can be used for office purposes, with a guide present during that particular day. I have seen this very recently in a situation with a historic building in a larger nearby city.

The right to transfer Grantor's Interest gives PDI unprecedented power in the face of the \$1,000,000 original monies from the State. It probably will have to transfer at least some of its rights in order for the developer to obtain funding for its building plans, estimated to be in the millions of dollars.

For all the above reasons and those submitted by others, I request that the original Easement be maintained as is. At the same time, I urge that PDI be remove or be required to bring in the outside resources to get the salvation of the structure underway so that the entire property could serve its original purpose. PDI should also be required to promote the entire lands to the general public, with signs, advertising, etc. making clear the availability of the property to one and all.

From: Arnold, Michael
Sent: Saturday, April 28, 2007 9:42 PM
To: McDowell Harris (LegHall); DOSHCA_Gibraltar
Subject: PDI/Gibraltar

We are writing to express our hope that the State will not approve the proposed changes to the conservation easement on the Gibraltar property. We hope our publicly elected officials will responsibly prevent such blatant disregard for intent of the original easement.

Sincerely,

Michael and Charlotte Arnold

From:
Sent: Saturday, April 28, 2007 11:27 AM
To: DOSHCA_Gibraltar
Subject: Gibraltar Estate

Dear Mr. Slavin,

Please grant the amendments for the conservation easement on the Gibraltar project in Wilmington. Historic preservation on this scale is important and difficult and the solution for this property is a good one, not only for the property and surrounding gardens but for the community as a whole. Opportunities such as this are rare and compromise is key. I urge you to allow this project the future that it deserves.

Sincerely,

*Holly Conaway
Concerned Citizen*

From: Sheryl and David
Sent: Sunday, April 29, 2007 1:45 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar Development

We are writing to express our opposition with respect to the proposed commercial development of the Gibraltar site and the related amendment to the Conservation Easement required for such development to progress.

We feel strongly that Preservation Delaware Inc (PDI) is negligent in its responsibility to maintain the Gibraltar site. We do not believe the so called preservationists of PDI sufficiently evaluated options related to the preservation of this historic site. As professionals who engage in Request for Proposal processes as a normal course of business, we find PDI's claim that they cannot discuss other proposed uses of this property due to "confidentiality reasons" ludicrous. PDI received \$1MM in State monies supposedly for preservation activities. As a willing recipient of public funds, they have an obligation to be forthright in communicating the proposed options that were laid out for this site. We don't buy that they independently have the right to decide how to dispose of this property without engaging public support from the community that will be impacted. It is clear that members of the community do not support the commercial development that is proposed. And as taxpayers who contributed to the \$1MM Conservation Easement, it is deeply disturbing that PDI now believes it is their independent right to decide the future of Gibraltar without regard to the impacts on the residential community that surrounds it.

PDI has been negligent with respect to maintenance of the property. PDI has, in our opinion, misused public funds by proposing this development that will require amendment to the Conservation Easement it accepted public monies to maintain. Why are they not being held accountable?

The amount of development in and around the Highlands area is of great concern to those of us who live and raise families here. With all of the commercial real estate available within City limits, why does anyone think we need more, especially in a residential community such as this? And why are we supposed to support an amendment to a Conservation Easement we paid into just because the inept preservationists who were tasked with maintaining this site failed miserably? PDI should not get out of the mess they created by negatively impacting the quality of life in one of the finest residential communities in northern New Castle County.

If this Conservation Easement is modified, then we must ask ourselves, why bother to have them in the first place? PDI has demonstrated it's inability to maintain the Gibraltar site. It has demonstrated it's inability to support the mission of preservation. It should be removed from any relationship with Gibraltar and any other historic sites in the State.

Please support the original Conservation Easement for the betterment of the community at large.

Thank you.

Sheryl and David Blowman

From:

Sent: Sunday, April 29, 2007 10:55 AM

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

Subject: Gibraltar

The current plans to develop the site of Gibraltar into an office park compromise the historical and visual integrity of the beloved property. While use of the property to fund its renovation and maintenance are essential, the current plan hurts the community, mars the face of the property and exceeds what is needed to support Gibraltar financially.

Dina Bogino

From: Lois Lipsett
Sent: Sunday, April 29, 2007 1:15 PM
To: DOSHCA_Gibraltar
Cc: director@preservationde.org
Subject: Gibraltar

To Tim Slavin, Delaware State Historic Preservation Officer

I wholeheartedly and unreservedly endorse and support our proposed amendments to the conservation easement governing Gibraltar.

Please approve the amendments to the conservation easement and permit the project to go forward. Help give this significant part of Delaware's past an economically viable future.

Thank you,

Lois F. Lipsett

From: Dru Mogge
Sent: Sunday, April 29, 2007 4:12 PM
To: doshca_gibraltea@state.de.us
Cc: Brady Gerald (LegHall); McDowell Harris (LegHall)
Subject: proposed office park at Gibraltar

Good Day:

Please add my vote to the many in this community who believe that an office park at Gibraltar is not only a detriment to the neighborhood but also fails the State's 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 that the HCA not amend the existing Conservation Easement to allow PDI's requested changes.

Sincerely,

Dru Mogge

From: Theresa Pileggi-Proud
Sent: Sunday, April 29, 2007 7:54 PM
To: DOSHCA_Gibraltar
Cc: McDowell Harris (LegHall); Brady Gerald (LegHall)
Subject: Gibraltar

To Whom It May Concern:

Please add our voices to those of our neighbors who strongly oppose the proposed office park at Gibraltar. As requested by PDI, the amendments to the Conservation Easement will jeopardize both the integrity of the property and the peacefulness of the neighborhood. We respectfully request that the State 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.

Further, we ask HCA to uphold its mission of fostering community stability by retaining the residential character of The Highlands neighborhood.

Sincerely,
Scott and Theresa Proud

From: Barber, George
Sent: Monday, April 30, 2007 9:18 AM
To: DOSHCA_Gibraltar
Subject: Gibraltar

I am a resident of the Highlands neighborhood . I support the total conservation of the Gibraltar property as historically significant and part of the fabric of our neighborhood.

Best Regards,

George

George H. Barber
Vice President, Client Services
Right Management

RECEIVED
DELAWARE STATE HISTORIC
PRESERVATION OFFICE

2007 APR 30 PM 1:54

April 24, 2007

To the Delaware Division of Historical and Cultural Affairs:

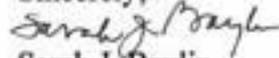
Please do not allow a commercial office park to be built on the Gibraltar property. The Highlands is a beautiful, old neighborhood whose character will be destroyed if the Conservation Easement is amended. Please preserve and protect the entire Gibraltar property as was agreed to in the original Conservation Easement. Help sustain the residential character of the Highlands neighborhood and deny Preservation Delaware's request to allow an office park to be built.

As a 28-year resident of _____, I am concerned that PDI is seeking to amend the \$1 million grant given to purchase a Conservation Easement to protect the estate from development. An office building, parking lot, and new driveway goes against the original assurances that the Property would be retained forever in its scenic and open condition. When the new building, driveway and parking lot are constructed in the middle of the residential neighborhood rather than on the Pennsylvania Avenue side of the property, the Property will no longer be scenic or open. The quality of life along Greenhill, 16th and 17th Streets will be destroyed.

At a time when the News Journal is reporting that numerous downtown offices are unoccupied, it seems counter productive to construct additional office space in areas that might draw perspective renters away from the downtown area. What will happen if the proposed tenants leave the Gibraltar offices? Who will maintain them and for what purpose?

During the last few months city residents' concerns about building the condominiums at the Columbus Inn and Rockford Falls have gone unheard. Although disappointed that these projects are going forward, I am pleased that they are residential developments rather than commercial ones. I support reusing the mansion and preserving the gardens, as do many of my neighbors; I also would support residential buildings on this site. Do not allow a commercial project to be built in a residential area.

Sincerely,


Sarah J. Baylin

From: Nancy DeNisio
Sent: Monday, April 30, 2007 10:40 AM
To: DOSHCA_Gibraltar
Subject: Proposed Changes to Gibraltar Conservation Easement

Good morning,

I live in the _____, and wish to express my concern about the proposed changes to the Gibraltar conservation easement. As a member of the community surrounding the Gibraltar property, I do not support the construction of an office park.

I would ask that great consideration be given to these requests, because granting them, in my opinion, would detract from the residential aspects of the neighborhood, which I believe are being attacked from various fronts.

In 1997 the citizens of Delaware paid \$1 million to protect the Gibraltar estate from development. I am not asking you to uphold this agreement, instead, I am asking you to reconsider the sensibility of this agreement.

Since the failure of the plan to convert the mansion into a B&B, I feel that the mission has become blurred. I am now inclined to believe that it was the historic value of the Marian Coffin gardens that mainly urged the preservation attempt, and rightly so. It may be time to rethink this whole plan, and identify the true value of the property - the gardens.

Does the mansion itself truly hold enough historic value to deserve preservation? Is that value significant enough to deserve preservation by converting it to an office park...at the expense of disregard for the character of our community? Cannot the gardens be preserved, while separating out the mansion and allowing the balance of the property to be developed as single family homes? Surely after all these years, and all this public money, someone has the courage to suggest that the initial effort may have been flawed.

I ask you to please consider the value of maintaining a residential neighborhood above the value of preserving one building when making your decision. Thank you.

Nancy DeNisio

From:

Sent: Monday, April 30, 2007 11:27 PM

To: DOSHCA_Gibraltar

Subject: Easement Amendment for Gibraltar

Dear Department of State Historical and Cultural Affairs:

Attached please find a letter in support of the proposed easement amendment on the Gibraltar property in Wilmington, DE.

Thank you,

Mary Jane Elliott

Mr. Timothy A. Slavin
Director, Delaware Division of Historical and Cultural Affairs
21 The Green
Dover, DE 19901

April 30, 2007

Dear Tim:

I write in support of the easement amendment request made by Preservation Delaware for the Gibraltar property located at Pennsylvania Avenue and Greenhill Avenue in Wilmington, DE.

Preservation Delaware has tried unsuccessfully for the last six years to find an appropriate developer for this 17,000 square foot home. There have been three RFPs on the property and a community committee composed of Board and staff of Preservation Delaware, as well as representatives of the Highlands and Forty Acres community, chose the present development plan as the best for the property and the community. They were mindful of the need to find a plan that would be financially viable, unlike the first two development plans, which, after years of trying, were not able to secure financing. The new easement amendment will allow the developer to proceed on the project and spend the more than \$5 million dollars needed for the restoration of the house.

Members of the community who oppose the easement amendment cite a concern for the character of the community and increased traffic. As a neighbor who is directly impacted by the project, I will say that the current community includes a structure located approximately fifty yards from Gibraltar with thousands of square feet of commercial property. The Devon building contains over 20 commercial users and thus our neighborhood community character has been for more than 20 years a mixed use community with many commercial users.

I can also attest that the traffic of the commercial users at the Devon do not adversely effect our community. In fact, like the Gibraltar project, these commercial users have a very small impact on the neighborhood on weekends when most of us are out in our yards and in the neighborhood. Since there are sidewalks throughout our community, I don't see that the small amount of traffic projected for this development would make any impact on the walkability and enjoyment of our community.

Therefore, I hope you will approve the easement amendment as requested by Preservation Delaware. Thank you for consideration of my request.

Sincerely,

Mary Jane Elliott
Delaware Advisor, National Trust for Historic Preservation