
From: Jane Dilley
Sent: Wednesday, May 02, 2007 12:30 PM
To: DOSHCA_Gibraltar
Cc: Brady Gerald (LegHall); McDowell Harris (LegHall)
Subject: Conservation Easement/Gibraltar

TO: Delaware Division of Historical and Cultural Affairs
doshca_gibraltar@state.de.us

FROM: League of Women Voters of New Castle County
Nancy Breslin, President
Jane Dilley, Land Use Committee chair

The League of Women Voters has a long-standing commitment to preservation of open space and to measures that support a comprehensive policy for preserving open land. Conservation easement as an open space preservation measure was applied to the Gibraltar property and purchased with public funds.

The League's concern is that substantial amendments to the open space requirement undermine the power of the purchased easement and threaten the value of Conservation Easements as a dependable mechanism for providing open space protection. We urge all decision makers in this instance to be mindful of the danger of eroding a valuable open space protection tool.

From:
Sent: Wednesday, May 02, 2007 10:24 AM
To: DOSHCA_Gibraltar
Subject: Letter in Support of Amending Easement

Please see my attached letter in support of the request to amend the easement.

- Aimee K. Elson

Aimee K. Elson

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

Dear Sir or Madam:

I am writing this letter in support of the amendment requested by Preservation Delaware, Inc. to the Conservation Easement on Gibraltar. I strongly believe that CCS Investors proposal will afford the best reuse of this historic property: It allows the mansion to be restored and preserved for the future, the gardens to be preserved and subsidized, and approximately 65% of the space to remain open. Amending the easement so the CCS project can move forward will prevent further deterioration of the property while upholding the intention of the easement.

Furthermore, my understanding is that redevelopment of Gibraltar for commercial purposes has been planned ever since its redevelopment for residential purposes was rejected. An office building would not be out of keeping with the neighborhood. The Devon building, the University of Delaware's Wilmington campus, and a church are in the immediate vicinity.

Sincerely,

Aimee K. Elson
PDI Board Member

From:

Sent: Wednesday, May 02, 2007 3:42 PM

To: DOSHCA_Gibraltar

We are against changing the Gibraltar conservation easement. We want to maintain the character of this neighborhood.

Bob and Clair Field

From: Carol Wetty
Sent: Wednesday, May 02, 2007 4:56 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar easement amendment request

Please see the attached letter of opposition from Jeffrey Goddess.

Thanks.

JSG/cmw

<<Gibraltar letter re easement amendment.pdf>>

JEFFREY S. GODDESS

May 2, 2007

VIA E-MAIL doshca_gibraltar@state.de.us/FIRST CLASS MAIL

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

RE: Gibraltar easement amendment request

Dear Friends:

As an attorney, I represent the five immediate neighbors of Gibraltar who have appealed the decision of the City of Wilmington Zoning Board of Adjustment to grant a variance permitting the development proposal to turn Gibraltar into a two-building office complex. I am also a near neighbor, living . It is in that capacity that I write this letter of opposition to the proposed amendment of the State's Conservation Easement.

I have lived in my home nearly thirty-two years. It is a traditional salmon brick house, built at the start of the century, as one sees throughout the area. (My home and many others in the area were probably built at about the time the Sharp family was adding additions to the mansion house.) I moved to the Highlands neighborhood at a time when there were tremendous inducements to young professionals to purchase in the suburbs. Instead, like so many of my neighbors, we wanted stability and charm, a certain reliable pace and pattern of life. Parenthetically, that hasn't changed in the past thirty-two years. In a word, the Highlands has a history which it, too, desires to preserve.

I am generally aware that you have been sent many responses to the request for comment, some of it quite detailed and comprehensive. I was particularly struck by several observations made by those writers, such as the chilling impact such an amendment might have on others who may be contemplating placing their historic or open property into conservation for perpetuity.

May 2, 2007

Page 2

To try avoiding repetition of observations you've already heard from others, I'll comment on just two topics:

1. PDI admittedly desperate. At the Wilmington ZBOA hearing, Rebecca Sheppard, a PDI board member, testified that she was chairman of PDI's Gibraltar subcommittee since the fall of 2004 and that "we were desperate at that point" after the second potential deal fell through. (I wish there were a transcript for absolute verification, but that's how I have it in my notes.) I'd suggest that the admitted desperation was the overriding motivating factor behind PDI's favoring a development proposal (and requisite easement amendment) which does such violence to the values their name otherwise would imply.

2. Necessity not proven. I have a copy of a letter by Roberta Mann and Trent Margriff of PDI to Robin Bodo, dated Oct. 5, 2006, in which they try to make the case for the expansion. Assuming that is still a basic statement of their rationale, I would respectfully suggest that statements in 2006 by an entity that admittedly was "desperate" in 2004 should not be accepted at face value. In particular:

(a) Financial considerations. For one, consider the statement that "the two earlier projects both failed in part due to financial issues." To be sure, even that qualifier – "in part" – is softer than the rhetoric being used lately by the proponents of the program, but I would urge you to look deeply into that, in a public setting, before neighbors are left to accept assertions that because of past financial impossibility, the current plan is the only way left. Related to that, I understand that there is significant evidence that the second proposed B-&-B developer, successful with several similar projects up and down the East Coast, had proof of adequate financial backing, and so that deal must have cratered for other reasons.

Moreover, and in any event, my impression is that the two previous projects did not involve turning over fee simple title to the developer. Those entities were left to try to finance their deals based on a land lease.

(b) Concern for deterioration of the manor house. Virtually everyone, on all sides of the issue, has concern for the open, deteriorating condition of the house. We neighbors are quite aware of its condition. However, the entity charged with its preservation has done little to remedy that condition, and should be called to account before they use the deteriorated condition as a rationale for liberalizing the easement now. It does not require a degree in historic preservation to know that doors should be bolted shut and broken

May 2, 2007

Page 3

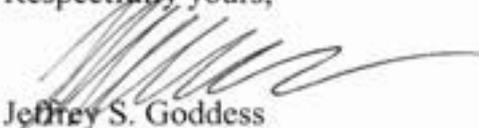
windows replaced or at least boarded (with a touch of neutral paint instead of raw plywood.) That an organization with "Preservation" in its name, and with offices on site, would let this occur and still profess abiding concern is hard to accept. Nothing by way of specifics, let alone documentation on this, was presented in the Wilmington hearing. Do PDI's finances show that little funding that they couldn't have freed up some funds for basic carpentry to secure the home over the past decade? Also, I understand that PDI has an endowment on the order of \$1 million at the Delaware Community Foundation for preservation of the Gardens. If, as some argue, the mansion house is integral to the Gardens, then perhaps some minimal amount of those funds could have been pulled from that source to do the basic carpentry to secure the house. (And if not, query how important the house is to the Gardens.)

Some explanation for what otherwise appears to be neglect by PDI may be found in some of the testimony at the Wilmington ZBOA, to the effect that PDI was unable to do any remediation because its hands were tied while the property was under option contract with the first or second of the B-&-B developers. (Without a transcript, I think this was reference to the first B-&-B developer; I don't think they got to contract with the second.) Incredibly, toward the end of the ZBOA hearing, Roberta Mann, president of PDI, testified that she had just heard that explanation that very night, i.e., that her own organization couldn't get onto the property even to perform stopgap repairs. (Query whether they couldn't have at least sent a letter to the option holder insisting that the minimal repairs be made.)

In any event, it is hard to accept that allowing the construction of at least a two-story office building over a footprint of 10,000 square feet is the only way to "save" the mansion from deterioration. Far less drastic steps were not taken over half a decade.

In closing, I recognize there will be hurt feelings if the amendment is denied, but we're talking about bricks and mortar here that will change the character of my neighborhood irrevocably, as well as language in the proposed amendment which would allow even more bricks and mortar, more intense development, by owners to come.

Respectfully yours,



Jeffrey S. Goddess

JSG/cmw

From: Joan Sharp Gupta
Sent: Wednesday, May 02, 2007 5:10 PM
To: DOSHCA_Gibraltar
Cc: Brady Gerald (LegHall); McDowell Harris (LegHall); Wendie C. Stabler; Joan Sharp Gupta
Subject: Gibraltar Conservation Easement

PROPOSED AMENDMENT TO THE GIBRALTAR CONSERVATION EASEMENT

Dear Tim:

I am writing in favor of expanding the Gibraltar easement. CCS has proven what a quality job they do in maintaining the integrity of a Historic property; as they did in Greenville.

My husband and I live at _____ .I am a past board member and President of PDI who was active with the first group (SDI) that was going to convert Gibraltar into a B&B and was part of the group that held off doing an RFP so the second group (John Milner) could re-evaluate (since several years since their last RFP had pasted) doing a B&B. The numbers for a B&B do not work. Also B&B's have a harder time staying in business. The first group (SDI) has declared bankruptcy on their properties except for one. What would have happened to Gibraltar and the gardens?

By putting a class A business space in Gibraltar there is less chance of vacancy and disrepair, especially when being developed by a financially sound group. CCS has also figured out how to make the numbers work with as little change to previous approved plans- only a small expansion to the easement.

As you know preserving space and buildings is very challenging in this day and age. Gibraltar can be a model for how this can work and not fall apart in the future. Even with expanding the easement, beautiful open space is preserved. The feeling you get when you walk on the property will not be distracted. Think, when you walk on the property, how often do you look to the back and even if you do, what you see is building and trees. With the expansion plans already approved how will it change the feel? The change will be a lively beautiful community. It will bring back the life Gibraltar had in the past that is gone now that it has been vacant for so long.

Please allow Gibraltar to become a part of the community and not a ruin.

Sincerely,

Joan Sharp Gupta

Cc via e-mail: Gerald Brady
Harris McDowell
Wendie Stabler

From:
Sent: Wednesday, May 02, 2007 3:52 PM
To: DOSHCA_Gibraltar
Cc: ; Brady Gerald (LegHall); McDowell Harris (LegHall)
Subject: Public Comment regarding Proposed Amendment to the Gibraltar Conservation Easement



Ltr to Tim
Slavin.doc (29 KB)

Please find attached my comments on the subject issue. Please send your reply to my personal e-mail

<<Ltr to Tim Slavin.doc>>

Pradeep Gupta

May 2, 2007

Mr. Tim Slavin
State Historic Preservation Office

PROPOSED AMENDMENT TO THE GIBRALTAR CONSERVATION EASEMENT

Dear Mr. Slavin:

I reside on _____, in a close proximity to the Gibraltar Mansion and Gardens. As a resident of this community, I wanted to share my personal thoughts on the current state of the mansion and the proposed amendments to the Gibraltar Conservation easements.

The Gibraltar mansion is of a great historical significance, not only to the residents of this community, but I would believe to the State of Delaware. This significance encompasses the philanthropic generosity of the Sharp family and the historical significance of the Gibraltar Mansion and Gardens. Consider what would happen if we were to let Longwood Gardens or the Winterthur Mansion or any other buildings or landmarks of importance deteriorate and become ruins. These are the buildings and gardens where the owners, the architects, the historical preservation organizations have passionately spent copious number of years so the public can come and share with families and friends.

Current condition of the Gibraltar mansion necessitates an adaptive reuse of the property through restoration and to move forward after years of delays that have resulted in deterioration of a beautiful landmark. The proposed amendment actually strengthens the protections on these significant areas of preservation while allowing for only a small loss of space for the new addition. The proposed addition will be out of site of the beautiful gardens and will remove the weeds, cuttings and other infested space that currently surrounds the mansion.

The proposed amendments offer an opportunity to save and restore this beautiful property to its original elegance. Otherwise, the future of this mansion and gardens is at great risk.

Thank you for your continued commitment to preserving the history of the State of Delaware.

Please send your reply to

Sincerely,

Pradeep K. Gupta
CC: via e-mail to Gerald Brady and Harris McDowell

From:
Sent: Wednesday, May 02, 2007 9:45 PM
To: doscha_gibraltar@state.de.us
Cc: Larrivee Joan (DOS); Slavin Timothy A (DOS)
Subject: Gibraltar Easement Amendment Comment

Thank you for inviting me to comment.

Joan H. Hazelton
Wilmington, DE

Joan H. Hazelton

May 2, 2007

Mr. Timothy Slavin
Director
Division Historical and Cultural Affairs
Dover, De

Dear Tim;

I am offering my comments on the amendment to the easement on Gibraltar as presented on the website of the Division of Historical and Cultural Affairs. Presently I serve on the board of Trustees of Preservation Delaware, Inc. (PDI) and as one of the DE Advisors to the National Trust for Historic Preservation. I am in full support of the amendment to the easement as posted.

This project has a long and challenging past. I served on the PDI Board in 1997 when the unique public, private and not for profit partnership was created to save the property known as Gibraltar, the family home of H.R. Sharp. What made this partnership unique was that all parties needed to bring to the table an asset in order for the deal to succeed. The Open Space Council secured the \$1,000,000 to pay the Sharp Family for the easement. The Sharp family then donated the remainder appraised value (\$800,000) to PDI, subject to the easement, and in return, PDI as a 501(c) 3, enabled the Sharp family to secure a tax deduction. No money, no endowment, no funding was granted PDI for their participation in this partnership. All documentation supports this transfer of funds.

The plan was always for an adaptive commercial use for the mansion, PDI would restore and open the Historic Marian Coffin Garden to the public, and the mansion venture would provide funds to help offset the operational costs of the Garden ongoing.

Fast forward to 2007. The garden was restored and open to the public in 2000, but the mansion has experienced serious deterioration. Two developers have failed with business plans with the "Historic Inn" concept. Both for financial reasons. After three rounds of reviewing RFPs, at least 15 serious proposals for uses, we have a developer in CCS, who has demonstrated sensitivity to the community, design skills and success with other restoration projects, and the financial stability and depth to see the project through.

This project was always about the preservation and restoration of the mansion and gardens. The PDI business plan was based on the successful preservation and adaptive reuse of the mansion. The amendment to the easement that provides a minimal loss of secondary open space while enabling the preservation and restoration of the mansion is now essential to the financial success of this project. Degradation or loss of open space is not a valid argument when more than 70% of the parcel will remain open space. To risk losing the last and best chance to preserve Gibraltar, a National Register Property, an "Official Save America's Treasures" project, the Historic Marian Coffin Gardens is unthinkable, and incredibly damaging to the future of historic preservation efforts in the state.

Preservationists more often than not must make compromises to achieve their goal. This is a small, small loss of open space that enables a project that will be an example of the path to preservation in the future. The other clear benefit to the amendment is the strengthening of the protections to the primary areas of preservation you have created as a result of this process.

Thank you for allowing me to comment on this amendment to the easement. You and your staff have done an outstanding job of navigating through this challenging and uncharted process!!! Well done.

From: Kerin Hearn
Sent: Wednesday, May 02, 2007 6:09 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar

Please do not allow the office park to come to Gibraltar. It's historic status should be preserved and an appropriate use found for the only intact estate of house and gardens of this type--and only gardens designed by Marian Coffin--in the City of Wilmington. The City should preserve, not destroy its historic roots.

That goes for the Columbus Inn, as well. Future generations will regret that they never saw these treasures.

Kerin Hearn

From: Neil Kilian
Sent: Wednesday, May 02, 2007 11:50 AM
To: DOSHCA_Gibraltar
Subject: Gibraltar

Tim, please see the attached letter.

Thank you,

M. Neil Kilian
NAI Emory Hill Real Estate Services, Inc.

NAI Emory Hill

Commercial Real Estate Services, Worldwide.

May 2, 2007

Via e-mail: doshca_gibraltar@state.de.us

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

RE: Gibraltar

Dear Mr. Slavin:

I am writing to express my support for the proposed Easement Amendment, as well as, to comment on a number of factors relating to Gibraltar.

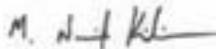
As you may know, I submitted testimony at the Board of Adjustment hearing in support of the proposed project and performed a financial analysis that has already been provided to you in support of this application. I have worked with CCS Investors very closely for more than ten years and watched as they have responsibly developed and restored other historic properties in Delaware, specifically; the Holloday/Harrington House, in Greenville, and the Garret House, in Yorklyn. I am confident that the experience of CCS Investors uniquely qualifies them to successfully complete the proposed project. Both the Holliday/Harrington House and the Garret House were historic overlay projects that involved adaptive reuse, preservation of a historic structure, and neighboring residential properties. In both instances, CCS did a phenomenal job in working with the neighboring communities, as highlighted in the many letters of support by those directly impacted by their prior projects.

As a real estate professional, I was asked to reflect on the economic feasibility of the Gibraltar project. I entered this process early on, and have created numerous models comparing a variety of development scenarios. My analysis concluded that the only feasible approach, which includes saving the mansion and the gardens, is the plan that is being proposed by CCS. The reality is that without the additional square footage proposed, the project is not economically feasible given market expectations of a return on a project of this complexity and magnitude. In light of the significant expense involved with restoring the mansion, there are simply no other feasible solutions which accomplish preservation of the mansion and gardens. By example, as indicated in my analysis, the potential for residential development on the property would, by code, limit the number of homes to well below what would be necessary to achieve a value great enough to support the restoration and continued maintenance of the mansion, not to mention the gardens, and further could not even be realized without substantially amending the easement to permit more than an additional 6500 square feet to be built on this site.

This project is truly unique and I know of no better proposal for saving this property, nor can I imagine a more qualified candidate than CCS Investors.

I appreciate your time and consideration.

Sincerely,



M. Neil Kilian

RECEIVED
DELAWARE STATE HISTORIC
PRESERVATION OFFICE

2007 MAY -2 PM 1:30

John P. Kurth, M.A.

Mr. Timothy A. Slavin
Director & State Historic Preservation Officer
State of Delaware – Historical & Cultural Affairs
21 The Green
Dover, DE 19901

May 2, 2007

Dear Mr. Slavin:

I am writing to you with a sincere request to consider granting the conservation easement amendment sought by CCS Investors, LLC to allow for the successful rehabilitation and adaptive reuse of the Gibraltar estate in Wilmington. I attended last evening's meeting at the Schwartz residence as a private citizen of Wilmington who has been actively interested in this property's current situation and threatened future since arriving in Delaware in 2002. I was impressed by the turnout of supporters and the dialogue of the meeting, and would like to thank you for taking time out of your busy schedule to listen to and consider a wider range of public opinion.

As we briefly discussed before the meeting, my Master's Degree is in the field of Historic Preservation, and I also have a strong background in Urban Planning and Architecture. In my professional opinion, this case is a well-planned and sensitive adaptive reuse of an important contributing element to Wilmington's urban fabric. The key word here is *urban*. Nearby residents who oppose this amendment and/or the CCS Investors, LLC plan for the rehabilitation of Gibraltar and the proposed construction of a 10,000 square foot office building to help offset the costs of rehabilitating the main house and outbuildings should consider the fact that with all of the conveniences of modern City life, come some tradeoffs.

In this case, I consider the impact of traffic or the purported threat to the character of the Highlands community to be a non-issue. After listening to some of the traffic mitigation plans and considering the number of office workers that would potentially work on-site, I feel that this planned use is no more detrimental to the neighborhood than earlier plans for a bed & breakfast / restaurant use. In terms of the proposed new office building's architectural design fitting in to the neighborhood's character, I feel that the low-rise structure complements both the old and new architecture immediately surrounding the site, and the materials and design complement the immediately adjacent structures.

In conclusion, I strongly concur with Preservation Delaware, Inc. Board President Roberta Mann's editorial in the August 26, 2006 edition of the *News Journal*, "This may be Delaware's last chance to save Gibraltar mansion," and trust that after much deliberation and consideration of all opinions and input, that the State Historic Preservation Office / Division of Historical & Cultural Affairs will grant this modest request of an amended conservation easement. Thank you for considering my professional opinion.

Best regards,

John P. Kurth

From:
Sent: Wednesday, May 02, 2007 3:46 PM
To: DOSHCA_Gibraltar
Cc:
Subject: Gibraltar: Amendment to Conservation Easement

Dear Mr. Slavin:

I am writing in support of the amendment to Gibraltar's conservation easement. Gibraltar is a wonderful historic resource that will be preserved and enhanced by the amendment to the easement permitting CCS to reuse Gibraltar in an economically feasible way. The amendment is a reasonable accomodation to economic reality -- Gibraltar cannot be saved without a viable use. The easement amendment represents minimal change for maximum preservation value. Having been present and involved with Preservation Delaware over the past six years, I am a witness to the challenges of preserving this special place. The easement amendment will permit Gibraltar to survive and thrive into the future. I agree that soliciting public comment is a valuable part of the process. It is difficult to reconcile conflicting views and understandable that some fear change. But change is consistent with historic preservation, if that change is sensitive and well planned. PDI and CCS have worked long and hard to put together plans that will allow Gibraltar's restoration in a sensitive and economically viable way. I hope that you will help further those plans.

Sincerely,

Roberta F. Mann

RECEIVED
DELAWARE STATE HISTORIC
PRESERVATION OFFICE

2007 MAY -2 PM 1:26

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

Sirs:

We are writing to let you know our opposition to a proposal before your Committee that will significantly revise the Conservation Easement for the Gibraltar property negatively. This proposed change is not beneficial to anyone involved (the neighborhood, character of the property itself, citizens of the State of Delaware, etc.) except PDI and the developers.

The proposal to convert Gibraltar to an office park will permanently change the character of the property, limit citizen access to the mansion, increase traffic through our quiet residential neighborhood and destroy it's current "open and scenic condition" through the construction a mansion addition and a new 10,000 sq. ft. building.

The conversion of the property into a commercial office environment will increase traffic and encroach on the quiet, historic character of the surrounding neighborhood. I am a property owner who resides within 4 blocks of Gibraltar. I love city life and am dismayed to see such shortsighted encroachments on my neighborhood's character. The residential character of the Highland's neighborhood is a large part of what makes the Wilmington a wonderful place to live and the reason we moved here 15 years ago.

I strongly urge you to reject this PDI proposal and work to ensure the original stated goal of keeping the entire site "in its open and scenic condition" remains a non-negotiable factor in any eventual solution.

Regards:



Mark and Kerry McDermott

RECEIVED
DELAWARE STATE HISTORIC
PRESERVATION OFFICE

2007 MAY -2 PH 1:26

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

Sirs:

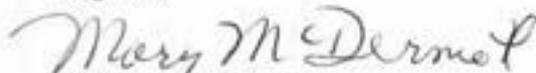
I am writing in opposition to a proposal before your Committee that will significantly revise the Conservation Easement for the Gibraltar property negatively. This proposed change is not beneficial to anyone involved (the neighborhood, character of the property itself, citizens of the State of Delaware, etc.). It will only benefit PDI and the new owners.

The proposal to convert Gibraltar to an office park will permanently change the character of the property, limit citizen access to the mansion, increase traffic through our residential neighborhood and destroy it's current "open and scenic condition" through the construction a mansion addition and a new 10,000 sq. ft. building.

The conversion of the property into a commercial office environment will increase traffic and encroach on the quiet, historic character of the surrounding neighborhood. I am a property owner who resides within 4 blocks of Gibraltar. I love city life and am dismayed to see such irrational encroachments on my neighborhood's character. The residential character of the Highland's neighborhood is a large part of what makes the Wilmington a wonderful place to live.

I strongly urge you to reject this PDI proposal and work to ensure the original stated goal of keeping the entire site "in its open and scenic condition" remains a non-negotiable factor in any eventual solution.

Regards:


Mary P. McDermott

RECEIVED
DELAWARE STATE HISTORIC
PRESERVATION OFFICE

2007 MAY -2 PM 1:26

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

Sirs:

I am writing in opposition to a proposal before your Committee that will significantly revise the Conservation Easement for the Gibraltar property negatively. This proposed change is not beneficial to anyone involved (the neighborhood, character of the property itself, citizens of the State of Delaware, etc.). It will only benefit PDI and the new owners.

The proposal to convert Gibraltar to an office park will permanently change the character of the property, limit citizen access to a day or two a year, increase traffic through our residential neighborhood and destroy it's current "open and scenic condition" through the construction a mansion addition and a new 10,000 sq. ft. building.

As mentioned above, the conversion of the property to a commercial office environment will increase traffic and encroach on the quiet, historic character of the surrounding neighborhood. I am a property owner who resides within 2 blocks of Gibraltar. I love city life and am dismayed to see such illogical encroachments on the neighborhood's character. The residential character of our neighborhood is a large part of what makes the Wilmington a wonderful place to live.

I strongly urge you to reject this PDI proposal and work to ensure the original stated goal of keeping the entire site "in its open and scenic condition" remains a non-negotiable factor in any eventual solution.

Regards:


Mary S. McDermott

From: McDowell, Charles S.
Sent: Wednesday, May 02, 2007 6:45 PM
To: DOSHCA_Gibraltar
Subject: Gibraltar

I live at _____ from the rear entrance to Gibraltar. I think the use proposed by CCS is a reasonable solution to a difficult situation. I drive to work everyday down Greenhill to Pennsylvania Ave., the same route that most of the new traffic will take. I do not think this new traffic will be a burden on that route. I support the proposed amendment to the conservation easement.
Charles McDowell

Charles S. McDowell
Potter Anderson & Corroon LLP

This electronic mail transmission and any attachments may contain privileged, confidential, or proprietary information intended only for the person(s) named.
If the reader of this message is not the intended recipient or the authorized representative of the intended recipient, you are hereby notified that any distribution, copying, or disclosure of this communication is strictly prohibited.