

Dear Ms. O'Neil,

I am writing to express my strong support for the preservation of 20 Pine Street, Burlington VT and to urge you to do everything in your power to prevent its demolition.

As you may be aware from my social media posts and conversations with Samantha Dunn and others in the Burlington City Hall; I am a real estate broker, who had a qualified buyer a year ago, before the property went under contract, but was denied access. My Buyer literally wrote a letter of intent and was ready to submit his offer, but needed access to understand the condition and amount of work the property needed since he plans to SAVE the property as a community asset NOT demolish the property. To add insult to the situation, I had a very difficult time getting my phone calls returned by the listing broker. I have a timeline and I am happy to submit it with email documentation, but the bottom line is I had a willing, able and eager buyer, but was denied the opportunity to sell the property. I have no idea how many other brokers attempted to show and sell the property, but I can tell you from a real estate brokerage business perspective that if we have a client who wants information and access to a property and we cannot even get the broker to return our phone calls or give us access to the property it makes us all look very bad and it looks to the Buyer that something is amiss. Another colleague called the brokerage and was told not to make any noise and to try to ignore it and keep the sale quiet so the demolition would go through. I know others tried to reach the Parish directly and were shut down. Clearly, **the actions of the owner and realtor when the property was on the market made it impossible for interested parties to submit an offer that contemplated adaptive reuse.** I am particularly frustrated because I had a multi-solving solution for the Parish, which included a sale of some of their other properties that they are trying to sell along with this one and could have been a major win for both the Seller and the City — I am happy to explain in more detail.

And as a 3rd + generation Vermonter and concerned citizen, I am deeply troubled by the prospect of losing this important architectural landmark. The Cultural Landscape Foundation has an [excellent article](#) full of letters of support describing why this is such a significant property and must be saved. I have written several social media posts celebrating this masterpiece including [this blog](#), which elicited interest from Palm Springs, California, Berlin, Germany and other parts of the world. I know my friends in Palm Springs brag about the amount of tourism dollars their modern architecture generates to the tune of \$50M per week. I know there is another adaptive reuse of this building that can be a win for all parties.

I urge you to do everything in your power to save the 20 Pine from demolition. It is a vital part of our city's history and its future, and it deserves to be protected and preserved for generations to come.

Thank You,

Celina Barton  
Cell: 802-291-4106

Mary O'Neil  
City of Burlington  
Principal Planner for Development Review

Re: Demolition Permit/Cathedral of the Immaculate Conception, BTV

I write in support of the recommendation from the DAB that the demolition permit application be denied.

Enclosed are copies of two letters regarding my attitude that the Cathedral not be demolished.

- a. Letter, published in the Magazine 05401 on 19<sup>th</sup> April 2019.
- b. Recent letter to Devin Colman on 12<sup>th</sup> December 2022.

Sincerely,  
Peter Ker Walker,  
19<sup>th</sup> January 2022

Good Afternoon,

Looking at this question from the outside, I wonder first how this property could be any less important than the Moran Plant?

In municipalities outside the US, such as France, the Church has lost parishioners and the ability to maintain alone a church or chapel and the open space around it. Very often, the government, local, regional or national, has stepped up to to keep such places in the public realm. They still represent open gathering places for the community. They still inspire with beauty, or calm. They still provide an essential amenity to urban life.

As the 'Pit' becomes a new residential and retail area, this small oasis will no longer be isolated, but will be more visible and connected to a new community, I hope that the gracious local group who have intervened to complete that project are also in favor of the adaptive reuse of this property.

Toulouse, France is a city graced by its proximity to water, a long boundary with its river, the Garone. But its glory, on a human level, are the plethora of small parks throughout the old city, providing a plice to rest, to play, to visit, to take a break. Burlington has public parks, but could certainly benefit from more.

The continued presence of this place presents an opportunity, not an obstacle. It may not be able to serve its original purpose, it may not even be everyone's favorite design, but it can still provide a substantial public benefit for generations to come.

Respectfully,

Robert S. Bast, AIA  
Bast & Rood Architects  
PO Box 220, Hinesburg, Vermont 05461  
o. 802.482.5200  
m. 802.363.0871

Dear Ms O'Neil.

I am writing to express my dismay at the proposed demolition of the Cathedral of the Immaculate Conception in Burlington designed by Edward Larabee Barnes. Barnes was part of the first generation of american modernists to study under Walter Gropius at Harvard in the 1940's. Barnes went on to

greatness and built many monuments of mid century importance. We are lucky to have an example of the work of this important architect in our state. As a professor of architecture at Norwich university, I have taken students to visit this building many times. It would be a great loss to our design community, to our students, studying architecture in Vermont, and to the larger community of people who love the fabric of the city of Burlington. This building should be preserved as an example of what human beings will do in order to create sacred space that is lasting and meaningful. Please feel free to share my thoughts at the meeting on December 20.

Sincerely,

Danny Sagan AIA  
Norwich University.

Hello Mary,

Please accept the attached letter in support of the adaptive reuse of the former Burlington Cathedral.

From my perspective as a practicing architect, founder of Birdseye Architecture in Richmond, Vermont 26 years ago, and as a 2018 Fellow in the American Institute of Architects, The Catholic church should be leaning hard into preserving this beautiful project. Although it may not ever function as a church again, it is a standing testament to the power of inspiration through design. Rather than demolish the project and wipe away the energy of it's past, it should be repurposed and reinvigorated with new life. All great projects have extraordinary clients. The original clients can reach into inspiration once again and creatively collaborate with the City of Burlington to reimagine a new use for The Church of the Immaculate Conception and continue the remarkable legacy of the building and it's provenance.

Thank you for reviewing our thoughts and passion for saving this landmark project. As a show of good will and our strong commitment to preservation of the project, Birdseye will commit time into developing schematic design drawings, pro-bono, for adaptive reuse concepts for the existing church and landscape.

With great hope and love,  
Brian



**Brian J. Mac, FAIA**

*Principal Architect*

[www.birdseyevt.com](http://www.birdseyevt.com)

802 434 3106

Dear All,

Here's a suggestion for repurposing the cathedral -

The building could function as a sanctuary for recently-arrived immigrants. If the interior were reconfigured, it could provide temporary housing, dispense food, clothing, counseling and language

classes to the immigrants. Also the building could be a gathering space for immigrant events. Various churches and philanthropic organizations throughout Vermont have already provided some of these services, but the cathedral could act as immigrant headquarters central for the entire state. This would be appropriate since Burlington has been declared a sanctuary city.

As far as who ends up owning the cathedral, (possibly the city of Burlington, aided by a sort of Go Fund Me site to purchase it?), I think the city should lease the building to whomever they choose, such as the immigrant organization I suggested above.

Thanks for considering these ideas.

Mary Kadish  
193 St. Paul, no. 305  
Burlington

Dear Mrs. O'Neil,  
Good afternoon. I hope that you are doing well. I would like to respectfully request that you consider voting against the demolition of the former Catherine of the Immaculate Conception in downtown Burlington. The preservation of the historic building is important to our heritage and Catholic community.

Kind regards,  
Nicole

--

Nicole Ortloff, MBA, DBA



JoAnne Dennee <joannedennee@gmail.com>

Mary O'Neil

Please save the Immaculate Conception Cathedral

---

[You don't often get email from [joannedennee@gmail.com](mailto:joannedennee@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

[ WARNING ]: This email was sent from someone outside of the City of Burlington.

Thank you for conserving VT architectural history!!

JoAnne Dennee

Sent from my iPhone