

Good evening, I know the City in the past has used outside Council as a second opinion or when expertise in a topic would be beneficial. I wondered if the DRB and staff had considered doing this in this particular case. I feel with the complexity of the competing issues ( demolition versus preservation of a unique structure and the re-adaptive use of buildings), it would be beneficial. Please send this communication to the DRB members and any appropriate staff. Thank you.  
Sharon Bushor Ward 1 resident also was a member of this parish

Dear Ms. O'Neil:

I am writing to personally and strongly support preservation and adaptive re-use of the former Cathedral of the Immaculate Conception, its belltower and designed landscape. Burlington has its zoning requirements which must be complied with and preserved to safeguard our artistic, architectural, cultural and historic resources. It is vital that the mandatory redevelopment plan be submitted by the owner of the Burlington Cathedral, and that a detailed study be done to evaluate the impact of the proposed redevelopment plan on the City of Burlington's downtown neighborhood be reviewed per City regulation.

How can we hope to save our historic legacies without consideration of adaptive reuse of the Cathedral, its national and local historic or architectural significance?  
Please deny the proposed demolition of Burlington's Cathedral.  
Do take all deliberate steps to promote adaptive reuse of this irreplaceable Burlington icon in order to further Burlington's historic preservation goals.

Contribute to an informed citizenry by perpetuating Burlington's historic preservation.

Sincerely,  
Aaron

Aaron J. Goldberg  
Burlington Resident  
Former Chair, Burlington Conservation Board  
Co-Founder, Lost Mural Project  
Emeritus Archivist, Ohavi Zedek Synagogue

Dear Ms. O'Neil and Mr. Gustin,

The owners of the building and landscape at 20 Pine Street are requesting a demolition permit to prevent the secular use of their holy site. It should be incumbent on the Government to respect their wishes.

The claims by Preservation Burlington regarding the historic and landmark value of the site are wildly exaggerated. If their advocacy against the demolition were successful, their opinions and preferences would be imposed on a parish and the private owners of 20 Pine St and would represent the worst impulses of a loud minority that routinely stands in the way of progress in our city.

Burlington desperately needs more housing and, specifically, housing that is downtown near amenities, jobs, and the transit center. Preventing the building at 20 Pine St from being demolished completely takes the option off the table for the site to be redeveloped for dense mixed use. The type of mixed use that would renew vibrancy and improve public safety by virtue of having more eyes on the street, more evenly distribute the property tax burden, help ease the upward pressure on rent throughout the city, and increase the number of housing options for people looking for a style of living that is not so car dependent.

This is of course wishful thinking as the property is not on the market and there is no buyer, but It is rare for land to open up in the heart of downtown and none of it will be possible at all if the structure at 20 Pine St is determined to be more important than the livelihood of Burlingtonians.

Thank you,

Felipe Hoyos

Ms. Mary O'Neil, AICP  
Principal Planner for Development Review  
Zoning Division of the Department of Permitting and Inspection  
City of Burlington  
149 Church Street  
Burlington, VT 05401  
E: [mconeil@burlingtonvt.gov](mailto:mconeil@burlingtonvt.gov)

I am writing from the Getty Conservation Institute's Conserving Modern Architecture Initiative, whose goal is to generate and disseminate resources for the field related to conserving built heritage from the 20<sup>th</sup> Century. We are not an advocacy organization per se, but we do take an interest in current events related to modern buildings that have been preserved and actively reused, as well as those that are threatened with demolition. For us, determining the cultural significance of modern heritage, and looking for ways to conserve it, is of great importance. We have been apprised that on January 11, 2023, the Burlington Development Review Board will hold a hearing concerning the proposed demolition of the Cathedral of Immaculate Conception designed by architect Edward Larrabee Barnes and landscape architect Dan Kiley. It seems likely that when a modernist work has a pedigree like this, it deserves special consideration before its demolition is approved. We have found out that a part of the discussion of its historic significance centers on its age, since the city of Burlington's code, "Sec. 5.4.8 Historic Buildings and Sites" requires that a building must be 50 years or older.

In our view, the significance of a work of architecture or landscape design can rarely be adequately ascertained merely by looking at its age. The limitations of the "50-year rule" has been recognized in many parts of the world – and here in California – where heritage designation is subject of a "30-year rule." In the US, places can be listed on the national register that are less than 50 years old if they are found to possess "exceptional significance". In the city of Los Angeles, which is definitely a 20<sup>th</sup> century city, there is no 50-year rule, and places receive heritage designation for many reasons including associations

with diverse and underrepresented communities, associations with architects and designers, historic events, and many other considerations. As Carroll West wrote for the National Council on Public History, “[what determines significance is not age as much as the history associated with the property.](#)”

We recognize that the Burlington Development Review Board is not a legislative body, but we hope that the current consideration of the Cathedral, which is a significant collaboration by two profoundly important designers, sparks a broader discussion about reevaluating Sec. 5.4.8 and the 50-year threshold.

Best Regards,

Chandler McCoy

**Chandler McCoy**  
Senior Project Specialist  
Getty Conservation Institute  
T (310) 440 7531 | [cmccoy@getty.edu](mailto:cmccoy@getty.edu)



See our latest publication, [The Twentieth-Century Historic Thematic Framework](#)  
<https://gty.art/TCHTF>

Dear Ms. O'Neil and Mr. Gustin,

The building and landscape at 20 Pine Street are significant cultural, historic, and architectural resources that should not be demolished. Please encourage the owner of this property to give serious consideration to adaptive reuse and not destroy it.

Visit [www.divine20pine.com](http://www.divine20pine.com) for information about why this property is worthy of preservation.

Thank you.

Ollie Neith [odneith@gmail.com](mailto:odneith@gmail.com)

The building and landscape at 20 Pine Street are significant cultural, historic, and architectural resources that should not be demolished. Please give serious consideration to adaptive reuse of this landmark property and do not destroy it.

**BY THE WAY, JUST SO YOU KNOW, THERE IS A CONVERSATION WHEREBY ELECTED OFFICIALS ARE HELD TO ACCOUNT EVEN AFTER BEING OUT OF OFFICE...INCLUDING TRUSTS AND ESTATES. DO YOUR HOMEWORK AND GET THIS RIGHT.**

Visit [www.divine20pine.com](http://www.divine20pine.com) for information about why this property is worthy of preservation.

Thank you.

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Frank Davis  
802-495-0733

November 21, 2022  
Ms. Mary O'Neil  
Office of Permitting & Inspections  
City of Burlington  
P.O. Box 849 Burlington, VT 05402-0849

Re: ZP-22-576 / Demolition Permit Application for Burlington Cathedral

Dear Mary,

I am writing to support preservation and adaptive reuse of the former Cathedral of the Immaculate Conception and the surrounding planned landscape.

On a personal level, my family lives and owns property in the Ward 3/Downtown district. The church and grounds have been an important part of how we've experienced downtown Burlington since 2014 when we bought a condominium on St. Paul Street, then moved to the Old North End with our children in 2019. Preserving the serenity and unspoiled beauty of this parklike property, with its unique architecture and landscape features, is more important than ever in a downtown undergoing great change. And unlike most of our built heritage the cathedral was constructed for devotion, not profit. This quality 'completes' our downtown, offering an unhurried and peaceful respite from the hustle and bustle. The idea that this unique property is threatened with demolition is upsetting to all of us, and an outcome that should be avoided however possible.

From a professional perspective, I have had the good fortune to have been engaged in historic preservation in Vermont for 30 years. Among the 2200+ regulatory reviews I've managed was the downtown bus terminal on behalf of VTrans. Considerable effort was invested by all stakeholders to arrange the terminal space and design to respect the abutting National Register-eligible Church property, with its Edward Barnes modern architecture and Dan Kiley designed landscape. It is true that my work occasionally involves removal of older buildings where circumstances warrant, but there are none I can foresee that would justify demolishing this downtown landmark property. Moreover, I very much doubt there is a qualified preservation professional that would advocate for demolition in this case.

Sincerely,

D. Scott Newman M.Sc., REDFP  
Principal, 106 Associates

Hello everyone,

The building and landscape at 20 Pine Street are significant cultural, historic, and architectural resources that the architectural and artistic parts of my heart love. I experience a bit of awe each time I pass by the building and its grounds. Please give serious consideration to adaptive reuse of this landmark property. It is one of those places that contribute to Burlington and I would love to see it repurposed.

Visit [www.divine20pine.com](http://www.divine20pine.com) for information about why this property is worthy of preservation.

Thank you.

Tami Koester

December 25, 2022

Monsignor Peter Routhier & Reverend Monsignor John McDermott,  
Roman Catholic Archdiocese of Burlington  
sjvt@comcast.net  
jmcdermott@vermontcatholic.org

Dear Monsignors Routhier and McDermott,

I am a preservation architect with a practice in White River Junction, Vermont, and a passionate advocate for the preservation of historically significant architectural resources. I currently serve on the Historic New England Preservation Committee and the Strafford, VT Townhouse Advisory Group. In my early career, I worked on the addition to the Fleming Museum of Art at UVM with Crissman + Solomon Architects.

I was alarmed to learn that the Cathedral of the Immaculate Conception in Burlington, Vermont is threatened with demolition. As a person raised in the Catholic faith and traditions, I encourage the Archdiocese of Burlington to be responsible stewards to maintain and preserve its architectural heritage.

The Cathedral of the Immaculate Conception building and landscape were designed by the historically significant and distinguished firms of Edward Larabee Barnes architects and Kiley, Tyndall, Walker landscape architects. The rational plan and design are examples of late Brutalism and the emergence of the Post-Modern style with architectural design references to the Romanesque Revival architecture of the Billings Library at UVM.

Edward Larabee Barnes designed the IBM headquarters in New York City and Haystack Mountain School of Crafts in Deer Isle, Maine, among other notable building projects. I attended Haystack School during the summer of 1994 and the experience of living and working in that special place became an important influence on my work as an architect. Dan Kiley is also an important landscape architect whose body of work in the modern style includes the National Gallery of Art in Washington, D.C., the Ford Foundation Headquarters, and Lincoln Center in New York City.

I strongly recommend that the Archdiocese reconsider its plan to demolish this important building with its integral relationship to the landscape at 20 Pine Street. Alternatively, I urge you to consider seeking a solution for its deconsecration and adaptive reuse in order to preserve this significant cultural, historic, and architectural resource in the Burlington community.

Sincerely,

Gregory Colling, AIA  
MERRIMACK DESIGN

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,  
Celeste Mule Smith

Dear Ms. O'Neil and Mr. Gustin,

The building and landscape at 20 Pine Street are significant cultural, historic, and architectural resources that should not be demolished. Please encourage the owner of this property to give serious consideration to adaptive reuse and not destroy it.

As a resident and property owner in Burlington for 35 plus yrs, I feel very strongly that mature green spaces in Burlington must be preserved to ensure a basic quality of life, regardless of the need to build "affordable housing". And what a waste of resources to throw this existing structure into already full landfills! Remodel\repurpose by all means!

Visit [www.divine20pine.com](http://www.divine20pine.com) for information about why this property is worthy of preservation.

Thank you.  
Brian Slater  
248 North Ave.

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Thank you,

Christopher Kiley

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I photographed Dan Kiley for several national and international publications.  
He was an awesome person.

Thank you.

Carolyn Bates  
Dec 28, 2022

Sent from my iPhone  
Carolyn L. Bates Photography  
(802) 238-4213 <[tel:\(802\)%20238-4213](tel:(802)20238-4213)>  
[cbatesbt@gmail.com](mailto:cbatesbt@gmail.com) <<mailto:cbatesbt@gmail.com>>

ADDRESS:  
PO Box 1205, Burlington, VT 05402 <x-apple-data-detectors://1>

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Thank you.

Lauren Wedam

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The building and landscape at 20 Pine Street are significant cultural, historic, and architectural resources that should not be demolished. Please encourage the owner of this property to give serious consideration to adaptive reuse and not destroy it.

I've lived in Burlington since 1995. This property has always been one that I find peaceful and restful. The beauty of a city comes from spaces like these that allow citizens and visitors a place to rest, see green tress, find shade, and admire a mix of architecture that tells a story. It would be a waste to demolish and destroy such a property. Please consider a more creative solution and make this a community space open to the public.

Visit [www.divine20pine.com](http://www.divine20pine.com) for information about why this property is worthy of preservation.

Thank you.

Elisabeth Siddle

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Thank you.

Chris Webster