

Good morning, I am a Vermonter who values our amazing structures and their history. I find the thoughts of demolishing the Cathedral appalling. It is such a unique structure. Created by amazing architects and it needs to be repurposed rather than demolished. It was built in my lifetime thus I admire, appreciate and enjoy this church.

It would be a wonderful art center or even a smaller version of a community gathering space.

Please, please do not destroy this church.
Barbara Forauer, Hinesburg

Members of the Development Review Board :

We are all justifiably appalled by the demolition of sacred and secular artifacts, for religious and ideological reasons at the hands of Al-Qaeda, Isis and Russia in Ukraine, , to name just three examples. Do we really want to tolerate the same destructive behavior for personal profit in our own city ? The Development Review Board is being asked to approve the demolition of the Cathedral of the Immaculate Conception. But that's just for starters. If they approve the demolition of this important religious artifact, are they prepared to approve the demolition of Saint Paul's when its congregation decides it's time to sell and move on, or of the Unitarian Church at the head of Church Street, when their congregation decides to do the same, and all of the churches between South Winooski and South Union St.? And then of course, Memorial Auditorium ? Does the selling of City Hall sound improbable? All of these buildings are familiar to us. They are part of our family. They are our grandparents and our parents and our aunts and uncles and cousins and siblings and children and nephews and grandchildren. They constitute our cultural infrastructures, sacred and secular. These buildings belong to us. Think of them, think of the Cathedral of the Immaculate Conception ,as if it were *your* house. Would you approve a request to demolish *your* house ? Or would you, regardless of the law--there are unjust laws--fight to protect it, to preserve it, to save it? If you would, do the same for the Cathedral. Don't approve the demolition. Please. Don't.

Louis Mannie Lionni,
publisher and editor, **05401**.
Mannie Lionni lml@05401.com

Dear Ms. O'Neil,

I am writing to express my concern regarding the proposed demolition of the Cathedral of the Immaculate Conception.

I urge that this significant Burlington architectural landmark be preserved. Not only is the design is by an important figure of the modernist architectural genre, but also offers a very unique combination of materials and landscape design. It would not be difficult to repurpose this building by means of an architecturally sensitive addition, much as did Champlain College with its addition to Perry Hall, now the admissions building.

It might be a good moment to reflect on another modernist structure, which was saved in the early '90s. It was proposed that the glass facade of Freeman French Freeman's Merchant's Bank building on Bank Street be replaced by a more traditional brick facade. The reaction by the architectural community to the potential loss of this iconic and beautiful example of modernism (with touches of art moderne) reversed that decision, and instead the building was renewed to the original beautiful green glass and

metal facade that we enjoy today. The loss of that original version of that building would have been tragic, and indeed has proven to be a mistake in judgment, and the same holds true for the current plan to demolish the Cathedral of the Immaculate Conception by Barnes with landscape by Kiley.

I realize that the easy decision would be to demolish and build new to create a profitable project, however the little greater effort to modify the current structure and site would significantly enhance the goals achieved—not only to create a functional and profitable structure and site, but also to maintain an important piece of Burlington's history.

Thank you for your attention to my remarks.

Respectfully,

A handwritten signature in black ink, appearing to read 'David A. Lustgarten', with a large, stylized flourish extending to the left.

David A. Lustgarten MFA
Associate Professor of Art & Design Emeritus, Champlain College
Program Director, Graphic Design, Champlain College (ex officio)

Here's a note to various interested friends on the issue

Friends Could spend all day on this issue I think the church is of sufficient merit to be retained and utilized for other uses To be determined but there are numerous functions that could fill the space and the open/treed space encircling it.

Retention of the church need not preclude added housing Numerous "guild" style housing neighborhoods encircle churches or some community purposed structure ... have a look at the "Begijnhof" in Amsterdam which is a housing refuge in the middle of urban Amsterdam ... built in the 1600's it's emblematic of a population caring for its aged and more vulnerable neighbors.

https://en.wikipedia.org/wiki/Begijnhof,_Amsterdam.

Ironically the trees planted on the site had little to do with Dan Kiley. His partner at the time, Peter Walker actually did the design and yet the site is held up as one of Kiley's exemplary works ... Kiley and Barnes did not get along apparently.

This is a tragic circumstance Do what you can.

In 1980 I spent time with 9 students at the Wheeler School (now the integrated arts academy) The kids ranged in age from 6 to 12 and I was to conduct a focused week on the architecture of Burlington ... freewheeling, chaotic and fun ... an education for me and my esteem for the teaching profession rose dramatically.

Our focus for my two weeks spent in the school, was to construe a building tour of structures that the kids collectively admired or thought highly of ... for whatever reason. Together we walked about town ... each child picked a building that they admired and then wrote a brief description accompanied by a drawing of "their" building. In the end we collected their stories and drawings and "published" a work we called "A Kid's Tour of Beautiful Burlington Buildings". A good little tour and fun for all A little education for kids and architect alike.

One kid in the group was , a fourth grader named Joey. Joey's building was the Cathedral of the Immaculate Conception. Joey's "analysis" explained the merits of the design and his primary focus was on the building's fit with the setting He pointed out that the glazed brick and copper roof where a lot like the trees and grass that surrounded it He thought that the building was a part of nature and that it perfectly copied the natural aspects of its open surroundings. Two courses of green glazed brick mimicked the grass on the ground Then a wide band of brown glazed brick were like the brown trunks of the trees. The upper glazed brick, and ultimately the copper roof would be like the bushy upper part of a tree. At age 10, Joey had seen the merits of this fine work and interpreted the building perfectly.

I was in awe.

And then, just to cap it all off Joey produced a drawing utilizing similar principles in what he called ... "Joey's Perfect House" (see attached). This kid had it together.

I should go back to architecture school I thought.

A bit of history.
Rolf

PS See my essay attached on use of the old And this article from a friend and landscape architect in Canada ...

<https://www.tclf.org/help-prevent-demolition-kiley-barnes-designed-cathedral-immaculate-conception>

ROLF KIELMAN, AIA, LEED AP, PARTNER

truexcollins ARCHITECTURE

Hello,

So, so much of the historical fabric of downtown Burlington has been lost to too many fires, urban renewal, and lack of thought.

When the row of trees was removed to accommodate the bus station, I comforted myself with: "Dan Kiley would understand this." I don't think he'd be so forgiving of the prospect of demolishing the cathedral and ... most likely ... also seeing the trees sacrificed for "progress."

During the planning for, construction of, and eventual coming-to-life of the Church Street Marketplace we were ever-mindful of the question, “Is this adding to the fabric of the heart of Burlington? Will next generation(s) profit from our doing this?”

Demolishing the cathedral will not add to the city’s fabric; it will deny future generations stories surrounding it and its trees and – likely – remove a “place of calm” from the downtown.

Penrose

(Director of the Church Marketplace from 1978 – 1991)

Penrose Jackson jacksonhouse@gmavt.net

Hi Mary.

Just want to voice my opposition to demolishing this building and site. I understand the development pressures on a prime downtown site with currently very low density. Perhaps a design competition to re-purpose this site could result in a miraculous breakthrough that satisfies everyone, and solves some of the housing problems we all face. Plenty of design professionals are motivated to explore alternatives.

Thanks for your consideration,

Anne Connell

Anne Connell altc11@gmail.com

Dear Ms. O’Neil,

Charles A. Birnbaum, President and CEO of The Cultural Landscape Foundation, a national education and advocacy organization based in Washington, D.C., asked me to send you the attached letter concerning the Cathedral of the Immaculate Conception, an important collaboration between the influential postwar designers Edward Larrabee Barnes (architect) and Daniel Urban Kiley (landscape architect), which is the subject of a demolition permit application.

Feel free to contact us with any questions.

Sincerely,

Nord Wennerstrom

Nord Wennerstrom

Director of Communications

The Cultural Landscape Foundation

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Dear Ms. O'Neil,
please find attached a letter from Docomomo New England regarding the fate of Burlington Cathedral. We would like to ask that it be included as a submittal for the upcoming hearings.
With kind regards,
Dietrich Neumann

Dietrich C Neumann
Professor of the History of Modern Architecture and Urbanism
Director, John Nicholas Brown Center for Public Humanities and Cultural Heritage
Brown University
357 Benefit Street
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401-863-3254
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Office Hours Fall 2022: Tuesday 4:00-5:00 at List 412, Thursday 5:00-6:00 at JNBC, 357 Benefit St. (entrance 50 Williams)

Mary,

Cities are measured by the quality of their built environment which comes down to the buildings and spaces therein. Unlike the great cities of Europe or North America, Vermont cities do not have a lot of great architecture. Our small, rural towns often have the makings of the classic New England village, but what architectural landmarks come to mind for Rutland, Bennington or Burlington? Furthermore, there is that period of time between when a building is new and exciting and old and historic that it is just oldish. That is a critical time when many buildings are demolished, before they are appreciated. When I was first becoming involved in historic preservation, "Victorian" was bad word, but only a few years later Victorian architecture was discovered and appreciated. However, not before many great buildings were lost. To allow the demolition of the Burlington Cathedral would be to fall into a similar trap and once it's gone, it's gone. The building's time as a Roman Catholic church may have passed, but it is still an important architectural treasure for Burlington and there are always uses for public gathering spaces. Please don't allow it to be demolished on your watch.

Bill

William C. Badger, AIA

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Mary,
I'm writing in regard to the property, both the building and the landscape, at 20 Pine Street – the location of the Cathedral of the Immaculate Conception, and to encourage the denial of any application for the demolition of the Barnes' Church and/or the Kiley trees. This property should be cherished and

is one of the best pieces of architecture in our city. Its demolition would be a terrible loss for all of us – historically, architecturally, and culturally.

To have a Dan Kiley and Edward Larrabee Barnes project in our city is an absolute treasure – a truly modernist landscape and building that marries community and urban life with solitude and reflection within. Again, its loss would be tragic. Please ask the petitioners to strongly consider not destroying this and instead consider it for a new use serving the Catholic Church or others.

Sincerely,
Steve

Stephen Kredell, AIA

gbArchitecture

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Mary,

I am writing in concern of the property at 20 Pine Street – the location of the Cathedral of the Immaculate Conception. I understand that there is a pending demolition permit for this property and its' trees. Such an outcome for this property would be a travesty. The existing Edward Larrabee Barnes and Dan Kiley collaboration is an iconic treasure for this City and for the State of Vermont. This building and its trees were literal inspirations for me and my decision to change careers in my 30s and to go back to school to become an architect. This site makes me proud to practice in Vermont, as I can not think of a more significant example of world class landscape architecture and architecture within this State. Please convey to the applicants that this property is a part of Vermont's cultural heritage, and that finding a path to adaptive reuse of this property would benefit all current and future Vermonters.

Sincerely,
Dan Wheeler

Dan Wheeler, AIA Assoc.

gbArchitecture

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Mary –

I wanted to be sure to add my voice to those advocating for the denial of the application for the demolition of any structures or landscaping at 20 Pine St. / Cathedral of the Immaculate Conception.

This significant work should be preserved and re-use should be encouraged..

Thank you,

Chris Balzano, AIA (he/him)
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