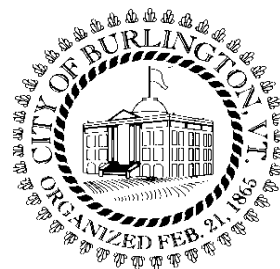


Department of Permitting and Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/pz
Phone: (802) 865-7188
Fax: (802) 865-7195

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Planning Technician
Celeste Crowley, Permit Administrator
Theodore Miles, Zoning Specialist



MEMORANDUM

To: The Design Advisory Board
From: Mary O'Neil, AICP, Principal Planner
RE: ZP-22-539; 293 St. Paul Street (Duncan's Auto)
Date: December 13, 2022

File: ZP-22-539

Location: 291-293 St. Paul Street (both addresses used in history files)

Zone: E-LM **Ward:** 5S

Parking District: Multi Modal Mixed Use (first 200' from St. Paul Street)

Date application accepted: September 29, 2022 (incomplete)

Applicant/ Owner: Alan Young

Request: Replace wood siding with new galvanized metal siding. Replace windows.

Background:

- **Vermont Zoning Compliance Certification** (Required by the Department of Motor Vehicles to assure licensed inspection stations and licensed dealers are in compliance with local zoning regulations). Zoning Administrators note: *Existing use allowed with limitation of up to 3 vehicles for sale. Issue is site has parking space that was not approved under any zoning permit. In addition, gas pumps have been removed without permits.* May 2014.
- **Executive Summary, Corrective Action Plan SMS Site #1990-0594.** Confirms remediation of gasoline contamination; CAP prepared by Waite Environmental management. Approx. 1000 ft² / 370 yards³ of gasoline contaminated soil excavated and replaced with clean fill. First noticed during tank removal in 1990 while operated by Leo Duncan. Monitoring wells at Kilburn and Gates signaled ongoing contamination 2004. Groundwater monitoring wells (13). Ongoing groundwater monitoring.
- **Warning Letter, Notice of Violation:** Change of use – auto repair to auto sales without an approved zoning permit. May 2005.



Assessor's Property Database photo

- **Vermont Dealer's License Zoning Compliance Certification;** no notices of violation have been issued as of 4.4.2000. April, 2000. (Gas pumps are noted on plans.)
- **Zoning Permit 99-592;** replace T 1-11 under storefront windows of the existing service station with vertical smooth or brush stroke vinyl siding. Windows not being altered in any way. June 1999.
- **Vermont Inspection Station Zoning Compliance Certification;** No violations exist as of January 1, 1999. January, 1999.
- **Zoning Permit 80-899;** installation of an additional storage tank. April 1980.
- **Permit by Wire Inspector;** 2 ballast sign with 6 lamps. December 1979.
- **Zoning Permit 79-617;** remove an existing Citgo sign and put up new business sign, corner of St. Paul St. and Kilburn St. October 1979.
- **Building Permit 803399;** replace the existing illuminated pole sign with the business name "Dunan Auto Service.". October 1979.
- **Zoning Permit 79-194;** re-open as "Duncan's Auto Service" to sell gas, oil, parts and perform minor auto repairs on the premises. Interior renovations include leveling and installation of 2 hydraulic lifts. May 1979.
- **Letter from Citgo (Champlain Oil company, Inc. to Director of Planning Randall Kamerbeck;** "Our service station located on St. Paul Street was officially closed on October 31, 1978." May 10, 1979.
- **Building Permit 790709;** install two hydraulic lifts and level floors. May 1979.
- **Permit by Wire Inspector;** replace old panel with new. April 1979.
- **Notice of Appeal to the Zoning Board of Adjustment;** seeking conditional use of 291 St. Paul Street as a self-serve mini-mart. Application **Denied**, January 1979.
- **Zoning Permit (n.n.),** two sided 4' x 6' illuminated sign which already has a 5' x 5' Citgo sign. April 1977.

Overview: Although an automotive service station has been at this location since 1940, the existing Duncan's Auto building appears to have been constructed in 1955 as a Cities Service Station. The building is listed on the Vermont State Register of Historic Resources. The owner wishes to replace existing composite/plywood siding with galvanized metal siding, and alter the storefront windows.

Part 1: Land Division Design Standards

Not applicable.



Burlington Free Press September 1955

Part 2: Site Plan Design Standards
Sec. 6.2.2 Review Standards

(a)Protection of Important Natural Features:

No alterations are proposed to the site.

(b) Topographical Alterations:

Not applicable.

(c)Protection of Important Public Views:

There are no protected views from or through this site. Not applicable.

(d) Protection of Important Cultural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Archeological sites likely to yield information important to the city's or the region's pre-history or history shall be evaluated, documented, and avoided whenever feasible. Where the proposed development involves sites listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8(b).

See Section 5.4.8, below.

(e) Supporting the Use of Renewable Energy Resources:

Nothing within this application precludes the use of wind, water, geothermal, solar, or other renewable energy resource.

(f) Brownfield Sites:

This is an identified brownfield site that has a Corrective Action Plan (CAP) and remains under surveillance for identified gasoline migration.

(g) Provide for nature's events:

Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.

Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.

There is no ground disturbance proposed that would require an EPSC plan.

There is currently no canopy over the pedestrian entrance; nor is one proposed.

(h) Building Location and Orientation:

No change.

- (i) Vehicular Access:** There is an extended curb cut that allowed for broad access for the service station.



(j) Pedestrian Access:

The parcel has immediate pedestrian access to the public sidewalk on St. Paul Street. There is no sidewalk on the north side of Kilburn Street, however; but the grade change would make it challenging.

(k) Accessibility for the Handicapped:

Not applicable.

(l) Parking and Circulation:

This is somewhat of a Wild West for parking. Although the application is for siding and window changes, the intent is to move toward a new use. In that

instance, a parking plan will be needed to formalize vehicular circulation and parking, particularly outside of the public right-of-way.

(m) Landscaping and Fences:

No landscaping/fencing changes are included within the application.

(n) Public Plazas and Open Space:

Not applicable.

(o) Outdoor Lighting:

Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.

Not applicable.

(p) Integrate infrastructure into the design:

Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.

Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be place underground whenever practicable. Trash and recycling bins and dumpsters shall be

located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.

Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.

The application does not include HVAC, equipment installation, utility meters and similar structures. Better definition is needed as to what changes are proposed for the service bay openings.

Part 3: Architectural Design Standards Sec. 6.3.2 Review Standards

(a) Relate development to its environment:

1. Massing, Height and Scale:

No change proposed.

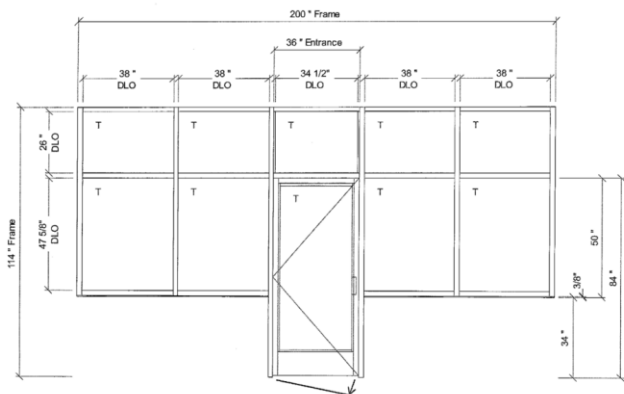
2. Roofs and Rooflines.

No change proposed.

3. Building Openings

The application includes replacement of the storefront windows/door for the service station; purposefully changing them to smaller, divided units to minimize replacement if broken.

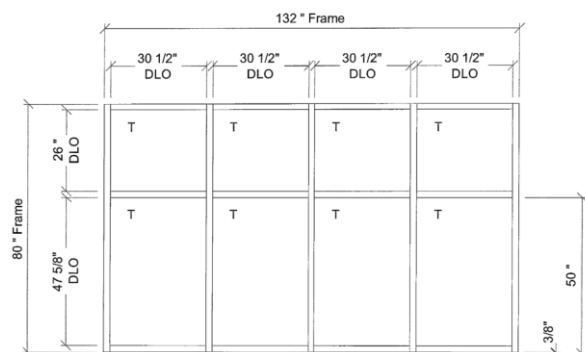
The application doesn't define where the second set of specs applies: Is this for replacement of the windows on the southerly façade, or the service bays? Definition is needed.



BURLINGTON GLASS (GSG) - 001 - DUNCAN AUTO (1 Thus)
Frame: (Clear) 3000 Thermal Center Set : std subsl : Outside Glazed :
Screw Spline

Approved for
Fabrication

Name: _____
Date: _____



(b) Protection of Important Architectural Resources:

Burlington's architectural and cultural heritage shall be protected through sensitive and respectful redevelopment, rehabilitation, and infill. Where the proposed development involves buildings listed or eligible for listing on a state or national register of historic places, the applicant shall meet the applicable development and design standards pursuant to Sec. 5.4.8. The introduction of new buildings to a historic district listed on a state or national register of historic places shall make every effort to be compatible with nearby historic buildings.

See Section 5.4.8.

(c) Protection of Important Public Views:

Not applicable.

(d) Provide an active and inviting street edge:

Currently the building has been the target of repeated and large scale graffiti, spurring the owner to repaint the building green. It has, of late presented a very uninviting and unattractive street presence.

(e) Quality of materials:

All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.



Owners of historic structures are encouraged to consult with an architectural historian in order to determine the most appropriate repair, restoration or replacement of historic building materials as outlined by the requirements of Art 5, Sec. 5.4.8.

There is no evidence that the applicant consulted with an architectural historian to determine appropriate repair, restoration or replacement of historic building materials. These early filling stations typically had porcelain enamel exteriors. Examination of conditions insitu reflects a substrate of horizontal planks, which previously had some composite (asbestos?) siding. Failing particle board and/or T-111 siding has been in place on the north, west (rear) and part of the south elevation, which the owner proposes to replace with galvanized metal. There are no permits on file for the wood siding, which the applicant noted in a 1999 permit request (*Replace T-111 under storefront windows with vertical smooth or brush stroke vinyl siding.*)



West (rear) elevation, current



West elevation (rear), 2014 street view
Siding appears to be asbestos shingle

(f) Reduce energy utilization:

Vermont Commercial Building Energy Standards apply to this project. Compliance with the standards is the Owner's responsibility. For more information, see http://publicservice.vermont.gov/energy_efficiency.

(g) Make advertising features complementary to the site:

No signs are included within this application. Any change to signage will require a separate permit.

(h) Integrate infrastructure into the building design:

See Section 6.2.2. (p) above.

(i) Make spaces secure and safe:

The applicant expressed a concern about potential injury if the plate glass windows were broken, spurring the application for smaller window lites.

Any redevelopment must adhere to applicable building and life safety code as defined by the building inspector and/or fire marshal.

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;

To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;

To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,

To promote the adaptive re-use of historic buildings and sites.

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

291-293 St. Paul Street is listed on the Vermont State Register of Historic Places. See attached narrative.

(b) Standards and Guidelines:

The following development standards, following the Secretary of the Interior's Standards for the Treatment of Historic Properties, shall be used in the review of all applications involving historic buildings and sites subject to the provisions of this section and the requirements for Design Review in Art 3, Part 4. The Secretary of the Interior's Standards are basic principles created to help preserve the distinctive character of a historic building and its site. They are a series of concepts about maintaining, repairing and replacing historic features, as well as designing new additions or making alterations. These Standards are intended to be applied in a reasonable manner, taking into consideration economic and technical feasibility.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

291-293 St. Paul Street has been a filling station since 1940; a use that was abandoned in January 2022. The owner has defined no proposed use within this application.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The building form remains, and remnants of the original character and arrangement of building openings. Although marred, it is still recognizable as a filling station. The change to the windows will diverge from the typical plate glass arrangement on both the east and south elevations. No definition has been provided for the service bay openings.

3. *Each property will be recognized as a physical record of its time, place, and use.*



Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The owner believes that galvanized metal siding is appropriate as a new exterior sheathing as it is a popular material for new construction. While the recently removed particle board is not original to the building, galvanized metal diverges from typical materials used for this style of building. It is recommended that the metal façade and banding be retained.



4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Examination of exposed cornice reveals the horizontal bands present on the façade were organized a bit differently when originally constructed; confirmed by the 1955 Free Press photo. In any event, they are a characteristic feature of automotive service stations and are recommended for retention.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

See above.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials recognizing that new technologies may provide an appropriate alternative in order to adapt to ever changing conditions and



provide for an efficient contemporary use. Replacement of missing features will be substantiated by documentary and physical evidence.

The most recent plywood/particle board siding on the north, west and south of the building was not an original material, however there are no historic photographs that inform what might have been there other than the 2014 Google Street view (above.) While most service stations featured porcelain enameled exteriors, it is possible that this station had different sheathing on secondary facades. This application is not a repair, but installation of new materials. There is no record of corrugated galvanized metal on this building.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

This building, at present, is in tough condition materially. Getting the building weather-tight is essential. It is recommended that the easterly (front) façade be retained in as close condition as original.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

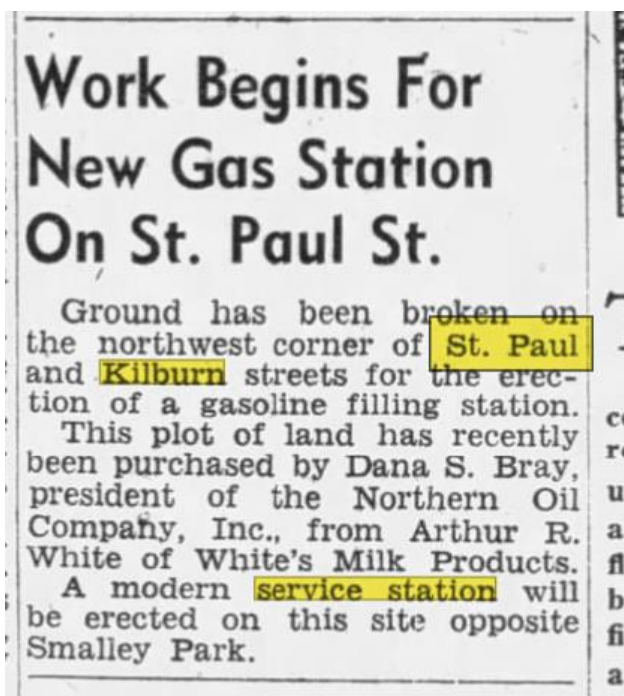
None identified.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.*

It is recommended that a more compatible material be identified for sheathing on secondary facades, and the window replacement more closely match the historic window pattern.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

As proposed, the proposed alterations will significantly impair the remaining character-defining features of the former Cities Service Center/Duncan's Auto; detracting from the merit and material integrity that remains.



Burlington Free Press
September 14, 1940



Burlington Free Press
September 15, 1955

BURLINGTON GLASS CENTER
1860 WILLISTON ROAD
SO. BURLINGTON, VT 05403
(802) 862-5458 / Fax (802) 862-0187

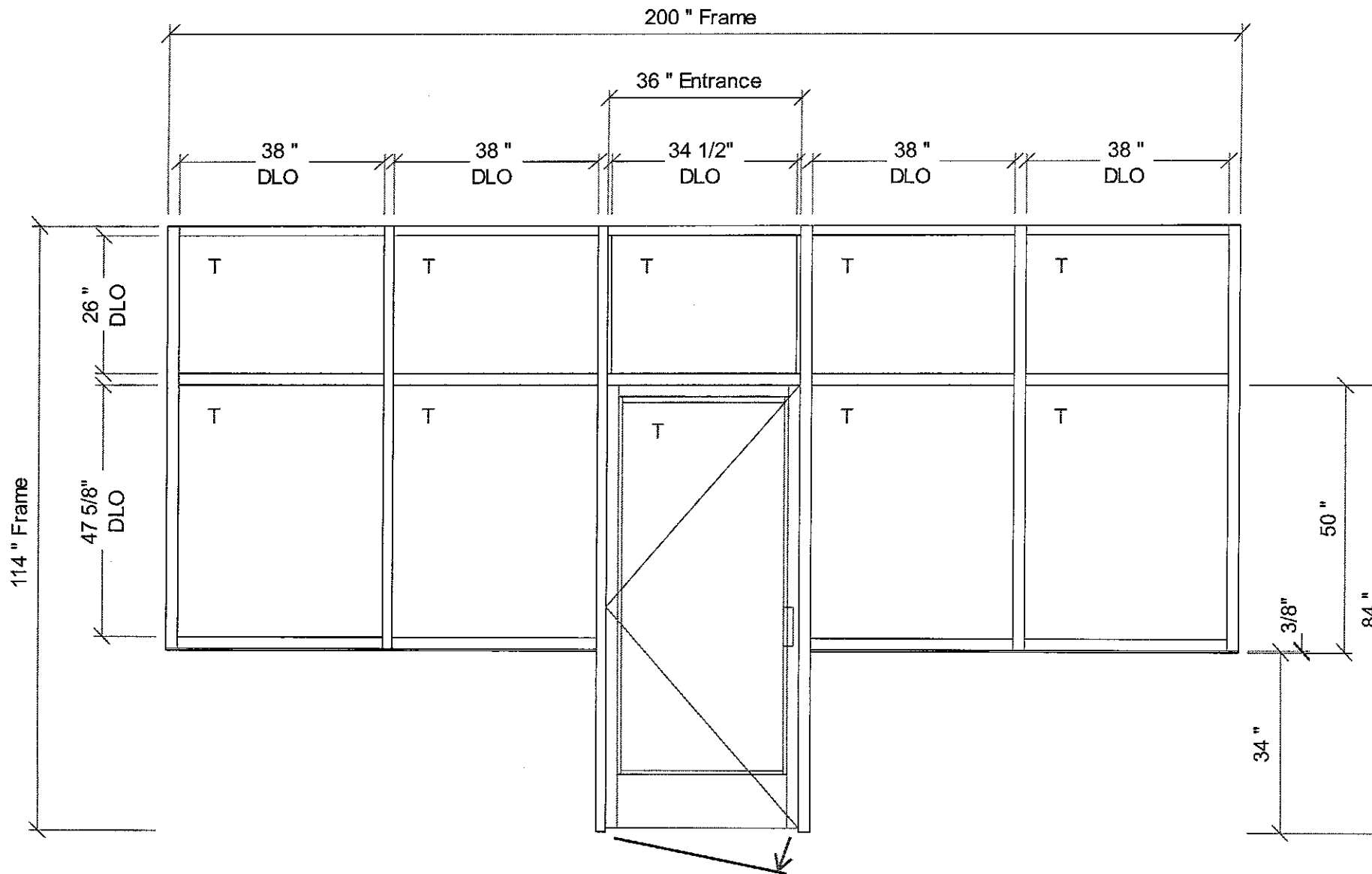
Fed. ID# 020369938

Alan Young
291 Saint Paul St
Burlington, VT 05401

Quote #	Q K0034098	Date	09/19/2022
Cust. #	CSH0286301	Price Cat	1, CASH
P.O. #		Sold By	DT
		Inst'l By	

Cell: (802) 488-0554

Qty	Part	Thickness	Description	List	Price	Total
1	CONTRACT		Per Specs On Proposal		0.00	21245.90
	Replace existing aluminum storefront: Clear anodized series T14000 Fabricated frames glazed with SolarBan 60 heat treated outboard / clear laminated glass inboard. Narrow stile door, RH outswing, 10" bottom rail, standard push pull, continuous roton hinge, Ext. cylinder, Int thumbturn, 4" threshold, Breakmetal sill and corner post. Price is furnished and installed including sales tax, demo be others.					21245.90
	LOCATION OF INSTALL:					
	Duncans Auto					
	291 Saint Paul St					
	Burlington, VT 05401					

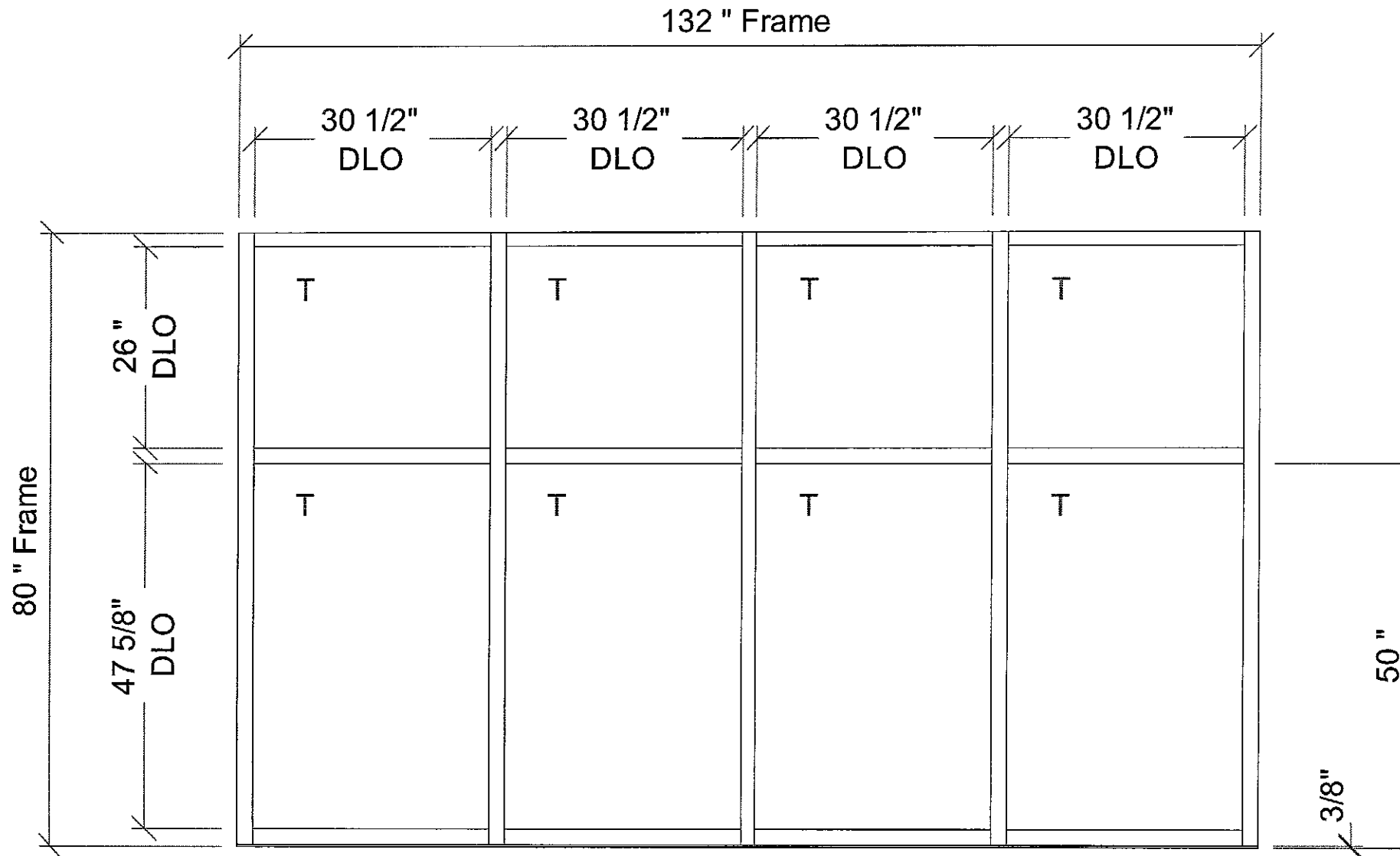


BURLINGTON GLASS (GSG) - 001 - DUNCAN AUTO (1 Thus)
 Frame: (Clear) 3000 Thermal Center Set : std subsill : Outside Glazed :
 Screw Spline

Approved for

Fabrication

Name: _____



BURLINGTON GLASS (GSG) - 002 - DUNCAN AUTO (1 Thus)
 Frame: (Clear) 3000 Thermal Center Set : std subsill : Outside
 Glazed : Screw Spline

Approved for

Fabrication

Name: _____

Burlington Design Advisory Board

645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DAB
Phone: (802) 865-7188

Ron Wanamaker
Emily Morse
Jay White
Jack Qualey
Gabriel Stadecker
Kathleen Ryan, Alt
Michael Alvanos, Alt



DESIGN ADVISORY BOARD Tuesday, December 13, 2022 3:00 PM

Remote and In Person (at 645 Pine Street) Meeting

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87155655137?pwd=ZEdGaGhxeFpRNDJQcFJrNWkvb1Vudz09>

Webinar ID: 871 5565 5137

Passcode: 796731

Or Telephone: US: +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782

Agenda

Session I – 3:00 PM – 3:30 PM

ZSP-22-12; 284 Grove Street (RL, Ward 1E) Ireland Grove Street Properties, LLC / Nicholas Smith

Sketch Plan Review for the demolition of 12 single-family modular homes and one 3-unit apartment building and construct 13 new duplex buildings (total 26 units) along existing looped driveway. (Project Manager, Scott Gustin)

Session II – 3:30 PM – 4:00 PM

ZP-22-576; 20 Pine Street (FD6, Ward 3C) Cathedral Immaculate Conception, Parish Charitable Trust / John Caulo

Demolition and removal of existing church building, bell tower, parking lot, and impervious pathways. Planned landscape with trees will be retained. (Project Managers, Scott Gustin & Mary O'Neil)

Session III – 4:00 PM – 4:30 PM

ZP-22-539; 293 Saint Paul Street (E-LM, Ward 5S) Alan Young

Replace wood siding with new galvanized metal siding and replace windows. (Project Manager, Mary O'Neil)

The programs and services of the City of Burlington are accessible to people with disabilities. Individuals who require special arrangements to participate are encouraged to contact the Department of Permitting & Inspections at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188.

Non-Discrimination

The City of Burlington will not tolerate unlawful harassment or discrimination on the basis of political or religious affiliation, race, color, national origin, place of birth, ancestry, age, sex, sexual orientation, gender identity, marital status, veteran status, disability, HIV positive status, crime victim status or genetic information. The City is also committed to providing proper access to services, facilities, and employment opportunities. For accessibility information or alternative formats, please contact Human Resources Department at (802) 540-2505.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Permit Technician
Ted Miles, Code Compliance Officer
vacant, Permitting & Inspections Administrator



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: ZSP-22-12; 284 Grove Street
Date: December 13, 2022

File: ZSP-22-12

Location: 284 Grove Street

Zone: RL **Ward:** 1E

Parking District: Neighborhood

Date application accepted: November 3, 2022

Applicant/ Owner: Ireland Grove Street Properties, LLC / Nicholas Smith

Request: Sketch plan review for demolition of 12 single-family modular homes and one 3-unit apartment building and construction of 13 new duplex buildings (total 26 units) along the existing looped driveway.

Background Information:

The applicant is requesting sketch plan review of a proposed Planned Unit Development (PUD) that includes demolition of the existing residences approved as a PUD in the 1990's and replacement with 13 new duplexes. Unit density would approximately double. The existing private drive and other infrastructure would serve the new residences. One of the existing buildings to be demolished is a state-register historic resource and requires review under Sec. 5.4.8 *Historic Buildings and Sites*.

Article 5: Citywide General Regulations

Part 4: Special Use Regulations

Sec. 5.4.8 Historic Buildings and Sites

The City seeks to preserve, maintain, and enhance those aspects of the city having historical, architectural, archaeological, and cultural merit. Specifically, these regulations seek to achieve the following goals:

- *To preserve, maintain and enhance Burlington's historic character, scale, architectural integrity, and cultural resources;*
- *To foster the preservation of Burlington's historic and cultural resources as part of an attractive, vibrant, and livable community in which to live, work and visit;*
- *To promote a sense of community based on understanding the city's historic growth and development, and maintaining the city's sense of place by protecting its historic and cultural resources; and,*
- *To promote the adaptive re-use of historic buildings and sites.*

(a) Applicability:

These regulations shall apply to all buildings and sites in the city that are listed, or eligible for listing, on the State or National Register of Historic Places.

The brick residence at 284 Grove Street is listed on the State of Vermont Historic Sites & Structures Register and dates to circa 1840. It was renovated into a triplex as part of the 1995 PUD project approval. The applicant seeks to demolish this building as part of this project.

(d) Demolition of Historic Buildings:

The purpose of this subsection is:

- . To discourage the demolition of a historic building, and allow full consideration of alternatives to demolition, including rehabilitation, adaptive reuse, resale, or relocation;*
- . Provide a procedure and criteria regarding the consideration of a proposal for the demolition of a historic building; and,*
- . To ensure that the community is compensated for the permanent loss of a historic resource by a redevelopment of clear and substantial benefit to the community, region or state.*

1. Application for Demolition.

For demolition applications involving a historic building, the applicant shall submit the following materials in addition to the submission requirements specified in Art. 3:

A. A report from a licensed engineer or architect who is experienced in rehabilitation of historic structures regarding the soundness of the structure and its suitability for rehabilitation;

B. A statement addressing compliance with each applicable review standard for demolition;

C. Where a case for economic hardship is claimed, an economic feasibility report prepared by an architect, developer, or appraiser, or other person experienced in the rehabilitation and adaptive reuse of historic structures that addresses:

D. A redevelopment plan for the site, and a statement of the effect of the proposed redevelopment on the architectural and historical qualities of other structures and the character of the neighborhood around the sites;

and,

E. Elevations, drawings, plans, statements, and other materials which satisfy the submission requirements specified in Art. 3, for any replacement structure or structures to be erected or constructed pursuant to a development plan.

The sketch plans do not contain any information as to these criteria. Such information will be required upon permit application.

2. Standards for Review of Demolition.

Demolition of a historic structure shall only be approved by the DRB pursuant to the provisions of Art. 3, Part 5 for Conditional Use Review and in accordance with the following standards:

A. The structure proposed for demolition is structurally unsound despite ongoing efforts by the owner to properly maintain the structure;

or,

B. The structure cannot be rehabilitated or reused on site as part of any economically beneficial use of the property in conformance with the intent and requirements of the underlying zoning district; and, the structure cannot be practicably moved to another site within the district;

or,

C. The proposed redevelopment of the site will provide a substantial community-wide benefit that outweighs the historic or architectural significance of the building proposed for demolition.

And all of the following:

D. The demolition and redevelopment proposal mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and adjacent properties;

E. All historically and architecturally important design, features, construction techniques, examples of craftsmanship and materials have been properly documented using the applicable standards of the Historic American Building Survey (HABS) and made available to historians, architectural historians and others interested in Burlington's architectural history;

and,

F. The applicant has agreed to redevelop the site after demolition pursuant to an approved redevelopment plan which provides for a replacement structure(s).

(i) Such a plan shall be compatible with the historical integrity and enhances the architectural character of the immediate area, neighborhood, and district;

(ii) Such plans must include an acceptable timetable and guarantees which may include performance bonds/letters of credit for demolition and completion of the project; and,

(iii) The time between demolition and commencement of new construction generally shall not exceed six (6) months.

This requirement may be waived if the applicant agrees to deed restrict the property to provide for open space or recreational uses where such a restriction constitutes a greater benefit to the community than the property's redevelopment.

The sketch plans do not contain any information as to these criteria. Such information will be required upon permit application. The applicant is encouraged to retain this building as part of the proposed redevelopment. The "historic building rehabilitation bonus" in subsection (e) of 5.4.8 allows for additional density beyond that otherwise possible under the district standards.

3. Deconstruction: Salvage and Reuse of Historic Building Materials.

The applicant shall be encouraged to sell or reclaim a structure and all historic building materials, or permit others to salvage them and to provide an opportunity for others to purchase or reclaim the building or its materials for future use. An applicant may be required to advertise

the availability of the structure and materials for sale or salvage in a local newspaper on at least three (3) occasions prior to demolition.

The sketch plans do not contain any information as to these criteria. Such information will be required upon permit application.

Article 6: Development Review Standards

Part 1, Land Division Design Standards

No land division is proposed.

Part 2, Site Plan Design Standards

Sec. 6.2.2, Review Standards

(a) Protection of important natural features

A wetland buffer extends into the northern portion of the property. All of the proposed development stays outside of this wetland buffer. No important natural features identified in the Open Space Protection Plan will be impacted by this development.

(b) Topographical alterations

The developed portion of the property slopes gently from east to west. To the north, it falls off steeply down an embankment towards the Winooski River. Existing and proposed development remains out of the steep slopes; however, it does extend into the 50' wide buffer at the top of the slope. The civil plans will need to reflect this 50' wide top-of-slope buffer. Construction here may be acceptable but requires geotechnical analysis.

(c) Protection of important public views

There are no identified public view corridors from or through the subject property.

(d) Protection of important cultural resources

See Sec. 5.4.8.

(e) Supporting the use of alternative energy

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource.

(f) Brownfield sites

The property is not listed as a Brownfield Site.

(g) Provide for nature's events

The proposed redevelopment includes new stormwater management measures not included in the existing development.

Front and rear entries into the new residences are sheltered within open porches or simple roof structures.

Ample room remains available onsite to handle snow storage.

(h) Building location and orientation

Building location and orientation outside of the loop will remain largely as is with new residences facing the private interior road. Within the loop, the new duplexes will be lined up along Grove Street with front entries facing this public way. They will extend and reinforce the streetscape established by the recently completed duplexes at the adjacent Bayberry Commons development. Garages for these front units will be set behind and screened from the public street.

(i) Vehicular access

As the private loop road will be retained, there will be no significant change to existing vehicular access. A new rear drive will serve the front duplexes facing Grove Street.

(j) Pedestrian access

The front entries of each new duplex will be served by a walkway connecting to the sidewalk, both along Grove Street and within the interior loop road. Construction within the public street right-of-way will require review and approval by the Dept. of Public Works and the City Council for encumbrance. The project plans depict the sidewalks crossing each driveway as required.

(k) Accessibility for the handicapped

The sketch plans do not depict any ADA parking or accessibility features. Whether and to what degree ADA standards pertain to this development will need to be worked out with the Building Inspector prior to construction.

(l) Parking and circulation

Duplexes around the interior loop road will have attached garages and will be served by private driveways. Those duplexes facing Grove Street will have a shared driveway and parking behind them.

(m) Landscaping, fences, & retaining walls

The sketch plans include details for a number of new street trees, both along Grove Street and along the interior private street. City Arborist approval of the Grove Street trees will be required. No landscaping details around the dwelling units are included in the sketch plans. No fencing or retaining walls are evident in the project plans.

(n) Public plazas and open space

There is no requirement within the ordinance to provide a public plaza. There is opportunity and sufficient space to create a shared open space for residents of the development behind the parking for the front duplexes. The sketch plans note “shared amenities area” but lack details. Such information should be included with the zoning permit application.

(o) Outdoor lighting

No outdoor lighting information is included in the sketch plans. Information including fixture types, location, and illumination levels will be required with the zoning permit application.

(p) Integrate infrastructure into the design

The sketch plans include a trash enclosure at the rear edge of the parking area. Enclosure details are not provided with the sketch plans and must be with the permit application. Details as to mailboxes and mechanical units will also be required upon submission of a permit application.

Part 3, Architectural Design Standards

Sec. 6.3.2, Review Standards

(a) Relate development to its environment

1. Massing, Height, and Scale

The proposed duplexes appear to match, at least in part, those constructed at the adjacent Bayberry Commons development. The buildings are appropriately scaled for this residential area and present a clean and uniform massing to the street, gable ends facing front. Details for units with attached garages are missing and will be important to provide upon permit application. Each structure is 2.5 stories.

2. Roofs and Rooflines

The duplexes incorporate gable roofs, a common roof form in residential areas. Details as to the attached and detached garages are lacking and will be required with the zoning permit application.

3. Building Openings

Proposed fenestration is appropriately scaled and symmetrical. It is laid out in a pattern typical of new home construction and appears to be uniform among all of the proposed duplexes.

(b) Protection of important architectural resources

See Sec. 5.4.8 above.

(c) Protection of important public views

See 6.2.2 (c) above.

(d) Provide an active and inviting street edge

All of the duplexes are oriented toward the street – whether Grove Street or the interior street. Prominent front entries are reinforced by open porches and connect to the sidewalk with individual front walkways. Additional details such as varying materials, corner boards, and gable vents strengthen the duplexes' street presence and visual interest.

(e) Quality of materials

The duplexes will be clad in vinyl clapboard and shingle siding and composite trim material. Vinyl windows and fiberglass doors will be installed. Roofing will be asphalt shingles. The materials proposed are common for new construction and are of acceptable quality and durability for these buildings.

(f) Reduce energy utilization

The proposed building must comply with the current energy efficiency standards of Burlington and the State of Vermont.

(g) Make advertising features complimentary to the site

No advertising is included in this proposal.

(h) Integrate infrastructure into the building design

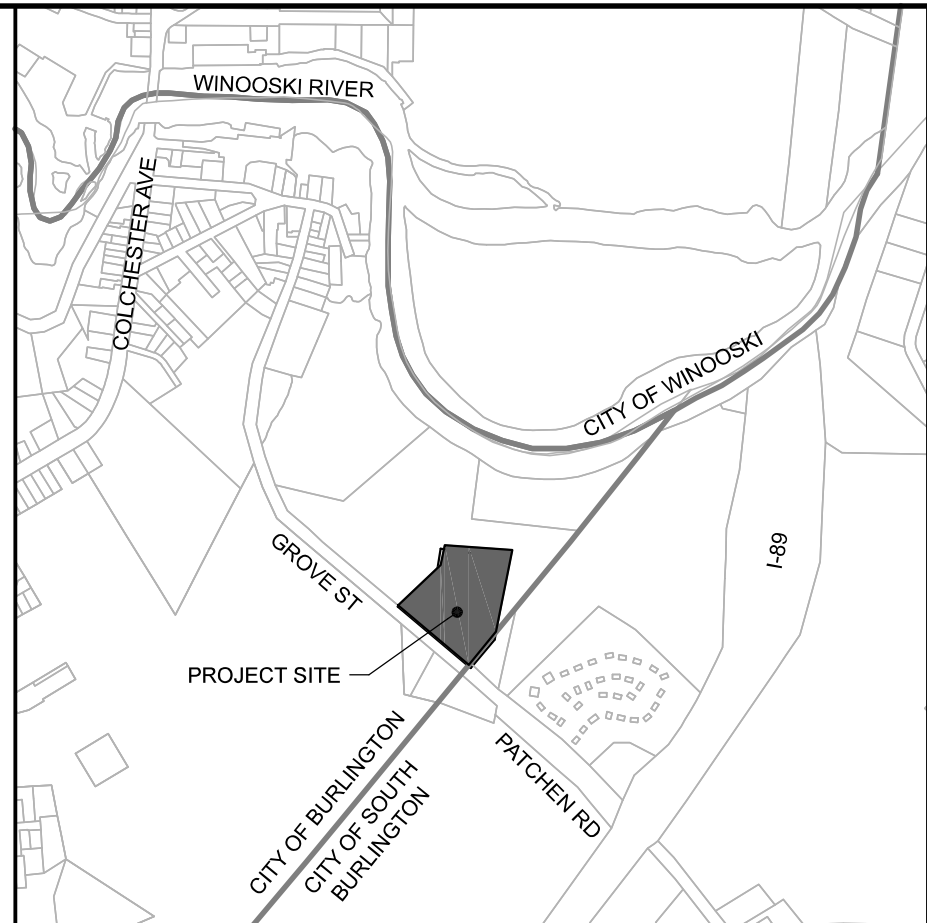
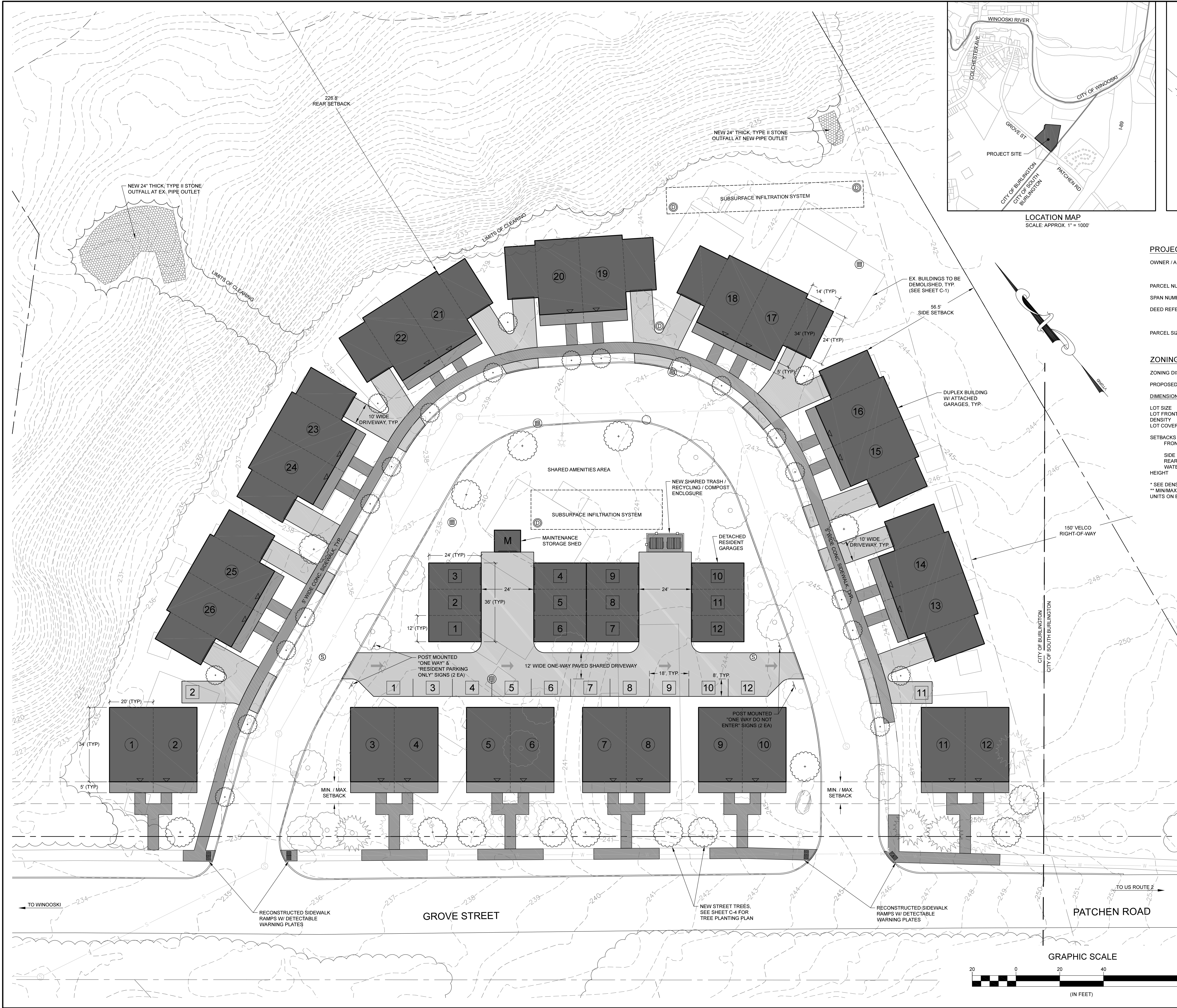
No rooftop or other exterior mechanical equipment is included in the project plans. If any building-mounted mechanical equipment is proposed, it must be included in the project plans and screened.

(i) Make spaces safe and secure

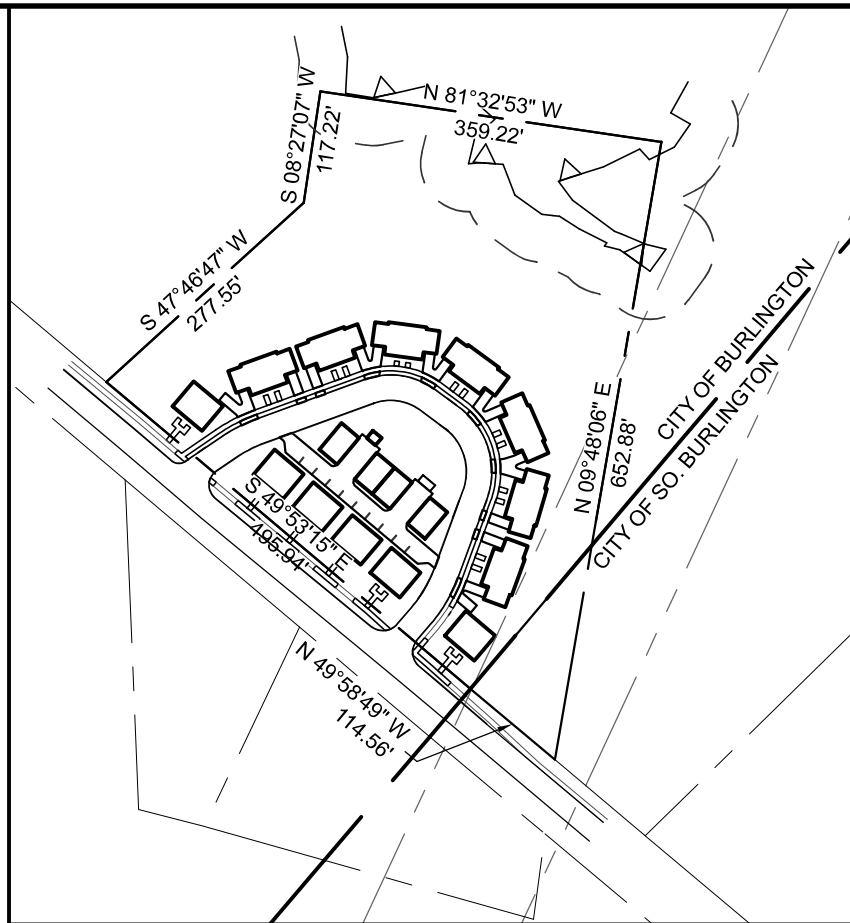
The proposed building must comply with the city's current egress requirements. Building entries will likely be illuminated, but details are needed as noted above.

Recommended Motion:

Not applicable for sketch plan review.



LOCATION MAP
SCALE: APPROX. 1" = 1000'



OVERALL PARCEL
SCALE: 1" = 200'

PROJECT DATA

OWNER / APPLICANT: IRELAND GROVE STREET PROPERTIES, LLC
193 INDUSTRIAL AVENUE
WILLISTON, VT 05495

PARCEL NUMBER: 047-2-001-000

SPAN NUMBER: 114-035-16905

DEED REFERENCE: VOL 1311, PG 573 (BURLINGTON)
VOL 661, PG 55 (BURLINGTON)
VOL 488, PG 551 (SO. BURLINGTON)

PARCEL SIZE: 7.11 ACRES TOTAL
6.32 ACRES (BURLINGTON)
0.79 ACRES (SO. BURLINGTON)

ZONING DATA

ZONING DISTRICT: RESIDENTIAL - LOW DENSITY (RL)

PROPOSED USE: RESIDENTIAL PLANNED UNIT DEVELOPMENT

DIMENSIONAL STANDARDS:

	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	PUD	PUD
LOT FRONTAGE	60 FT (MIN)	495.94 FT	495.94 FT
DENSITY	7 UNITS/ACRE (MAX)		
LOT COVERAGE	35% (MAX)	22.8%	26.5%
		50,536 SF	58,812 SF
SETBACKS			
FRONT**	15 FT (MIN)	±11 FT	20.0 FT
	25 FT (MAX)		
SIDE (10% WIDTH)	20 FT	±32 FT	56.5 FT
REAR (25% DEPTH)	75 FT	±222 FT	226.8 FT
WATERFRONT	75 FT (MIN)	N/A	N/A
HEIGHT	35 FT (MAX)	<35 FT	<35 FT

* SEE DENSITY CALCULATIONS BELOW
** MIN/MAX IS 5 FT +/- AVERAGE OF 2 ADJACENT LOTS; ±20' SETBACK FROM DUPLEX UNITS ON BAYBERRY PROPERTY TO GROVE STREET

PARKING DATA

REQUIRED: 26 UNITS X 2 SPACES / UNIT = 52 SPACES

PROPOSED:

- 14 ATTACHED GARAGES
- 13 DETACHED GARAGES
- 10 PARALLEL PARKING SPACES
- 16 DRIVEWAY PARKING SPACES

TOTAL: 53 SPACES

DENSITY CALCULATIONS

BUILDABLE AREA CALCULATIONS:

TOTAL PROJECT AREA	4.82 ACRES
WETLAND EXCLUSION	0.26 ACRES
REMAINING AREA	4.56 ACRES

SLOPE ANALYSIS

UNDER 15%	2.67 ACRES
15-30%	0.57 ACRES (X 50%*) = 0.29 ACRES
OVER 30%	1.32 ACRES
TOTAL BUILDABLE AREA	2.96 ACRES

DENSITY CALCULATIONS W/ INCLUSIONARY HOUSING BONUS:
2.96 ACRES X 8.75 UNITS / ACRE = 25.9 UNITS = 26 UNITS ALLOWED
26 UNITS X 0.15 = 3.9 = 4 INCLUSIONARY UNITS REQUIRED

TOTAL UNITS PROPOSED:
13 DUPLEX UNITS = 26 RESIDENTIAL UNITS

* PER SEC. § 2.4 THE DRB MAY UNDER CONDITIONAL USE CRITERIA ALLOW UP TO 50% OF THE MAXIMUM BUILDING DENSITY OR LOT COVERAGE TO BE CALCULATED ON LANDS WITH A SLOPE BETWEEN 15-30%. IF THE APPLICANT CAN DEMONSTRATE THAT THE ADDITIONAL DENSITY OR LOT COVERAGE WILL BE COMPATIBLE WITH THE EXISTING SCALE, INTENSITY OF THE SURROUNDING NEIGHBORHOOD, AND NOT HAVE AN UNDUE NEGATIVE IMPACT ON SENSITIVE NATURAL FEATURES.

THE CONTRACTOR SHALL NOTIFY & OBTAIN A TICKET FROM DIGSAFE AT 811 PRIOR TO ANY EXCAVATION

REV DESCRIPTION BY DATE



193 INDUSTRIAL AVENUE
WILLISTON, VT 05495
PHONE: 802-863-6222
FAX: 802-860-1528

PROJECT:

APPLE GROVE
PLANNED UNIT DEVELOPMENT

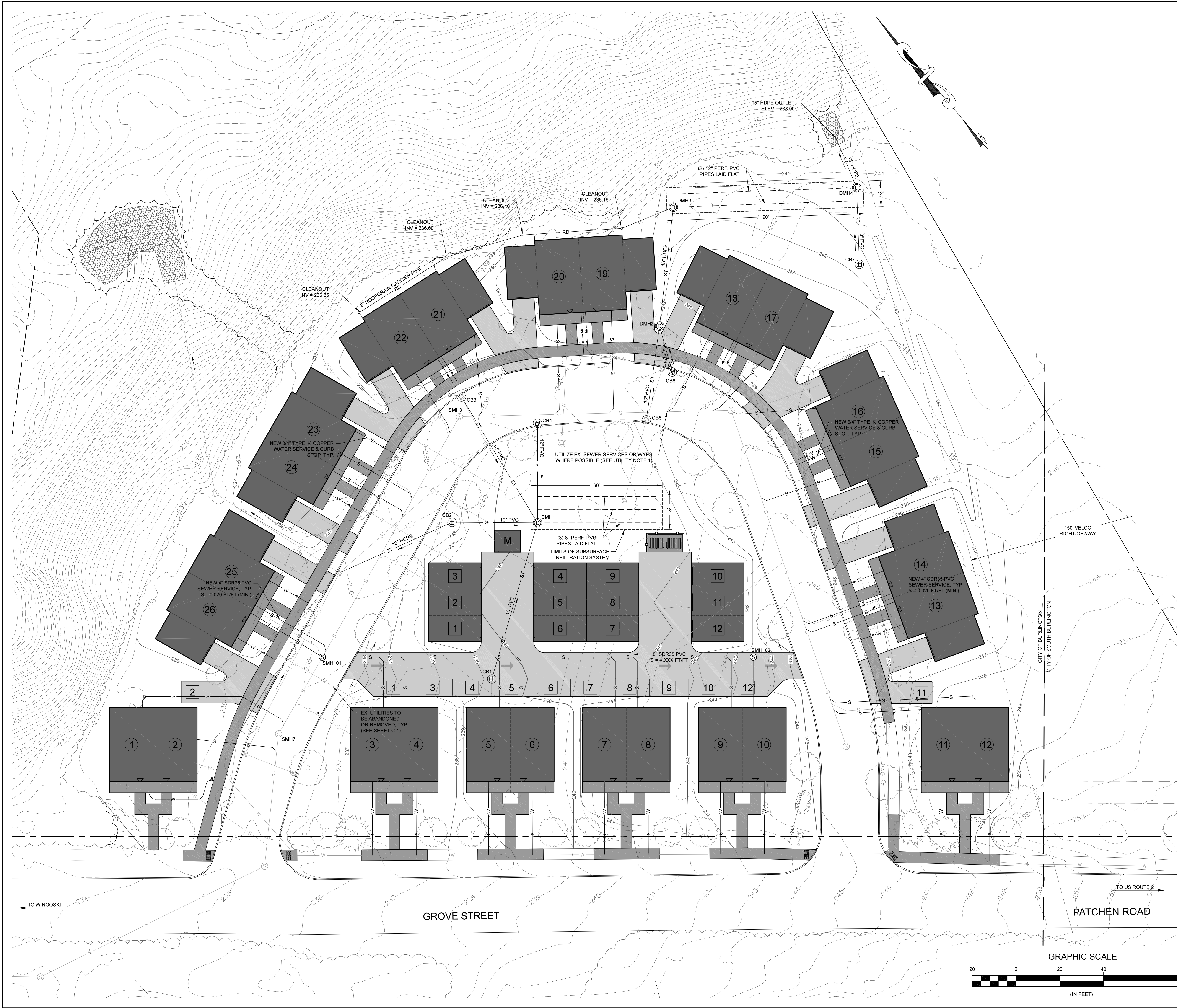
284 GROVE STREET
BURLINGTON, VT

TITLE:

SITE PLAN

SCALE: 1" = 20' DATE: 10/26/22 DESIGNED BY: NDS CHECKED BY: PJO

PROJECT NO: 22001 SHEET NO: C-2



THE CONTRACTOR SHALL NOTIFY & OBTAIN A TICKET FROM DIGSAFE AT 811 PRIOR TO ANY EXCAVATION

NOTES

- EXISTING SEWER SERVICES OR WYES SHALL BE INSPECTED BY THE ENGINEER PRIOR TO CONNECTION OF NEW SERVICES.
- THE CONTRACTOR SHALL COORDINATE THE HORIZONTAL LOCATION OF THE WATER, SEWER, ROOF DRAIN, AND FOOTING DRAIN SERVICES CONNECTIONS TO THE BUILDING WITH THE ARCHITECTURAL PLANS.
- PRIOR TO CONSTRUCTION, THE ELEVATIONS OF THE SEWER, WATER, ROOF DRAIN, AND FOOTING DRAIN SERVICES FROM THE ARCHITECTURAL PLANS SHALL BE COMPARED TO THE ELEVATION OF THE COLLECTION MAINS AND THE SERVICES SHOWN ON THESE PLANS. REPORT ANY DISCREPANCIES TO THE ENGINEER.
- THE MAXIMUM SLOPE ON ANY SIDEWALK SHALL BE LESS THAN 5%. THE MAXIMUM SLOPE ON ANY RAMP SHALL BE LESS THAN 1:12.
- CAST IRON DETECTABLE WARNING PLATES SHALL BE INSTALLED AT ALL SIDEWALK RAMP.
- SEE SHEET C-1 FOR BOUNDARY, PARCEL, AND ZONING INFORMATION.
- ALL PIPE SLOPES ARE IN FEET / FEET.

ELECTRIC & TELECOM CONSTRUCTION NOTES

- SEE DESIGN PLANS BY OTHERS FOR ELECTRICAL AND TELECOMMUNICATION SERVICES.
- THE CONCEPTUAL LAYOUT OF THE ELECTRIC AND TELECOMMUNICATION CONDUITS ON THIS PLAN IS SUBJECT OF FINAL DESIGN TO BE PERFORMED BY ELECTRICAL / MECHANICAL ENGINEER AND THE RESPECTIVE PROVIDER / UTILITY COMPANY.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONFIRM THE SERVICE REQUIREMENTS AND CONDUIT SIZE WITH EACH UTILITY COMPANY AND ELECTRICIAN / INSTALLER. UTILITY PEDESTALS AND / OR VAULTS NOT SHOWN ON THIS PLAN MAY BE REQUIRED TO PROVIDE THE NECESSARY SERVICE.
- THE CONTRACTOR SHALL FOLLOW EACH UTILITY'S CONSTRUCTION SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

STORM SYSTEM DATA

ALL CATCH BASINS ARE DEEP SUMP (SEE DETAIL) UNLESS OTHERWISE NOTED

CB1 RIM = 239.10 10" PVC OUT = 235.60	CB7 RIM = 241.50 8" PVC OUT = 237.00
CB2 RIM = 237.75 10" PVC OUT = 235.25	DMH1 RIM = 240.50 (3) 10" PVC IN = 235.00 12" PVC OUT = 238.00 (HEADER PIPE)
CB3 RIM = 238.40 10" PVC IN = 237.50 10" PVC OUT = 235.40	DMH2 RIM = 241.95 10" PVC IN = 237.50 10" PVC IN = 236.50 15" HDPE OUT = 236.50
CB4 RIM = 239.30 12" PVC OUT = 236.30	DMH3 RIM = 241.40 15" HDPE IN = 236.00 (2) 8" PVC OUT = 236.00 (PERF. PIPES)
CB5 RIM = 240.90 10" PVC OUT = 237.00	DMH4 RIM = 241.50 (2) 8" PVC IN = 236.00 15" HDPE OUT = 238.50
CB6 RIM = 241.00 10" PVC OUT = 238.00	

REV	DESCRIPTION	BY	DATE
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193 INDUSTRIAL AVENUE
WILLISTON, VT 05495
PHONE: 802-863-6222
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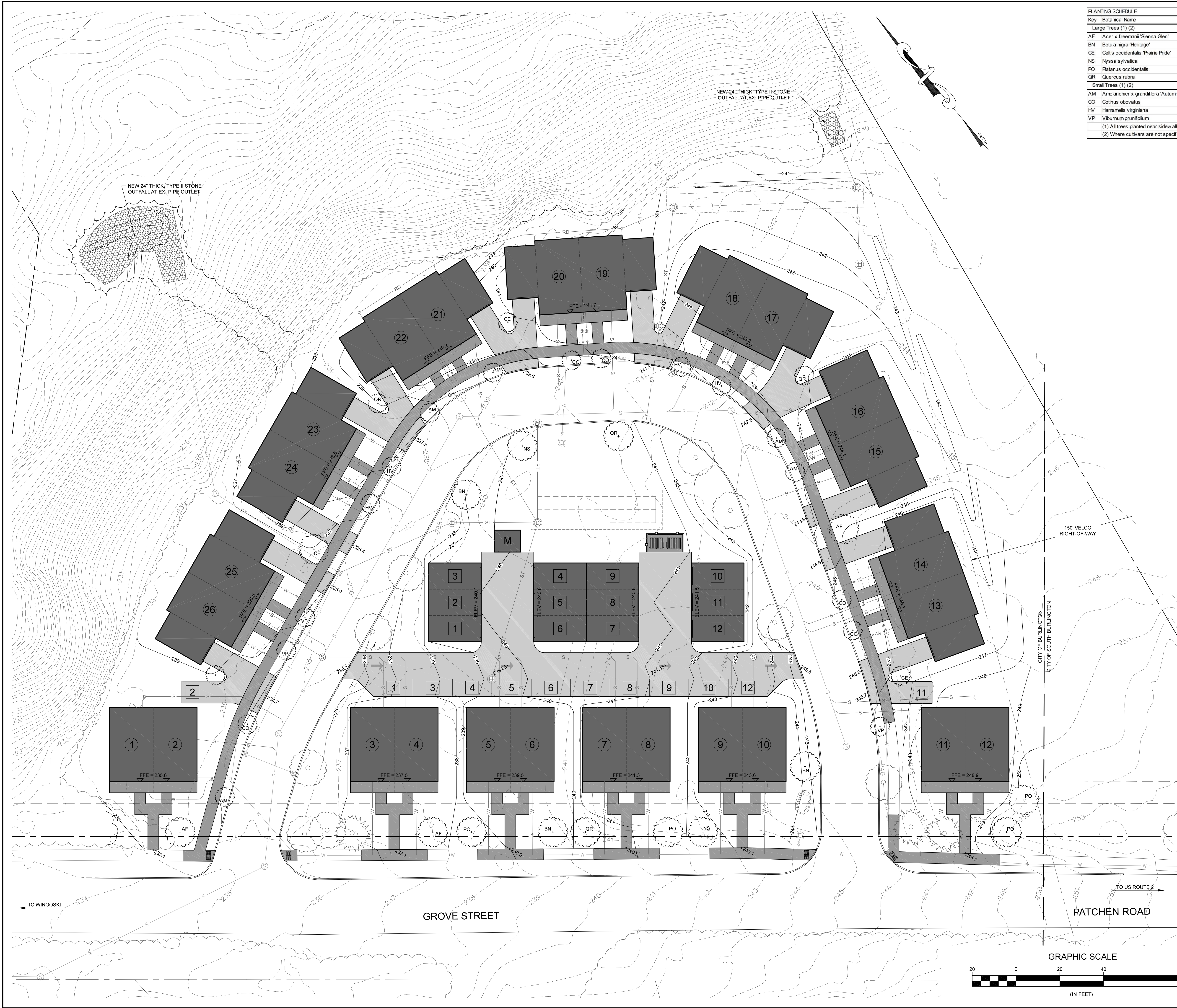
PROJECT
APPLE GROVE
PLANNED UNIT DEVELOPMENT

284 GROVE STREET
BURLINGTON, VT

TITLE
UTILITY PLAN

SCALE 1" = 20'	DATE 10/26/22	DESIGNED BY NDS	CHECKED BY PJO
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PROJECT NO. 22001	SHEET NO. C-3
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PLANTING SCHEDULE			
Key	Botanical Name	Common Name	Size
Large Trees (1) (2)			
AF	Acer x freemanii 'Senna Glen'	Freeman Maple	2 1/2" to 3" Cal.
BN	Betula nigra 'Heritage'	River Birch	2' to 2 1/2" Cal.
CE	Celtis occidentalis 'Prairie Pride'	Common Hackberry	2 1/2" to 3" Cal.
NS	Nyssa sylvatica	Black Tupelo	2 1/2" to 3" Cal.
PO	Platanus occidentalis	American Sycamore	2 1/2" to 3" Cal.
QR	Quercus rubra	Northern Red Oak	2 1/2" to 3" Cal.
Small Trees (1) (2)			
AM	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	2" Cal.
CO	Cotinus obovatus	American Smoketree	2" Cal.
HV	Hamelis virginiana	Common Witchhazel	1" Cal.
VP	Viburnum prunifolium	Blackhaw	2" Cal.
(1) All trees planted near sidewalks and roads shall have a 6-foot minimum branching height.			
(2) Where cultivars are not specified, use the species.			

THE CONTRACTOR SHALL NOTIFY & OBTAIN A TICKET FROM DIGSAFE AT 811 PRIOR TO ANY EXCAVATION



193 INDUSTRIAL AVENUE
WILLISTON, VT 05495
PHONE: 802-863-6222
FAX: 802-860-1528

PROJECT
APPLE GROVE
PLANNED UNIT DEVELOPMENT
284 GROVE STREET
BURLINGTON, VT

TITLE
**GRADING & TREE
PLANTING PLAN**

SCALE: 1" = 20'
DATE: 10/26/22
DESIGNED BY: NDS
CHECKED BY: PJO

PROJECT NO: 22001
SHEET NO: C-4

Memorandum

Prepared by: Nicholas Smith, P.E.
SD Ireland Companies

Date: 11/1/2022

Subject: **284 Grove Street – Apple Grove**
Sketch Plan Review
Project Narrative

Overview:

The applicant/owner, Ireland Grove Street Properties, LLC, is proposing redevelopment of the existing Planned Unit Development at 284 Grove Street, known as Apple Grove. The project is located in the Residential Low (RL) Zoning District outside of the Design Review Overlay District. The project site currently consists of 15 residential units located along an existing private, looped drive. The current buildings are falling into disrepair due to age and building material degradation. This project proposed the demolition of the existing units and construction of 13 new duplex buildings (total of 26 units) along the existing private drive. Duplexes on the outside of the loop will have attached garages and will face the private drive while duplexes on the inside of the loop will have detached centrally located garages and will face Grove Street. A central one-way drive will serve the units facing Grove Street for parking purposes and will provide access to the central detached garage buildings.

General Site Information:

The subject parcel is located at 284 Grove Street, on the north side of Grove Street, and is 5.08 acres in area, with portion of the parcel located in both the City of Burlington and South Burlington. The project currently consists of 12 existing modular homes and a 3-unit apartment building in the RL District. The apartment building is listed on the State's Historic Register under project number CH-86-0384.

The project site is served by a private drive off Grove Street that loops around the development and includes a sidewalk serving each building along with street trees and streetlights.

Along the eastern portion of the property is an existing 150' VELCO right-of-way. The VELCO right-of-way makes nearly all of the parcel's lands within South Burlington undevelopable. To the east of the project, beyond the VELCO right-of-way is the Valley Ridge Subdivision (South Burlington), and beyond that is I-89. To the south of the project is an undeveloped parcel also owned by Ireland Grove Street Properties, LLC, a single-family home, and lands owned by UVM that are within conservation. To the west of the project is the Bayberry PUD.

Density/Affordability:

The project site contains 4.82 acres of land within the City of Burlington, and 0.26 acres within the City of South Burlington. Only the land within the City of Burlington is used in calculating the maximum density of the PUD.

Buildable Area Calculations (from Sec. 5.2.4 Zoning and Subdivision Ordinance)

Total Project Parcel Area:	4.82 acres
Wetland Exclusion:	0.26 acres
Remaining Area:	4.56 acres

Slope Analysis on Remaining Area:

Under 15%	2.67 acres
15-30%	0.57 acres (X 50%) = 0.29 acres
Over 30%	1.32 acres
Total	2.96 acres

We are requesting that under Conditional Use the slopes between 15-30% be included in density calculation per Sec. 5.2.4 of the Zoning and Subdivision Ordinance.

With the Inclusionary Housing Bonus the density can be increased from 7 units/acre to 8.75 units/acre; therefore, the 2.96 acres of buildable area equates to 26 unit (8.75 units/acre x 2.96 acres = 25.9 units).

To meet the Inclusionary Housing Bonus requirements 4 units will need to be inclusionary housing (15% x 26 units = 3.9 units).

Topography:

The site slopes from east to west within the development area at an average rate of $\pm 6\%$. The east drive access onto Grove Street is approximately 10' higher in elevation than the west access. Along the rear of the existing homes on the outside of the loop is a steep embankment ($\pm 60'$ in elevation difference) that slopes down toward the Winooski River to the north. There is a Class 2 Wetland located at the toe of the embankment that was delineated in 2012, all proposed development is greater than 150' away from the wetland.

Utilities:

The project is currently served by water from Champlain Water District via an existing 8" line from South Burlington. The project proposes to utilize the existing water lines within the development and provide new service taps for the proposed units. CWD has confirmed that they can serve this redevelopment and we will continue to coordinate with them concerning flows and pressures.

Sewer is currently served by the gravity system along the private drive that connects to the existing City of Burlington sewer system on Grove Street. The project will continue to utilize the existing sewer system along the private drive and will provide new service connections for the increase in units.

Currently stormwater is collected via a series of catch basins along the private driveway and conveyed to an outfall in the woods to the west. There is currently no treatment or detention of stormwater on the site. We are proposing to manage stormwater by treating a portion of the new impervious surface, redeveloped surface, and existing surfaces via two new subsurface infiltration systems. Stormwater runoff for up to the 10-year storm event will be managed and treated meeting the requirements of the 2017 Vermont Stormwater Management Manual.

Traffic/Parking:

Vehicle access will continue to be provided by the two private drive access points along Grove Street. Utilizing the Institute of Traffic Engineers Trip Generation Manual (11th Edition), the trip generation as estimated for this facility under the existing and proposed conditions:

Existing Conditions					
<u>Land Use Description</u>	<u>LUC</u>	<u>Units</u>	<u>Average Weekday</u>	<u>AM Peak</u>	<u>PM Peak</u>
Single-Family Detached Housing	210	12	143 VTE/Day	11 VTE/Hour	14 VTE/Hour
Single-Family Attached Housing	215	3	22 VTE/Day	1 VTE/Hour	2 VTE/Hour
Total			165 VTE/Day	12 VTE/Hour	16 VTE/Hour

Proposed Conditions					
<u>Land Use Description</u>	<u>LUC</u>	<u>Units</u>	<u>Average Weekday</u>	<u>AM Peak</u>	<u>PM Peak</u>
Single-Family Attached Housing	215	26	187 VTE/Day	12 VTE/Hour	15 VTE/Hour
Total			187 VTE/Day	12 VTE/Hour	15 VTE/Hour

Therefore, there is no increase in vehicle trip ends in the AM peak hour and a net increase of 1 vehicle trip end in the PM peak hour.

All sidewalks and ramps will be ADA accessible and detectible warning plates will be provided at the reconstructed crossings along Grove Street.

The project is located within the Neighborhood Parking District and proposes to have 2 spaces per duplex unit for a total of 52 parking spaces. Half (26) of these will be provided within garages and the remaining half will be provided via driveway surface parking.

Under zoning amendment ZA-22-07 a Transportation Demand Management plan is required for this project and will be developed prior to Preliminary Plat.

**Anticipated Permits:**

We anticipate the following permits will be required for development of this project and will be provide to the City upon receipt:

- Wastewater System and Potable Water Supply Permit
- Stormwater Operation Discharge Permit
- Stormwater Construction General Permit
- Act 250 Land Use Permit

If additional permits are required notification will be provided to the City and copies of the permit will also be provided.



Bayberry Commons Apartments
INTERIOR LIKENESS





Bayberry Commons Apartments

EXTERIOR LIKENESS



20 PINE STREET – BTV

Proposed Scope of Work

Demolition Permit Application

4 November 2022

Scope:

1. Demolish and remove existing Church structure and adjacent pedestrian sidewalks
 2. Demolish and remove existing parking lot
 3. Demolish and remove existing bell tower
-









Memorandum

To: Scott Gustin, Zoning Division Manager, Burlington Permitting and Inspections

From: James P. Langan, Esq.

Date: October 27, 2022

Subject: Zoning Permit for The Cathedral of the Immaculate Conception Parish Charitable Trust (the “Parish”) to Demolish the Immaculate Conception Church (the “Church”)

Summary:

- **The Church is not subject to Section 5.4.8 (Historic Buildings and Sites) (“Section 5.4.8”) of Burlington’s Comprehensive Development Ordinance (“CDO”).**
 - Burlington (the “City”) buildings are subject to Section 5.4.8 only if they are listed on a historic registry or if they are eligible for listing on a historic registry. The Church is not listed on a historic registry. Section 5.4.8 states that a building must be at least 50 years old, among other attributes, to be considered eligible for listing on a historic registry. The Church is not yet 50 years old and so does not satisfy a necessary attribute under the CDO to be considered eligible for historic registry listing.
 - The determination of eligibility (“DOE”) placed into the file of the Parish’s previous application (the “2013 DOE”) is a Consensus DOE resulting from the National Historic Preservation Act review process (“Section 106 Review”) required for projects receiving federal funding. Per the federal regulations authorizing the use of a Consensus DOE process, a Consensus DOE only determines historic registry eligibility for Section 106 Review purposes and so the 2013 DOE may not be used to establish historic registry eligibility as part of a local zoning review.
- **Even if the Church satisfied all of the CDO’s required elements to be considered eligible for historic registry listing for Section 5.4.8 purposes, 24 V.S.A. § 4413 (“Section 4413”) prevents the City from considering the Church’s historic value.**
 - The City may only regulate church buildings with respect to specific attributes listed in Section 4413. These specific attributes do not include historic attributes. Thus, the City may not assess the Church’s historic value nor impose any Section 5.4.8 requirements.
 - The only Vermont court precedent interpreting Section 4413 with respect to the demolition of a vacant church building finds that a city lacks the authority to assess the historic value of the building during the city’s review of a demolition permit application.
 - The amount of activity on a property makes no difference to the applicability of Section 4413. The Church does not fall out of Section 4413’s protection until it is sold or its zoning permit is amended.

- Even if the Church were not permitted as a place of worship, the demolition of the Church is church use under both Section 4413 and the Religious Land Use and Institutionalized Persons Act of 2000, 42 U.S.C.A. Section 2000cc(a) (“RLUIPA”).

Background:

The Parish submitted an application in December of 2021 seeking a zoning permit to demolish the Church. The application was deemed incomplete by City Zoning Division staff because they deemed Section 5.4.8 to apply to the application and Section 5.4.8 requires additional submittals and subjects applications to conditional use review. The Parish did not provide the additional submittals required by Section 5.4.8 and decided to withdraw its application. The Parish is now submitting another application (the “Application”), again seeking a zoning permit to demolish the Church. As detailed below, the Application is complete without the submittals required by Section 5.4.8 because the Church does not meet the CDO’s criteria for subjecting a building to Section 5.4.8 and because the City’s authority over the Application is limited by Section 4413.

The Church Is Not a Historic Building for Purposes of Section 5.4.8:

Pursuant to the clear language of the CDO, the Church does not qualify as a historic structure subject to Section 5.4.8. Section 5.4.8(a) of the CDO states that Section 5.4.8 “shall apply to all buildings and sites in the City that are listed, or eligible for listing, on the State or National Register of Historic Places. As such, a building or site may be found to be eligible for listing on the state or national register of historic places and subject to the provisions of this section if all of the following conditions are present: 1. The building is 50 years old or older.... (emphasis added).” The Church is not listed on any historic registry. The Church is also not yet 50 years old. Consequently, the City may not subject the Application to Section 5.4.8. Historic preservation scholars may consider that the Church is eligible for historic registry listing. However, for purposes of deciding whether Section 5.4.8 is applicable to the Church, the opinions of scholars is not definitive. The CDO expressly defines the conditions a building must satisfy to be considered “eligible” in the context of the City’s zoning regulations and hence subject to Section 5.4.8. Without question, the Church does not satisfy all of these conditions because it is not yet 50 years old. Consequently, the City should not subject the Parish’s application to Section 5.4.8.

Even if the City ignores the plain language of Section 5.4.8 and contends that a building that is not yet 50 years old may be deemed eligible for historic registry listing for zoning purposes, the City may not use a Consensus DOE to establish the eligibility. In its response to the Parish’s previous permit application, the City submitted a 2013 DOE stating that the Church was eligible for historic registry listing. The City appeared to be taking the position that the Church was already determined to be eligible for historic registry listing and so it did not matter that Section 5.4.8(a) states that, unless it is already listed on a historic registry, a building needs to be at least 50 years old in order to be subject to Section 5.4.8. The 2013 DOE was the result of the Section 106 Review required for Green Mountain Transit’s (then CCTA) downtown transit center abutting the Church, as a project utilizing federal funding. The 2013 DOE was the result of a Consensus DOE process authorized by the Advisory Council on Historic Preservation’s regulations (36 C.F.R. Sections 800.3 and 800.4). However, the regulations that allow for the use of a Consensus DOE make it clear that a Consensus DOE is a narrow and limited determination. 36 C.F.R.

Section 800.4(c)(2) states that a property receiving a Consensus DOE “shall be considered eligible for the National Register **for section 106 purposes** (emphasis added).” Thus, there is no authority for a Consensus DOE to be used outside of the Section 106 Review context. The proposed demolition of the Church does not utilize federal funding and so Section 106 Review is not implicated. Therefore, the City should not attempt to expand the scope of the 2013 DOE and use it for purposes for which it is not authorized.

The City’s Authority Is Limited by Section 4413:

Even if the express terms of Section 5.4.8 didn’t prevent its application to buildings that are not yet 50 years old, the City’s authority is limited by Vermont law so as to prevent the City from regulating any historical attributes of the Application and hence applying Section 5.4.8. Specifically, under Section 4413, a city may *only* regulate churches and other places of worship with respect to specific attributes, namely: “location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements.” A church building’s historic status is not among the attributes that a city is authorized to regulate.

The structure of the statute further demonstrates this limitation on the City. 24 V.S.A. § 4411 (“Section 4411”) specifically authorizes regulation of the “razing” and “removal” of buildings, while a historic preservation regulation is permitted if desired under § 4414(1)(F) (“Section 4414”). Both land regulations are reflected in Section 5.4.8. However, Section 4413 expressly withdraws the general grant of zoning authority derived from its neighboring provisions for razing buildings under Section 4411 and historic preservation under Section 4414 with respect to churches and other places of worship. Instead, under Section 4413, church buildings “may be regulated *only* with respect to” the attributes listed above (location, size, height, etc.). Therefore, the delegation of statutory authority to a municipality to regulate the razing of a church building under Section 4411, or to impose historic preservation restrictions under Section 4414, is effectively subtracted from a municipality’s zoning authority by Section 4413. *Flanders Lumber & Building Supply Co., Inc. v. Town of Milton*, 128 Vt. 38, 45, 258 A.2d 804 (1969).

The only court decision assessing the applicability of Section 4413 to the demolition of a vacant church property clearly concludes that a city lacks the authority to assess the historic value of a building during its review of a demolition permit application. When analyzing the impact of Section 4413 on the planned demolition of a former convent building, the Vermont Environmental Court determined that Section 4413 does not “allow the Court to assess the proposal's own inherent historic, architectural or aesthetic values, whatever they may be.” *In re Valsangiacomo*, No. 130-8-03 Vtec, Decision on Applicable Review Criteria, 2004 WL 5232367 (Vt.Envntl.Ct. Dec. 21, 2004). Consequently, the City does not have the authority to assess the historic status of the Church in its review of the Application and so it may not subject the Application to Section 5.4.8 and conditional use review.

The Use of the Parish’s Property is Determined by Its Zoning Permit:

In response to the Parish’s first demolition permit application, the City uploaded documents to the application portal, including a letter from the President of Preservation Burlington, raising questions about the applicability of Section 4413 given the Parish’s recent limited use and presence at the property. However, the amount of activity on a properly permitted property makes no difference to the applicability of Section 4413. Title 24 is implemented exclusively through a permitting system, in which

municipalities grant permits for uses and structures. 24 V.S.A. § 4449. Those permits are subject to change only on the occurrence of either of two events: (1) a permit amendment; or (2) the approved use becomes non-conforming and is abandoned. 24 V.S.A. § 4412(7). There is nothing in Title 24 to suggest that an allowed and permitted use is somehow transformed or ceases to exist within the closed regulatory universe of Title 24 so long as the permit is not amended. It is clear the Church is an allowed use under the CDO and it has been permitted and used for religious purposes for decades. The Church does not fall out of the protection of Section 4413 until the property is sold or its zoning permit is amended. *See In re Agency of Administration*, 141 Vt. 68, 83-94 (Vt. 1982) (demolition of a building, in itself, does not trigger jurisdiction in Act 250).

Under Title 24's statutory scheme, the zoning permit, once issued, designates the use of a structure, which does not change so long as the use is allowed in the zoning district. So far as zoning is concerned, a structure approved as a church does not stop being a church for zoning purposes merely because it is closed or used only in a limited capacity. Approved zoning uses are not considered to be abandoned simply by non-use unless the use is nonconforming. 24 V.S.A. § 4412(7). The Church has not been transformed into a mere building owned by the Parish to be regulated like any other. Preservation Burlington's letter cites *Vermont Baptist Convention v. Burlington Zoning Bd.*, 159 Vt. 28 (1992) to make the mistaken assertion that the current actual use is somehow a definitive factor in Section 4413 analysis. However, the case does not even consider Section 4413, and if anything, supports the Parish's position.

Vermont Baptist involved a zoning decision that a building was a "semi-public" use, mainly because it was owned by a nonprofit religious organization. The organization complained when it could not sell to a commercial buyer due to zoning restrictions on changing the use from nonprofit to commercial. The court overturned the zoning decision because the building had *never* been used for religious purposes, but instead had always been just an office. The court ultimately decided, *based on the ordinance and the historic use of the property*, that an office is an office, even if it is owned by a religious entity. *Id.* at 29-30. The court refused to consider extraneous matters such as the identity of the owner, instead focusing on how the property had been used, the nature of the property, and the bylaw. In the present case, the Church is approved under the CDO as a place of worship. It was built and used as a church, and really has had no other function. That the Church is not currently active does not change its zoning permit nor transform the use to something else. Unlike *Vermont Baptist*, in which the court had to decide what a use was under the ordinance, the Church's use has long been set by the original zoning permit, which establishes it as a place of worship.

The Demolition of the Church is Religious Use Under Section 4413 and RLUIPA:

Even if a property's use were not determined by the use approved in its zoning permit, the Parish's act of demolishing the Church would be religious use of its property as an important step in fulfilling the deconsecration of the property. *See Episcopal Student Foundation v. City of Ann Arbor*, 341 F. Supp. 2d 691 (E.D. Mich. 2004) (decision to demolish a church building is a religious exercise under RLUIPA). As further detailed in the letter from Monsignor Routhier accompanying the Application, the Parish wants to take this property out of liturgical use and change it from a sacred space to a secular space. The deconsecration of the site will serve to help the Parish members cope with the loss of this Parish, cleanse the site, and prevent any future non-sacred use of the building. The demolition of a church is recognized by canon law as a method to formally deconsecrate a property and is the clearest indication of the reduction of a property's sacredness. A denial of the Parish's demolition permit application would

interfere with the Parish's exercise of its religion because the Parish would be unable to use its chosen method, authorized by canon law, to complete the deconsecration process and because the Parish would be unable to focus its resources on the upkeep of the nearby Cathedral of Saint Joseph and the multitude of charitable endeavors based there.

It is also instructive for the City to recognize that Section 4413 is the vehicle by which Vermont ensures compliance with RLUIPA and RLUIPA has a broad definition of what constitutes religious use of a property. *Appeals of Valsangiacomo, et al.*, Nos. 130-8-03 Vtec, 64-4-04 Vtec., Decision and Order on Motion for Summary Judgment, 2004 WL 5232368 (Vt.Env'tl.Ct. Oct. 5, 2004) (stating that Section 4413 "ensures that municipal zoning ordinances in Vermont will be applied so as to comply with...RLUIPA...by limiting the attributes of the religious land use that may be regulated by a municipality.") In addition to defining religious use broadly, RLUIPA bestows religious organizations – and not the government – with the ability to declare what constitutes their religious use of a property. It is clear from the text of RLUIPA and the caselaw interpreting it, that a city does not get to decide what constitutes religious use of a property for RLUIPA purposes – the sincerely held beliefs of the religious entity is what controls.¹ Under RLUIPA, a city "cannot avoid the force of RLUIPA by asserting that a particular religious activity is something that a religious group merely wants to do rather than something that it must do." See Statement of the Department of Justice on the Land Use Provisions of the Religious Land Use and Institutionalized Persons Act (RLUIPA), available at <https://www.justice.gov/crt/page/file/1071251/download>.

Put simply, the City has no grounds for telling the Parish that the razing of the Church would not be for religious purposes and not constitute a church use or religious exercise under Section 4413 and RLUIPA. As detailed above and in Monsignor Routhier's letter, the Parish is seeking the demolition permit to complete the deconsecration of the property and allow the Parish to further its religious activities at the nearby St. Joseph Cathedral. By denying the Application, the City would not only be violating Section 5.4.8 and Section 4413, but may also violate RLUIPA. RLUIPA's equal terms provision prohibits a municipality from implementing land use regulations in a manner that treats a religious institution on less than equal terms as non-religious institutions. The City may not treat the Parish's demolition permit application differently than an application from a similarly situated non-religious entity and it's not evident that the City has ever denied a demolition permit application to a non-religious institution seeking to demolish a building under 50 years of age on the basis that the building qualified as eligible for historic registry listing under the CDO. In addition, RLUIPA's free exercise provision prohibits a municipality from implementing land use regulations in a manner that imposes a substantial burden on the religious exercise of a religious institution (unless the municipality is furthering a compelling governmental interest by the least restrictive means). As detailed in Monsignor Routhier's letter, the denial of the Application would impose a substantial burden on the religious exercise of the Parish by preventing it from completing the deconsecration of the Church as well as significantly impeding the religious work at St. Joseph's.

¹ Under RLUIPA, "religious exercise" includes "any exercise of religion, whether or not compelled by, or central to a system of religious belief." 42 U.S.C. § 2000cc-5(7)(A); see also *Hernandez v. Commissioner*, 490 U.S. 680, 699, 109 S.Ct. 2136, 104 L.Ed.2d 766 (1989) (holding "it is not within the judicial ken to question the centrality of particular beliefs or practices to a faith, or the validity of particular litigants' interpretations of those creeds.").

CATHEDRAL OF ST. JOSEPH

113 Elmwood Avenue Burlington, Vermont 05401

(802) 658-4333

Email: sjvt@comcast.net

Website: www.stjosephcathedralvt.org

+ + +

October 27, 2022

Mr. Scott Gustin, City of Burlington Zoning Administrator
Office of Permitting and Inspections – Zoning Division
645A Pine Street – PO Box 849
Burlington, Vermont 05401

RE: 20 Pine Street
Demolition Permit Application

Dear Mr. Gustin:

Please accept this letter and other supporting documentation as The Cathedral of the Immaculate Conception Parish Charitable Trust's (the "Parish") formal filing of a demolition permit application to remove the Church of the Immaculate Conception (the "Church"), free-standing bell tower, and surrounding grove of trees from 20 Pine Street in Burlington. In addition to the online application form, the following documents are included in support of the application:

1. Existing Site Plan with Lot Coverage Calculation prepared by Freeman French Freeman
2. Proposed Site Plan with *Google Earth* aerial imagery depicting open space conditions after the removal of the Church and surrounding grove of trees.
3. Site Photographs:
 - Building Corner – East
 - Building Corner – Southwest
 - Building Entry – North
 - Building Corner – Northwest
4. Legal Memorandum from James P. Langan, Esq., dated October 27, 2022.

As you are aware, the Parish initiated this permit process in December 2021 with a prior application. That application was withdrawn in early February 2022 after your office determined it would be subject to the full provisions of Section 5.4.8 of Burlington's Comprehensive Development Ordinance addressing the demolition of historic structures. We continue to believe Section 5.4.8 does not apply to this application for many reasons, as detailed in Mr. Langan's memo. Among the reasons are that the Church does not meet the criteria listed in Section 5.4.8 for a building to be

eligible for historic registry listing because the Church is not yet 50 years old and that the City's authority to regulate the historic attributes of a church is restricted by State and Federal statutes.

The Parish wants to desanctify the Church and take this property out of liturgical use. One of the methods of completing the deconsecration of a sacred space recognized by canon law is the demolition of a church. The Parish has chosen demolition because it is the clearest way to show the reduction of a property's sacredness. The Parish believes that the razing of the Church is the best way to help our parishioners cope with the loss of this parish, cleanse the site, and prevent any future non-sacred use of the property. A denial of the Parish's demolition permit application would mean that the Parish is unable to desanctify the Church and its property in the way the Parish believes would best serve the Parish and its parishioners. In addition, a denial of the application would mean that the Parish is unable to focus its resources on the religious mission and charitable work at the neighboring Cathedral of Saint Joseph.

The Parish is contemplating a sale of 20 Pine Street and has the property under contract. After the property has been cleared and the transaction successfully executed, I expect the proposed buyer will, in a reasonable time period, submit an application to the City for the redevelopment of the property in accordance with the new form-based code provisions of the Ordinance. Until that time, it is the intention of the Parish to continue to maintain and use the property.

Thank you for your attention to this application. If additional information is required, please advise.

Sincerely,

A handwritten signature in black ink that reads "Monsignor Peter A. Routhier". The signature is written in a cursive, flowing style.

Monsignor Peter A. Routhier

Harvard Design School



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

December 5th, 2022

I am writing to strongly object against approving ZP-22-576 / Demolition Permit Application for Burlington Cathedral. The building is designed by AIA Gold Medalist architect Edward Larrabee Barnes, and is exemplary of the design qualities that earned Barnes his status as among the most influential American architects of the 20th century. I myself worked with the project architect Alastair Bevington and Mary Barnes in designing the interior and furnishings of the cathedral.

Conceived in response to Burlington's history and identity, the building employs unique typologies for a cathedral inspired by meeting houses typical of New England townships. The resulting design creates new spaces that engage the community at large. The building is home to important art in its stained-glass windows and utilizes local materials such as Vermont slate and oak. Barnes's cathedral is integrated into Burlington's cultural fabric, and can easily be adapted to the community's current needs through creative adaptive reuse strategies.

The demolition of a soundly built and well-crafted building is not only environmentally unsound, but by destroying this master piece, Burlington will also lose the opportunity to retain and reinvent a piece of architecture with great potential to become a new asset and attraction for the town. Ed Barnes is an alumni of our school Harvard GSD and the school is home to his archives. A loss of one of his buildings through thoughtless development will rob academic opportunities for the study and enlightenment of students and scholars.

Please reconsider the application for demolition, and instead engage architects and the surrounding community to develop a plan for its adaptive reuse.

Sincerely,

Toshiko Mori FAIA
Toshiko Mori Architect
Robert P. Hubbard Professor in the Practice of Architecture
Harvard University Graduate School of Design
2019 AIA/ACSA Topaz Medallion Laureate

*Toshiko Mori
Robert P. Hubbard Professor
in the Practice
of Architecture*

Department of Architecture
tel 617 496 1234
fax 617 495 8916

Harvard University
Graduate School of Design
George Gund Hall
48 Quincy Street
Cambridge, MA 02138
www.gsd.harvard.edu

November 21, 2022

Msgr. Peter Routhier
Cathedral of St. Joseph
113 Elmwood Avenue
Burlington, VT 05401

Dear Monsignor Routhier,

On behalf of the New England Chapter of the Society of Architectural Historians, I am writing to express our concern about the proposed demolition of the former Cathedral of the Immaculate Conception. This property is featured in the Society of Architectural Historians' 2014 publication *Buildings of Vermont* and is described, in part, as follows:

From a field of fifty-four architects, the diocese selected [Edward Larrabee] Barnes and his frequent collaborator, Vermont-based landscape architect [Dan] Kiley, to design a replacement [cathedral] that eschewed the assertive monumentality of the lost building in favor of greenery and retreat...the new building is set back in the center of its block, surrounded by lawns and a grove of one hundred and twenty-three locust trees. Small in scale, it is nonetheless a significant presence, borrowing from the rounded arches and rich colorism of H. Richardson's Billing's Library.

This is a highly significant work of architecture and landscape design, and it is the type of urban space that most cities are trying to create, not destroy. It provides a vast greenspace full of mature trees, and a building of exquisite design and construction by one of the leading architects of the 20th century. These are assets to be treasured and protected, not scraped away by a bulldozer.

Because of the quality and significance of this site's architecture and landscape design, as well as its association with a very important architect and landscape architect, NE/SAH strongly advocates for the preservation of this valuable historic resource. We highly encourage consideration of the adaptive reuse of the building and exploration of the manner in which a sensitive addition could be designed to add more square footage to the existing building.

Sincerely,



Jennifer Gaugler
President
New England Chapter, Society of Architectural Historians

do.co.mo.mo_
New England Chapter

Wednesday, December 7, 2022

Mary O'Neil
Principal Planner for Development Review
City of Burlington
Office of Permitting & Inspections
745A Pine Street
PO Box 849
Burlington, VT 05402-0849

Re: Burlington Cathedral

Dear Ms. O'Neal,

We are writing to express our concerns regarding the fate of one of America's great mid-Century modern religious properties, the former Cathedral of the Immaculate Conception in downtown Burlington, VT. This property is exceptional in several respects, being a rare collaboration among several internationally prominent designers, an imaginative architectural response to changes in liturgical doctrine, a contribution to international debates about church architecture, and an inspired response to its urban setting. It is therefore of the utmost importance that the building and landscape be retained and incorporated into a new use for the property and not destroyed. With serious thought and consideration, a creative solution for how to adapt this property for new use can be identified. We strongly encourage you to pursue a path of sensible redevelopment of this important property in a manner that retains and celebrates the existing building and landscape. The property can be relegated to profane use by the church, and deed restrictions can ensure that it is only used for appropriate and respectful activities in the future.

The Cathedral replaced an important Gothic Revival predecessor of 1864 by prolific church architect Patrick Keely, which had been destroyed by an arsonist's fire in 1972. The new building was created by Edward Larrabee Barnes (1915-2004) and lead designer Alistair Bevington in 1974 and opened in 1977. Barnes combined elements of modern and vernacular architecture and his understated designs profited from his fine sensibility for space light and materials. Prominent landscape designer and Vermont resident Dan Kiley created the park-like setting with its grid of 123 honey locust trees, and renowned stained-glass artists Robert Sowers and David Wilson were responsible for the windows. Architect Toshiko Mori, who was just starting her career at the time, worked on the interior design and furnishings. She then went on to establish her own firm and teach at the Harvard Graduate School of Design, becoming the first female faculty member to earn tenure in the program. As such, the Cathedral is a collaboration between three major figures in American Architecture. While Barnes and Kiley have passed, Toshiko Mori runs a very successful practice in New York City.

The Cathedral is also an important example of the changes and innovations in Catholic church architecture following the 2nd Vatican Council (1962 to 1965). Its fan shaped seating enables the “full and active participation” of the congregation, which the Council had encouraged. While the five-sided sanctuary with seating for 450 in a half circle took some inspiration from H.H. Richardson’s Billings Library at the University of Vermont, many details, such as the copper roof and clerestory, hint at international influences, such as Jørn Utzon’s Bagsværd Church in Copenhagen, built at the same time.

The building’s urban context could hardly be more prominent. It is only one block away from Burlington’s urban core, the pedestrian zone on Church Street, and three blocks from the waterfront. In an area disfigured by large *urban renewal* in the 1960s and 1970s, its central location on its urban plot, and the surrounding grove of locust trees provides coherence and a calm respite from the visual unrest surrounding it. The church’s traditional east-west orientation allows for western access from a parking area, but also provides for two pedestrian routes, crossing through Kiley’s locust grove towards its side entrances. The free-standing bell tower commemorates the location of the previous church at the plot’s corner and carries its bell, rescued from the ruins of the destroyed cathedral.

Modern Architecture has produced only a very limited number of important ecclesiastical structures. The Cathedral in Burlington is one of them. Its demolition would represent a significant loss for American and International Mid-Century Modernism. It would also represent a significant loss to the urban fabric of downtown Burlington, eroding the very qualities that make Burlington unique.

With best regards,

A handwritten signature in black ink, appearing to read "Dietrich Neumann". The script is fluid and cursive, with the first name "Dietrich" written in a more compact, stylized manner than the last name "Neumann".

Dietrich Neumann

Professor of the History of Art and Architecture

Director, John Nicholas Brown Center for Public Humanities and Cultural Heritage

President, Docomomo New England

From: Carole Stoneking <neaj52@yahoo.com>
Sent: Friday, October 21, 2022 1:44 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

[You don't often get email from neaj52@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

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.

Let's keep cost down and reuse what is already in our possession. The beautiful building should be retained and modified. Awareness of the housing shortage should prompt a modification of the building to be used to create apartments. Let's not add more rubbish to the overflowing landfill.

Thank you.

From: Kate Hanenberg <katehanenberg@gmail.com>
Sent: Monday, October 17, 2022 9:57 PM
To: Kate Hanenberg <katehanenberg@gmail.com>
Subject: 20 pine street corrected version

You don't often get email from katehanenberg@gmail.com. [Learn why this is important](#)

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

To those involved with 20 Pine Street:

I am writing to you to express my hope that a solution can be found to preserve Burlington's Cathedral of the Immaculate Conception, designed in 1974 by the architect Edward Larrabee Barnes and landscape architect Dan Kiley of Vermont. The aim of the project was to create a sanctuary within the urban grid, as well as a gathering place that could accommodate a wide range of religious and secular activities. The project is a testament to the humanist modernism that valued the experience of the individual over a showstopping approach to building. Those of us who were lucky enough to work in the Barnes office have come to appreciate even more the innate modesty of his approach, as well as the attention to detail, and the recognition of history- as expressed by the freestanding bell tower marking the location of the original building. Barnes' projects were simple and strong; materials included both tangible elements, such as the installation of Vermont slate floors, and the use of light itself as an

element of building.

We all know by now that it is unlikely that any structure erected on this site can duplicate the thoughtfulness and integrity that Barnes and Kiley contributed to the City of Burlington, as well as to the practice of architecture and landscape architecture. Edward Barnes trained a generation of younger architects, including Toshiko Mori, who was responsible for the interiors and furnishings of the Cathedral; his generosity, and that of Mary Barnes, led many of us to support the posthumous - and successful - bid for the 2007 AIA Gold Medal.

It would be good to think that Burlington might appreciate and keep what is unique to its history and to find ways to use this building, rooted in discipline and inspired by faith, to help shape a new experience for its citizens.

Please let me know if there is any further way to support this effort. Thanks so much.

Kate Hanenberg, IIDA

Perkins Eastman Architects

115 Fifth Avenue

New York, NY 10003

From: David Holmes <davidrholfes24@gmail.com>

Sent: Monday, October 17, 2022 6:25 PM

To: sjvt@comcast.net; jmcdermott@vermontcatholic.org; Mayor's Office <mayor@burlingtonvt.gov>; Joseph Magee <jmagee@burlingtonvt.gov>; Perri Freeman <pfreeman@burlingtonvt.gov>; Brian Pine <bpine@burlingtonvt.gov>; Samantha Dunn <sdunn@burlingtonvt.gov>; Scott Gustin <SGustin@burlingtonvt.gov>; Mary O'Neil <MCOneil@burlingtonvt.gov>; Devin Colman <devincolman@mac.com>

Subject: Preserving Iconic Cathedral

Some people who received this message don't often get email from davidrholfes24@gmail.com. [Learn why this is important](#)

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

Greetings, all,

I am writing about the apparent possibility that the Ed Barnes-Dan Kiley iconic design of our cathedral may be demolished or otherwise emasculated. I am not sure where the ownership is headed, but I believe we have an opportunity to preserve and, in fact, elevate a building and landscape that is a part of Vermont and American architectural history. And it is in our state of Vermont!

Full disclosure: I am writing a biography of Dan Kiley and am his son-in-law. I am married to his daughter, Antonia, and knew Dan well before his passing. Kiley is probably the preeminent American landscape architect after Olmstead and did more than 30 projects in Vermont, some of which are an important part of the history of modernist design in America.

I have thought about potential uses of the space -- e.g., a museum of Vermont architecture and/or a museum of American landscape design -- but I believe we can make the building and its use a part of the new Burlington, the one that emerges after the "hole" is filled in and Burlington heads into a new, hopeful future. Let's make the building and the space something that attracts people to Burlington and its important history. This is part, I believe, of the optimistic spirit that we need if we are to "restore" Burlington to its rightful place...recognizing, of course, that our state and city have changed (more diverse; new forms of poverty; etc.).

If I can help in any way, please let me know.

Sincerely,

David

David Holmes

86 Lake Road

Panton, Vt 05491

From: Kate Hanenberg <katehanenberg@gmail.com>

Sent: Monday, October 17, 2022 4:36 PM

To: Kate Hanenberg <katehanenberg@gmail.com>

Subject: 20 Pine Street

You don't often get email from katehanenberg@gmail.com. [Learn why this is important](#)

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

To those involved with 20 Pine Street:

I am writing to you to express my hope that a solution can be found to preserve Burlington's Cathedral of the Immaculate Conception, designed in 1974 by the architect Edward Larrabee Barnes and landscape architect Dan Kiley of Vermont. The aim of the project was to create a sanctuary within the urban grid, as well as a gathering place that could accommodate a wide range of religious and secular activities. The project is a testament to the humanist modernism that valued the experience of the individual over a showstopping approach to building. Those of us who were lucky enough to work in the Barnes office have come to appreciate even more the innate modesty of his approach, as well as the attention to detail, and the recognition of history- as expressed by the freestanding bell tower marking the location of the original building. Barnes' projects were simple and strong; materials included both tangible elements, such as the installation of Vermont slate floors, and the use of light itself as an element of building.

We all know by now that it is unlikely that any structure erected on this site is unlikely to duplicate the thoughtfulness and integrity that Barnes and Kiley contributed to the City of Burlington, as well as to the

practice of architecture and landscape architecture. Edward Barnes trained a generation of younger architects, including Toshiko Mori, who was responsible for the interiors and furnishings of the Cathedral;

his generosity, and that of Mary Barnes, led many of us to support the posthumous - and successful-bid for the 2007 AIA Gold Medal.

It would be good to think that Burlington might appreciate and keep what is unique to its history and to find ways to use this building, rooted in discipline and inspired by faith, to help shape a new experience for its citizens.

Please let me know if there is any further way to support this effort. Thanks so much.

Kate Hanenberg, IIDA

Perkins Eastman Architects

115 Fifth Avenue

New York, NY 10003

From: Carolyn Bates <cbatesbt@gmail.com>
Sent: Monday, October 17, 2022 11:22 AM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

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

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 for information about why this property is worthy of preservation.

Thank you.

Carolyn

Sent from my iPhone

Carolyn L. Bates Photography

[\(802\) 238-4213](tel:8022384213)

cbatesbt@gmail.com

ADDRESS:

[PO Box 1205, Burlington, VT 05402](#)

From: Wendy Bratt <wbratt@gmavt.net>
Sent: Sunday, October 16, 2022 9:43 AM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

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

Dear Ms. O'Neil and Mr. Gustin,

I have been a 40 year resident and have always admired the landscape on 20 Pine St. It would be sad to see it become just another building. There are so many opportunities to keep this one and create a win-win situation where there may be housing and public park opportunity on the land.

(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 for information about why this property is worthy of preservation.

Thank you.

Wendy

From: Tana Paddock <tanapaddock@gmail.com>

Sent: Sunday, October 16, 2022 9:35 AM

To: Mary O'Neil <MCOneil@burlingtonvt.gov>; Scott Gustin <SGustin@burlingtonvt.gov>

Subject: Reimagining Pine Street Cathedral and grounds

Some people who received this message don't often get email from tanapaddock@gmail.com. [Learn why this is important](#)

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

Good morning ☀,

I am writing to express my support for the creative redevelopment of the former cathedral at 20 Pine Street. As a neighbor to the site, I've been wondering why such a beautiful and architecturally significant landmark has been laying dormant and concerned that it would be demolished. Given its unique beauty, prime location in the city, and park-like features, it would be such a shame not to find a way to adapt it for a new use that would serve our community.

Thank you for considering my thoughts and the thoughts of the wider community in your decision making.

Warmly,

Tana

From: Ethan Herrick <ethanherrick827@gmail.com>
Sent: Saturday, October 15, 2022 11:50 AM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

Some people who received this message don't often get email from ethanherrick827@gmail.com. [Learn why this is important](#)

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

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 for information about why this property is worthy of preservation.

Thank you.

Ethan Herrick

From: Rita Clark <rsclark48@gmail.com>
Sent: Saturday, October 15, 2022 10:43 AM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

Some people who received this message don't often get email from rsclark48@gmail.com. [Learn why this is important](#)

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

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 for information about why this property is worthy of preservation.

Thank you.

From: Laura Benis <aurielee3@gmail.com>
Sent: Friday, October 14, 2022 10:44 AM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

Some people who received this message don't often get email from aurielee3@gmail.com. [Learn why this is important](#)

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

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 for information about why this property is worthy of preservation.

Thank you.

From: JOHN BARNES <johncbarnes@comcast.net>
Sent: Wednesday, October 12, 2022 2:31 PM
To: sjvt@comcast.net; jmcdermott@vermontcatholic.org; Mayor's Office <mayor@burlingtonvt.gov>; Joseph Magee <jmagee@burlingtonvt.gov>; Perri Freeman <pfreeman@burlingtonvt.gov>; Brian Pine <bpine@burlingtonvt.gov>; Samantha Dunn <sdunn@burlingtonvt.gov>; Scott Gustin <SGustin@burlingtonvt.gov>; Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

You don't often get email from johncbarnes@comcast.net. [Learn why this is important](#)

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

Dear Monsignors, Mayor of the City of Burlington, City Council Members, and City Staff,

I am writing to urge you to save the building and landscape located at 20 Pine Street. This property which incorporates design by Edward Larrabee Barnes, Dan Kiley, and others encompasses significant cultural, historic, and architectural resources that should not be lost to demolition. As an architect and planner who has been involved with several historic preservation projects including buildings and cultural landscapes, I am keenly aware of the importance of protecting buildings and places of merit. Putting old buildings to creative new uses is a time honored tradition that enriches the fabric of a community.

As Edward Larrabee Barnes' son, I have clear memories of my father (and mother) working on the design of the Cathedral along side their dear friend Dan Kiley. Please give serious consideration to adaptive reuse of this landmark property and do not destroy it.

Thank you.

John Barnes

From: sjfisher <sjfisher17@gmail.com>

Sent: Sunday, October 9, 2022 4:16 AM

To: Scott Gustin <SGustin@burlingtonvt.gov>

Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>

Subject: Save 20 Pine Street

Some people who received this message don't often get email from sjfisher17@gmail.com. [Learn why this is important](#)

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

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 for information about why this property is worthy of preservation.

Thank you.

Sent from [Mail](#) for Windows

From: Anne Wattenberg <anne.wattenberg@gmail.com>

Sent: Thursday, October 6, 2022 4:55 PM

To: sjvt@comcast.net; jmcdermott@vermontcatholic.org; Mayor's Office <mayor@burlingtonvt.gov>; Joseph Magee <jmagee@burlingtonvt.gov>; Perri Freeman <pfreeman@burlingtonvt.gov>; Brian Pine <bpine@burlingtonvt.gov>; Samantha Dunn <sdunn@burlingtonvt.gov>; Scott Gustin <SGustin@burlingtonvt.gov>; Mary O'Neil <MCOneil@burlingtonvt.gov>

Subject: 20 Pine Street, Burlington Cathedral Proposed Demolition

Some people who received this message don't often get email from anne.wattenberg@gmail.com. [Learn why this is important](#)

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

To Whom it May Concern;

I am writing to express my opposition to the proposed demolition of 20 Pine Street, formerly the Burlington Cathedral. I have familiarity with Mr. Barnes' architecture, I worked in his office for 15 years and was part of the team that successfully placed his name into nomination for the 2007 AIA Gold Medal Award, an honor befitting an architect of Mr. Barnes' stature. Comments in that application included: "His buildings are simple yet thoughtfully conceived and have strong geometric presence in urban and rural landscapes." (Toshiko Mori FAIA). "Ed Barnes was an exemplary architect – totally committed, totally absorbed and totally dedicated to creating the finest, most responsible and beautiful work." (Kevin Roche, FAIA), "Edward Barnes had a strong and unwavering sense of social responsibility, and a keen appreciation of the forces that shape everyday life." (cover letter Mark Strauss, FAIA, Marvin Manlove, AIA, Peter Schlossman, AIA.)

I write with appreciation for the difficulty in opposing an owner's demolition request as I am currently in my fourth year as a commissioner on Denver's Landmark Preservation Commission, having been appointed twice to the A.I.A. position by Denver's Mayor. In my experience, finding an equitable solution to adaptive reuse requires the cooperation, good will and imagination of many parties, however I would urge everyone to exercise all possible options to find such a solution as the demolition of an inspirational gathering place of the quality of the Burlington Chapel would truly be an irreversible tragedy.

Please let me know if I can supply additional information. Thank you for your consideration,

Sincerely,

Anne Wattenberg, A.I.A.

618 South Monroe Way, Denver CO

312-316-5645

From: Mary Kadish <mkadish@swbell.net>

Sent: Wednesday, September 28, 2022 11:31 AM

To: sjvt@comcast.net; Mayor's Office <mayor@burlingtonvt.gov>; Joseph Magee <jmagee@burlingtonvt.gov>; Brian Pine <bpine@burlingtonvt.gov>; Scott Gustin <SGustin@burlingtonvt.gov>; jmcdermott@vermontcatholic.org

Cc: devincolman@me.com

Subject: Cathedral of Immaculate Conception

[You don't often get email from mkadish@swbell.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Dear City and Church Officials,

I write today to express my support for preserving the Cathedral of Immaculate Conception and the landscape that surrounds it.

Designed by internationally-acclaimed architect, Edward Larrabee Barnes, this stellar Modernist structure is on land that has been dedicated as a religious space for over a century. Though it is now surrounded by a more active, diverse city, it's unique landscape, designed by Dan Kiley, a Vermonter also internationally known, provides a welcome respite from bustling Burlington. Seen from a distance, the top of the church, a tiny church-like model, seems to hover over a canopy of green. The glazed green and brown ceramic lower walls of the cathedral echo the colors and design of the surrounding landscape of locust trees. One could go on and on extolling it's beauty, but dozens of articles and loads of memorable photographs enforce my comments.

What a shame if this unique building and landscape were destroyed! But, one should ask, to what end? Another apartment or condo building? Retail space? Surely those needs could be met in nearby already empty land.

Undoubtably, destruction of the cathedral and its surrounding landscape would be met with international rebuke to the city of Burlington. Hopefully our informed community will not let this occur.

Sincerely,

Mary Kadish
193 St. Paul
Burlington

From: Ron Wanamaker <restore@burlingtontelecom.net>
Sent: Sunday, September 25, 2022 8:11 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

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

Dear Ms. O'Neil and Mr. Gustin,

Yes this is a patent email, but I think Burlington is squandering an opportunity to lead and provide an amazing architectural green space in the face of overcrowding/development Hey, I know you're probably on board with this one, just doing do diligence.

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 for information about why this property is worthy of preservation.

Thank you.

Ron Wanamaker
Wanamaker Restoration

From: David Wilson <dwblitz41@gmail.com>
Sent: Friday, September 23, 2022 11:36 AM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

Some people who received this message don't often get email from dwblitz41@gmail.com. [Learn why this is important](#)

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

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.

It was my privilege to work with Ed Barnes and his office to provide the ten stained glass windows in the sanctuary and has always been a project I remember with great affection. The Cathedral and grounds as completed were, and still can be, a compelling and peaceful sanctuary within the city. It is an architectural gem and it's demolition will be a loss which will ultimately be regretted by future generations. I believe it will be a huge mistake not to find a way to repurpose the building with it's unique environment.

Visit www.divine20pine.com for information about why this property is worthy of preservation.

Thank you.

David Wilson

DAVID WILSON DESIGN

202 Darby Road

South New Berlin NY 13843 2212

Phone: 607 334 3015

Cell: 607 316 1720

dwblitz41@gmail.com

www.davidwilsondesign.com

From: Andrea Rogers <andrea.rogers740@gmail.com>

Sent: Monday, September 19, 2022 10:15 PM

To: Scott Gustin <SGustin@burlingtonvt.gov>

Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>

Subject: Save 20 Pine Street

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

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 for information about why this property is worthy of preservation.

Thank you.

Andrea Rogers

From: Mariah <riahreed90@yahoo.com>
Sent: Monday, September 19, 2022 8:53 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

You don't often get email from riahreed90@yahoo.com. [Learn why this is important](#)

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

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 for information about why this property is worthy of preservation. Thank you.

From: Andrew Simon <sanschagrins@gmail.com>
Sent: Monday, September 19, 2022 8:10 PM
To: sjvt@comcast.net; Mayor's Office <mayor@burlingtonvt.gov>; Joseph Magee <jmagee@burlingtonvt.gov>; Brian Pine <bpine@burlingtonvt.gov>; Scott Gustin <SGustin@burlingtonvt.gov>; Benjamin Traverse <btraverse@burlingtonvt.gov>; Gene Bergman <gbergman@burlingtonvt.gov>
Cc: mlviens@comcast.net; Ronald Wanamaker <restorevt@icloud.com>
Subject: Save the Cathedral!

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

I am writing to you all, as Diocese and City decision makers and policy thinkers, about the Cathedral in downtown Burlington. Preservation Burlington has alerted me (reminded me, really, since I've heard about this now for years) that there is serious consideration about

demolishing the Cathedral downtown to make way for other forms of development. This is just a terrible idea.

I am not Catholic and do not have a sentimental or spiritual attachment to the Cathedral as a religious edifice. I do, however, recognize its value as an architectural and landscape design gem. It's one thing to demolish the downtown shopping mall which was something of an urban renewal abomination in the first place. But the Cathedral has history and power and beauty. There are certainly creative and beautiful options for reuse of this building and grounds without destroying it.

In this era of climate catastrophe, we need to recycle everything, including buildings. And this isn't just any building. Please work to save the Cathedral.

Andy Simon

54 Locust Street

Burlington, VT

From: Emma W Kouri <ewkouri@gmail.com>
Sent: Monday, September 19, 2022 11:13 AM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

[Some people who received this message don't often get email from ewkouri@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.

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 for information about why this property is worthy of preservation.

Thank you.

Emma

From: Hannah Wall <hannah.wall@hotmail.com>
Sent: Monday, September 19, 2022 11:12 AM

To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

[Some people who received this message don't often get email from hannah.wall@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

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 for information about why this property is worthy of preservation.

Thank you.

From: Penelope Wall <p.lopee@gmail.com>
Sent: Monday, September 19, 2022 9:58 AM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

Some people who received this message don't often get email from p.lopee@gmail.com. [Learn why this is important](#)

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

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 for information about why this property is worthy of preservation. Thank you.

Penelope Wall

Burlington, VT

From: Taylor Ralph <mary.taylor.ralph@gmail.com>
Sent: Monday, September 19, 2022 9:44 AM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

[Some people who received this message don't often get email from mary.taylor.ralph@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.

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 for information about why this property is worthy of preservation.

Thank you.

From: Patrick Crane <patrickcrane2020@gmail.com>
Sent: Monday, September 19, 2022 1:39 AM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

Some people who received this message don't often get email from patrickcrane2020@gmail.com. [Learn why this is important](#)

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

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 for information about why this property is worthy of preservation.

Thank you.

From: Ann Goering <anngoering7@gmail.com>
Sent: Sunday, September 18, 2022 10:26 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

[Some people who received this message don't often get email from anngoering7@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.

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 for information about why this property is worthy of preservation.

Thank you.

Dr Ann Goering

From: David Wallance <dwallance@dw-arch.com>

Sent: Monday, October 17, 2022 3:04 PM

To: Scott Gustin <SGustin@burlingtonvt.gov>; Mary O'Neil <MCOneil@burlingtonvt.gov>

Subject: 20 Pine Street

Some people who received this message don't often get email from dwallance@dw-arch.com. [Learn why this is important](#)

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

Dear Ms. O'Neil and Mr. Gustin,

The building and landscape at 20 Pine Street, designed by acclaimed American architect Edward Larrabee Barnes and landscape architect Dan Kiley, are significant cultural, historic, and architectural resources that must not be demolished. I urge you to use your influence and encourage the owner of this property to find an alternative to demolition. Surely the building can be preserved and given new life by adaptive reuse. This is not only the culturally responsible thing to do, but also the essence of sustainable stewardship of our built environment.

Visit www.divine20pine.com for information about why this property is worthy of preservation.

Thank you.



design research architecture wallance

david wallance faia
principal

109 gold street 5a
brooklyn ny 11201
646 707 5087

From: margeall9@aol.com <margeall9@aol.com>

Sent: Sunday, October 16, 2022 7:05 PM

To: sjvt@comcast.net; jmcdermott@vermontcatholic.org; Mayor's Office <mayor@burlingtonvt.gov>; Joseph Magee <jmagee@burlingtonvt.gov>; Perri Freeman <pfreeman@burlingtonvt.gov>; Brian Pine <bpine@burlingtonvt.gov>; Samantha Dunn <sdunn@burlingtonvt.gov>; Scott Gustin <SGustin@burlingtonvt.gov>; Mary O'Neil <MCOneil@burlingtonvt.gov>

Subject: The fate of 20 Pine Street

You don't often get email from margeall9@aol.com. [Learn why this is important](#)

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

I am a former Cathedral parishioner from 1947, as a student at UVM,, and for most of the intervening years until the parish was terminated. I think this place is now a site that can continue to be a blessing for the city. The building is too special to be destroyed, and could well be repurposed. The grove of trees could be a place of rest and refreshment. It is wrong to destroy a place of this value because it failed as a parish. It still can be a benefit, too valuable to waste.

Please visit <http://www.divine20pine.com> for information about why this property is worthy of preservation.

Thanks.

Marjorie Allard

From: Chris <cherrickvt@gmail.com>

Sent: Saturday, October 15, 2022 11:46 AM

To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

Some people who received this message don't often get email from cherrickvt@gmail.com. [Learn why this is important](#)

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

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 for information about why this property is worthy of preservation.

Thank you.

Christian Herrick

From: Mariah <riahreed90@yahoo.com>
Sent: Monday, September 19, 2022 8:53 PM
To: Scott Gustin <SGustin@burlingtonvt.gov>
Cc: Mary O'Neil <MCOneil@burlingtonvt.gov>
Subject: Save 20 Pine Street

You don't often get email from riahreed90@yahoo.com. [Learn why this is important](#)

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

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 for information about why this property is worthy of preservation. Thank you.

Department of Permitting & Inspections

Zoning Division
645 Pine Street
Burlington, VT 05401
Telephone: (802) 865-7188

William Ward, Director
Scott Gustin, AICP, CFM, Principal Planner
Mary O'Neil, AICP, Principal Planner
Ryan Morrison, Associate Planner
Joseph Cava, Permit Technician
Ted Miles, Code Compliance Officer
vacant, Permitting & Inspections Administrator



MEMORANDUM

To: Design Advisory Board
From: Scott Gustin
Re: ZP-22-576; 20 Pine Street
Date: December 13, 2022

File: ZP-22-576

Location: 20 Pine Street

Zone: FD6 **Ward:** 3C

Parking District: Multimodal Mixed Use

Date application accepted: October 27, 2022

Applicant/ Owner: John Caulo, LandPlan / Cathedral of the Immaculate Conception Charitable Trust; Monsignor Peter Routhier

Request: Demolition and removal of existing church building, bell tower, parking lot, and impervious pathways. Foundation hole to be filled and site will be graded and seeded. Planned landscape with trees will be retained.

Background Information:

The applicants are seeking approval to demolish the building and all site improvements (parking area, walkways, and bell tower). The trees and lawn would remain. No development would remain on the lot, nor would there be any use.

20 Pine Street is a significant property within the city's downtown. It was identified within a 2010 *Survey of Modern Architecture in Burlington* funded with grant funds from the National Park Service through the Vermont Division for Historic Preservation and awarded to Burlington's Certified Government Program.

There is also a substantial body of evidence, including articles in national publications attesting to the importance of the structure and its companion landscape, in part due to the association with the specific design professionals (Edward Larrabee Barnes and Dan Kiley) and the notable architectural style and siting of the building within the landscape.¹

Neither the building nor the landscape have been listed on the state or National Register of Historic Resources. Both, however, were determined eligible for listing during the Consultation Process for the Transit Center project on St. Paul Street in 2013. The Vermont Division for Historic Preservation resolutely defined both the building and landscape design as eligible under Criteria Consideration G (Properties That Have Achieved Significance Within the Last Fifty Years.) A revised agreement between Federal Highway Administration, Vermont Agency of Transportation,

¹ See *Architectural Record*, January 1979 and *Architecture + Urbanism*, June 1981.

and the Vermont Division for Historic Preservation incorporated acknowledgement of the eligibility of these properties within the Area of Potential Effect (APE).

The subject property is permitted as a place of worship and continues to be owned by a religious institution. Although worship services have ceased, no change in use of the property has been sought or permitted. A place of worship is a permitted use in the Comprehensive Development Ordinance. As such, it does not expire after a year of discontinuance like nonconforming uses do.

Vermont Statute limits municipal review under 24 V.S.A. §4413 in the following circumstances:

- (a) (1) *The following uses may be regulated only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended functional use:*
(C) *churches and other places of worship, convents, and parish houses.*

The property is located within the city's downtown, in the FD6 form code district. The application review standards of Article 14: *PlanBTV Downtown Code* apply. The statutory limitations noted in 24 V.S.A. §4413 substantially limit those review standards. Similarly, the standards for review of changes to historic structures under CDO Sec. 5.4.8, *Historic Buildings & Sites*, do not apply.

Application review process and criteria are two different things. Application review process is either administrative or Board review. The Comprehensive Development Ordinance specifics review process for all application types. Alternative compliance requires Board review. Application review criteria pertain regardless of review process. In this case, the application requires Board review. The applicable review criteria in this case are substantially limited by 24 V.S.A. §4413.

Sec. 14.2.2- *Applicability of the PlanBTV Downtown Code* states that all development comply with the standards of the code. Removal of the building and site improvements does not comply with the application review standards of Article 14. Sec. 14.7.3-*Variation from the Form: Administrative Relief, DRB Alternative Compliance, and Variances*, articulates several alternative paths for work not in compliance with the review standards of Article 14. The proposed work does not fall within the limits afforded by administrative or board relief and likely does not satisfy variance criteria. Alternative compliance is applicable for this application and requires review by the Development Review Board in consultation with the Design Advisory Board.

Prior zoning actions for the property.

- **Zoning Permit 20-0810FC**; fence installation. April 2020. (20 Pine Street)
- **Zoning Permit 00-611**; demolish two unit residential structure for additional open space for the existing Catholic Church on the same parcel. (76 Cherry Street). Permit **Denied**, June 2000.
- **Zoning Permit 76-477 / Certificate of Appropriateness 75-48**; Erect a 105' 1 ¾" x 162'6" Church on the premises at 84 Cherry Street, with boundaries [sic] on St. Paul and Pine Streets. Also to create a 26 car off street parking area and landscape. October 22, 1975.

Section 14.7.2 Non-Conformities

In addition to that as specified in Article 5, Part 3 Non-Conformities of the Burlington Comprehensive Development Ordinance, any Building, Structure, Frontage, Development, Site, Improvement, or other appurtenance thereto which lawfully existed at the time of adoption of the applicable provision of this Article or any amendment thereto may be continued subject to the following provisions:

- a) Nothing in these regulations are intended to prevent normal repair and maintenance necessary to keep a Building, Structure, Site, Improvement or other appurtenance thereto in a safe and sound condition;*
 - b) Any Building, Structure, Frontage, Development, Site, Improvement, or other appurtenance thereto which legally existed on the effective date of this Article that does not conform to the requirements of this Article may continue until a Substantial Modification is requested or Abandonment occurs.*
 - c) Any nonconforming structure may be enlarged, maintained, repaired or altered, provided, however, that no enlargement, maintenance, repair or alteration shall either create an additional nonconformity or increase the degree of the existing nonconformity of all or any part.*
 - d) At such time when a Substantial Modification is requested or Abandonment occurs, only the affected portions(s) of the Building, Structure, Frontage, Development, Site, Improvement, or other appurtenance thereto shall be required to comply with the applicable provisions of this Article and to the greatest extent practicable in the determination of the Administrative Officer or unless relief is provided by the DRB pursuant to Sec. 14.7.3 below;*
- and*
- d) Buildings listed or eligible for listing on the State or National Register of Historic Places shall not be required to make any modifications under this section that would threaten their historic integrity.*

The property, in its existing developed conditions, is nonconforming. The proposed demolition removes that nonconformity and replaces it with no development or use. The demolition is not a “substantial modification” as defined in Sec. 14.8-Glossary and, therefore, does not require that the property be brought into compliance with the standards of Article 14. Lacking applicability of Sec. 5.4.8, *Historic Buildings & Sites*, redevelopment is not a requirement of demolition.

Article 14.7.3 Variation from the Form: Administrative Relief, DRB Alternative Compliance, and Variances

The planBTV Downtown Code is intended to result in By-Right approval where development occurs strictly in conformance with the requirements of the applicable Form District. In some instances, however, it may be necessary to vary the prescribed form in order to accommodate unique site and/or building circumstances in order to promote context-sensitive development. In such instances, an applicant may seek Administrative or Development Review Board approval for relief from the requirements as set forth below. Any and all relief from the prescribed standards shall run with the land and be binding on the Property Owner and its/their successor and assigns.

Applications requesting relief shall be made in writing and in the form as determined by the Department.

Demolition is not expressly enabled or prohibited by Article 14. Demolition alone is not addressed at all. Even under the statutory limitations of 4413, form code standards as to building bulk, height, setbacks, etc. apply; however, in this case, the end result lacks anything to comply. A currently developed site is being converted to an entirely undeveloped site with no use at all.

The act of demolition requires a zoning permit. The proposed work does not comply with the standards of Article 14 and, therefore, requires review under Alternative Compliance. The review criteria of Alternative Compliance are substantially limited by 24 V.S.A. §4413, and the complete demolition of the building and all site improvements leaves nothing to comply.

(b) Alternative Compliance Granted by the Development Review Board

Additional relief from the prescribed standards may be granted by the Development Review as provided below:

- i. DRB Alternative Compliance: Relief from any non-numerical standard, and any numerical standard by no more than 20% of such requirement or an additional 10% beyond any Administrative Relief permitted above, may be granted by the Development Review Board after review and recommendation by the Design Advisory Board and a Public Hearing. Decisions by the DRB regarding any Alternative Compliance granted shall be made in writing and upon affirmative findings that:*
 - A. the relief sought is necessary in order to accommodate unique site and/or Building circumstances or opportunities;*
Necessity of relief is beyond the scope of review enabled by 24 V.S.A. §4413.
 - B. the relief if granted is the minimum necessary to achieve the desired result;*
Whether the relief granted is the minimum necessary is beyond the scope of review enabled by 24 V.S.A. §4413.
 - C. the property will otherwise be developed consistent the purpose of this ordinance, the intent of the Form District, the intent and purpose of the section that the relief is being sought, and all other applicable standards;*
How the property will otherwise be developed is beyond the scope of review enabled by 24 V.S.A. §4413.
 - D. the relief if granted will not impose an undue adverse burden on existing or future development of adjacent properties;*
Burden on the development of adjacent properties is beyond the scope of review enabled by 24 V.S.A. §4413.
 - E. the relief if granted will yield a result equal to or better than strict compliance with the standard being relieved.*
Determination or equal or better end result is beyond the scope of review enabled by 24 V.S.A. §4413.

Recommended Motion:

Forward to the Development Review Board as submitted.



December 8, 2022

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

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

Dear Ms. O'Neil,

The Cathedral of the Immaculate Conception is a significant collaboration between two extremely important and influential postwar designers: Edward Larrabee Barnes (architect) and Daniel Urban Kiley (landscape architect). Moreover, it is a rare extant Vermont commission by Kiley, an internationally revered practitioner, who lived and worked in Charlotte, VT. The Cathedral is also a memorial of sorts as it was built on the site of the original 1860s gothic Cathedral, which was lost to an arsonist's fire in 1972.

In 2012 The Cultural Landscape Foundation (TCLF) included the Cathedral in the report and digital exhibition [Landscape and Patronage](#), which focused "on visionary patrons and organizations and the sites they helped create." The report cited the Diocese's "bold choice to construct the new, modern cathedral and Modernist landscape" on the site of the former Cathedral. It added: "Instead of relocating to a suburban location or settling for an uninspired replacement building, the Diocese remained committed to serving the downtown area and enhancing the urban environment with its new facility."

Of the collaboration between Kiley and Barnes, and as context for the Burlington commission, the report states: "The two had a long-standing working relationship, having collaborated previously on several projects, among them the Osborne House, Vermont (1954) and the W.D. Richards Elementary School, Columbus, Indiana (1965). Kiley and Barnes would later go on to produce several significant designs, including that for the Dallas Museum of Art, Texas (1983) and housing for the Christian Theological Seminary, Indianapolis, Indiana (1984)."

Barnes and Kiley's close collaboration can be seen, in part, in the interplay between color and form - the cathedral's low, dark green glazed brick walls and soaring copper roof juxtaposed against the light green foliage and dark trunks of the locust trees. Viewed together, the structure and landscape blend harmoniously to create a peaceful and inviting public space that anchors the center of downtown Burlington. Moreover, Kiley's design is reminiscent of his work at the Miller House and Garden in Columbus, IN, his widely acclaimed residential masterpiece and international Modernist icon now owned by the Indianapolis Museum of Art. The report notes: "the placement of trees in the cathedral's landscape creates a unique spatial experience for visitors, elongating and extending the viewer's sense of boundary yielding a site that feels distinctly removed from its urban setting despite being situated at a busy intersection."

Given the history and significance of the Cathedral, it is unfortunate that the Diocese is contemplating its demolition. Doing so would erase an important chapter not just in the history of

the Catholic church, but in the city of Burlington as a whole. We understand that the needs of the Catholic church in Burlington are evolving, and the Diocese considers this property redundant. But we urge the Diocese to instead find a way to adapt it for a new use that would serve the community in the 21st century and to let it continue to function as a vital piece of Burlington's varied and unique downtown fabric. Demolition now would eliminate any possibility of adaptive reuse, and this is too important a property to risk losing.

Sincerely,

A handwritten signature in dark ink, consisting of a large, stylized 'C' followed by a smaller 'B' and a long, horizontal flourish extending to the right.

Charles A. Birnbaum, FASLA, FAAR
President and CEO

cc: Msgr. Peter Routhier
Rev. Msgr. John McDermott



**National Trust *for*
Historic Preservation**
Save the past. Enrich the future.

December 9, 2022

VIA EMAIL: mconeil@burlingtonvt.gov

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 Ms. O'Neil:

On behalf of the National Trust for Historic Preservation, I am writing to strongly support preservation and adaptive re-use of the former Cathedral of the Immaculate Conception, its belltower, and designed landscape. In 2013 these historic structures and their surrounding landscape were officially determined eligible for listing on the National Register of Historic Places, which is our nation's list of historic resources that merit preservation, by the Vermont Division of Historic Preservation, Vermont Agency of Transportation, and Federal Transit Administration under the National Register's Criteria Consideration G for historic properties of exceptional importance that have achieved significance in the last fifty years. Burlington's historic preservation protections apply to all such properties, like the former church and its landscape, that are considered eligible for listing on the National Register of Historic Places.

For more than seventy years, the National Trust for Historic Preservation has led the movement to save America's historic places. A privately funded nonprofit organization, the National Trust works to save America's historic sites, tell the full American story, build stronger communities, and invest in preservation's future. The National Trust joins Preservation Burlington, Docomomo US/New England, New England Chapter of the Society of Architectural Historians, and The Cultural Landscape Foundation to support adaptive reuse of this Modernist landmark and landscape. Created by renowned designers Edward Larrabee Barnes and Dan Kiley, these cultural heritage landmarks distinguish the City of Burlington and contribute to its treasured sense of place. If the National Register-eligible historic building, belltower, and landscape are protected in accordance with the City's established historic preservation goals, these highly

significant historic and cultural resources can continue to benefit the public interest for generations to come.

By contrast, however, the proposed demolition, removal, and replacement of the historic structures and landscape with some as-yet-unspecified new development would irrevocably destroy a cultural landmark and unnecessarily waste building materials. It is widely understood that building reuse avoids the carbon emissions incurred when the materials needed for a new structure are mined, manufactured, transported, and assembled. It takes between ten and eighty years to overcome the carbon emissions debt that is incurred when an existing structure is replaced, even if the new building is highly energy efficient. Importantly, demolition may expose workers and neighbors to health risks from a range of hazardous materials, such as asbestos, lead paint, and crystalline silica. Finally, data from the Environmental Protection Agency shows that demolition and construction debris account for more than two times the amount generated by municipal solid waste.

If, instead, the historic building, belltower, and landscape were to be properly preserved and adaptively reused, the garden-like landscape can provide a park in the heart of Burlington and the former church building can provide distinctive new space for the cultural arts and other community-serving uses to enrich the lives of Burlington's residents and visitors. In communities across the country, by fully exploring options for rehabilitating and adaptively reusing historic structures, many former houses of worship have been successfully preserved and repurposed as cultural arts spaces, including: St. Joseph's Church, now St. Joseph's Arts Foundation, in San Francisco, California; Church of the Epiphany in Chicago, Illinois, now known as Epiphany Center for the Arts; and, Shiloh Baptist Church in Philadelphia, Pennsylvania, which is now the permanent home of a dance theater group. Of course, this sort of creative adaptive reuse is at the heart of Burlington's historic preservation protections.

As you are aware, there is great concern in the local community that this opportunity for preservation and adaptive reuse will be lost if the demolition permit is supported by the Design Advisory Board or approved by the Development Review Board. Consequently, the National Trust for Historic Preservation has received and is considering a nomination submitted by a resident of Burlington to feature the threatened building, belltower, and landscape on the National Trust's 2023 list of America's Eleven Most Endangered Historic Places. In 2022, our national most-endangered list raised awareness about threats to a set of unique and irreplaceable historic places, eliciting 1.7 billion media impressions.

It is our understanding that the owner has deconsecrated the historic building and intends to sell the property for some "non-sacred" purpose, according to the Oct. 27, 2022, demolition permit application. However, it appears that the demolition permit application, as submitted, is incomplete and cannot be approved by the City. In fact, in its application to demolish the historic property, the owner expressly acknowledges that

the owner has not submitted the mandatory redevelopment plan or the “statement of the effect of the proposed redevelopment on the architectural and historical qualities” of its downtown Burlington neighborhood, as required by City regulations. In the absence of a redevelopment plan, the owner has not complied with the requirements of Section 5.4.8(d)(1)-(2)(A-F), “Demolition of Historic Buildings.” Despite the binding requirement to do so, the owner’s demolition permit application has not demonstrated, for example, that the historic building is structurally unsound, or that the building cannot be adaptively reused, or that benefits of whatever redevelopment may occur will outweigh the historic or architectural significance of the National Register of Historic Places-eligible historic building, belltower, and landscape. Consequently, pursuant to Section 5.4.8(d)(2), which states that demolition “shall only be approved” when the standards established by Section 5.4.8(d)(2) are met, the proposed demolition should not be reviewed and cannot be approved by the Design Advisory Board or the Development Review Board.

In closing, the National Trust for Historic Preservation urges the City of Burlington, first, to deny the demolition permit application and, second, to take all available steps with the owner to promote preservation and adaptive reuse of this unique and irreplaceable historic building, belltower, and landscape in furtherance of the City’s historic preservation goals.

Sincerely,

A handwritten signature in black ink, reading "Rob Nieweg". The signature is fluid and cursive, with the first name "Rob" and last name "Nieweg" clearly distinguishable.

Rob Nieweg
Senior Vice President, Preservation Services & Outreach

cc: Preservation Burlington
Vermont Division for Historic Preservation



College of Environmental Design
Department of Architecture

12 December 2022

Mary O'Neil, Principal Planner, AICP
Office of Permitting & Inspections
City of Burlington, Vermont

RE: Preservation of the Cathedral of the Immaculate Conception, 20 Pine Street, Burlington, Vermont

Dear Ms. O'Neil:

This letter is written in response to the proposed demolition of the Cathedral of the Immaculate Conception (1974-77), designed by architect Edward Larrabee Barnes and sited within a grove of honey-locusts designed by landscape architect Dan Kiley. Barnes and Kiley collaborated frequently during their professional lives – especially on publicly accessible spaces. They shared a strong design aesthetic characterized by clarity and simplicity of form and composition, and a commitment to the communities being served by their projects. Centrally located in downtown Burlington, the Cathedral and its setting epitomize these values.

The Cathedral and its grove occupy most of a city block. Its iconic verticality – that one associates with religious architecture is expressed directly through its a sharply pitched metal-sheathed roof and cross. Its form, as well as the grove planted in a strict grid, visually connect and expand the historic downtown core, mitigating the impact of urban renewal west and southwest of downtown. Access to the church interior is from a parking lot located west of the church and from two diagonal pathways that cut across the grove, creating three points of entry to the generous narthex. Upon entry, the visitor is drawn toward the sanctuary through a combination of design strategies. These include the contrast of somewhat compressed space of the standard height narthex, office, meeting, rehearsal rooms and expansion created by the soaring ca. 50-foot-high sanctuary space. The latter results from the verticality of the sanctuary space – where pitched, white walls reflect brilliant light from a skylight, embracing the semi-circular seating – designed to bring the worshipers close to the service taking place on the chancel. Ceremonial attributes adorn the interior: a cross filled with dark blue stained glass, the baptismal font, a tabernacle, and the organ – all beautiful in their simplicity.

The church and its grove are important, brilliantly conceived spaces, that expand the humanistic quality of the historic downtown through their form and plan. The loss of these spaces goes far beyond the serious, and significant loss of important works of architecture and landscape. Their loss will be a loss to the City of Burlington where aerial photographs reveal a dearth of park space. Burlington is a city with many handsome nineteenth century buildings but few distinguished works of **modernism**.

Today, the preservation of buildings and cultural landscapes is recognized as an act of sustainability. We recognize the embodied energy in existing building, as well as the importance of conserving construction materials. Global warming and other indicators of the fragility of the planet must be considered when demolishing existing structures. Landscaped spaces planted with trees, grass and other vegetation makes a positive contribution to our environment. Projecting future uses of the Cathedral and grove – these are spaces easily adapted other denominations or faiths, or as a community center for secular use.

With my deepest conviction, I strongly urge you to preserve the Cathedral of the Immaculate Conception and its grove. These are significant cultural resources; the Cathedral has already been determined eligible for listing in the National Register of Historic Places. It should be noted that such eligibility considers the National Register's Criteria Consideration A which allows for religious properties that derive their primary significance from architectural or artistic distinction or historical importance, and Criteria Consideration G for properties achieving significance within the past 50 years if they are of exceptional importance.

I would be happy to discuss any aspect of this letter with you. I can be reached at lwbricker@cpp.edu or 909.241.3021. Thank you for this opportunity to express my views on the importance of preserving these resources.

Sincerely yours,

Lauren Bricker

Lauren Weiss Bricker, Ph.D.
Professor of Architecture
Redlands, California Historic Resources Commission
Former Chair and Architectural Historian California State Historic Resources Commission

BARD

A College of the Liberal Arts and Sciences

Division of the Arts

Fisher Studio Arts 156
Bard College
Annandale-on-Hudson

December 12, 2022

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

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

Dear Ms. O'Neil:

I write in support of the adaptive re-use of the former Cathedral of the Immaculate Conception, along with its landscape and bell tower in Burlington, VT. Since 2021, I have been evaluating and preparing the papers and drawings of Alistair Bevington, who was in charge of the project. In my position as an historian of architecture, I can attest to the value that the Cathedral and the grounds bear not only for Burlington Vermont, but US architecture at large.

Designed to replace the older church, the Cathedral is the result of a very productive collaboration between two major figures in American modernist architecture: Edward Larrabee Barnes and pioneering landscape architect Daniel Urban Kiley. Barnes conceived of the Cathedral as a roof in the middle of an open landscape that Kiley structured with a grid of locust trees. The result of the collaboration delivered to Burlington a public space and a dynamic environment, intended to foster community and to create connections between the Church and the city. The Cathedral also features significant stained glass installations by artists Robert Sowers and David Wilson, .

Most importantly, however, the Cathedral of the Immaculate Conception constitutes an important and rare surviving example of a historical moment in the reformation of the Catholic Church. After the Second Ecumenical Council of the Vatican (also known as Vatican II, 1962-65), architects revisited ecclesiastical architecture in response to the proposed liturgical reforms. The idea was to bring the congregation closer to the altar, with little visual or other obstruction. The reform challenged architects of the period to reconsider the architectural form of spirituality, resulting in new ecclesiastical types. The

architecture of the Cathedral reflects those attempts to democratize the liturgical space and to encourage the active participation of the parishioners during Mass.

The proposed demolition threatens with extinction an important part of our cultural heritage, significant for both Vermont and the US. Following other examples of adaptive-reuse, the Cathedral offers an opportunity to rethink and redefine what this space could mean and provide for the community of Burlington and beyond. The Estate of Alistair Bevington holds the full series of construction documents and would be happy to share for consultation regarding its adaptive reuse.

Sincerely,

A handwritten signature in black ink, appearing to read 'Olga Touloumi', is written over a light gray rectangular background.

Olga Touloumi
Assistant Professor of Architectural History, Bard College
Archivist of the Estate of Alistair Bevington
PhD, Harvard University
MSc, MIT

cc: The Estate of Alistair Bevington



ASLA
VERMONT

December 12, 2022

Ms. Mary O'Neil
Principal Planner for Development Review
City of Burlington
mconeil@burlingtonvt.gov

Re: Application to Demolish former Burlington Cathedral / ZP-22-576

Dear Ms. O'Neil,

The following comments are submitted for consideration by the Burlington Design Advisory and Development Review Boards at their upcoming hearings on the request for a demolition permit to remove the former Cathedral of the Immaculate Conception building in downtown Burlington. Founded in 1998, the Vermont Chapter of the American Society of Landscape Architects (VTASLA) is a not-for-profit organization representing more than 50 members and licensed landscape architects within Vermont. VTASLA promotes the landscape architecture profession and advances the practice through advocacy, education, communication, and fellowship.

We are aware of the permit application to demolish the former Cathedral of the Immaculate Conception on Pine Street in Burlington. The cathedral was designed by architect Edward Larrabee Barnes and completed in 1977 as a geometric mid-century Modernist design. The potential demolition of the cathedral is of concern to VTASLA because the building constitutes one half of the comprehensive plan for this property, the other half including the landscape site plan designed by the Charlotte-based firm Kiley-Tyndall-Walker. Landscape architect and Partner Dan Kiley was a frequent collaborator with Barnes and was described by the *New York Times* as "a seminal landscape architect who combined modernist functionalism with classical design principles," and he ranks among the most influential landscape architects of the 20th century. Works by the Kiley office can be found at landmark sites around the world, including the Gateway Arch in St. Louis, the Ford Foundation Headquarters in Manhattan, and La Défense in Paris. Kiley is of such importance that in 2019 VTASLA sponsored an exhibition and lecture series in Middlebury about Kiley's life and work. The cathedral landscape is one of the few designed landscape projects undertaken by the Kiley office in Vermont and it warrants very careful consideration before any changes are made.

What makes this property unique is the manner in which the landscape and the building support each other aesthetically and physically. The grove of honey locusts embraces the building to provide a simple buffer from the surrounding city, while the angles of the building are reflected in the axial walkways and provide the grid upon which the grove is based. These simple yet powerful moves with the landscape are representative of Kiley's modernist style. The loss of either half of this intentional composition would irreversibly alter the integrity of the site and lose an important combined architectural and



ASLA
VERMONT

landscape precedent in Vermont and New England. The Cultural Landscape Foundation credits the grounds at the cathedral as one of Kiley's only built public works in Vermont.

Additionally, the honey locust grove recently underwent a substantial care and revitalization initiative following the completion of the bus terminal on St. Paul Street. Recommendations for revitalizing the bosque came from Kiley's former partner Peter Ker Walker who recommended tree pruning, soil aeration and root pruning, and replacing trees that were missing from the grid. This effort has resulted in a mature grove of honey locust trees that provide respite and shade in the heart of Burlington.

On behalf of the entire Executive Committee, VTASLA encourages the preservation of the former cathedral and its associated landscape. We ask that the Burlington DAB and DRB give serious consideration to the importance of this site within Burlington and the potential for adaptive reuse. Redevelopment proposals that do not require the removal of the building or the landscape and instead incorporate these existing resources into a development plan that celebrates the building and landscape should be considered. The urban greenspace like the one that presently exists on this property is an asset that most cities would strive to protect and promote as an example of the community's commitment to mitigating the effects of climate change, promoting clean and healthy cities for residents, and encouraging thoughtful redevelopment practices. Adaptive reuse is a tried-and-true means of sustainable and environmentally sensitive urban redevelopment, and we hope it can be applied to this important historic site in downtown Burlington.

Sincerely,

Tom Hand, ASLA, PLA
VTASLA Chapter President

12 December 2022

Mary O'Neil, Principal Planner, AICP
Office of Permitting & Inspections
City of Burlington, Vermont

RE: Preservation of the Cathedral of the Immaculate Conception, Burlington, Vermont

Dear Ms. O'Neil:

Please pass along this letter to the Members of the City of Burlington Development Review Board and Design Advisory Board.

I am writing to urge you to save the building and surrounding landscape located at 20 Pine Street. This property, which incorporates design by Edward Larrabee Barnes, Dan Kiley, and others, encompasses significant cultural, historic, and architectural resources that should not be lost to demolition. Both Barnes and Kiley were noteworthy twentieth century designers and it would be shame for Burlington to lose this outstanding example of collaborative modern design and the most significant work in Vermont of one of its "native sons." The building and landscape embody a rare form of modest modernism that is difficult to find in today's designs.

Do not be deceived by simplicity into thinking this is an insignificant Barnes building, or that the Kiley landscape is dispensable. They are not. Burlington is fortunate to have a major commission designed jointly by these two significant designers. The building is one of several religious structures designed by Barnes, including the Christian Theological Seminary in Indiana and the Unitarian Universalist Church in New York. Edward Larrabee Barnes grew up as part of a deeply religious family and was named after Edward Larrabee, a Bishop in the Anglican Church. Given his background, the opportunity for him to design this Cathedral was particularly important and the project received his personal attention. While the building has the formality of a church, its modest simplicity allows it to be easily converted to community uses. Reuse of the building and Dan Kiley's grove of trees offers Burlington an opportunity to create something truly unique.

As an architect and planner who has been involved with several historic preservation projects including buildings and cultural landscapes, I am keenly aware of the importance of protecting buildings and places of merit. Putting this building and landscape to creative new uses is a time-honored tradition that would enrich the fabric of Burlington while preserving the past for future generations. I urge you to pursue a creative solution to preserve this place as a reinvigorated and integral part of the city that accommodates a wide range of activities.

As Ed Barnes' son, I have clear memories of my father (and mother) working on the design of the Cathedral along side their dear friend Dan Kiley. Please give serious consideration to adaptive reuse of this landmark property and do not destroy it.

Thank you.
John Barnes

John Barnes

Final Report

To: Nick D. Smith PE
SD Ireland Companies

For: Historic Significance Evaluation
284 Grove Street, Burlington VT



Submitted to: Nick D. Smith PE
SD Ireland Companies
By email

Submit Date: December 13, 2022

Submitted by: 106 Associates
11 Ward Street
Burlington, VT 05401
scottnewman@106associates.com
802-777-1572

106
ASSOCIATES

1. INTRODUCTION

This report details 106 Associates' initial findings regarding the historic significance and State Register eligibility of the brick house located at 284 Grove Street in Burlington. The significance evaluation was requested by Nick Smith PE of SD Ireland Companies as part of developing a proposed housing project on the property by Ireland Grove Street Properties LLC. Currently on the property are 12 single family modular homes and three units of housing in the brick building and addition, totaling 15 units of housing. That existing development was permitted for Act 250 under LUP 4C0970 and its Certificate of Occupancy was granted in 2002. Proposed, is to remove the existing brick house and modular homes and construct 13 duplex buildings on the site totaling 26 units of housing.

In reviewing the previous housing development for effects to historic properties, the Division for Historic Preservation (VDHP) made a preliminary determination in 1995 that the brick building at 284 Grove Street appeared eligible for the State Register of Historic Places. As the building was not being considered for removal at the time, the determination was made based on limited documentation and a formal Determination of Eligibility was not prepared. This report reevaluates the eligibility of the building 27 years after VDHP's 1995 evaluation, in the building's current configuration and setting, and based on additional research and consultation. After evaluation of the building exterior and interior, archival research, and discussion with the Vermont State Architectural Historian, it is our recommendation that the building is not individually eligible for the State Register of Historic Places due to alteration of the building and its setting. However, it is possible that the building could be determined marginally eligible for the State Register by the State Advisory Council (see next paragraph).

Regardless of preliminary opinions, if a new or amended Act 250 land use permit is required, a formal Determination of Eligibility (DOE) will need to be prepared by a qualified consultant and evaluated by the Vermont State Advisory Council at one of their monthly meetings. The only circumstances in which the building would be required to remain, as far as Act 250 is concerned, is where its removal would be considered an Undo Adverse Effect, which we consider to be very unlikely in this case based on the condition of the building.

2. BUILDING DESCRIPTION

The property at 284 Grove Street is a ca. 1840, two-story, 3 x 4 bay, rectangular plan, gable-front house resting on a low, fieldstone foundation, with brick walls and an asphalt shingle-covered gable roof. An older wing extending from the rear elevation has been incorporated into a modern, two-story, 2 x 5 bay wing with vinyl-sided walls and asphalt shingle covered gable roof with dormers. A half enclosed covered porch spans the west elevation with plain wood posts and wood deck in the open section.

Grove Street extends southwest from Barrett Street at the northwest corner of Burlington, just south of the Winooski Falls, to I-89 where it becomes Patchen Road in South Burlington. To the north of Grove Street is the Winooski River, and to the south is the 70-acre, UVM-owned Centennial Woods natural area. Between Grove Street and the Winooski River are three modern residential developments containing clusters of closely spaced single and multifamily homes. The subject property at 284 Grove Street is located in the center development immediately west of the Burlington/South Burlington line. Once the Simon Willard homestead surrounded by woods and farmland, the setting has been dramatically altered by the construction of a loop road around the west, north, and east sides of the

house lined on the outside perimeter with closely spaced rental modular homes. Three additional modular homes were built directly west of the house on the inside of the loop road, the closest of them 20-feet away.

In addition to its altered setting, there have been numerous physical changes to the house. Main block windows and doors are all replacements, some in altered openings. Windows are uniformly 6/6 vinyl replacements inserted inside original frames with a resulting reduction in glass sightlines. Brick molds have been removed and flat casings now extend to the brick openings and rest on new projecting sills. Non operable, modern shutters flank the window openings and are screwed into the brick. Jackarch lintels in various conditions cap the openings. There are two exterior doors to the main block, both fiberglass replacements and both sheltered by the west elevation porch. The south door is a half-light over paneled fiberglass configuration and has been shifted approximately 18" to the south evidenced by the infill brick and off-center lintel. The north door is full paneled fiberglass construction with modern, flat stock casings. Boxed eaves have been wrapped in vinyl and therefore impossible to determine what historic trim, if any, is extant behind the vinyl.

What appears to have been a historic wing based on extant sections of stone foundation visible in the basement has been incorporated into a larger, two-story, vinyl sided addition dating to the 1990s. The addition extends the full width of the main block 5 bays to the north. The shallow pitched gable roof has three, one-bay roof dormers on the west and east elevations. There are two, grade level entrances into the addition: a recessed entrance on the east elevation shelters a half-light, modern fiberglass door, and a pair of sliding glass doors are accessing the west elevation from a modern wood porch. A second modern porch is raised on posts at the west elevation's second story.

The main block interior has seen several layers of renovations over the years, the last in the early 1990s. The first floor is divided into four spaces, a sidehall with an older staircase in the southeast corner, a living room to the east, and a kitchen and dining room to the north. Walls and ceilings are sheetrocked, exterior walls window trim has been removed and not replaced, presumably when the window inserts were installed, and interior doors are modern. Floors are strip hardwood. The basement is unfinished and exposed to the ca. 2000 concrete floor and concrete foundation walls, and the first-floor framing overhead. The sole access is via a bulkhead at the north elevation of the addition. Previous access from the house main block has been removed.

3. HISTORY AND SIGNIFICANCE

3.1 Historic Status

The house at 284 Grove Street is not included in the State Register of Historic Places for Burlington, nor is it listed either individually or as part of a historic district in the National Register of Historic Places. The only reference to its historic significance is as part of a 1995 review by the Division for Historic Preservation of a proposed housing development, subsequently built, that now surrounds the subject property on the west, north, and east sides. As part of its review, the Division wrote in its 3/22/1995 letter that the property "appears eligible for the State Register of Historic Places". A 1995 photo of the property included in the Division's review is attached to this report as Figure 04. It shows a plywood clad structure where the vinyl clad addition is now. All windows and a section of the brick wall on the east

elevation are missing. Based on available documentation, it appears the determination of SR-eligibility was preliminary, for the purposes of project review as the building was not scheduled for removal at that time.

3.2 Summary History

The Division's files state that the property was built ca. 1840. Research by 106 Associates suggests it was built by Simon Willard and remained in the Willard Family into the 1940s. Simon Willard is noted in newspaper articles in the 1820s and 1830s to have been a sleigh and wagon maker and he established his homestead on Grove Street. His will probate documents reference the construction of a brick house which is likely the subject house on Grove Street. Simon Willard died in 1851 and left the house to his son, Simon Willard Jr. who is listed in city directories as a carpenter. Newspaper accounts in 1917 report Simon Willard "cultivating an enviable garden on Grove Street at 87 years old". After the death of Mr. Willard in 1921, the house passed on to Simon Willard's only son Leonard, who live in the house until his death in 1943. In 1967, Mr. and Mrs. Romeo Desautels were living in the house; in 1979 a company called Pine Valley Stables was offering riding lessons on the property; and in 1988 Richard Schuler and Diane Gallup owned the house.

In 1994 the Vermont Federal Bank sold the house to Scott Mansfield who sought to develop the property. The Burlington Planning Commission reviewed a sketch plan from Mr. Mansfield for development in 1994. The project progressed slowly until running into financial difficulties where in 1999 the house was listed as one of several vacant and deteriorating buildings in a Burlington Free Press article. S.D. Ireland owned the property in October of 2000 following a foreclosure and completed the development with a Certificate of Occupancy granted in 2002. SD Ireland owns the housing development to the west, Bayberry Commons, where they previously operated a batch plant.

3.3 Statement of Significance

284 Grove Street was built ca. 1840 in the Greek Revival style, a style popularized throughout Vermont and New England for houses, churches, and a variety of civic buildings. The style is well known for its temple-front design, prominent entrances with sidelights, and robust trim. Architecturally, there is value in the subject building's front block massing and arrangement of window openings on the façade, and in the extant brickwork taking advantage of local brick yards. The location of the building, near the industrial nexus of commerce and industry at the Winooski Falls, testifies to the importance of that community in the development of the area.

4. INTEGRITY / ELIGIBILITY FOR THE STATE & NATIONAL REGISTERS

Most obvious in terms of integrity are the severe changes to the setting. Once an isolated homestead on several acres of cleared land, the building is now located within a modern housing development, surrounded by 12 modular homes, the closest of them about 20 feet away. To the rear of the building is attached a modern, vinyl clad addition that is larger than the main block, typically identifies as an adverse effect when proposed in a project.

The building itself lacks the Greek Revival style entrance considered a character defining feature of the Greek Revival style. Based on the lack of windows on the south end of the west elevation second floor, and the current location of the stairs along that wall, it appears the house was originally a sidehall plan. It is typical for this house configuration to have a gable entrance fronting to the stairs, though no such entrance exists on this building. Instead, there is a side entrance on the west side, that was relocated closer to the façade so as not to interfere with the interior stairs, which one can presume were replaced to meet building code. The side entrance, before the relocation, would have been highly unusual for a sidehall building plan, particularly where historic aerial images show the driveway on the opposite side of the building.

On the east side of the building where the driveway was located there remains no evidence of a principal entrance to the main block. The only current entrance accesses the addition, recessed behind the main block. It is possible, perhaps likely that the entrance was historically located in the gap between the windows on the east elevation, but there is no obvious evidence that this was the case. The lack of evidence may be explained by the amount of new brickwork evident on the building. The lack of a prominent principal entrance to the building, particularly where these entrances are distinguishing features, substantially degrades the historic integrity of this building.

In addition to the lack on entrance, there have been several changes to exterior walls based on new brickwork. The half-enclosed porch on the east side is one such alteration, with a conjectural, one-story brick addition sheltered under the north half of the shed roof, the remainder supported on square wood posts. The door into the addition abuts the brick wall and would not have been installed at that location but for convenience at a later date. The east side entrance – recessed into the rear addition, also appears to have been altered within reworked brick. Some portions of the original wing are incorporated withing the vinyl clad addition.

The altered entrance locations are now filled with modern fiberglass doors. The windows have also all been replaced, with 6/6 vinyl inserts that don't fit the openings and have significantly altered the geometry and reduced the glass sightlines. The eaves and associated trim have been clad in vinyl throughout; it is unclear what remains underneath the synthetic covering. The interior of the building has been reconfigured from the original layout. Floors have newer hardwood flooring, walls and ceilings have been sheetrocked, and the trim has been removed from around the windows in place of squared off, sheetrocked perimeters. The only interior feature that appears to have some historical significance is the stair railing, but it is known to have been reconfigured or replaced because the earlier door would have opened into the front step before being relocated.

The sum of the changes to the setting, the out-of-scale vinyl-clad addition, the alteration (removal) of the principal entrance, the modern, half-enclosed porch, the incompatible insert windows, the fiberglass doors, the synthetic cladding over all trim, and the modernized interior have degraded the integrity of this building to the point where it no longer has the capacity to convey its historic significance. As such, it is our opinion that 284 Grove Street property does not meet the criteria for individual listing in the State or National Registers of Historic Places.



Figure 01: Winooski Falls area in 1857, Simon Willard Jr. property indicated at 284 Grove St. Simon Pierce Sr. built the house and died in 1851.

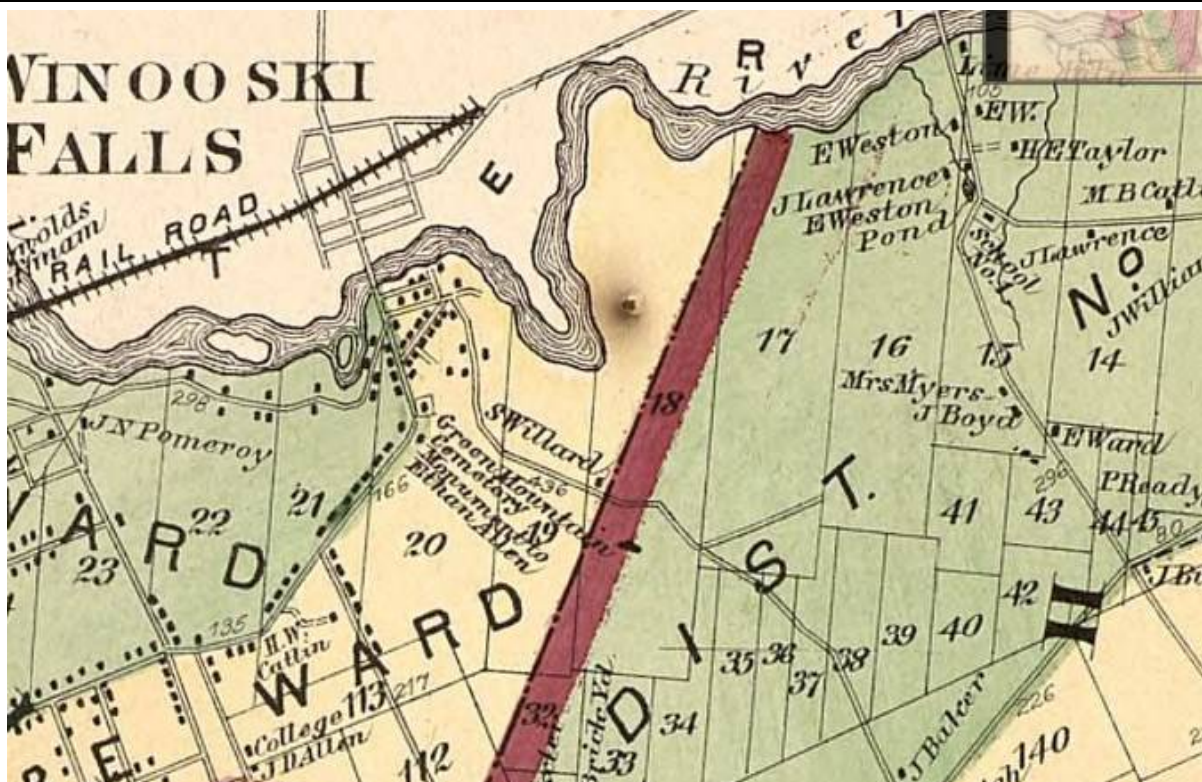


Figure 02: Burlington in 1869, Simon Pierce Jr. house in map that shows increased development from lumber and trade at the Burlington waterfront.



Figure 03: 1890 map indicates Simon Willard house and outbuilding

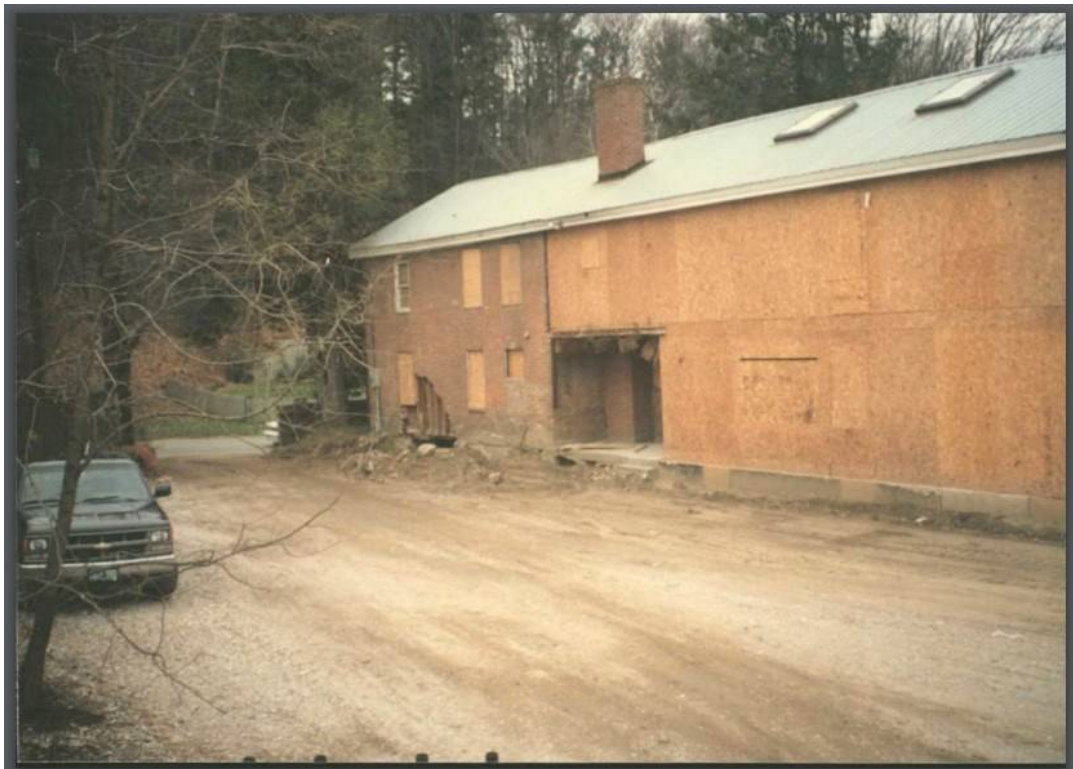


Figure 04: Looking south, view shows the Willard House ca. 1995, photo from VDHP files. Note larger plywood covered addition (since reconfigured), brick chimney (since removed), covered window openings (now vinyl inserts), and collapsed wall section where original main entrance may have been located



Figure 05: Location Map—Google Earth



Figure 06: Location Map—Google Earth

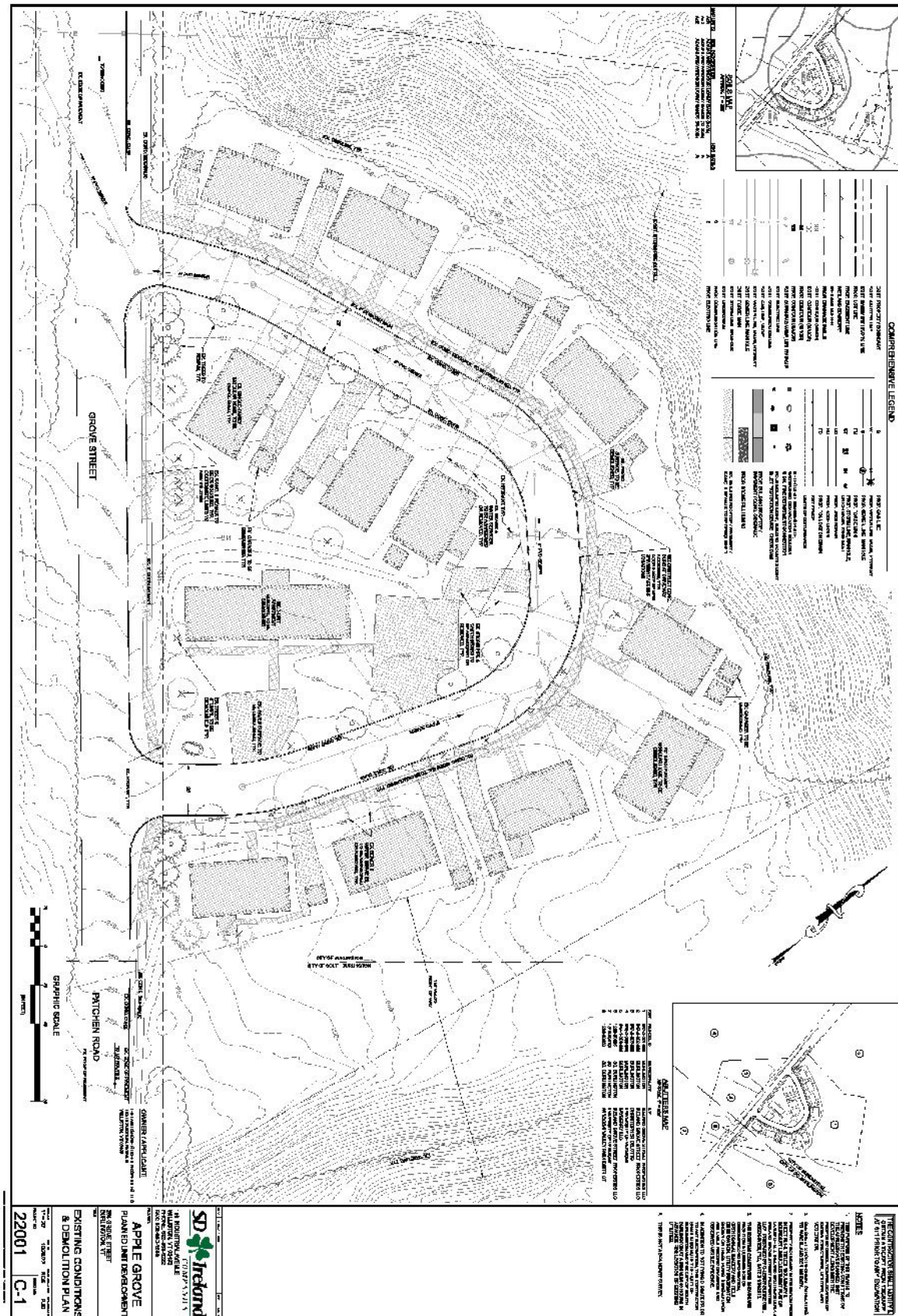


Figure 07: View shows existing condition property map and boundary



Figure 08: Looking northwest, aerial image shows 284 Grove Street and surrounding modular home development



Figure 09: Looking east along Grove Street with #284 in frame center



Figure 10: Looking west along Grove Street with #284 in frame center



Figure 11: Looking north from the south side of Grove Street



Figure 12: Looking northwest from the development loop road, view shows large addition attached to 284 Grove Street



Figure 13: Looking south, view shows 284 Grove Street facade



Figure 14: Looking northeast, view shows west elevation (left) and façade (right).



Figure 15: Looking east, view shows main block west elevation, formerly an open porch



Figure 16: Looking east, view shows main block and addition west elevations



Figure 17: Looking southeast, view shows modern rear addition



Figure 18: Looking southwest, view shows rear addition



Figure 19: Looking west, view shows east elevation of main block and addition



Figure 20: Looking northwest, view shows main block façade and east elevation



Figure 21: Looking west, view shows recessed entrance at south end of addition. This is on the footprint of an early addition but has been rebricked. See photo # XX for the brick chimney previously at this location.



Figure 22: Looking northeast in main block west elevation entrance porch



Figure 23: Looking northeast in main block west elevation entrance porch



Figure 24: Looking east at main block west elevation fiberglass entrance door, note relocation of the door to the south

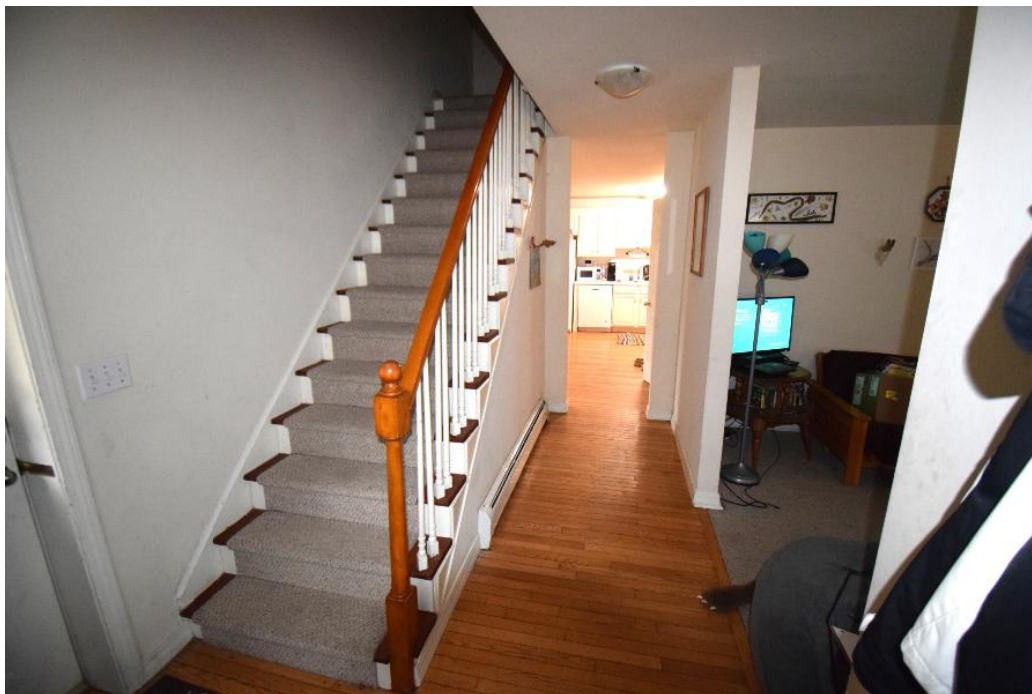


Figure 25: Looking north in first floor west side entrance hall: the door in the above photo is shown at left which was relocated to accommodate stairs likely reconfigured to meet code.



Figure 26: View shows example of widespread structural problems with the brickwork



Figure 27: View shows example of widespread structural problems with the brickwork



Figure 28: View shows example of widespread structural problems with the brickwork



Figure 29: View shows example of widespread structural problems with the brickwork



Figure 30: View shows what appears to be a closed in window, rebricking of the wall at right, and new door and window



Figure 31: View shows example of widespread structural problems with the brickwork, and vinyl window inserts which don't fit (fill) the openings.



Figure 32: Looking north, view shows altered, half-enclosed porch with trim clad in vinyl



Figure 33: Looking southwest, view shows vinyl clad gable on main block where the plywood covered addition previously attached to the main block



Figure 34: View shows typical treatment of trim, uniformly clad in vinyl

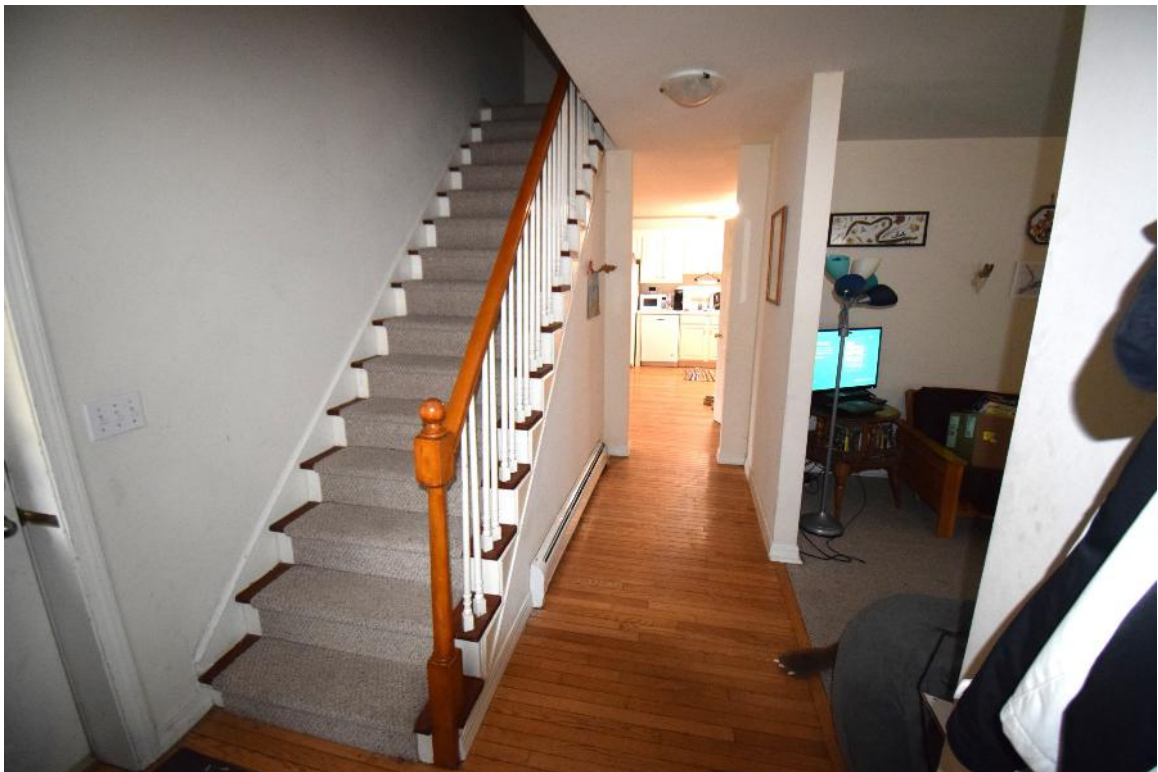


Figure 35: Looking north in first floor: the stairs have been altered and no original fabric remains



Figure 36: Looking south in the first floor: the interior was gutted and remodeled including removal of all interior trim

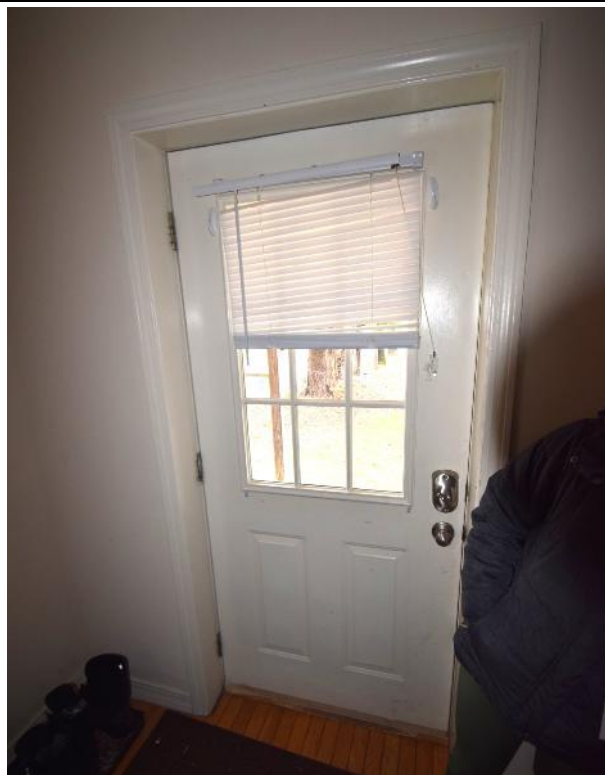


Figure 37: Looking west in first floor, view shows west elevation fiberglass entrance door



Figure 38: Looking north in first floor interior



Figure 39: Looking south in first floor interior which has been reconfigured, sheetrocked, and remodeled with new floors, fiberglass doors, and trim.



Figure 40: View shows typical remodeled, modern conditions of the second floor

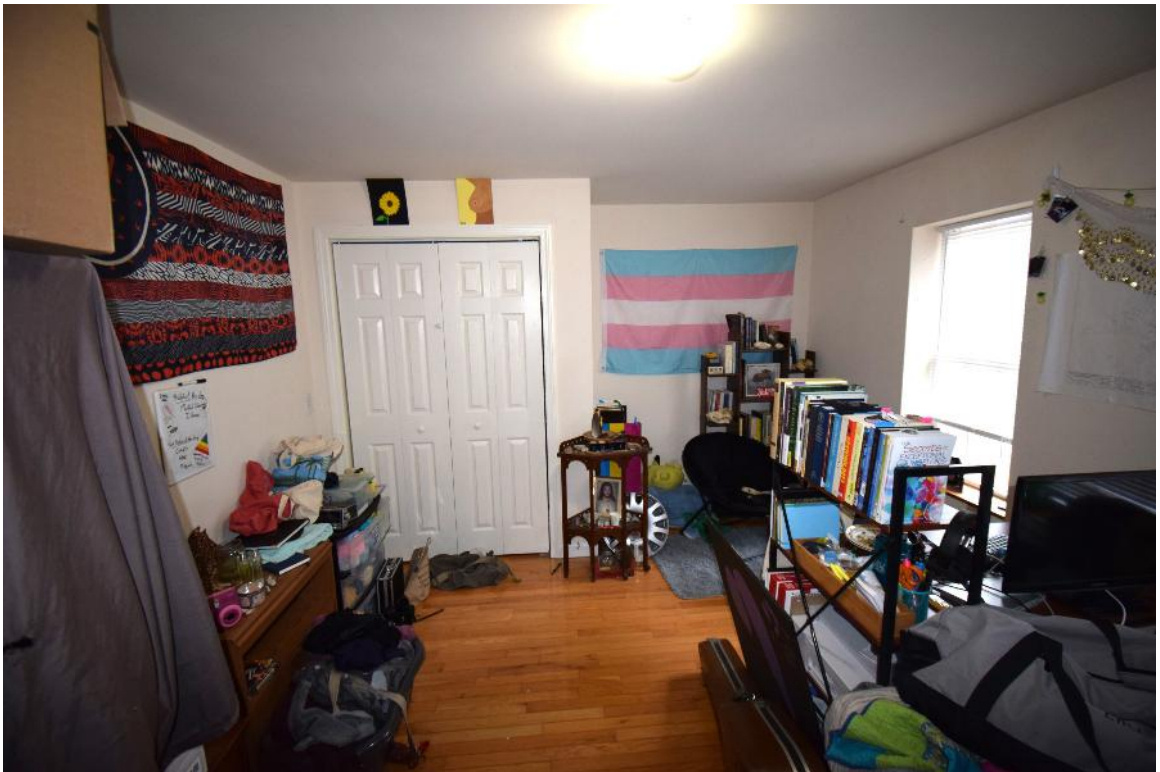


Figure 41: View shows typical remodeled, modern conditions of the second floor



Photo XX: Looking south in main block basement, the stone foundation has been covered with a full height concrete wall



Photo XX: Looking north in the addition basement which has a poured concrete foundation

STATE OF VERMONT
Division for Historic Preservation
Montpelier, VT 05602

HISTORIC SITES & STRUCTURES SURVEY
Individual Structure Survey Form

COUNTY:	Chittenden
TOWN:	Burlington
LOCATION:	291 St. Paul St.
COMMON NAME:	Citgo
FUNCTIONAL TYPE:	gas station
OWNER:	Champlain Oil Co.
ADDRESS:	San Remo Rd., So. Burlington
ACCESSIBILITY TO PUBLIC:	Yes ☐ No ☒ Restricted ☐
LEVEL OF SIGNIFICANCE:	Local ☐ State ☐ National ☐

GENERAL DESCRIPTION:

Structural System built on logs sunk in ground

1. Foundation: Stone ☐ Brick ☐ Concrete ☐ Concrete Block ☐
 2. Wall Structure
 - a. Wood Frame: Post & Beam ☐ Balloon ☐
 - b. Load Bearing Masonry: Brick ☐ Stone ☐ Concrete ☐ Concrete Block ☐
 - c. Iron ☐ d. Steel ☐ e. Other:
 3. Wall Covering: Clapboard ☐ Board & Batten ☐ Wood Shingle ☐ Shiplap ☐ Novelty ☐ Stucco ☐ Sheet Metal ☐ Aluminum ☐ Asphalt Shingle ☐ Brick Veneer ☐ Stone Veneer ☐ Bonding Pattern: Other: enamel panel
 4. Roof Structure
 - a. Truss: Wood ☐ Iron ☐ Steel ☐ Concrete ☐
 - b. Other:
 5. Roof Covering: Slate ☐ Wood Shingle ☐ Asphalt Shingle ☐ Sheet Metal ☐ Built Up ☒ Rolled ☐ Tile ☐ Other:
 6. Engineering Structure:
 7. Other:
- Appendages: Porches ☐ Towers ☐ Cupolas ☐ Dormers ☐ Chimneys ☐ Sheds ☐ Ells ☐ Wings ☐ Other:
- Roof Style: Gable ☐ Hip ☐ Shed ☐ Flat ☒ Mansard ☐ Gambrel ☐ Jerkinhead ☐ Saw Tooth ☐ With Monitor ☐ With Bellcast ☐ With Parapet ☐ With False Front ☐ Other:

Number of Stories: 1

Number of Bays: 3 x 3

Approximate Dimensions:

SURVEY NUMBER:
291 St. Paul St.

NEGATIVE FILE NUMBER:
77-A-425

UTM REFERENCES:
Zone/Easting/Northing

U.S.G.S. QUAD. MAP:

PRESENT FORMAL NAME:

ORIGINAL FORMAL NAME:

PRESENT USE: gas station

ORIGINAL USE: same

ARCHITECT/ENGINEER:

BUILDER/CONTRACTOR:

PHYSICAL CONDITION OF STRUCTURE:
Excellent ☐ Good ☒
Fair ☐ Poor ☐

THEME:

STYLE:

DATE BUILT:
ca. 1947

THREAT TO STRUCTURE:

No Threat ☐ Zoning ☐ Roads ☐
Development ☐ Deterioration ☐
Alteration ☐ Other:

LOCAL ATTITUDES:

Positive ☐ Negative ☐
Mixed Other:

ADDITIONAL ARCHITECTURAL OR STRUCTURAL DESCRIPTION:

Massing - rectangular block. 1st bay for office last 2 bays for garage.

Fenestration - office section - plate glass windows side and front. Garage section has 3 large windows with multiple panes.

Door - centrally placed in 1st bay. Transom above. Flanked by plate glass windows.

Cornice - roof line curves at top.

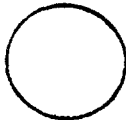
Enrichment - enamel horizontal stripes in contrasting color approximate a frieze.

RELATED STRUCTURES: (Describe)**STATEMENT OF SIGNIFICANCE:**

Although a filling station appears on the 1942 Sanborn map, a city directory for a gas station does not appear until 1947.

REFERENCES:

Sanborns, Directories

MAP: (Indicate North in Circle)**SURROUNDING ENVIRONMENT:**

Open Land ☐ Woodland ☐
Scattered Buildings ☐
Moderately Built Up ☐
Densely Built Up ☒
Residential ☒ Commercial ☒
Agricultural ☐ Industrial ☐
Roadside Strip Development ☐
Other:

RECORDED BY:

Adele Cramer

ORGANIZATION:

VT Division for Historic Preservation

DATE RECORDED:

8/25/77

Burlington Design Advisory Board

Department of Permitting and Inspections

645 Pine Street

Burlington, VT 05401

<http://www.burlingtonvt.gov/DPI/Boards/Design-Advisory-Board/>

Telephone: (802) 865-7188

Ron Wannamaker

Emily Morse

Jack Qualey

Gabriel Stadecker

Jay White

Kathleen Ryan, Alternate

Michael Alvanos, Alternate



DESIGN ADVISORY BOARD Tuesday December 13, 2022 3:00 PM

Minutes

Present: Emily Morse, Jay White, Gabe Stadecker, Ron Wannamaker (remote), Kathleen Ryan

Absent: Jack Qualey, Michael Alvanos (alternate)

Staff present: Scott Gustin, Mary O'Neil (remote)

Guests: Sharon Bushor, Devin Colman, Bill Bissonette, Meg McGovern, Steve Donahue, Monsignor Routhier, Carolyn Bates, Patricia O'Donnell, David Wallace, Tom Hand, Tana Paddock, John Barnes, Andrea Rogers, Alex Bengton, David Wallace, Greg DeVires, John Barnes, Mary Kadish, Michele Racioppi, Susan David Weybridge, Tim Parsons, Nord Wennerstrom, Alan Young

Agenda

Session I – 3:00 PM – 3:30 PM

ZSP-22-12; 284 Grove St (RL, Ward 1E) Ireland Grove Street Properties, LLC / Nicholas Smith

Sketch Plan Review for the demolition of 12 single-family modular homes and one 3-unit apartment building and construct 13 new duplex buildings (total 26 units) along existing looped driveway.

Nicholas Smith appeared on behalf of this item.

Sharon Bushor and Carolyn Bates spoke.

No Board action was taken for this sketch plan review.

Session II – 3:30 PM – 4:30 PM

ZP-22-576; 20 Pine St (FD6, Ward 3C) Cathedral of the Immaculate Conception, Parish Charitable Trust / John Caulo

Demolition and removal of existing church building, bell tower, parking lot, and impervious pathways. Planned landscape with trees will be retained.

Ron Wannamaker recused from this application review.

John Caulo and Jim Langan appeared on behalf of this application.

Devin Colman, Carolyn Bates, Patricia O'Donnell, David Wallace, Tom Hand, Tana Paddock, John Barnes, and Andrea Rogers spoke.

Motion by: Jay White – The applicant should reconsider demolition and consider ways to keep the building and its landscape intact. We request that the City Attorney confirm whether Sec. 5.4.8 applies or not. There are other resources, like Patricia O'Donnell, that might provide leeway in the interpretation of standards to consider preservation. The DRB should review the full application packet to get a sense of the importance of this property to the community.

2nd – Kathleen Ryan

Vote 4-0

Motion carries.

Session III – 4:30 PM – 5:00 PM

ZP-22-539; 293 St. Paul St (E-LM, Ward 5S) Alan Young

Replace wood siding with new galvanized metal siding and replace windows

Alan Young appeared on behalf of this application.

Motion by: Emily Morse – Approve the application as submitted. We support the efforts to preserve the building's original character along the two primary facades.

2nd – Ron Wannamaker

Vote: 5-0

Motion carries.

Adjournment: 5:00 PM.