

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

AJ LaRosa
Caitlin Halpert
Geoff Hand
Brooks McArthur
Brad Rabinowitz
Leo Sprinzen
Chase Taylor
Sean McKenzie, (Alternate)
Emily O'Hara (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Special Meeting

Wednesday, January 11, 2023, 5:00 PM

AGENDA

In Person Meeting, Front Conference Room at 645 Pine Street

I. Agenda

II. Communications

III. Public Hearing

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

Alternative compliance review for the 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) *Continued public hearing.*

IV. Adjournment

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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.

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 Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

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

Dear Ms. O'Neil:

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

How can we hope to save our historic legacies without consideration of adaptive reuse of the Cathedral, its national and local historic or architectural significance?

Please deny the proposed demolition of Burlington's Cathedral.

Do take all deliberate steps to promote adaptive reuse of this irreplaceable Burlington icon in order to further Burlington's historic preservation goals.

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

Sincerely,
Aaron

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

Dear Ms. O'Neil and Mr. Gustin,

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

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

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

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

Thank you,

Felipe Hoyos

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

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

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

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

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

Best Regards,

Chandler McCoy

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



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

Dear Ms. O'Neil and Mr. Gustin,

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

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

Thank you.

Ollie Neith odneith@gmail.com

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

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

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

Thank you.

--

Frank Davis
802-495-0733

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

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

Dear Mary,

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

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

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

Sincerely,

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

Hello everyone,

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

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

Thank you.

Tami Koester

December 25, 2022

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

Dear Monsignors Routhier and McDermott,

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

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

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

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

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

Sincerely,

Gregory Colling, AIA
MERRIMACK DESIGN

Dear Mrs. O'Neil,

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

Kind regards,
Celeste Mule Smith

Dear Ms. O'Neil and Mr. Gustin,

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

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

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

Thank you.
Brian Slater
248 North Ave.

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,

Christopher Kiley

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.

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

Thank you.

Carolyn Bates
Dec 28, 2022

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

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

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.

Lauren Wedam

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.

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

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

Thank you.

Elisabeth Siddle

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.

Chris Webster



Lyman Estate
185 Lyman Street
Waltham, MA 02452
tel/617-227-3956
HistoricNewEngland.org

January 4, 2023

Burlington Development Review Board
Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401

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

Dear Members of the Development Review Board:

I write on behalf of Historic New England, the oldest, largest, and most comprehensive regional preservation organization in the U.S., to express our deep concern regarding the application to demolish the Cathedral of the Immaculate Conception at 20 Pine Street.

The composition of building, structure, and landscape at 20 Pine Street reflect an exceptional collaboration among internationally renowned architects and landscape architects who, together, crafted one of the country's great Mid-Century Modern church complexes. The property is historically significant for its architectural design, its associations with Edward Larrabee Barnes and Dan Kiley, and its response to the 2nd Vatican Council's call for updates to church architecture. This significance has been underscored by countless individuals and organizations who have written in opposition to the proposed demolition.

The applicant argues that protecting the property's historic and cultural significance is outside the authority of the Development Review Board. However, Historic New England's review of the relevant state statutes and local regulations suggests otherwise.

24 V.S.A. § 4413 allows the City's zoning regulations to be applied to property, "to the extent that regulations do not have the effect of interfering with the intended functional use" as "churches and other places of worship, convents, and parish houses." The application letter from Monsignor Routhier dated October 27, 2022, contends that the goal of the demolition is to "remove the Church of the Immaculate Conception (the "Church")," from 20 Pine Street and "desanctify the Church and take this property out of liturgical use." The letter notes that the property is currently under contract and continues that, "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.” Whether the property remains in Parish ownership during a nominal negotiation and closing period, these statements make clear that the *intended functional use* of the property is not as a church or other place of worship and therefore the City is not interfering with a protected use under 24 V.S.A. § 4413 by applying the Regulations on Historic Buildings and Sites as part of its review.

Section 5.4.8.a. of the Citywide General Regulations states that the Regulations on Historic Buildings and Sites “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 regulation follows with a list of criteria for such listing, but, in fact, it is not within the City’s power to determine what is or is not eligible for listing at the state or federal level. While 5.4.8.a.1 suggests that sites less than fifty years old are not eligible for listing, the National Register Criteria for Evaluation takes precedent over the local regulation and contains express provisions for newer properties to be declared eligible through *Criterion G: Properties That Have Achieved Significance Within the Past Fifty Years*. The significance of 20 Pine Street clearly meets the requirements of Criterion G, as was determined when the property was reviewed relative to another project in 2013.

Although the Cathedral of the Immaculate Conception has lost its religious value to the Catholic church, it retains substantial cultural value to the community of Burlington and indeed the entire New England region and beyond. It would be a terrible loss to allow such a stunning work of architecture to be demolished and to allow the property to become a vacant lot with a hypothetical future entirely detached from the historic significance of the site. Protections for religious practice are designed to prevent religious discrimination and unfair regulation on religious practices, not to allow a religious land owner to protect a buyer from regulations in order to close a sale. We strongly urge you to deny the application.

Thank you for your consideration.

Sincerely,

Carissa Demore

Carissa Demore
Team Leader for Preservation Services



106 Associates
11 Ward Street
Burlington, VT 05401
(802) 777-1572
scottnewman@106associates.com

November 21, 2022

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

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

Dear Mary,

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Scott Newman', is written over a horizontal line.

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



**Lake
Champlain
Chamber**

60 Main Street, Suite 100
Burlington, Vermont 05401

802-863-3489
lccvermont.org

Burlington Development Review Board
Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401

December 20th, 2022

Members of the Burlington Development Review Board,
We write you today as an organization representing hundreds of employers continually reminding us that the most significant obstacle to their day-to-day success, and the long-term economic vitality of our region, is a chronic lack of housing stock in the greater-Burlington area. Similarly, we have heard this repeatedly from our Greater-Burlington Young Professionals' Network. We hope this is considered and is ultimately the most prominent factor in your review of the proposed demolition and eventual redevelopment of the property at 20 Pine Street in Burlington's downtown.

We desperately need housing and feel as if, in this instance, the parcel of land in question is in a fantastic location within the downtown core, with proximity to the Downtown Transit Center and other vital services. Furthermore, this location represents an opportunity to act on and bring to fruition the dense, walkable downtown we all envision, along with the benefits that it brings to our environment, community, and cost of delivering essential services. Finally, this opportunity could potentially bring a large value property onto our grand list, which has previously not provided revenue to the city.

We hope that your actions will allow this parcel to be put to the highest and best use by enabling this property to be liberated from constraints that might prevent it from serving as housing.

Thank you,

Austin Robert Davis
Director of Government Affairs

MERRIMACKDESIGN

December 25, 2022

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

Dear Monsignors Routhier and McDermott,

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

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

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

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

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

Sincerely,



Gregory Colling, AIA
MERRIMACK DESIGN

Copy to:

mayor@burlingtonvt.gov, jimagee@burlingtonvt.gov, pfreeman@burlingtonvt.gov,
bpine@burlingtonvt.gov&sdunn@burlingtonvt.gov, sgustin@burlingtonvt.gov, mconeil@burlingtonvt.gov,
Caitlin.Corkins@vermont.gov, vcipolla@historicnewengland.org

Architects

85 North Main Street, Suite 222 White River Junction, Vermont 05001 802-281-6478 www.merrimackdesign.com



the vestry

Renew, restore, preserve make useful again. Old can be good.

We have a little building in our town. We believe it's the oldest public building in Hinesburg, and it sits front and center, right on our main street. A modest but proud little structure, one of many white colored building fronts that make our main street a good place to be. It's a nice historic stretch of 19th century houses. Vermont is full of these main streets, but they're in peril. Removing one building in a row of many is a little like losing a front tooth ... the "smile" starts to wane we need to resist this impulse to remove and not replace.

Our little building is called the Vestry. A group of us acquired the structure from a local church that didn't have the resources to fix it up. For much of its history the Vestry has been a gathering spot a meeting place for all ages. Often associated with a church or religious organization, the Vestry is not a pure historic place it's a mix of building parts and features that have come from other structures. We're not even certain that the site it now occupies was in fact its original home. It may have been moved from some other spot in town.

We intervened. The Vestry had languished for twenty years or more and was close to demolition. We approached the United Church of Hinesburg (the owners of the Vestry) about acquiring the building and utilizing the structure as a Community Center. The Church graciously consented to our interest and after several years, our nonprofit group has successfully acquired the building. We're setting out to restore the structure to its former purpose as a shared meeting house for our community. A formidable task. We're just getting started. We'll keep you informed.





Cathedral of the Immaculate Conception reflections

In 1980 I spent time with 9 students at the Barnes School (now the sustainability academy) The kids ranged in age from 6 to 12 and I conducted a "class" on the architecture of Burlington ... freewheeling, chaotic and fun ... an education for me and my esteem for the teaching profession rose dramatically.

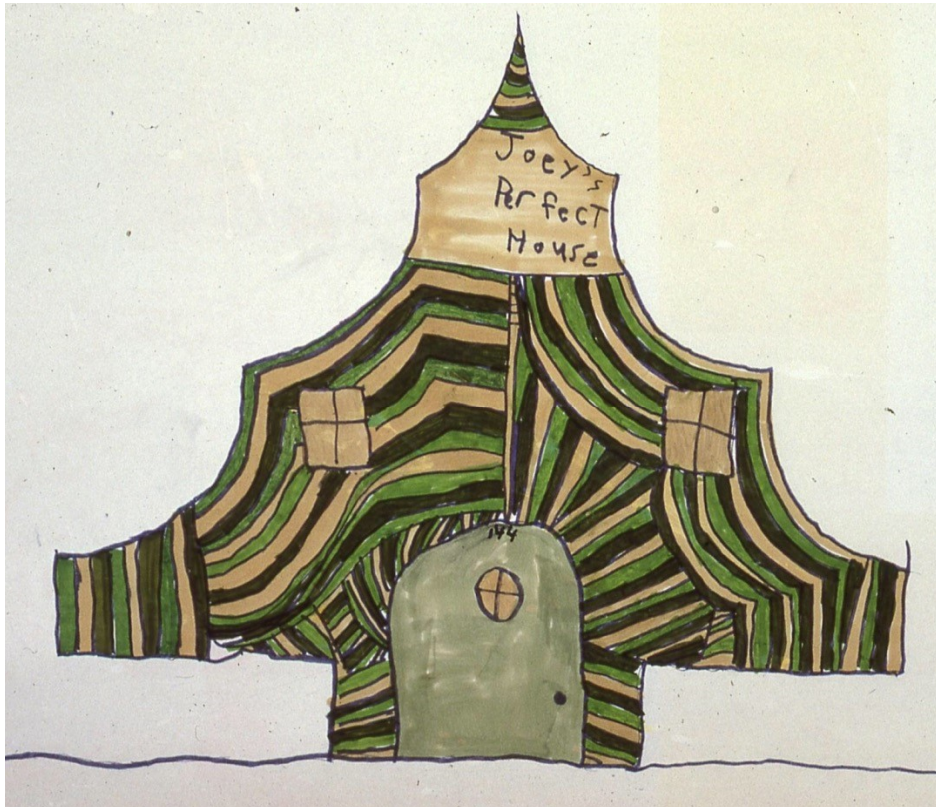
Our focus for my two weeks spent in the school, was to construe a building tour of structures that the kids collectively admired or thought highly of ... for whatever reason. Together we walked about town ... each child picked a building that they admired and then wrote a brief description accompanied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

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

I was in awe.

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

I should go back to architecture school I thought.



Both the Cathedral and our Vestry are endangered, seeking new use and purpose. That quest is ongoing.

So be kind ... to others and to our elder structures. These encompass and describe our past and there is great value in the continued use of our architectural heritage. Make these structures useful again old, can be good.

Best to you for 2023.

Rolf

Guidelines for comment at the January 11, 2023 DRB Special Meeting

The Development Review Board intends to limit public testimony to two minutes for each individual. If people do not feel they can fit their testimony into two minutes, written comments can be accepted before the close of the special meeting. If it appears that there are not many people who want to speak (10-20 people), then the DRB has the ability to let individuals testify a little longer.

January 7, 2023

Mary O'Neil
Department of Permitting & Inspections
City of Burlington

Cc: Joe Magee
Perri Freeman
Mayor Miro Weinberger

Re: Support for the former Cathedral of the Immaculate Conception

Dear Mary and the Development Review Board,

Please save and find a new purpose for the former Cathedral of the Immaculate Conception and the surrounding grounds. It's a beautiful part of our downtown landscape.

From both climate and solid waste perspectives, new buildings are harder on the planet to build than buildings that are already built. And this one is has a lot more to offer to the community than simply avoiding the construction of another building.

I am a long-time Burlington resident (Ward 1), and I'm also on the Board of the historic Champlain Club (former German Club) on Crowley St. (Ward 3). Interesting, thoughtful, diverse, and historic downtown architecture matters... and this property qualifies in all respects. Thank you for considering saving and reusing this building.

Sincerely,

A handwritten signature in black ink that reads "Charlene Wallace". The script is fluid and cursive, with the first name "Charlene" being more prominent than the last name "Wallace".

Charlene Wallace
49 Grove St.
Burlington, VT 05401
chardwallacd@gmail.com
802-363-7439

Alexander J. LaRosa
Burlington Development Review Board
Dept. of Permitting & Inspections
645 Pine Street
Burlington, VT 05401

January 10, 2023

Re: ZP-22-576: Application To Demolish Former Cathedral And Bell Tower

Dear Mr. LaRosa and Members of the Development Review Board,

We are writing to provide additional support for our original submission to the Board, dated December 15, 2022. Specifically, we would like to address the applicant's argument that the rules governing the demolition of historic structures do not apply, because the former cathedral is less than 50 years old.

We believe that the applicant is incorrect. Contrary to its argument, a building which is less than 50 years old may indeed be eligible for listing in the National and State Registers of Historic Places. Section 60.4(g) of title 36, C.F.R., provides that a property "achieving significance within the past 50 years if it is of exceptional importance" will qualify for listing. The Vermont Division of Historic Preservation's Rule 9.4 adopts the federal standards. As explained in our previous letter, there is no question but that, architecturally, the former cathedral is of "exceptional importance."

When evaluating the significance of the cathedral property as part of their review of the adjacent CCTA Transit Center project, municipal staff applied the National Register Criteria for Evaluation. In the attached letter from the Department of Planning and Zoning to CCTA, dated August 29, 2012, staff conclude that "research within our office has indicated that the Cathedral property is historically sensitive and would likely be eligible for historic designation under Criterion G (Properties that have achieved significance within the past fifty years)."

Section 5.4.8 of the city's Comprehensive Development Ordinance states that the demolition 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 ordinance then paraphrases the federal standard inaccurately, omitting the language of subsection 60.4(g) and several other provisions. There is no indication, however, that the city council intended to narrow or eliminate federal criteria for eligibility. The intent was to adopt and mirror the federal standards. As the Vermont Supreme Court has made clear, in interpreting statutory language "[o]ur primary goal is to discern the Legislature's intent." *Daiello v. Town of Vernon*, 2022 VT 32, para. 31. In section 5.4.8, the ordinance expressly states that "[t]he City seeks to preserve... those aspects of the city having... architectural... merit." The diocese's position cannot be squared with that goal.

Thank you for your consideration.

DocuSigned by:
 1/10/2023
D13D13122FDB455...

Devin Colman

On behalf of:

Amy E. Menten
Robert Devino
Carolyn Bates
Jack Menten
Margaret Menten
Jennifer Colman
Karyn Norwood
Liisa Reimann
Louis M. Lionni
Matthew Shoen
Pauline Kehoe
Ronald Wanamaker

Department of Planning and Zoning

149 Church Street, City Hall
Burlington, VT 05401
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Phone: (802) 865-7188
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David White, AICP, Director
Ken Lerner, Assistant Director
Sandrine Thibault, AICP, Comprehensive Planner
Jay Appleton, Senior Programmer
Scott Gustin, AICP, CFM, Senior Planner
Mary O'Neil, AICP, Senior Planner
Nic Anderson, Zoning Clerk
Elsie Tillotson, Department Secretary



August 29, 2012

Mr. Aaron Frank
Assistant General Manager
Chittenden County Transportation Authority
15 Industrial Parkway
Burlington, Vermont 05401

Dear Aaron,

Thank you for meeting with Peter Owens, David White, and me yesterday to discuss the preferred alternative for the transit center. Per your request, we reviewed the material submitted from consultants at Vanasse Hangen Brustlin, Inc. and Diana Parcon relative to the National Register eligibility of the Cathedral of the Immaculate Conception. We were able to share with you supplemental research that recommends the Church and grounds for listing on the National Register of Historic Places. Specific material was photocopied and provided to you from the following documents:

- Blow, David J., Lilian Baker, Carlisle, and Sarah L. Dopp. "Volume I." *Historic Guide to Burlington Neighborhoods*. Vol. I. Burlington, VT: Chittenden County Historical Society, 1991. 41-42. Print.
- Colman, Devin A. "Modernist Architecture in Burlington Vermont." Thesis. University of Vermont Historic Preservation Program, 2006. 128-130. Print.
- Knight, Brian K. *Modern Architecture Survey, Burlington Vermont. Grant 10-01*. Certified Local Government Program, 5 July 2011. Survey Report and Individual Structure Survey Form.

While research within our office has indicated that the Cathedral property is historically sensitive and would likely be eligible for historic designation under Criterion G (Properties that have achieved significance within the past fifty years), we feel that this should not inhibit successful review of your project under the National Environmental Policy Act. While there may be an identified resource within the project area, the plan as proposed is not likely to introduce a significant impact that might negatively affect the property. Quite to the contrary, the eligibility of the cathedral could be embraced during NEPA review, presenting an opportunity to identify, interpret and showcase some of Burlington's more notable architecture. Certainly the proposed transit center is likely to enhance exposure, bringing a larger community to understand the importance of the Cathedral and its grounds.

Respectfully,

A handwritten signature in dark ink, appearing to read "Mary".

Mary O'Neil
Senior Planner

Cc: Stephen L. Carlson, Project Development Manager, CCTA
David E. White, Director of Planning and Zoning
Peter Owens, Director of the Community and Economic Development Office



January 10th, 2023

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

Dear Ms. O'Neil,

I am writing to you today to implore The City of Burlington to deny the application to demolish the cathedral and landscape at 20 Pine Street on the grounds that the building and landscape contain architecture and design of cultural significance that must be preserved as part of the heritage of the City and State. I am asking you to consider this not only as a member of the Stewardship Council of The Cultural Landscape Foundation but also as a former resident of Burlington who experienced firsthand the power of Edward Larrabee Barns and Dan Kiley's work. In my professional capacity, I have told the story many times of walking through the building's grounds as a student and understanding its power and drama long before I knew what a honey locust tree was, or what modernist architecture and landscape architecture were. Kiley's importance as one of the pre-eminent modernist Landscape Architects cannot be overstated and the preservation of one of the only surviving examples of the Vermont resident's work in his home state is paramount. Surely the Diocese in a town as unique and diverse as Burlington can devise a creative way to adapt a new function that will allow the cathedral to survive well into the 21st century?

Sincerely,

Tom Volk

Director Of Landscape Management

Summerhill Landscapes

Cc: Msgr. Peter Routhier, Rev. Msgr. John McDermott

20 Pine Street
Public comments 5

Dear Ms. O'Neil and Mr. Gustin,

I'm writing to urge you to support the creative redevelopment / adaptive reuse of the beautiful and iconic building at 20 Pine St in Burlington. Both the cathedral and Dan Kiley's exquisite landscape design are city treasures that ought to be cared for and valued for the gems that they are. Demolition of this former cathedral would be heartbreaking and ill advised.

I am not a Burlington resident but like many, come to the city for work and leisure. Like those who make the Queen City their home, I find the serene green space coupled with the cathedral building at 20 Pine an important landmark to be cherished and preserved.

Thank you.

Cornelia Emlen
nelsflowers@gmail.com
802-229-4919
Calais, VT

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.

As a former member of Cathedral Parish who long supported that church financially, I am appalled at the idea that such a beautiful and architecturally significant structure should be destroyed. The members of the parish were never in favor of closing, let alone demolishing, this building. It was a decision taken in stages over many years by the Diocesan and Parish clergy with little consultation with parishoners.

I believe the repurposed Cathedral and surrounding park could become an oasis in the midst of the "new" downtown that is slowly emerging in Burlington. Destroying this structure seems both wasteful and disrespectful of its history, a real loss.

Please encourage the owner of this property to give serious consideration to adaptive reuse and not destroy it.

Thank you.

Zsuzsanna Kadas
Shelburne, VT

Ms O'Neil,

I hope your New Year is off to a great start. I'm writing to urge the Development Review Board to vote No to the above referenced Subject. The property is of significant value to the community and should be preserved.

Not only is it important to the History of Landscape Architecture it stands as a monument to the previous Cathedral that was on this site.

Regards,

Robert D. Anderson, PLA, ASLA

Principal

LANDSCAPE ARCHITECTURE TECHNOLOGIES

robert@larhtech.net

www.larchtech.net

p: [703.217.5052](tel:703.217.5052)

To Mary O'Neil

I urge the Board NOT to approve demolition of the Burlington Cathedral at tomorrow's meeting.

Its historic significance is great. Are we to continue, as a society, constantly forgetting our past and demolishing our past? Do you want that on your conscience?

The City's Design Advisory Board voted unanimously against demolition. Please take that decision seriously and confirm that the Burlington Cathedral should NOT be demolished.

Tracy Trisko

Registered Landscape Architect

Dear Ms. O'Neill,

I would like to entreat the Development Review Board to deny approval to demolish the Cathedral of the Immaculate Conception in Burlington along with its significant treed landscape site.

You should know that I am not local to Burlington, and I did not participate in the original design or construction of the project. I am a plain old landscape architect (emeritus) currently residing in Oregon. However, I am moved to write to you because I believe so completely in adaptive re-use and in keeping our urban places vital and connected to history and to each other.

Certainly the Cathedral, together with its site design, is an important artwork worthy of preserving for future generations, but landscape architecture in particular does not grow into its own until decades after its installation. It would be a shame to sacrifice this mature landscape.

Now more than ever, we need to adapt and re-use existing buildings, particularly those so well designed for re-use, in order to avoid wasting materials for which the environment has already paid the high price of manufacture, delivery, and installation. And finally, I am excited, as a landscape architect, an artist, and an urban dweller, by the creative possibilities and creative

energy that is possible in considering new uses of existing buildings. It would be very difficult to design and construct a new building that would have the specific feeling of both the history and the possibility that re-using this building would have, and centering a new use within the mature trees would be priceless.

Thank you for your consideration,

Polly Furr
Landscape Architect
Venice Studio

Dear Ms. Oneil,

I have attached a letter in reference to my strong conviction that The City of Burlington must deny the application to demolish the cathedral and landscape at 20 Pine Street on the grounds that the building and landscape contain architecture and design of cultural significance that must be preserved as part of the heritage of Burlington and The State of Vermont. Please give serious consideration to the adaptive reuse of this landmark.

Sincerely,

Tom Volk



Tom Volk
Director Of Landscape Management
Summerhill Landscapes, Inc.

Tel: 631-725-0005
www.summerhilllandscapes.com

Dear Ms O'Neil,

I have just learned that there is an upcoming vote in the Burlington Zoning Division which may result in the demolition of

Edward Larrabee Barnes' Cathedral. Please, please, please don't let this happen!! Mr. Barnes was one of my visiting critics at Yale in the 1950s. He was a wonderful mentor and a brilliant designer whose low-keyed personality and designs were refreshing and in contrast to the many "star"-chitects of his era and later. The simple barn-like shape of the Cathedral is the epitome of Barnes' architectural philosophy, and

with Kiley's simple landscaping, the combination... beautifully... says VERMONT to me.

Donald Witherill Velsey AIA

1423 Foxhall Rd
District of Columbia 20007

January 10, 2022

Development Review Board
via: Department of Permitting & Inspections
645 Pine St
Burlington, VT 05401
re: proposed demolition of the Cathedral of the Immaculate Conception

Dear DRB members:

As I cannot attend the in-person public hearing on 1/11/2023, I would like to add my voice to the chorus of opposition to the application to demolish the current building and destroy its landscape. Much has been eloquently written by many others as to the importance of this iconic late 20th century building designed by Edward Larrabee Barnes with landscape design by Dan Kiley, both renowned practitioners. At the time of its design and construction, I had the good fortune to have been employed in the Burlington office of Colin P. Lindberg, who provided the local connection to Barnes' office, and had opportunities to assist in the shop drawing and construction review process with the Barnes' construction team.

The Catholic diocese had the insight and foresight to engage a nationally renowned team to design this cathedral to replace the one destroyed by fire several years earlier. The design included the removal of the relatively non-descript former Cathedral High School, which created the opportunity to utilize nearly a full city block. Having made the decision to build the design created by its architect, a design which has been nationally recognized, I believe the diocese needs to accept the wisdom of its predecessors and honor the contribution this building makes to our City, and for the diocese to seek other ways (there are options) to deconsecrate this building, as it has done for other churches in the state of Vermont.

Adaptive reuse of this building will no doubt present some challenges, but unless those challenges have been thoroughly explored and understood, it would be a tragedy to allow the demolition of this iconic structure for the immediate financial gain it might represent for the diocese.

Please, at the very least, require a thorough review of what the options and challenges of maintaining this building and its integral landscape would be, prior to even thinking about allowing its demolition. It's too precious to tear down.

Sincerely,



Bob Duncan, RA, AIA



Cathedral of the Immaculate Conception reflections

In the eighties I spent time with 9 students at the Barnes School (now the sustainability academy) The kids ranged in age from 6 to 12 and I conducted a "class" on the architecture of Burlington ... freewheeling, chaotic and fun ... an education for me and my esteem for the teaching profession rose dramatically.

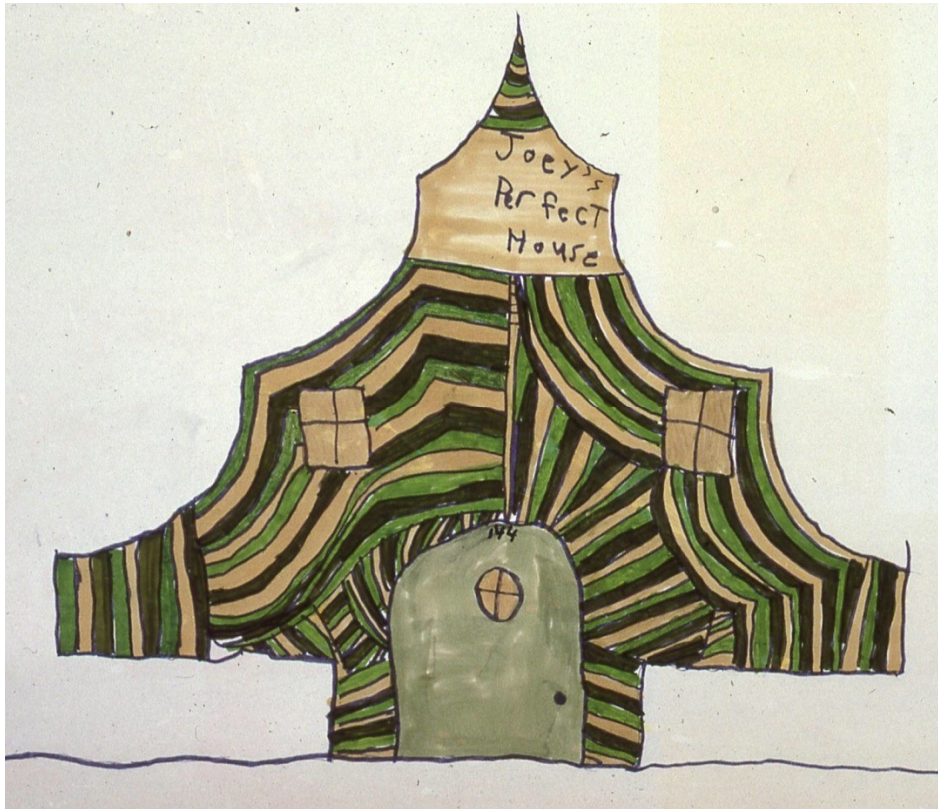
Our focus for my two weeks spent in the school, was to construe a building tour of structures that the kids collectively admired or thought highly of ... for whatever reason. Together we walked about town ... each child picked a building that they admired and then wrote a brief description accompanied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

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

I was in awe.

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

I should go back to architecture school I thought.



Both the Cathedral and our Vestry are endangered, seeking new use and purpose. That quest is ongoing.

So be kind ... to others and to our elder structures. These encompass and describe our past and there is great value in the continued use of our architectural heritage. Make these structures useful again old, can be good.

Best to you for 2023.

Rolf

Burlington Development Review Board

Department of Permitting & Inspections
645 Pine Street
Burlington, VT 05401
www.burlingtonvt.gov/DPI/DRB
Telephone: (802) 865-7188
Fax (802) 863-0466

AJ LaRosa
Caitlin Halpert
Geoff Hand
Brooks McArthur
Brad Rabinowitz
Leo Sprinzen
Chase Taylor
Sean McKenzie, (Alternate)
Emily O'Hara (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD Special Meeting Wednesday, January 11, 2023, 5:00 PM AGENDA

In Person Meeting, Front Conference Room at 645 Pine Street

I. Agenda II. Communications III. Public Hearing

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

Alternative compliance review for the 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) *Continued public hearing.*

Approve

IV. Adjournment

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/drb/agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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.

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 Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

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Burlington Development Review Board

Department of Permitting & Inspections

645 Pine Street

Burlington, VT 05401

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Emily O'Hara (Alternate)



BURLINGTON DEVELOPMENT REVIEW BOARD

Special Meeting

Wednesday, January 11, 2023, 5:00 PM

MINUTES

In Person (at 645 Pine Street) Meeting

Board Members Present: All members were in person. AJ LaRosa, Caitlin Halpert, Brooks McArthur, Brad Rabinowitz, Leo Sprinzen, and Chase Taylor

Board Members Absent: Geoff Hand, Sean McKenzie, and Emily O'Hara

Staff Members Present: Scott Gustin, Mary O'Neil, and Joseph Cava

- I. Agenda
- II. Communications
- III. Public Hearing

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

Alternative compliance review for the 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) *Continued public hearing.*

John Caulo, Jim Langan, Reverend Monsignor Peter Routhier, Patricia Rose Shereen, Andrew Simon, Timothy Parker, Devin Coleman, Jay White, Marge Allard, Scott Newman, John Mahoney, Celina Barton, Erik Esselstyn, Celina Barton, Colin Lindberg, Ron Wanamaker, David Mount, Sharon Bushor, Jack Menten, Michael Wisniewski: Sworn in.

AJ LaRosa: This is a continued public hearing from the 12/20/22 DRB meeting. We took evidence from the applicant at the previous meeting and convened this special meeting with the intent of taking public feedback. We will be giving members of the public two minutes to speak, and we will now open the floor to public comment.

Patricia Rose Shereen: Just to clarify, the Catholic Diocese is filing this application to demolish their own church? I donated the surrounding houses to the Catholic diocese.

AJ LaRosa: Correct, this application only proposes the demolition of the existing church building, bell tower, parking lot, and sidewalks.

Andrew Simon: This meeting room is equipped to offer a remote option. I am concerned about limiting opportunity for public comment. I am here to say I support the preservation of the existing building and site. I recommend using the site for municipal conversion working in conjunction with the agency of environmental conservation.

AJ LaRosa: Can you submit the letter you read from for the board's review?

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 Zoning Division at least 72 hours in advance so that proper accommodations can be arranged. For information call 865-7188 (TTY users: 865-7142).

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Andrew Simon: Yes.

Timothy Parker: I submitted a letter, but I wanted to come speak in person. I am an architectural historian and professor at Norwich, and I would never second guess the intentions of the de-consecration and demolition of this site, but the opposition presents an opportunity and responsibility to create a collaborative effort for the accrued value that this site provides.

Devin Coleman: This is an end run of the zoning ordinance to demolish this building for an unnamed buyer to redevelop the site. The City rejected a similar application last year because it included no redevelopment.

Scott Gustin: The application last year was withdrawn. No action was taken on it.

AJ LaRosa: What do you know about the status of the property?

Devin Coleman: The previous application was filed in December 2020. There has been no alter in the building since 2019. The absence of an alter implies that de-consecration has already occurred stripping the facility of its religious use. This would move beyond the issue presented to exercise religious freedom to demolish their own property.

Jay White: I have spent my career adaptively repurposing buildings such as this since 1974. The building itself could serve a variety of purposes to address issues like homelessness and drug addiction while the adjoining parking lot could be used for the creation of a new building or development. The guidelines stipulated under VSA 4413 allows for religious exemptions from City zoning regulations, but this does not apply because the current use is not religious as presented by the sale of the property.

Marge Allard: I have been a parishioner of this church since the late 1940s and I support the reuse of this building and site for office spaces that could serve community groups.

Scott Newman: I am a historic preservation professional specializing in Section 106, Section 4(f), and ACT 250 review. Burlington needs the optimism that this site provides. The cathedral is an important part of how people interpret the downtown which has already lost so many historic buildings due to urban renewal.

John Mahoney: I grew up in the cathedral's parish and have vivid memories of the fire that destroyed the original church building. Please don't open these emotional wounds of the not so distant past. Institutions like Champlain College needs event venues that sites like this could provide. Another reuse could be a daycare to address the challenges of growing families. This is a reflection of the catholic faith, and the public does not know what beauty this space provides, and the faith at this time is only concerned with the bottom line.

Celina Barton: I've brought a qualified buyer to the table to adaptively reuse the property, but we have not received any responses back from the church parish, the sellers, to access the building. Please work with us to revision the existing site to move forward in friendship. Please reach out to work with us rather than deciding on a plan that wipes the site clean.

AJ LaRosa: I'd like to remind the public that there is a two minute time allotment and that speakers should address the Board. The DRB is not here to be entangled in a fight between the public and the sellers.

Erik Esselstyn: Sixty years ago I worked in Downtown Boston, and nothing was better than taking a break in the outdoors at the marina or public gardens for picnics. It lifts my heart to see children

playing in City Hall Park. Unfortunately, Burlington has a history of clearing undesirable neighborhoods, and I hope the DRB looks at the vision of this site as it currently exists.

Celina Barton: As a young person, Burlington is a beautiful place, and the architecture of this site and planned landscape presents the opportunity for so much more. It is a really beautiful thing for Vermont and Burlington to have, and its loss would forever change the surrounding environment.

Colin Lindberg: I would like to provide a different approach. I was contracted by the parish to design and build a new building almost 50 years ago. The parish has given access to the park's site for over 40 years. Developers create buildings and costs that do not leave room for open space as the site currently provides. The City's involvement is absolutely critical to have trust and faith to work with the parish for what the site could be.

Ron Wanamaker: I am a member of Preservation Burlington and the Design Advisory Board (DAB). I recused myself from the proceedings on the DAB, but the parish has not been engaged on working with the public to address what this site means to Burlington. It is a beautiful greenspace and there hasn't been much back and forth with the parish. There is no plan in place, and the pit across the street is a representation of the dangers of not having a plan in place for the redevelopment.

David Mount: A few weeks ago I went to Portsmouth which reminds me of Burlington, however, I don't see the same problems there that I see here. The problem with repurposing these old buildings is it leads to nefarious and unscrupulous activities. Look no further than other sites around Burlington like the old YMCA building, City Hall Park, and Memorial Auditorium that are covered in graffiti and littered with needles.

Sharon Bushor: I am a resident of Burlington and a devout parishioner of this cathedral. I feel strongly that this building shouldn't be demolished. The healing process didn't happen when the old cathedral burned down, and there won't be any closure by demolishing this building. We have limited resources, but this is not a demolition by neglect as presented in other projects that come before the DRB. This is a sound structure and the profound amounts of plantings this site has provides peace for the public. Other countries don't tear down their old buildings, they repurpose them to serve a new purpose, and this property is no exception.

Jack Menten: I have been a resident of Burlington for over 25 years, and I'm here to share thoughts on the fine balance between City planning and smart aesthetics. I have always appreciated the value of urban settings that provide this mentioned balance. This building is no exception as to the redundant purpose as a church and can be adaptively reused. Please spare this building.

Michael Wisniewski: For my 70th Birthday my partner and I went down to New Orleans where we stayed at a similar church that had been repurposed into a hotel. Redevelopment is a transformative process and way to retain what exists to serve a more useful life.

AJ LaRosa: Hearing no additional public feedback, I invite the applicant up for follow up questions.

John Caulo: One of the great things about living in Burlington is the passion on issues like this. I find the staff report to be logical showing the compliance of the use of the site. Religious accommodation under VSA 4413 is fundamental to prevent the interference from state and municipal regulatory agencies. Historic preservation doesn't apply here because it is in stark contrast of what the City ordinance defines as historic, and is not listed as such. It is unclear whether the Department of the Interior has accepted any applications concerning this property. This creates wrongful inclusiveness and the community hasn't backed up this project with any evidence against the demolition. This is the church parish's decision only. We may not agree, but we are here based on the law, not public opinion.

AJ LaRosa: How does the 2019 de-consecration impact this application?

Jim Langan: The idea or fact that this is classified as a religious space has not been taken lightly by the parish to demolish this site. The ultimate idea for demolition is to prevent the site from being used in a way that the parish does not deem fit.

Brad Rabinowitz: We've heard a lot of testimony, but what we haven't heard is a parishioner saying that this building needs to be removed.

Jim Langan: Peter Routhier spoke to this and has submitted letters about the advocacy of this project, so the parish has addressed this.

Brooks McArthur: What is the intended functional use of this property?

Jim Langan: The language of VSA 4413 is clear and says the City cannot regulate certain church uses and upholds the church's decision to raze the building demolish the site.

AJ LaRosa: This is the question, what is the functional use of the property?

Jim Langan: To deny this application, would deny the church's right under VSA 4413.

AJ LaRosa: We're trying to understand the functional use of the property following the demolition of the church.

Leo Sprinzen: Can you de-consecrate something that isn't classified as a religious institution?

Peter Routhier: When we speak of de-consecration, we conduct a ceremony to remove the artifacts and cease the intended function of the facility. A consecration takes place when oil is smeared on the wall. Using the site for an alternative purpose would be appalling to the Catholic faith and would be a defamation to the intended use of the property. If it became a public space, it could be host to any sort of use.

AJ LaRosa: People have argued that VSA 4413 may not apply.

Jim Langan: For Burlington zoning regulations, this building has not attained an age of 50 years to meet the historic guidelines, and therefore, VSA 4413 does apply.

John Caulo: The limited uses of municipal review under VSA 4413 includes the landscaping encompassed by the grove of honey locust trees. That's why they are to remain.

Leo Sprizen: The Secretary of the Interior would classify the site's use as religious, but currently, the site is a vacant building.

Peter Routhier: I was ordained as the first priest in this building in 1978 when it was opened.

Leo Sprinzen: Was it the intention for the parish to sell the building in 2018/19 when the site was de-consecrated?

Jim Langan: I was not privy to this at the time of the listing for sale.

Brad Rabinowitz: What will happen to the site after the building is demolished? Obviously there is a lot of sentiment from the community about this site, and zoning does have purview on what happens next with the site's development.

John Caulo: Not too long ago in 2019, the planning department created the form based code in the downtown, and the property should have been exempted.

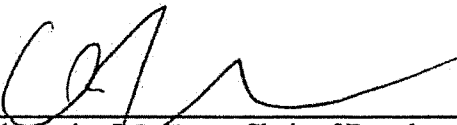
Brad Rabinowitz: So there was no thought to what happens with this site for redevelopment?

Leo Sprinzen: The future use of the site is subject to zoning review.

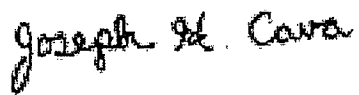
AJ LaRosa: Hearing no additional questions or comments, I move we close the public hearing on this item and enter deliberative session.

Caitlin Halpert: Motioned to approve the application for demolition, Brooks McArthur 2nd. Vote 4-2. Motion carries.

IV. Adjournment
6:45 PM.



Alexander J. LaRosa, Chair of Development Review Board
1/26/23
Date



Joseph H. Cava, Permitting & Inspections Permit Technician
1-20-23
Date

Plans may be viewed upon request by contacting the Department of Permitting & Inspections between the hours of 8:00 a.m. and 4:30 p.m. Participation in the DRB proceeding is a prerequisite to the right to take any subsequent appeal. Please note that ANYTHING submitted to the Zoning office is considered public and cannot be kept confidential. This may not be the final order in which items will be heard. Please view final Agenda, at www.burlingtonvt.gov/dpi/dr/ agendas or the office notice board, one week before the hearing for the order in which items will be heard.

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.