PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2026-00195

Effective Date: 5/20/2026

Project Address: 1000 St Anne Street

Issued to: Jessica Quijano
113 S Fourth Ave.
Ann Arbor, MI 48104

Historic District: Ste. Anne's Parish Complex

Description of Work:
(continued on next page)

At the basilica/church and rectory, replace all basement windows/infill with masonry infill, recessed to the face of existing/former window frame
• At wellness center/convent, at one basement window replace one plywood panel infill with new plywood panel and cover with adhered sheet metal, prefinished to match existing aluminum panning, and cut around existing piping
• At the basilica/church, in the sacristy, replace three wood windows with new replica, custom wood windows
• At the rectory building, replace two wood windows with new wood windows
• At the wellness center/convent building rooftop dormer, replace wood windows with new wood windows

With the Conditions that:
(continued on next page)

- With respect to the three windows proposed for replacement at the basilica/church's sacristy area, staff will be afforded the opportunity to review and approve the final specifications and shop drawings for the new windows prior to their installation
- With respect to the basement windows proposed for infill, the infill will be recessed to achieve a shadow line, and the stone used in the construction will be colored differently than the original.

COA

Application Number: HDC2026-00195

Description of Work:

N/A

COA

With the Conditions that:

- With respect to the replacement of brickmould at the rectory building, the applicant shall provide photo documentation of the brickmould for each window proposed for the new sashes to HDC staff upon the removal of the aluminum panning/prior to the installation of the new sashes. Staff shall be afforded the opportunity to review the condition of the brickmould and shall approve its replacement with new wood brickmould that matches the original if they determine that historic brickmould does not exist or if historic brickmould exists but is deteriorated beyond repair. If the documentation indicates that the historic brickmould remains beneath the current aluminum panning and staff determines that it is not deteriorated beyond repair, it shall be retained and repaired in kind where necessary.

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Jennifer 260521JR

Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

April 20, 2026

From: Jessica Quijano, AIA

To: Detroit Historic District Commission

RE: Ste. Anne de Detroit: Exterior Restoration and Rehabilitation
1000 St Anne St
Detroit, MI 48216
Local Historic District: Ste. Anne's Parish Complex

Subject: HDC Application for Ste. Anne de Detroit: Exterior Restoration - Request for COA revision, Historic Wood Windows, Replacement Windows, and Basement Masonry Openings

Ste. Anne de Detroit is the second oldest continuously operating Catholic parish in the United States. The present church structure, built in 1886, is the eighth church building constructed for the parish, and contains many artifacts from the previous church which was built in 1818 during the tenure of Father Gabriel Richard. The church and its related buildings within the historic district have been in continuous use for about 140 years. The historic site and multiple buildings have suffered from years of deferred maintenance, as well as inappropriate yet well-intentioned repairs/upgrades.

As part of a unique and innovative funding model, supported by the Vatican, Ste. Anne's now has the resources needed to undergo a comprehensive restoration and rehabilitation of the historic church, chapel, rectory, convent (present-day wellness center), and parish hall buildings and the campus, in partnership with the new/current Owner.

The Owner has engaged a design team led by Resendes Design Group (RDG), including HopkinsBurns Design Studio (HBDS) as the historic preservation architect, and partnering with The Christman Company (TCC) as the construction manager.

The proposed project is a comprehensive exterior restoration of the historic church, chapel, rectory, convent (present-day wellness center), and parish hall buildings. After the restoration and rehabilitation is complete, Ste. Anne's future as a continued place of sacred worship, cornerstone of the vibrant multi-ethnic community, and historical landmark in southeast Michigan will be secured for generations to come.

This current HDC application includes the following selection of scope of work items and a request of the HDC: Restoration of historic wood windows; Replacement of existing wood windows that are deteriorated beyond repair with new compatible wood windows; Infill of basement masonry openings with new masonry infill that is recessed from the plane of the surrounding foundation wall; and a request of the HDC to revise the COA issued on 04/15/26 to remove the two conditions pertaining to proposed work at the Parish Hall building.

REQUEST OF THE HDC TO REVISE THE COA ISSUED ON 04/15/26:

A Certificate of Appropriateness (COA) for HDC Application #HDC2026-00107 was issued on 04/15/26. These two conditions pertain to scope of work directly related to the Parish Hall building (copied below):

Conditions:
1. The applicant shall submit drawings to HDC staff which outline details re: the dimensions, materials and footprint of the new Parish Hall connector and screen wall addition for review and approval prior to the issuance of the permit. The drawings must clearly indicate the dimensions, materials and footprint of the new wall and addition. Also, clearly indicate how the addition and wall will interact with Parish Hall and the Rectory building.
2. HDC staff shall be afforded the opportunity to review product cutsheets for the replacement columns proposed at the Parish Hall building's second story front facade porch prior to the issuance of the project's permit.

It is the project team's intent for work on the Parish Hall building to be completed concurrently with the other buildings on site; however, work directly related to this specific building is currently paused/deferred scope until additional funds are secured. The project team is requesting that the HDC modify/remove these two conditions. We do not intend to apply for a building permit for this building at this time; thus, this future scope of work should not hold up/delay other already approved work. It is the project team's full intent to submit the items specified by the referenced conditions to the HDC for review and approval prior to applying for any building permits pertaining to work at the Parish Hall Building.

EXISTING HISTORIC WINDOWS ASSESSMENT AND PROPOSED TREATMENTS:
HopkinsBurns Design Studio (HBDS) conducted field investigations of historic window units that remain at the historic buildings on site, including the Basilica (sacristy), Rectory, Parish Hall, and Wellness Center. The following narrative and images document HBDS's findings and assessment.

Basilica (sacristy):
Three historic wood double-hung windows (#203, #204, and #205) at 2nd floor, west elevation. Custom in-kind wood double hung windows proposed for replacement.

Existing Conditions:
Window #203
Sill:
- Deeply split/checked.

Frame:
- Bottom 8" at both sides are split, rotted, and twisted from long-term moisture saturation. Dutchman repair is unlikely to result in sound functional frame; likely to impede sash operation.
- Parting stops, overall, are deeply checked, twisted, and have shrunk.
- Bottom 8" of brickmold at both sides are deeply checked and split.

Upper Sash:
- Meeting rail ends at both sides are deeply checked, rotted, and show evidence of shrinkage at joints which indicates breakdown of internal fiber structure. Structural integrity of joints has been lost.
- Side rail ends at both sides are deeply checked, split at joints with meeting rail, and are vertically displaced, resulting in failure. Structural integrity of joints has been lost.
- All wood tracery is deeply checked and dried out, extensive cracks exist parallel to grain, and the ends of tracery have shrunk away from the right-hand/south side rail. Inadequate previous repairs of tracery "points" evident and failing (glued-on pieces of wood and/or built-up with putty).

Lower Sash:
- Bottom rail along its length is deeply checked and the wood is dried out. Bottom rail ends at both sides are deeply checked and show evidence of shrinkage at joints which indicates breakdown of internal fiber structure. Structural integrity of joints has been lost.
- The left-hand/north side rail is deeply checked over half of its length. Side rail ends at both sides are deeply checked at joints with bottom rail. Structural integrity of joints has been lost.

Window #204
Sill:
- Deeply split/checked, as well as deep surface deterioration.

Frame:
- Bottom 6" at both sides are split, rotted, and twisted from long-term moisture saturation. Dutchman repair is unlikely to result in sound functional frame; likely to impede sash operation.
- Parting stops, overall, are deeply checked, twisted, and have shrunk.
- Bottom 8"-12" of brickmold at both sides are deeply checked and split.

Upper Sash:
- Meeting rail is sagged at center which prevents proper locking.
- Meeting rail ends at both sides are checked and rotted. This checking extends to interior of component.
- Side rail ends at both sides are deeply checked, split at joints with meeting rail, and are vertically displaced, resulting in failure. Structural integrity of joints has been lost.
- All wood tracery is deeply checked and dried out, extensive cracks exist parallel to grain, pieces are missing, and ends of tracery have shrunk away from the side rails at both sides. Inadequate previous repairs of tracery "points" evident and failing (glued-on pieces of wood and/or built-up with putty).

Lower Sash:
- Bottom rail along its length is deeply checked and the wood is dried out. A large deep diagonal check is evident with many additional smaller checks present, too. Splits at joints with side rails exist at both sides. Structural integrity of joints has been lost.
- Side rail ends at both sides are deeply checked at joints with bottom rail as well as several inches up. Structural integrity of joints has been lost.

Window #205
Sill:
- Deeply split/checked, as well as deep surface deterioration.

Frame:
- Bottom 8" at both sides are split and rotted. Dutchman repair is unlikely to result in sound functional frame; likely to impede sash operation.
- Parting stops, overall, are deeply checked, twisted, and have shrunk.
- Bottom 2"-8" of brickmold at both sides are deeply checked and split.

Upper Sash:
- Meeting rail is sagged at center which prevents proper locking.
- Meeting rail ends at both sides are deeply checked, rotted, and show evidence of shrinkage at joints which indicates breakdown of internal fiber structure. Structural integrity of joints has been lost.
- Side rail ends at both sides are deeply checked, split at joints with meeting rail, and are vertically displaced, resulting in failure. Structural integrity of joints has been lost.
- All wood tracery is deeply checked and dried out, many cracks exist parallel to grain, and the ends of tracery have shrunk away from side rails on both sides.Inadequate previous repairs of tracery "points" evident and failing (glued-on pieces of wood and/or built-up with putty).

Lower Sash:
- Bottom rail along its length is deeply and extensively checked and the wood is dried out. Bottom rail ends at both sides are deeply checked and show evidence of shrinkage at joints which indicates breakdown of internal fiber structure. Structural integrity of joints has been lost.
- Bottom 6"-8" of side rails are deeply checked. Side rails ends at both sides are deeply checked at joints with bottom rail. Structural integrity of joints has been lost.

Assessment and Proposed Treatment:
Windows #203, #204, and #205 are in very similar condition which is deteriorated beyond repair. The extent, depth and quantity of deterioration at each window is such that the quantity of dutchman and epoxy repairs would be so numerous that they are not likely to result in a sound functional window unit, and not likely to withstand the test of time. Also, while it may be possible to repair individual deteriorated window components, repair of deterioration beyond a certain level/extent - like that exhibited by these three windows - is not practical or reasonable. Replacement in kind, of an entire window that is too deteriorated to repair, using the physical evidence as a model for reproduction complies with the Secretary of the Interior's Standards and Guidelines.

The existing historic wood windows will be retained and documented as a model for the new reproduction replacement windows. Existing historic masonry openings will remain. The proposed custom replacement wood windows will match the historic wood windows in design (size, pane configuration, trim details, planar and reflective qualities), color, and materials. Per the Detroit HDC Guidelines for Historic Wood Windows, the dimensions of the custom replacement wood window components (the rails, stiles, and muntins) will match the dimensions of the original window components.

Where sound/intact, existing historic glass panes will be retained and reused/reinstalled as part of the replacement window unit. Where sound/intact, existing historic brickmold will be retained and reused/reinstalled as part of the replacement window unit. New in-kind brickmold that matches existing historic brickmold in design (size

and profile), color, and material will be used where additional material is needed.

Photographs:

Photographs provided below. See separate attached document for addtional detail photographs of existing window conditions.

Drawings:

Detail drawings are not provided at this time, but will be provided to HDC staff for review. Per the Detroit HDC Guidelines for Historic Wood Windows and Replacement Windows:

- The new windows will match the original windows in operation (double hung).
- The pattern of lites in the replacement window will match that in the original window (custom curved tracery).
- The dimensions of the replacement window components (rails, stiles, and muntins) will match the dimensions of the original window components.
    - The existing historic wood windows will be retained and documented by the window restoration contractor as a model for the new custom reproduction replacement windows. Shop drawings of these three custom replacement wood double hung windows will be provided to HDC staff for review and confirmation.
- These multipaned original windows will be replaced with true divided lite windows.
- The color of the new replacement windows will match that of the existing historic windows.
- The material of the new replacement windows will match that of the existing historic windows (wood).



View of existing historic wood window #203 at Basilica (sacristy), 2nd floor, west elevation.



View of existing historic wood window #204 at Basilica (sacristy), 2nd floor, west elevation.



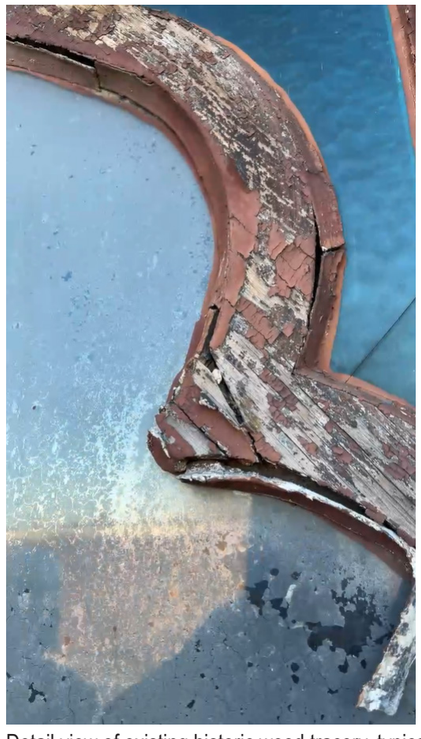
View of existing historic wood window #205 at Basilica (sacristy), 2nd floor, west elevation.



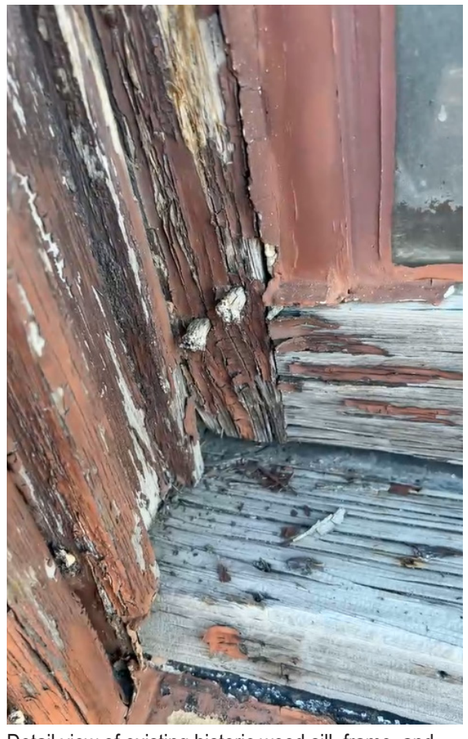
Detail view of existing historic wood upper sash and frame, typical condition.



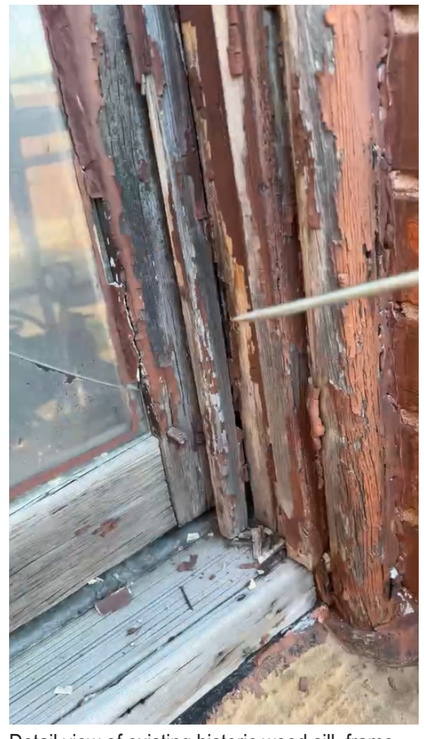
Detail view of existing historic wood upper sash components and frame, typical condition.



Detail view of existing historic wood tracery, typical condition.



Detail view of existing historic wood sill, frame, and lower sash components, typical condition.



Detail view of existing historic wood sill, frame, and lower sash components, typical condition.

EXISTING HISTORIC WINDOWS ASSESSMENT AND PROPOSED TREATMENTS:
HopkinsBurns Design Studio (HBDS) conducted field investigations of historic window units that remain at the historic buildings on site, including the Basilica (sacristy), Rectory, Parish Hall, and Wellness Center. The following narrative and images document HBDS's findings and assessment.

Rectory:
Historic wood double-hung window (#103) at 1st floor, south elevation. MARVIN Ultimate Wood Single Hung window proposed for replacement.

Historic wood french casement window, 2 wide/5 high lite pattern each sash (#104) at 1st floor, south elevation. MARVIN Ultimate Wood French Casement Inswing window proposed for replacement.

Historic wood double-hung windows (#121, #105, and #106) at 1st floor, south and east elevations (at one-story bump-out/rear porch). Revised scope of work: Previously proposed for replacement (04/08/26 HDC meeting). Revised as proposed for restoration of existing wood windows (05/13/26 HDC meeting).

Historic wood double-hung windows (#118A/B, #119, #120A/B, and #122) at 1st floor, north elevation. Revised scope of work: Previously proposed for replacement (04/08/26 HDC meeting). Revised as proposed for restoration of existing wood windows (05/13/26 HDC meeting).

Existing Conditions:
Window #103
Sill:
- Deeply and extensively split/checked and splintered. Surfaces are deeply oxidized. Material integrity is poor.

Frame:
- Bottom 6" at both sides are checked.
- Parting stops, overall, are loose and have shrunk.
- Bottom 1" of brickmold at both sides are checked and split.

Upper Sash:
- Meeting rail bottom ends at both sides are deeply checked/split, rotted, and show evidence of shrinkage at joints which indicates breakdown of internal fiber structure. Structural integrity of joints has been lost. Glazing rabbets are deeply oxidized with some rot.
- Side rail ends at both sides are deeply checked and split at joints with meeting rail. Areas of missing wood have compromised the structural integrity of the pegged mortise and tenon joints. Checking continues several inches above the meeting rail. Glazing rabbets deeply oxidized with some rot.
- Joints between meeting rail and side rails at both sides have split, failed, and are vertically displaced. Structural integrity of joints has been lost.

Lower Sash:
- Bottom rail exterior has deep horizontal split along the full length of the rail, is deeply and extensively checked, and the wood is deeply dried out and oxidized. A corresponding horizontal split is visible on the interior of the component. Bottom rail ends on both sides are deeply checked and show evidence of shrinkage at joints which indicates breakdown of internal fiber structure. Structural integrity of joints has been lost. Rotting is evident at exterior and interior. Glazing rabbets are deeply oxidized with some rot.
- Side rail ends at both sides are deeply checked at joints with bottom rail. Structural integrity of joints has been lost. Rotting is evident at exterior and interior. Glazing rabbets are deeply oxidized with some rot.

Window #104
Sill:
- Deeply split/checked, with deep surface deterioration. Splits are 1" deep or more, with loss of material deep into each split. Material integrity of sill is severely compromised, and splinters of wood are easily displaced.

Frame:
- Bottom 12" at both sides are deeply split with rot at the bottom. Some checking continues up to 24" above the sill.
- Bottom 2" of brickmold at both sides are deeply checked and split. At both sides, brickmold is also twisted and pulled away from frame at bottom.

Sashes:
- All side rails area deeply checked at joints with bottom rail, with loss of structural integrity, extending several inches up. Rails are warped at bottom, preventing full closure, with a gap of approximately ¾" at the bottom. Glazing rabbets are checked with areas of missing wood and pockets of rot.
- Bottom rails are deeply and extensively checked, and wood is significantly dried out over their whole length, with splits at joints with side rails. Structural integrity of joints has been lost. Glazing rabbets are deteriorated and deeply oxidized. Rails are rotted at bottom edges at intersection with wood drips. Sealant has been smeared over some damage. Bottom rail is warped away at the center closure.
- Bottom wood drips at bottom rails are partially detached, deeply spit and oxidized, and have lost almost all material integrity. Splinters of wood break away at the slightest touch. Some deterioration is evident at interior, which is heavily covered with paint.
- Retrofit ad-hoc exterior weatherstripping has been applied at jambs, which appears to cover up deteriorated wood. This has contributed to deterioration of side rails at jambs by trapping water.
- Muntins are split/checked and dried out, especially at the bottom rail. Heavily oxidized wood has been painted over.

Assessment and Proposed Treatment:
Windows #103 and #104 are deteriorated beyond repair. The extent, depth and quantity of deterioration at each window is such that the quantity and extent of repairs would be so numerous that they are not likely to result in a sound functional window unit, and not likely to withstand the test of time. Also, while it may be possible to repair individual deteriorated window components, repair of deterioration beyond a certain level/extent - like that exhibited by these three windows - is not practical or reasonable. Replacement of an entire window that is too deteriorated to repair with a new window that is compatible with the historic character of the building complies with the Secretary of the Interior's Standards and Guidelines.

Existing historic masonry openings will remain. The proposed replacement wood windows will match the historic wood windows in design (size, pane configuration, trim details, planar and reflective qualities), color, and materials.

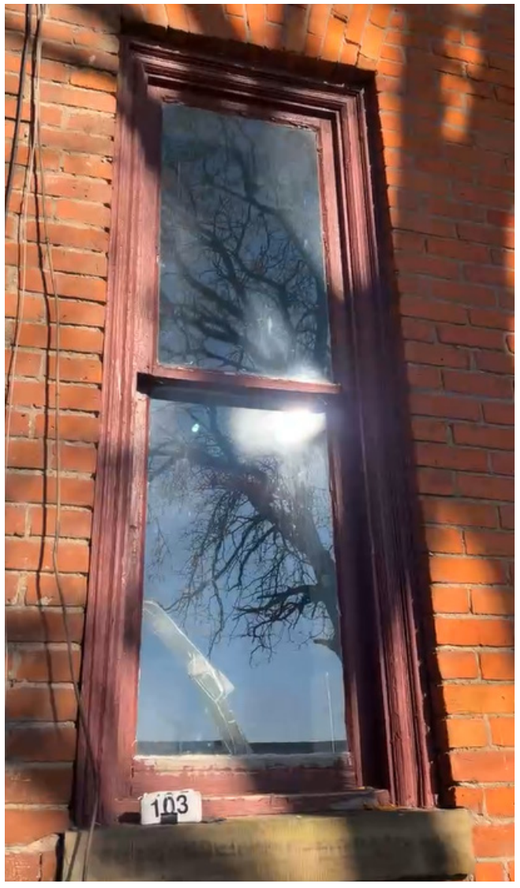
Per the Detroit HDC Guidelines for Historic Wood Windows, the dimensions of the replacement wood window components (the rails, stiles, and muntins) will very closely match the dimensions of the original window components.

Where sound/intact, existing historic brickmold will be retained and reused/reinstalled as part of the replacement window unit. New in-kind brickmold that matches existing historic brickmold in design (size and profile), color, and material will be used where additional material is needed.

Photographs:
Photographs provided below. See separate attached document for addtional detail photographs of existing window conditions.

Drawings:
Detail drawings are provided below.
- The new windows will match the original windows in operation (#103: double hung; #104: french casement inswing).
- The pattern of lites in the replacement window will match that in the original window (2 wide/5 high each sash).
- The dimensions of the replacement window components (rails, stiles, and muntins) will very closely match the dimensions of the original window components.

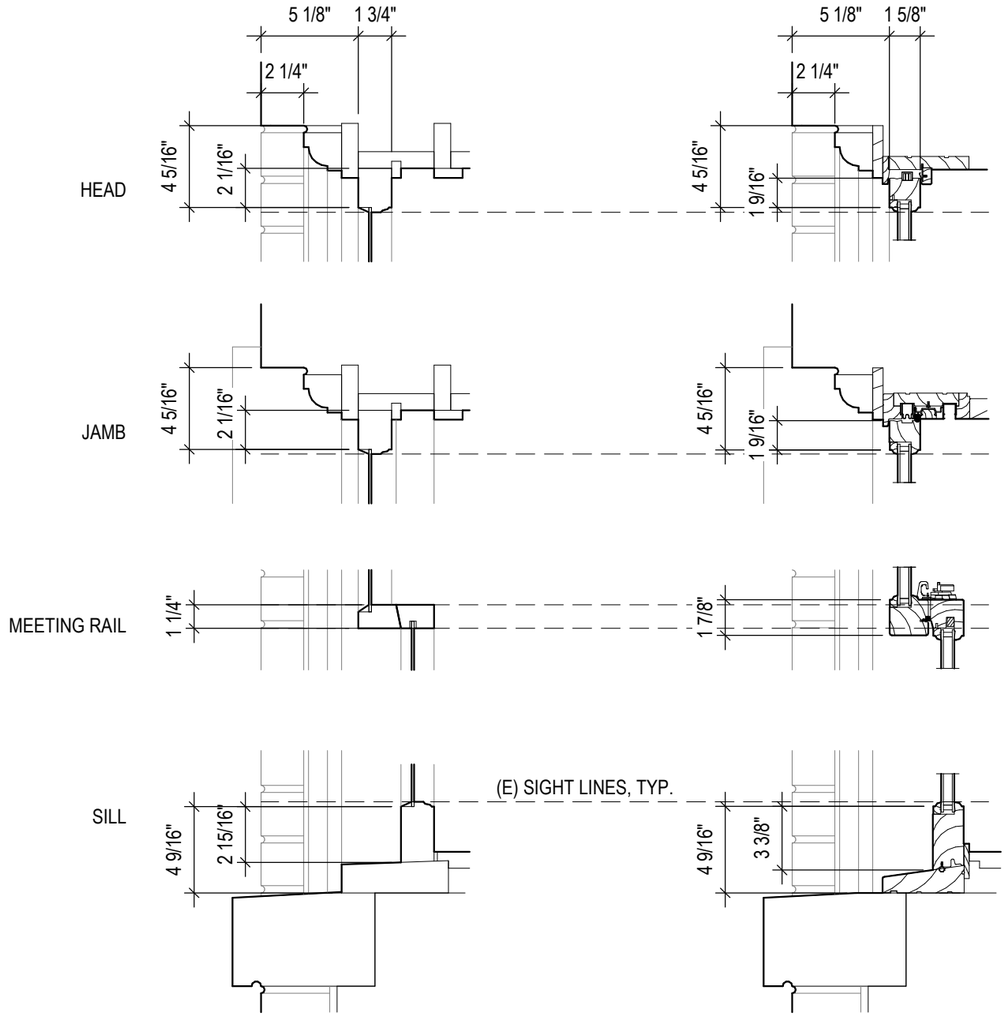
  - Although not an exact match, the new MARVIN window components very closely match the dimensions of the original window components. As proposed, the design/installation of the replacement windows maintains the distance from brick jamb to visible glass edge, thus keeping the daylight opening (sightline shown on drawings) dimensions the same as or very close to the historic.
- The multipaned original sashes of #104 will be replaced with sashes with simulated divided lite with spacer bars.
- The color of the new replacement windows will match that of the existing historic windows.
- The material of the new replacement windows will match that of the existing historic windows (wood).



View of existing historic wood window #103 at Rectory, 1st floor, south elevation.



View of existing historic wood window #104 at Rectory, 1st floor, south elevation.

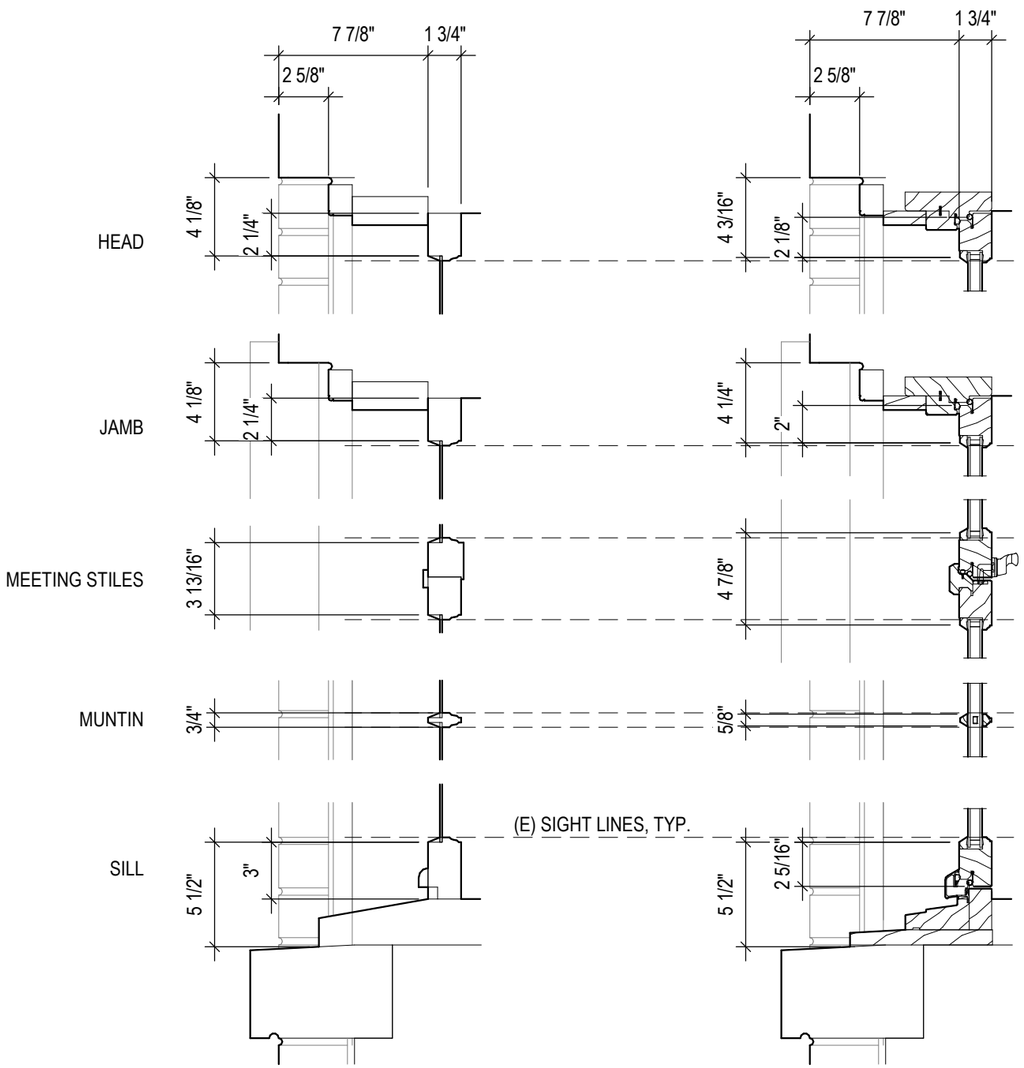


(E) WINDOW 103
SCALE: 1 1/2" = 1'-0"

(N) WINDOW 103
SCALE: 1 1/2" = 1'-0"

rdg
RESENDES DESIGN GROUP

HopkinsBurns
DESIGN STUDIO



(E) WINDOW 104
SCALE: 1 1/2" = 1'-0"

(N) WINDOW 104
SCALE: 1 1/2" = 1'-0"

Windows #121, #105, #106, #118A/B, #119, #120A/B, and #122

Proposed scope of work is to restore existing historic windows. Where sound/intact, existing historic brickmold will be retained and reused/reinstalled as part of the restored window. New in-kind brickmold that matches existing historic brickmold in design (size and profile), color, and material will be used where additional material is needed.

The following minimum treatments are to be applied to all wood windows scheduled for restoration. Apply additional treatments to windows where indicated in the "window opening" and "window restoration" schedules.

1. Clean debris from all surfaces and voids.
2. Remove interior stops, interior sash, parting stops, and exterior sash. Salvage for reinstallation if sound, unless replacement of such components is indicated in schedule.
3. Remove sash lock and sash lifts, salvage for reinstallation if original or historically appropriate.
4. Remove sash weights and ropes / chains. Salvage weights for reinstallation.
5. Inspect pulleys; restore to operating condition.
6. Provide new sash cords. Where chains are present and in good condition, reuse chains.
7. Strip paint from all sashes and frame surfaces.
8. Strip and clean hardware down to original surface.
9. Remove glass and glazing compound. Salvage unbroken / uncracked glass for reinstallation as indicated in the schedule. Label glass to facilitate reinstallation in original location.
10. Inspect components for concealed conditions beyond those indicated in the window schedule. Report to architect.
11. Inspect glazing rabbets at rails and muntins. Fill / consolidate voids, uneven and lightly deteriorated surfaces.
12. Tighten / reset / replace / loose pegs at sash joints.
13. Fill gouges, gaps, splits, checks, and small voids in frames and sashes with epoxy patching material.
14. Perform miscellaneous epoxy consolidation of deteriorated sash and frame surfaces.
15. Build up rounded / eroded / worn corners and edges with epoxy patching compound or with wood epoxied to existing material.
16. Replace broken or cracked glass.
17. Reglaze.
18. Restore operable hardware to operating condition.
19. Replace missing / non-original hardware with new to match original.
20. Provide weatherstripping.
21. Fill enlarged / stripped hardware screw holes with epoxy patching compound where necessary to provide secure screw attachment for hardware reinstallation.
22. Sand wood surfaces to sound substrate.
23. Prep, prime, and paint all exposed surfaces.
24. Reinstall hardware.
25. Reinstall sashes.

EXISTING HISTORIC WINDOWS ASSESSMENT AND PROPOSED TREATMENTS:
HopkinsBurns Design Studio (HBDS) conducted field investigations of historic window units that remain at the historic buildings on site, including the Basilica (sacristy), Rectory, Parish Hall, and Wellness Center. The following narrative and images document HBDS's findings and assessment.

Wellness Center/Convent:
Historic wood fixed sash/picture window (#400A/B) at small roof dormer (middle), south elevation. MARVIN Ultimate Wood Casement Picture (fixed/not-operable) window proposed for replacement.

Existing Conditions:
Window #400B (right/east unit)
- Sill is covered with galvanized steel panning. Condition of sill is concealed.
- What previously appeared to be Dutchman repaired sills is actually some wood stops that have been installed to hold the previously installed aluminum screen in place. There are wood stops around the perimeter to hold in the screen frame.
- The bottom rail and the lower 8"-10" of the side rails on the sash are completely covered with sealant. The sealant is peeled away on the bottom and reveals a severely oxidized and surface rotted bottom rail.
- The lip of the aluminum sill cover has a gap at the sash which is not sealed, and has admitted water under the panning to the sill.
- The joints between the bottom rail and the side rails are covered with sealant on the surface; however, a probe showed that it is covering rotted material. A probe was able to be inserted approximately 1.5" into the deteriorated joint beneath the sealant.
- The window is inaccessible from the inside due to a drywall panel covering it. However, the bottom inside rails are somewhat visible from the exterior and appear to be significantly oxidized with paint loss.
- The glazing compound has been replaced with sealant all around the perimeter of the sash.

Window #400A (left/west unit)
- Similar conditions to right/east window; however, less sealant on the bottom rail. Deep rot was present on the left end of the bottom rail and bottom of the side rail. Sealant covers this location on the right end, but a probe was able to be inserted to confirm that concealed conditions are similar. A probe easily penetrated approximately 1.5" into the joints on each end.
- Glazing rabbets are significantly oxidized. Sash is held in with nails at the bottom.

Assessment and Proposed Treatment:
The overall condition of these windows and frames is extremely poor/deteriorated beyond reasonable repair. The depth and extent of deterioration would require replacement of so many components, that little of the original window would remain. Replacement of an entire window that is too deteriorated to repair with a new window that is compatible with the historic character of the building complies with the Secretary of the Interior's Standards and Guidelines.

Existing historic masonry openings will remain. The proposed replacement wood windows will match the historic wood windows in design (size, pane configuration, trim details, planar and reflective qualities), color, and materials.

Per the Detroit HDC Guidelines for Historic Wood Windows, the dimensions of the replacement wood window components (the rails, and stiles) will very closely match the dimensions of the original window components.

Where sound/intact, existing historic brickmold will be retained and reused/reinstalled as part of the replacement window unit. New in-kind brickmold that matches existing historic brickmold in design (size and profile), color, and material will be used where additional material is needed.

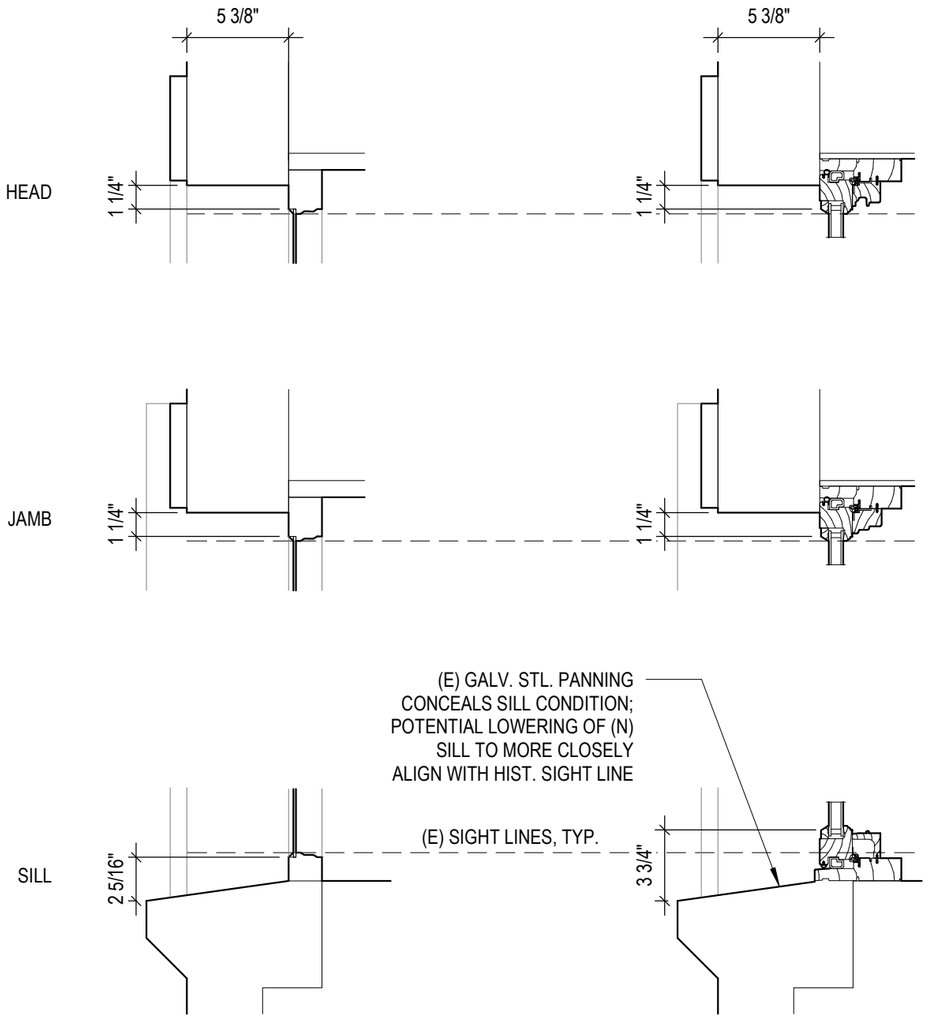
Photographs:
Photographs provided below. See separate attached document for addtional detail photographs of existing window conditions.

Drawings:
Detail drawings are provided below.
- The new windows will match the original windows in operation (fixed sash/picture).
- The pattern of lites in the replacement window will match that in the original window.
- The dimensions of the replacement window components (rails, stiles, and muntins) will very closely match the dimensions of the original window components.
    - Although not an exact match, the new MARVIN window components very closely match the dimensions of the original window components. As proposed, the design/installation of the replacement windows maintains the distance from jamb to visible glass edge, thus keeping the daylight opening (sightline shown on drawings) dimensions the same as or very close to the historic.
    - The existing sill is covered with galvanized steel panning. The existing conditions of the sill is concealed. Once the panning is removed, there will be an opportunity to investigate this sill condition further, and perhaps will have the ability to lower the sill height of the replacement window to align more closely with the sill height/daylight opening of the historic window.
- The color of the new replacement windows will match that of the existing historic windows.
- The material of the new replacement windows will match that of the existing historic windows (wood).


View of existing historic wood window #400A/B at Rectory, roof dormer, south elevation.


Detail view of existing historic wood window #400A.


Detail view of existing historic wood window #400B.



(E) WINDOW 400 A / B
SCALE: 1 1/2" = 1'-0"

(N) WINDOW 400 A / B
SCALE: 1 1/2" = 1'-0"

RECESSED INFILL AT BASEMENT/FOUNDATION WALL MASONRY OPENINGS
Infill of basement masonry openings with new masonry infill that is recessed from the plane of the surrounding foundation wall. The integrity and visual reading of original M.O. will be maintained. The new infill masonry will be recessed from the plane of the surrounding foundation wall to maintain the visual "frame" / relief of the original opening; the face of new masonry infill will be recessed to the face of existing/former window frame. The new face material proposed is compatible with the historic masonry in terms of composition, color, texture, and size/ joint courses. The infill work, as proposed, 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.

The proposed infill also addresses the issue of security concerns around a large urban campus, as well as providing weathertight seal that is appropriate/compliant with new HVAC system.

Basilica (chapel):
Proposed infill of one basement masonry opening at west elevation (#005). Masonry infill will be recessed to face of existing/former window frame (2" rusticated face stone w/ CMU backup); integrity and visual reading of original M.O. will be maintained.

Opening #006:
a. Historic bsmt window unknown, previously concealed.
i. Visible from public sidewalk/street.
ii. Plywood infill exists. Condition of frame and sash is unknown.

Rectory:
Proposed infill of six basement masonry openings (listed below). Masonry infill will be recessed to face of existing/former window frame (2" rusticated face stone w/ CMU backup); integrity and visual reading of original M.O. will be mainted.

Opening #003 and #004:
a. Historic bsmt window previously removed.
i. Concealed/limited visibility from public sidewalk/street by vegetation and conc. curb/area well.
ii. Modern glass block infill with misc. inserts.

Opening #006:
a. Historic bsmt window previously modified/concealed.
i. Limited visibility from public sidewalk/street.
ii. Sash concealed by plywood at exterior. Condition of frame and sash is unknown.

Opening #017:
a. Historic wood bsmt inswing casement.
i. Limited visibility from public sidewalk/street
ii. Frame and sash components exist. Condition is non-repairable.

Opening #019:
a. Historic bsmt window unknown, previously concealed.
i. At crawlspace. Inaccessible from interior during assessment.
ii. Limited visibility from public sidewalk/street
iii. Concealed by deteriorated plywood with spray foam insulation at exterior. Condition of frame and sash is unknown.

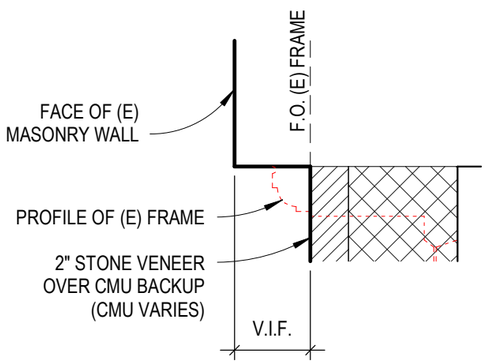
Opening #022:
a. Historic bsmt window previously modified.
i. At crawlspace. Inaccessible from interior during assessment.
ii. Visible from public sidewalk/street.
iii. Frame and sash components exist. Spray foam insulation visible at exterior. Condition is non-repairable.

Wellness Center/Convent:
Revised scope of work: Previously proposed for infill at all basement masonry openings (04/08/26 HDC meeting). Revised as proposed for only one basement masonry opening (#006 at rear/north elevation) to receive new treatment, while all others remain as is (no work). (05/13/26 HDC meeting).

Treatment for #006: Existing mechanical system connections/piping to remain. Remove existing plywood panel (poor condition). Provide new plywood panel and cover with adhered sheet metal, prefinished to match existing aluminum panning, and cut around existing piping. Caulk to piping to provide weathertight seal.

Treatment for all other basement masonry openings: Existing to remain.

Drawing and Photographs:
Typical masonry infill detail, and photographs, per building, provided below and on following page(s).



RECTORY
@ WDO #003 AND #004: 3 1/4" (F.O. GLASS BLOCK)
@ WDO #006: 4"
@ WDO #017: 6"
@ WDO #022: 5 3/4" (ASSUME SIM. @ WDO #019)

BASILICA
@ WDO #005: 4 1/2" (F.O. PLYWD)

TYP. BASEMENT M.O. INFILL
SCALE: 1 1/2" = 1'-0"



View of existing historic masonry opening #005 at Basilica/chapel, west elevation.



FOR REFERENCE: View of existing historic masonry opening #006 at Basilica/chapel. Previously infilled with stone; north of #005 at west elevation.



View of existing historic masonry opening #003 at Rectory, south elevation.



View of existing historic masonry opening #003 at Rectory, south elevation.

EXISTING CONDITION - MASONRY OPENING #005 @ BASILICA/CHAPEL

View of existing historic masonry opening #005 at Basilica/chapel, west elevation. Existing painted (red) plywood infill panel visible. Detracts from visual qualities of the historic stone foundation wall; distracting and incompatible material.



SUGGESTED TREATMENT - MASONRY OPENING #005 @ BASILICA/CHAPEL

View of existing historic masonry opening #005 at Basilica/chapel, west elevation. Unspecified opaque/solid infill painted black, as suggested by a Commissioner during the 04/08/26 HDC meeting. Detracts from visual qualities of the historic stone foundation wall; distracting and incompatible material.



PROPOSED TREATMENT - MASONRY OPENING #005 @ BASILICA/CHAPEL

View of existing historic masonry opening #005 at Basilica/chapel, west elevation. Opaque/solid recessed masonry infill as proposed. Compatible material of rusticated face stone recessed to depth that aligns with the face of existing/former window frame. The integrity, visual reading and relief of original masonry opening will be maintained without detracting from the adjacent character-defining features of the Basilica/Chapel.





View of existing historic masonry opening #004 at Rectory, south elevation.



View of existing historic masonry opening #004 at Rectory, south elevation.



View of existing historic masonry opening #019 at Rectory, north elevation.



View of existing historic masonry opening #019 at Rectory, north elevation.



View of existing historic masonry opening #006 at Rectory, south elevation.



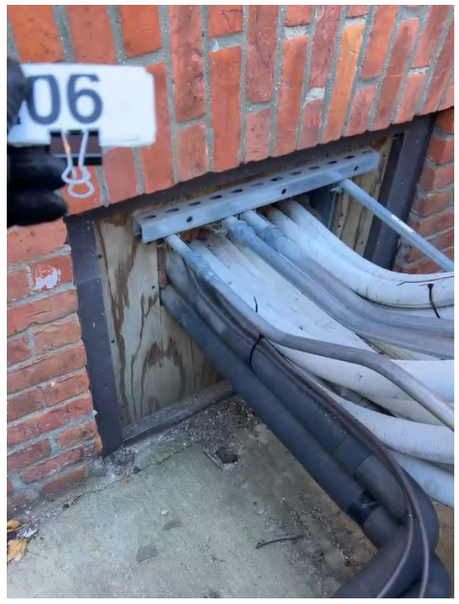
View of existing historic masonry opening #017 at Rectory/connector, west elevation.



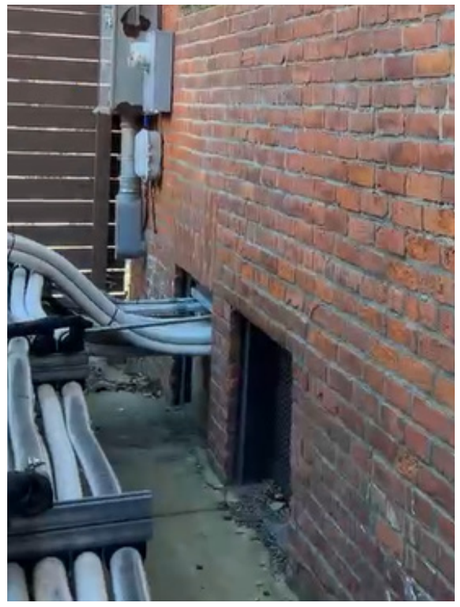
View of existing historic masonry opening #022 at Rectory, north elevation.



View of existing historic masonry opening #022 at Rectory, south elevation.



View of existing historic masonry opening #006 at Wellness Center/Convent, north elevation.



FOR REFERENCE: View of masonry openings #006 and #007 at Wellness Center/Convent, north elevation. Concealed from view by existing screen/fence.

HISTORIC BRICKMOLD AT WELLNESS CENTER/CONVENT:

Further investigation is necessary to assess the condition of the existing brickmould which remains concealed by the existing aluminum panning. Our intent for providing new replacement, in-kind wood brickmould to match the existing historic profiles is to provide a "50 year"/long-term restoration effort.

Where it is found to be sound and able to be carefully removed intact, existing historic brickmold will be retained and reused/reinstalled as part of the restoration and replacement window treatments. Salvaged historic brick-mold will be used for repairs at existing historic brickmold. New in-kind brickmold that matches existing historic brickmold in design (size and profile), color, and material will be used where additional material is needed.

We will continue to work with HDC staff to refine this proposed work once more information is learned about the existing brickmold conditions.

Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

HISTORIC DISTRICT COMMISSION
APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID
HDC2026-00195

PROPERTY INFORMATION

ADDRESS(ES): 1000 St Anne Street

HISTORIC DISTRICT: Ste. Anne's Parish Complex

SCOPE OF WORK: (Check ALL that apply)

- [x] Windows/ Doors
- [ ] Walls/ Siding
- [ ] Painting
- [ ] Roof/Gutters/ Chimney
- [ ] Porch/Deck/Balcony
- [x] Other
- [ ] Demolition
- [ ] Signage
- [ ] New Building
- [ ] Addition
- [ ] Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION:

Exterior Restoration and Rehabilitation - This application includes the following selection of scope of work items and a request of the HDC: Restoration of historic wood windows; Replacement of existing wood windows that are deteriorated beyond repair with new compatible wood windows; Infill of basement masonry openings with new masonry infill that is recessed from the plane of the surrounding foundation wall; and a request of the HDC to revise the COA issued on 04/15/26 to remove the two conditions pertaining to proposed work at the Parish Hall building.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Jessica Quijano	**COMPANY NAME:** HopkinsBurns Design Studio		
ADDRESS: 113 S Fourth Ave.	**CITY:** Ann Arbor	**STATE:** MI	**ZIP:** 48104
PHONE: +1 (734) 424-3344	**EMAIL:** jessica.quijano@hopkinsburns.com		

I AGREE TO AND AFFIRM THE FOLLOWING:

- [x] I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- [x] I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- [x] I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.
- [x] As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531

Signed by: Jessica Quijano E4C2CA42D7D4441...

SIGNATURE

04/20/2026

DATE

NOTE: Based on the scope of work, additional documentation may be required. See www/detroitmi.gov/hdc **for scope-specific requirements.**

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:
(only applicable if you've already applied for permits through ePLANS) N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION
Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

See attached document(s):
20260420 - DETROIT HDC - Ste Anne_Application_Extr Restn_hist wdos_ bsmt MOs_COA rev.pdf

2. PHOTOGRAPHS
Help us understand your project. Please attach photographs of all areas where work is proposed.

3. DESCRIPTION OF PROJECT
In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)

See attached document(s):
20260420 - DETROIT HDC - Ste Anne_Application_Extr Restn_hist wdos_ bsmt MOs_COA rev.pdf

4. DETAILED SCOPE OF WORK
In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

See attached document(s):
20260420 - DETROIT HDC - Ste Anne_Application_Extr Restn_hist wdos_ bsmt MOs_COA rev.pdf

5. BROCHURES/CUT SHEETS
Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS

6. WINDOWS/DOORS *Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)*	
9. OTHER *Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.*	

Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

April 20, 2026

From: Jessica Quijano, AIA

To: Detroit Historic District Commission

RE: Ste. Anne de Detroit: Exterior Restoration and Rehabilitation
1000 St Anne St
Detroit, MI 48216
Local Historic District: Ste. Anne's Parish Complex

Subject: HDC Application for Ste. Anne de Detroit: Exterior Restoration - Request for COA revision, Historic Wood Windows, Replacement Windows, and Basement Masonry Openings

Ste. Anne de Detroit is the second oldest continuously operating Catholic parish in the United States. The present church structure, built in 1886, is the eighth church building constructed for the parish, and contains many artifacts from the previous church which was built in 1818 during the tenure of Father Gabriel Richard. The church and its related buildings within the historic district have been in continuous use for about 140 years. The historic site and multiple buildings have suffered from years of deferred maintenance, as well as inappropriate yet well-intentioned repairs/upgrades.

As part of a unique and innovative funding model, supported by the Vatican, Ste. Anne's now has the resources needed to undergo a comprehensive restoration and rehabilitation of the historic church, chapel, rectory, convent (present-day wellness center), and parish hall buildings and the campus, in partnership with the new/current Owner.

The Owner has engaged a design team led by Resendes Design Group (RDG), including HopkinsBurns Design Studio (HBDS) as the historic preservation architect, and partnering with The Christman Company (TCC) as the construction manager.

The proposed project is a comprehensive exterior restoration of the historic church, chapel, rectory, convent (present-day wellness center), and parish hall buildings. After the restoration and rehabilitation is complete, Ste. Anne's future as a continued place of sacred worship, cornerstone of the vibrant multi-ethnic community, and historical landmark in southeast Michigan will be secured for generations to come.

This current HDC application includes the following selection of scope of work items and a request of the HDC: Restoration of historic wood windows; Replacement of existing wood windows that are deteriorated beyond repair with new compatible wood windows; Infill of basement masonry openings with new masonry infill that is recessed from the plane of the surrounding foundation wall; and a request of the HDC to revise the COA issued on 04/15/26 to remove the two conditions pertaining to proposed work at the Parish Hall building.

REQUEST OF THE HDC TO REVISE THE COA ISSUED ON 04/15/26:

A Certificate of Appropriateness (COA) for HDC Application #HDC2026-00107 was issued on 04/15/26. These two conditions pertain to scope of work directly related to the Parish Hall building (copied below):

Conditions:
1. The applicant shall submit drawings to HDC staff which outline details re: the dimensions, materials and footprint of the new Parish Hall connector and screen wall addition for
review and approval prior to the issuance of the permit. The drawings must clearly indicate the dimensions, materials and footprint of the new wall and addition. Also, clearly indicate
how the addition and wall will interact with Parish Hall and the Rectory building.
2. HDC staff shall be afforded the opportunity to review product cutsheets for the replacement columns proposed at the Parish Hall building's second story front facade porch prior to
the issuance of the project's permit.

It is the project team's intent for work on the Parish Hall building to be completed concurrently with the other buildings on site; however, work directly related to this specific building is currently paused/deferred scope until additional funds are secured. The project team is requesting that the HDC modify/remove these two conditions; we do not intend to apply for a building permit for this building at this time; thus, this future scope of work should not hold up/delay other already approved work. It is the project team's full intent to submit the items specified by the referenced conditions to the HDC for review and approval prior to applying for any building permits pertaining to work at the Parish Hall Building.

Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

EXISTING HISTORIC WINDOWS ASSESSMENT AND PROPOSED TREATMENTS:
HopkinsBurns Design Studio (HBDS) conducted field investigations of historic window units that remain at the historic buildings on site, including the Basilica (sacristy), Rectory, Parish Hall, and Wellness Center. The following narrative and images document HBDS's findings and assessment.

Basilica (sacristy):
Three historic wood double-hung windows (#203, #204, and #205) at 2nd floor, west elevation. Custom in-kind wood double hung windows proposed for replacement.

Existing Conditions:
Window #203
Sill:
- Deeply split/checked.

Frame:
- Bottom 8" at both sides are split, rotted, and twisted from long-term moisture saturation. Dutchman repair is unlikely to result in sound functional frame; likely to impede sash operation.
- Parting stops, overall, are deeply checked, twisted, and have shrunk.
- Bottom 8" of brickmold at both sides are deeply checked and split.

Upper Sash:
- Meeting rail ends at both sides are deeply checked, rotted, and show evidence of shrinkage at joints which indicates breakdown of internal fiber structure. Structural integrity of joints has been lost.
- Side rail ends at both sides are deeply checked, split at joints with meeting rail, and are vertically displaced, resulting in failure. Structural integrity of joints has been lost.
- All wood tracery is deeply checked and dried out, extensive cracks exist parallel to grain, and the ends of tracery have shrunk away from the right-hand/south side rail.

Lower Sash:
- Bottom rail along its length is deeply checked and the wood is dried out. Bottom rail ends at both sides are deeply checked and show evidence of shrinkage at joints which indicates breakdown of internal fiber structure. Structural integrity of joints has been lost.
- The left-hand/north side rail is deeply checked over half of its length. Side rail ends at both sides are deeply checked at joints with bottom rail. Structural integrity of joints has been lost.

Window #204
Sill:
- Deeply split/checked, as well as deep surface deterioration.

Frame:
- Bottom 6" at both sides are split, rotted, and twisted from long-term moisture saturation. Dutchman repair is unlikely to result in sound functional frame; likely to impede sash operation.
- Parting stops, overall, are deeply checked, twisted, and have shrunk.
- Bottom 8"-12" of brickmold at both sides are deeply checked and split.

Upper Sash:
- Meeting rail is sagged at center which prevents proper locking.
- Meeting rail ends at both sides are checked and rotted. This checking extends to interior of component.
- Side rail ends at both sides are deeply checked, split at joints with meeting rail, and are vertically displaced, resulting in failure. Structural integrity of joints has been lost.
- All wood tracery is deeply checked and dried out, extensive cracks exist parallel to grain, pieces are missing, and ends of tracery have shrunk away from the side rails at both sides.

Lower Sash:
- Bottom rail along its length is deeply checked and the wood is dried out. A large deep diagonal check is evident with many additional smaller checks present, too. Splits at joints with side rails exist at both sides. Structural integrity of joints has been lost.
- Side rail ends at both sides are deeply checked at joints with bottom rail as well as several inches up. Structural integrity of joints has been lost.

Window #205
Sill:
- Deeply split/checked, as well as deep surface deterioration.

Frame:
- Bottom 8" at both sides are split and rotted. Dutchman repair is unlikely to result in sound functional frame; likely to impede sash operation.
- Parting stops, overall, are deeply checked, twisted, and have shrunk.
- Bottom 2"-8" of brickmold at both sides are deeply checked and split.

Upper Sash:
- Meeting rail is sagged at center which prevents proper locking.
- Meeting rail ends at both sides are deeply checked, rotted, and show evidence of shrinkage at joints which indicates breakdown of internal fiber structure. Structural integrity of joints has been lost.
- Side rail ends at both sides are deeply checked, split at joints with meeting rail, and are vertically displaced, resulting in failure. Structural integrity of joints has been lost.
- All wood tracery is deeply checked and dried out, many cracks exist parallel to grain, and the ends of tracery have shrunk away from side rails on both sides.

Lower Sash:
- Bottom rail along its length is deeply and extensively checked and the wood is dried out. Bottom rail ends at both sides are deeply checked and show evidence of shrinkage at joints which indicates breakdown of internal fiber structure. Structural integrity of joints has been lost.
- Bottom 6"-8" of side rails are deeply checked. Side rails ends at both sides are deeply checked at joints with bottom rail. Structural integrity of joints has been lost.

Assessment and Proposed Treatment:
Windows #203, #204, and #205 are in very similar condition which is deteriorated beyond repair. The extent, depth and quantity of deterioration at each window is such that the quantity of dutchman and epoxy repairs would be so numerous that they are not likely to result in a sound functional window unit, and not likely to withstand the test of time. Also, while it may be possible to repair individual deteriorated window components, repair of deterioration beyond a certain level/extent - like that exhibited by these three windows - is not practical or reasonable. Replacement in kind, of an entire window that is too deteriorated to repair, using the physical evidence as a model for reproduction complies with the Secretary of the Interior's Standards and Guidelines.

The existing historic wood windows will be retained and documented as a model for the new reproduction replacement windows. Existing historic masonry openings will remain. The proposed custom replacement wood windows will match the historic wood windows in design (size, pane configuration, trim details, planar and reflective qualities), color, and materials.

Per the Detroit HDC Guidelines for Historic Wood Windows, the dimensions of the custom replacement wood window components (the rails, stiles, and muntins) will match the dimensions of the original window components.

Where sound/intact, existing historic glass panes will be retained and reused/reinstalled as part of the replacement window unit. Where sound/intact, existing historic brickmold will be retained and reused/reinstalled as part of the replacement window unit. New in-kind brickmold that matches existing historic brickmold in design (size and profile), color, and material will be used where additional material is needed.

Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

Photographs:
Photographs provided below and on following page. See separate attached document for addtional detail photographs of existing window conditions.

Drawings:
Detail drawings are not provided at this time, but will be provided to HDC staff for review. Per the Detroit HDC Guidelines for Historic Wood Windows and Replacement Windows:

- The new windows will match the original windows in operation (double hung).
- The pattern of lites in the replacement window will match that in the original window (custom curved tracery).
- The dimensions of the replacement window components (rails, stiles, and muntins) will match the dimensions of the original window components.
    - The existing historic wood windows will be retained and documented by the window restoration contractor as a model for the new custom reproduction replacement windows. Shop drawings of these three custom replacement wood double hung windows will be provided to HDC staff for review and confirmation.
- These multipaned original windows will be replaced with true divided lite windows.
- The color of the new replacement windows will match that of the existing historic windows.
- The material of the new replacement windows will match that of the existing historic windows (wood).



View of existing historic wood window #203 at Basilica (sacristy), 2nd floor, west elevation.



View of existing historic wood window #204 at Basilica (sacristy), 2nd floor, west elevation.



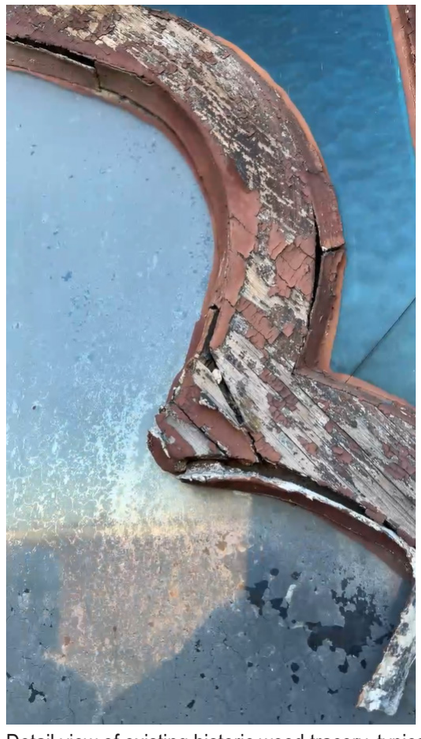
View of existing historic wood window #205 at Basilica (sacristy), 2nd floor, west elevation.



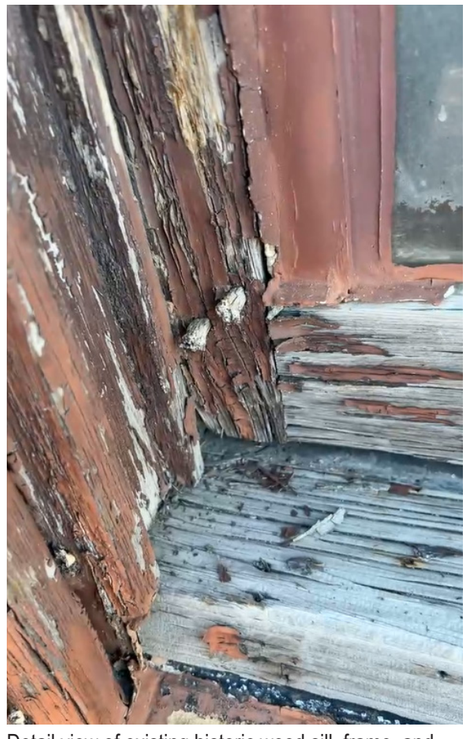
Detail view of existing historic wood upper sash and frame, typical condition.



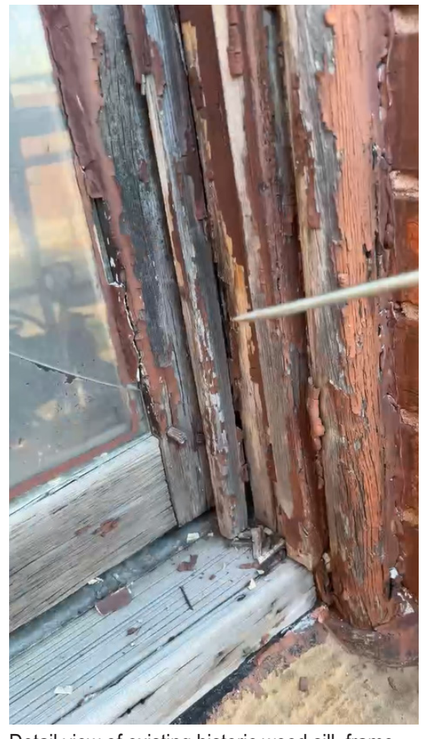
Detail view of existing historic wood upper sash components and frame, typical condition.



Detail view of existing historic wood tracery, typical condition.



Detail view of existing historic wood sill, frame, and lower sash components, typical condition.



Detail view of existing historic wood sill, frame, and lower sash components, typical condition.

Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

EXISTING HISTORIC WINDOWS ASSESSMENT AND PROPOSED TREATMENTS:
HopkinsBurns Design Studio (HBDS) conducted field investigations of historic window units that remain at the historic buildings on site, including the Basilica (sacristy), Rectory, Parish Hall, and Wellness Center. The following narrative and images document HBDS's findings and assessment.

Rectory:
Historic wood double-hung window (#103) at 1st floor, south elevation. MARVIN Ultimate Wood Single Hung window proposed for replacement.

Historic wood french casement window, 2 wide/5 high lite pattern each sash (#104) at 1st floor, south elevation. MARVIN Ultimate Wood French Casement Inswing window proposed for replacement.

Historic wood double-hung windows (#121, #105, and #106) at 1st floor, south and east elevations (at one-story bump-out/rear porch). Revised scope of work: Previously proposed for replacement (04/08/26 HDC meeting). Revised as proposed for restoration of existing wood windows (05/13/26 HDC meeting).

Historic wood double-hung windows (#118A/B, #119, #120A/B, and #122) at 1st floor, north elevation. Revised scope of work: Previously proposed for replacement (04/08/26 HDC meeting). Revised as proposed for restoration of existing wood windows (05/13/26 HDC meeting).

Existing Conditions:
Window #103
Sill:
- Deeply and extensively split/checked and splintered. Surfaces are deeply oxidized. Material integrity is poor.

Frame:
- Bottom 6" at both sides are checked.
- Parting stops, overall, are loose and have shrunk.
- Bottom 1" of brickmold at both sides are checked and split.

Upper Sash:
- Meeting rail bottom ends at both sides are deeply checked/split, rotted, and show evidence of shrinkage at joints which indicates breakdown of internal fiber structure. Structural integrity of joints has been lost. Glazing rabbets are deeply oxidized with some rot.
- Side rail ends at both sides are deeply checked and split at joints with meeting rail. Areas of missing wood have compromised the structural integrity of the pegged mortise and tenon joints. Checking continues several inches above the meeting rail. Glazing rabbets deeply oxidized with some rot.
- Joints between meeting rail and side rails at both sides have split, failed, and are vertically displaced. Structural integrity of joints has been lost.

Lower Sash:
- Bottom rail exterior has deep horizontal split along the full length of the rail, is deeply and extensively checked, and the wood is deeply dried out and oxidized. A corresponding horizontal split is visible on the interior of the component. Bottom rail ends on both sides are deeply checked and show evidence of shrinkage at joints which indicates breakdown of internal fiber structure. Structural integrity of joints has been lost. Rotting is evident at exterior and interior. Glazing rabbets are deeply oxidized with some rot.
- Side rail ends at both sides are deeply checked at joints with bottom rail. Structural integrity of joints has been lost. Rotting is evident at exterior and interior. Glazing rabbets are deeply oxidized with some rot.

Window #104
Sill:
- Deeply split/checked, with deep surface deterioration. Splits are 1" deep or more, with loss of material deep into each split. Material integrity of sill is severely compromised, and splinters of wood are easily displaced.

Frame:
- Bottom 12" at both sides are deeply split with rot at the bottom. Some checking continues up to 24" above the sill.
- Bottom 2" of brickmold at both sides are deeply checked and split. At both sides, brickmold is also twisted and pulled away from frame at bottom.

Sashes:
- All side rails area deeply checked at joints with bottom rail, with loss of structural integrity, extending several inches up. Rails are warped at bottom, preventing full closure, with a gap of approximately ¾" at the bottom. Glazing rabbets are checked with areas of missing wood and pockets of rot.
- Bottom rails are deeply and extensively checked, and wood is significantly dried out over their whole length, with splits at joints with side rails. Structural integrity of joints has been lost. Glazing rabbets are deteriorated and deeply oxidized. Rails are rotted at bottom edges at intersection with wood drips. Sealant has been smeared over some damage. Bottom rail is warped away at the center closure.
- Bottom wood drips at bottom rails are partially detached, deeply spit and oxidized, and have lost almost all material integrity. Splinters of wood break away at the slightest touch. Some deterioration is evident at interior, which is heavily covered with paint.
- Retrofit ad-hoc exterior weatherstripping has been applied at jambs, which appears to cover up deteriorated wood. This has contributed to deterioration of side rails at jambs by trapping water.
- Muntins are split/checked and dried out, especially at the bottom rail. Heavily oxidized wood has been painted over.

Assessment and Proposed Treatment:
Windows #103 and #104 are deteriorated beyond repair. The extent, depth and quantity of deterioration at each window is such that the quantity and extent of repairs would be so numerous that they are not likely to result in a sound functional window unit, and not likely to withstand the test of time. Also, while it may be possible to repair individual deteriorated window components, repair of deterioration beyond a certain level/extent - like that exhibited by these three windows - is not practical or reasonable. Replacement of an entire window that is too deteriorated to repair with a new window that is compatible with the historic character of the building complies with the Secretary of the Interior's Standards and Guidelines.

Existing historic masonry openings will remain. The proposed replacement wood windows will match the historic wood windows in design (size, pane configuration, trim details, planar and reflective qualities), color, and materials.

Per the Detroit HDC Guidelines for Historic Wood Windows, the dimensions of the replacement wood window components (the rails, stiles, and muntins) will very closely match the dimensions of the original window components.

Where sound/intact, existing historic brickmold will be retained and reused/reinstalled as part of the replacement window unit. New in-kind brickmold that matches existing historic brickmold in design (size and profile), color, and material will be used where additional material is needed.

Photographs:
Photographs provided following page(s). See separate attached document for addtional detail photographs of existing window conditions.

Drawings:
Detail drawings are provided on following page(s).
- The new windows will match the original windows in operation (#103: double hung; #104: french casement inswing).
- The pattern of lites in the replacement window will match that in the original window (2 wide/5 high each sash).
- The dimensions of the replacement window components (rails, stiles, and muntins) will very closely match the dimensions of the original window components.

Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

  - Although not an exact match, the new MARVIN window components very closely match the dimensions of the original window components. As proposed, the design/installation of the replacement windows maintains the distance from brick jamb to visible glass edge, thus keeping the daylight opening (sightline shown on drawings) dimensions the same as or very close to the historic.
- The multipaned original sashes of #104 will be replaced with sashes with simulated divided lite with spacer bars.
- The color of the new replacement windows will match that of the existing historic windows.
- The material of the new replacement windows will match that of the existing historic windows (wood).

Windows #121, #105, #106, #118A/B, #119, #120A/B, and #122
Proposed scope of work is to restore existing historic windows. Where sound/intact, existing historic brickmold will be retained and reused/reinstalled as part of the restored window. New in-kind brickmold that matches existing historic brickmold in design (size and profile), color, and material will be used where additional material is needed.

The following minimum treatments are to be applied to all wood windows scheduled for restoration. Apply additional treatments to windows where indicated in the "window opening" and "window restoration" schedules.

1. Clean debris from all surfaces and voids.
2. Remove interior stops, interior sash, parting stops, and exterior sash. Salvage for reinstallation if sound, unless replacement of such components is indicated in schedule.
3. Remove sash lock and sash lifts, salvage for reinstallation if original or historically appropriate.
4. Remove sash weights and ropes / chains. Salvage weights for reinstallation.
5. Inspect pulleys; restore to operating condition.
6. Provide new sash cords. Where chains are present and in good condition, reuse chains.
7. Strip paint from all sashes and frame surfaces.
8. Strip and clean hardware down to original surface.
9. Remove glass and glazing compound. Salvage unbroken / uncracked glass for reinstallation as indicated in the schedule. Label glass to facilitate reinstallation in original location.
10. Inspect components for concealed conditions beyond those indicated in the window schedule. Report to architect.
11. Inspect glazing rabbets at rails and muntins. Fill / consolidate voids, uneven and lightly deteriorated surfaces.
12. Tighten / reset / replace / loose pegs at sash joints.
13. Fill gouges, gaps, splits, checks, and small voids in frames and sashes with epoxy patching material.
14. Perform miscellaneous epoxy consolidation of deteriorated sash and frame surfaces.
15. Build up rounded / eroded / worn corners and edges with epoxy patching compound or with wood epoxied to existing material.
16. Replace broken or cracked glass.
17. Reglaze.
18. Restore operable hardware to operating condition.
19. Replace missing / non-original hardware with new to match original.
20. Provide weatherstripping.
21. Fill enlarged / stripped hardware screw holes with epoxy patching compound where necessary to provide secure screw attachment for hardware reinstallation.
22. Sand wood surfaces to sound substrate.
23. Prep, prime, and paint all exposed surfaces.
24. Reinstall hardware.
25. Reinstall sashes.

EXISTING HISTORIC WINDOWS ASSESSMENT AND PROPOSED TREATMENTS:
HopkinsBurns Design Studio (HBDS) conducted field investigations of historic window units that remain at the historic buildings on site, including the Basilica (sacristy), Rectory, Parish Hall, and Wellness Center. The following narrative and images document HBDS's findings and assessment.

Wellness Center/Convent:
Historic wood fixed sash/picture window (#400A/B) at small roof dormer (middle), south elevation. MARVIN Ultimate Wood Casement Picture (fixed/not-operable) window proposed for replacement.

Existing Conditions:
Window #400B (right/east unit)
- Sill is covered with galvanized steel panning. Condition of sill is concealed.
- What previously appeared to be Dutchman repaired sills is actually some wood stops that have been installed to hold the previously installed aluminum screen in place. There are wood stops around the perimeter to hold in the screen frame.
- The bottom rail and the lower 8"-10" of the side rails on the sash are completely covered with sealant. The sealant is peeled away on the bottom and reveals a severely oxidized and surface rotted bottom rail.
- The lip of the aluminum sill cover has a gap at the sash which is not sealed, and has admitted water under the panning to the sill.
- The joints between the bottom rail and the side rails are covered with sealant on the surface; however, a probe showed that it is covering rotted material. A probe was able to be inserted approximately 1.5" into the deteriorated joint beneath the sealant.
- The window is inaccessible from the inside due to a drywall panel covering it. However, the bottom inside rails are somewhat visible from the exterior and appear to be significantly oxidized with paint loss.
- The glazing compound has been replaced with sealant all around the perimeter of the sash.

Window #400A (left/west unit)
- Similar conditions to right/east window; however, less sealant on the bottom rail. Deep rot was present on the left end of the bottom rail and bottom of the side rail. Sealant covers this location on the right end, but a probe was able to be inserted to confirm that concealed conditions are similar. A probe easily penetrated approximately 1.5" into the joints on each end.
- Glazing rabbets are significantly oxidized. Sash is held in with nails at the bottom.

Assessment and Proposed Treatment:
The overall condition of these windows and frames is extremely poor/deteriorated beyond reasonable repair. The depth and extent of deterioration would require replacement of so many components, that little of the original window would remain. Replacement of an entire window that is too deteriorated to repair with a new window that is compatible with the historic character of the building complies with the Secretary of the Interior's Standards and Guidelines.

Existing historic masonry openings will remain. The proposed replacement wood windows will match the historic wood windows in design (size, pane configuration, trim details, planar and reflective qualities), color, and materials.

Per the Detroit HDC Guidelines for Historic Wood Windows, the dimensions of the replacement wood window components (the rails, and stiles) will very closely match the dimensions of the original window components.

Where sound/intact, existing historic brickmold will be retained and reused/reinstalled as part of the replacement window unit. New in-kind brickmold that matches existing historic brickmold in design (size and profile), color, and material will be used where additional material is needed.

Photographs:
Photographs provided following pages. See separate attached document for addtional detail photographs of existing window conditions.

Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

Drawings:
Detail drawings are provided on following page(s).
- The new windows will match the original windows in operation (fixed sash/picture).
- The pattern of lites in the replacement window will match that in the original window.
- The dimensions of the replacement window components (rails, stiles, and muntins) will very closely match the dimensions of the original window components.
    - Although not an exact match, the new MARVIN window components very closely match the dimensions of the original window components. As proposed, the design/installation of the replacement windows maintains the distance from jamb to visible glass edge, thus keeping the daylight opening (sightline shown on drawings) dimensions the same as or very close to the historic.
    - The existing sill is covered with galvanized steel panning. The existing conditions of the sill is concealed. Once the panning is removed, there will be an opportunity to investigate this sill condition further, and perhaps will have the ability to lower the sill height of the replacement window to align more closely with the sill height/daylight opening of the historic window.
- The color of the new replacement windows will match that of the existing historic windows.
- The material of the new replacement windows will match that of the existing historic windows (wood).

RECESSED INFILL AT BASEMENT/FOUNDATION WALL MASONRY OPENINGS
Infill of basement masonry openings with new masonry infill that is recessed from the plane of the surrounding foundation wall. The integrity and visual reading of original M.O. will be maintained.The new face material proposed is compatible with the historic masonry in terms of composition, color, texture, and size/joint courses. The work, as proposed will be installed in such a manner that it can be removed in the furuter without damaging the original surrounding masonry. The new infill masonry will be recessed from the plane of the surrounding fundation wall to maintain the visual "frame" of the original opening; face of new masonry will be r3ecessed to face of existing/former window frame.

Basilica (chapel):
Proposed infill of one basement masonry opening at west elevation (#005). Masonry infill will be recessed to face of existing/former window frame (2" rusticated face stone w/ CMU backup); integrity and visual reading of original M.O. will be maintained.

Opening #006:
a. Historic bsmt window unknown, previously concealed.
i. Visible from public sidewalk/street.
ii. Plywood infill exists. Condition of frame and sash is unknown.

Rectory:
Proposed infill of six basement masonry openings (listed below). Masonry infill will be recessed to face of existing/former window frame (2" rusticated face stone w/ CMU backup); integrity and visual reading of original M.O. will be mainted.

Opening #003 and #004:
a. Historic bsmt window previously removed.
i. Concealed/limited visibility from public sidewalk/street by vegetation and conc. curb/area well.
ii. Modern glass block infill with misc. inserts.

Opening #006:
a. Historic bsmt window previously modified/concealed.
i. Limited visibility from public sidewalk/street.
ii. Sash concealed by plywood at exterior.

Opening #017:
a. Historic wood bsmt inswing casement.
i. Limited visibility from public sidewalk/street
ii. Frame and sash components exist. Condition is poor to non-repairable.

Opening #019:
a. Historic bsmt window unknown, previously concealed.
i. At crawlspace. Inaccessible from interior during assessment.
ii. Limited visibility from public sidewalk/street
iii. Concealed by deteriorated plywood with spray foam insulation at exterior. Condition of frame and sash is unknown.

Opening #022:
a. Historic bsmt window previously modified.
i. At crawlspace. Inaccessible from interior during assessment.
ii. Visible from public sidewalk/street.
iii. Frame and sash components exist. Spray foam insulation visible at exterior. Condition is poor to non-repairable.

Wellness Center/Convent:
Revised scope of work: Previously proposed for infill at all basement masonry openings (04/08/26 HDC meeting). Revised as proposed for only one basement masonry opening (#006 at rear/north elevation) to receive new treatment, while all others remain as is (no work). (05/13/26 HDC meeting).

Treatment for #006: Existing mechanical system connections/piping to remain. Remove existing plywood panel (poor condition). Provide new plywood panel and cover with adhered sheet metal, prefinished to match existing aluminum panning, and cut around existing piping. Caulk to piping to provide weathertight seal.

Treatment for all other basement masonry openings: Existing to remain.

Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

HopkinsBurns
DESIGN STUDIO
historic preservation & communities by design

April 20, 2026

From: Jessica Quijano, AIA

To: Detroit Historic District Commission

RE: Ste. Anne de Detroit: Exterior Restoration and Rehabilitation
1000 St Anne St
Detroit, MI 48216
Local Historic District: Ste. Anne's Parish Complex

Subject: HDC Application for Ste. Anne de Detroit: Exterior Restoration - Request for COA revision, Historic Wood Windows, Replacement Windows, and Basement Masonry Openings

ADDITIONAL PHOTOGRAPHS OF EXISTING WINDOW CONDITIONS AT WINDOWS PROPOSED FOR REPLACEMENT:

Basilica (sacristy):
Three historic wood double-hung windows (#203, #204, and #205) at 2nd floor, west elevation. Custom in-kind wood windows proposed for replacement.

WINDOW #203 exterior elevation and detail views:

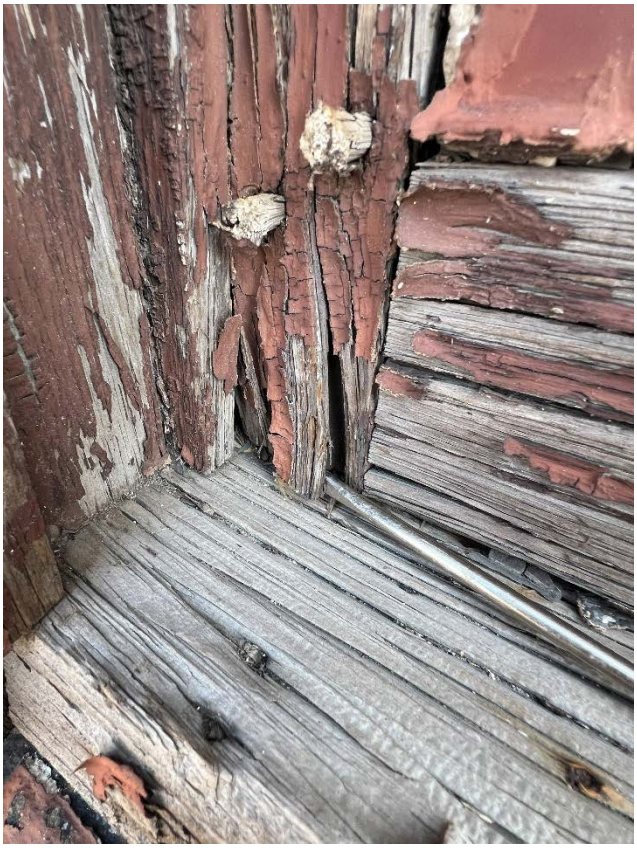


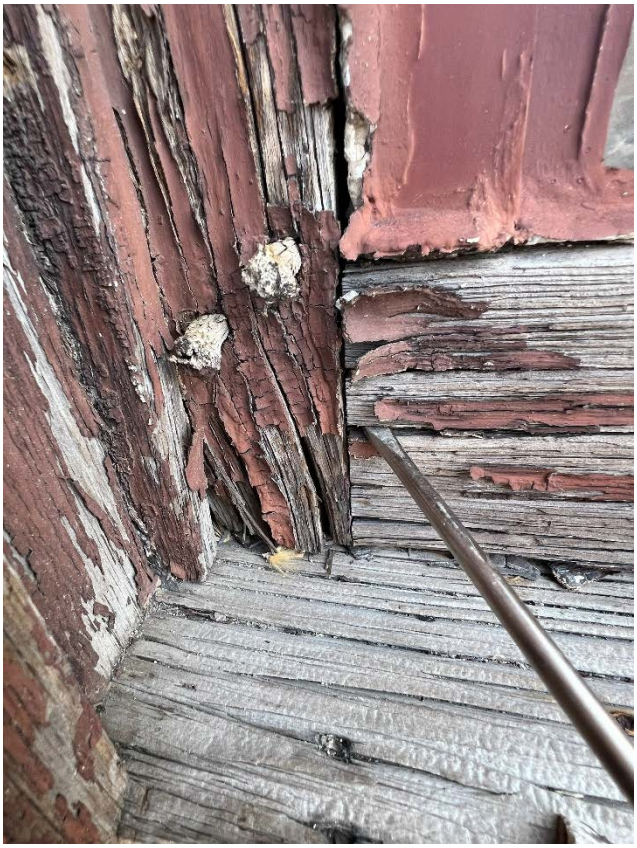


Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3







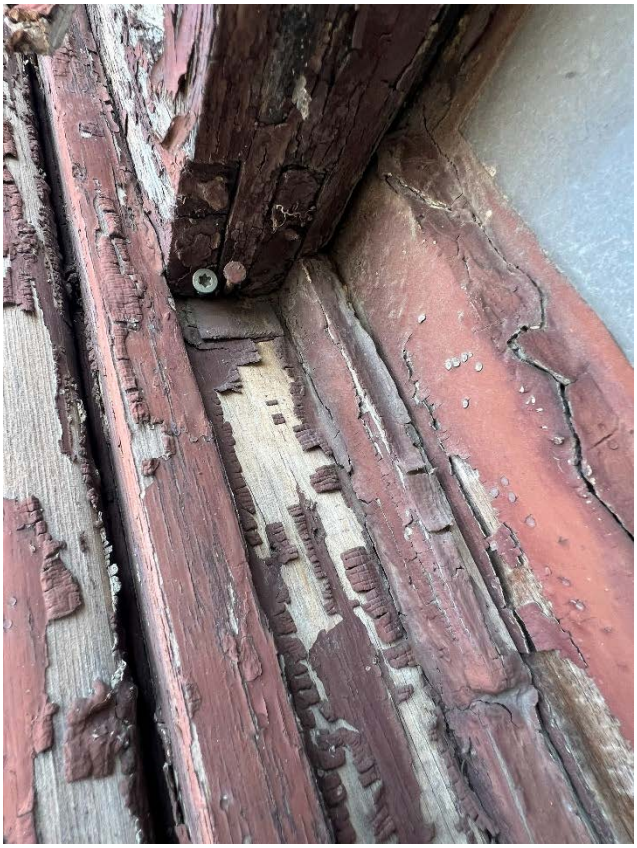


Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

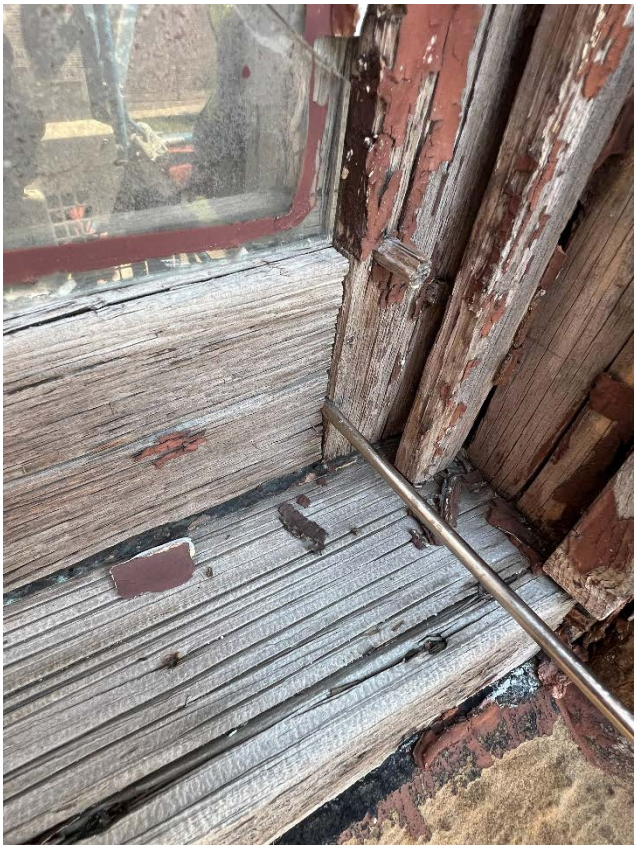


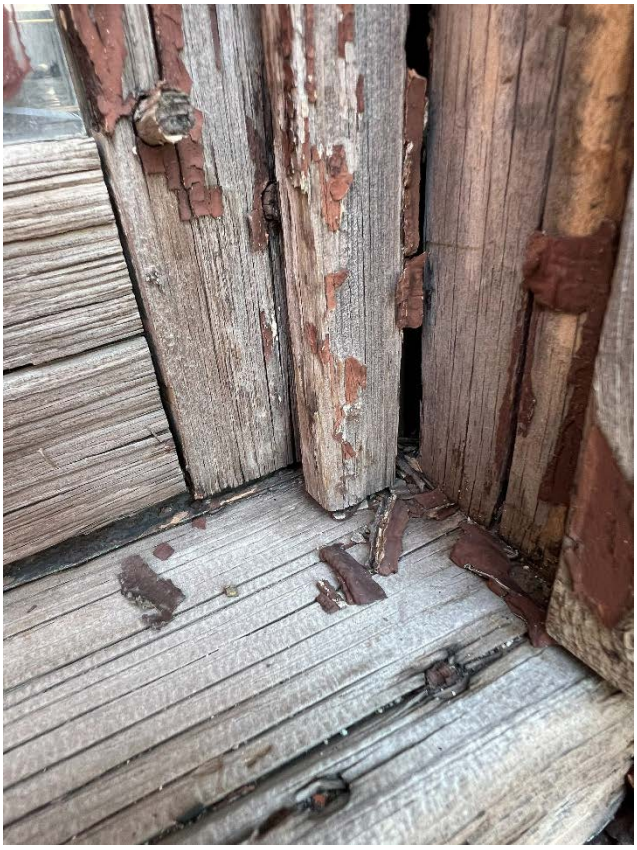


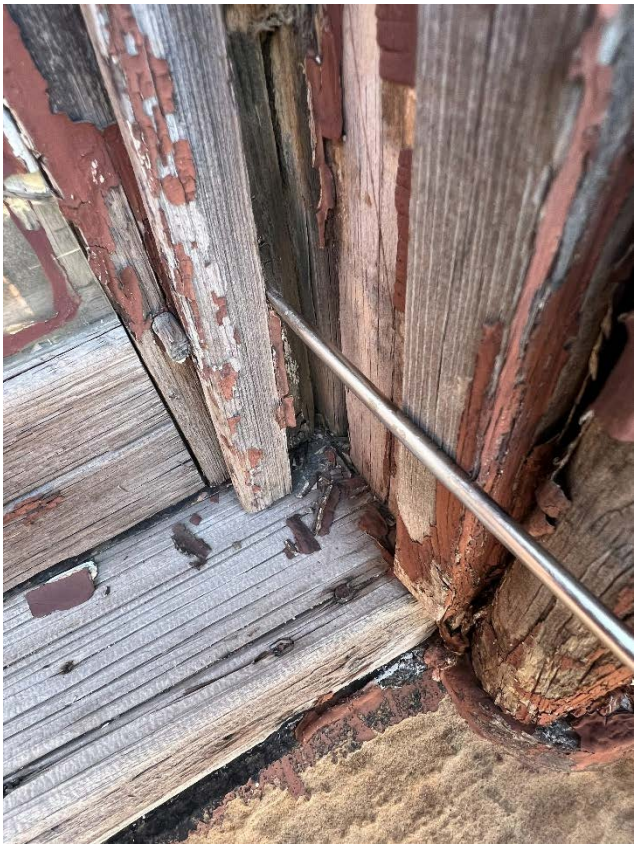




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

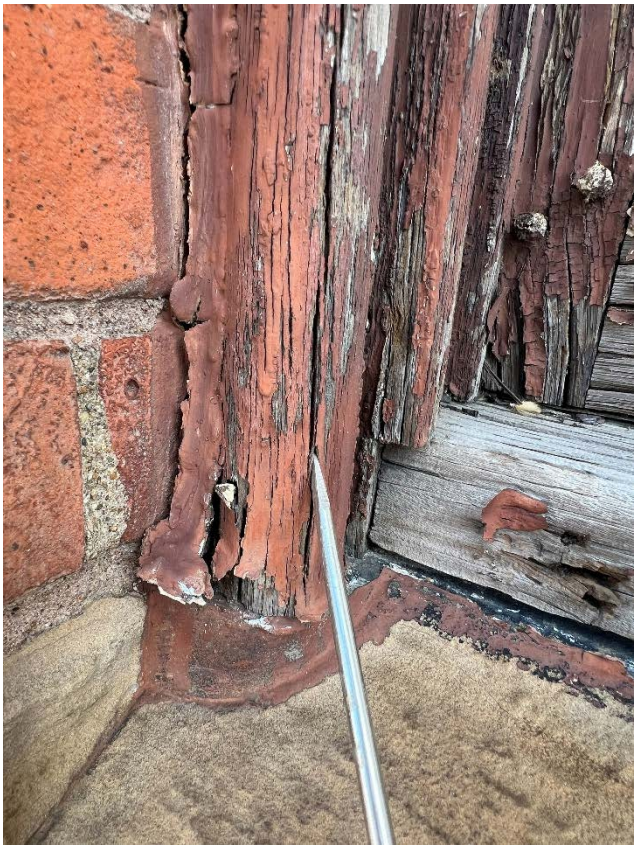


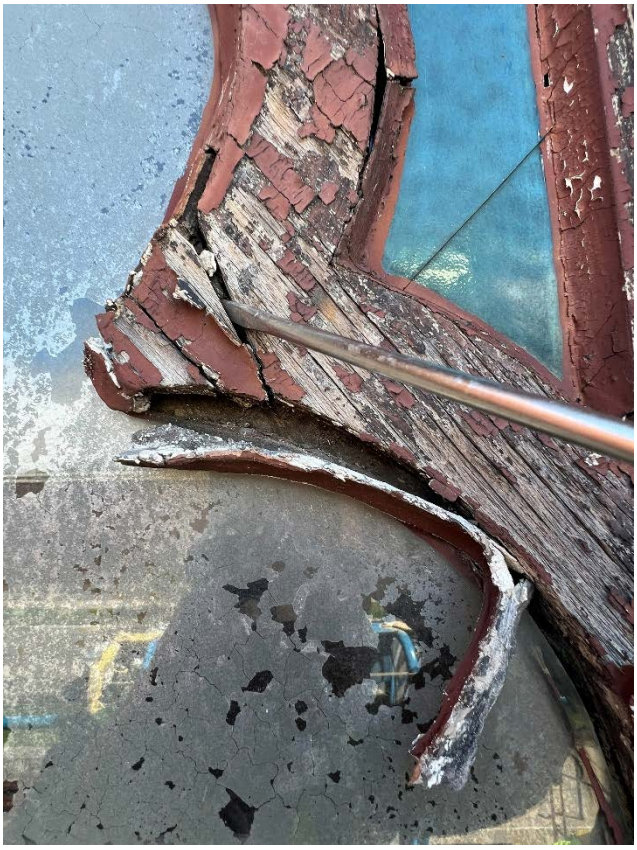


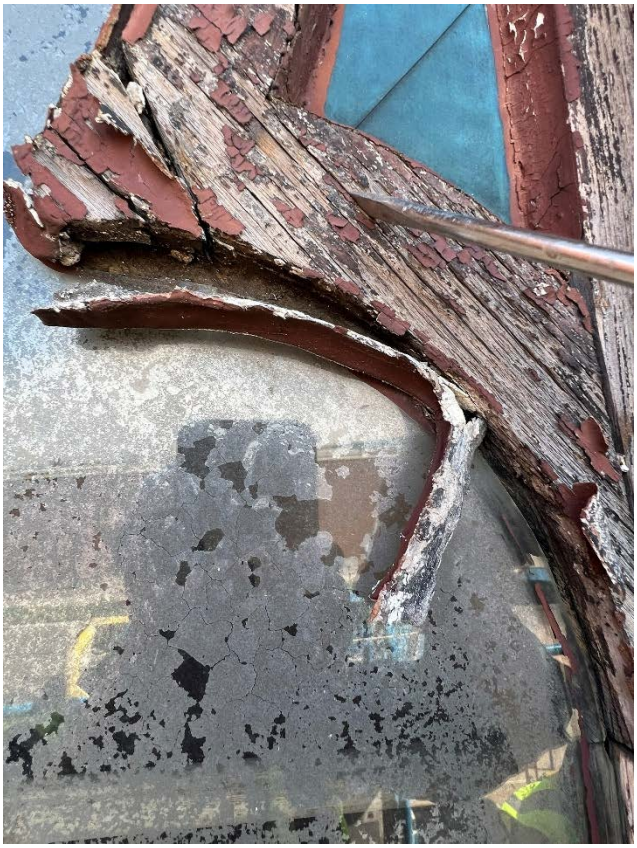




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

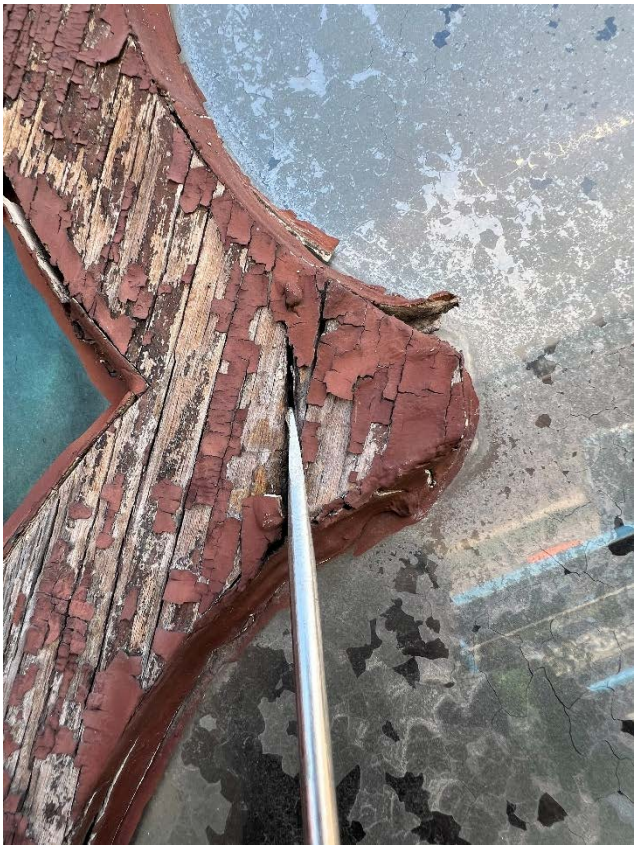


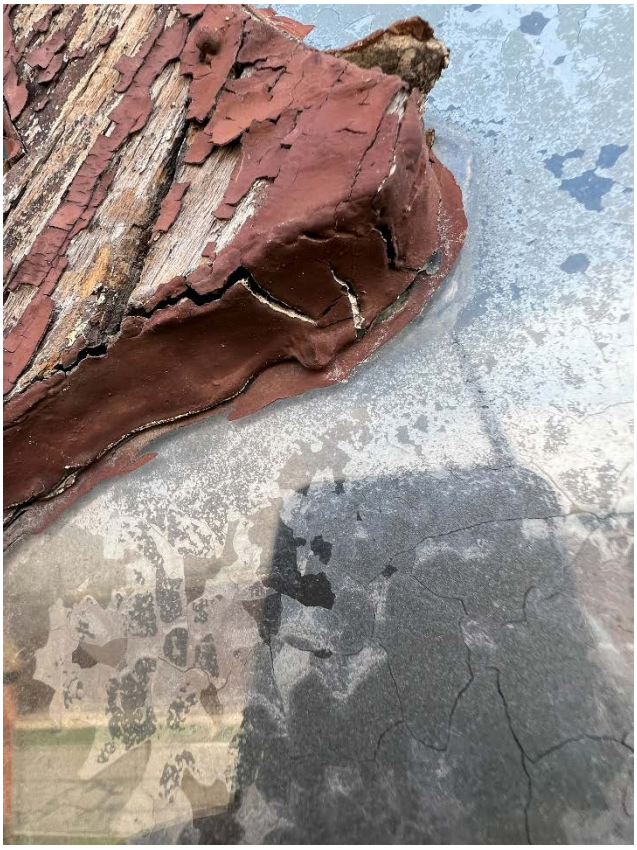


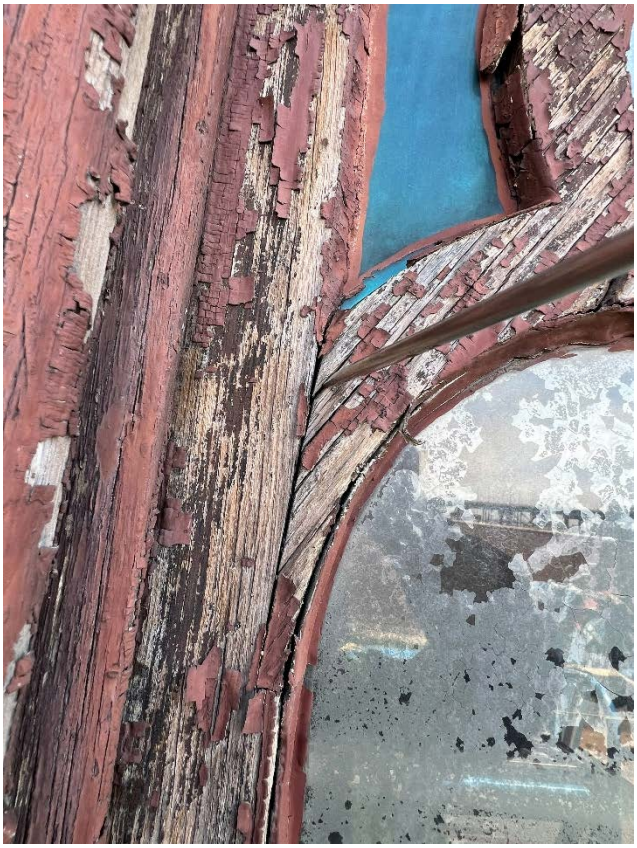


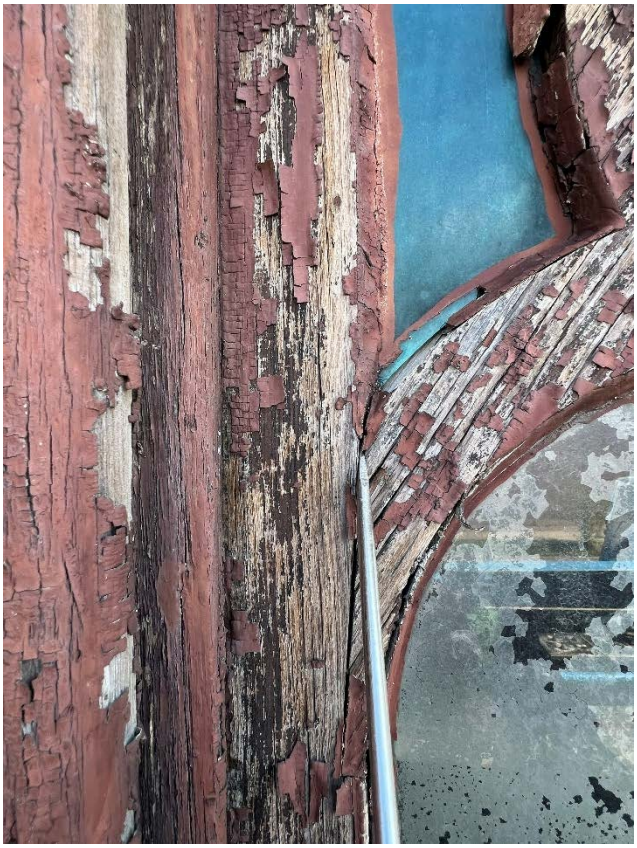


Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3



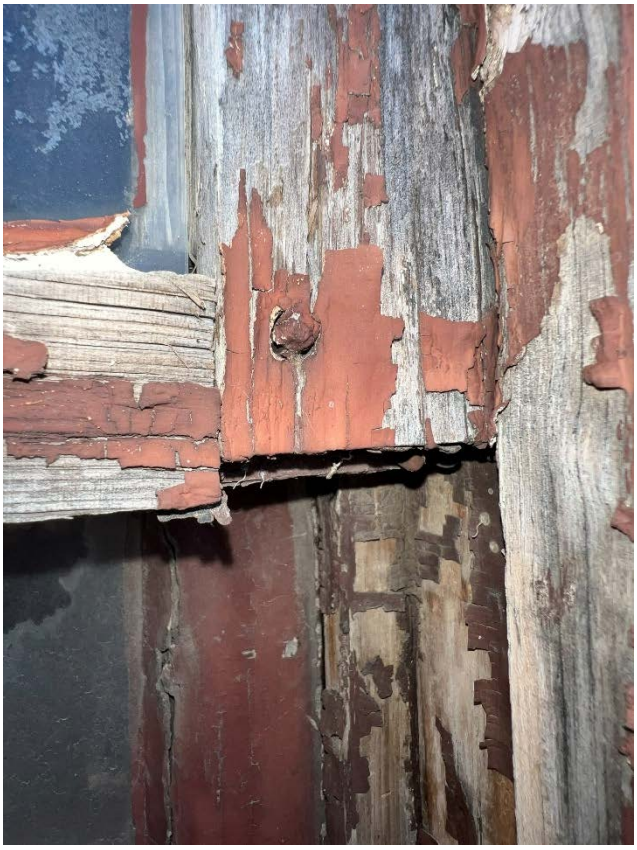


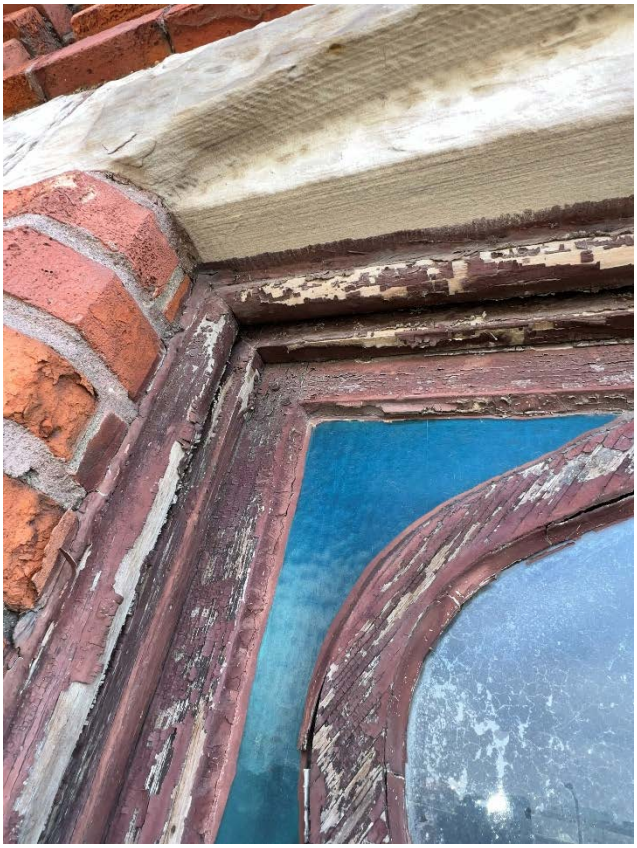




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3









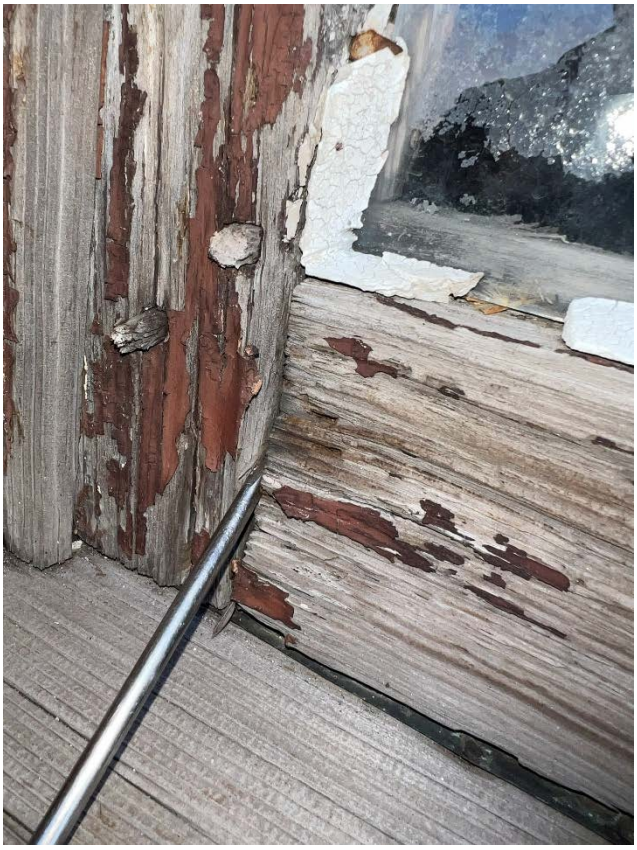
Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

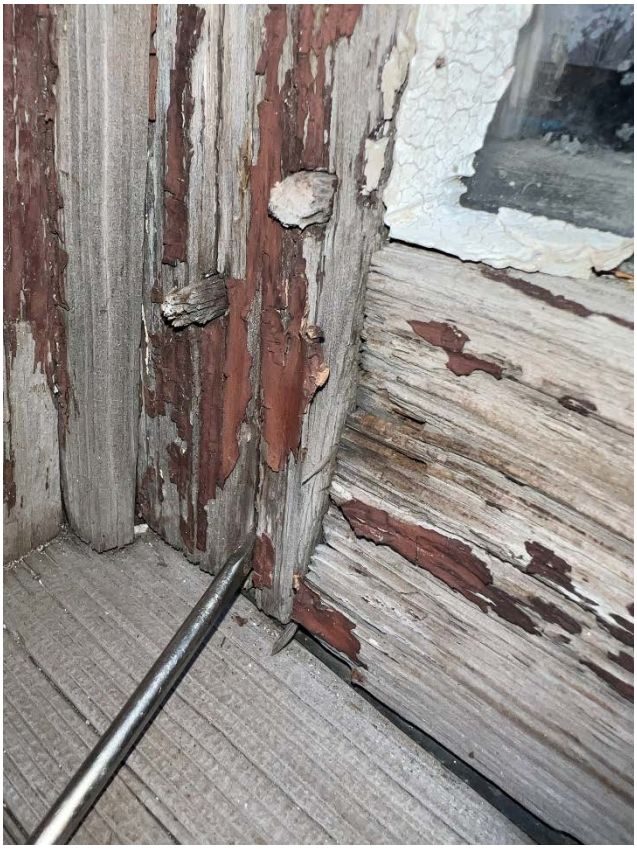
WINDOW #204 exterior elevation and detail views:

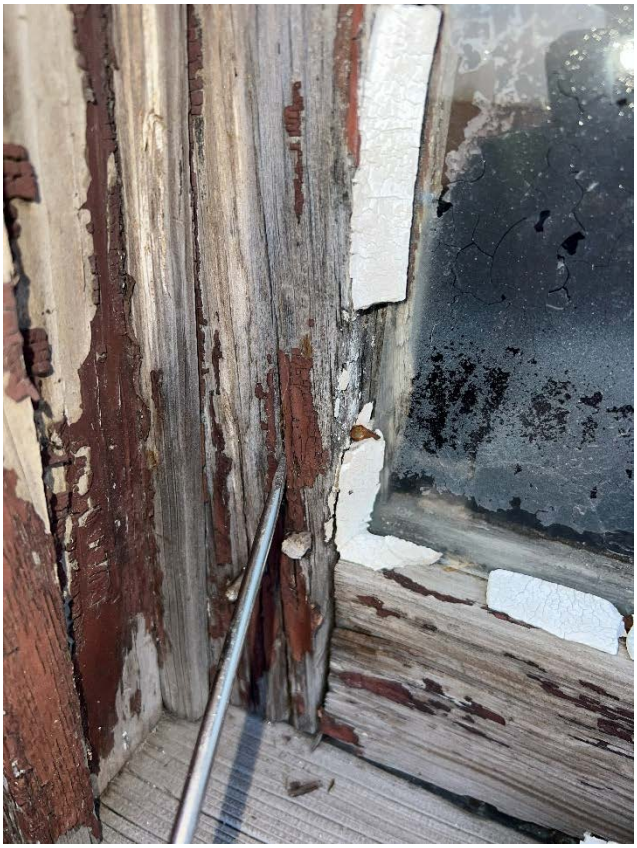




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

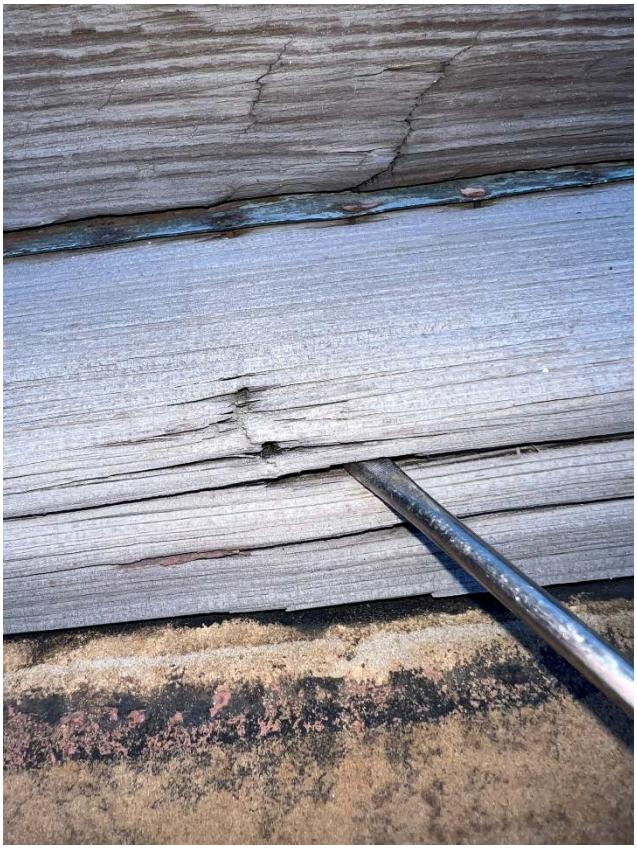


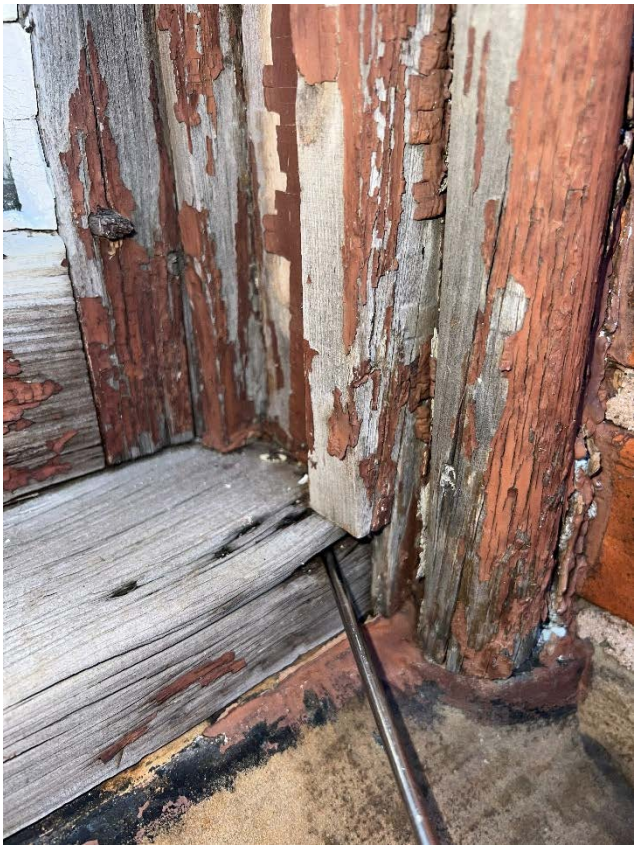




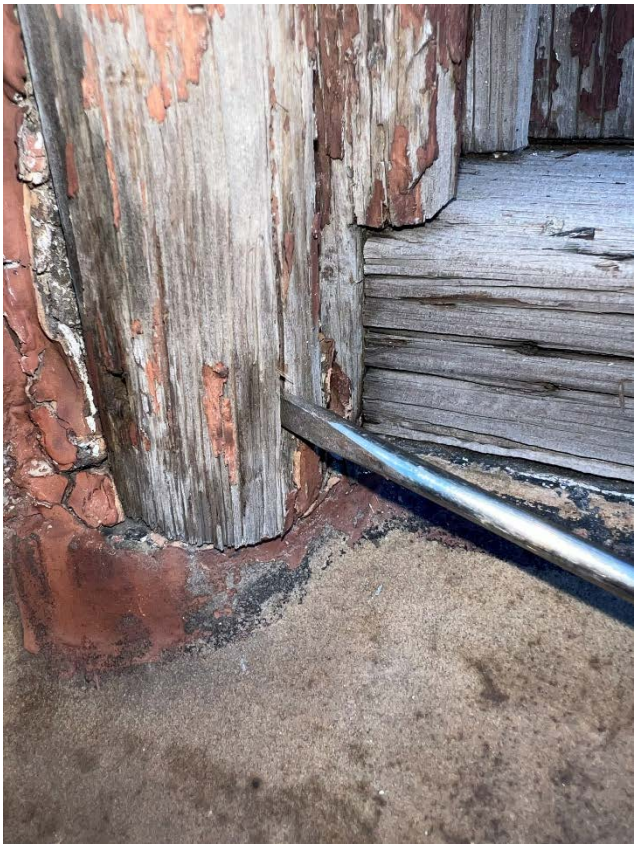


Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

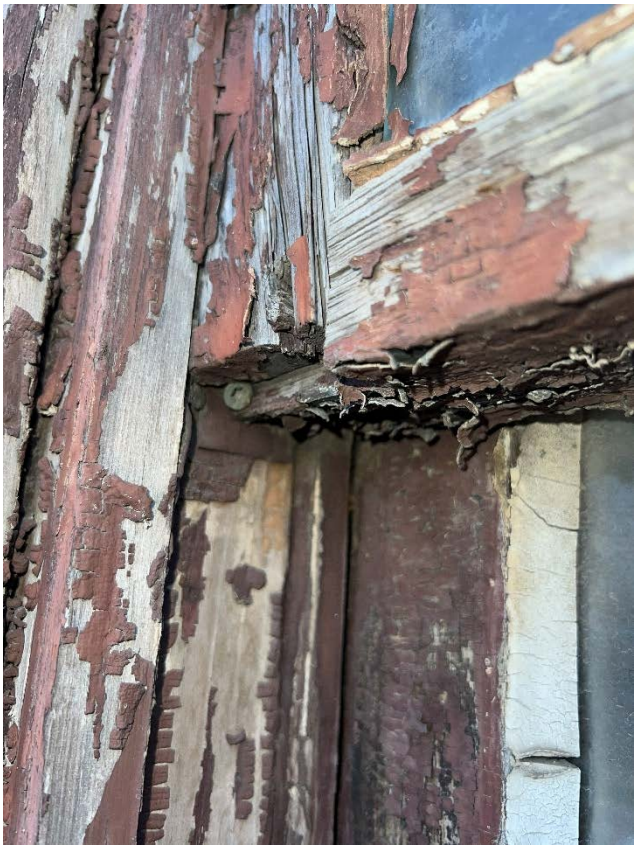




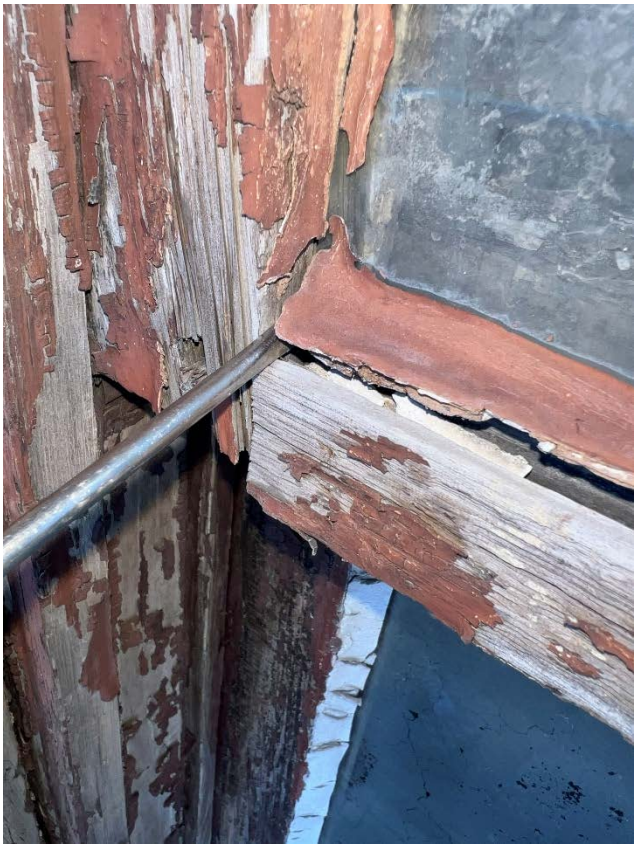




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3







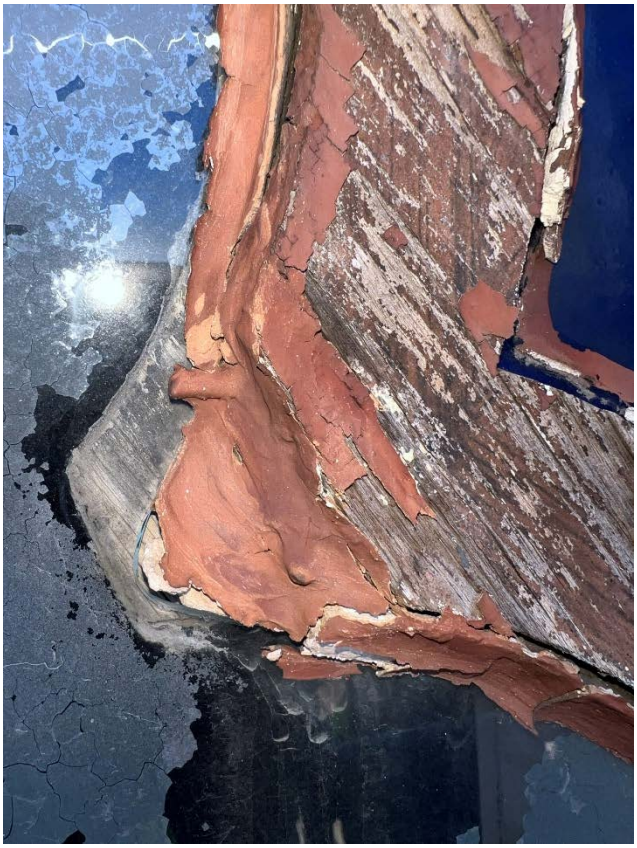


Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3









Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3









Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

WINDOW #205 exterior elevation and detail views:





Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3









Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3







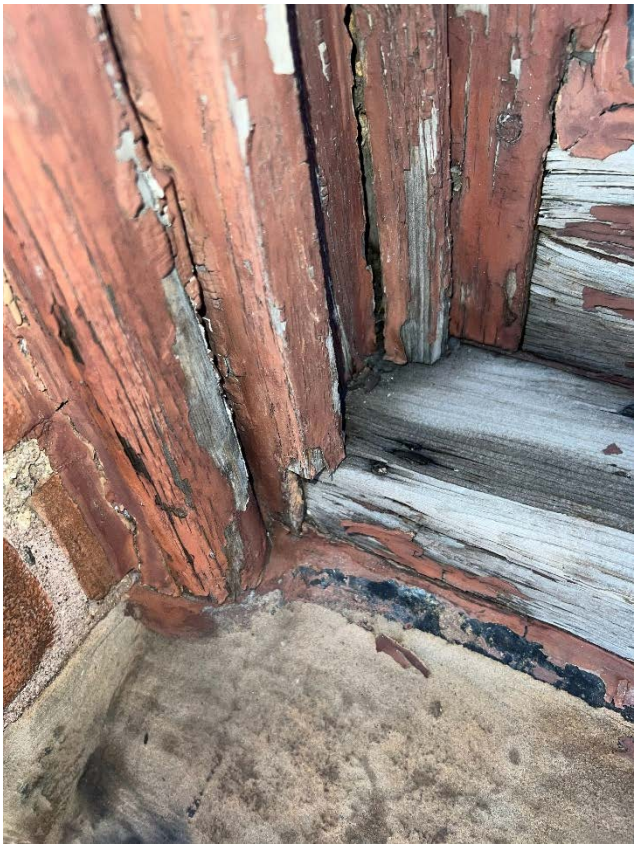


Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

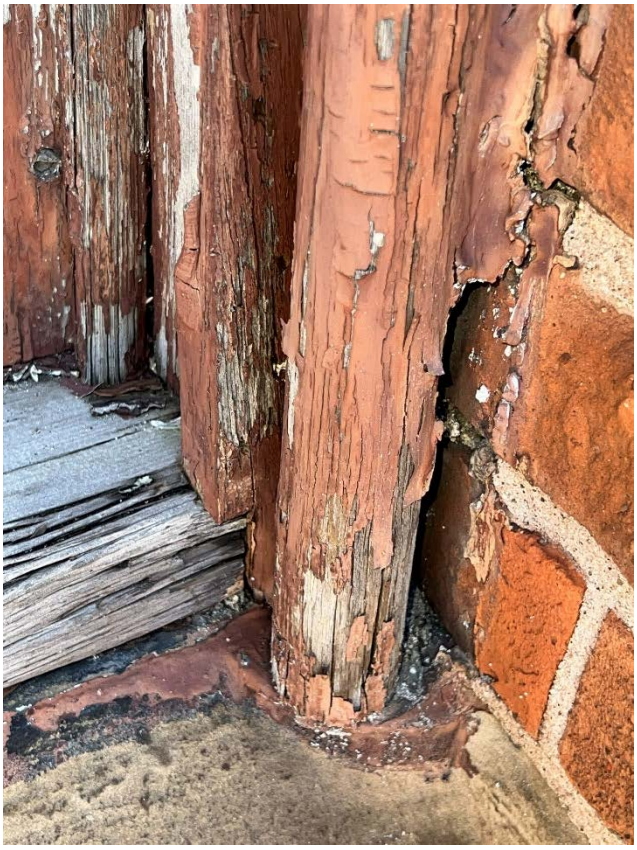


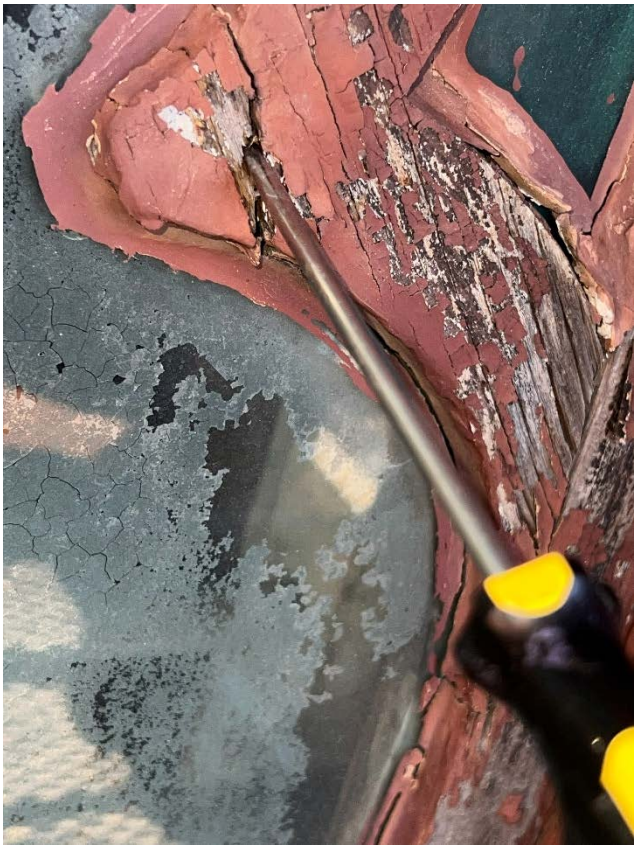


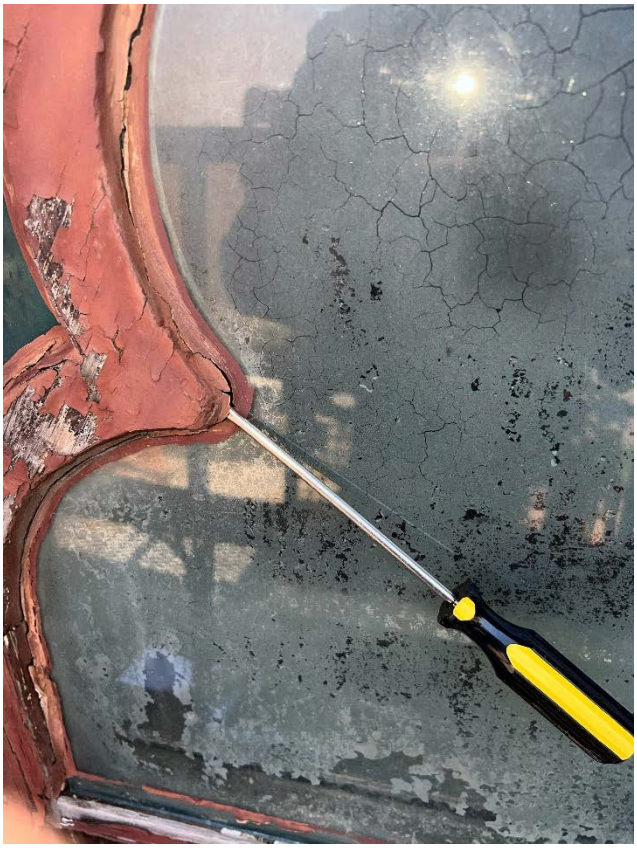




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

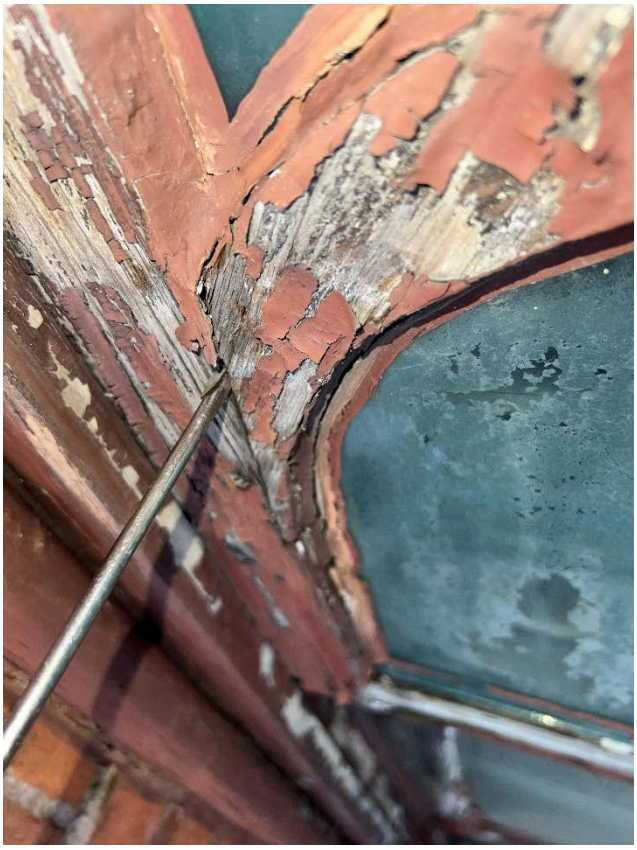








Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

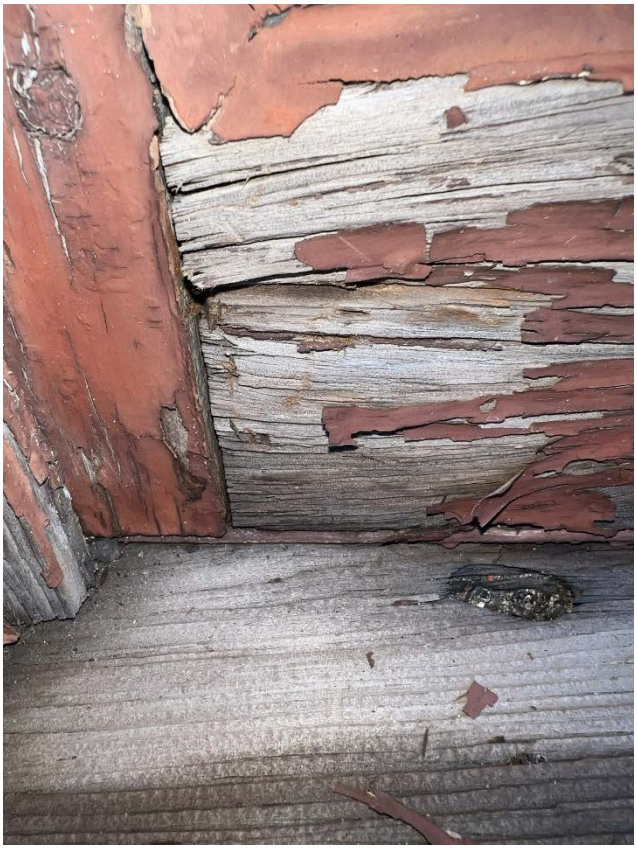




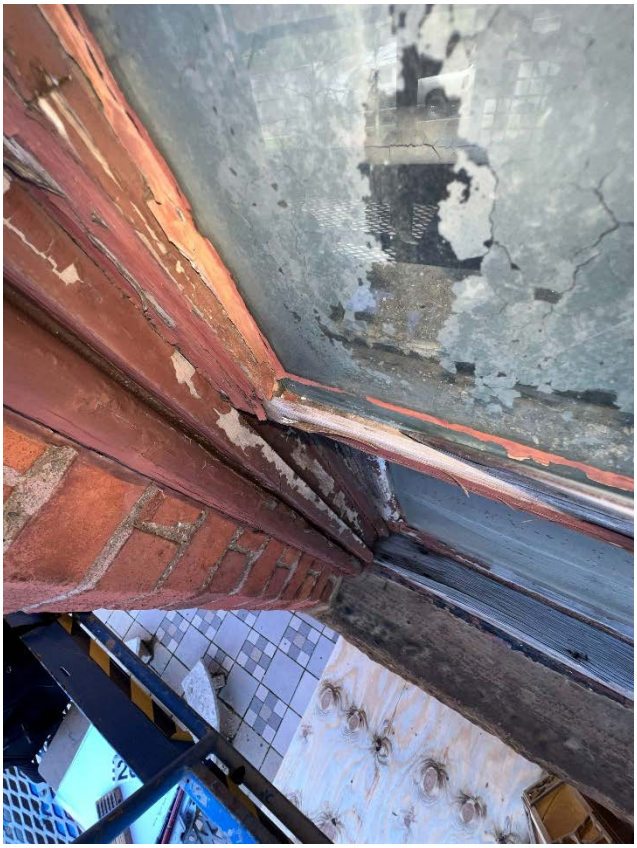




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3







Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

HopkinsBurns
DESIGN STUDIO
historic preservation & communities by design

April 20, 2026

From: Jessica Quijano, AIA

To: Detroit Historic District Commission

RE: Ste. Anne de Detroit: Exterior Restoration and Rehabilitation
1000 St Anne St
Detroit, MI 48216
Local Historic District: Ste. Anne's Parish Complex

Subject: HDC Application for Ste. Anne de Detroit: Exterior Restoration - Request for COA revision, Historic Wood Windows, Replacement Windows, and Basement Masonry Openings

ADDITIONAL PHOTOGRAPHS OF EXISTING WINDOW CONDITIONS AT WINDOWS PROPOSED FOR REPLACEMENT:

Basilica (sacristy):
Three historic wood double-hung windows (#203, #204, and #205) at 2nd floor, west elevation. Custom in-kind wood windows proposed for replacement.

WINDOW #203 exterior elevation and detail views:

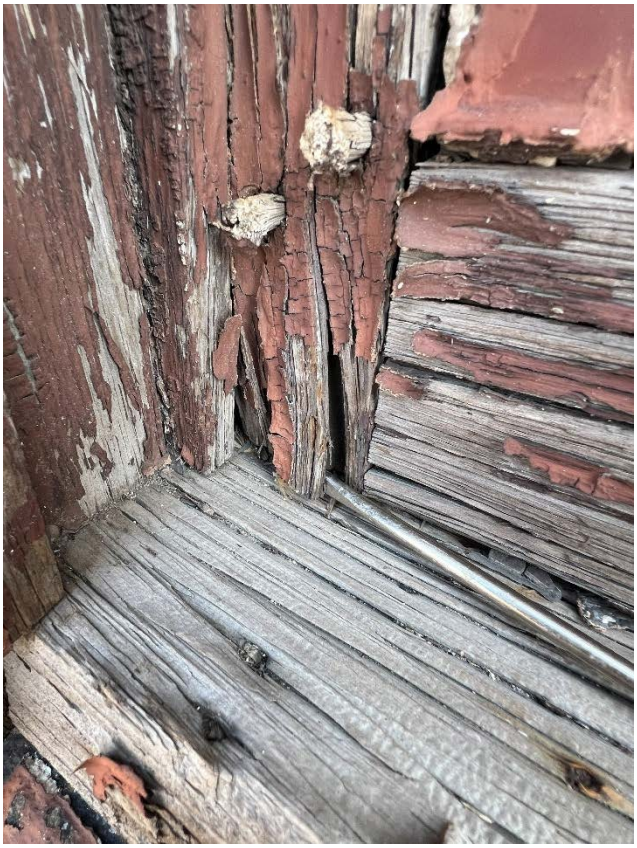


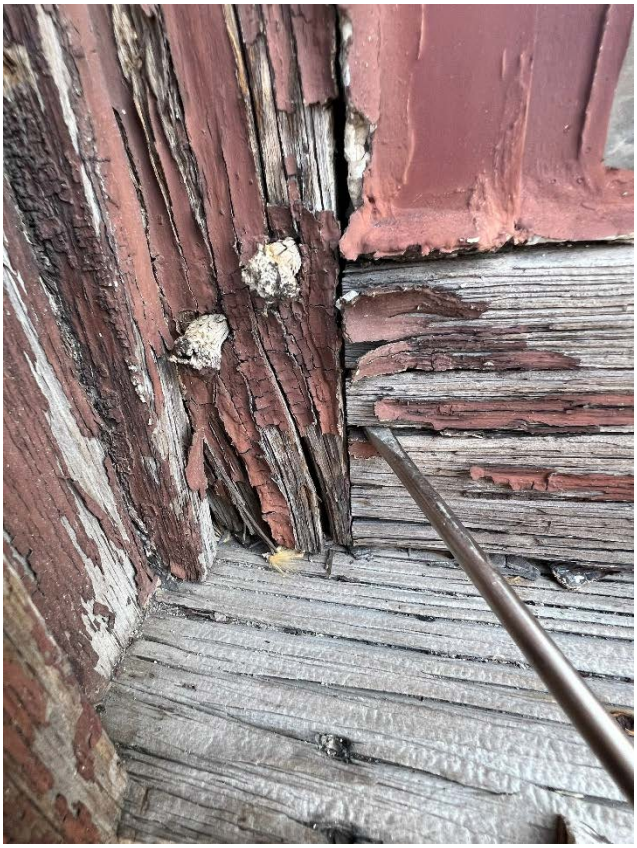


Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3







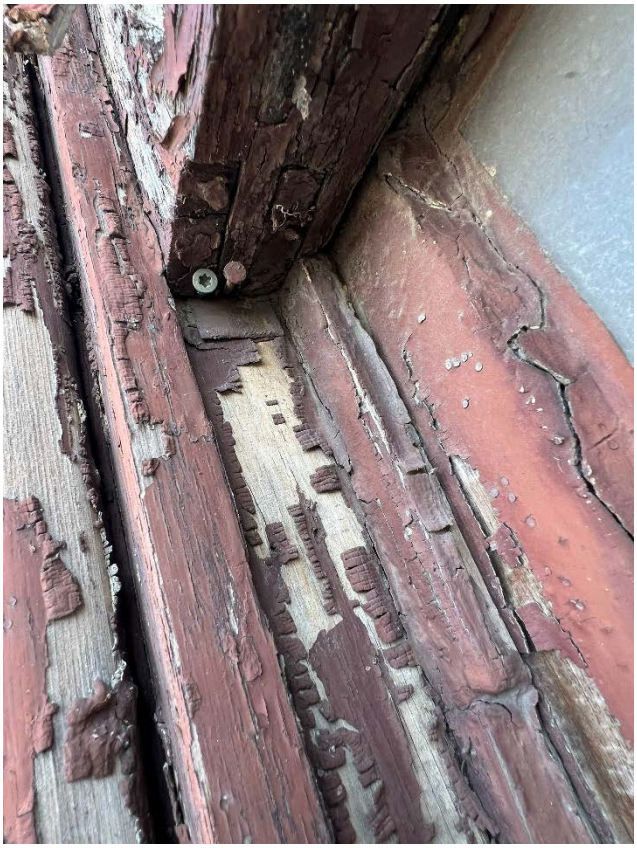


Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

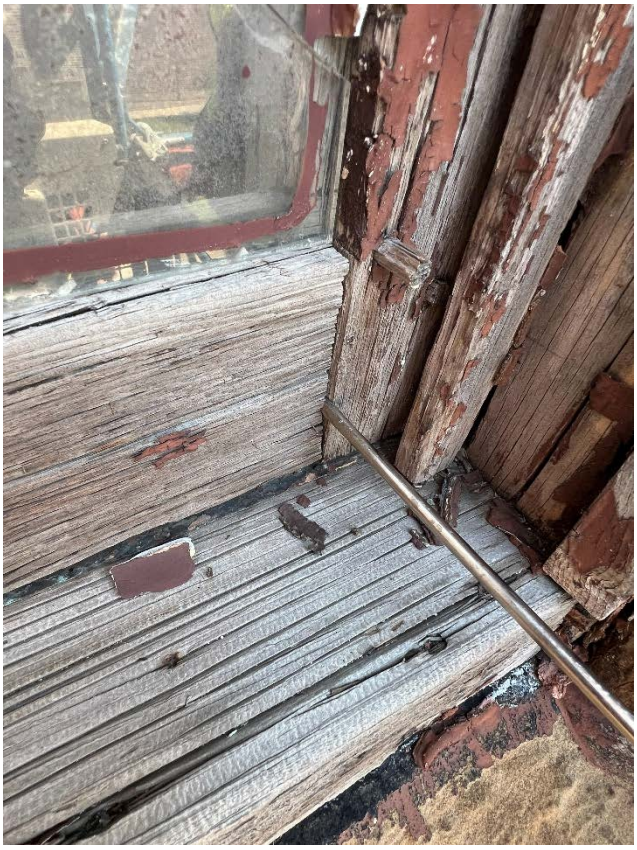


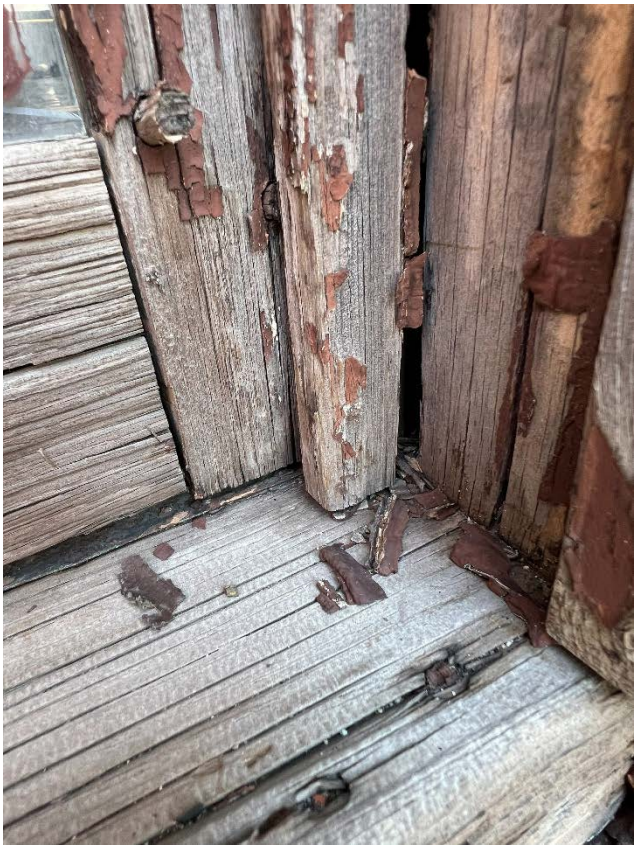


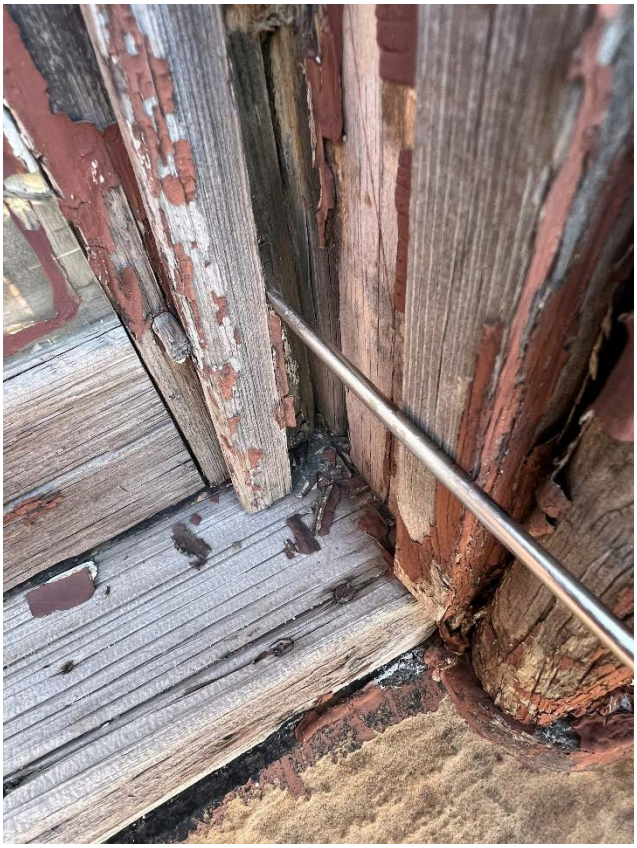




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

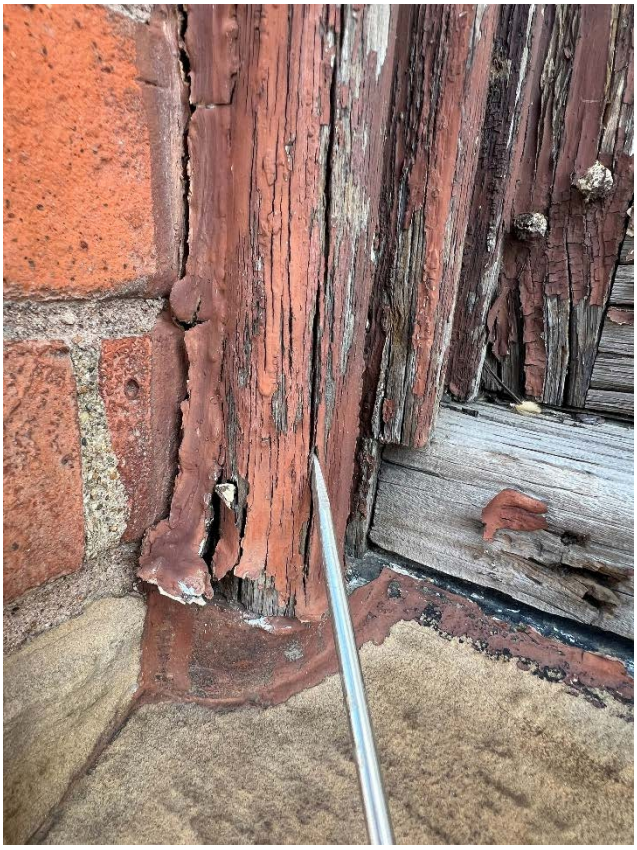


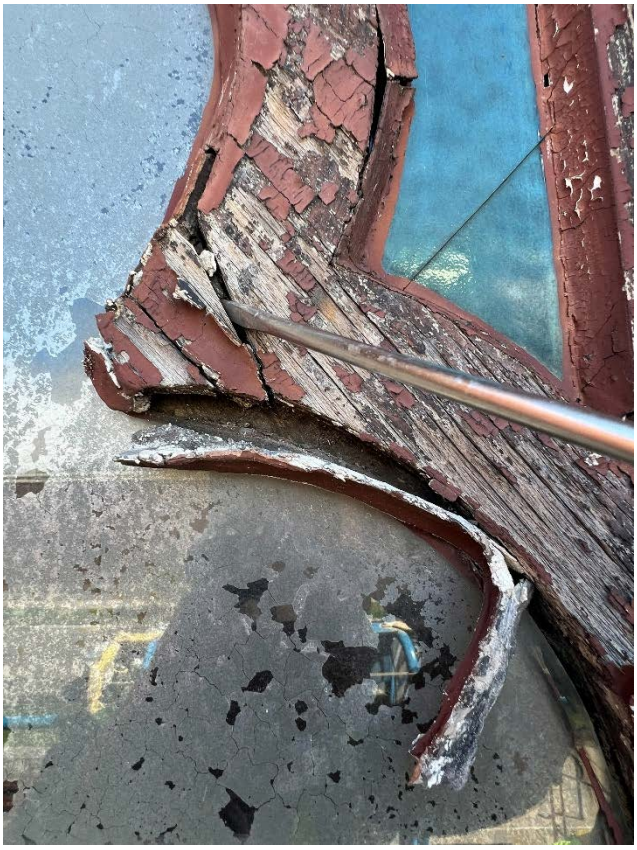


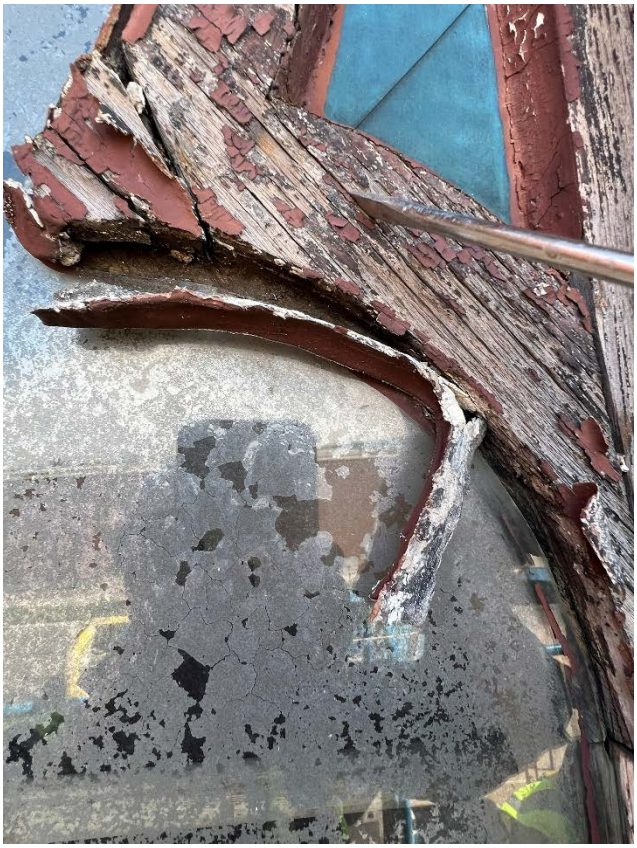




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

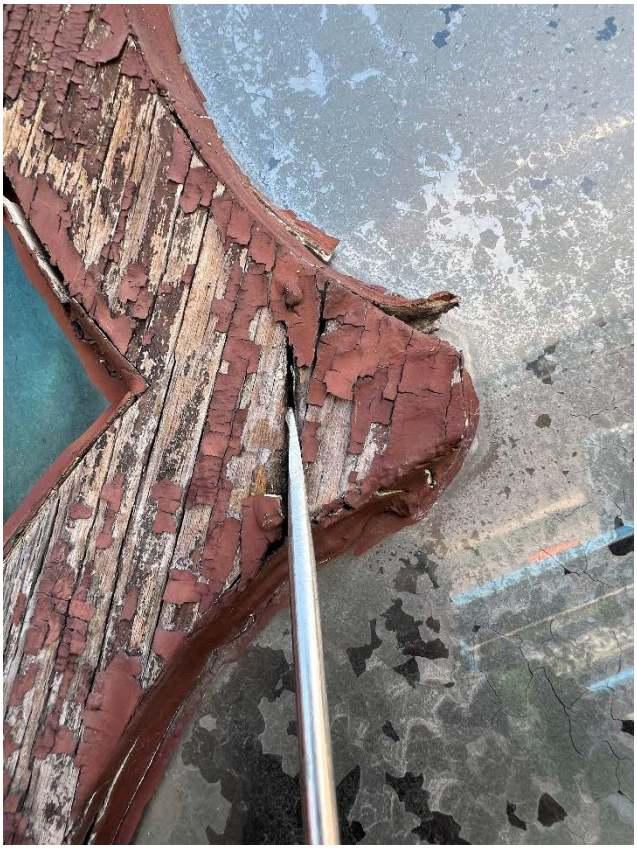


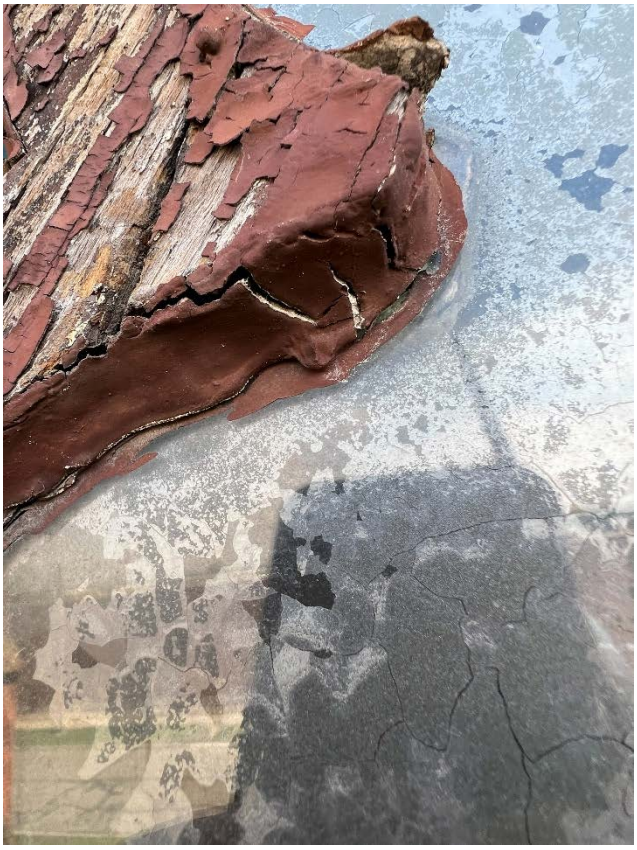


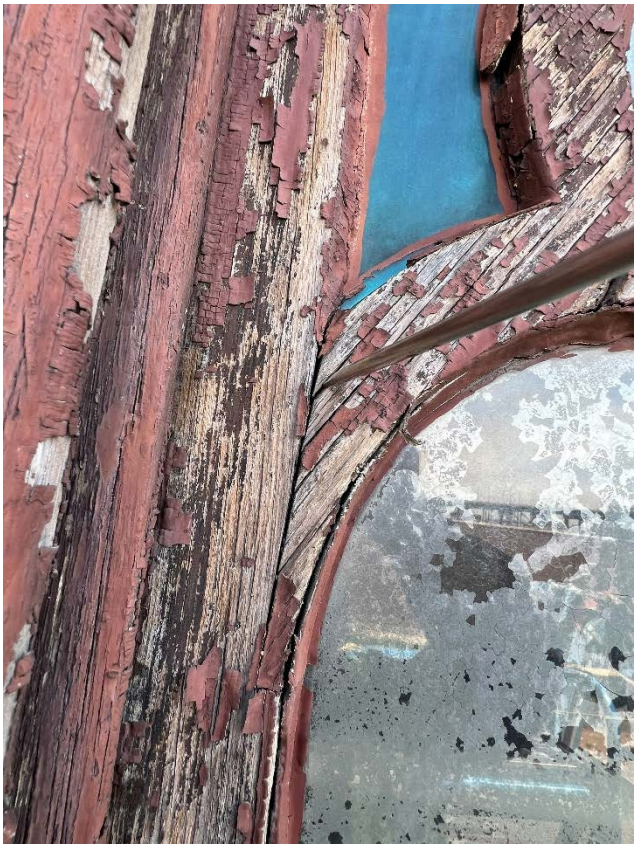


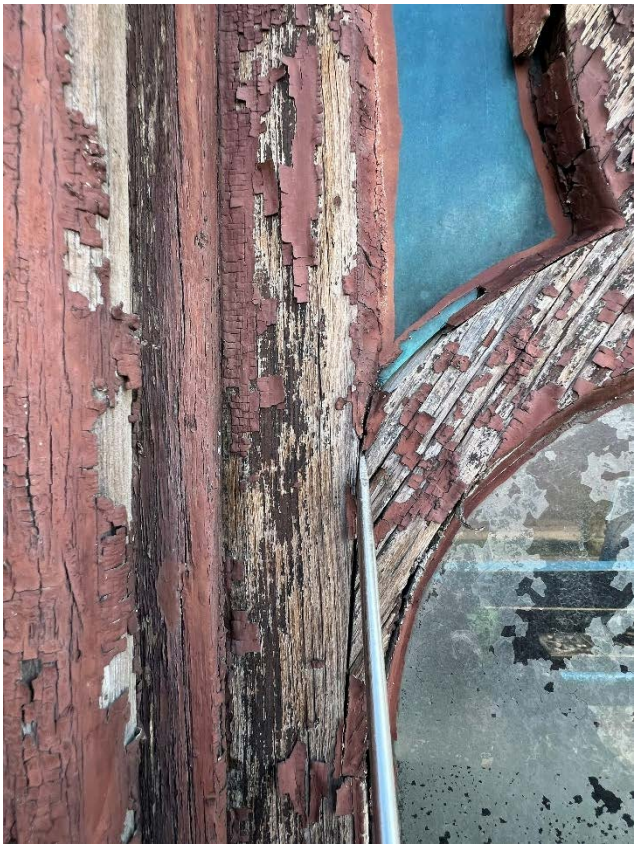


Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3



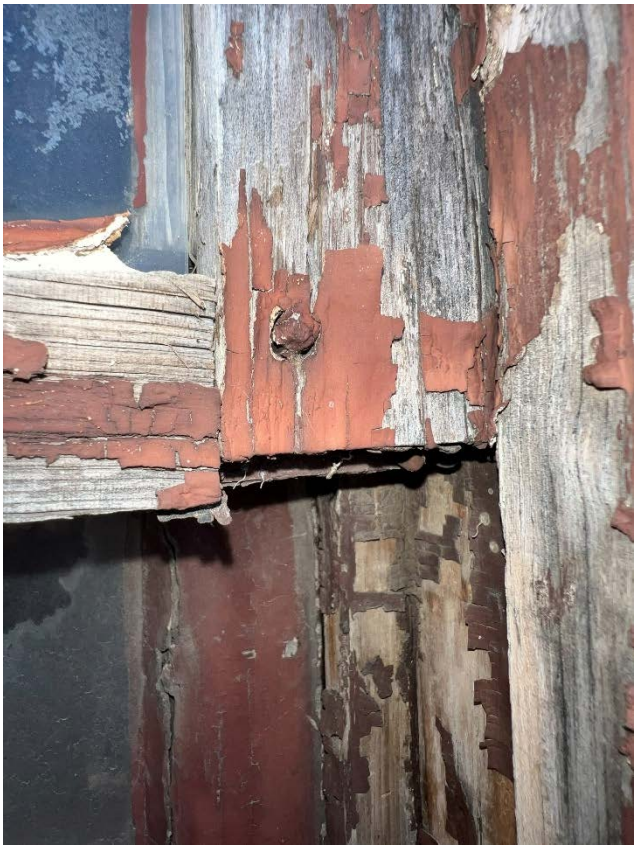


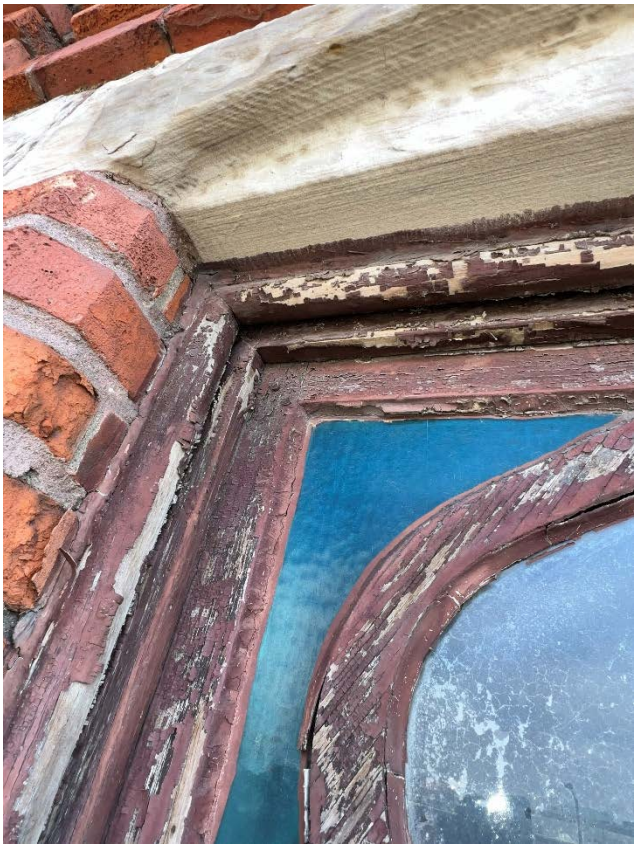




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3









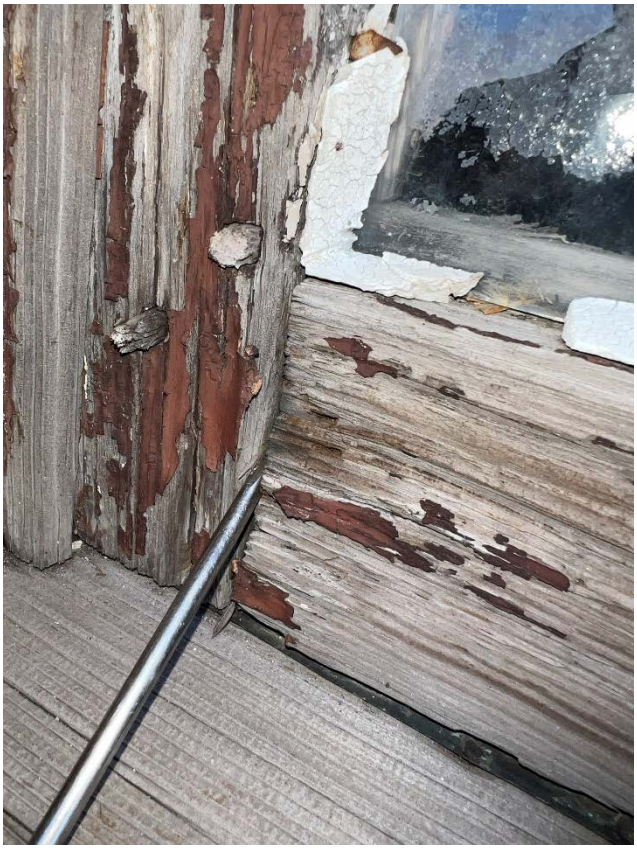
Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

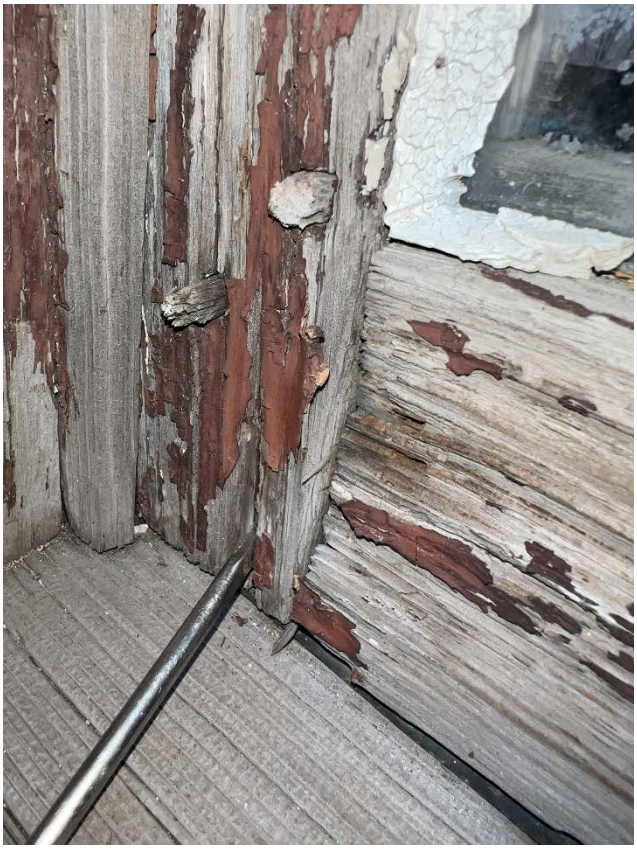
WINDOW #204 exterior elevation and detail views:

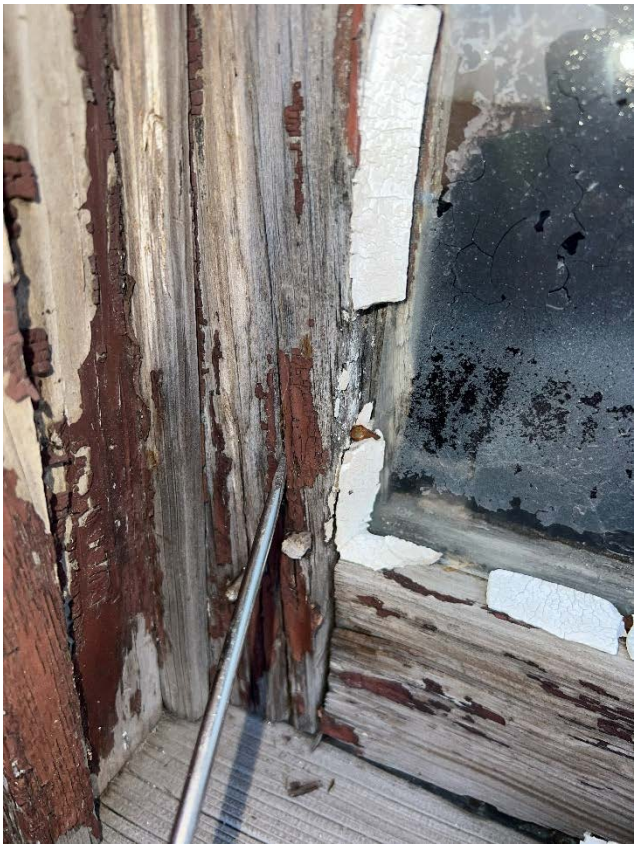




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

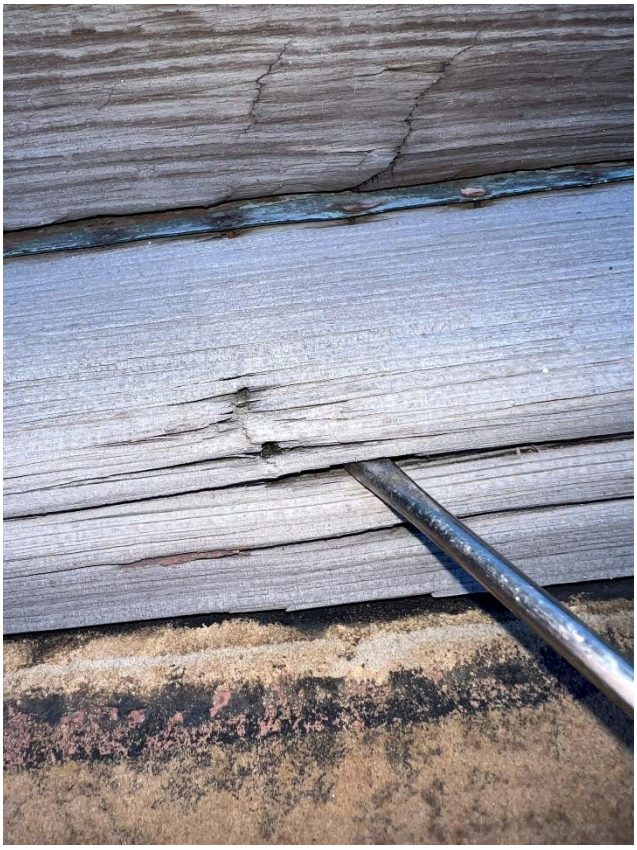


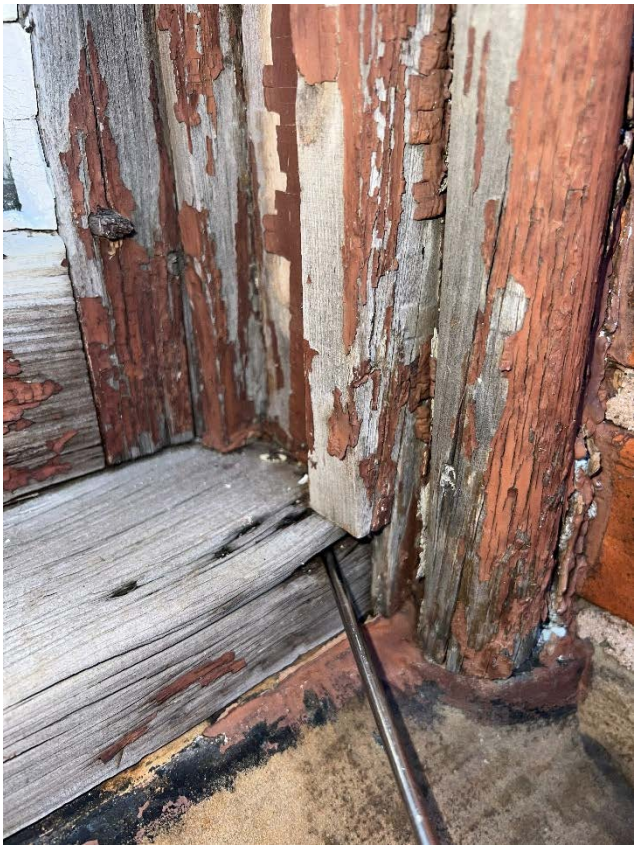




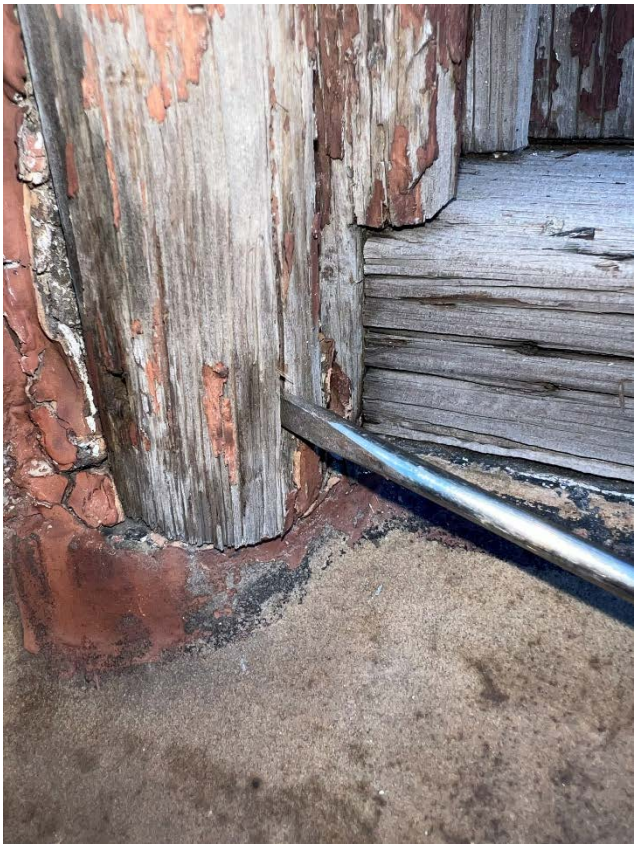


Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

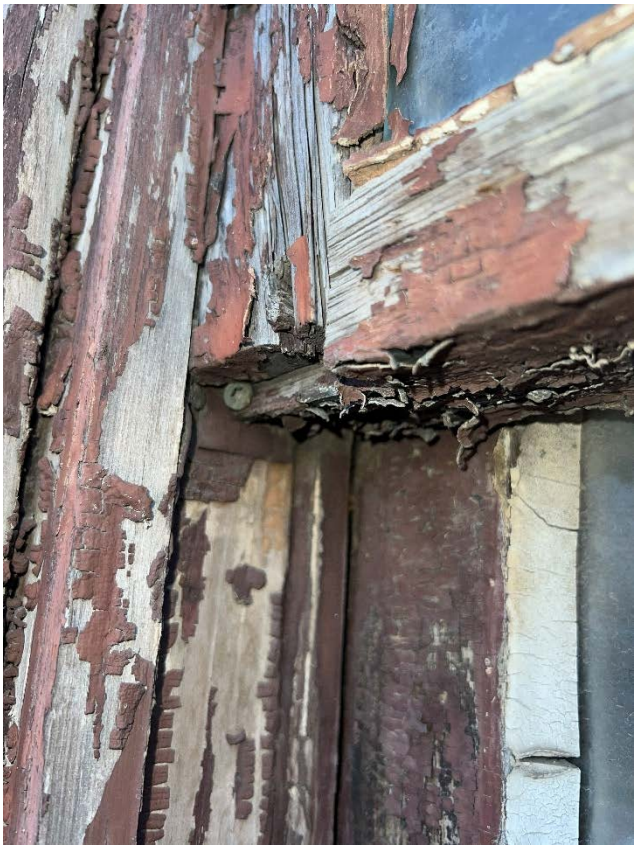




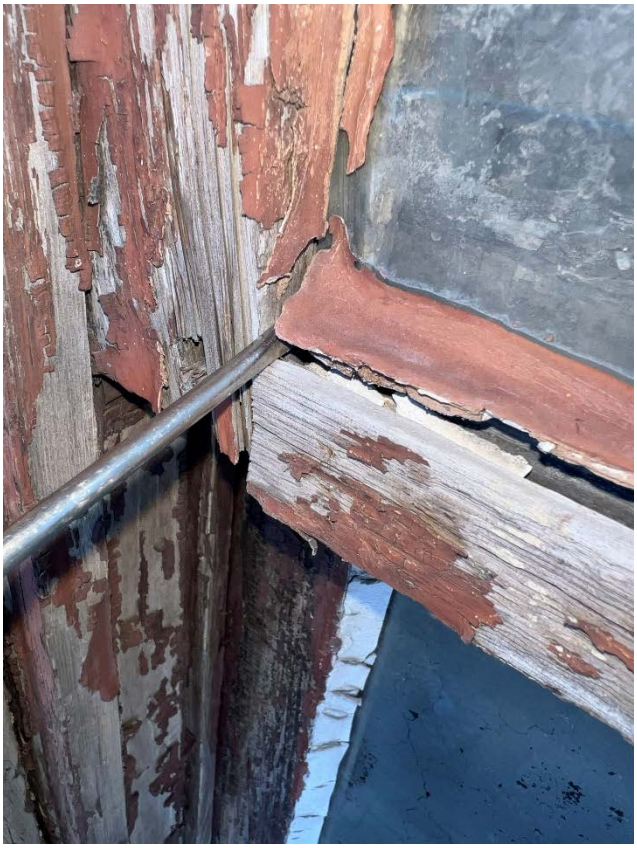




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3







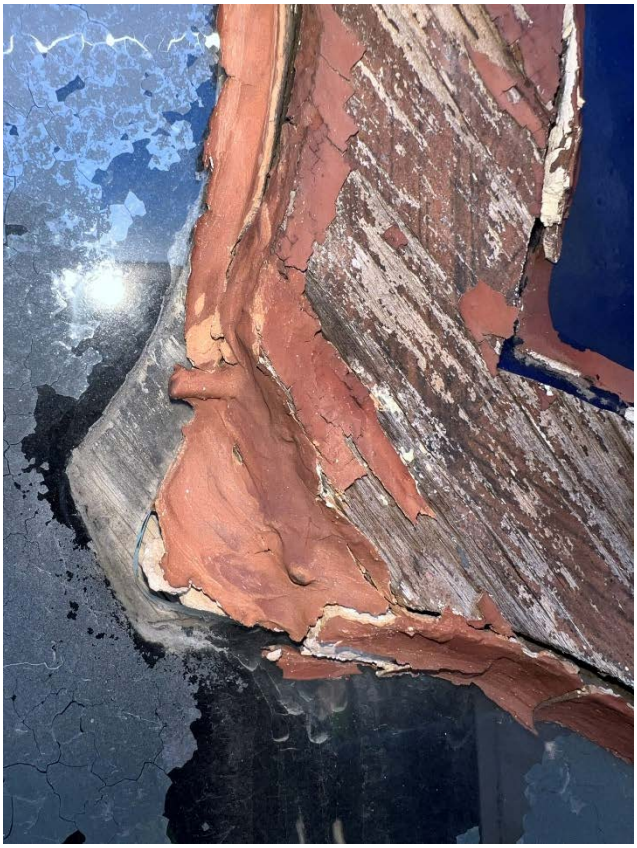


Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3









Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3









Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

WINDOW #205 exterior elevation and detail views:





Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3









Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3







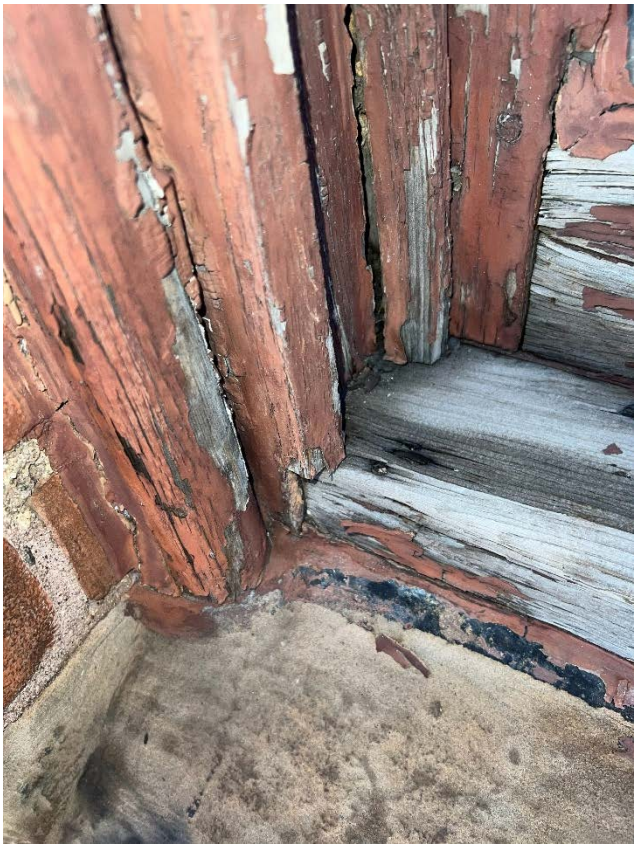


Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

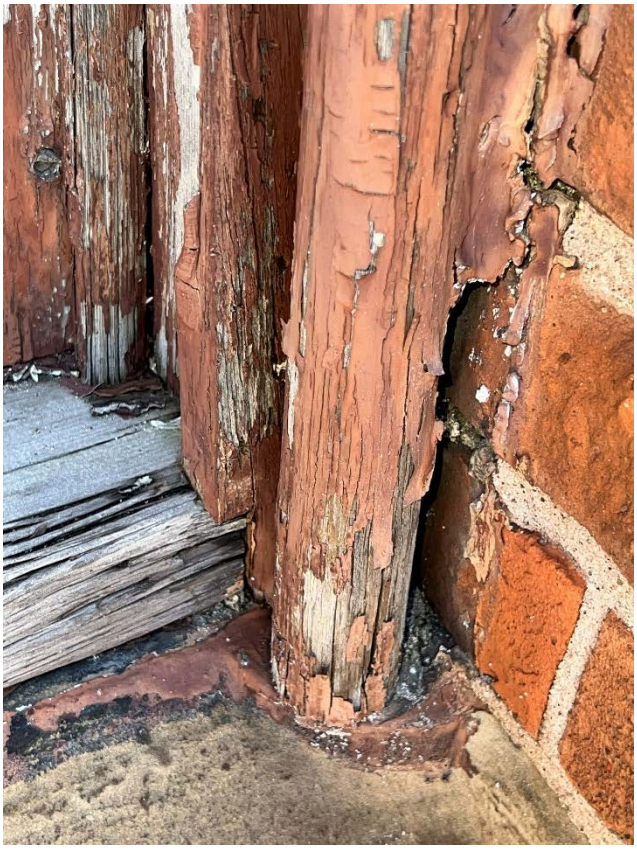


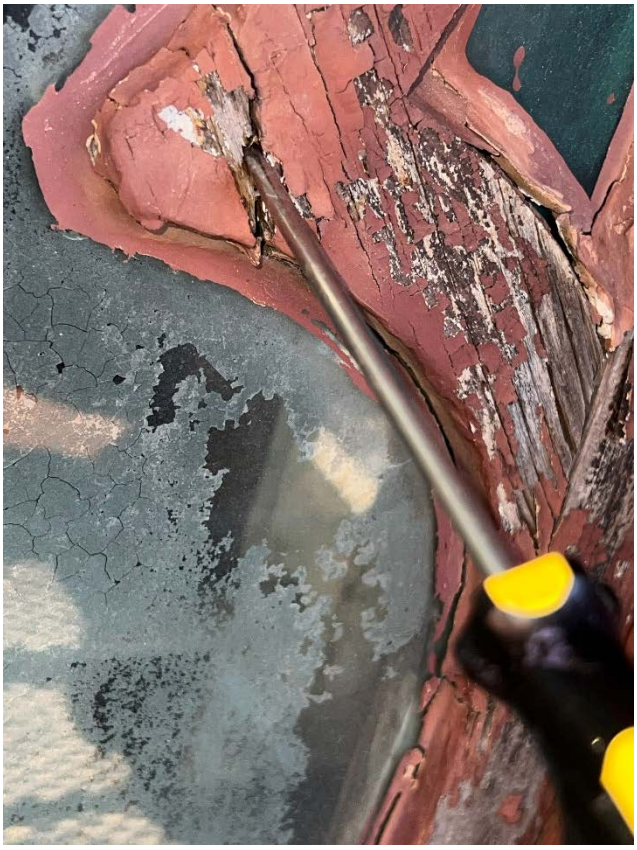


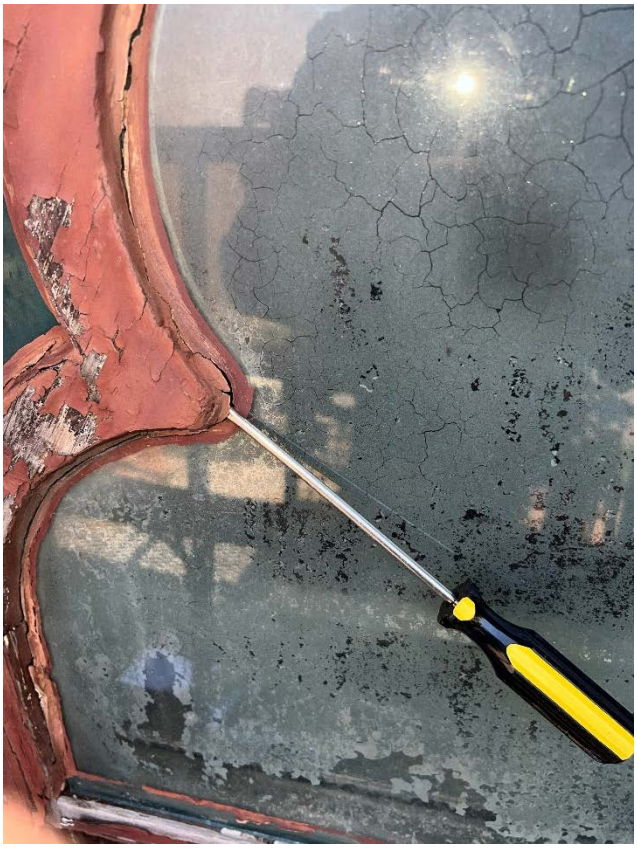




Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

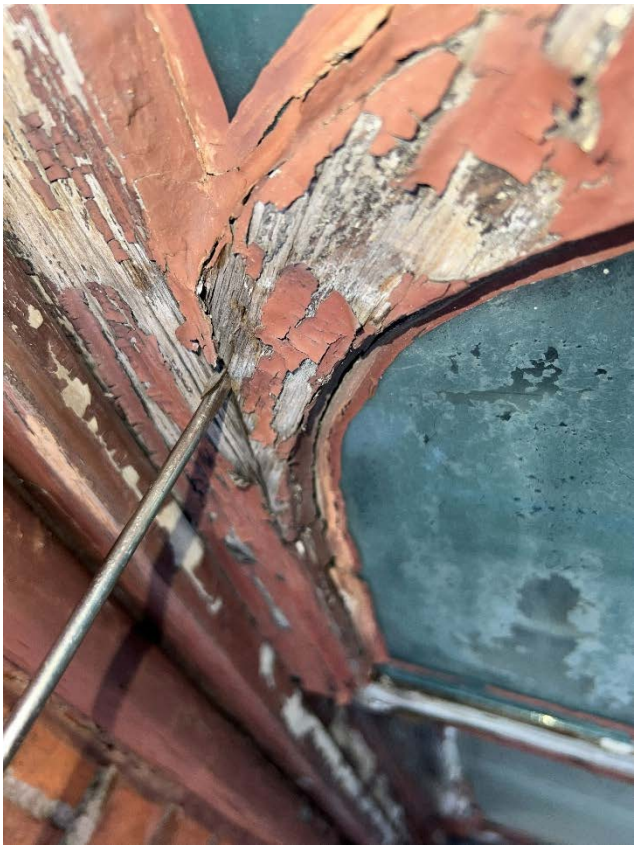








Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3









Docusign Envelope ID: E5762F22-0585-4A42-8C72-BDFF606A4BF3

