



SR-1 – OBJECTIVE STAFF REPORT (05-01-2026)

This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.

ADDRESS: 1000 ST. ANNE AND 2635 W LAFAYETTE

MEETING DATE: 04-08-2026

APPLICATION NUMBER: HDC2026-00195

HISTORIC DISTRICT: STE. ANNE’S PARISH COMPLEX

APPLICANT: HOPKINSBURNS DESIGN STUDIO

OWNER: CRI - BASILICA OF STE. ANNE INC.

ARCHITECT/CONSULTANT: JESSICA QUIJANO

DATE OF PROVISIONALLY COMPLETE APPLICATION: 04-13-2026

DATE(S) OF STAFF SITE VISIT: 03-24-3037 & 04-27-2026

SCOPE PHRASE FOR AGENDA: REPLACE WOOD WINDOWS; INFILL BASMENT WINDOW OPENINGS RECONSIDERATION OF COMMISSION CONDITIONS

PUBLIC HEARING PER 21-2-77: NO

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- 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
- Reconsideration of the following conditions which the Commission placed on COA #HDC2026-00107:
 - 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.
 - 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.

MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:

- None

EXISTING CONDITIONS:

- As per the HDAB designation report: “The church is clearly the dominant building of the complex. ...the chapel is connected at the rear [of the church] with its façade facing Ste Anne, and the chapel connects in turn with the rectory at the corner of Ste Anne and Lafayette. In some respects, Ste Anne’s is clearly inspired...by the example of French Gothic....The body of the church is an excellent example of Victorian brickwork...There is extensive stained glass, including the earlier glass, windows contemporary with the building, and glass of the twentieth century.”
- From the designation report: “The chapel, lying directly behind the church, is a simple rectangle; its street façade displays triple lancets below a gable with a single lancet and a stone diaper at the top.”... Between the chapel and the rectory is a two-car garage of tapestry brick with stone trim.”
- From the designation report: “The rectory faces Ste Anne at the corner of Lafayette. Its Victorian character is somewhat diluted by the later addition of a large-scale porch enclosing both the Ste. Anne and Lafayette sides of the building....The side porch facing Lafayette has been closed in with windows in the upper half of each opening, and siding below. “
- From the HDAB designation report: “The convent, located on the southeast corner of the property on Lafayette, is a symmetrical composition in the Romanesque Revival manner. Its entrance, recessed behind a round arch, is echoed by a recessed porch above, itself behind an arch and fronted by a heavy rail of brickwork....This building of great simplicity once again demonstrates the effective use of brickwork.”
- Still quoting from the HDAB report: “The hall, located between the rectory and convent on Lafayette, demonstrates its later date in the use of the ‘Second Renaissance Revival’ manner. The building is basically a low rectangle beneath a high pitched hip roof. On the front, however, the first floor porch supports a second story with three round arches supported on classical columns, surmounted by a classical pediment.”
- Staff found no records pertaining to the enclosed staircase on the rear of the Parish Hall, or the shed addition near the Parish Hall’s northeast corner.



- **Staff photo, north end of the church from the plaza,**

March 2026.



- **Staff photo, south end of the church and the chapel from Ste Ann Street, March 2026**



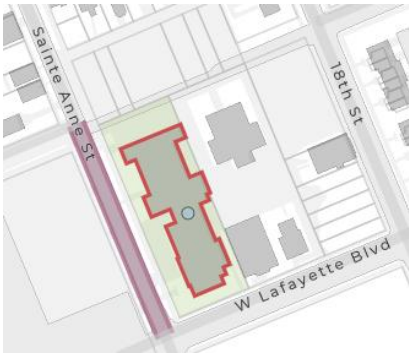
- **Staff photo, Rectory from Ste Anne Street, March 2026**



- **Staff photo, Parish Hall from W Lafayette, March 2026.**



- **Staff photo, former convent (now the Wellness Center), March 2026.**



- **1000 St Anne, Base Unit Tools**



- **2635 W Lafayette, Base Unit Tools**

BACKGROUND INFORMATION:

- 2025: New roof on basilica, with some copper gutters and downspouts and some masonry stabilization near upper and lower cornices
- 2022: COA issued for rehabilitating building roof and exterior features (including roof elements, some downspouts, fascia and finial repair, limited masonry repair and repointing, chapel roof asphalt tile repair)
- 2019: COA issued for rehabilitation of the Ste Anne Convent/Wellness Center (work included brick and window repair, new concrete landing, moving a door, add a light fixture, remove a door, added a barrier-free elevator, new HVAC equipment, new walkway)
- From PDD's paper file, a 2001 Shrine project that included some site work near the Chapel and Garage

- 2635 W Lafayette, Permits are for school renovation (2001) and assorted work related to HVAC and a barrier-free elevator (2019).
- 1923: Solid brick garage was built
- 1938: A floor was reinforced.
- 1947: Parish house: erect partition in assembly room to make dining room to be used by not more than 8 persons and used for noncommercial work space.
- 1956: Rectory: interior alterations, including new baths, stairs, closets, new windows, and elevator.
- 1963 or 65: Metal and glass telephone booth
- The applicant submitted an extensive rehabilitation proposal for the Commission’s consideration of the regular April 2026 meeting (HDC2026-00107), to include work at the exterior of the basilica/church, the rectory building, the wellness center/convent, and the parish hall. The project scope also included interior work within the chapel wing of the basilica and sitework. The Commission approved the majority of the scope but denied a number of the proposed items which included items related to the current scope of work. The COA# HDC2026-00107 also included two conditions, which are proposed for reconsideration under the current application’s scope.

DISTRICT INFORMATION/SIGNIFICANCE:

- The HDAB report implies that the Period of Significance is 1886-1898 when it states, “The parish complex built there, still intact, is a superb example of a late nineteenth century Catholic parish, complete with church, chapel, rectory, convent, school, and parish hall.” The permits for these buildings were issued between 1886 and 1898.
- However, the HDAB designation report also states, “The proposed district contains five major buildings; the church, rectory, school, convent, and hall; all structures within the boundaries contribute to the historical and/or architectural character of the district.” And the report discusses how the French-speaking community waned by the second and third quarters of the twentieth century and how the parish began its important ministry to the Hispanic community. The report states that Spanish-speaking services were being held in the Chapel by 1944.
- Link to the District’s Elements of Design: [Sec 21-2-165](#)
- Note that public areas at the interior of the basilica building/church (including the chapel wing) have an interior designation
- Dates of Construction: The following permits were issued:
 - 1886: Church and Chapel
 - 1886: Rectory
 - 1887: School
 - 1889: Convent
 - 1898: Parish Hall
 - 1923: Garage

REPORT PREPARED BY: JR