



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (07-31-2026) REVISED 8-5-2026 AND 8-6-2026

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: 08-12-2026

APPLICATION NUMBER: HDC2026-00385 & HDC2026-00387

HISTORIC DISTRICT: STE. ANNE'S PARISH COMPLEX

APPLICANT/ARCHITECT: JESSICA QUIJANO/HOPKINS BURNS DESIGN STUDIO

OWNER: CRI - BASILICA OF STE. ANNE INC.

DATE OF PROVISIONALLY COMPLETE APPLICATION: 07-20-2026

DATE(S) OF STAFF SITE VISIT: 03-24-3037, 04-27-2026 & 07-28-2026

SCOPE PHRASE FOR AGENDA: DEMOLISH GARAGE, REPLACE WINDOWS,
REHABILITATE INTERIOR

PUBLIC HEARING PER 21-2-77: YES

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed for application # HDC2026-00385:

- Install new light fixtures at Basilica exteriors
- At the Basilica interior:
 - Repair interior light fixtures
 - Repair areas of deteriorated plaster at walls with new to match existing
 - Repair/restore areas of deteriorated woodwork to match existing
 - Clean and restore interior flooring
 - Renovate bathroom at east tower, first floor
 - Restore historic pews
 - Install new HVAC mechanical equipment to include the following
 - Penetrate historic flooring to for new ducts
 - Integrate new ductwork at all historic pews
 - Install new ductwork at front alters

Based on staff review of the submitted documents, the following work is proposed for application # HDC2026-00387:

- At the existing historic garage
 - Demolish existing historic garage
 - Establish a new courtyard area within footprint of garage
- At the **Basilica Rectory Connector Building** west façade
 - Install a new wheelchair lift with access from the new courtyard area

- At the Basilica's Chapel
 - Replace the existing non-historic light fixtures
 - Replace the existing non-historic flooring with wood floors
 - Remove the existing non-historic pews
 - Paint ceiling, add new mural, paint walls
- At the Parish **House Hall** Building
 - Retain and repair the existing transom windows, brickmould, and mullions throughout
 - Replace double hung, 1/1 wood windows with new double hung, 1/1 wood windows

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."
- 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."
- The garage was erected in 1923. It is one story in height and is topped with a flat roof. The red brick walls display stone detailing at the front façade.



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



- Staff photo of garage, facing northeast, July 2026



• **1000 St Anne, Base Unit Tools**



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

BACKGROUND INFORMATION:

- The complex was designated as a local historic district 1997.
- Certain interior spaces within the Ste. Anne's Basilica/church building itself are included in the district's designation and therefore are subject to the same level of HDC review and consideration as the building's exterior. Specifically, per the district's ordinance/Elements of Design, the interior areas of the basilica building which are subject to HDC regulation include "...those spaces normally open to or seen by the public including...the narthex (or vestibule), nave, side aisles, transepts, chancel, bases of towers, chapel, choir loft, side altar, and main altar apses or chapels."
- 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 to include the demolition of the existing garage and the rehabilitation work proposed for the interior of the chapel. The Commission also denied the proposed replacement of the existing windows at the Parish Hall.
- The applicant submitted a proposal for Commission review at the May 13, 2026 meeting (HDC2026-00195) for the replacement of windows at the Basilica and Rectory. They were also seeking a revision of conditions placed on the previously issued COA# HDC2026-00107. The Commission approved the work as proposed.

DISTRICT INFORMATION/SIGNIFICANCE:

- Dates of Construction: The following permits were issued:
 - 1886: Church and Chapel
 - 1898: Parish Hall
 - 1923: Garage
- The HDAB report states that “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.”
- As previously noted, public areas at the interior of the basilica building/church (including the chapel wing) have an interior designation
- The Basilica & Chapel (exterior and areas of the interior as described in the district’s Elements of design), the garage, and Parish Hall contribute to the district.
- Link to the District’s Elements of Design: [Sec 21-2-165](#)

REPORT PREPARED BY: JR