

**MICHAEL
GRAVES**

X



St Joseph's on Capitol Hill

CFA PACKAGE

APRIL 01, 2025



INTRODUCTION

St. Joseph's on Capitol Hill

St. Joseph's Church on Capitol Hill is a historic Roman Catholic parish located at 313 2nd Street NE, Washington, D.C. Established in 1868, it has served the Capitol Hill community for over 150 years. The church's design was inspired by the Cologne Cathedral in Germany, and it was constructed using brownstone from Hershey, Pennsylvania. It was dedicated in January 1891 by James Cardinal Gibbons.

The church is known for its beautiful Gothic architecture and its close proximity to significant landmarks like the U.S. Capitol and the Supreme Court. Over the years, it has been a place of worship for many notable figures, including members of Congress and Supreme Court justices. St. Joseph's continues to be a vibrant community, offering various religious services and community activities.

The current St. Joseph's Campus is located at the southwestern corner of 2nd Street NE and C Street NE, occupying lots #806, #52, and #47 of square #756. The campus includes a four-story building at 333 2nd Street NE, with a public alley abutting the northern boundary and the eastern boundary shared with the public alley and the neighbor at 224 C Street NE.

Campus Description

The campus is currently composed of six structures and a surface parking lot:

- The Church structure, approximately 70 feet wide by 145 feet long, with a spire adorning the southeastern corner of the campus.
- The Rectory, a two-story building built in 1888 at the center of the campus.
- The Madonna House, an early 1900s three-story residential building at the southeastern corner.
- St. Thomas More Center, occupying a 1903 carriage house along the alley at the northeast.

- The Parish Center, a concrete masonry building situated between the Rectory and St. Thomas More Center.
- Lastly, a concrete masonry one-car garage located along the eastern edge between the Madonna House and St. Thomas More Center.

Scope

The Church is seeking to enhance its services to the community and neighborhood. To meet the growing needs of its community, St. Joseph's is pursuing a multi-phase renewal of its existing campus:

- **Phase I** – New Parish Center & Renewed St. Thomas More Center
- **Phase II** – New Residential Building
- **Phase III** – New Educational Center

The proposed design in this submission corresponds to Phase I. Phase I includes the betterment of the Parish Center and a renewed St. Thomas More Center. The design includes the following program:

- 150-person community gathering space
- Three classroom spaces
- Practice choir room
- Fully equipped kitchen
- Outdoor gathering space

Proposed Design

The design team worked closely with the Church to deliver the vision of a welcoming structure that respects the heritage of the Church and surrounding buildings. With that in mind, the team conducted site observations and a historic study of the campus and surroundings to understand the physical and usability constraints.

The proposed design is pursuing the following:

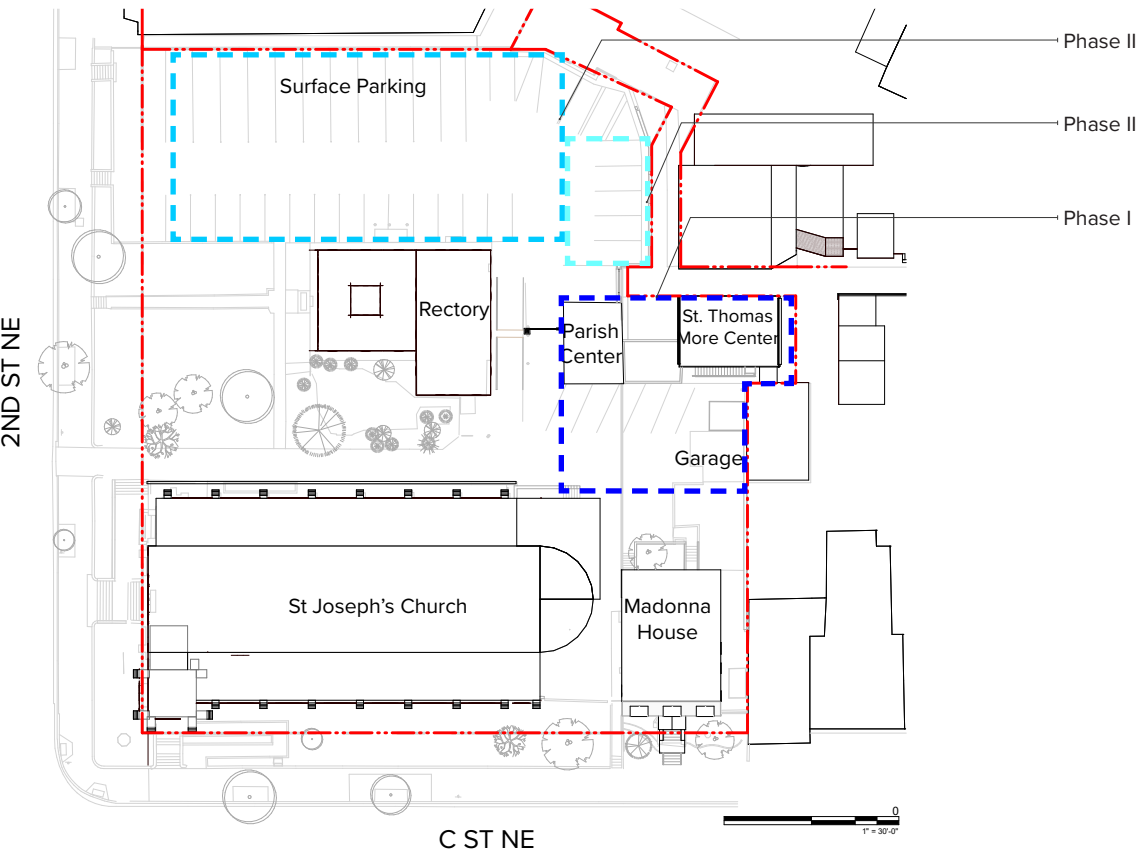
- The renewal of the carriage house to include three classroom spaces, a kitchen, and restrooms.
- A new building attached to the carriage house is proposed, replacing the existing CMU structure housing the Parish Center.
- The new addition will include a 150-person community space, a reception area, and a choir room.
- A new gated outdoor courtyard.
- Upgrading the vehicular pavement entrance, enhancing the pavements for the exterior courtyard.

Please refer to the concept design section for further information.

Our Package

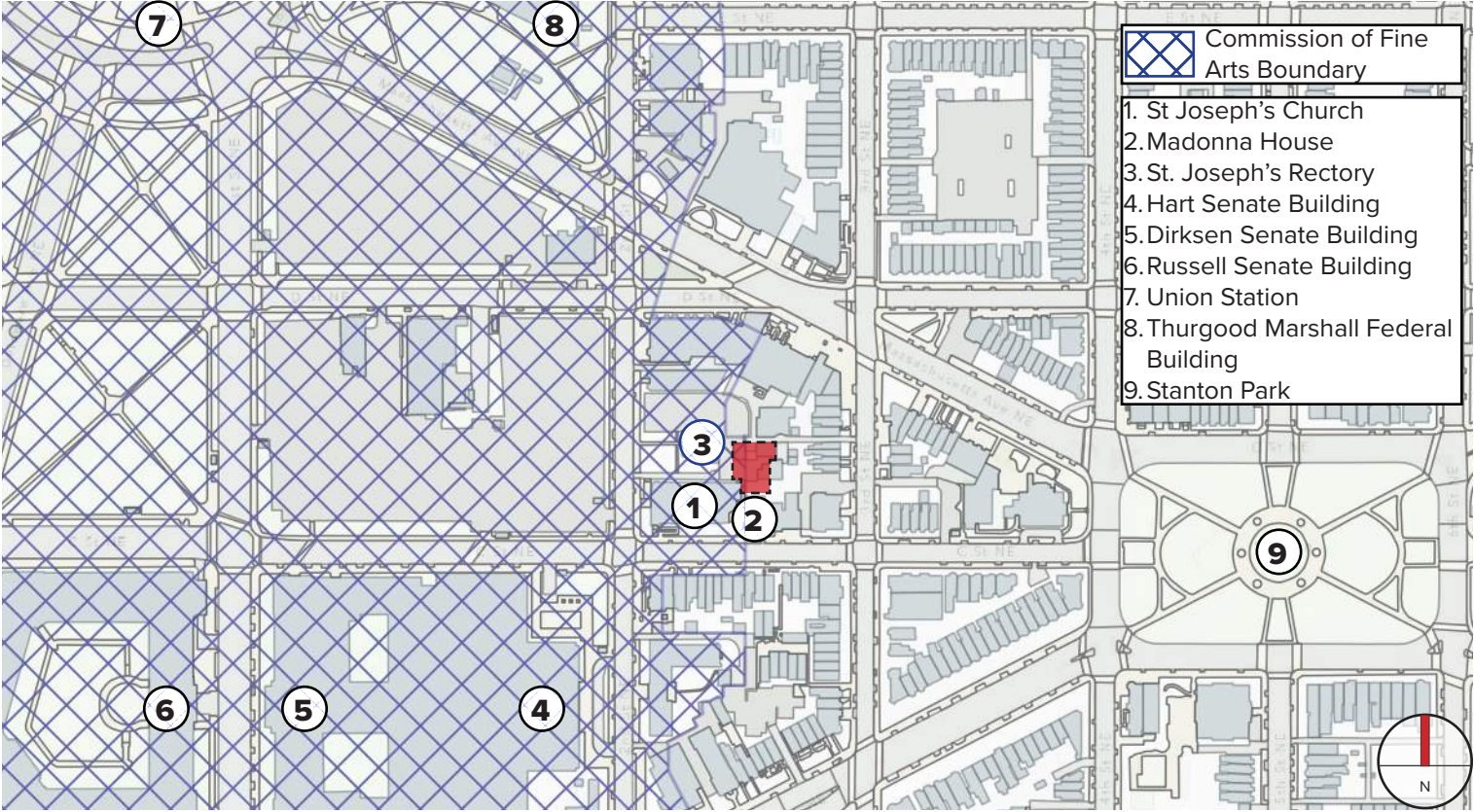
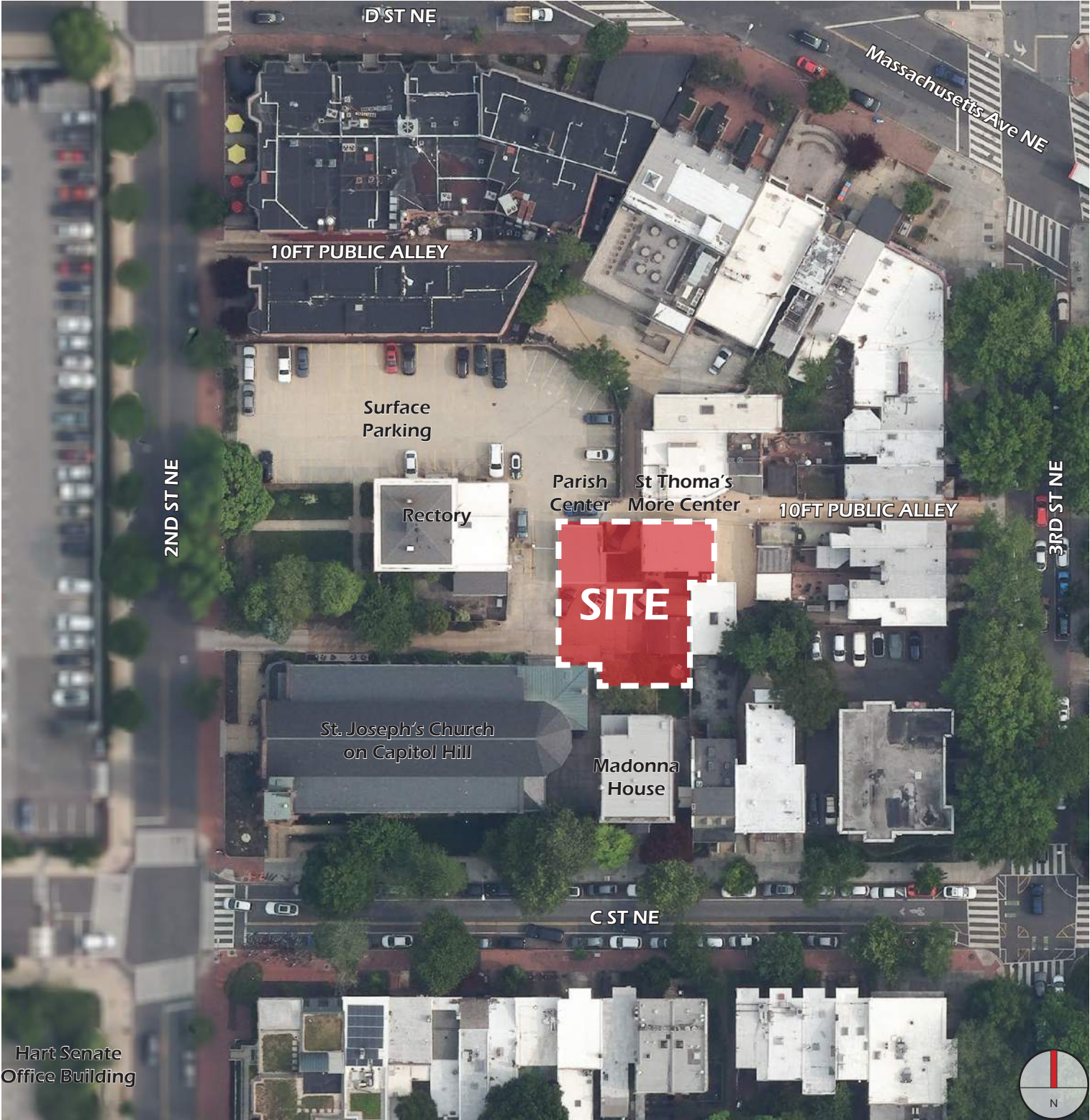
This package is divided into four sections:

1. **Introduction:** Provides a description of the project and a summary of the scope.
2. **History and Context:** Synthesis of the history of the site and the overall context.
3. **Existing Conditions:** Focuses on the conditions of the campus and the existing buildings.
4. **Concept Design:** Showcases our proposed design for the St. Joseph's Campus.

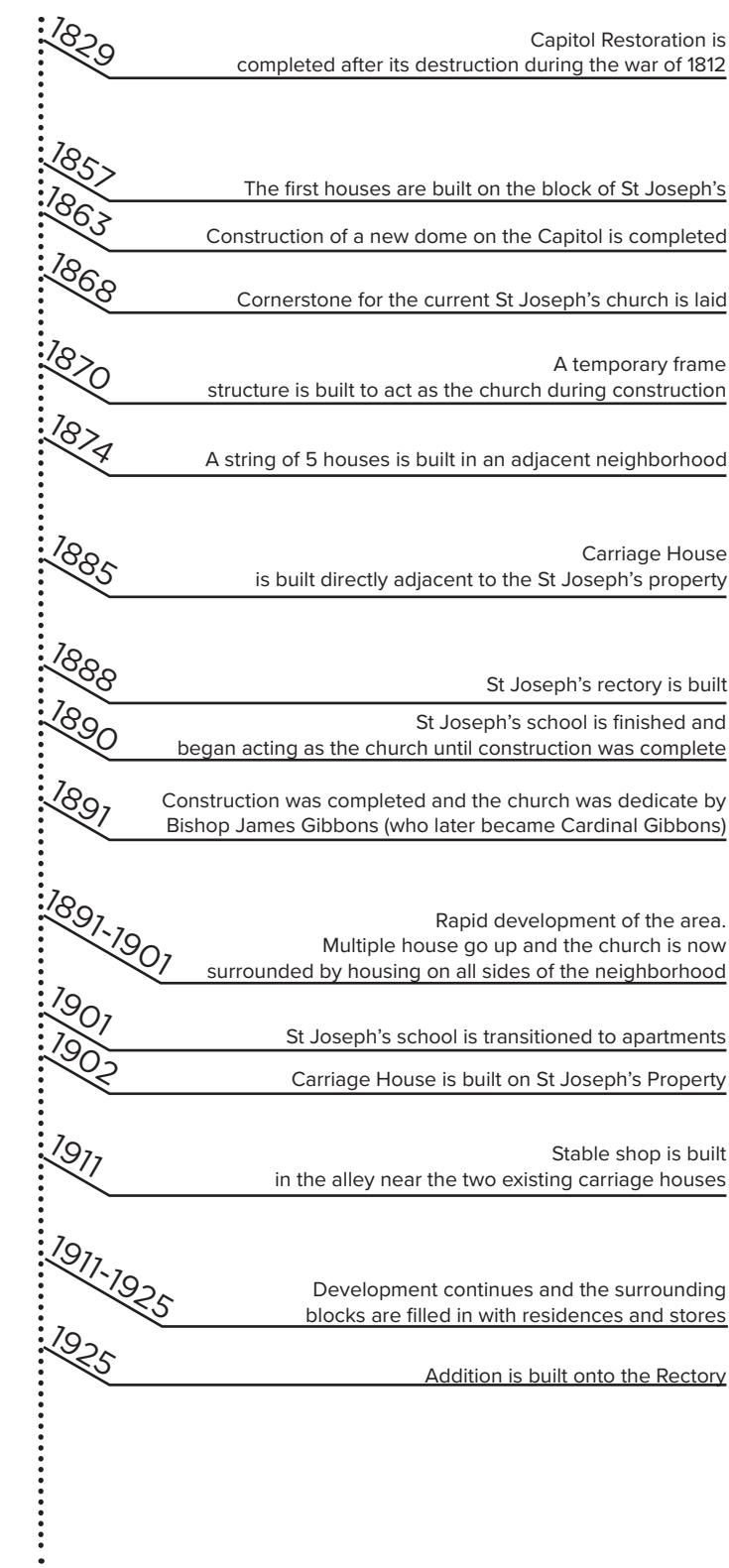


SITE LOCATION

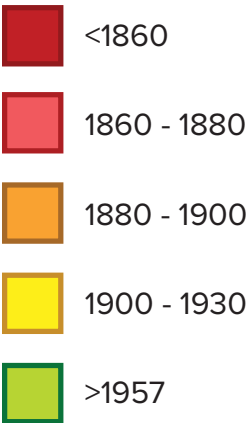
Site Information



HISTORY



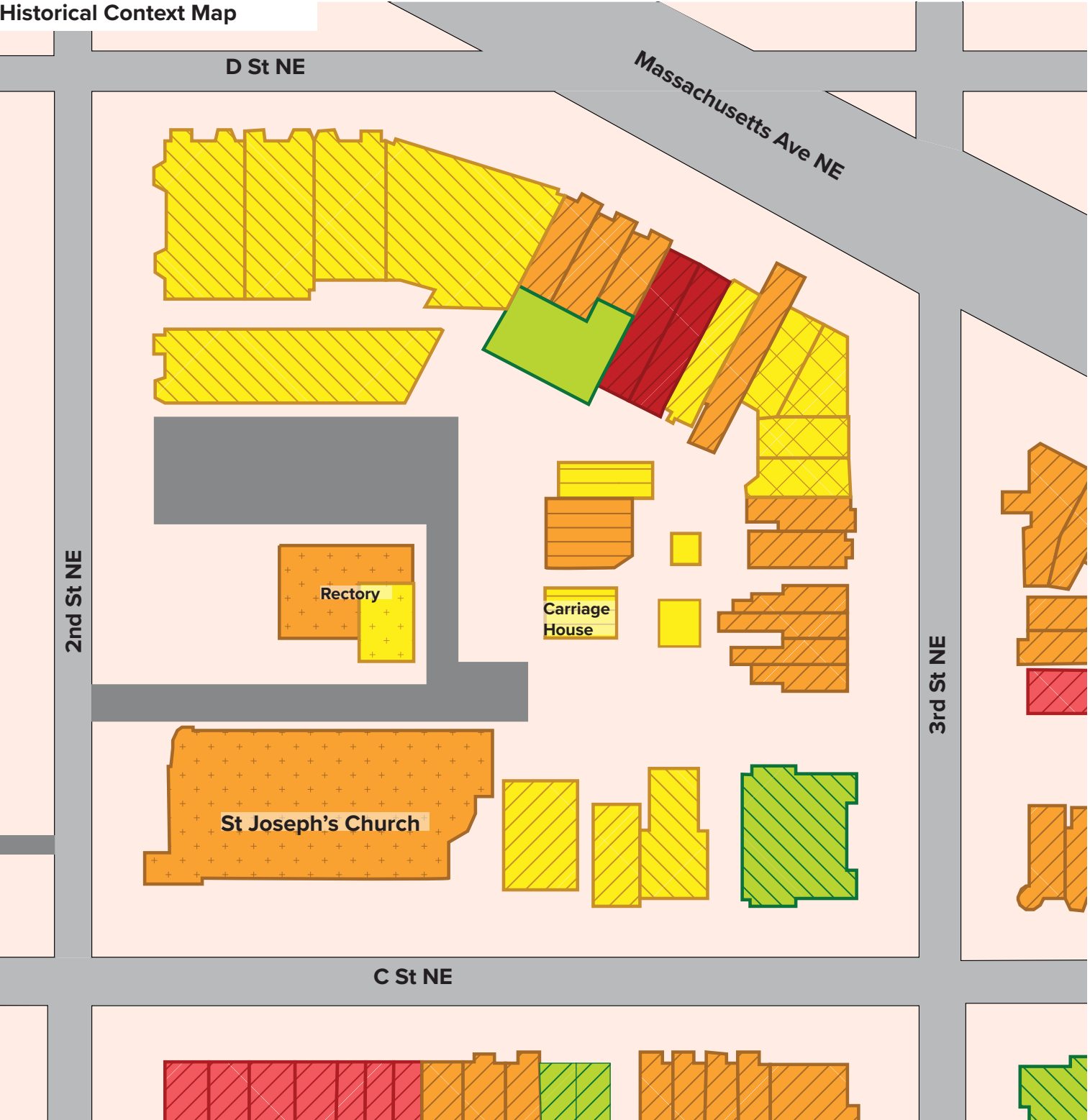
Legend: Date of Construction



Legend: Building Use



Historical Context Map



EXISTING CAMPUS



1 | St Joseph's Church



5 | St Joseph's Parish Center



2 | St Joseph's Rectory



6 | Carriage House



3 | St Joseph's Rectory Addition



7, 8 | Garage & Tool Shed



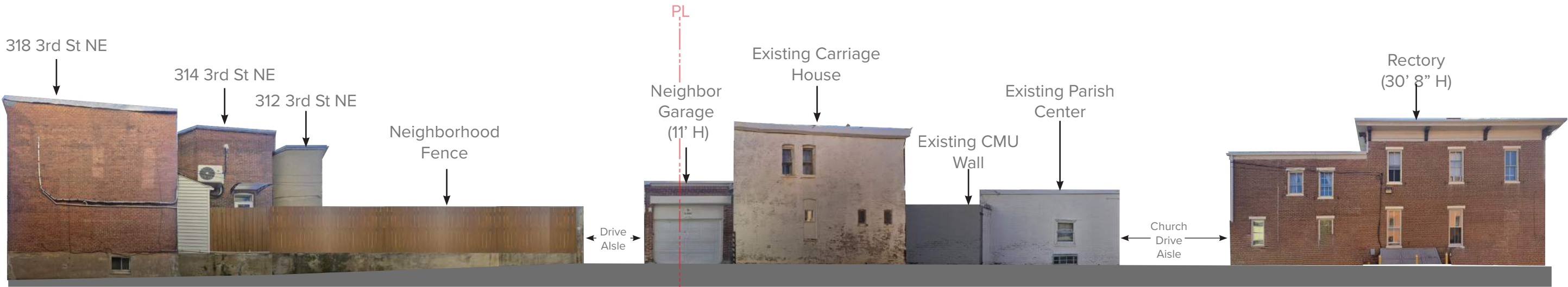
4 | Madonna House



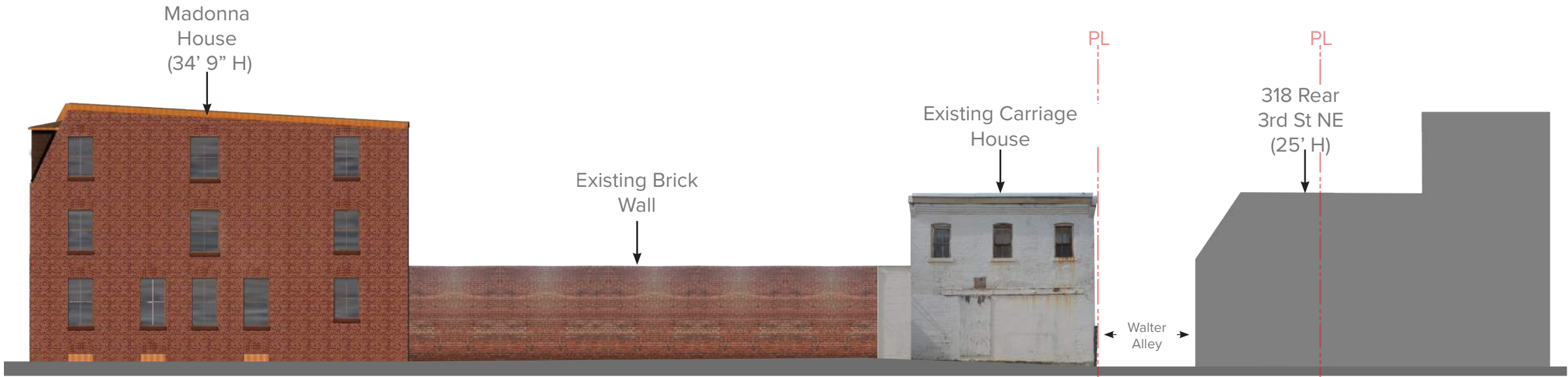
9 | Rectory Parking Lot

EXISTING STREET SCAPE

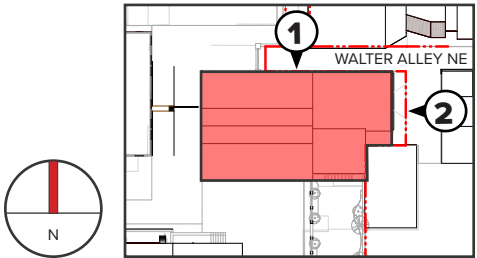
*Updated to reflect site building heights per CFA and HPO comments on 02/12/2025



1. EXISTING ELEVATION - WALTER ALLEY NE



2. EXISTING ELEVATION - DRIVE AISLE

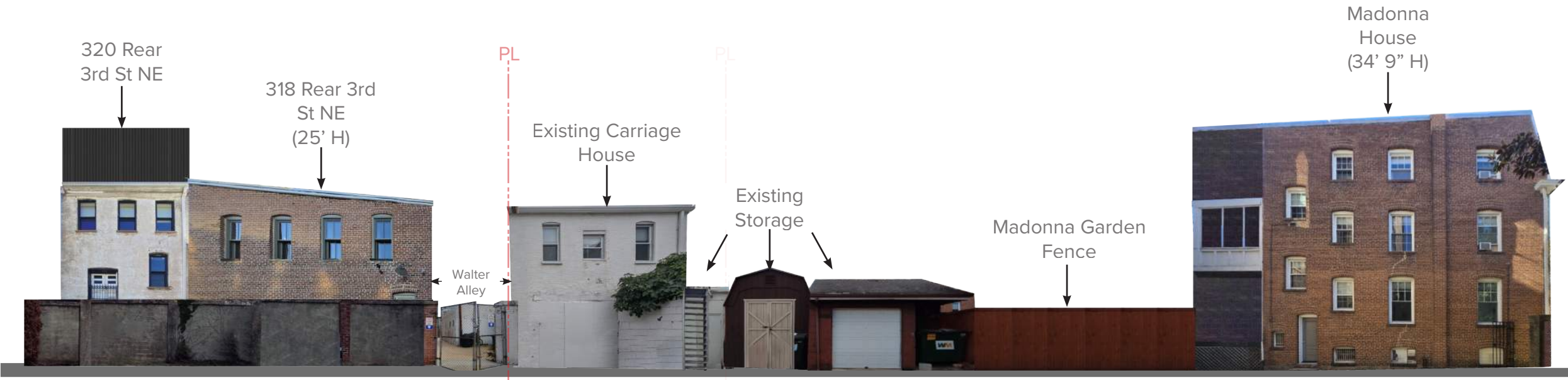
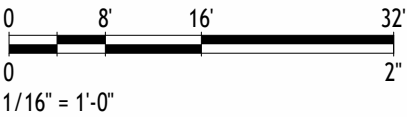


EXISTING STREET SCAPE

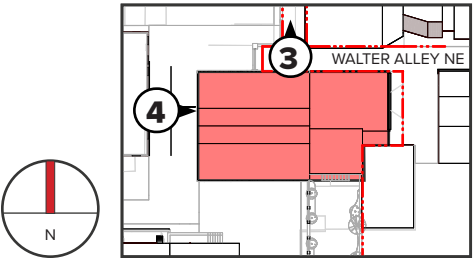
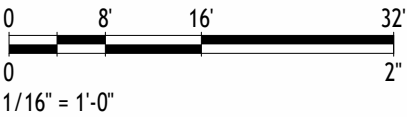
*Updated to reflect site building heights per CFA and HPO comments on 02/12/2025



3. EXISTING ELEVATION - ALLEY



4. EXISTING ELEVATION - CHURCH DRIVE AISLE



CHURCH & RECTORY VIEWS



1. C St NE looking North at St. Joseph's



2. 2nd St NE looking East at St. Joseph's front door



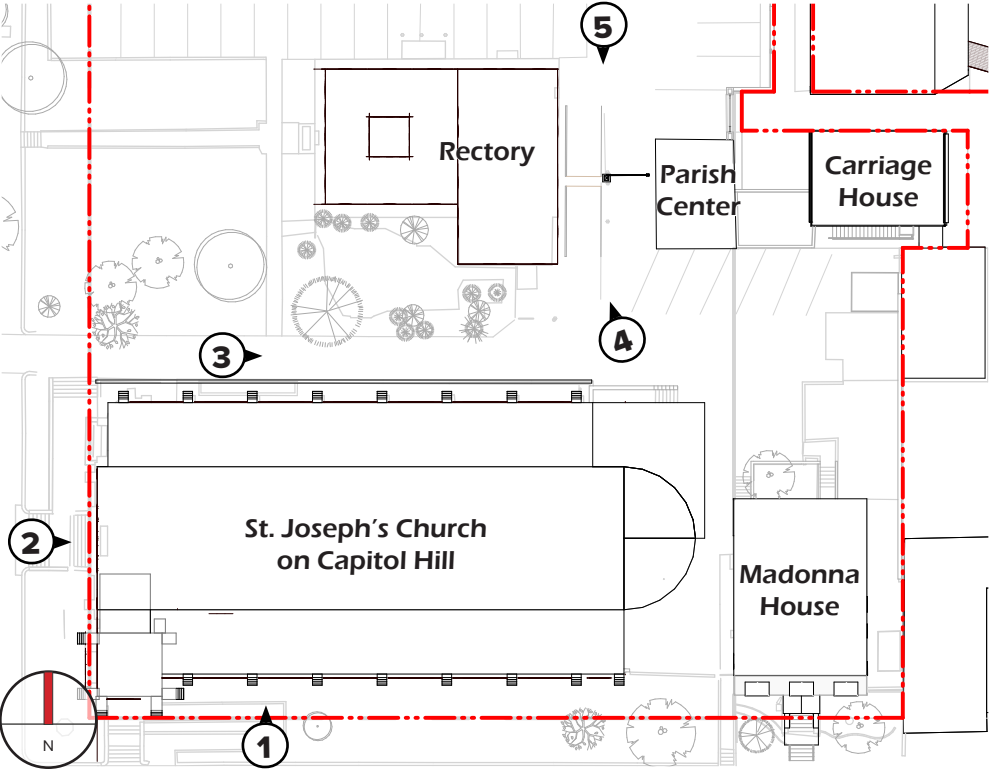
3.Church Drive Aisle looking East



4. Church Drive Aisle Looking North at Rectory



5. Rectory Parking Lot looking South at the Rectory & St Joseph's



EXISTING PARISH & CARRIAGE HOUSE VIEWS



1. Rectory Parking lot looking South at Parish Center



2. Rectory Parking Lot Looking East at Walter Alley



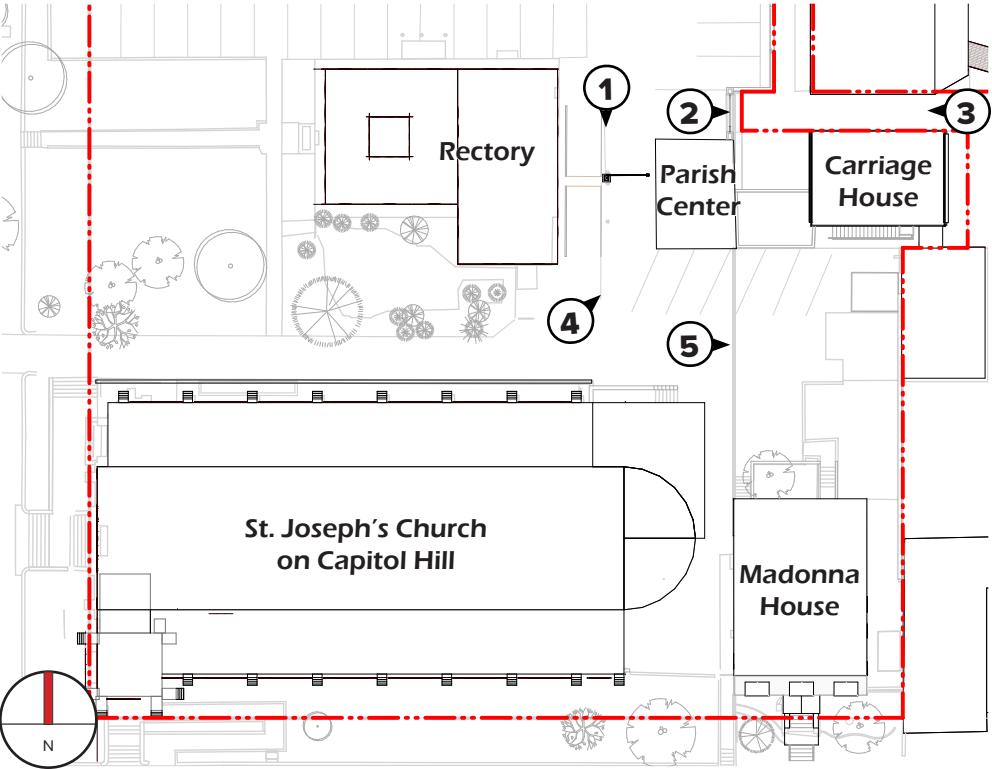
3. Walter Alley intersection looking West at Carriage House



4. Church Drive Aisle Looking North East at Parish Center



5. Madonna Court looking East



MADONNA VIEWS



1. Madonna Court looking South East at Madonna House



2. Madonna Court Looking South between Madonna House & St Joseph's



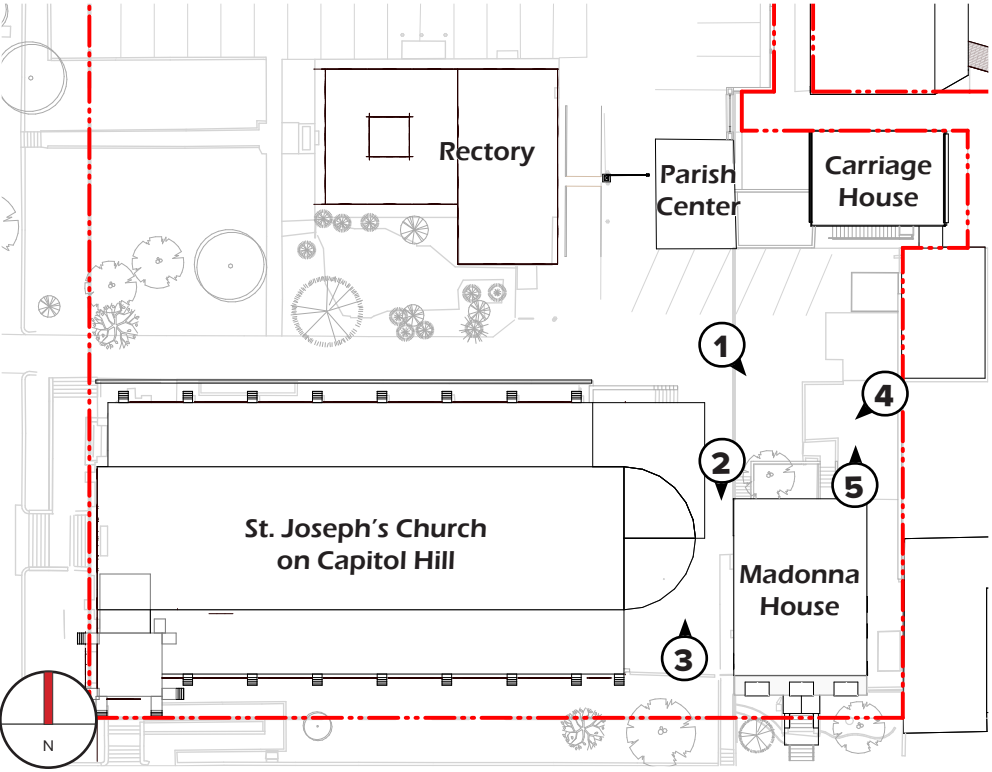
3. Madonna & Church plaza looking North East



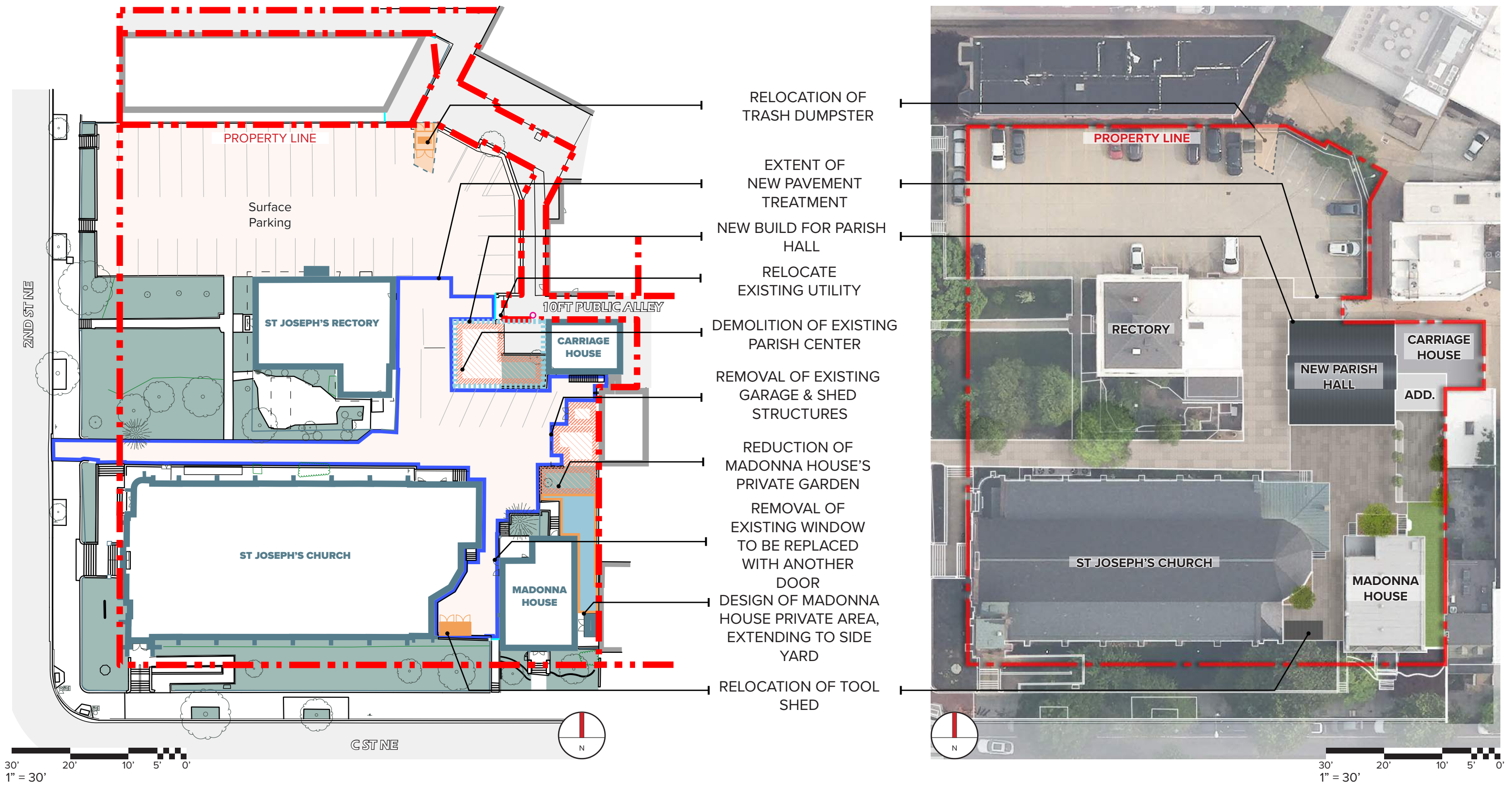
4. Madonna Courtyard looking South West



5. Madonna House Courtyard looking North at neighbor's garage



SITE PLAN

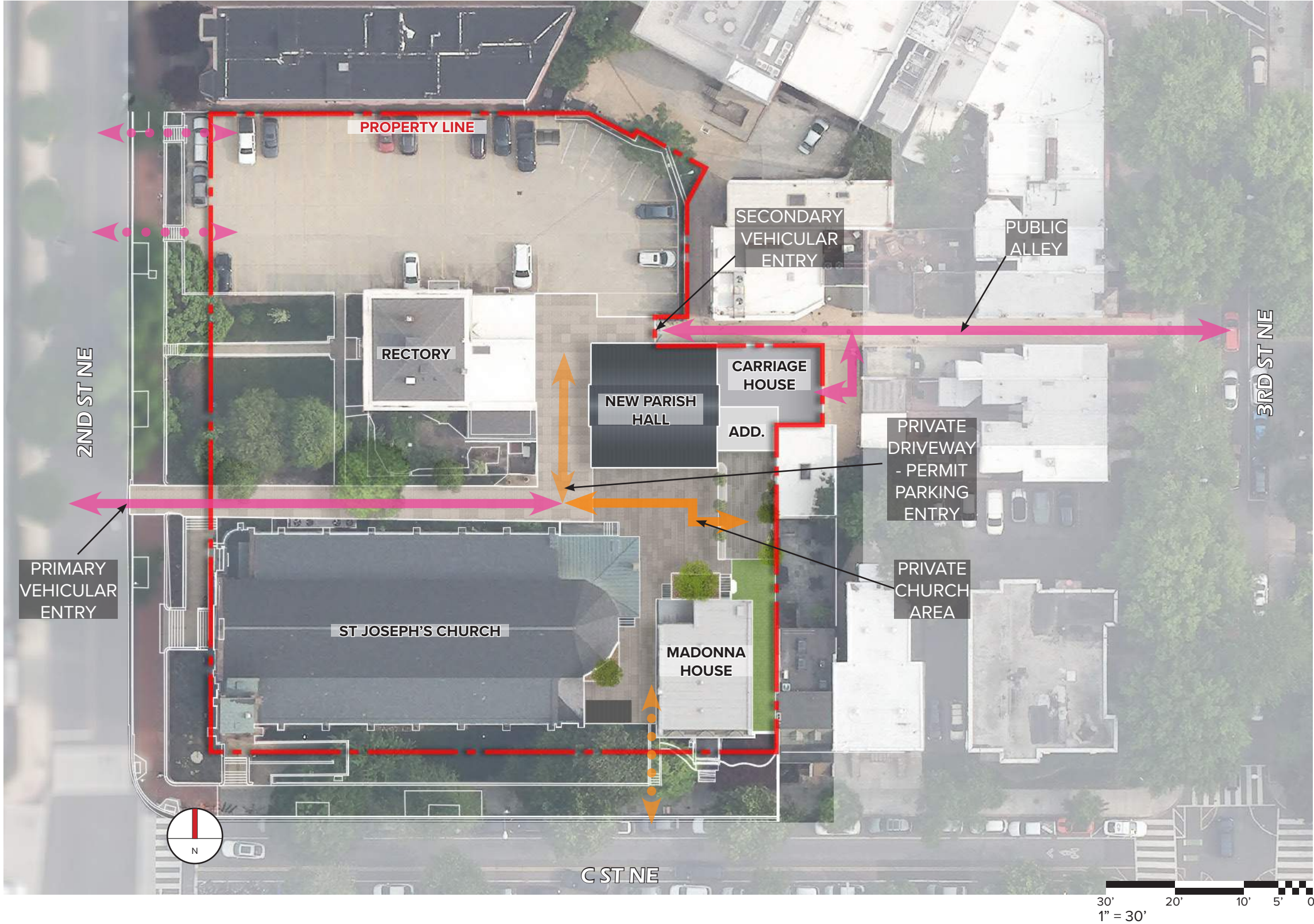


SITE APPROACH

*Updated to reflect site approach per CFA and HPO comments on 02/12/2025

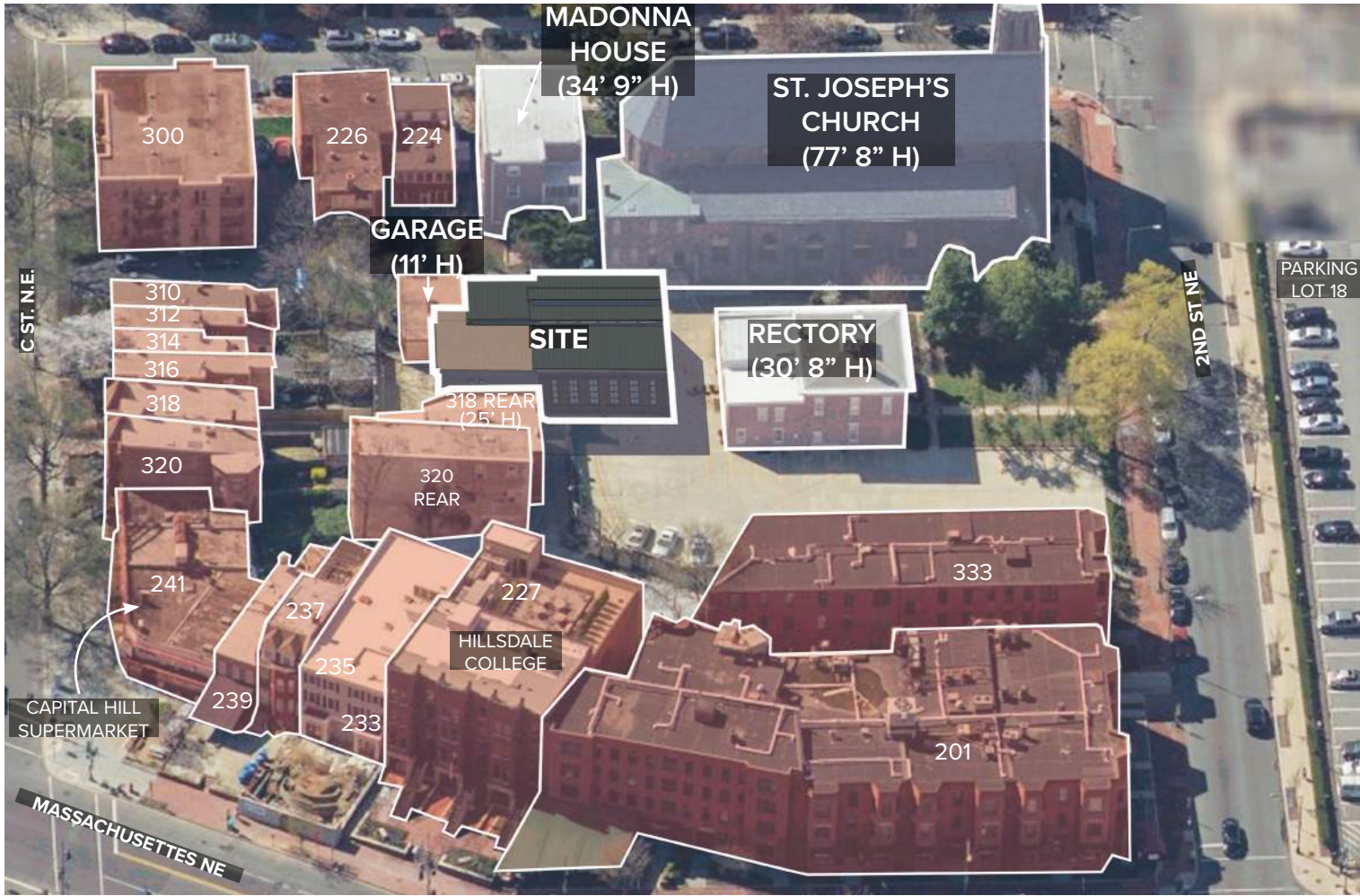
PROPERTY ACCESS

- PUBLIC PEDESTRIAN
- PRIVATE PEDESTRIAN
- PRIVATE DRIVE
- PUBLIC DRIVE

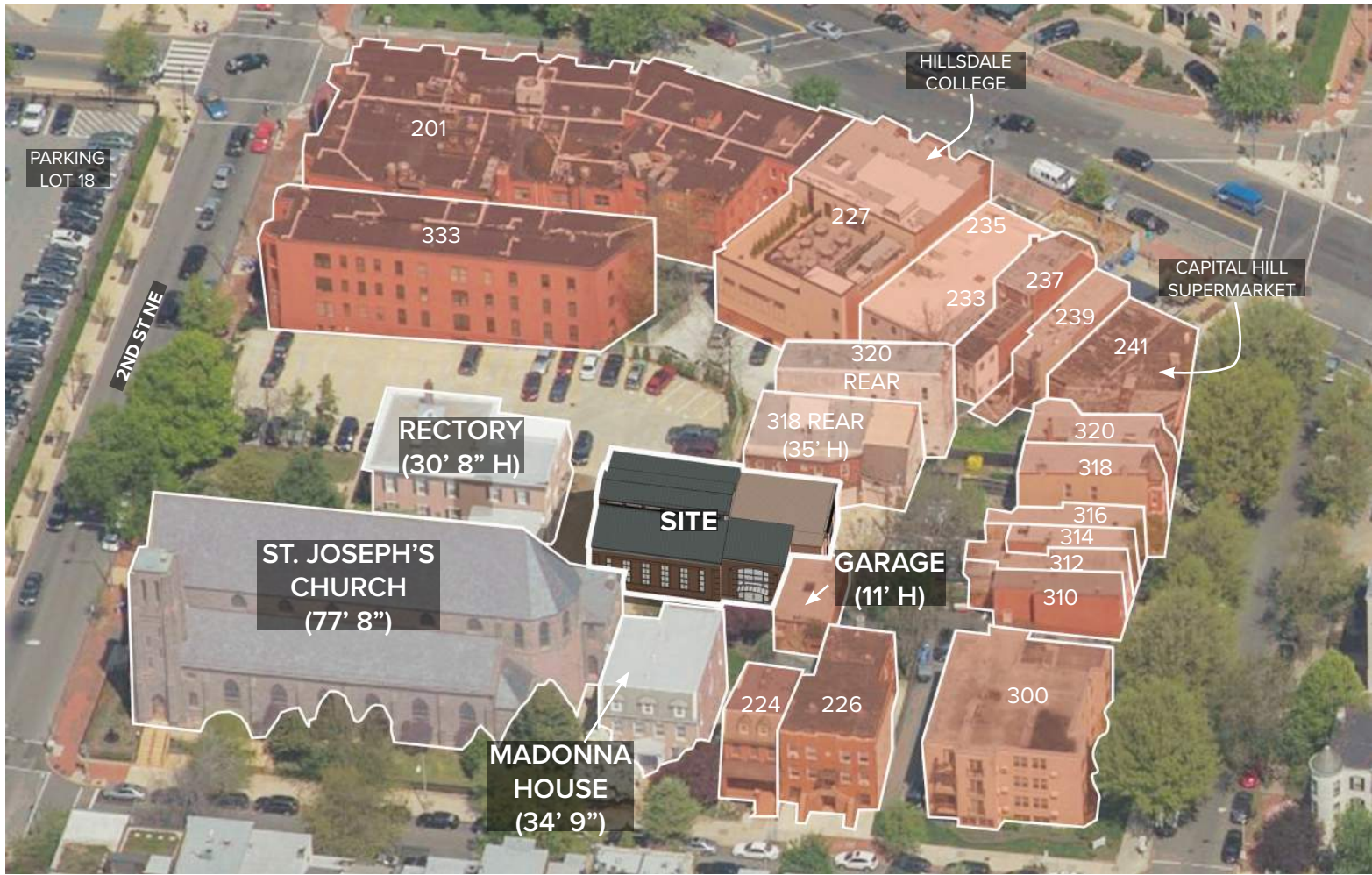


MASSING DIAGRAMS

*Updated to reflect site
building heights per CFA and
HPO comments on 02/12/2025



NORTH FACADE AXON

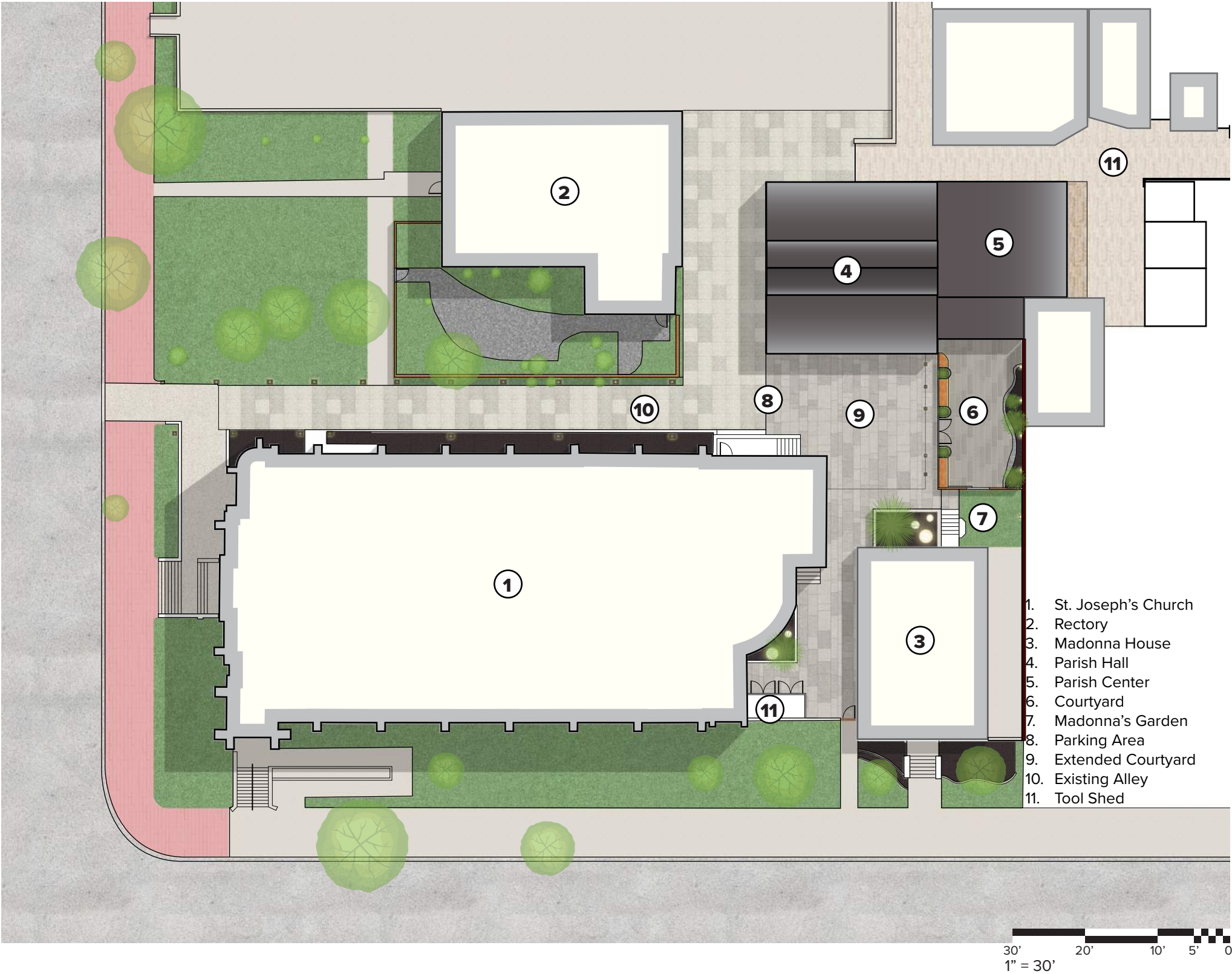


SOUTH FACADE AXON

RENEWED LANDSCAPE & COURTYARD

RE-ENVISIONED CAMPUS

*Updated to reflect style options for all hardscapes per CFA and HPO comments on 02/12/2025



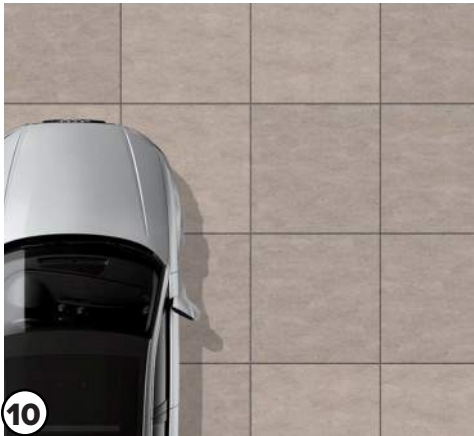
Linear Pavers



Rectified Paver



Low curb and shrub landscaping



Patterned Pathway



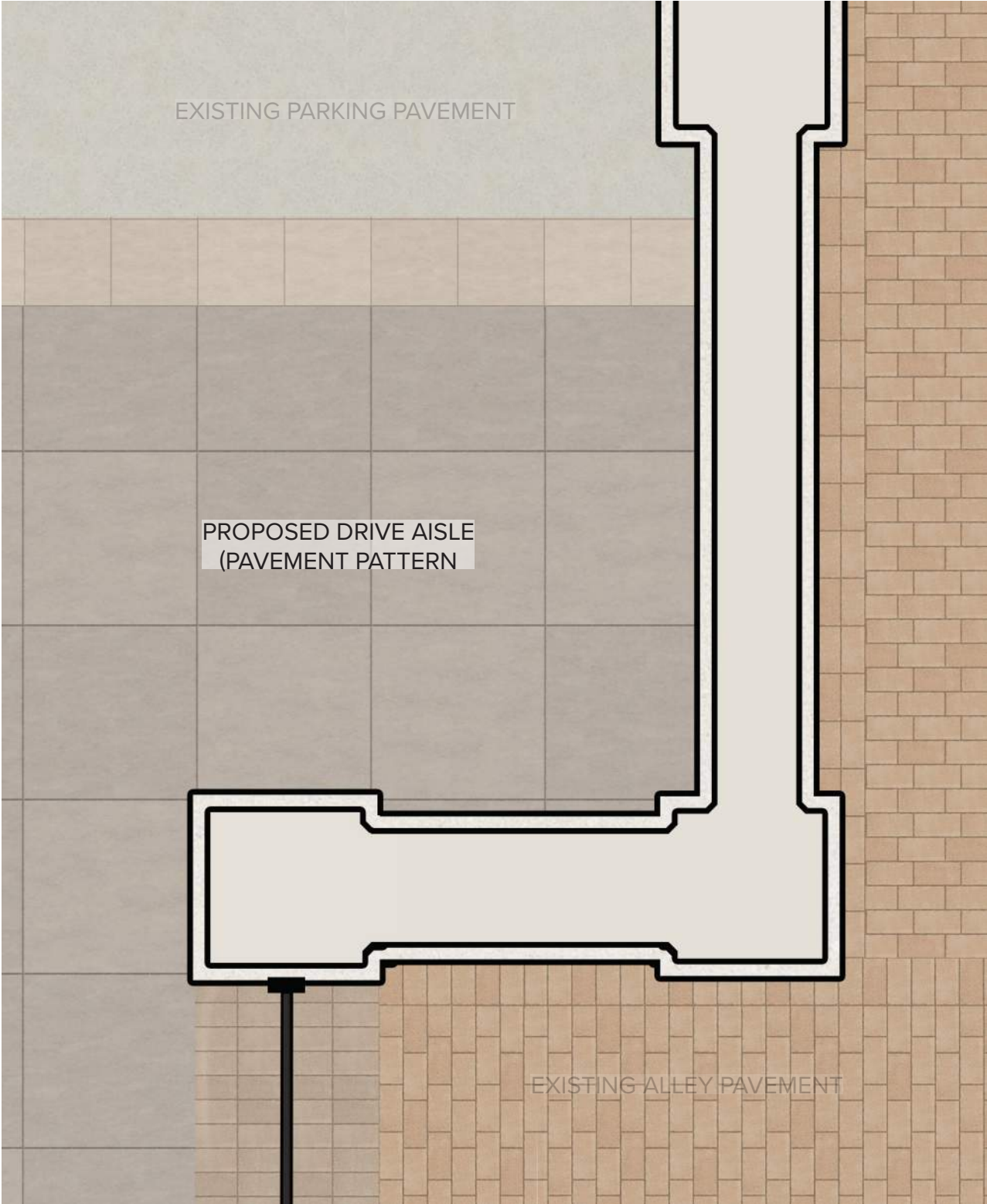
Transition from Drive Aisle to Extended Courtyard



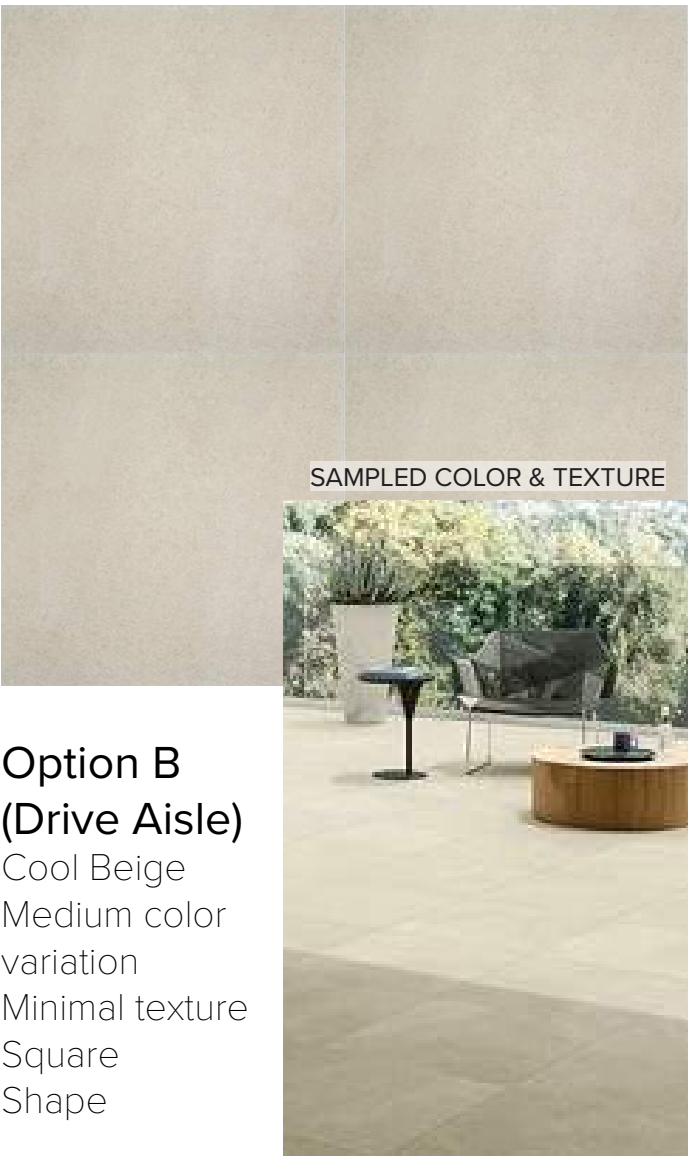
Existing alley brick paver

PAVEMENT IMAGERY - DRIVE AISLE TO EXISTING

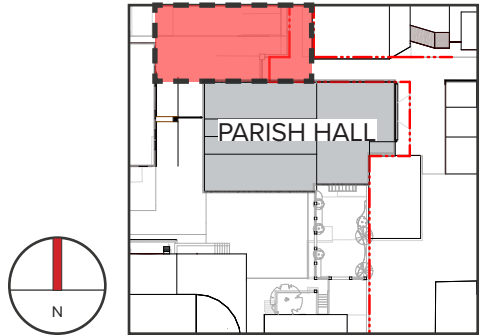
*Updated to reflect style options for all hardscapes per CFA and HPO comments on 02/12/2025



**Option A
(Drive Aisle)**
Warm Beige
Minimal color
variation
Minimal texture
Square
Shape

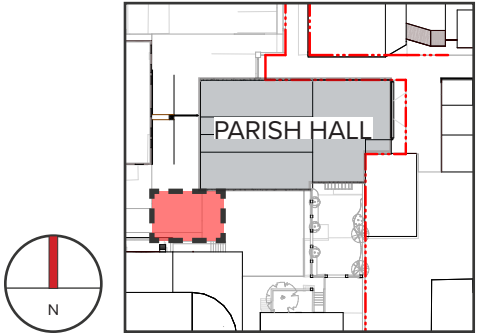
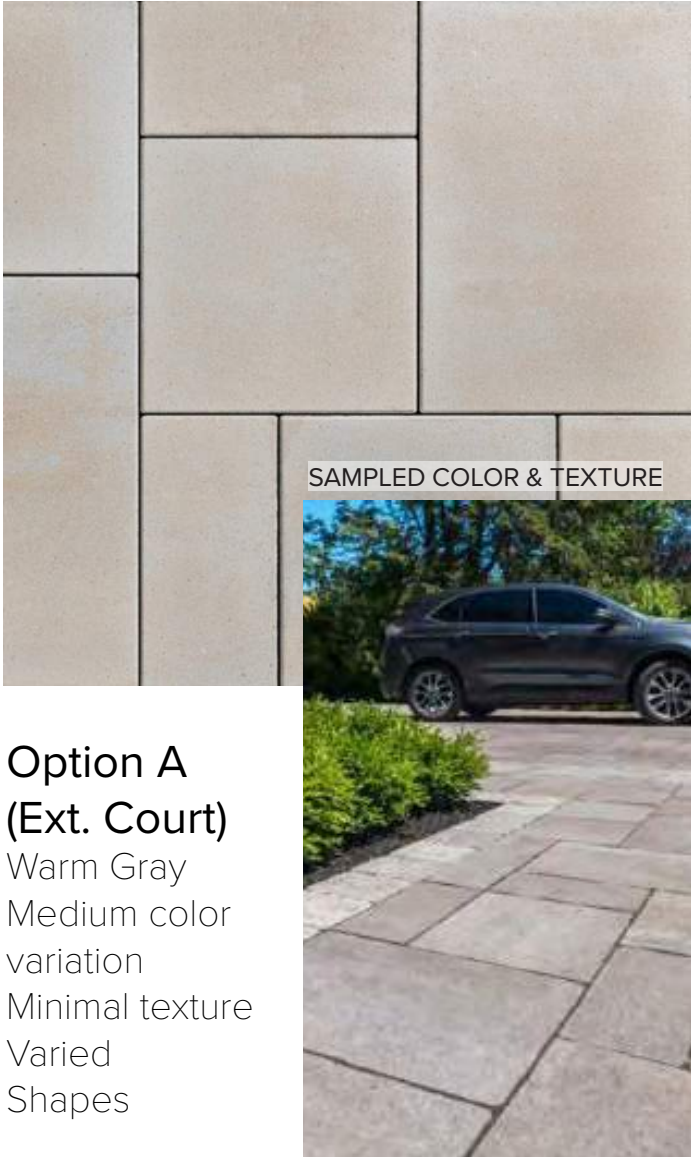


**Option B
(Drive Aisle)**
Cool Beige
Medium color
variation
Minimal texture
Square
Shape



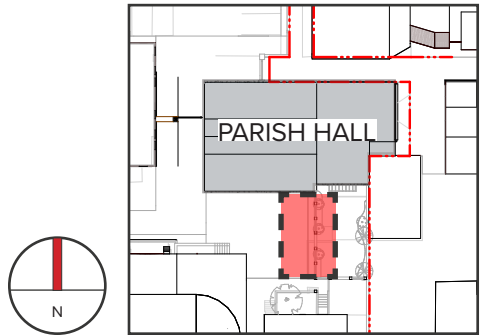
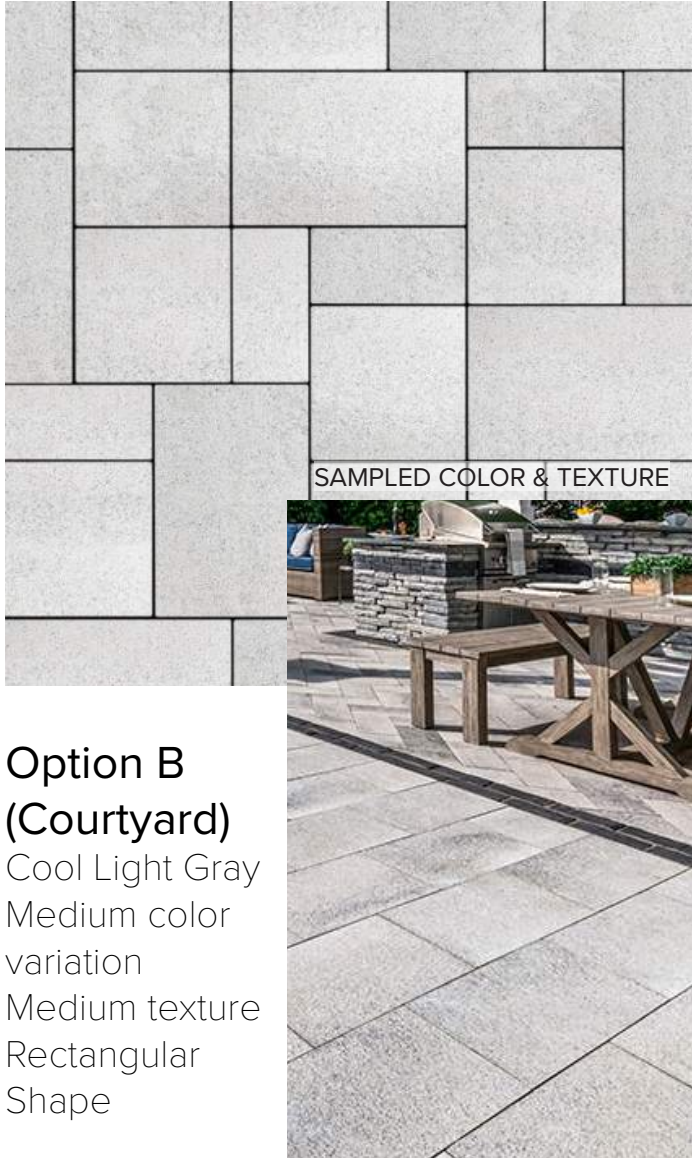
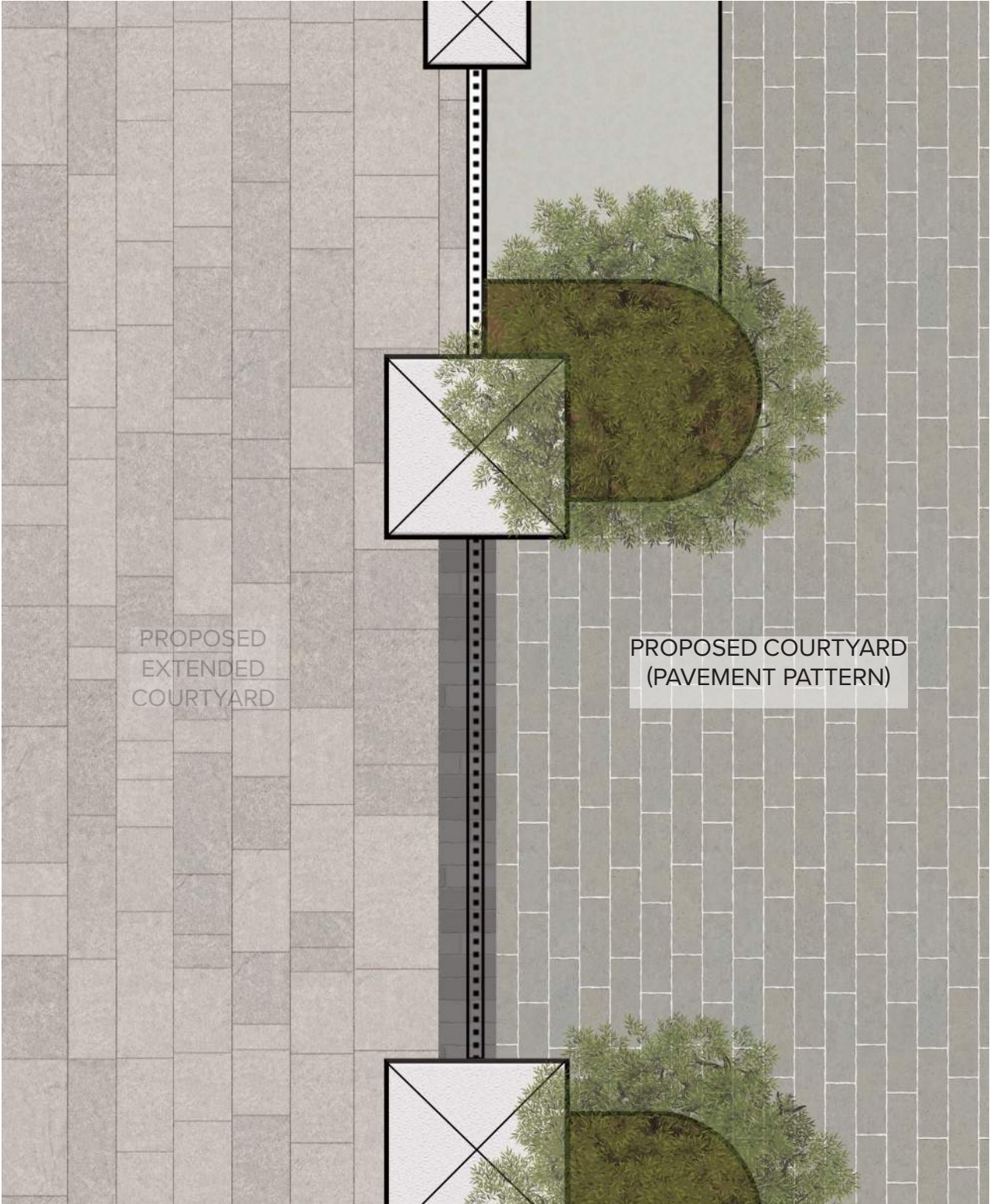
PAVEMENT IMAGERY - DRIVE AISLE TO EXTENDED

*Updated to reflect style options for all hardscapes per CFA and HPO comments on 02/12/2025

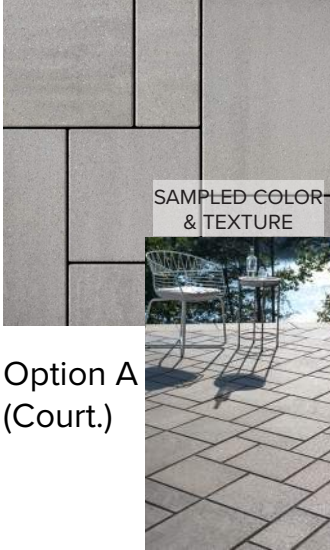
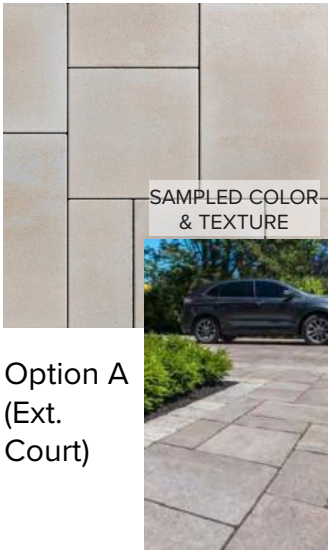
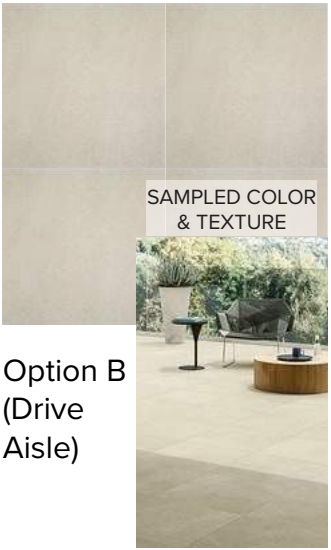
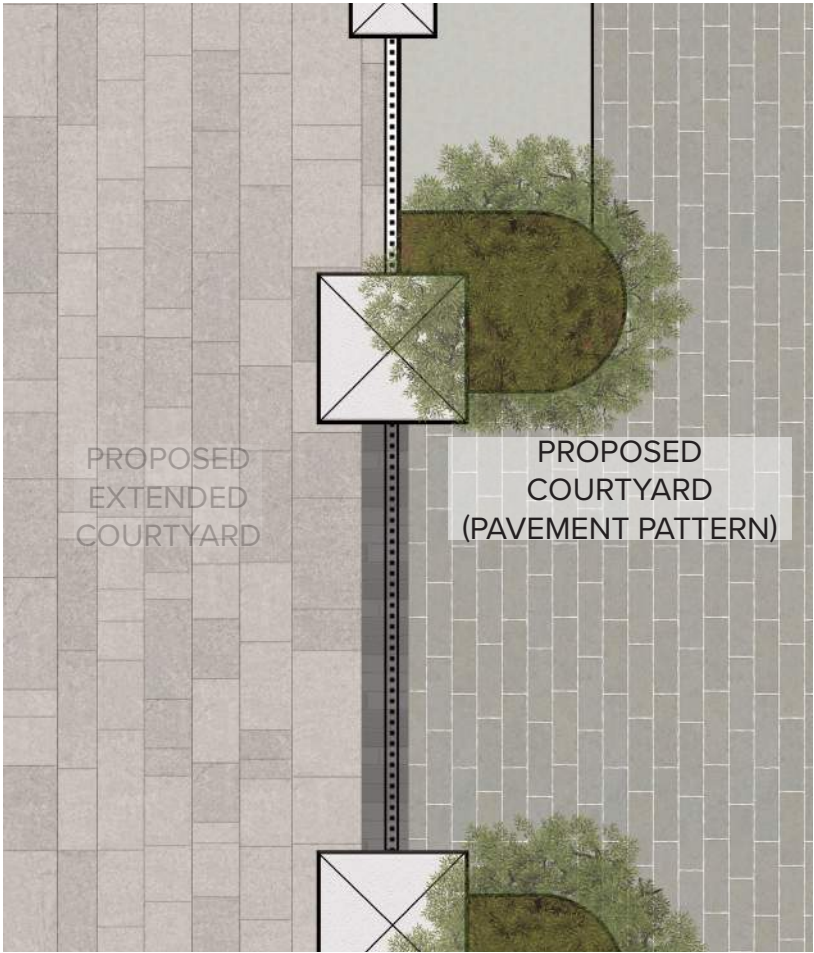
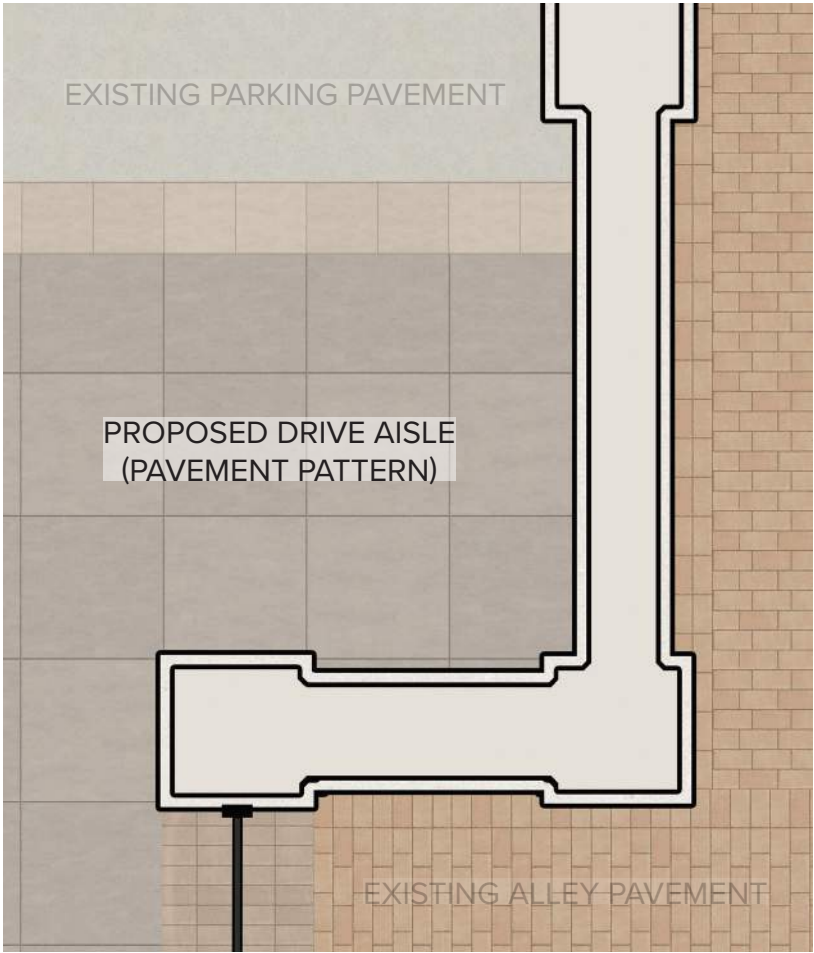


PAVEMENT IMAGERY - COURTYARD TO EXTENDED

*Updated to reflect style options for all hardscapes per CFA and HPO comments on 02/12/2025

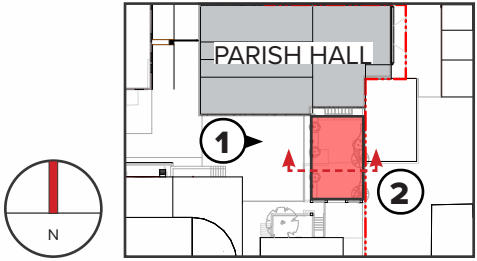
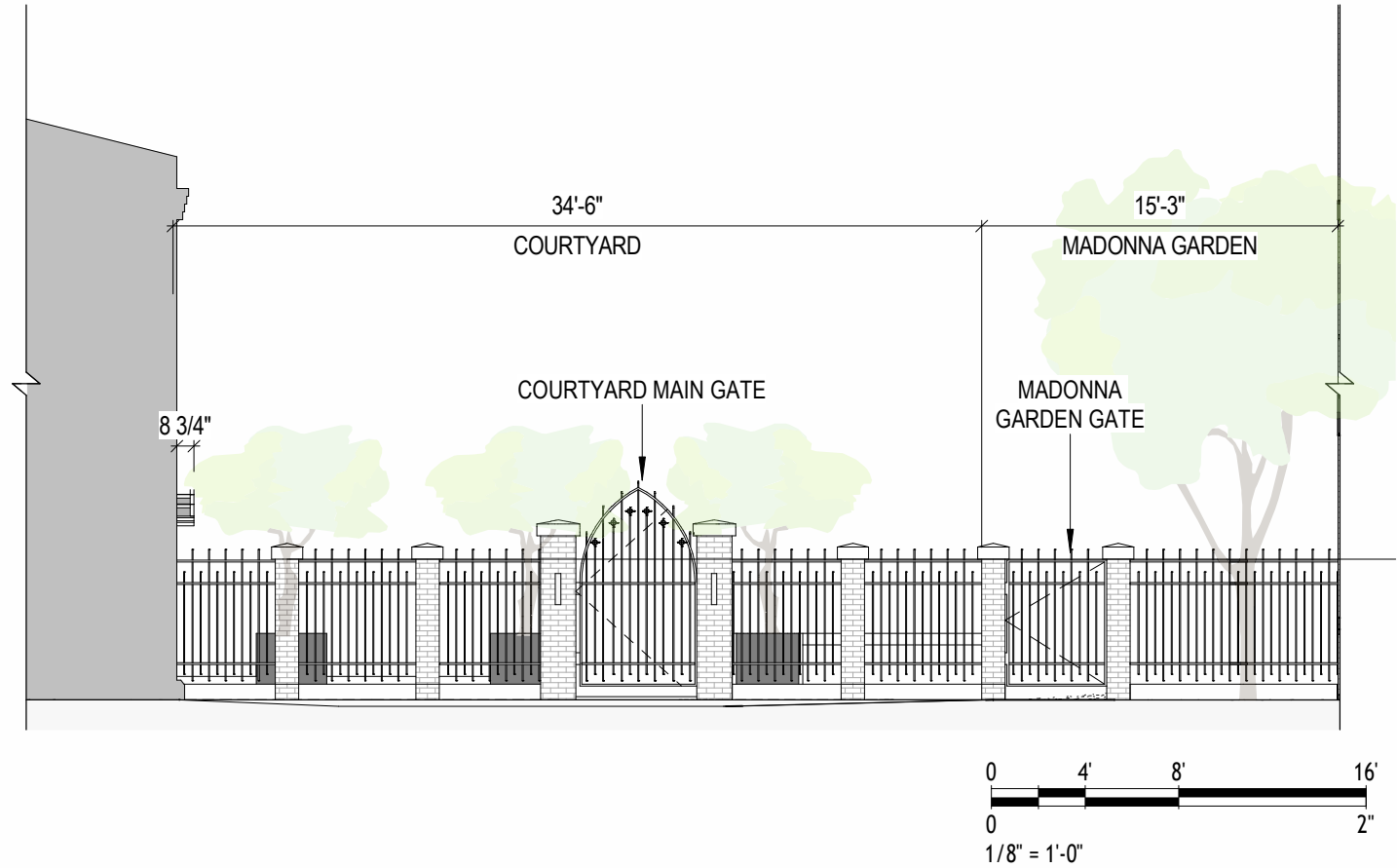
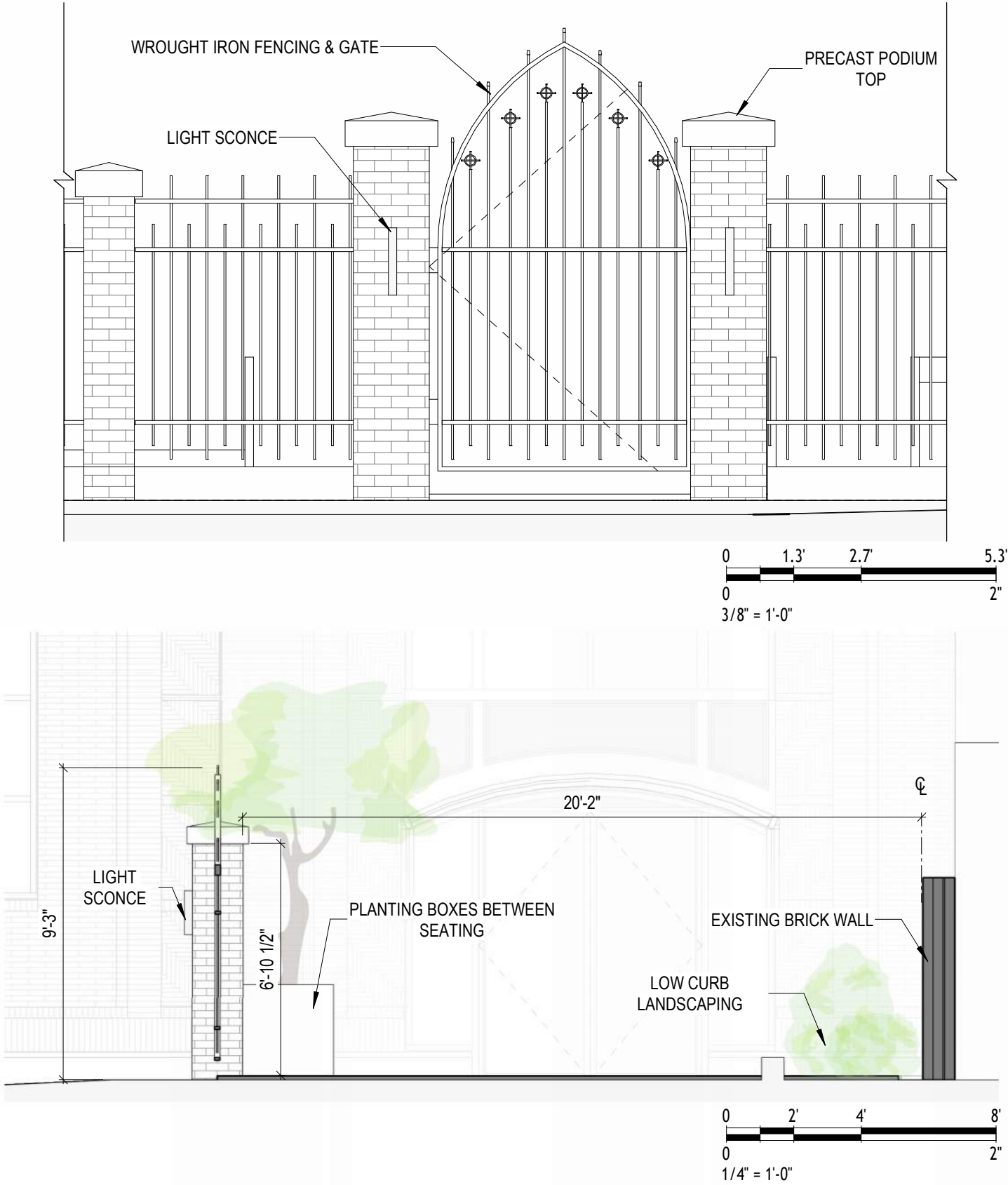


PAVEMENT IMAGERY - COMBINED



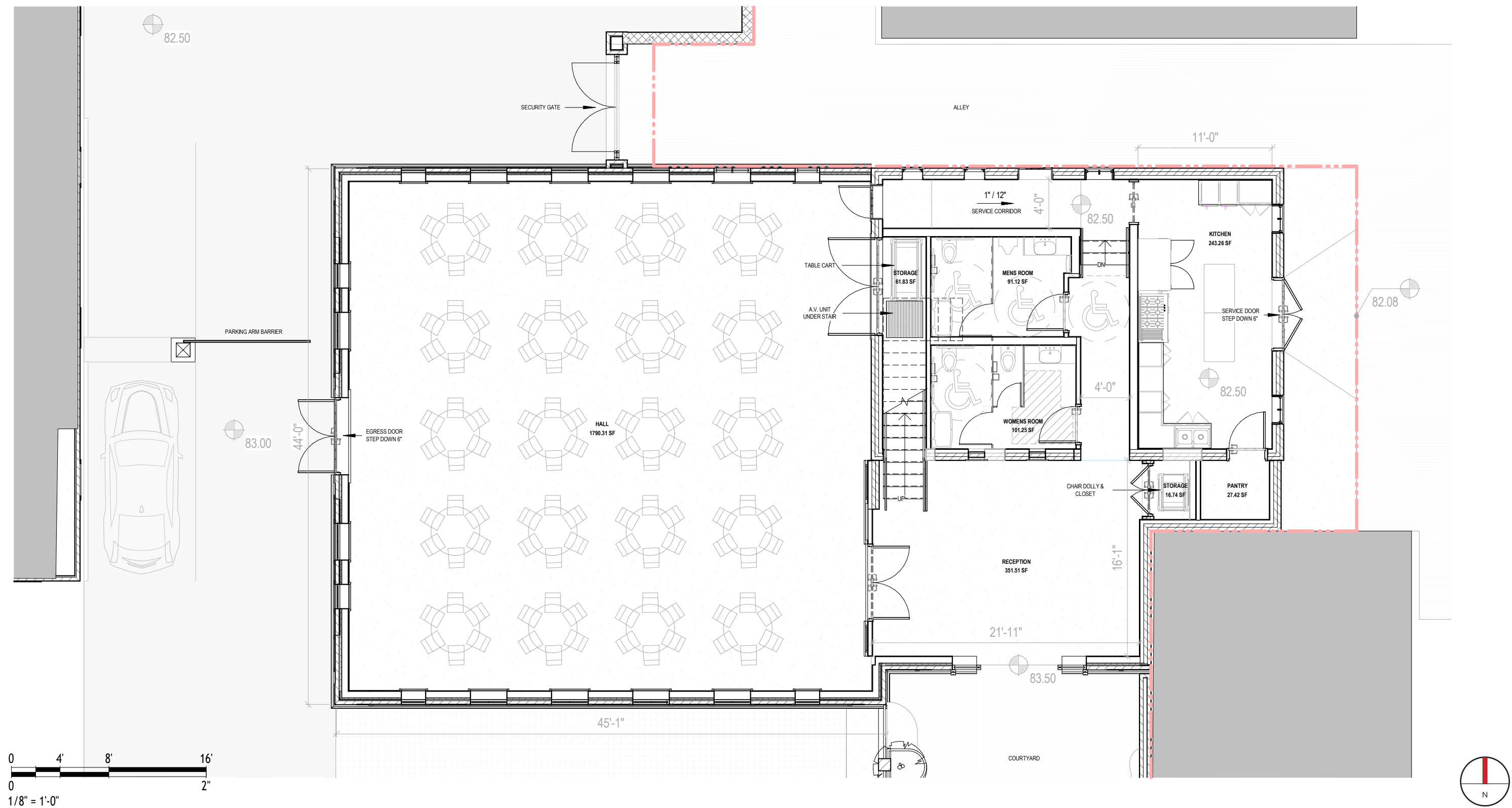
COURTYARD FENCE DESIGN

*Updated to reflect fencing design per CFA and HPO comments on 02/12/2025

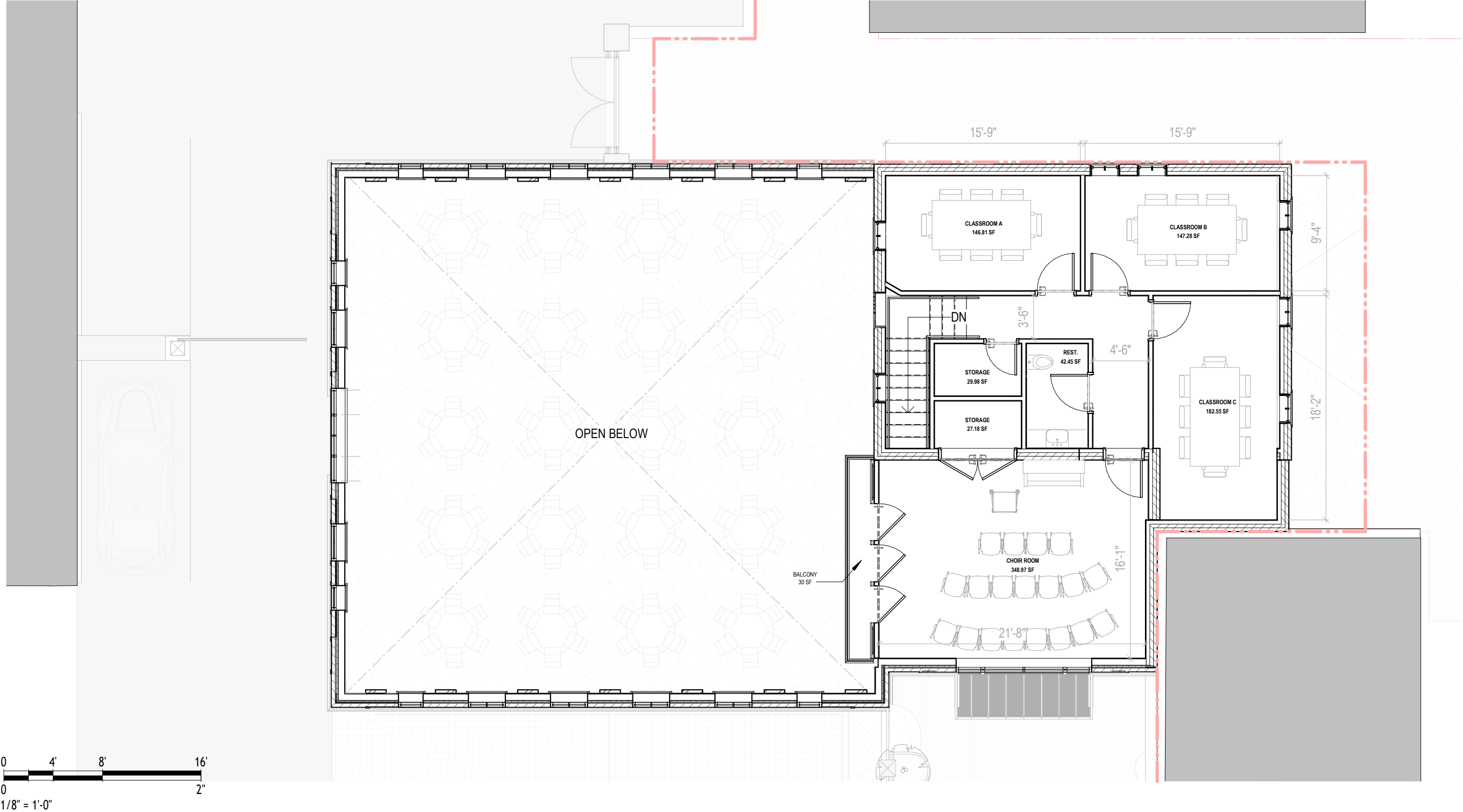


FLOOR PLANS

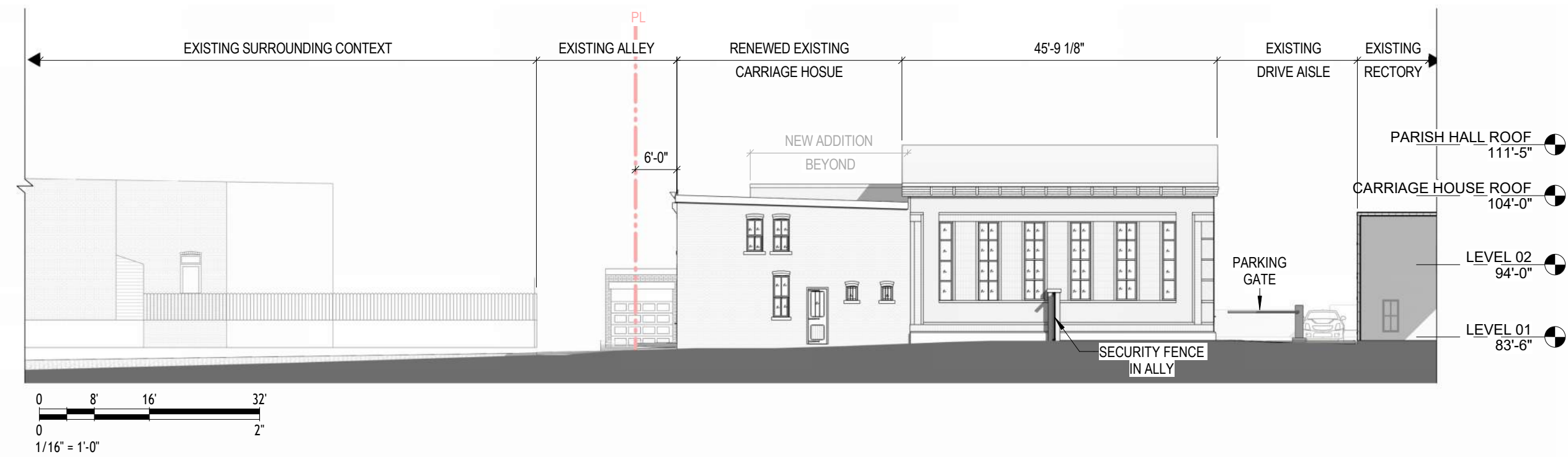
FLOOR PLAN FOR PARISH CENTER - LEVEL 01



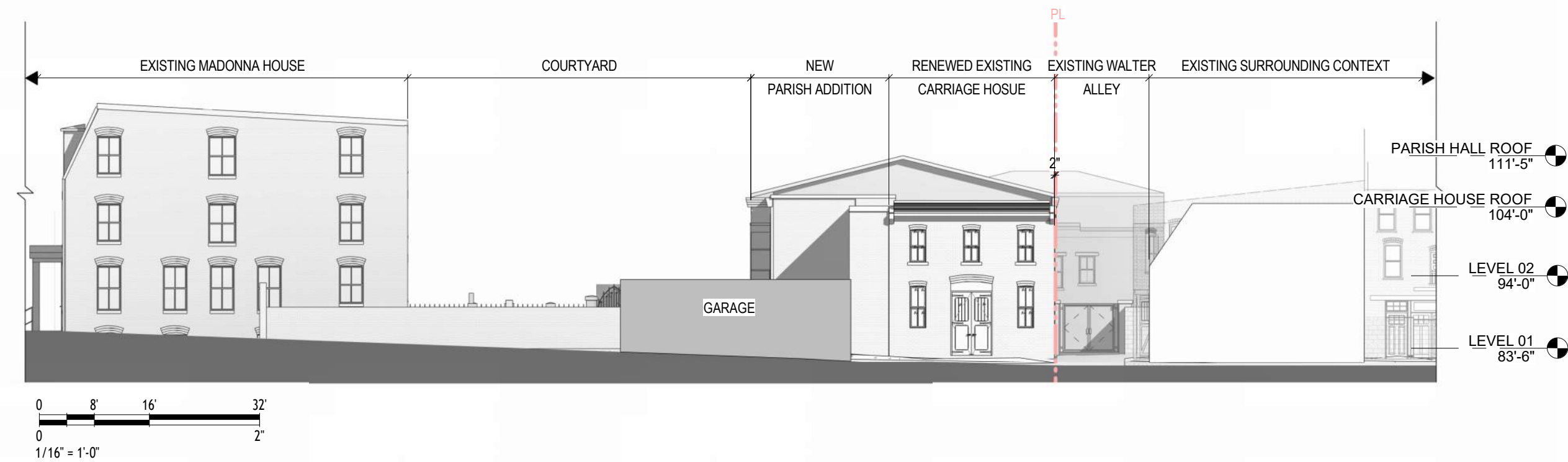
FLOOR PLAN FOR PARISH CENTER - LEVEL 02



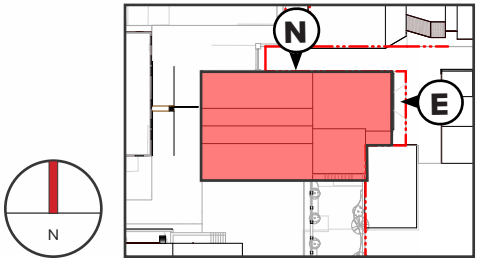
ELEVATIONS IN CONTEXT



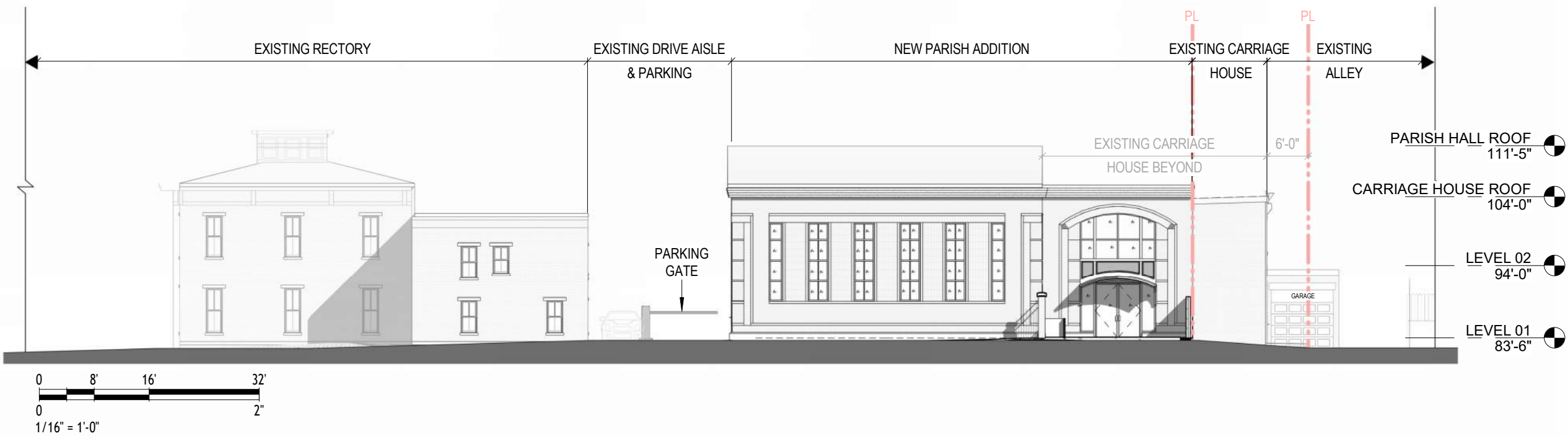
OVERALL ELEVATION - NORTH



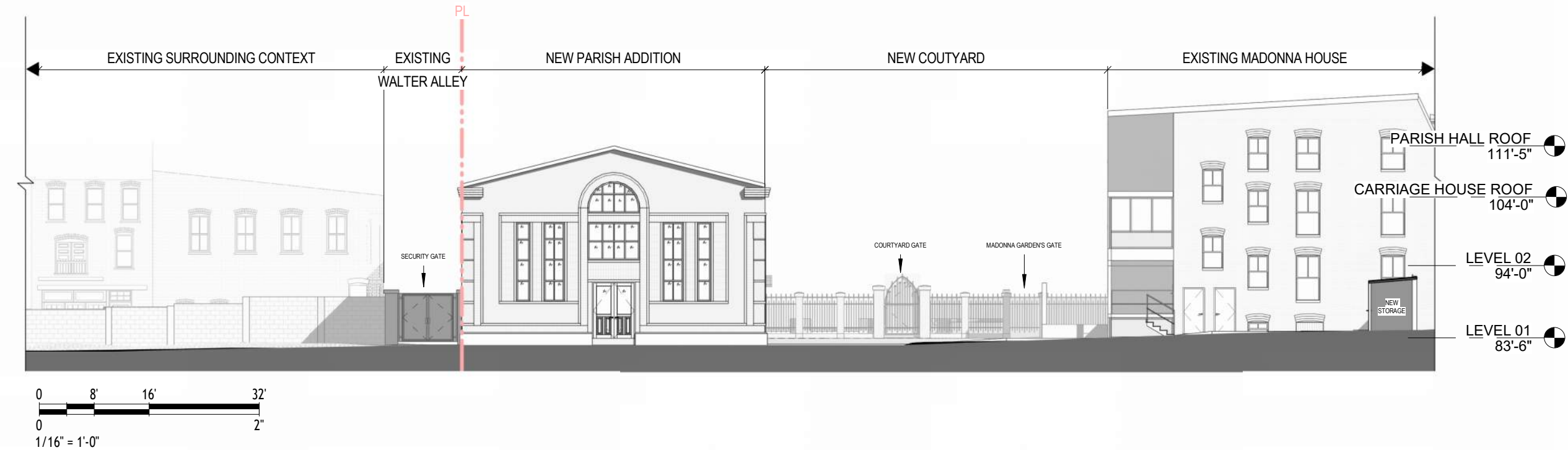
OVERALL ELEVATION - EAST



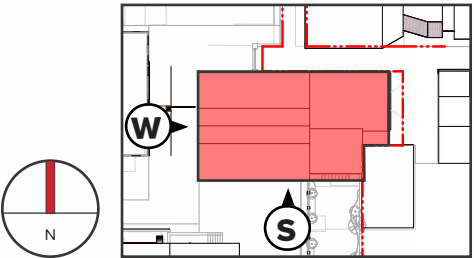
ELEVATIONS IN CONTEXT



OVERALL ELEVATION - SOUTH

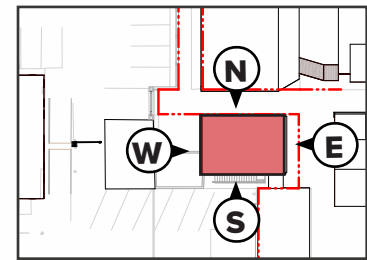
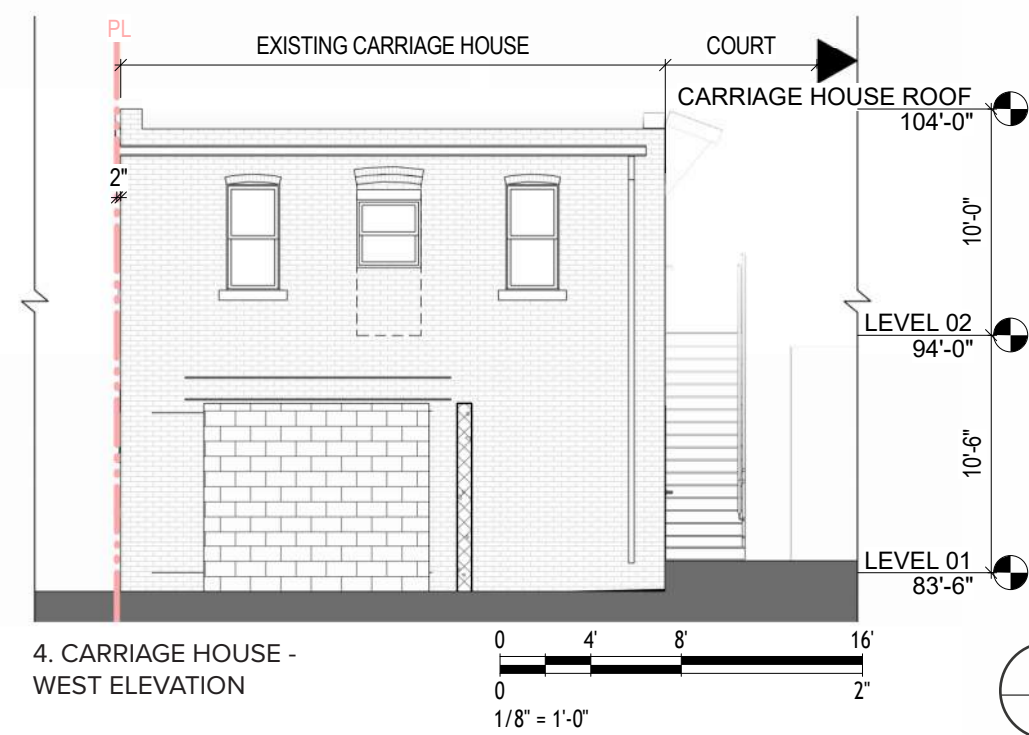
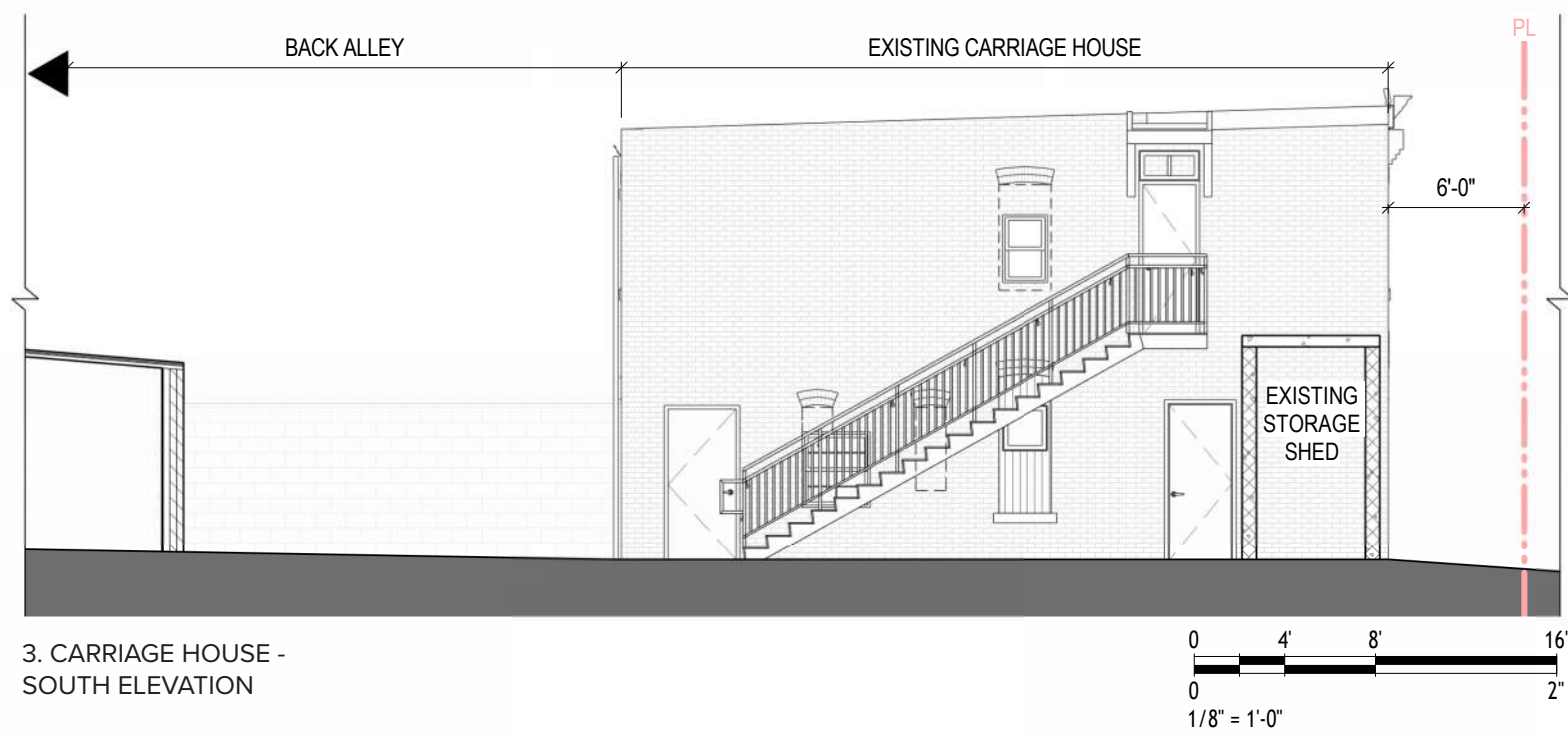
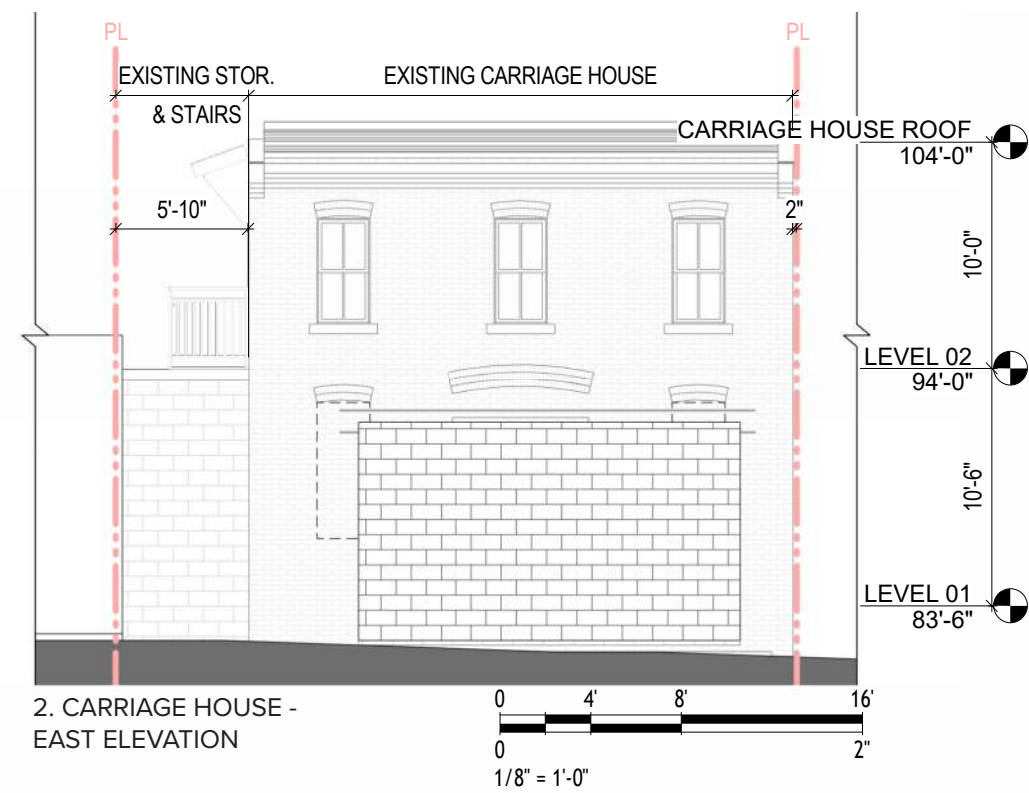
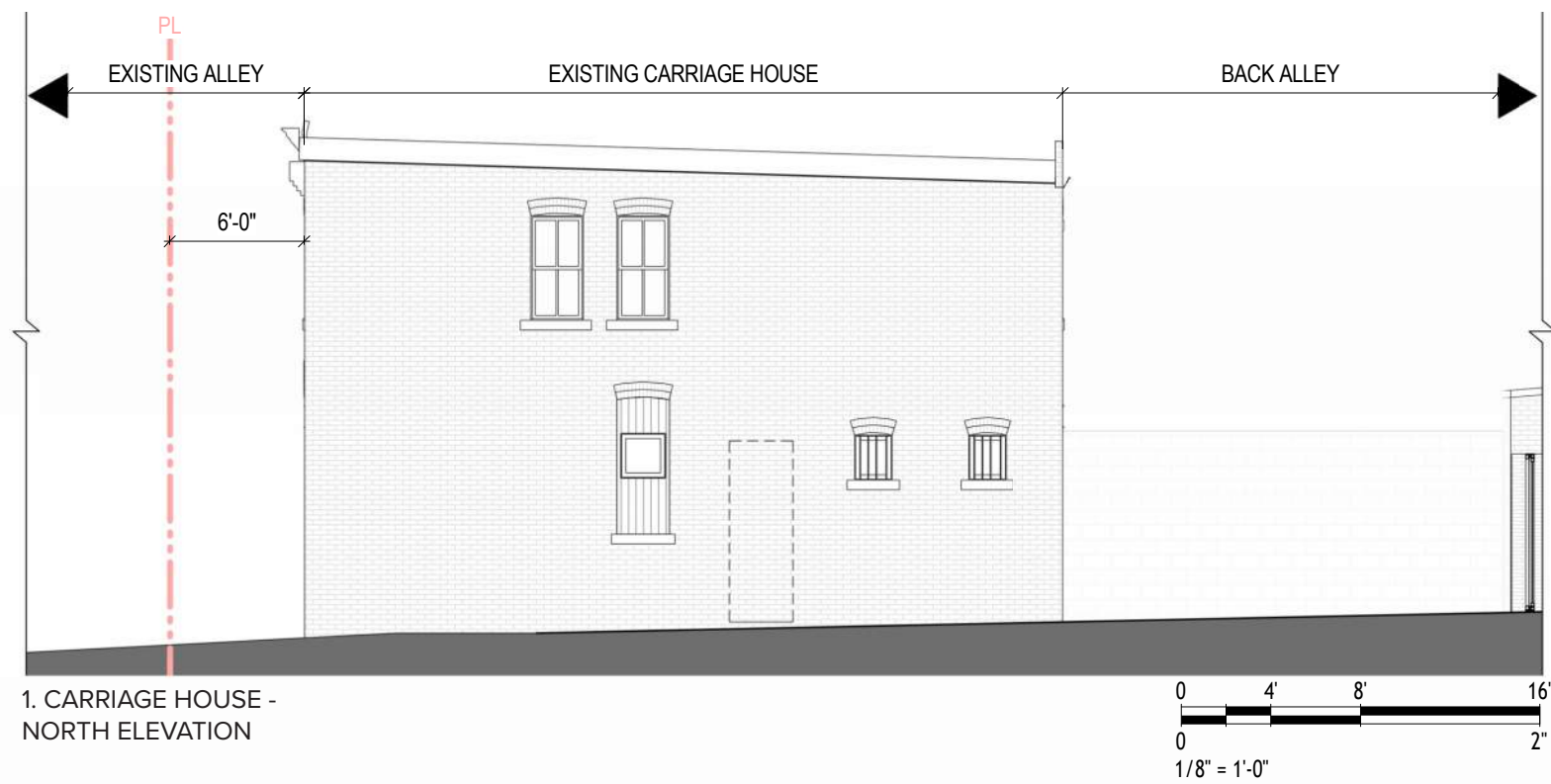


OVERALL ELEVATION - WEST

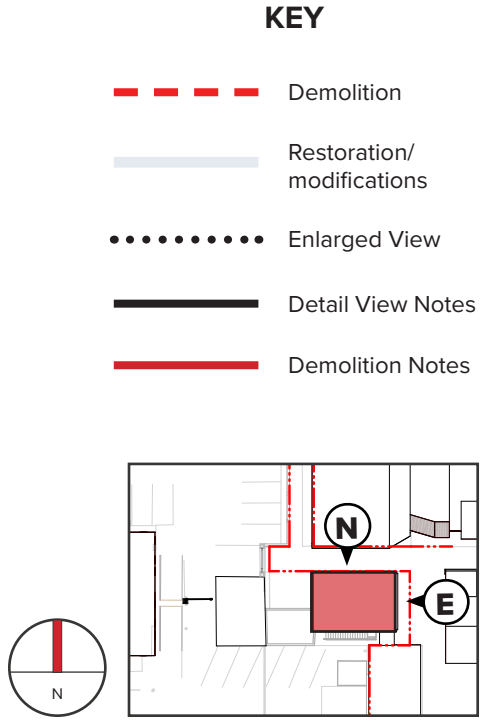
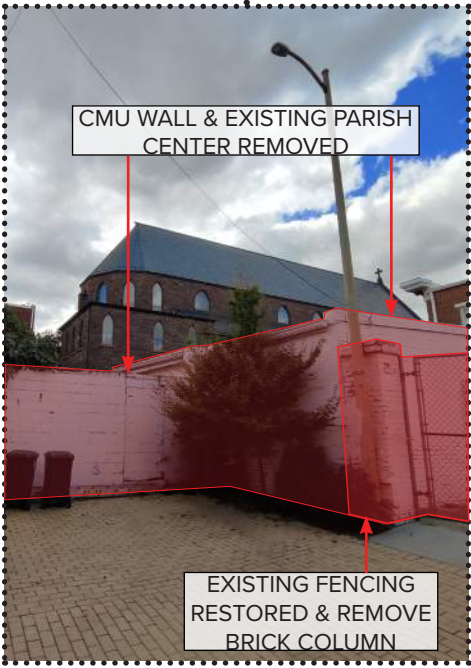
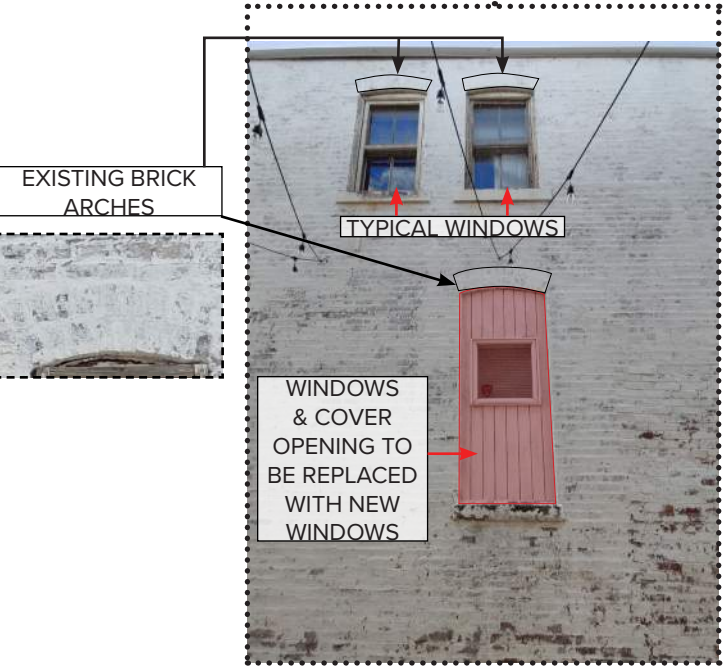
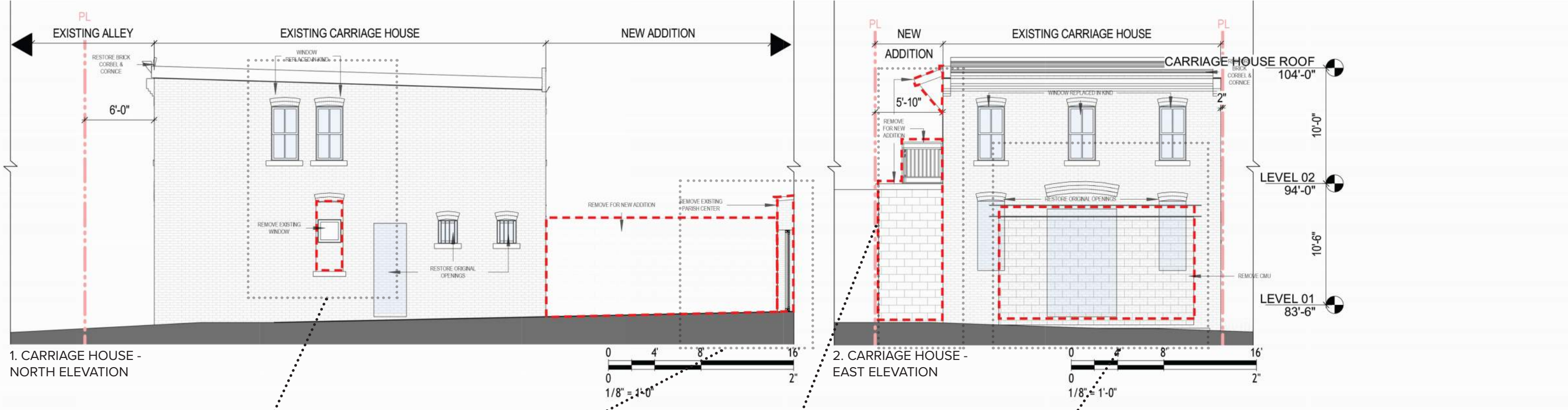


RENEWED CARRIAGE HOUSE

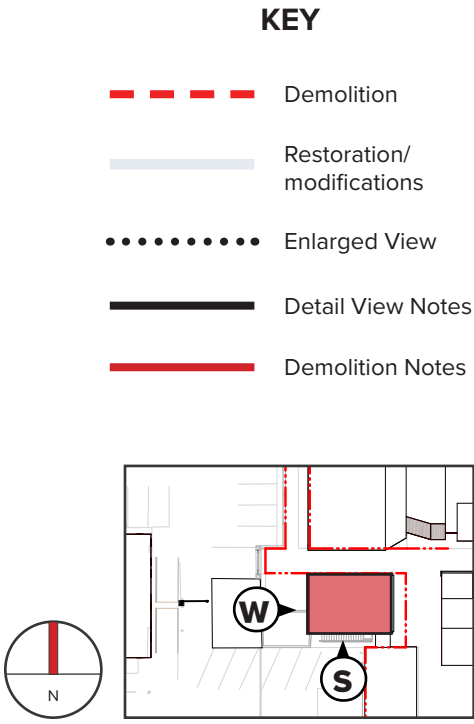
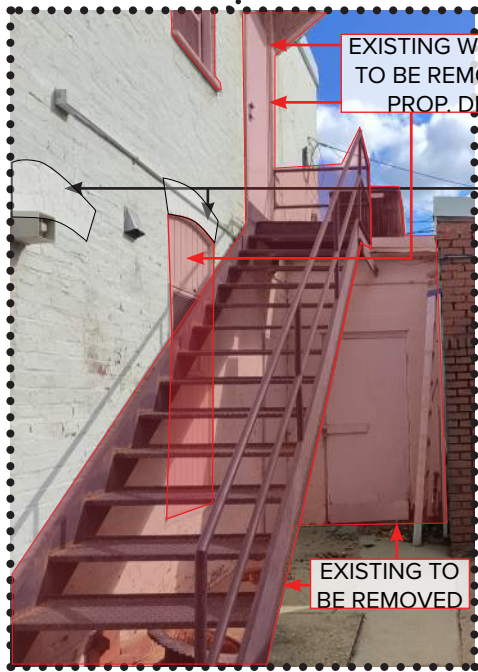
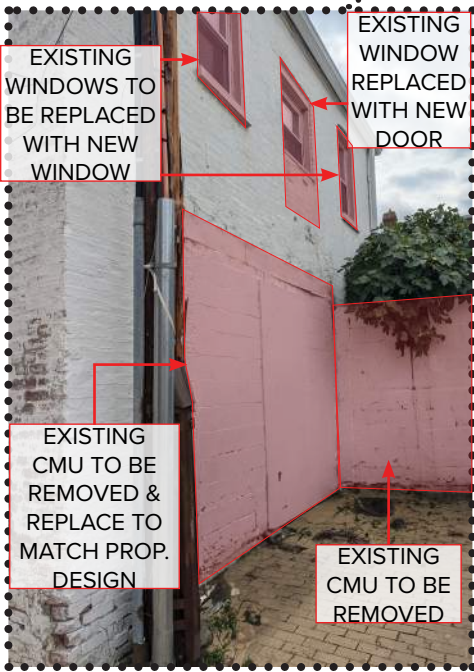
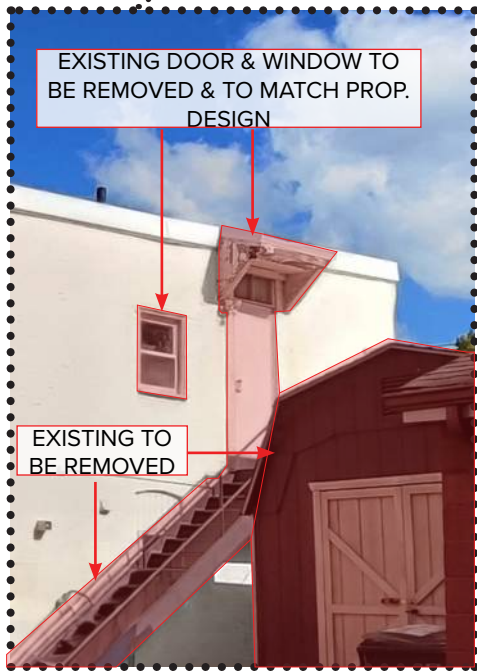
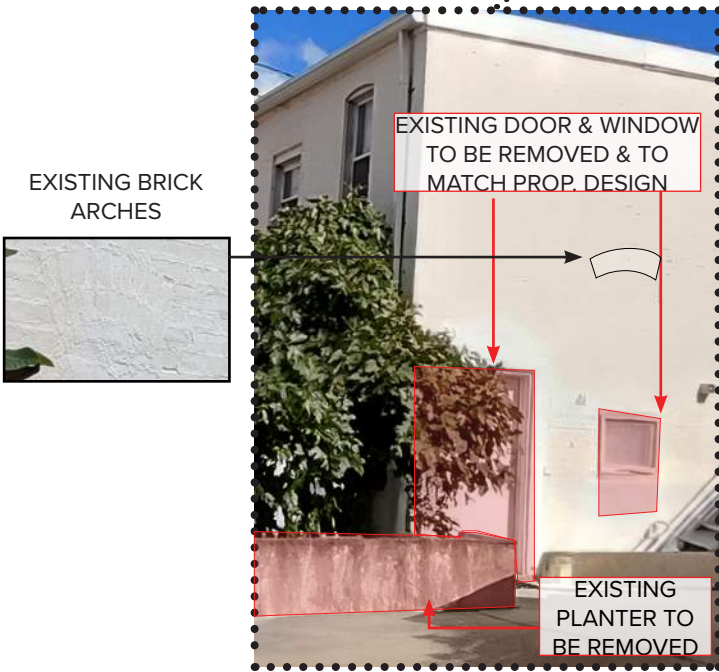
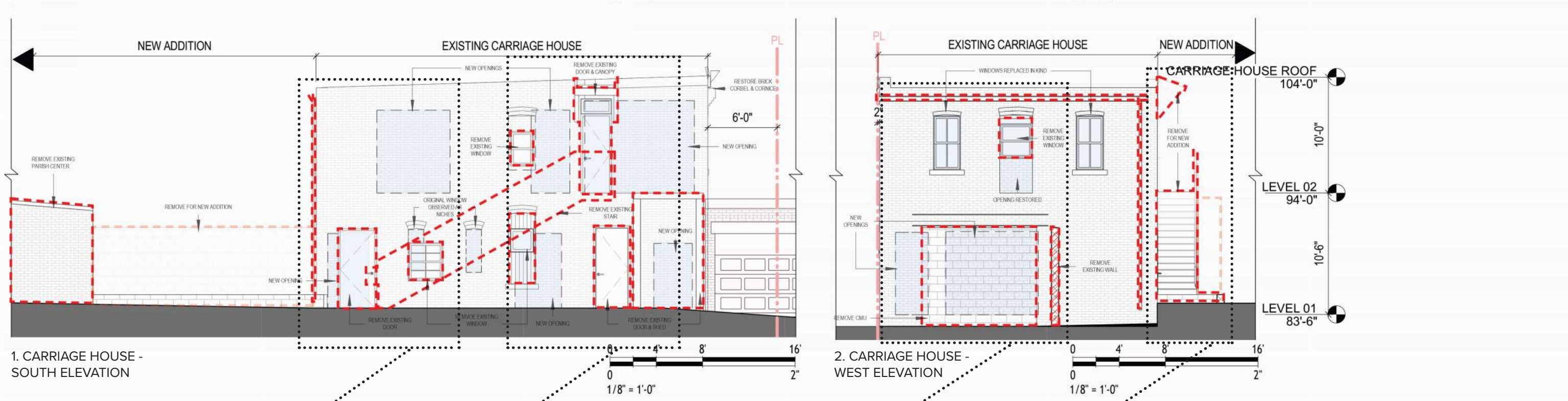
CARRIAGE HOUSE - EXISTING ELEVATIONS



CARRIAGE HOUSE - ELEVATION MODIFICATIONS



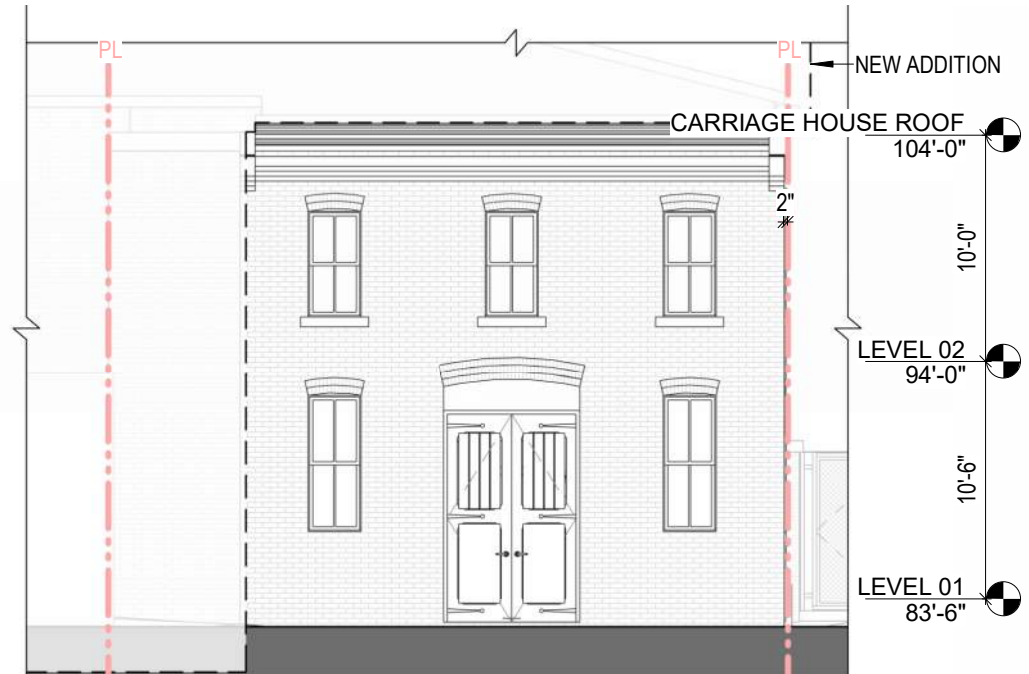
CARRIAGE HOUSE - ELEVATION MODIFICATIONS



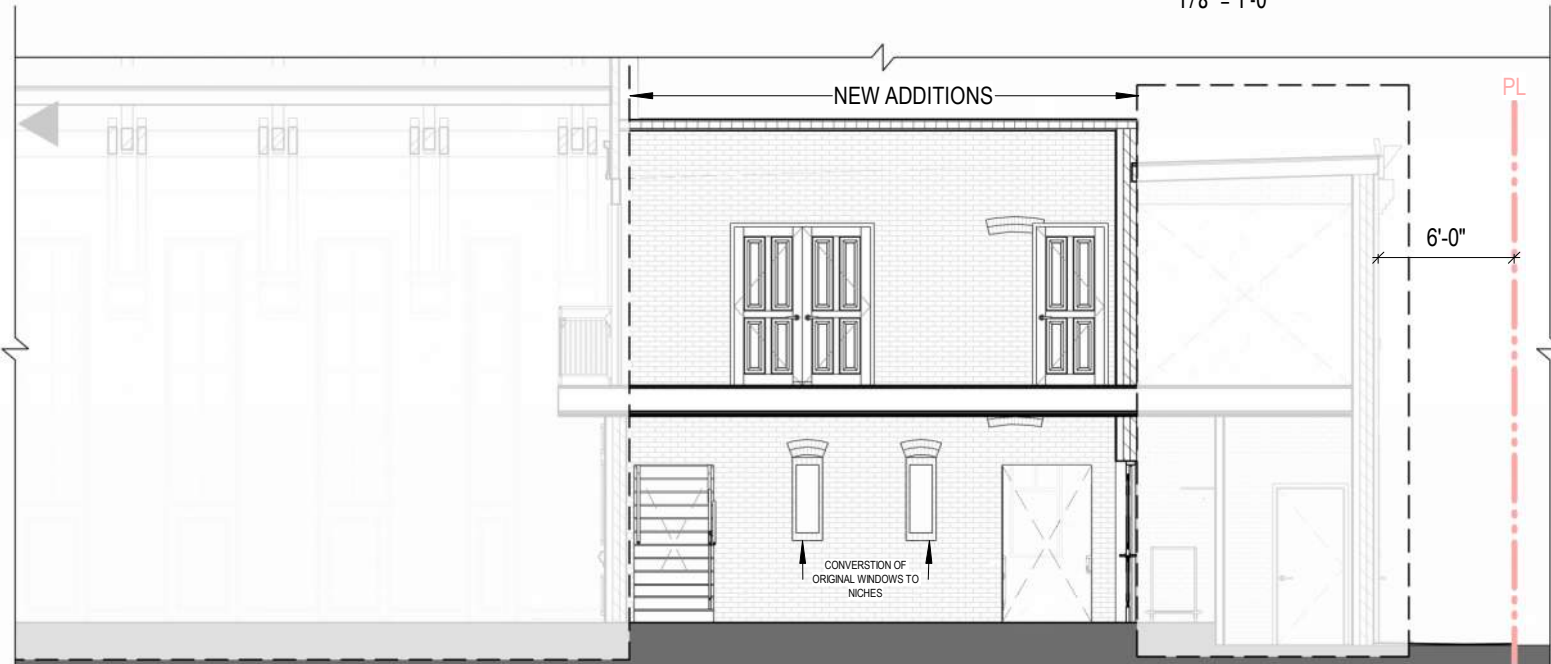
CARRIAGE DESIGN - PROPOSED DESIGN



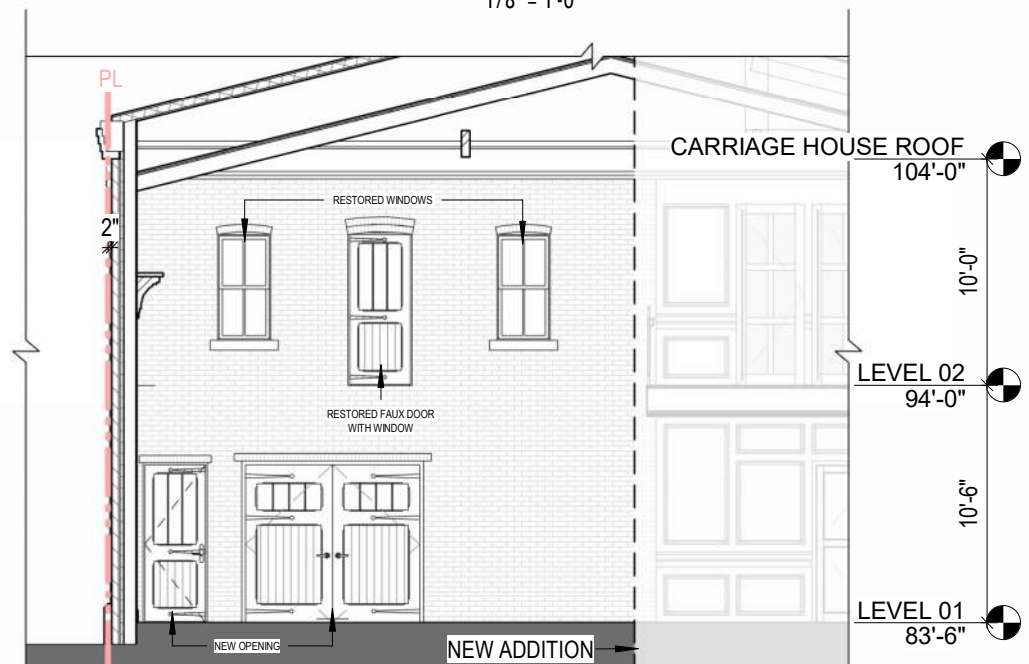
1. CARRIAGE HOUSE - NORTH ELEVATION



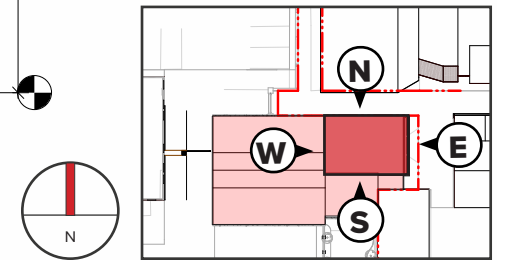
2. CARRIAGE HOUSE - EAST ELEVATION



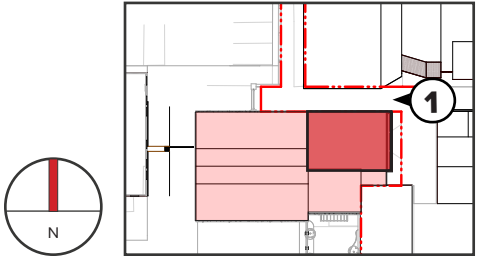
3. CARRIAGE HOUSE - SOUTH ELEVATION



4. CARRIAGE HOUSE - WEST ELEVATION



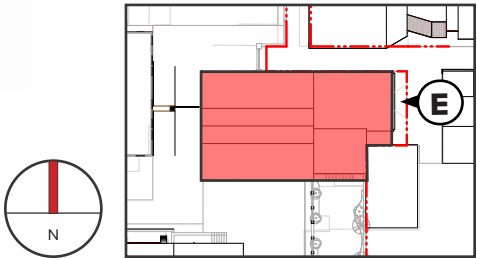
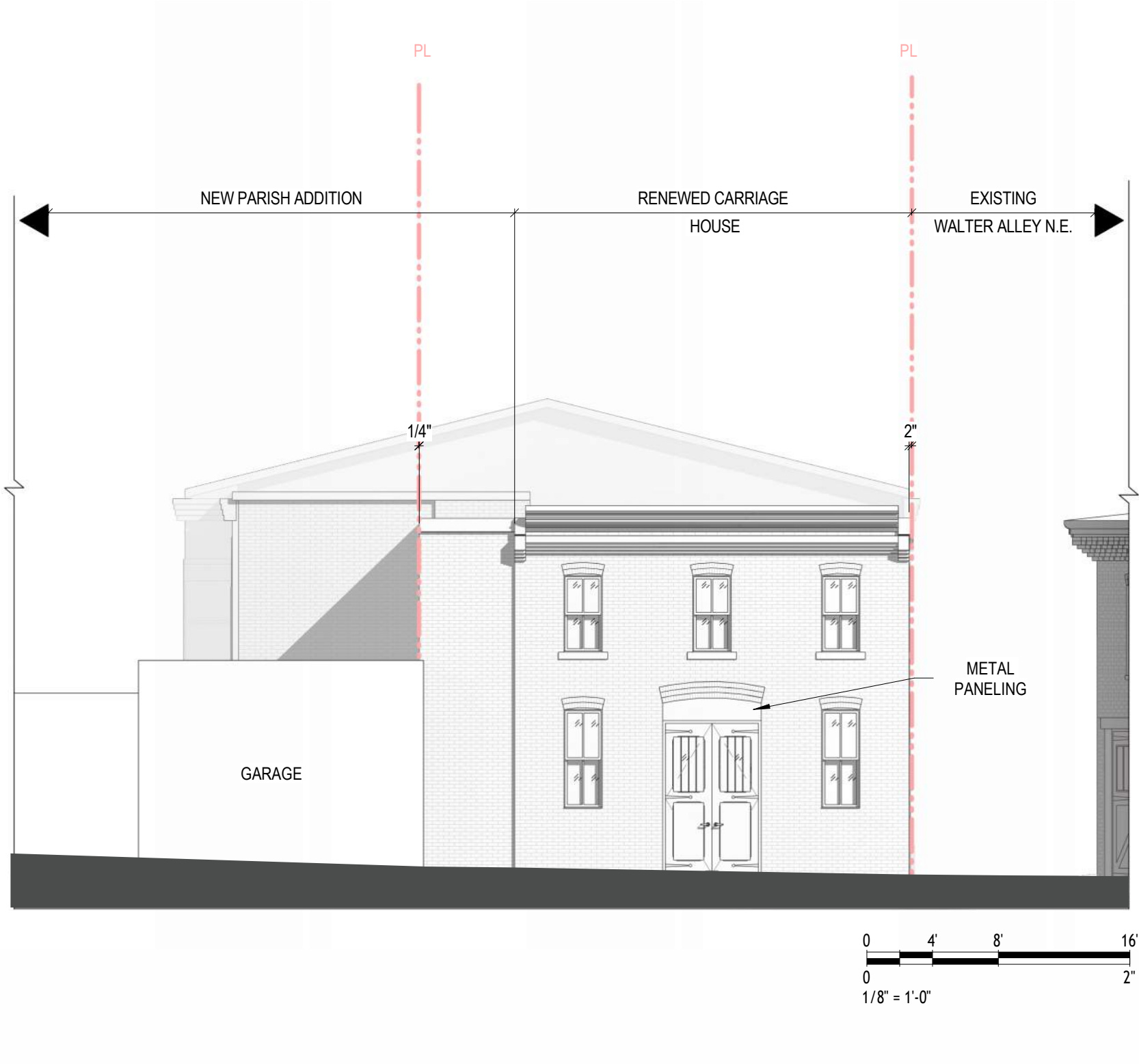
WALTER ALLEY RENDERING



NEW PARISH CENTER EXTERIOR DESIGN

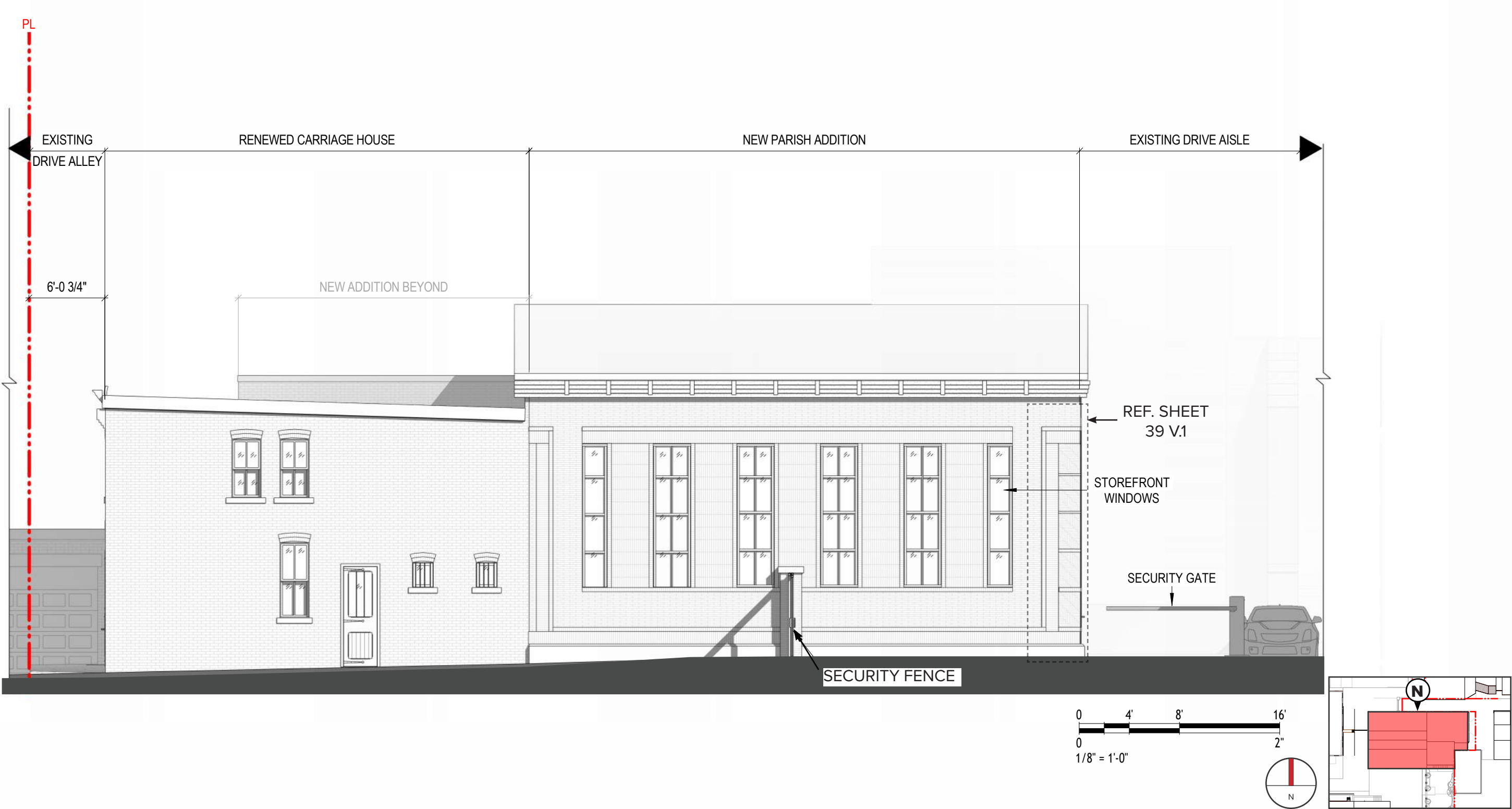
EAST ELEVATION

*Updated to readjusted Parish building height per CFA and HPO comments on 02/12/2025



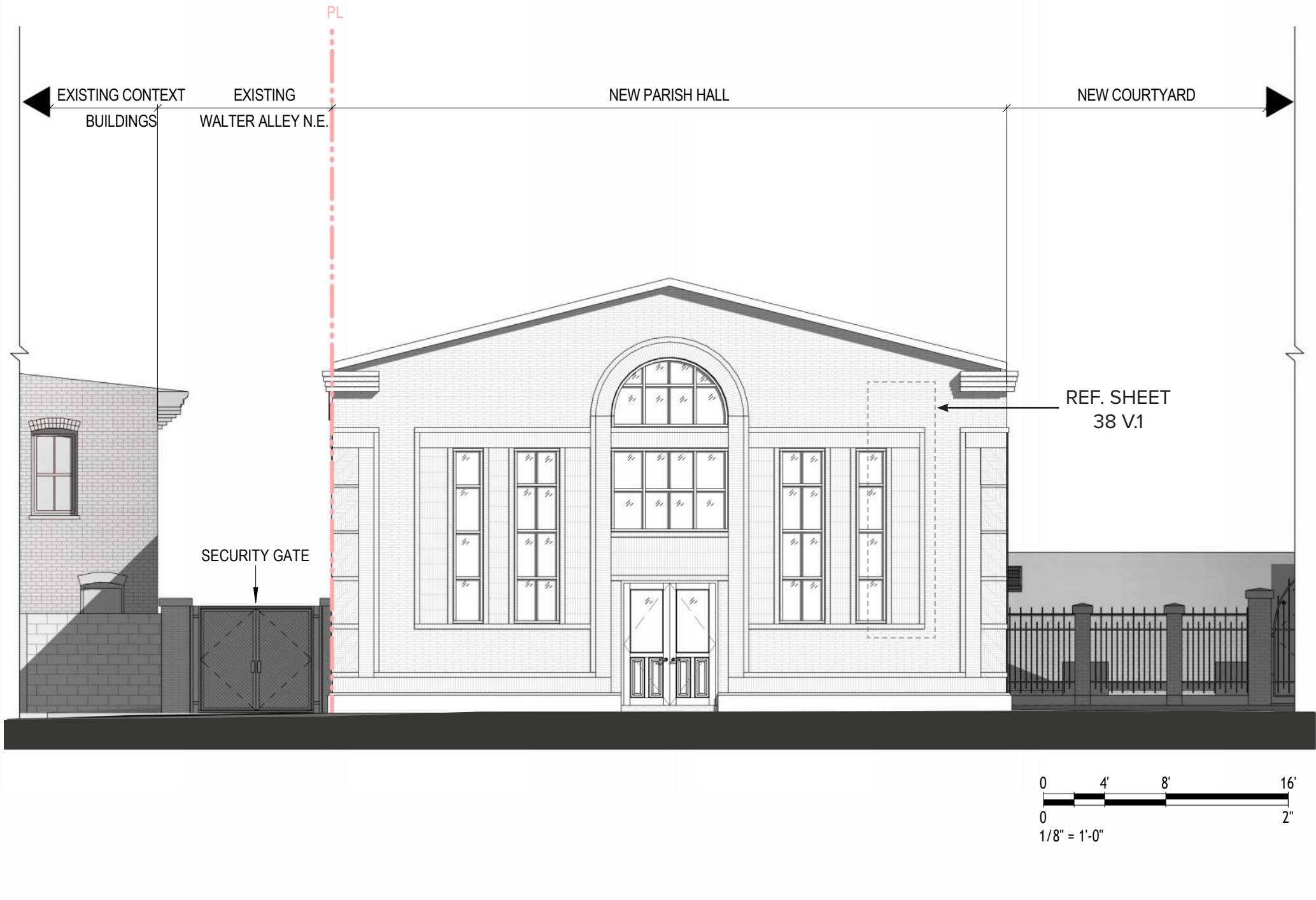
NORTH ELEVATION

*Updated to readjusted Parish building height per CFA and HPO comments on 02/12/2025



WEST ELEVATION

*Updated to readjusted Parish building height per CFA and HPO comments on 02/12/2025



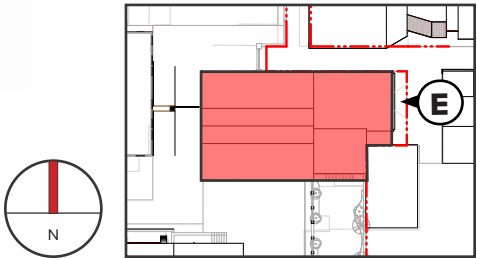
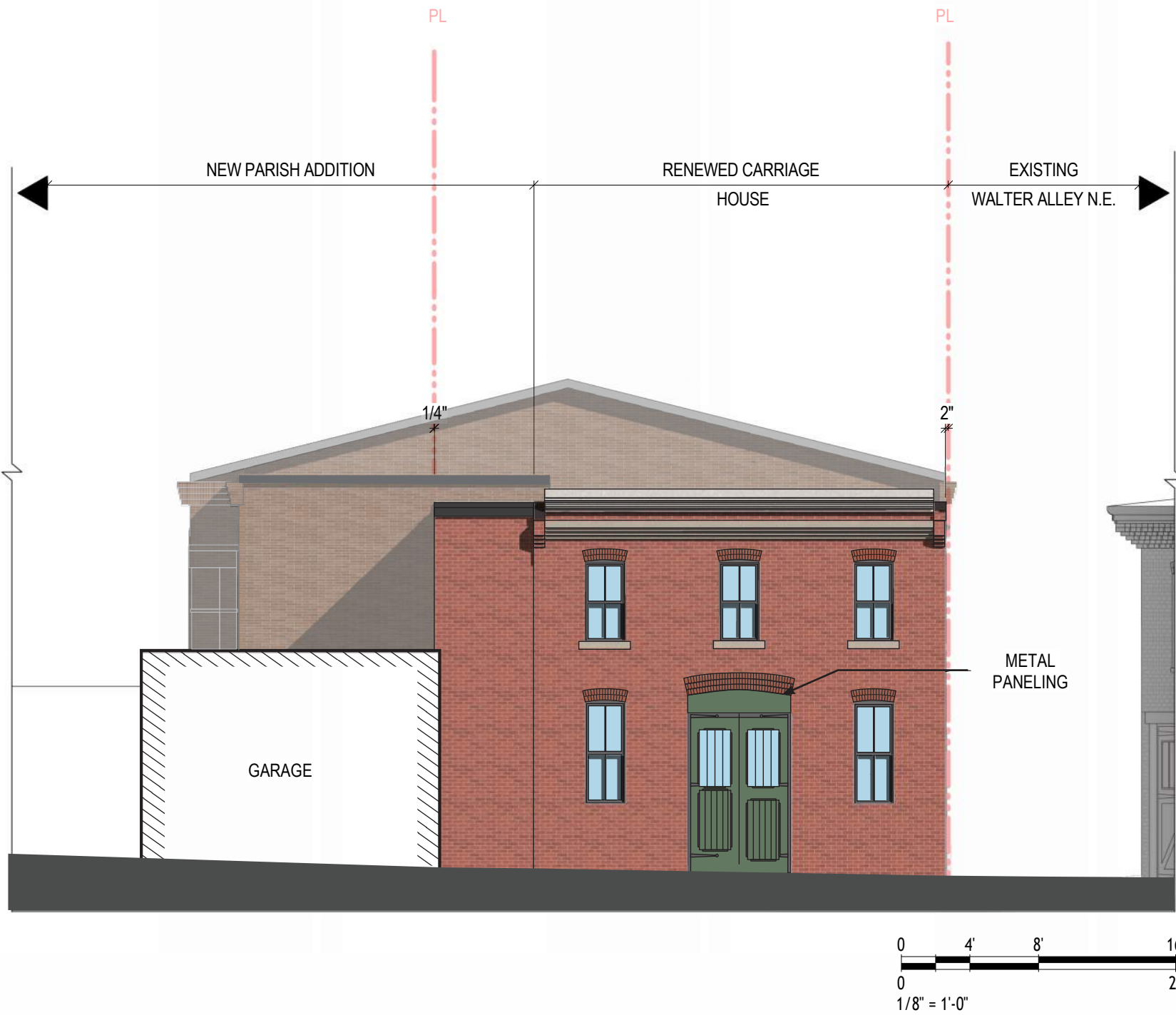
SOUTH ELEVATION

*Updated to readjusted Parish building height per CFA and HPO comments on 02/12/2025



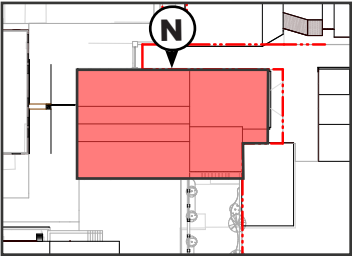
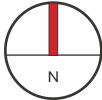
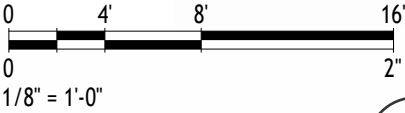
EAST ELEVATION - RENDERED

*Updated to readjusted Parish building height per CFA and HPO comments on 02/12/2025



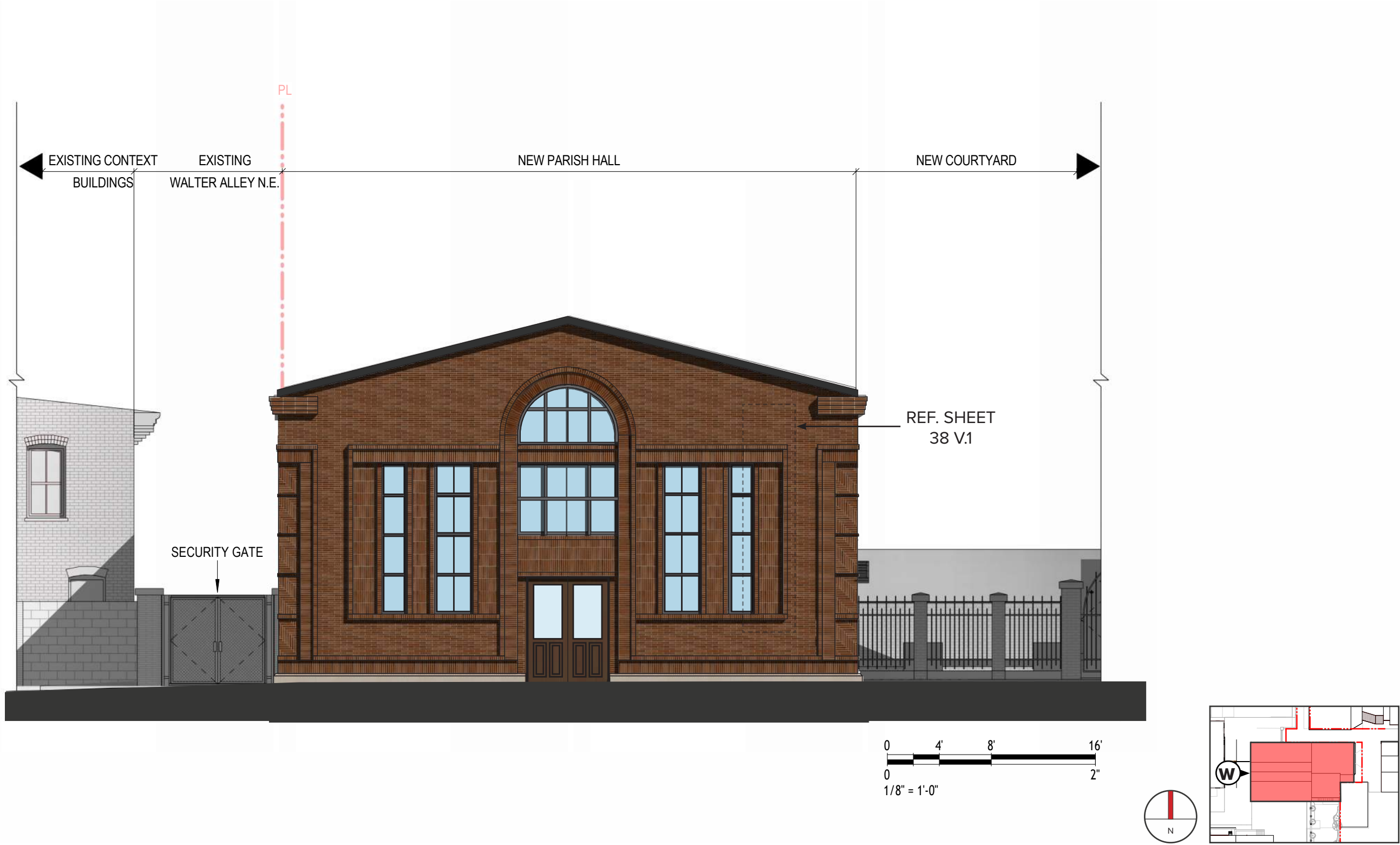
NORTH ELEVATION - RENDERED

*Updated to readjusted Parish building height per CFA and HPO comments on 02/12/2025



WEST ELEVATION - RENDERED

*Updated to readjusted Parish building height per CFA and HPO comments on 02/12/2025



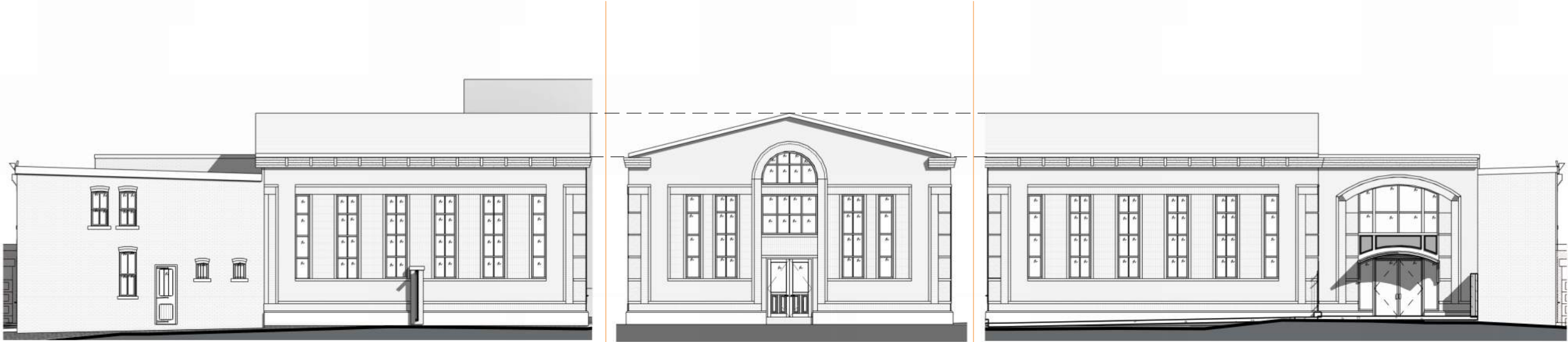
SOUTH ELEVATION - RENDERED

*Updated to readjusted Parish building height per CFA and HPO comments on 02/12/2025



UNFOLDED BUILDING ELEVATIONS

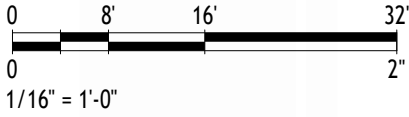
*Updated to readjusted Parish building height per CFA and HPO comments on 02/12/2025



NORTH

WEST

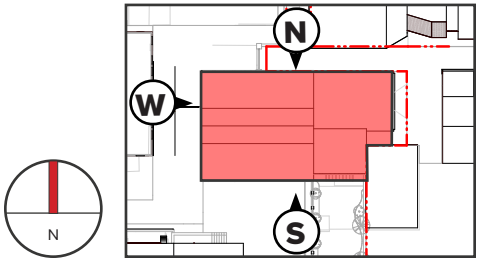
SOUTH



NORTH

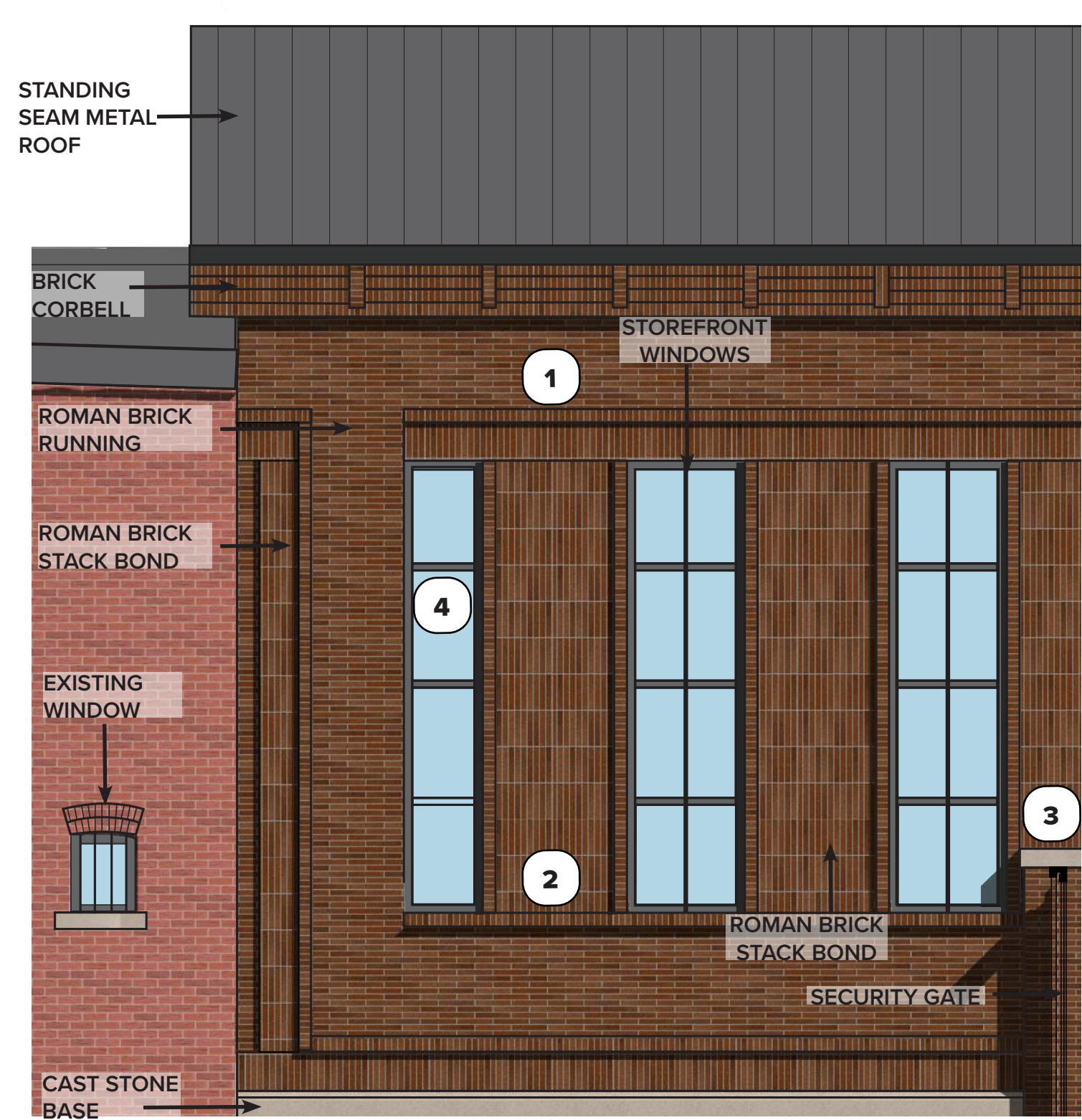
WEST

SOUTH

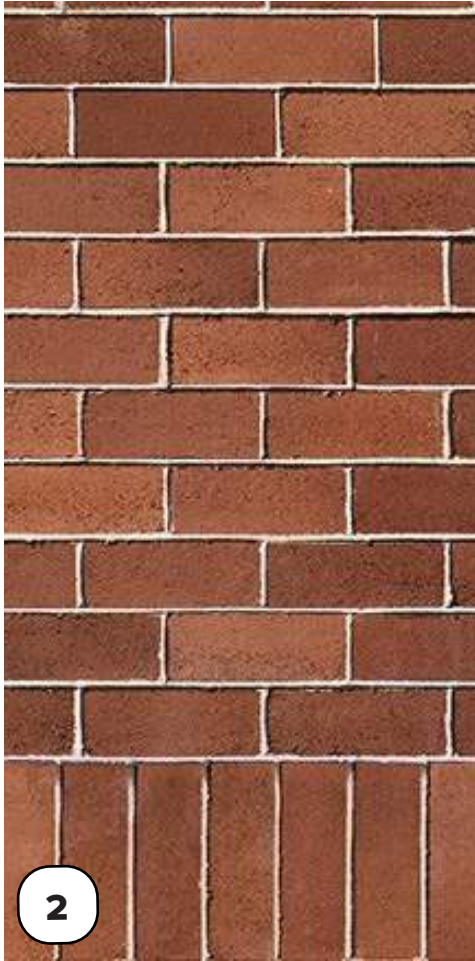


MATERIAL LANGUAGE

PARTIAL BUILDING ELEVATION - NORTH



ROMAN BRICK - SOLIDER COURSE & STACK BOND



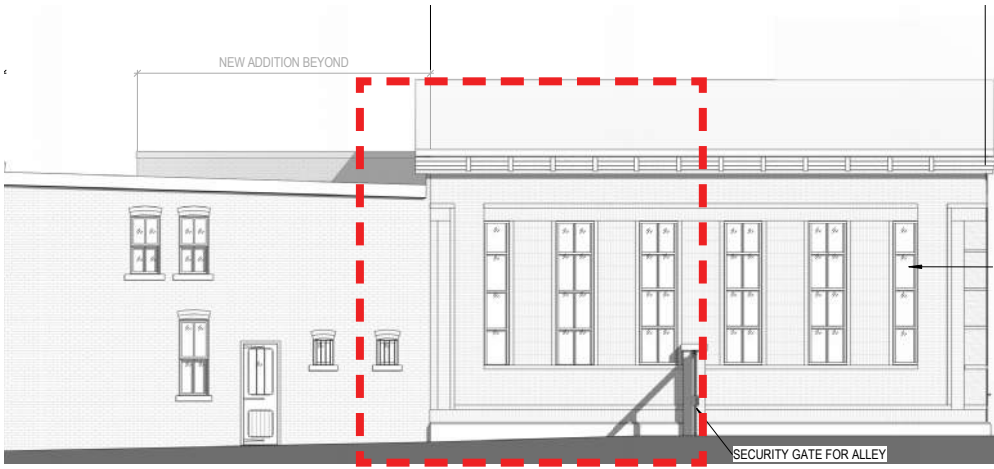
ROMAN BRICK - SOLIDER COURSE



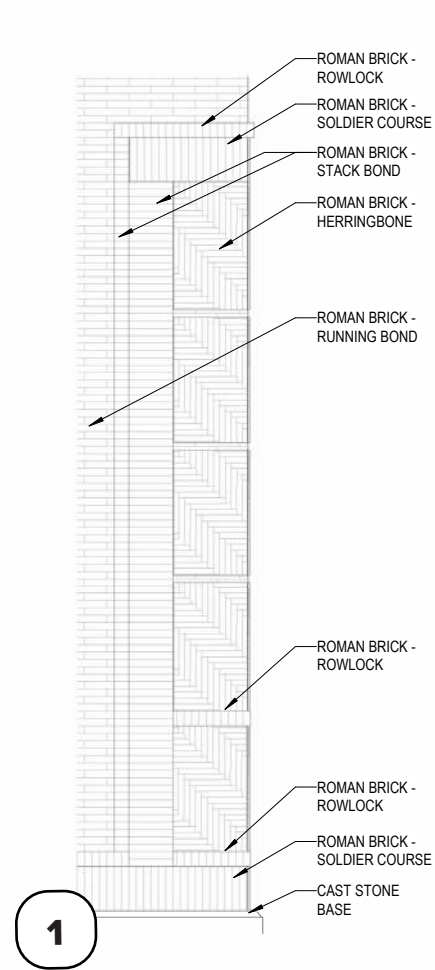
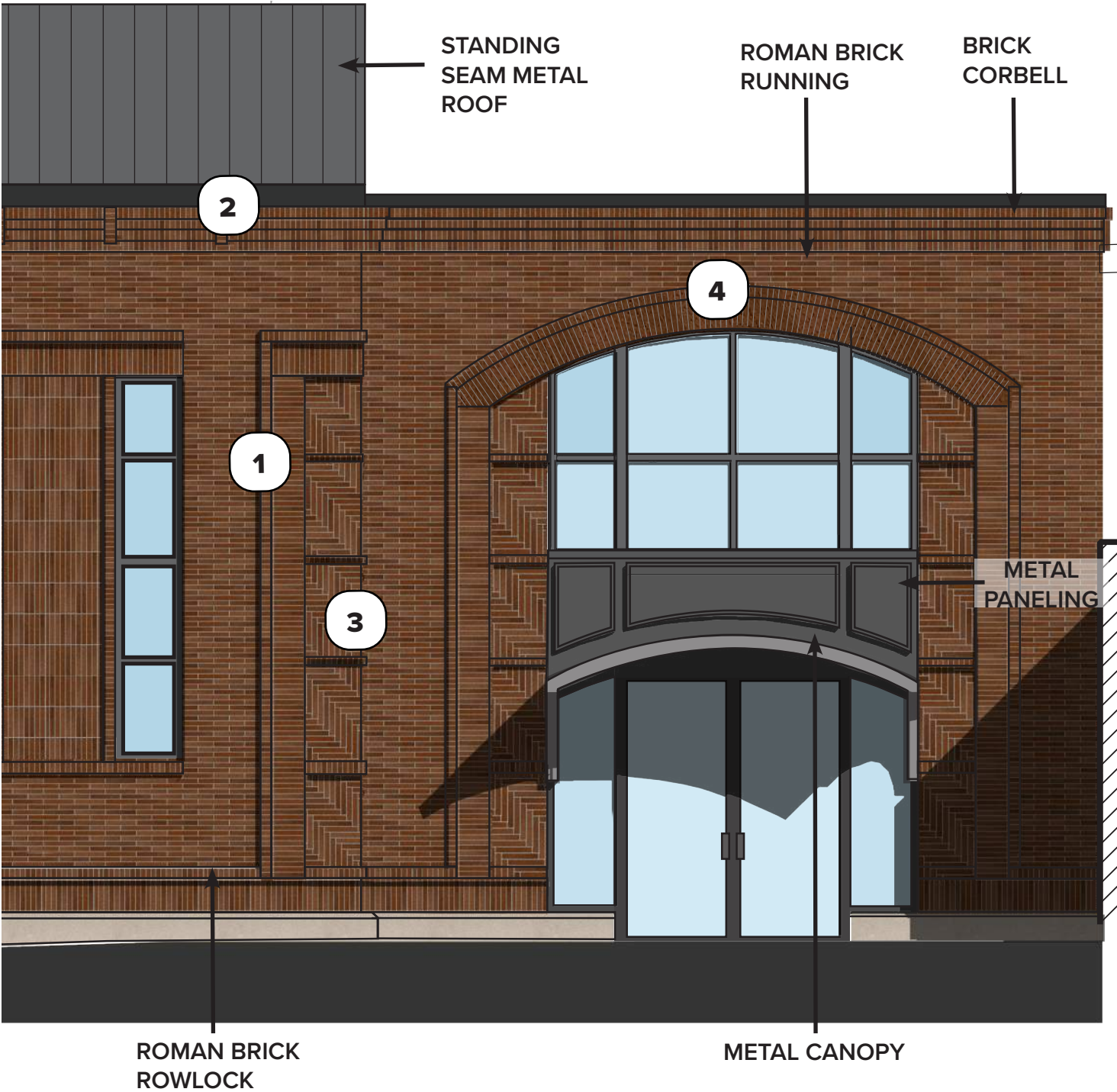
BRICK COLUMN



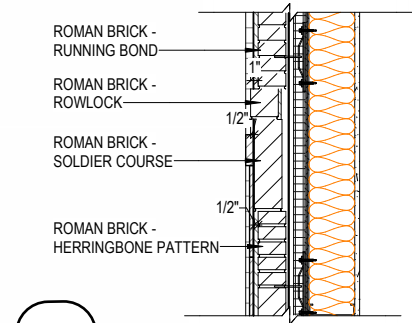
GLASS



PARTIAL BUILDING ELEVATION - SOUTH



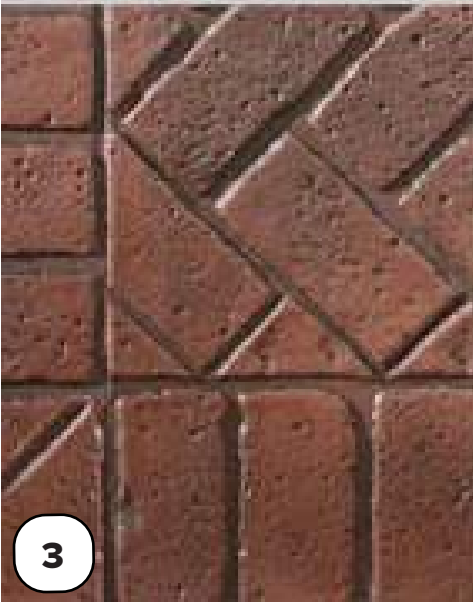
ROMAN BRICK - SOLIDER COURSE & STACK BOND



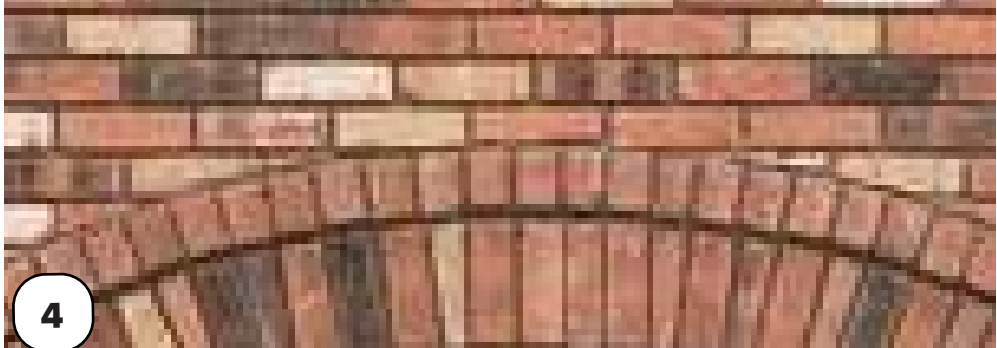
ROMAN BRICK - SOLIDER COURSE & STACK BOND



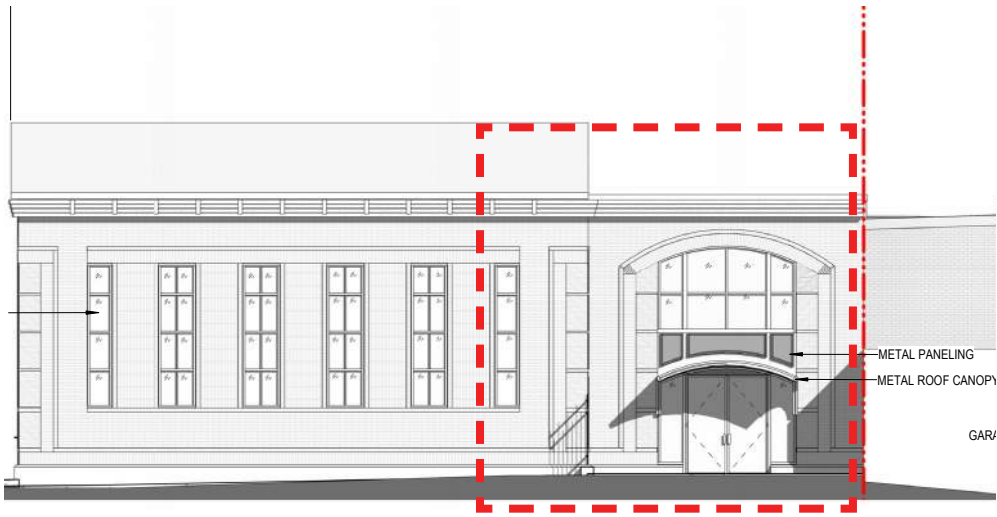
ROMAN BRICK - CORBELLING



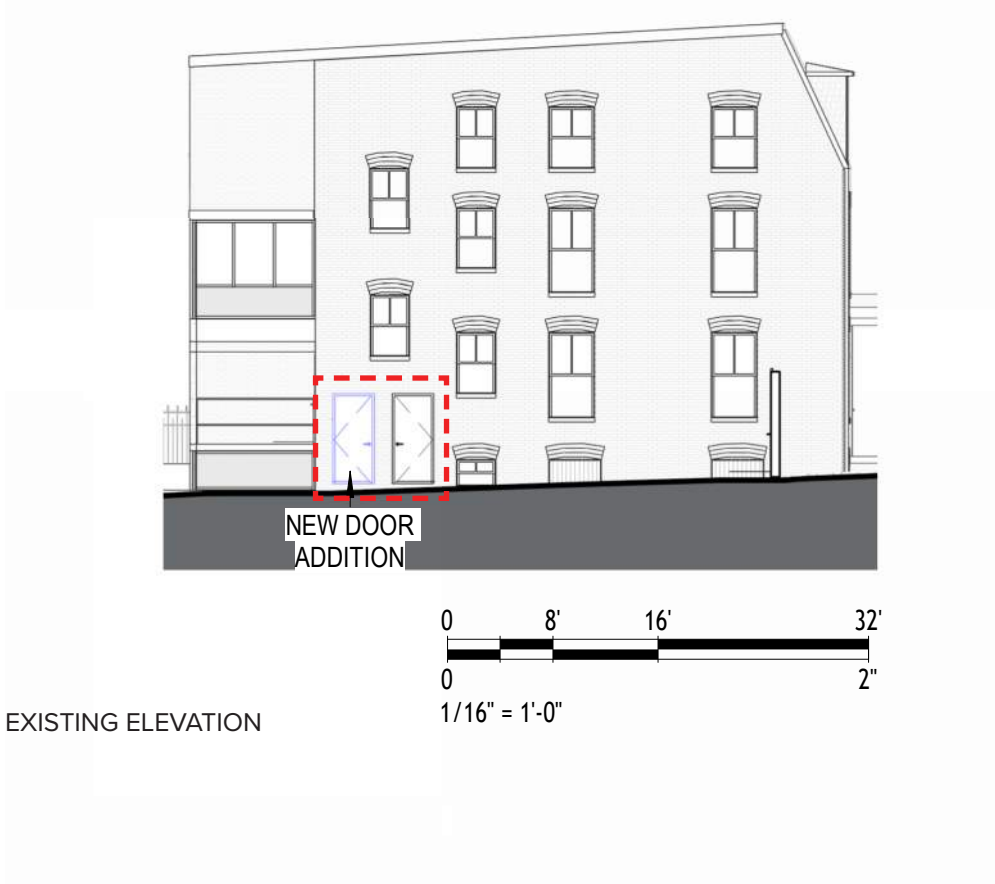
ROMAN BRICK - HERRING BONE



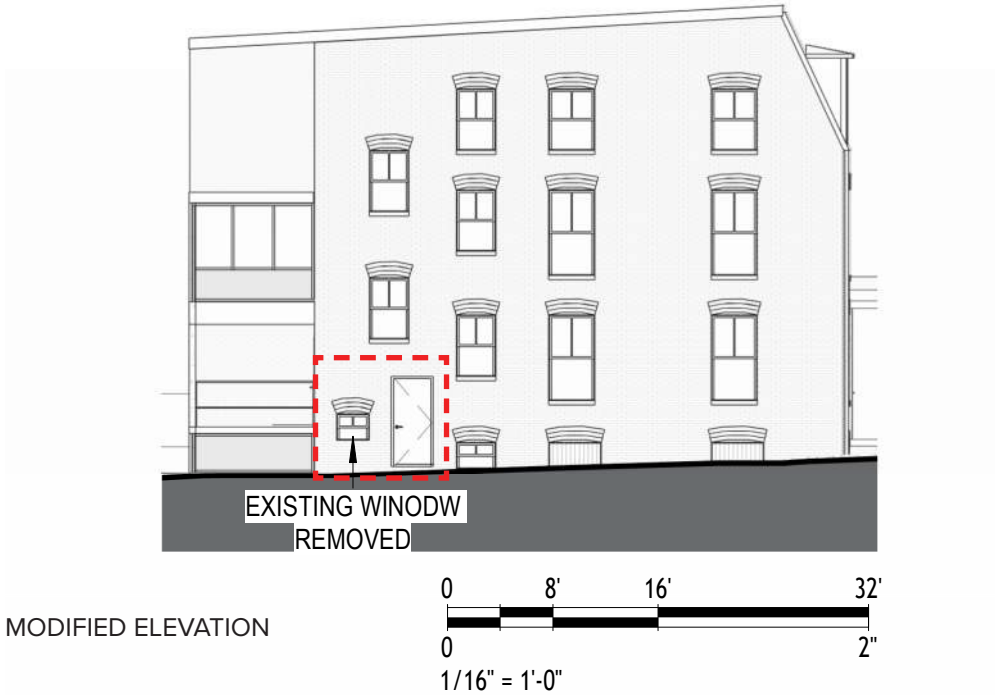
BRICK SYACK BONE - DOUBE ARCH SOLDIER COURSE



MADONNA HOUSE CHANGES



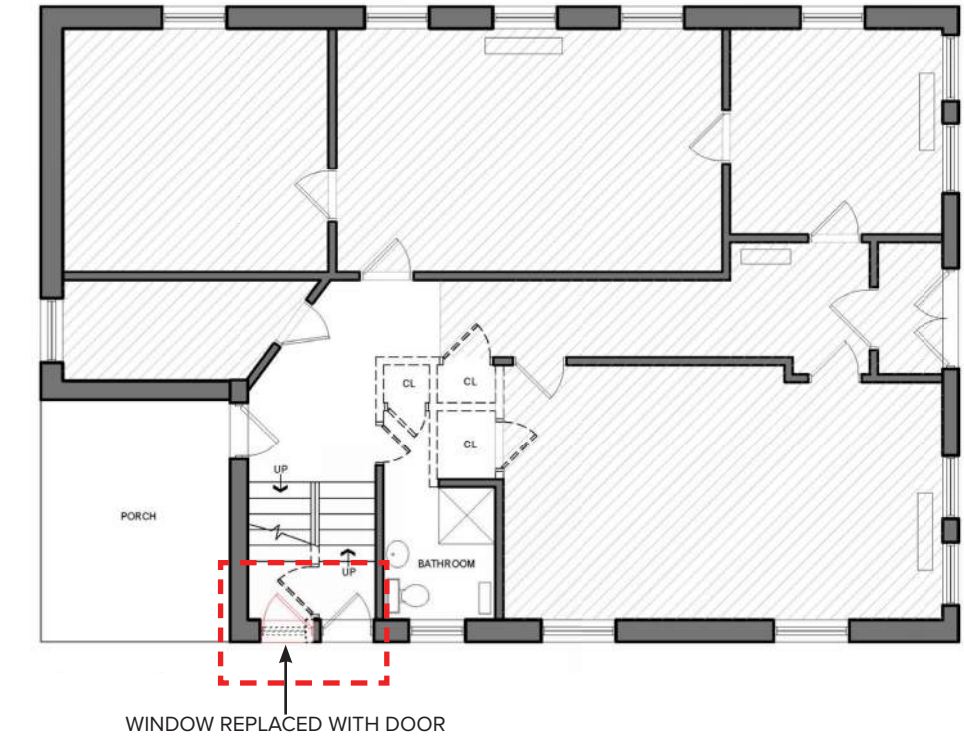
EXISTING ELEVATION



MODIFIED ELEVATION



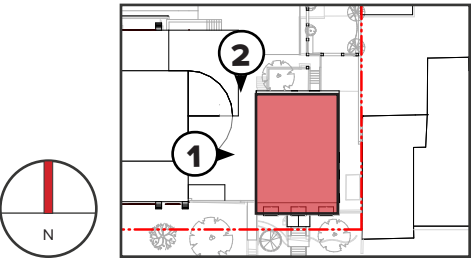
1. WEST FACADE



FLOOR PLAN

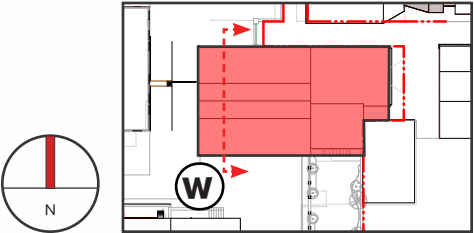


2. NORTH FACADE

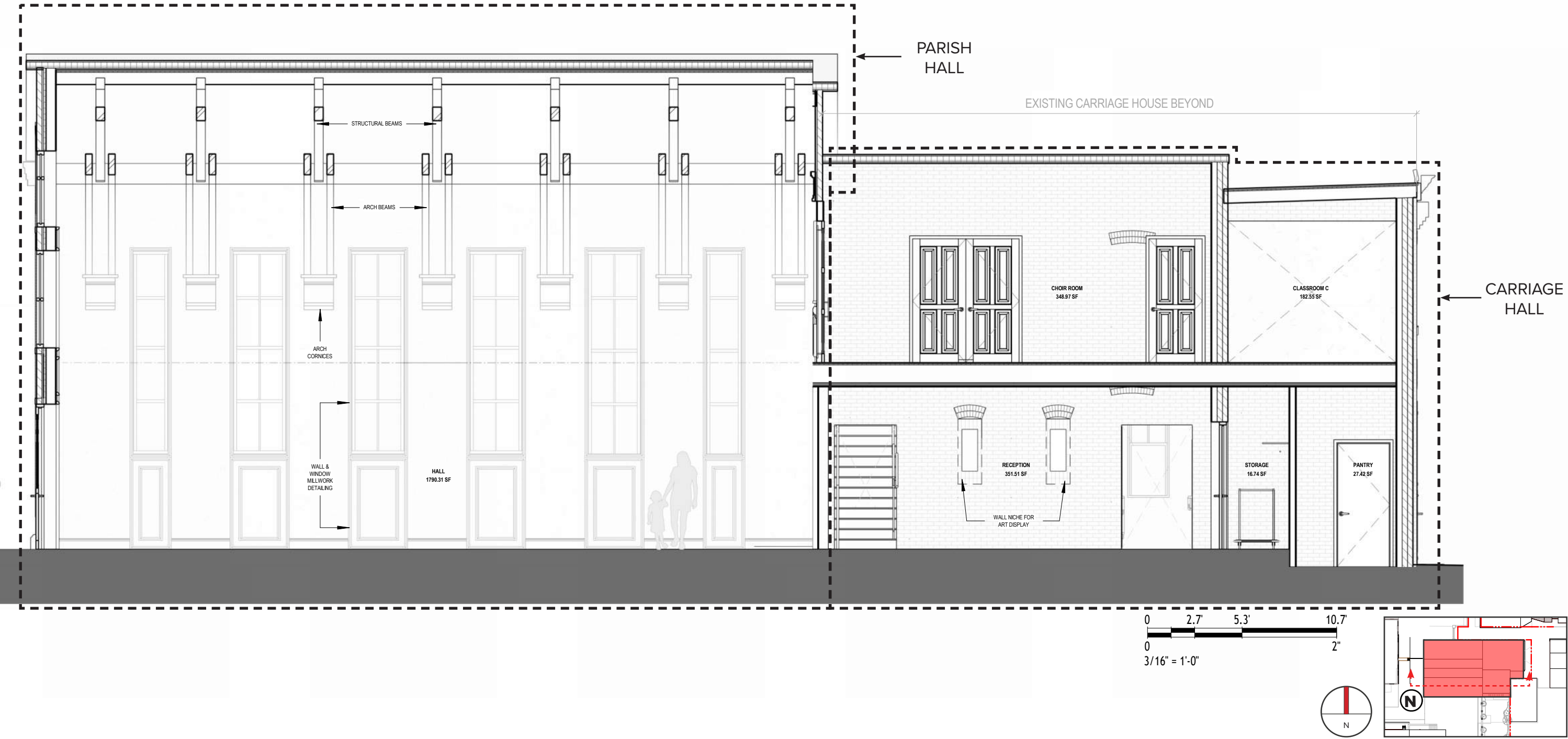


Adjacent to St. Joseph's Church and the Parish Hall, the Madonna House Apostolate provides visiting priests, women and laymen a space to congregate. In addition to being a space for prayer, meditation, and retreat, the Madonna House also provides communal spaces for the broader community. To enhance the commitment of the Madonna House Apostolate while respecting the solitude and serenity of its residents' retreat, we are planning to create a separate entrance to the communal spaces. To achieve this, we propose modifying the window opening to the north of the existing side door to introduce new access to the communal spaces.

WEST SECTION THROUGH PARISH HALL



SOUTH SECTION THROUGH PARISH HALL

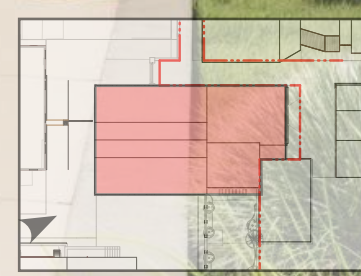




View from above Madonna Garden

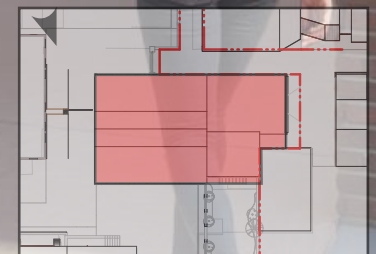


View From Church Drive



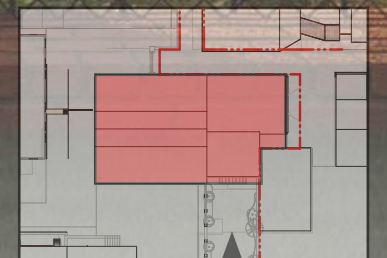


View From Church Parking





View from the Madonna House Garden



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