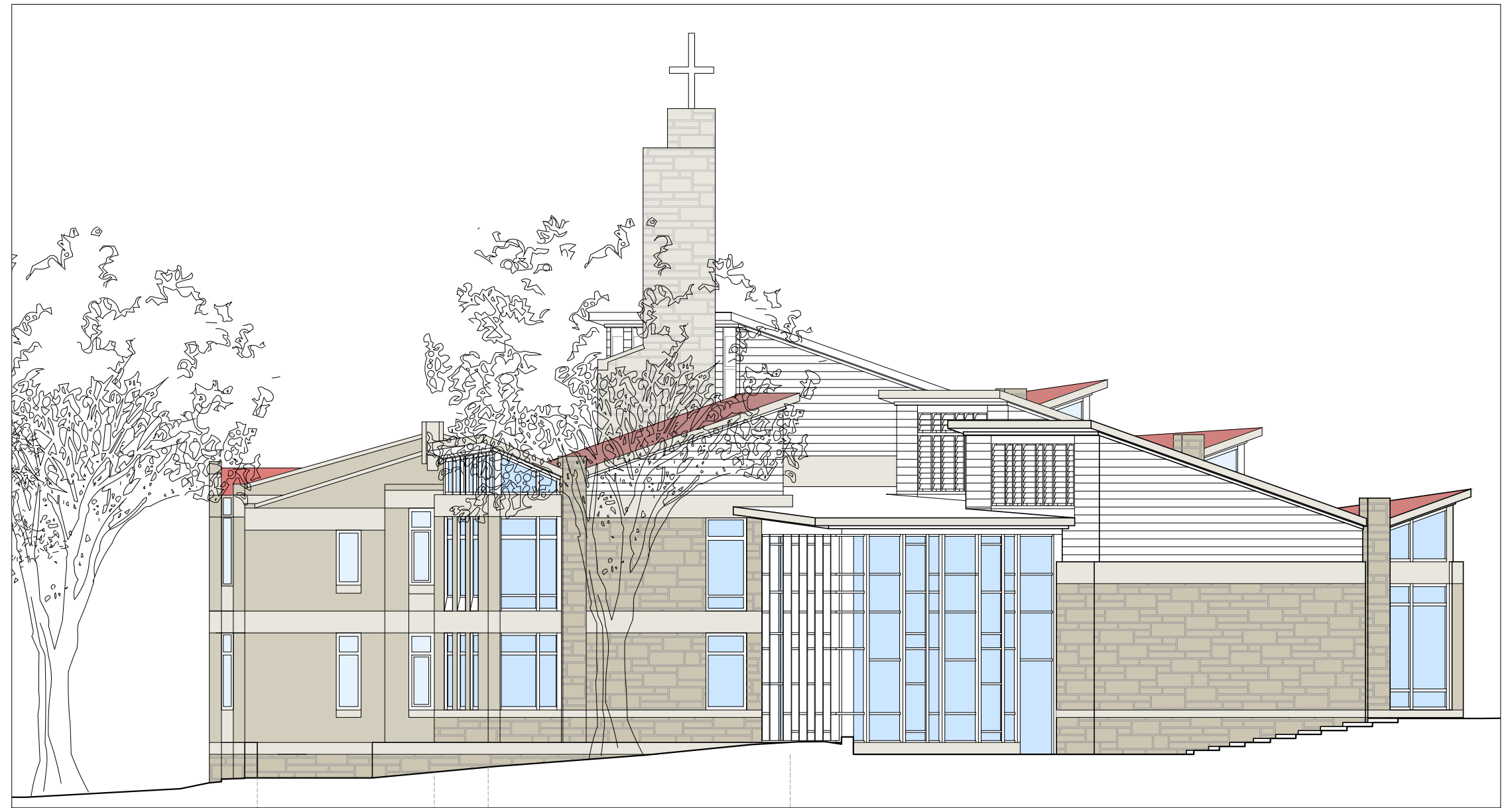


# HISTORIC PRESERVATION REVIEW BOARD CONCEPT REVIEW

PAULIST FATHERS RESIDENCE AND MISSION HOUSE  
4th STREET NE & CHANCELLORS WAY  
WASHINGTON, DC 20017  
11 December 2017



PRELIMINARY DESIGN

11 DECEMBER 2017

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PAULIST FATHERS RESIDENCE AND MISSION HOUSE

District of Columbia  
CASE NO. 1877  
EXHIBIT NO. 64A TO  
**Bonstra | Haresign**  
ARCHITECTS

## Historic Preservation Review Board Concept Review Paulist Fathers Residence and Mission House

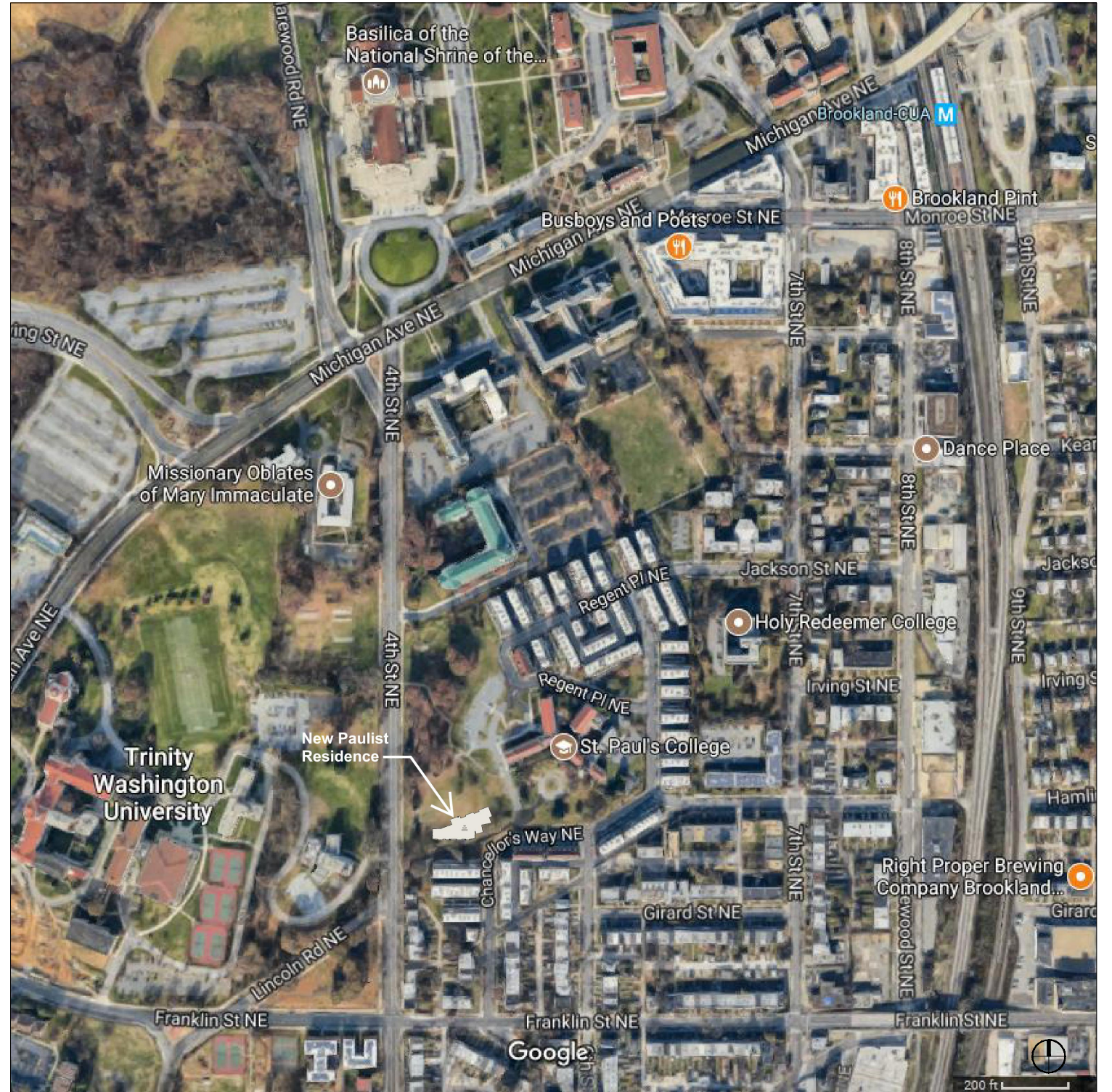
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Situated on an undeveloped parcel owned by the Missionary Society of St. Paul the Apostle (the Paulist Fathers) immediately to the southwest of the landmarked St. Paul's College campus, the new Paulist Fathers Residence and Mission House will serve as the Paulists' downsized Washington home. The original neo-Gothic complex was opened in 1914 and was expanded in subsequent years (most notably in 1941 and 1957) to keep pace with the growth of the Paulist Fathers' size and mission, particularly in the seminary functions connected with nearby Catholic University. By the early 21st century, the reduced size of the society made maintenance of the college complex no longer feasible, resulting in the sale of 10.2 acres of the surrounding property for development in 2007, and of the original building complex in 2016. Approximately 9.2 acres of the retained property is currently under contract for development, with ~3/4-acre reserved as a site for the society's new residence and mission house. The original campus, together with this stretch of undeveloped viewshed land retained by the Paulists, has been landmarked as of the date of this application. Returning to this property upon which they have over a century of history holds great significance for the society, especially as it will allow a continued physical connection and visual relationship with the historic buildings that were long their home.

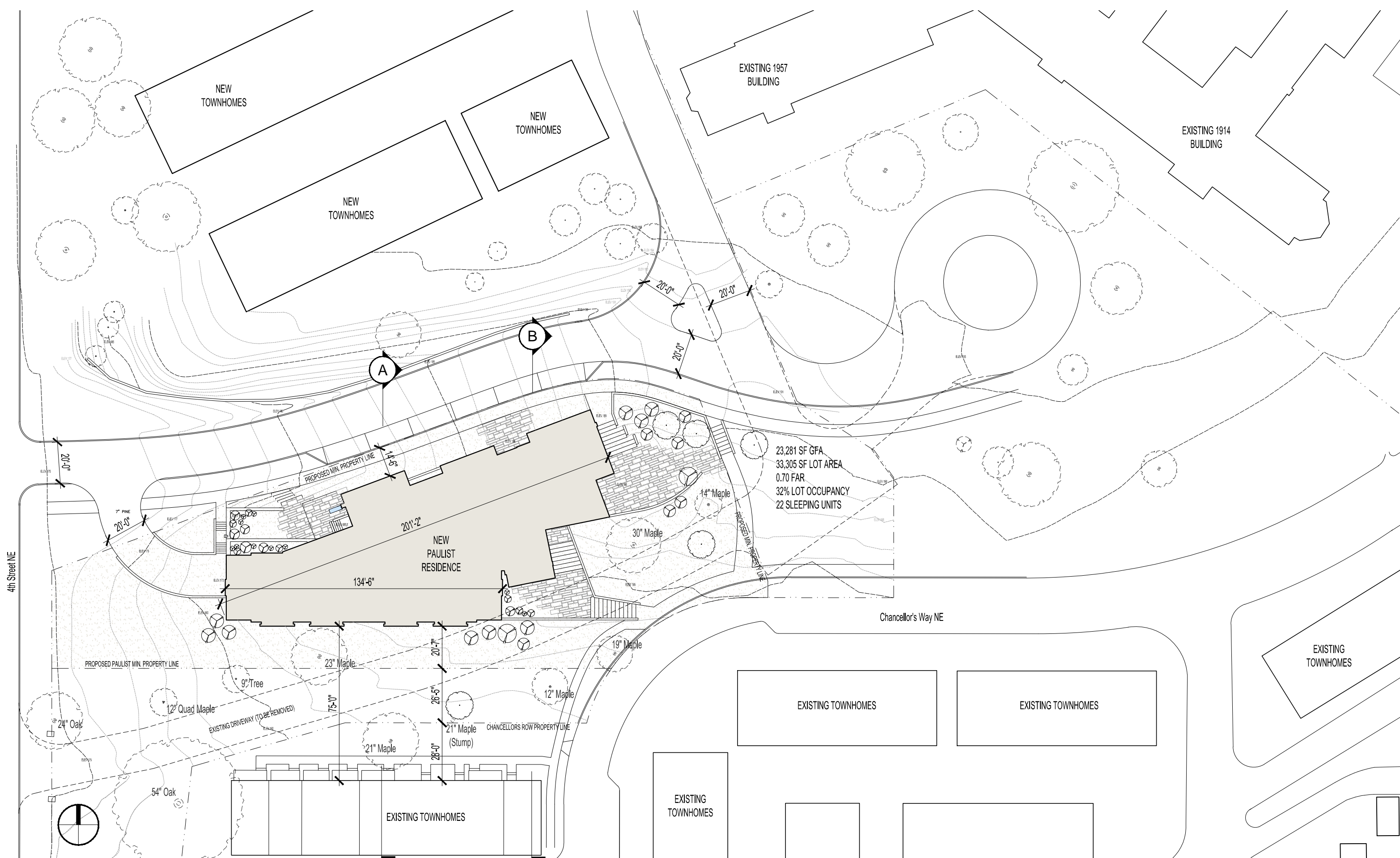
The proposed new residence and mission house responds to both the historical context of the landmark campus, the proposed new townhome development to the north, and the urban context of the existing townhomes and street grid to the south. Placement of the building is a result of extensive studies of building form, functional program, site topography, circulation patterns, and view sheds through and from the site. Significantly, consultation with the townhome neighbors, the new townhome developers, the local community, the operators of the historic St. Paul's College, the Historic Preservation Office, and the Office of Planning all played a key role in the final siting of the building. The proposed location, coupled with a re-alignment and re-grading of the St. Paul's access drive, opens up and frames a previously obscured view corridor of the landmark buildings from 4th Street NE. At the same time, an approximately 75' landscaped buffer with the Chancellor's Row townhomes to the south preserves several existing specimen trees and a park-like yard stretching to 4th Street, a dimension comparable to or larger than the typical residential street right-of-way in this area of Brookland. By taking full advantage of the site topography, many functions (particularly parking) are tucked down into the grade, allowing the two-story building to project a distinctive presence while not competing in scale with the historic complex at the crest of the hill beyond.

The configuration of the building itself distinguishes the two-story residential wing from the public functions of the program, which are given a more individualized expression. The residential wing aligns with the adjacent residential street grid of the Chancellor's Row townhomes and the earlier residential neighborhood to the south, with a restrained character inspired by the existing residential wings of the original St. Paul's buildings. In contrast, the more public functions (chapel, ministry and meeting spaces, refectory, etc.), occupy a series of connected volumes aligned to the geometry of St. Paul's College, which also established the geometry of the new townhome development to the north. Public functions accordingly open onto the entry drive and respond directly to the historic circle and campus, while residential functions tuck behind to respond to the existing residential development to the south. The two functions are linked by an internal glazed circulation spine that opens up with the building's geometry to a gathering area and outdoor terrace communicating with both the historic St. Paul's entry plaza and the surrounding residential neighborhood.

The aesthetic and materiality of the building takes its cues from the existing St. Paul's campus without attempting to slavishly replicate its particular style or details. Use of masonry cladding in a rough-cut ashlar pattern, similar in scale and coloring to the historic buildings, grounds the complex with a consistent base, as well as forming the more prominent walls of the public volumes facing public space. Exterior walls elsewhere, particularly at the more subdued residential wing, employ simpler smooth-faced wall panels to give a more neutral surface reminiscent of the smooth-faced ashlar of the 1941 wing of St. Paul's College. Windows in both the public and private wings adopt a scale and pattern complementary to the grouped windows of the original buildings, with additional glazed slots and clerestories distinguishing the public volumes. The rooflines follow the lead of the volumes below, with a more conventional pitched roof to the residential wing akin to the historic college, and more distinctive trussed butterfly roofs on the individual public volumes. The overall roofscape remains lower than the three-story-plus townhomes to the south, though a taller tower element above the elevator hoistway provides an appropriate vertical punctuation to the new chapel analogous to the taller towers of the original complex. Exploitation of the topography allows both the tower and distinctive roofline to nevertheless remain deferential to the landmark buildings beyond.



VICINITY MAP



PRELIMINARY DESIGN

SITE PLAN

PAULIST FATHERS RESIDENCE AND MISSION HOUSE

11 DECEMBER 2017

1:500

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VIEW OF SITE & CHANCELLOR'S ROW TOWNHOMES FROM 4TH STREET NE LOOKING EAST



VIEW OF SITE & CHANCELLOR'S ROW TOWNHOMES FROM 4TH STREET NE LOOKING EAST



VIEW OF SITE FROM EXISTING PARKING LOT OF ST. PAUL'S COLLEGE LOOKING WEST



VIEW OF SITE & CHANCELLOR'S ROW TOWNHOMES FROM ST. PAUL'S COLLEGE LOOKING SOUTHWEST



VIEW OF SITE & CHANCELLOR'S ROW TOWNHOMES FROM ST. PAUL'S COLLEGE LOOKING SOUTHWEST



VIEW OF ST. PAUL'S COLLEGE & CHANCELLOR'S ROW TOWNHOMES ACROSS SITE FROM 4TH STREET NE



VIEW OF ST. PAUL'S COLLEGE FROM EXISTING ENTRY DRIVE (SOUTH YARD OF PROPOSED RESIDENCE)



VIEW OF ST. PAUL'S COLLEGE FROM EXISTING ENTRY DRIVE (SOUTHEAST YARD OF PROPOSED RESIDENCE)



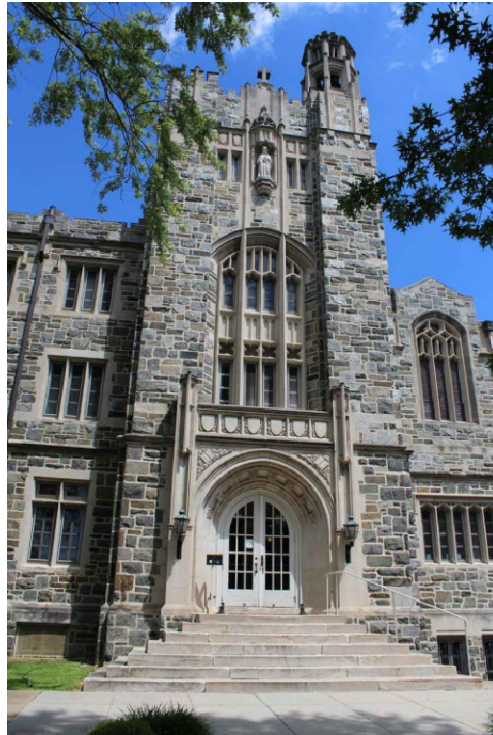
VIEW OF ST. PAUL'S COLLEGE (1913 WING) AND CIRCLE FROM EXISTING PARKING LOT



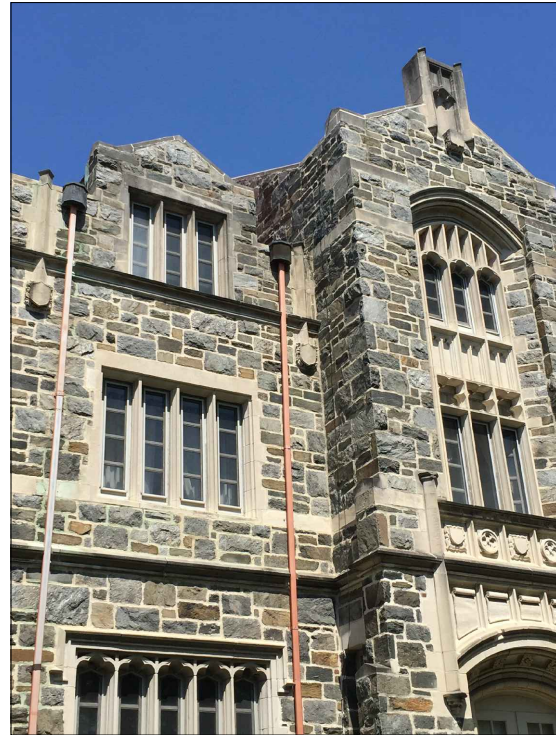
VIEW OF ST. PAUL'S COLLEGE (1913 WING) AND CIRCLE



VIEW OF ST. PAUL'S COLLEGE, CIRCLE AND ST. PAUL'S STATUE



ST. PAUL'S COLLEGE (1914 WING) MAIN ENTRY



ST. PAUL'S COLLEGE (1914 WING) DETAIL



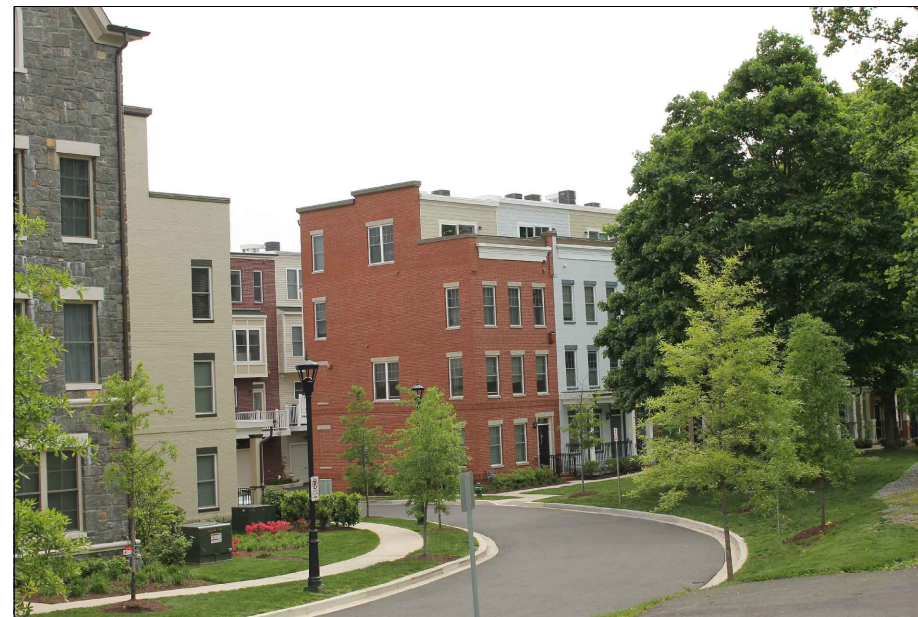
ST. PAUL'S COLLEGE (1941 WING WITH 1986 INSERTION) LOOKING EAST



ST. PAUL'S COLLEGE (1957 WING) LOOKING NORTH



CHANCELLOR'S ROW TOWNHOMES FROM ST. PAUL'S COLLEGE LOOKING SOUTHWEST



CHANCELLOR'S ROW TOWNHOMES FROM ST. PAUL'S COLLEGE LOOKING SOUTHEAST



CHANCELLOR'S ROW TOWNHOMES FROM PROPOSED RESIDENCE LOOKING EAST