Holy Trinity Catholic Church

Rectory Renovation
+ Pope Francis Hall Addition



Old Georgetown Board
Concept Review Submission

October 15, 2026
revised 10.26.2026

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Holy Trinity Rectory Renovation and Pope Francis Hall Addition

Holy Trinity Catholic Church is a historic Jesuit parish located in Georgetown. The parish campus includes the Church, Rectory, Parish Building, school facilities, courtyards, and associated service lanes. The proposed project addresses two related parish needs: improving the living conditions and support spaces provided for the resident Jesuit priests and expanding the availability of accessible meeting and gathering space for parish and community activities.

The project includes the comprehensive renovation of the existing Rectory and construction of a new one-story addition, known as Pope Francis Hall, between the Rectory and the existing Parish Building. The Rectory renovation retains the principal historic building and rear addition while reorganizing and modernizing the interior to provide improved residential suites, guest accommodations, common living and dining areas, kitchen, laundry, storage, and support spaces. A new elevator and accessible routes are proposed to improve access among the principal levels. The renovation seeks to preserve the principal staircase, with limited modifications at the lower level, and to retain and restore existing architectural features, including historic woodwork, trim profiles, moldings, and decorative ceiling details. New interior work will be detailed to respect and complement the historic architectural character of the Rectory. Building systems, fire protection, thermal performance, and life-safety provisions will also be upgraded.

The proposed design incorporates significant fire and life-safety improvements, including a fire wall separating the new addition from the Rectory. This separation necessitates removal of the existing upper-level balcony and trellis at the rear of the Rectory. Fire-resistance-rated horizontal separation is also proposed between the publicly accessible lower-level spaces and the residential floors above. The Rectory and addition are proposed to be fully sprinklered. These measures are intended to accommodate the proposed uses while minimizing unnecessary alterations to the historic building.

The exterior work at the Rectory is intended to preserve and restore its historic character while maintaining its established architectural appearance. Proposed work includes selective cleaning, repair, and repointing of the existing brick masonry; restoration of deteriorated wood cornices, trim, and architectural detailing; restoration of the principal O Street entrance; and repair of the existing chimney. The existing slate mansard roof will be restored as required, including associated flashings, gutters, and trim, while the upper roof will be replaced as necessary. Existing windows will be replaced with historically appropriate wood windows matching the proportions, profiles, configurations, and appearance of the existing windows, including the dormer and solarium windows, while providing improved thermal and acoustic performance. The proposed exterior work will retain the established form, materials, and architectural expression of the historic Rectory.

Pope Francis Hall provides a new architectural and functional connection between the Rectory and the Parish Building. The addition includes a parish entrance lobby, an approximately 500-square-foot meeting room, accessible toilet rooms, circulation and support spaces, and an accessible connection to the existing Parish Building and McKenna Hall. The entrance lobby opens toward McKenna Courtyard and is intended to create a welcoming and clearly identifiable point of arrival for parish and community activities.

The addition is conceived as a contemporary but compatible architectural composition that mediates between the historic masonry Rectory and the institutional character of the Parish Building. Its exterior combines Carderock rubble-stone cladding, thermally modified wood siding, cast-stone detailing, and contemporary glazed openings. The use of Carderock stone, an established material found throughout the Holy Trinity campus, reinforces the architectural continuity between the addition and the existing buildings. The contrasting stone and wood volumes articulate the various functions of the addition while maintaining a restrained material palette appropriate to the historic setting. In contrast to the preservation approach within the Rectory, the addition employs a more contemporary interpretation of architectural forms, materials, and detailing. The relatively low profile and differentiated volumes are intended to complement the surrounding historic buildings without imitating or competing with them. A vegetated roof is proposed above the principal meeting-room volume, together with a private Rectory terrace and wood trellis for use by the resident priests. Rooftop mechanical equipment will be consolidated within an enclosure incorporating visual and acoustic screening.

Associated site work includes removal of the existing rear-yard porch, balcony, trellis, retaining walls, hardscape, stairs, and landscaping affected by the addition, together with new paving, planting, drainage improvements, regrading, and accessible connections between the Rectory, Pope Francis Hall, the Parish Building, and McKenna Courtyard. The project is intended to strengthen the functional relationships among the existing campus buildings while preserving the historic character of the Rectory and improving the parish's residential, meeting, and community facilities.

The proposed addition may require relief from the permitted maximum lot occupancy. Holy Trinity therefore anticipates pursuing the necessary variance approval through the Board of Zoning Adjustment under a separate, parallel review process. The present submission requests Old Georgetown Board concept review of the proposed architectural design, exterior restoration, materials, and relationship to the surrounding historic context.

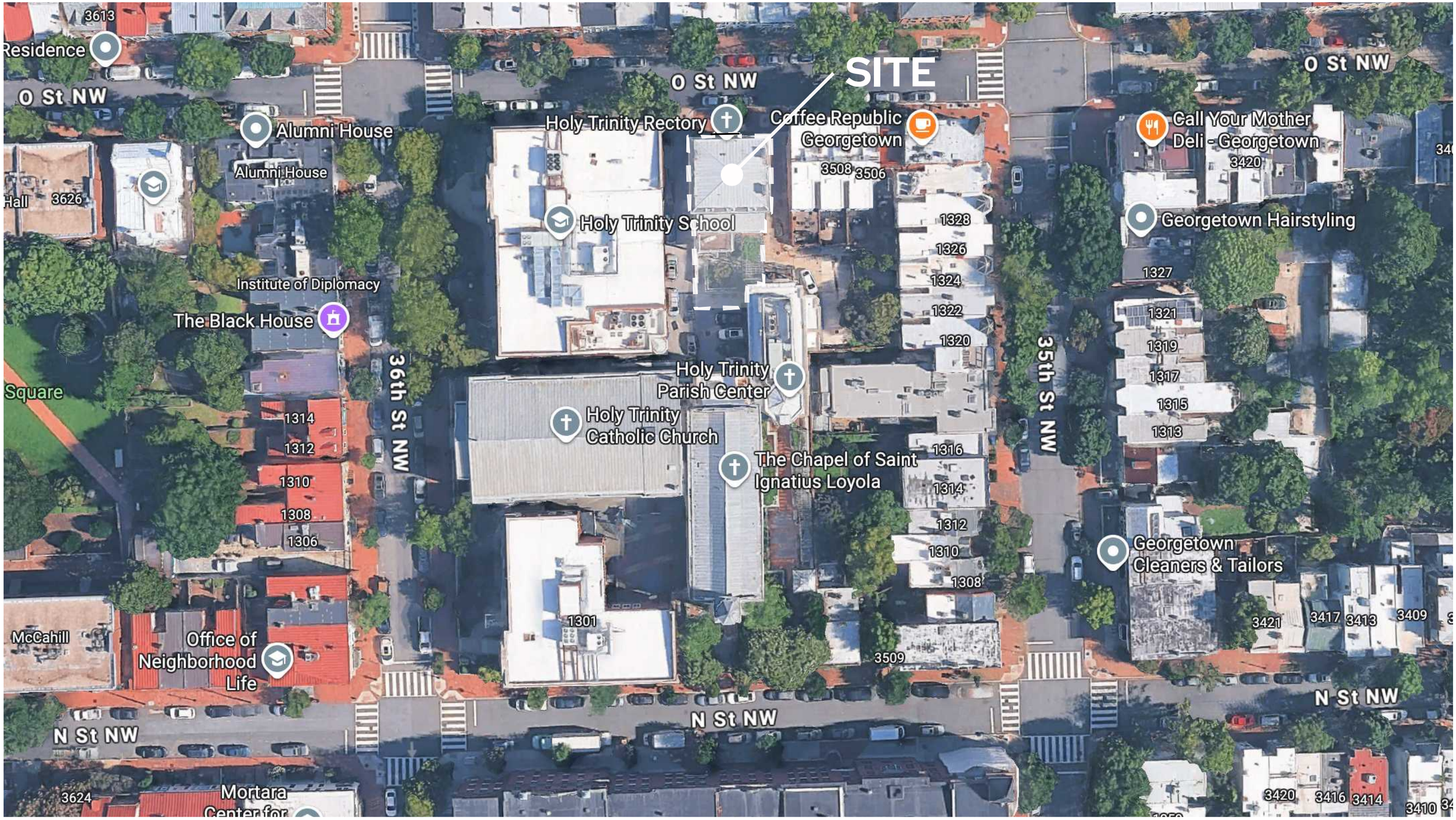
Preliminary Project Data

Description	Area
Parish lot area	59,440 SF
Existing lot occupancy	35,054 SF (58.97%)
Proposed addition footprint	1,399 SF
Rooftop mechanical/terrace overhang	226 SF
Proposed lot occupancy	36,234 SF (60.96%)
Net lot-occupancy increase	1,180 SF

Areas are preliminary and subject to confirmation through the zoning/BZA review.



The Holy Trinity Rectory being relocated in 1918 from its original site to make way for construction of the adjacent Upper School building.



Holy Trinity - Rectory Renovation + Pope Francis Hall Addition | OGB Concept Review

Aerial Map

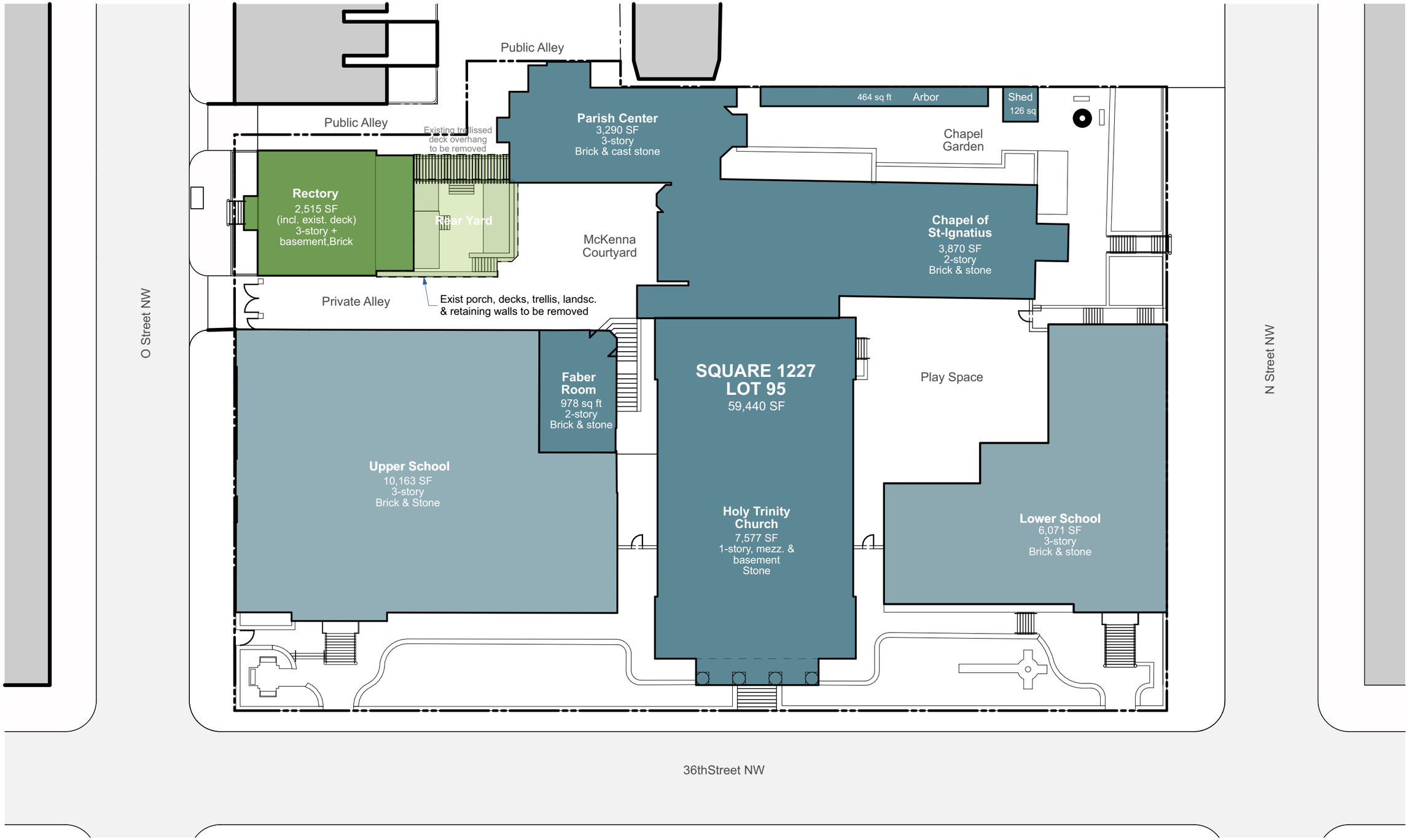
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1" = 50ft

0 100ft

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03



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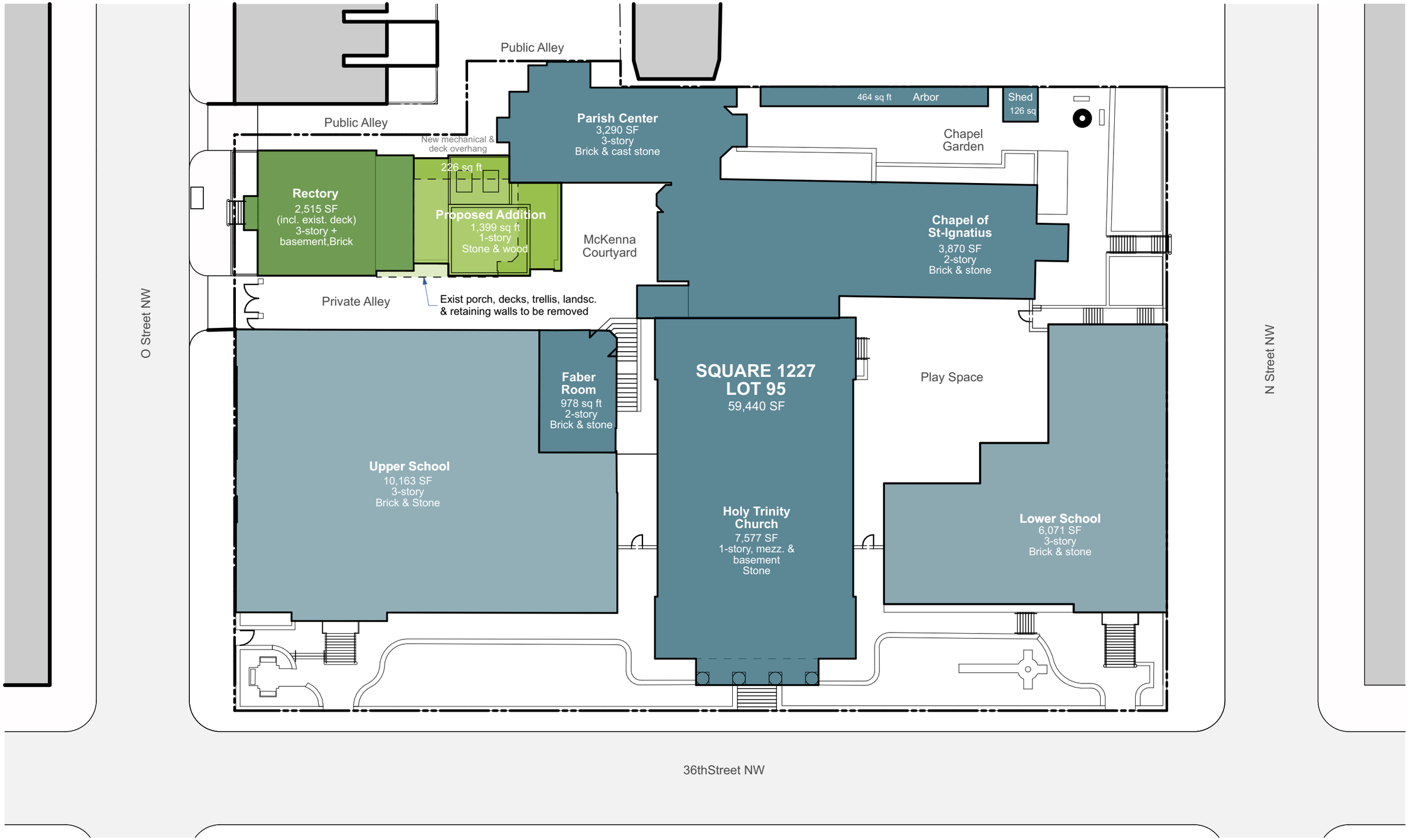
Existing Site Plan

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1"= 30'

0ft 50ft

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Proposed Site Plan

October 15, 2026, *revised 10.26.2026*

1"= 30'

0ft 50ft

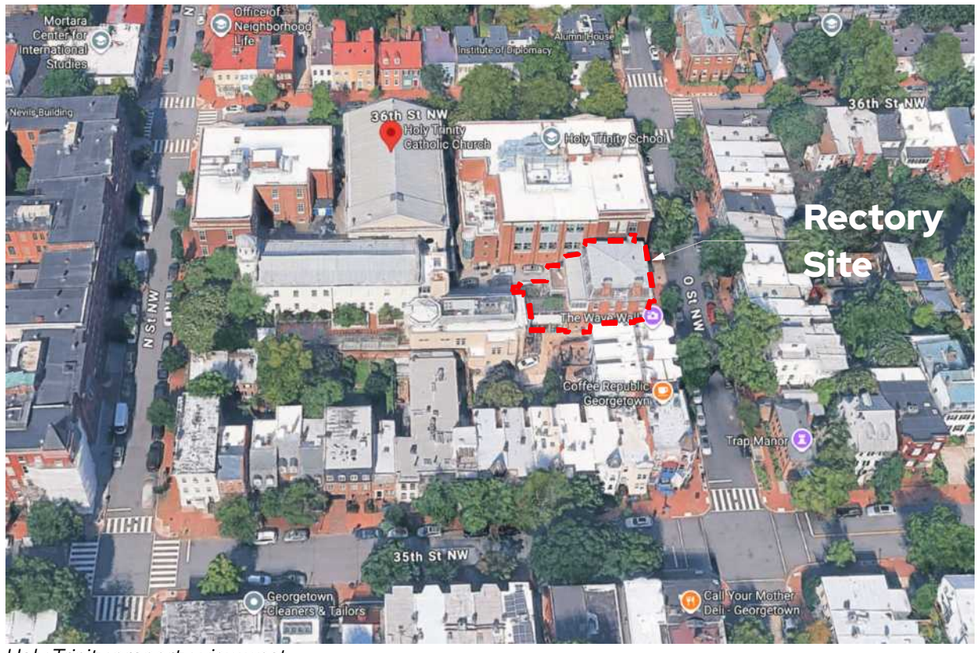
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Holy Trinity property, view north



Holy Trinity property, view east



Holy Trinity property, view west



Holy Trinity property, view south



O Street NW at corner 35th Street NW , view east



O Street NW at corner 35th Street NW , view west



O Street NW, progressive view west towards Rectory



O Street NW, view northeast from Rectory



O Street NW, view north from Rectory



O Street NW, view northwest from Rectory



O Street NW - westward



O Street NW - westward



O Street NW - view down public alley



O Street NW - view down public alley



O Street NW - view down public alley



O Street NW - view down private alley



O Street NW at corner 36th Street NW , view west. Lower School at right



O Street NW at corner 36th Street NW , view west. Lower School at right



O Street NW at corner 36th Street NW , view west. Lower School at right



36th Street NW at corner of O Street NW, view southeast towards Lower School



36th Street NW at corner of O Street NW, view south; Lower School at left



36th Street NW: view of Holy Trinity Catholic Church



View down public alley



Rectory - north facade



View down private alley



View down public alley



Rectory - east side



View down public alley towards Parish Building



Rectory - west side



View down private alley towards Parish Building



Private alley at gate - view towards proposed site of addition at distant left



Progressive view towards proposed site of addition at distant left



Progressive view towards proposed site of addition at left



Private alley view north, adjacent site of proposed addition at far right.



McKenna Courtyard - View of Rectory and site of proposed addition. Parish Building at right



McKenna Courtyard - View of Rectory and site of proposed addition



McKenna Courtyard from upper level - view of private alley towards O Street, Rectory, and site of proposed addition at center. Parish Building at right.



Progressive view from upper level



Progressive view from upper level



McKenna Courtyard - view of private alley towards O Street, Rectory, and site of proposed addition at center. Parish Building at far right.



View east: Parish Building from private alley, site of proposed addition at left.



View from upper level towards Parish Building and site of proposed addition at left.



View north from public alley. Site of proposed addition at left



View north from public alley towards site of proposed addition & Rectory at right



View north from public alley northeast towards residences



View south from public alley; Parish Building to the right



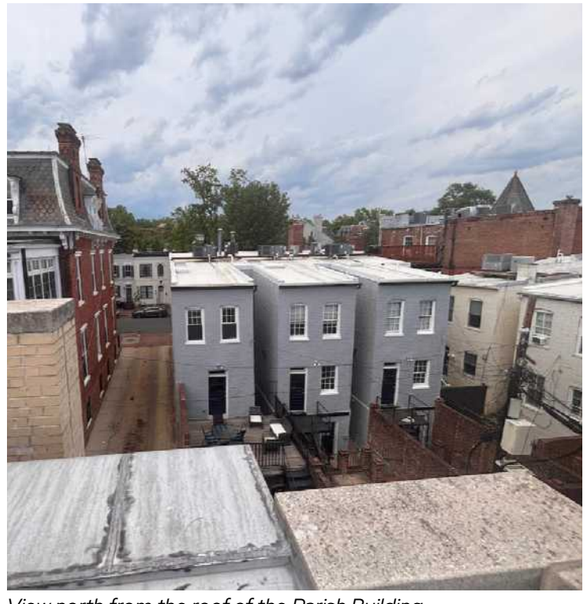
View west from public alley; towards the site of the proposed addition. Parish Building to the left



View southwest from public alley; site of the proposed addition at right.



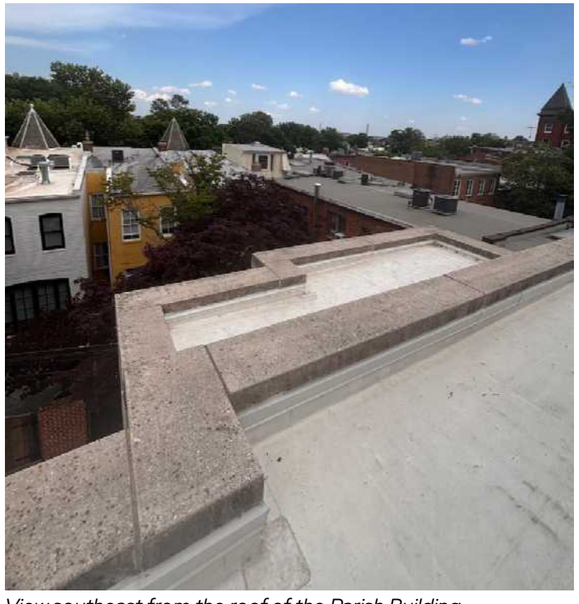
View of Rectory from the roof of the Parish Building. Public alley at right



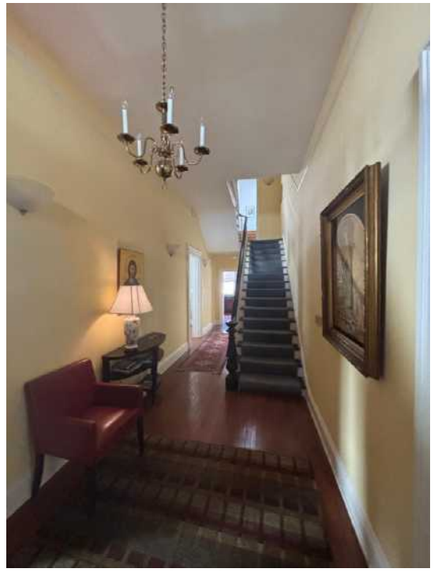
View north from the roof of the Parish Building



View northeast from the roof of the Parish Building



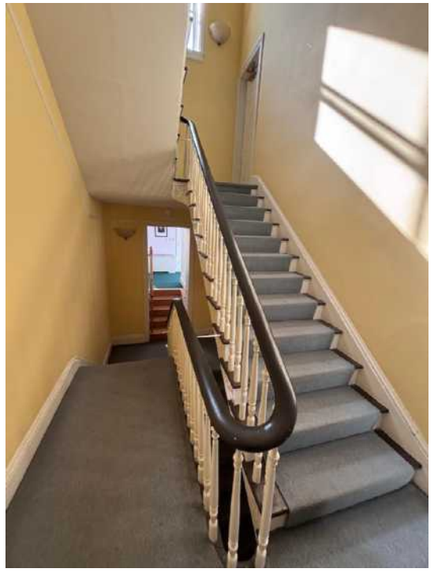
View southeast from the roof of the Parish Building



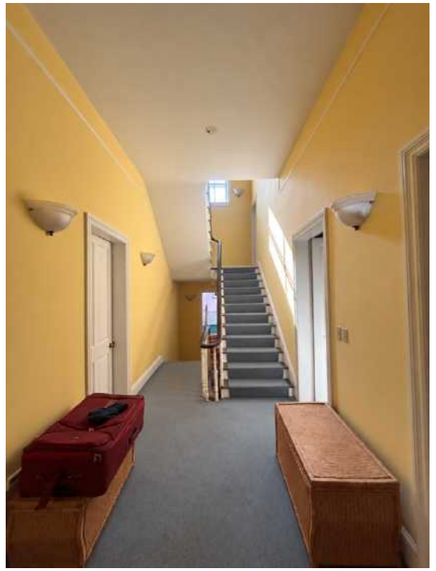
Entrance Hallway from front entrance. Main staircase to remain, except flight to lower level



Entrance Hallway Main Staircase towards front entrance



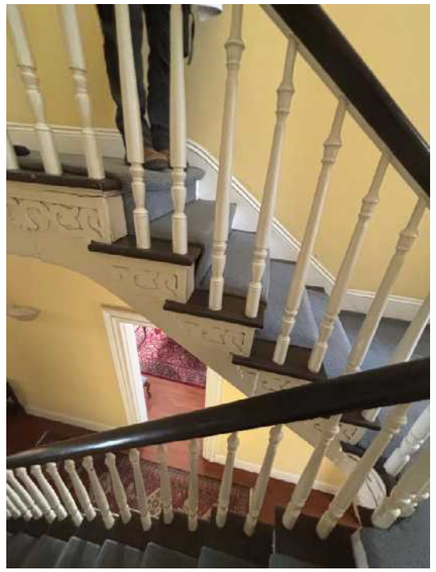
2nd Floor Hallway - view south



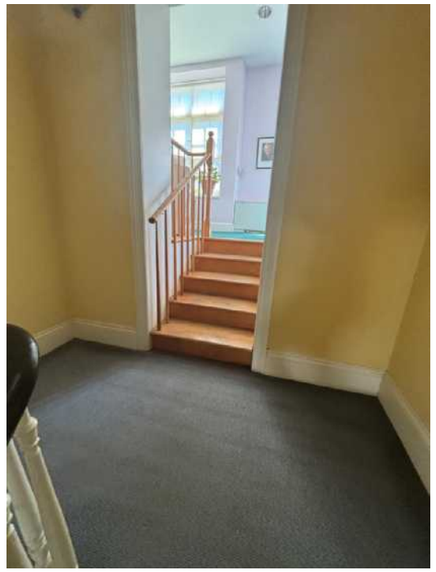
2nd Floor Hallway - view south



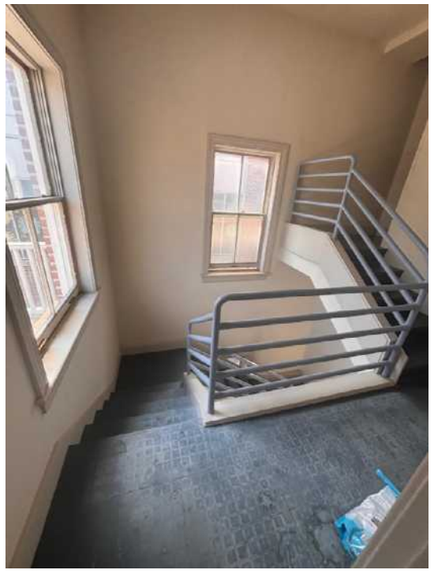
3rd Floor Hallway / Main Staircase



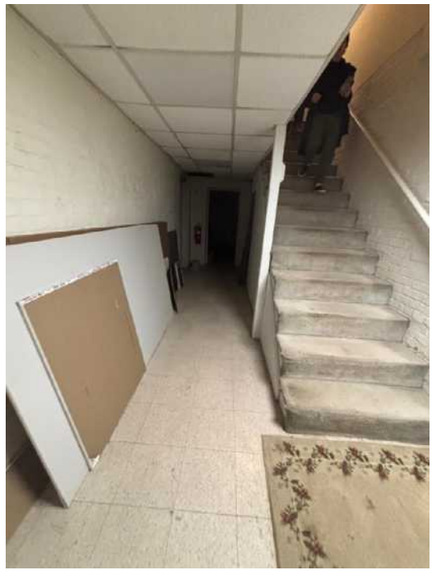
Main Staircase detail - view down to 1st Floor



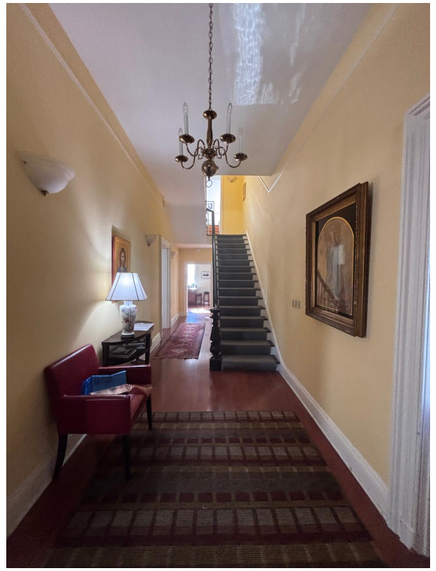
Main Staircase at intermediate landing (2nd floor beyond). Half flight & cased opening to be removed



Existing 2nd stairway to be removed



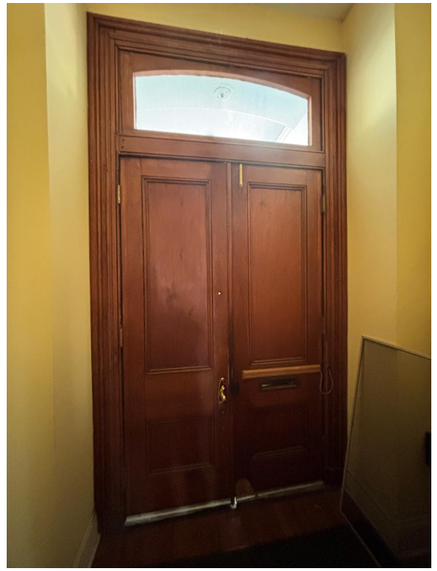
Main Staircase @ Lower Level. This flight only to be removed



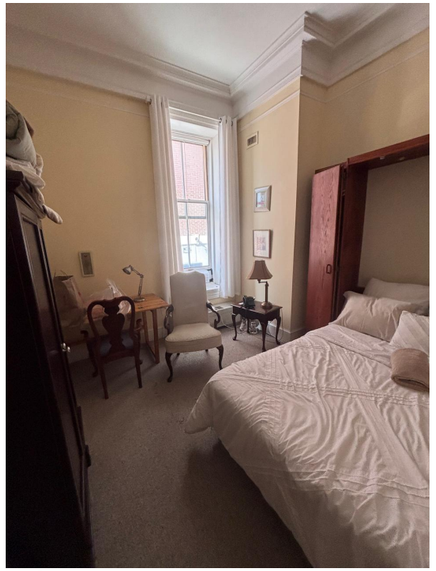
Entrance Hallway from front entrance



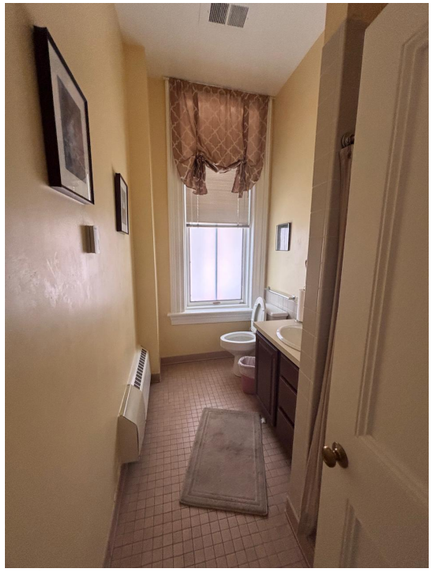
Foyer



Front door



1st floor Guest Room - typical bedroom



1st floor Guest Bathroom - typical bathroom



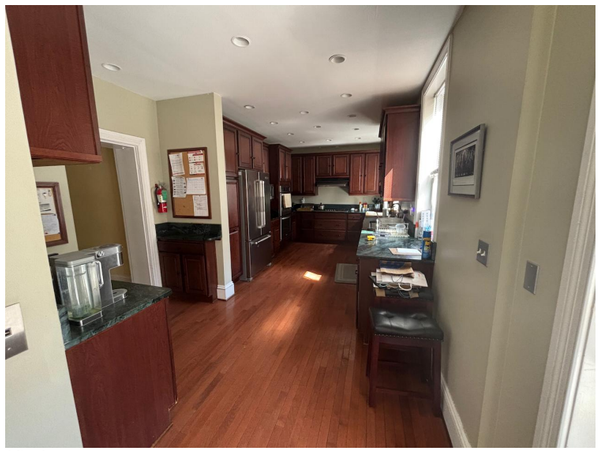
Living Room



Parlor



Dining Room



Kitchen



2nd Floor Solarium



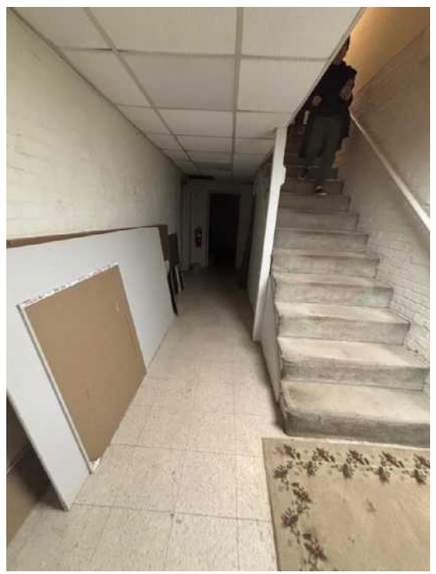
2nd Floor Solarium



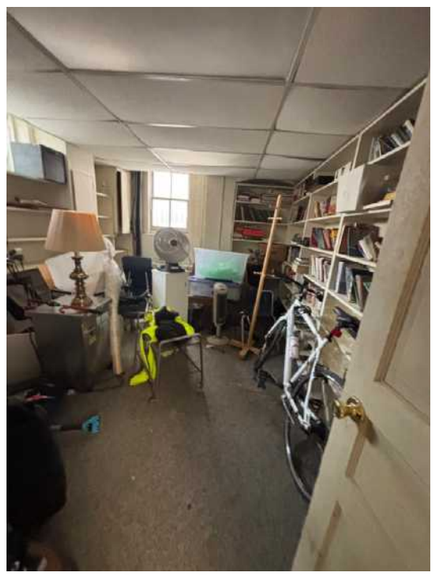
2nd Floor Library



2nd Floor Lounge



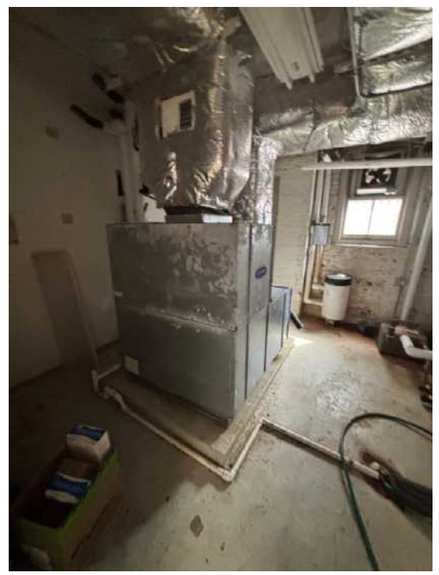
Lower Level Hallway & Main Staircase (this flight only to be removed



Lower Level Storage Room, northeast corner



Lower Level Laundry Room



Lower Level Mechanical Room



Lower Level Storage Room, northwest corner



Rectory NE corner view



3rd floor dormer window - east end



3rd floor window - east emd, interior



3rd floor window - west end, interior



3rd floor dormer window - west end



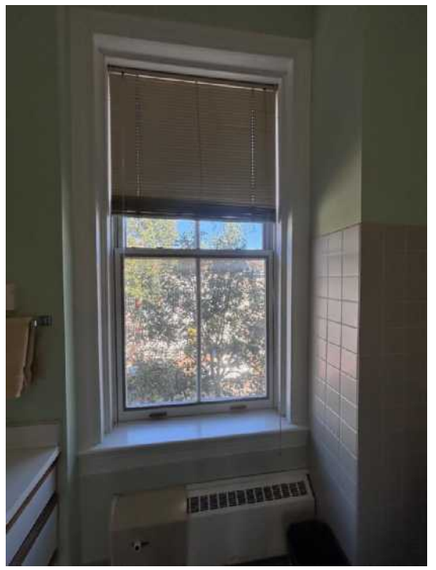
Rectory - north facade facing O Street NW



2nd floor window - east end



2nd floor window - center



2nd floor window - center, interior



2nd floor window - west end



First floor window - east end



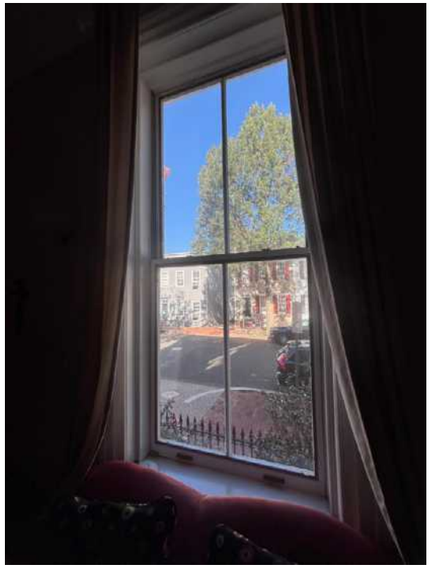
First floor window - east end, interior



First floor window - east end, interior



First floor window - west end



First floor window - west end, interior



Lower level window - east end



Lower level window - east end, interior



Lower level window - west end, interior



Lower level window - west end



Rectory east facade facing public alley



First floor window - south end



First floor window - south intermediate



First floor window - north intermediate



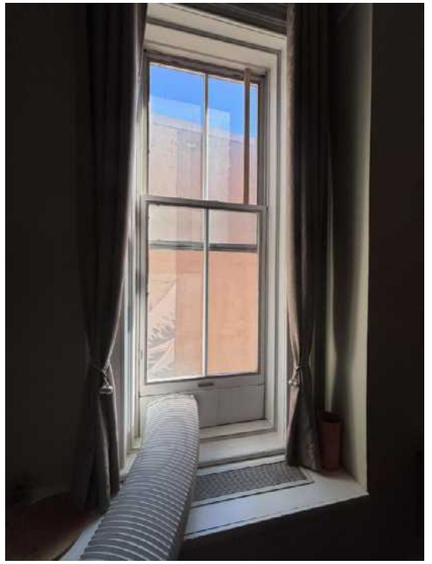
First floor window - north end



Rectory east facade facing public alley



First floor window - south end, interior



First floor window - south intermediate, interior



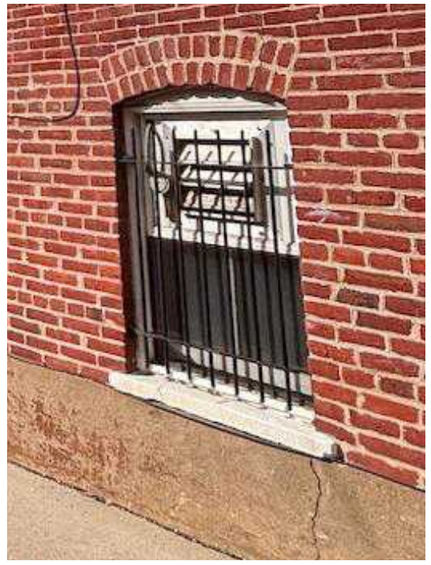
First floor window - north intermediate, interior



First floor window - north end, interior



Rectory east facade facing public alley



Lower level window - south end



Lower level window - south intermediate



Lower level window - north intermediate



Lower level window - north end



Rectory east facade facing public alley



Lower level window - south end interior



Lower level window - north intermediate interior



Lower level window - north end interior



Rectory - east facade facing public alley. Note pair of mansard dormer windows



Lower level window - south end



Lower level window - south intermediate



Lower level window - north intermediate



Lower level window - north end



Rectory - south facade note pair mansarddormer windows on east side



2nd floor solarium windows - interior view



Typical 2nd floor solarium window - interior view



2nd floor solarium balcony access - interior view



Rectory - south facade showing solarium windows (balcony & trellis structures to be removed)



Rectory - south facade / rear porch.



Rectory - south facade / rear porch



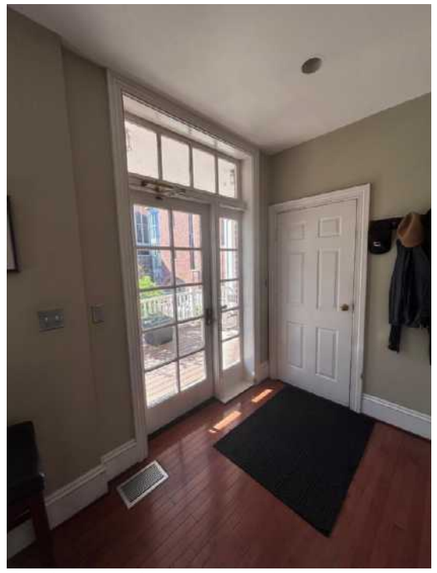
South facade window - east intermediate



South facade window - east end



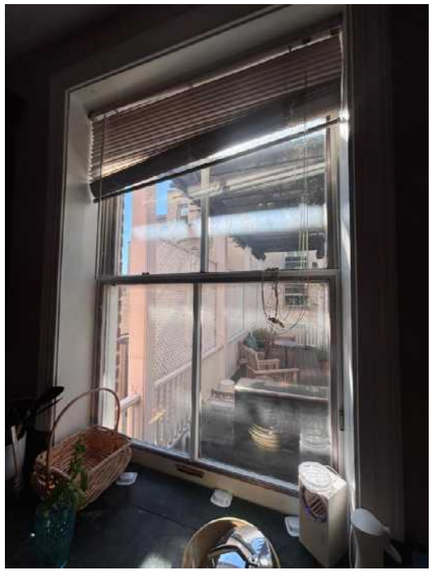
Rectory - south facade note pair mansarddormer windows on east side



Porch access door - interior view



South facade window - east intermediate, interior



South facade window - east end, interior



South side dormer window - east end, interior



South side dormer window - center, interior



3rd floor east window - interior



3rd floor west window - interior



3rd floor west window - exterior



2nd floor window - north end



2nd floor window - north intermediate



2nd floor window - south intermediate



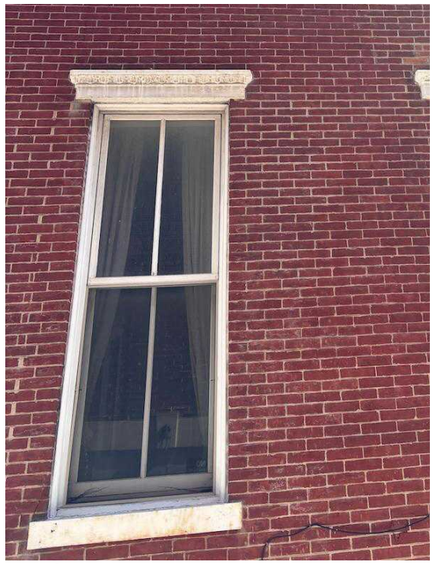
2nd floor window - south end



2nd floor window - south end (existing addition)



First floor window - north end



First floor window - north intermediate



First floor window - south intermediate



First floor window - south end (original building)



First floor window - south end (exist 'addition')



First floor window - north end (Parlor)



Lower level window -north end, interior



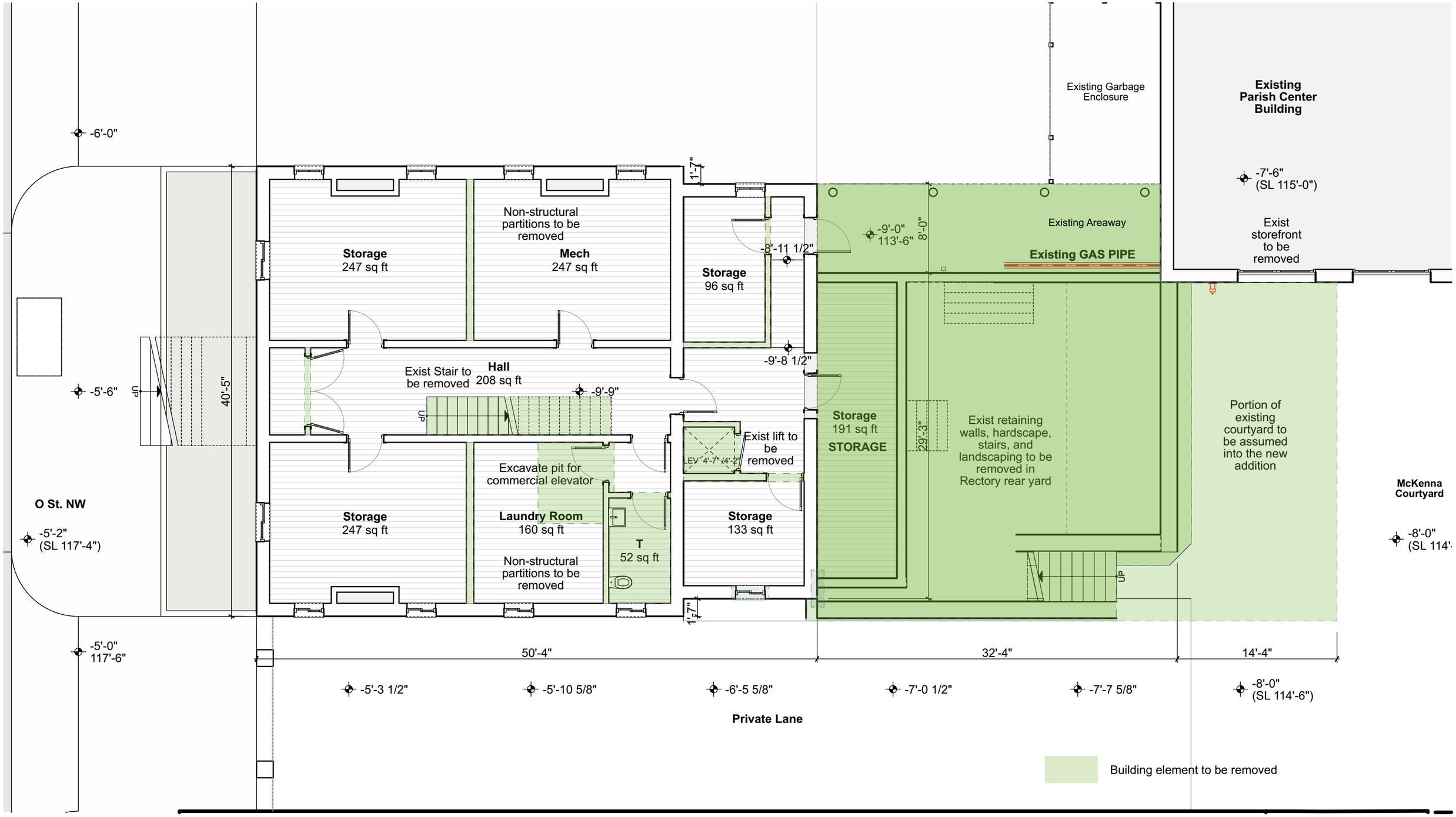
Lower level window -north intermediate, interior



Lower level window -south end (original building)



Lower level window - south end (exist 'addition')



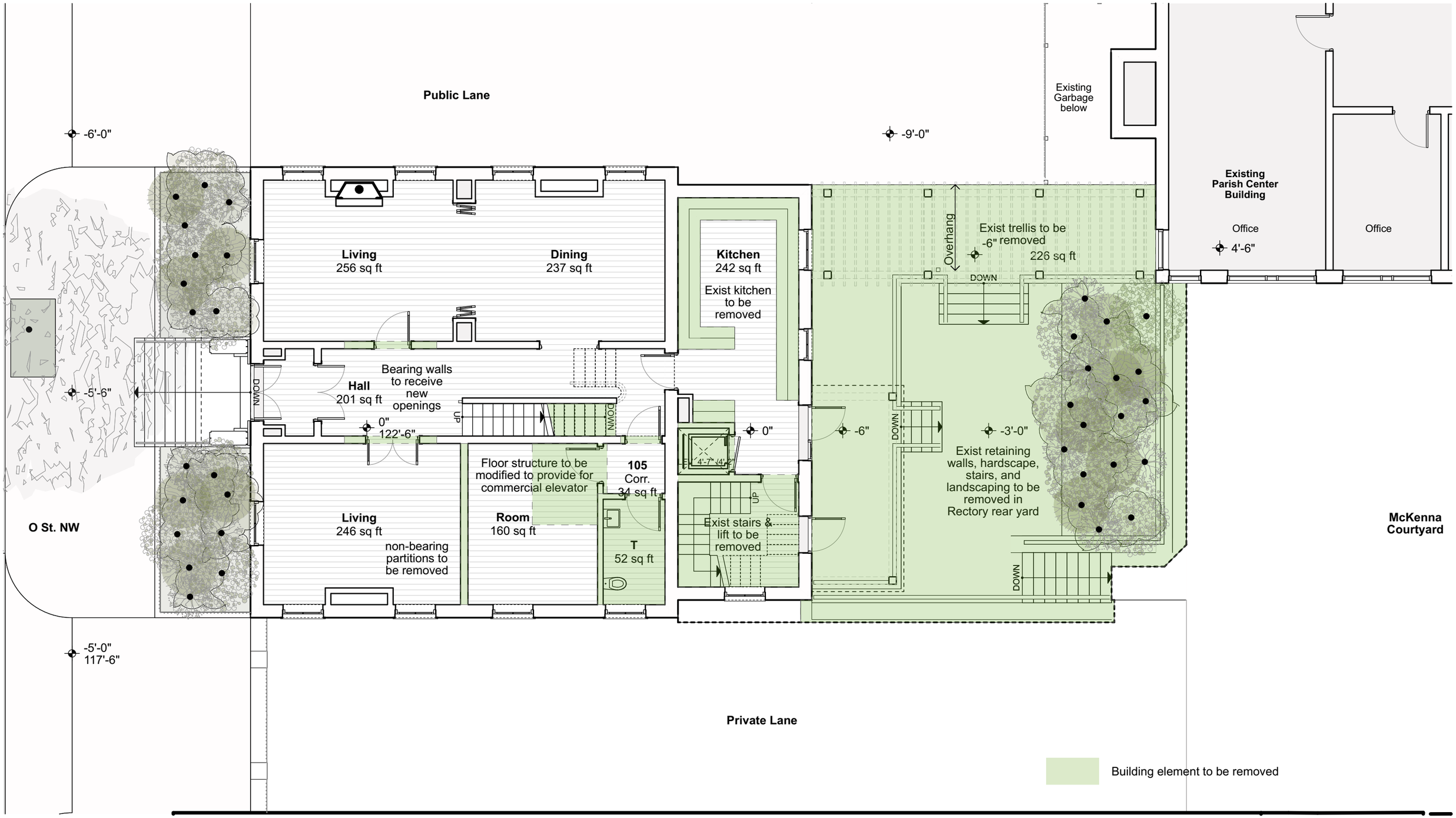
1/8" = 1'-0"

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Existing + Demolition | Lower Level

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1/8" = 1'-0"

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Existing + Demolition | First Floor Plan

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Public Lane

Existing Parish Building

Lounge
236 sq ft

Library
256 sq ft

Solarium
245 sq ft

Exist basecabinets to be removed

Exist built-in library shelving to be removed

12'-10"

Exist baths to be removed

12'-10"

DOWN

T
64 sq ft

TUB 5'-0" /2'-6"

Stair Hall
118 sq ft

UP

DOWN

Exist stairs & lift to be removed

Wardrobe

Wardrobe

Exist built-in wardrobes to be removed (typ)

Bedroom
237 sq ft

Floor structure to be modified to provide for commercial elevator

Bedroom
197 sq ft

20'-2"

EV 4'-7" /4'-2"

UP

DOWN

UP

15'-10"

Overhang

Exist trellis to be removed

DOWN

Exist porch, retaining walls, hardscape, stairs, and landscaping to be removed in Rectory rear yard

DOWN

O St. NW

McKenna Courtyard

Private Lane

Building element to be removed

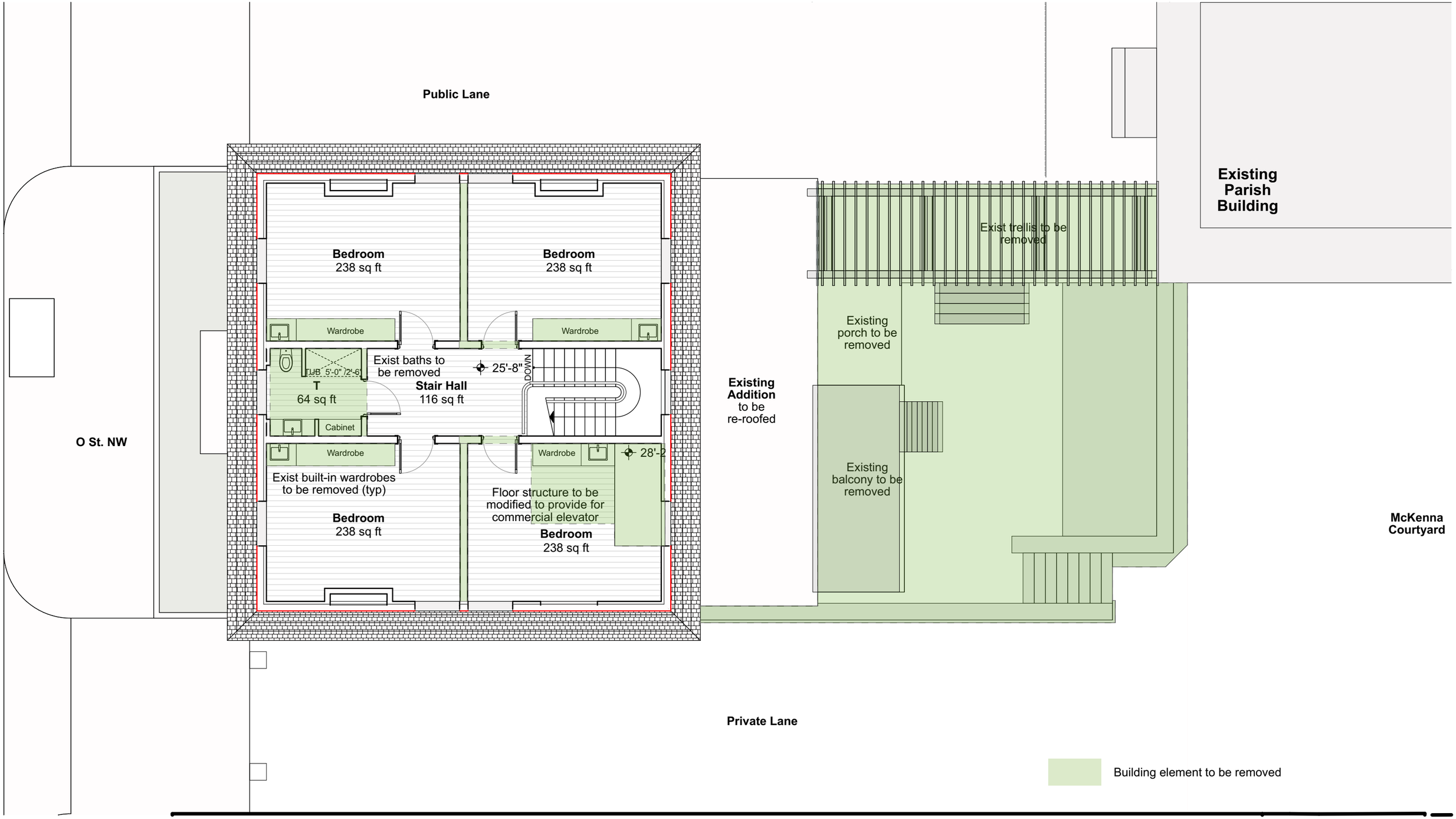
1/8" = 1'-0"

Holy Trinity - Rectory Renovation + Pope Francis Hall Addition | OGB Concept Review

Existing + Demolition | Second Floor Plan

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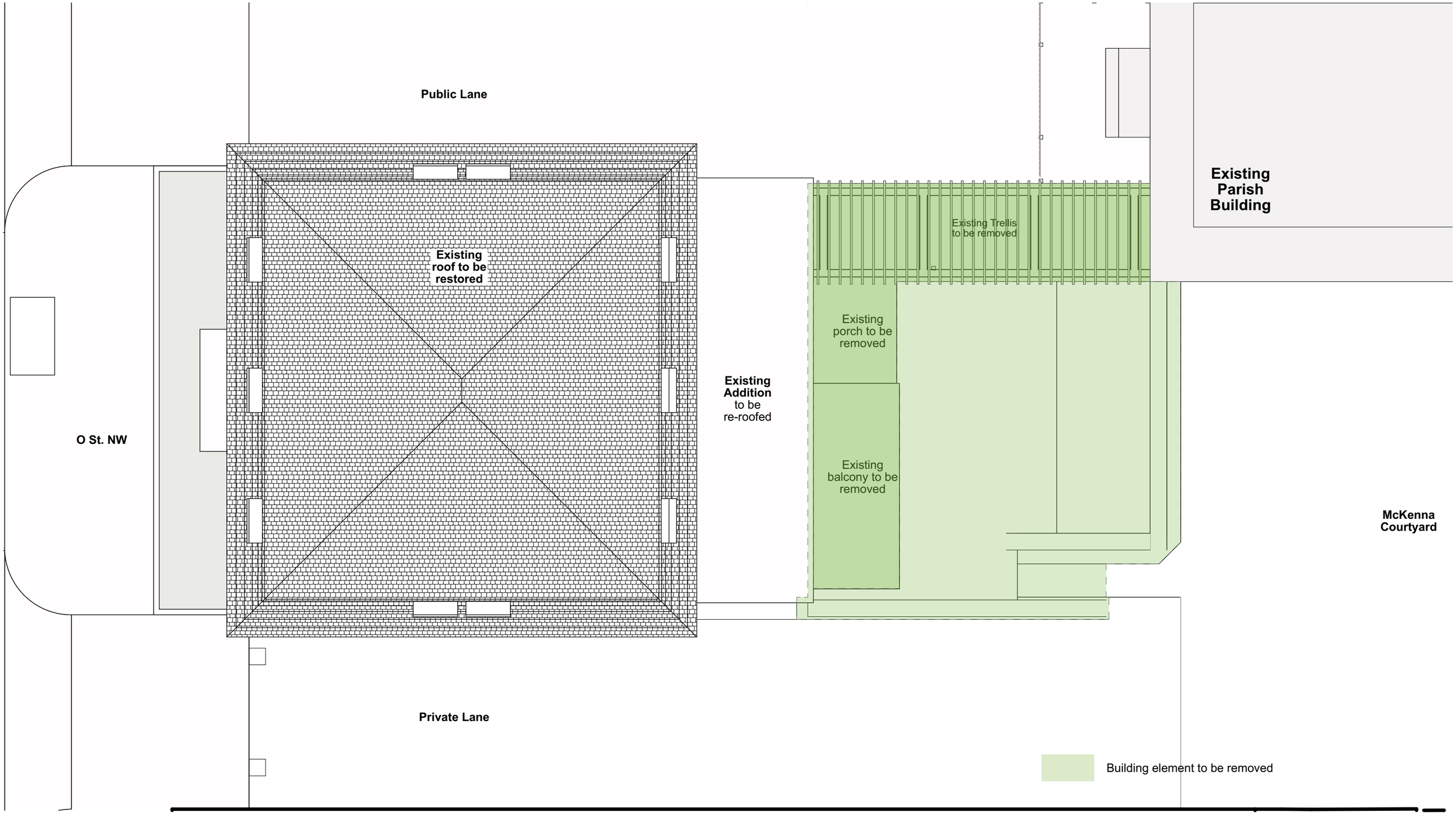
1/8" = 1'-0"

Holy Trinity - Rectory Renovation + Pope Francis Hall Addition | OGB Concept Review

Existing + Demolition | Third Floor Plan

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1/8" = 1'-0"

Holy Trinity - Rectory Renovation + Pope Francis Hall Addition | OGB Concept Review

Existing | Roof Plan

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41

40

39

38

-6'-0"

-5'-6"

-5'-2"
(SL 117'-4")

-5'-0"
117'-6"

O St. NW

40'-5"

UP

001
Meeting Room
342 sq ft

002
Meeting Room
157 sq ft

003
Meeting Room
343 sq ft

004
Elect/Mech
59 sq ft

004
Pantry
82 sq ft

005
ADA Restroom
60 sq ft

Closet

Counter

Elevator

006
Corridor
137 sq ft

-9'-9"

006
Elect
30 sq ft

Access.
Exit

007
Hot Wate
30 sq ft

008
Entrance Vestibule
180 sq ft

Stair

UP

Side Entrance

1'-7"

010
Corridor
133 sq ft

-9'-9"

011
Toilet
41 sq ft

012
ADA Toilet
52 sq ft

Existing Garbage
Enclosure

Existing
Parish Center
Building

-7'-6"
(SL 115'-0")

Existing Areaway

Mckenna Hall

Existing GAS PIPE

-9'-9"

013
Ramp
212 sq ft

-7'-0"

8'-11"

5'-4"

22'-11"

21'-2"

015
Meeting Room
506 sq ft

014
Lobby
277 sq ft

-7'-6"

17'-11"

15'-7 1/2"

5'-1"

7'-5 1/2"

1'-7"

McKenna
Courtyard

-8'-0"
(SL 114'

38'-4"

12'-0"

11'-2"

26'-4"

10'-1"

-5'-3 1/2"

-5'-10 5/8"

-6'-5 5/8"

-7'-0 1/2"

-7'-7 5/8"

-8'-0"
(SL 114'-6")

Private Lane

44A

44B

44C

44D

1/8" = 1'-0"

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Lower Level

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41

40

39

38

-6'-0"

-5'-6"

-5'-0"
117'-6"

Public Lane

O St. NW

Private Lane

101
Dining Room
238 sq ft

102
Kitchen
238 sq ft

Oven

Ref

106
Sitting Room
168 sq ft

TV

100A
Vest.
31 sq ft

DOWN

100
Hall
244 sq ft

0"
122'-6"

UP

Coats

Elevator
Elev.

105
Corr.
34 sq ft

103
Living Room
338 sq ft

TV

Closet

104
ADA Restroom
60 sq ft

Stair
DOWN

Side Entrance
below

-9'-0"

0"
122'-6"

Trellis over
Rectory Deck

Deck
Trellis overhead

Existing
Garbage
below

Overhang

Rooftop Mechanical
Enclosure

VRF
Outdoor
Unit

226 sq ft
DOAS Unit

1'-5"
123'-11"

Existing
Parish Center
Building

Office

4'-6"

Office

Proposed
Addition

Vegetated Roof

3'-5"
125'-11"

4'-0"
126'-6"

McKenna
Courtyard

44A

44B

44C

44D

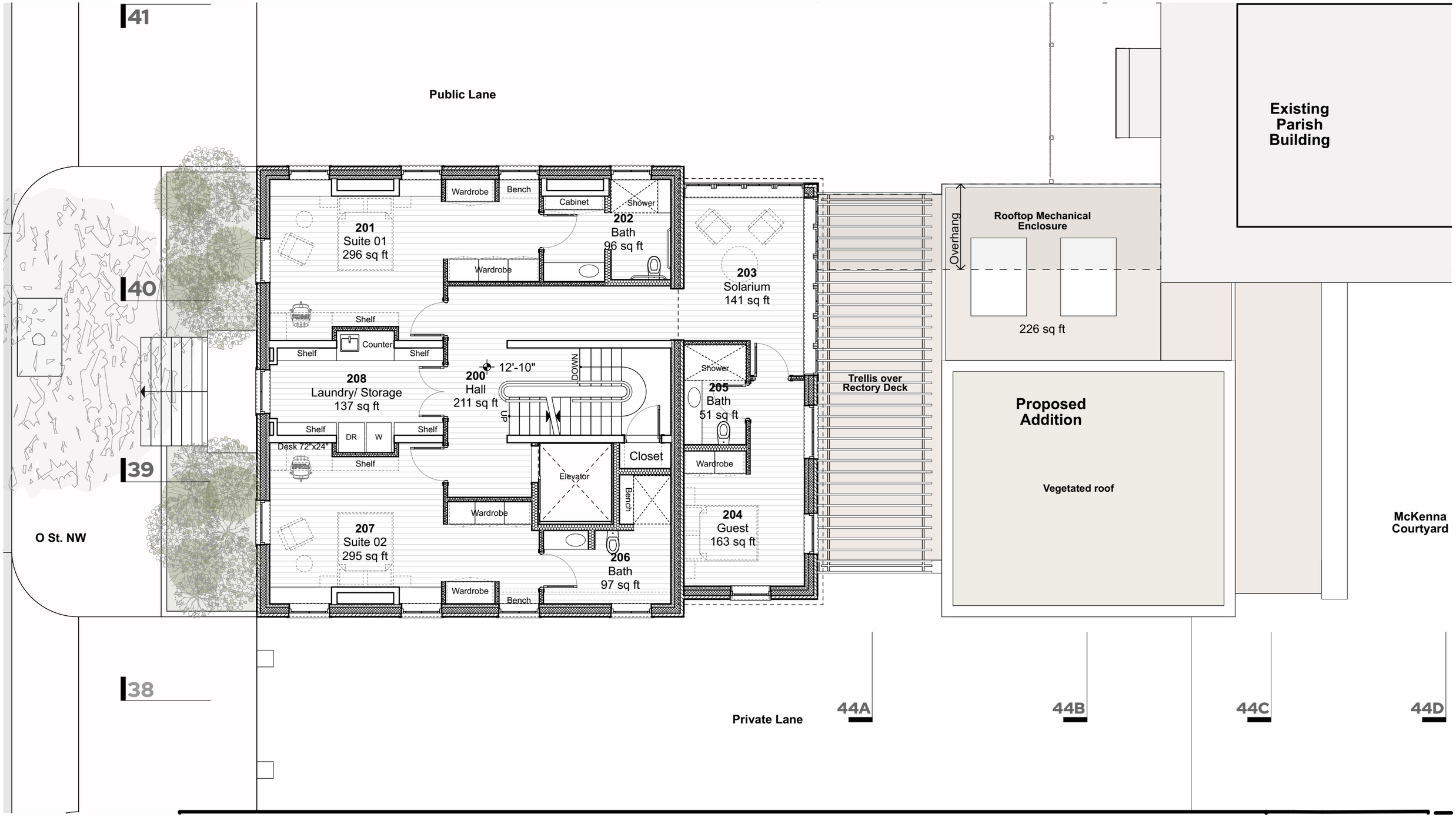
1/8" = 1'-0"

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First Floor Plan

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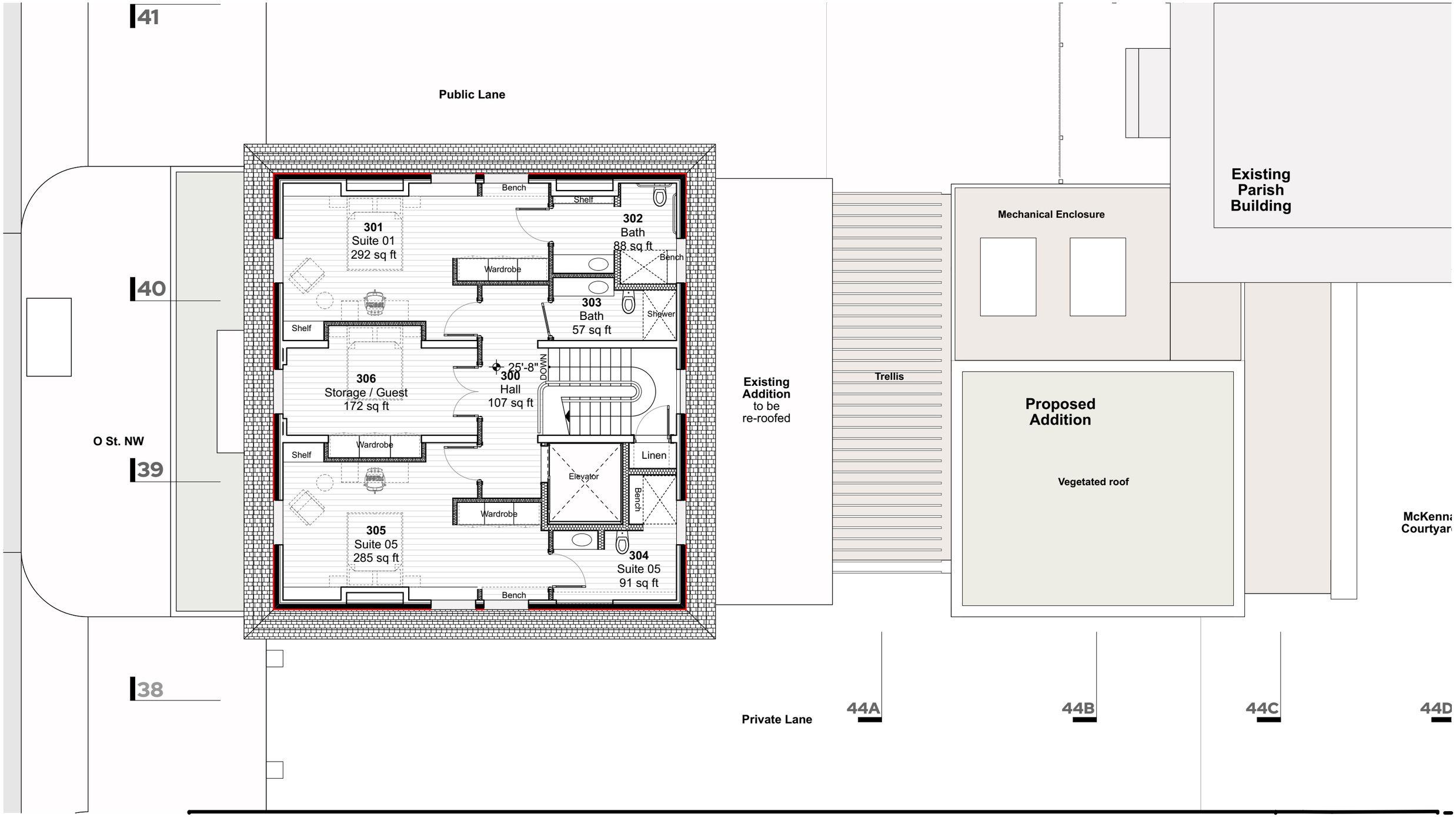
1/8" = 1'-0"

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Second Floor Plan

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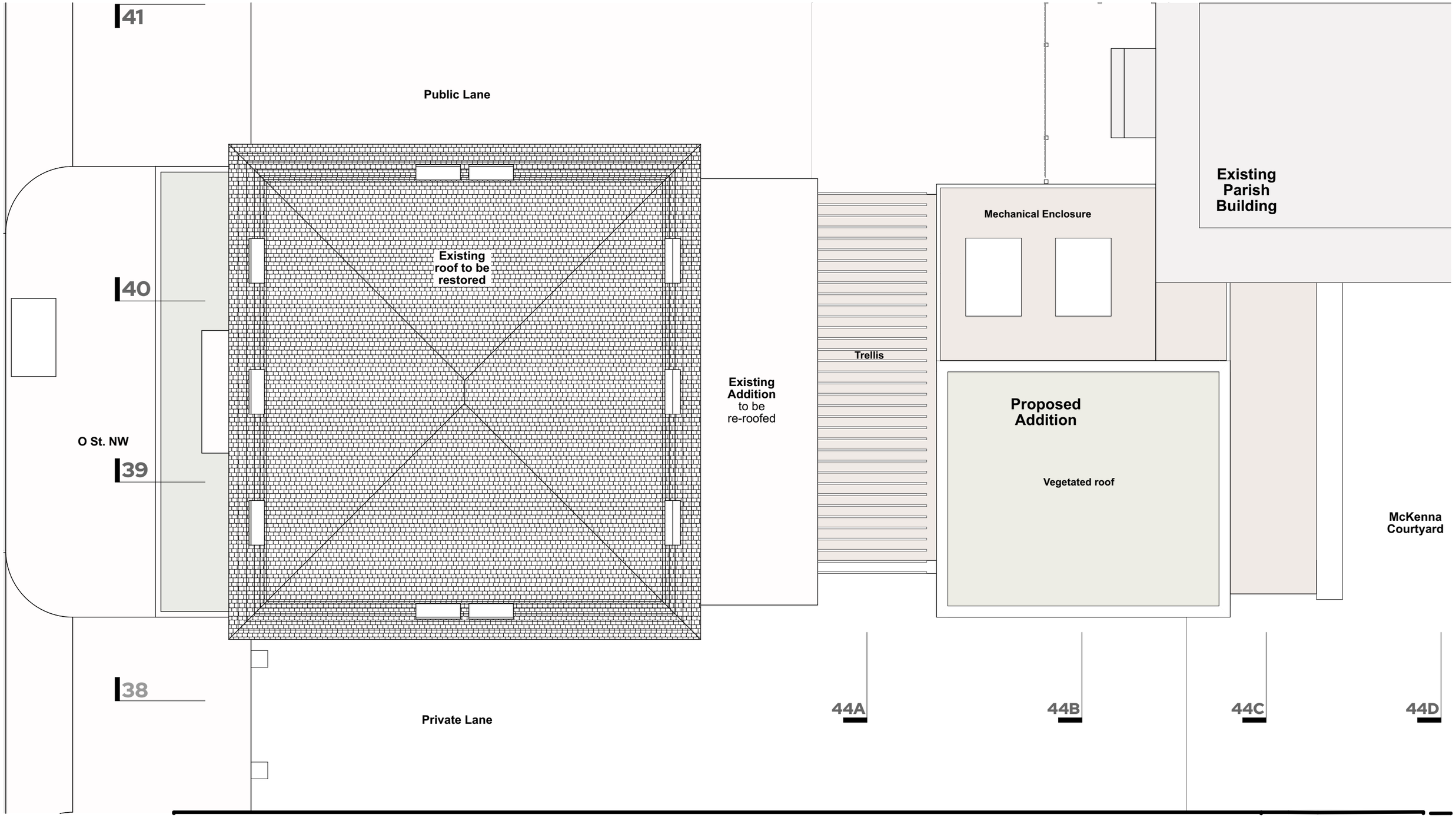
1/8" = 1'-0"

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Third Floor Plan

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1/8" = 1'-0"

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Roof Plan

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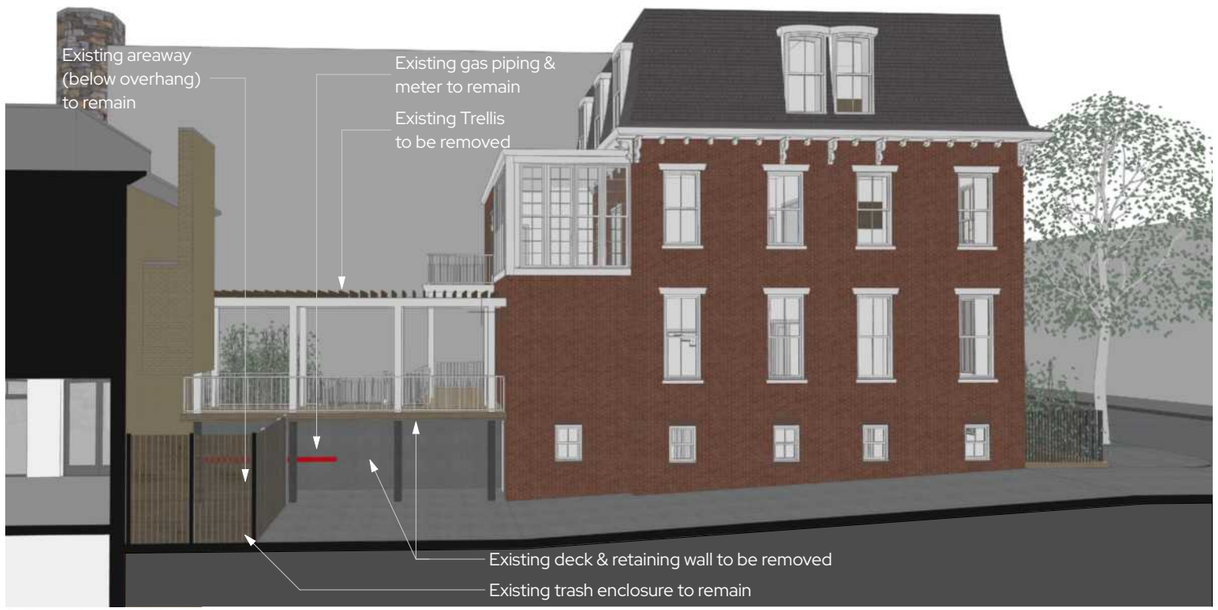
A. O Street NW - North elevation



B. Private Alley - West Elevation



C. McKenna Courtyard - South Elevation



D. Public Alley - East Elevation



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View northwards from Parish Building

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Interior view of proposed Addition Entrance Hall

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Existing windows to be replaced with historically appropriate wood windows matching existing proportions, profiles, and configurations. Pella Reserve – Traditional, or comparable, under consideration.
Existing slate mansard roof to be restored as required, including gutters and trim
Existing porch and rear yard to be removed to make way for 1-story Parish Meeting Hall
Rectory roof deck
Wood trellis
Mech enclosure
cast stone wall cap
Existing brick facade to be cleaned & repointed
New entrance to provide egress from LL
Carderock-matching rubblestone facade
Thermally Modified wood cladding
Vegetated roof (planting not shown)
Carderock-matching rubblestone facade



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Sectional View 3 - Eastwards

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Sectional View 2 - Eastwards

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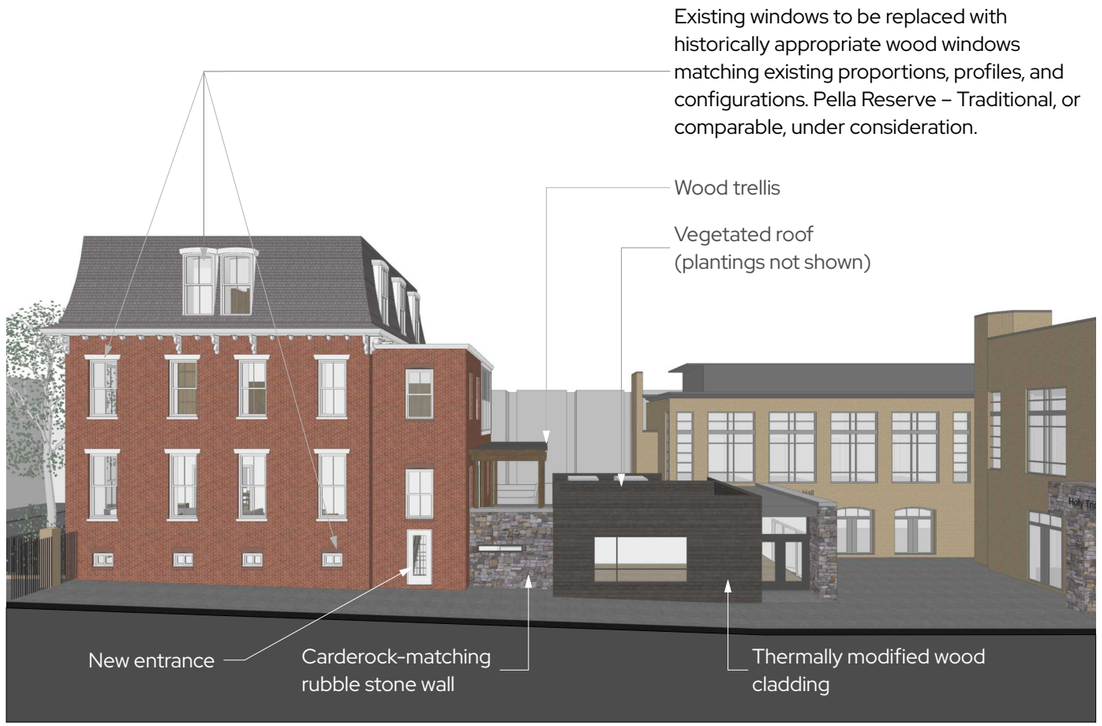
Sectional View 4 - Through Public Alley

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O Street View



View eastwards thru private laneway



View northwards from parking court



View from private laneway



Aerial view southwards



View toward public laneway



Aerial view westwards, view of public alley & proposed Addition



Aerial view from neighboring property



A. Building Section thru proposed Addition Roof Deck & Trellis, view northwards



B. Building Section thru proposed Addition Meeting Room, view northwards



C. Building Section thru proposed Addition Entrance Hall, view northwards



D. View northwards towards the South Elevation of the Proposed Addition