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**HISTORIC PRESERVATION REVIEW BOARD  
STAFF REPORT AND RECOMMENDATION**

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Landmark/District:	<b>Cleveland Park Historic District</b>	<input checked="" type="checkbox"/> Agenda
Address:	<b>3726 Connecticut Avenue NW</b>	<input type="checkbox"/> Consent
		<input checked="" type="checkbox"/> Concept
Meeting Date:	<b>May 28, 2015</b>	<input type="checkbox"/> Alteration
Case Number:	<b>15-327</b>	<input type="checkbox"/> New Construction
Staff Reviewer:	<b>Frances McMillen</b>	<input type="checkbox"/> Demolition
		<input type="checkbox"/> Subdivision

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Applicant Daro Realty, LLC with drawings prepared by Bonstra Haresign Architects, request concept review for lobby modifications to 3726 Connecticut Avenue NW in the Cleveland Park Historic District.

**Property Description**

Constructed in 1931-1932, Sedgwick Gardens is a five-story apartment building located at the intersection of Connecticut Avenue and Sedgwick Street NW. The Art Deco building was designed by prominent Washington architect Mihran Mesrobian for local developer Max Gorin. The lobby is a mix of Byzantine, Romanesque, Moorish, and Art Deco decorative motifs. The space features terrazzo floors, artificial travertine walls, and ten Scagliola piers. A center fountain, with a six-sided Art Deco skylight, serves as the lobby's focal point. The outer walls include gathering spaces separated from the center of the lobby by Serlian triple arches lining the room.

**Proposal**

The proposal calls for modifying portions of the ceiling as part of upgrading the building's heating and cooling systems and to introduce additional lighting. The proposal also calls for a glass enclosed office space, restoring the fountain and skylight, and new entry doors.

**Evaluation**

HPO worked with the applicant to explore several options for additional lighting, including sconces, lamps, and floor mounted fixtures. Though the recessed lighting introduces a more contemporary fixture, the number of recessed lights in the central lobby has been reduced and is limited to areas immediately inside the entrance and above the stairs leading to the elevator.

The ceiling trays are also limited to these two areas, and while it appears in elevation that the dropped ceilings intersect with the arches, there is a space of approximately a foot between the dropped ceiling and the surrounding beams and arches.

The glass office does not cut off or visually block the corner of the lobby and does not require any structural alterations. Using frameless glass partitions is the least obtrusive option for creating a distinct space, for it does not convey a sense of permanence and is removable.

**Recommendation**

*The HPO recommends that the Board find the concept compatible with the building and delegate final approval to staff to finalize detailing and the selection of materials, including the new doors, fountain tile and skylight glass.*