



**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Dupont Circle Advisory Neighborhood Commission 2B**

November 14, 2016

Gretchen Pfaehler, Chair  
Historic Preservation Review Board  
Office of Planning  
1100 4th Street SW, Suite E650  
Washington, DC 20024  
[historic.preservation@dc.gov](mailto:historic.preservation@dc.gov)

RE: 2200 P Street NW (HPRB #17-009)

Dear Chairwoman Pfaehler:

At its regular meeting on November 9th, 2016, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 9 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (9-0-0):

WHEREAS, the proposed development at 2200 P Street NW is within Advisory Neighborhood Commission 2B and the Dupont Circle Historic District, and is under the purview of the Commission of Fine Arts pursuant to the Shipstead-Luce Act,

WHEREAS, the applicant proposes to move the historic landmark Embassy Gulf Station for the closing of the Sunoco service and petroleum station and the development of a nine-story new construction residential building,

WHEREAS, of the 23 service stations in the District of Columbia designed by Pierre Hogner for Gulf Oil between 1935 and 1941, this structure is the least altered of three remaining and is the only surviving service station designed in the neoclassical style,

WHEREAS, the applicant proposes to close the service station, requiring the approval of the Gas Station Advisory Board, which since 2007 has been unable to enjoy a quorum to vote on any matters due to its lack of members,

WHEREAS, many neighbors have reached out to ANC 2B regarding their concern with the proposed permanent closure of the service station,

WHEREAS, depending on the option, the massing as the proposal includes up to a fourteen-foot cantilever over the neighboring Dumbarton Place Condominium Association’s surface parking lot,

WHEREAS, depending on the option, the cantilever has a floor area of approximately 15% of the total gross floor area of the proposed new construction, and

WHEREAS, the applicant and Dumbarton Place Condominium Association have not yet reached an agreement regarding a permanent easement allowing the development of a cantilever over their property.

THEREFORE, BE IT RESOLVED that ANC 2B believes it is troubling to consider moving the historic landmark, as historic landmarks are defined by their built environment and removing the gasoline pumps and open space surrounding the Embassy Gulf Station removes it from the built environment context.

BE IT FURTHER RESOLVED that ANC 2B believes it is too soon for the Historic Preservation Review Board to consider the application due to the applicant's inability to close the service station without approval of the Gas Station Advisory Board and its massing proposal which intrudes on a neighboring property without their agreement.

Commissioners Daniel Warwick ([daniel.warwick@dupontcircleanc.net](mailto:daniel.warwick@dupontcircleanc.net)) and Nicole Mann ([nicole.mann@dupontcircleanc.net](mailto:nicole.mann@dupontcircleanc.net)) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicole Mann', with a long horizontal flourish extending to the right.

Nicole Mann  
Chair