

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



1. Name of Property

Historic name: Potomac Electric Power Company Substation No. 25

Other names/site number: _____

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 2119 Champlain Street, NW

City or town: Washington State: D.C. County: N/A

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria.

I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

<u>DAVID MALONEY/DC SHPO</u>	<u>4/30/2019</u>
Signature of certifying official/Title:	Date
<u>DC HISTORIC PRESERVATION OFFICE</u>	
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title :	State or Federal agency/bureau or Tribal Government

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Washington, D.C.

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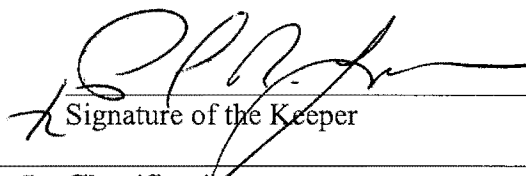
Name of Property

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4. National Park Service Certification

I hereby certify that this property is:

- ☒ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:)


Signature of the Keeper

6/6/2019
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

1

Noncontributing

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

INDUSTRY/Energy facility

Current Functions

(Enter categories from instructions.)

INDUSTRY/Energy facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT/Art Deco

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Brick, Granite, Limestone

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Potomac Electric Power Company Substation No. 25 is a half-acre energy distribution site located at the southeast corner of Champlain Street and Old Morgan School Place, NW in the Adams Morgan neighborhood in Washington, D.C. The site includes a two-story substation building located on the northwest corner of the property facing Champlain Street with outdoor power distribution equipment located to the east (rear) and south (side) of the building. Constructed in 1930 and designed by architect Arthur B. Heaton, the substation building is constructed of brick with granite and limestone detailing. The building displays Art Deco-inspired influences.

Narrative Description

Site

Potomac Electric Power Company Substation No. 25 is located at the southeast corner of Champlain Street and Old Morgan School Place (Lot 97 in Square 2562) in Adams Morgan. Champlain Street, once the site of Slash Run (channelized and covered over in the mid-to late 19th century) was historically a semi-industrial street within the larger residential neighborhood.

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Old Morgan School Place, cut and laid after 1981, was historically occupied by a C&P Telephone Co. Warehouse and Garage building. The electrical substation and a former stone garage building further north at 2329 Champlain Street are remnants of this semi-industrial setting. The Morgan Elementary School which gave Adams Morgan half its name, stood nearby at the intersection of Florida Avenue and California Street before it was demolished in the 1970s.

The substation building is built up to the lot line on the north and west elevations. The east end of the lot is filled with electrical equipment with brick walls (no roofs) separating it in places. The south side of the lot provides vehicular access to the facility from Champlain Street. An asphalt drive and pedestrian sidewalk, both marked by granite piers and spanned by iron fencing, separate the site from Champlain Street, providing access to authorized persons only (*see Historic Images*).

Exterior Description

Rectangular in plan, Substation No. 25 is a two-story brick building. It is set upon a raised foundation which is faced with rough-cut ashlar granite on the west elevation and capped with a water table. The building is covered with a low-pitched roof hidden behind a limestone parapet wall on the west and south elevations. The south elevation includes a series of six equally spaced buttresses capped in limestone. Multi-paned steel sash windows are located on the west, south, and east elevations.

The west façade facing Champlain Street is three bays wide and dominated by large double-height window openings, all of which are covered with metal grates. The central and largest opening, set beneath a segmental arched brick lintel, contains an extensive 66-pane steel sash window. To either side of this central opening to the north and south are two long and narrow openings located on-center of a pair of slightly projecting brick end piers, or pilasters. Both pairs of end piers are set upon individual granite bases, while a single broad limestone lintel caps the top of each pair of piers.

The openings between each pair of pilasters has two, eight-pane windows which align with the first and second stories of the building. Iron spandrels are located between the first and second-story windows, while the second-story windows are separated from the lintels above by iron spandrels. These spandrels contain a circular *bas relief* at its center, with raised letters spelling "PEPCO" (*see Historic Images*). Although difficult to see behind the metal grates, the *bas reliefs* are fully intact.

The façade culminates at the cornice with a limestone parapet.

The south elevation consists of a series of six bays, articulated by double-height brick pilasters and separated by lower brick buttresses. Both the piers and buttress columns are capped in limestone. The buttresses form curtain walls obscuring the electrical equipment between them from Champlain Street. Decorative brick arches, flush with the brick of the south elevation, are centered on each of the bays between the piers. The eastern and western ends of the south elevation feature a pair of pilasters which terminate with a broad limestone capital similar to that

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of the front façade of the building. The western pair of pilasters rest upon the granite foundation of the building that turns the western corner of the building to this point. The recess between the western pilasters holds an entry door (originally with a six-pane light over two vertical panels, since replaced with a solid iron door) and an eight-light steel sashed window above. Concrete steps lead up to the door. An iron light fixture is located to the west of the door. An iron spandrel with corrugated metal is located between the door and the steel window. As on the façade, this window is separated from the limestone capital by an iron spandrel with a "PEPCO" *bas relief* on-center. The elevation terminates in a limestone parapet wall.

The east elevation is three bays wide with a replacement door on-center of the first story and original 25-light steel sash flanking it. Three symmetrically placed windows rise above these openings, each having 30-light steel sash with an operable six-pane awning in the lower center section. A single, replacement door at the northern end of the second story is reached by a straight flight iron staircase with iron pipe railings.

The north elevation along Old Morgan School Way is devoid of openings and parged with concrete. This wall was historically shared with the once-adjointing C& P Telephone Company Warehouse and Garage.

Interior Description

The interior floor plan generally consists of a large, open space in which electrical equipment can be placed for the transforming and distribution of electricity to the surrounding community. Based upon historic plans, the stairwell connecting the basement, first, and second floors is located in the southwestern section of the building. The second-floor space contains a bathroom with a shower in the southwestern corner of the floor. The interior was not accessible for this nomination.

INTEGRITY

Pepco Substation No. 25 retains a high degree of integrity and while it not only provides a necessary service to city residents, its existence provides a reminder of the once industrial character of the street. The building remains on its original site, though a street has replaced a building that once abutted it. The building retains its original massing with no additions, as well as its quality design, materials and workmanship. Although the metal grates over the windows diminish the visibility of this workmanship, the decorative features remain exposed and fully intact. Although in need of repair, the stone piers and metal fence survive, separating the utility site from the street. The building—still functioning as an electric substation—retains a sense of feeling and association.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

ENGINEERING

Period of Significance

1930

Significant Dates

1930

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

N/A

Architect/Builder

Arthur B. Heaton (architect)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Potomac Electric Power Company Substation No. 25 was constructed in 1930, in part to replace electrical service capacity originally located at 14th and Constitution Avenue, NW, and, in part, to accommodate expanded demand for reliable electric service in the neighborhoods around U Street and Columbia Road. The building was designed by Washington architect Arthur B. Heaton.

The Potomac Electric Power Company Substation No. 25 meets National Register Criteria A and C at the local level of significance with Engineering and Architecture as its Areas of Significance. The building meets Criterion A as it is closely associated with the need of the power company to provide reliable electric service to the residents in the District of Columbia. In 1902, Pepco became the sole electric utility company providing electrical service to Washington, D.C. and nearby suburbs in Maryland and Virginia. Beginning with the centralization of generating electric power at the Benning Road power plant in late 1906, Pepco substations became the critical link in distributing electricity for the various classes of services for which it was needed throughout the city.

The Pepco Substation No. 25 meets Criterion C as a good example of an electrical substation built by Pepco in growing residential neighborhoods of D.C. The building was designed by Arthur B. Heaton, an architect in private practice during the beginning of the 20th century. Heaton's commissions consist of a wide range of building types including dwellings, apartment buildings, commercial buildings, warehouses, garages, and nine buildings for Pepco. Substation No. 25 is a good example of the quality design that Heaton brought to his commissions whether s quality design for an industrial building type.

Arthur B. Heaton designed nine buildings for Pepco in the period from 1920 to 1930. Although Heaton's earliest designs for Pepco buildings (before 1929) are generally utilitarian in nature, substations No. 16 and No. 25, both designed after 1929, are architecturally notable and were recognized for their designs upon their completion. Substation No. 16 received a "distinguished architecture" award from the Architectural Advisory Council and Substation No. 25 received a "merit award" from the Washington Board of Trade in 1931. Heaton employed a similar Art Deco aesthetic for Pepco's Service Station (1930) and the Washington Railway and Electric Company's central bus garage (1930).

The period of significance is 1930, the date of completion of the substation building.

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Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Potomac Electric Power Company's Substation No. 25, located at 2119 Champlain Street, NW, on the southeast corner of Champlain Street and Old Morgan School Place, was built in 1930 as part of a large construction campaign to replace electrical distribution capacity lost when Pepco's headquarters, generating facilities, and distributing operations at 14th Street and Constitution Avenue NW were displaced as part of Federal Triangle. The Champlain Street was selected as it was more centrally located to increasing demand for electricity in the surrounding Kalorama, Washington Heights, and the U Street neighborhoods.

Brief History of the Potomac Electric Power Company

The Potomac Electric Company organized in 1891 with capital stock of \$25,000 and a generating station located on the Virginia side of Chain Bridge. This company went into receivership on July 17, 1893. A reorganization brought about the Potomac Light and Power Company under the same management. Another reorganization brought about the Potomac Light and Power of Virginia. The company put in a bid for street lights in competition with the United States Electric Light Company, which was accepted by the District Commissioners. The United States Electric Light Company took the case to court leading to several years of bitter competition between the two companies.

By 1898, the Potomac Company secured contracts for power to the independent railway lines in the District of Columbia and installed feeders to Brightwood, the Washington Street substation, Eckington and Riverdale, and Montrose Junction on the Tennallytown Rockville Line. This same year, the United States Electric Lighting Company erected a new plant at 14th and B (Constitution Avenue) streets, NW.

The following year, in 1899, the United States Electric Light Company and the Potomac Power and Light Company joined forces in a more cooperative arrangement, and when the Washington Railway and Electric Company (WRECo) was formed in 1902, it combined the several independent railways in Washington into one unified system and formally combined the two lighting companies as a subsidiary of WRECo known as the Potomac Electric Power Company (Pepco).

One of the earliest initiatives of Pepco was to establish a new central power plant at a site on Benning Road in northeast D.C. Work on the plant began in April 1906 and by December it was in full operation. By 1907, Pepco shut down the older generating stations. Eventually, as the city grew and the need for electricity increased, substations arose as a way to distribute energy throughout the city.

From 1907 to 1922, Pepco made few changes to its process for generating and supplying electricity. After 1922, demand for electric power increased dramatically and Pepco installed generators capable of supplying more power and added more substations to the system.

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During the 1930s, with the displacement of its headquarters, generating facilities, and distributing operations at 14th and B streets (due to the development of the Federal Triangle), Pepco entered a period of new construction. In 1930, alone, it built a new headquarters building at 999 E Street, NW, a new service station at 10th and Florida Avenue, NW, and the substation (Substation NO. 25) on Champlain Street. The decade also witnessed the construction of the Buzzard Point Generating Station in 1932. During World War II, Buzzard Point would become Pepco's base load generating plant.

Pepco continues to be Washington's sole supplier of electricity, though the company no longer generates electricity. On June 7, 2000, Pepco sold generating plants with a total capacity of 5,154 megawatts to the Mirant Corporation, including four generating stations located in Maryland and Virginia. From this time, Pepco has operated primarily as an energy supplier, distributing electricity through its system of substations.

Substations of the Potomac Electric Power Company

The addition of the 6600 volt, 25 cycle, three phase turbo-generators in Pepco's Station B (14th and B streets, NW) before 1905 is considered the beginning of electric substations as they are known today – this being that high tension energy was delivered to the substation by means of high tension feeders from the generating station. Upon delivery, the energy is transformed, converted, and redelivered for the various classes of services for which it is needed.

With the completion of the Benning power generating plant in December 1906, it was possible for Pepco to shut down all of their older generating stations with the exception of the Edison equipment at 14th and B streets. It was then necessary to rely almost exclusively on substations to form the connecting link between the generating station and the consumer as it was impractical to generate all classes of energy at one location to reach all consumers.¹

Four new substations were immediately added to the system with the opening of the Benning Road plant – nos. 2, 10, 11, and 12. The new substation no. 2 adjoined the old substation no. 2 at 450 Washington Street, NW. Substation no. 10 was a purpose-built brick structure designed by architect Frederick B. Pyle and located in the alley between H, I, 14th, and 15th streets, NW. Substation no. 11 was located in a remodeled office building abutting the streetcar car barn at 13th and D streets, NE, and substation no. 12 was located in the old steam power station at 33rd and K streets, NW, in Georgetown.

In 1907, Pepco's proposal to construct a new substation at Harvard Street and Sherman Avenue was met with opposition from the surrounding Columbia Heights community which attempted to prevent its construction through court action. After a two-month delay, construction of Substation No. 13 proceeded. The Harvard substation (No. 13), designed by Frederick B. Pyle, was the first purpose-built substation built outside of Washington's central core in one of the

¹ Santamaria, Cesar, *History and Evolution of the PHI Electric System*, p. 6.

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city's growing suburbs (Columbia Heights). Before construction of the Harvard substation, the small number of Washington suburban substations were co-located with streetcar carbarns.

After 1907, Pepco not only designed and built substations to conform with the zoning laws in the section of the city they occupied, but also adopted a philosophy of designing the buildings to harmonize, as much as possible, with the types of buildings prevailing in the surrounding neighborhood. A review of known Pepco substation design from 1899 to present reveals that Pepco's philosophy of creating substations that architecturally harmonize with their surroundings has evolved over time.

Pepco's substation design in Washington D.C. falls into four major categories that correspond to the era in which they were constructed. These are:

- Early substations (built prior to 1928): The substations are largely utilitarian or industrial in character. Several were built as extensions of streetcar carbarn facilities, as alley structures, or in preexisting buildings converted for substation use. Two notable substations from this era are substation no. 13, located at Harvard Street and Sherman Avenue (1907), and substation no. 8 (1927), located at 2415 Martin Luther King Jr., Avenue. Substations nos. 13 and 8 exemplify Pepco's best efforts to harmonize substation design with their surrounding communities during this era.
- Substations constructed from 1929 to 1939: The design of substations during this period was dominated by architect Arthur B. Heaton, who not only elevated the architecture of Pepco substations but created an Art Deco aesthetic that unified both the service buildings of Pepco and its parent company, the Washington Railway and Electric Company. Heaton was concerned with promulgating high standards of design beyond the monumental core of Washington and his work was recognized on several occasions by the Washington Board of Trade for elevating architectural design in private development.
- Substations constructed from 1939 to 1960: During this era, Pepco architects designed substations that were camouflaged with their surroundings. Beginning in September 1939, small substations constructed in Washington neighborhoods were designed to resemble Colonial revival residential properties or, when on a commercial corridor, as a storefront. While this policy led to some of Pepco's most architecturally harmonious designs in residential sections of Washington, they also had the dual purpose of decreasing public awareness of substation locations which, in turn, helped address concerns related to keeping Washington's electrical system safe and secure in the years leading up to and during World War II and afterward during the Cold War era.
- The Modern Era: Contemporary substation design follows no singular design aesthetic, although Pepco continues to consider location, the character of the neighboring buildings, and the technical requirements of delivering reliable electrical service as they design new substation buildings. Today, substations tend to be larger than substations of earlier eras, and a number of unique design solutions have been used to continue the practice of employing creativity to both achieve buildings that harmonize with their surroundings and a low level of public awareness.

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The Potomac Electric Power Company Substation No. 25 was designed by Arthur B. Heaton and constructed in 1930, in part, to replace electrical service capacity originally located at 14th and Constitution Avenue NW, and, in part, to accommodate expanded demand for reliable electric service to the growing residential neighborhoods of the city. Substation No. 25 provided electric service to residents in the Kalorama, Washington Heights, and the U Street area.

Pepco's vast building program for 1930 was announced by company president William F. Ham on December 4, 1929 and consisted of a construction budget of \$5,900,000 exclusive of a projected \$2,500,000 addition planned for the Benning power plant. Pepco considered this building program to be its largest annual construction appropriation in the history of its organization to that date. The construction program included improvements and extension to the electrical distribution system, construction of new substations and the enlargement of existing substations, construction of a new headquarters building, and the purchase and installation of mechanical equipment. As part of the \$593,136 budget devoted for new substations and the enlargement of existing substations, Pepco included a new substation to be erected in the vicinity of Columbia Road and Champlain Street.

Pepco, at the time of their 1930 building campaign, had some 2,000 employees and, in conjunction with the Washington Railway & Electric Company, formed Washington's largest employer of labor other than the Federal Government.

Architect of Substation No. 25: Arthur Berthrong Heaton (1875-1951)

A native Washingtonian, Arthur B. Heaton was the son of Frank and Mabel Berthrong Heaton. He was educated in the D.C. public schools, graduating from Central High School in 1892. Upon graduation, he apprenticed with the firm of Marsh and Peter and with Paul Pelz, the architect of the Library of Congress. Heaton opened his own practice in 1898. During his first two years of practice he designed four notable apartment buildings: the Augusta (1900), the Montgomery (1901, demolished) the Marlborough (1901, demolished) and the Highland Apartments (1902). Around 1903-1904, he traveled to Europe to study at the Sorbonne in Paris and then tour the great cathedrals of England, France, and Italy. This trip had a lasting influence on the young architect; throughout his 50-year career, Heaton would draw on English and Italian aesthetics. He was also a great admirer of American Colonial architecture, and frequently visited Thomas Jefferson's house at Monticello and Colonial Williamsburg and Fredericksburg for inspiration.

Upon returning to Washington, Heaton gained a reputation practicing in the newly developing areas of the city including the neighborhoods along Connecticut Avenue. Heaton designed scores of homes, commercial buildings, and apartments throughout his prodigious career. Major projects in the District of Columbia include the Equitable Building Association (1911), the Y.W.C.A. Building at 17th and K Streets, NW (1924, demolished), the George Washington University's Corcoran and Stoughton Halls (with Albert Harris, 1924), the Methodist Home for the Aged (1924), the Washington Loan and Trust – West End Branch (1924, demolished), the National Geographic Building (1930), and Hearst Elementary School (1932). He was also

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responsible for 28 apartment buildings including the Colonial Apartments (1906) and the Altamont Apartments (1915). In 1908, he was appointed Supervising Architect of the Washington Cathedral, and he served in this role for 14 years. From 1917-32, Heaton did major work for Shannon & Luchs, a local real estate brokerage and development firm, designing over 500 houses in the Burleith neighborhood.

Heaton was concerned with promulgating high standards of design beyond the monumental core of Washington. This concern drove his participation in many civic organizations, as well as his own designs. His excellence in this regard was recognized by the Board of Trade, which awarded Heaton an Award of Architectural Merit in 1927 for the Washington Loan and Trust Company Building. James Goode described the award winning building in *Capitol Losses*: "...this bank was an outstanding example of American Beaux Arts architecture—the elegant yet completely comfortable adaptation of historical architectural forms to modern building purpose.... Here an Italian Renaissance palazzo was beautifully transmitted to a street corner in the District of Columbia." This was not the only time the Board of Trade recognized Heaton's work. In 1931 Heaton was recognized with two merit awards from the Washington Board of Trade – one for his design the branch bank building of the McLachlen Banking Corporation at 312 Fourteenth Street, SW (demolished) and another for his design for the Potomac Electric Power Company Substation No. 25 at 2119 Champlain Street, NW.

Between 1929 and 1934, Heaton designs several significant buildings for the Potomac Electric Power Company and its parent company, the Washington Railway and Electric Company. These structures include three electric substations, a Pepco service center, and two bus garages. With the exception of the substation at 922 I Street, NW (1929, demolished), these structures were designed in the Art Deco style and are among the most architecturally accomplished structures erected for Pepco/WRECo.

A staunch advocate for the provision of adequate housing, Heaton participated in campaigns to clean up slums and improve Washington buildings. He was a leader in the "Renovise Washington" movement to repair and restore houses while providing jobs during the Depression. Afterwards, Heaton founded the Washington Building Congress and served as Chairman of the Public and Private Buildings Committee of the Board of Trade. In 1940, Heaton worked for the Washington Alley Dwelling Authority to design the 18-building public housing complex located in Southeast Washington named for First Lady Ellen Wilson.

Heaton was an early automobile enthusiast and held one of the first permits to drive in the city (the license was issued to the architect in 1900). His interest in cars was reflected in the design of the Capital Garage at 1320 New York Avenue, NW (1926), which at the time of its completion was believed to be the largest parking structure in the United States. The Art Deco-style garage featured architectural ornamentation with automobile motifs. Several bas relief panels from the garage were donated to the Smithsonian Institution when the building was demolished in 1974. Heaton was also hired by the Capitol Transit Company in the 1940s to develop the standard model for its bus stations. He also designed several bus garages, which Capital Transit regarded as important public buildings.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Books & Manuscripts

Beck, William O. *100 Years of Matchless Service: Potomac Electric Power Company 1896-1996*. Washington, DC: Potomac Electric Power Company, 1996.

"Electricity in Washington." In *The Book of Washington*. Washington, DC: Washington Board of Trade, 1930.

Santamaria, Cesar. *History and Evolution of the PHI Electric System*. Unpublished manuscript, 2009.

Primary Sources

DC Permits to Build (Martin Luther King Jr. Library, Washingtoniana Collection)

Heaton architectural drawing archive (Library of Congress)

Newspaper Articles

"Building Permits." *The Washington Post*, Jan. 26, 1930, p. R2.

"Eight Buildings to Get Certificates of Merit." *The Evening Star*, Apr. 11, 1931, p. B-1.

"Electric Firm Plans \$5,900,000 Expansion." *The Washington Post*, December 5, 1929, p. 1.

"Electric Substation Plea Approved." *The Washington Post*, Jan. 15, 1930, p. 14.

"Greater Capital Movement Rated of Major Import." *The Evening Star*, Apr. 17, 1931, p. B-1.

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark

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_____ recorded by Historic American Buildings Survey # _____
_____ recorded by Historic American Engineering Record # _____
_____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☒ State Historic Preservation Office
_____ Other State agency
_____ Federal agency
☒ Local government
_____ University
_____ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 0.51 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|------------------------|-----------------------|
| 1. Latitude: 38.918841 | Longitude: -77.040134 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

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- | | | |
|----------|-----------|-----------|
| 1. Zone: | Easting: | Northing: |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

Potomac Electric Power Company Substation No. 25 occupies Lot 0097 in Square 2562 (originally Lot 0024 in Square 2562) in the District of Columbia.

Boundary Justification (Explain why the boundaries were selected.)

Potomac Electric Power Company Substation No. 25 is on its original site and encompasses the boundaries of the lot at the time of the substation's construction.

11. Form Prepared By

name/title: Kent C. Boese
organization: DC Preservation League
street & number: 1221 Connecticut Avenue, NW, Suite 5A
city or town: Washington state: DC zip code: 20036
e-mail info@dcpreservation.org
telephone: 202.783.5144
date: April 14, 2016

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.

Potomac Electric Power Company Substation
No. 25

Washington, D.C.

Name of Property

County and State

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Pepco Substation No. 25

City or Vicinity: Washington

County: N/A

State: D.C.

Photos 1, 3, 6-8: Photographer: Kent C. Boese

Date Photographed: November 2016

Photos 2, 4-5: Photographer: Kim Williams

Date Photographed: April 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1) General View looking east southeast showing Champlain Street façade
1 of 8.
- 2) General View looking northeast from Champlain Street, NW
2 of 8.
- 3) General View looking north from Florida Avenue, NW
3 of 8.
- 4) General View looking southwest from Old Morgan School Place NW
4 of 8.
- 5) Detail of Vehicular Gate on Champlain Street, NW
5 of 8.

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- 6) Detail of Iron Spandrel Above Champlain Street Windows
6 of 8.
- 7) Detail of Outdoor Entrance Light
7 of 8.
- 8) Detail of Plaque by Entrance Door
8 of 8.



Pepco Substation No. 25
General View looking east southeast showing Champlain Street façade
1/8

Potomac Electric Power Company Substation
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Pepco Substation No. 25

General View looking northeast from Champlain Street, NW

2/8



Pepco Substation No. 25

General View looking north from Florida Avenue, NW.

3/8

Potomac Electric Power Company Substation
No. 25

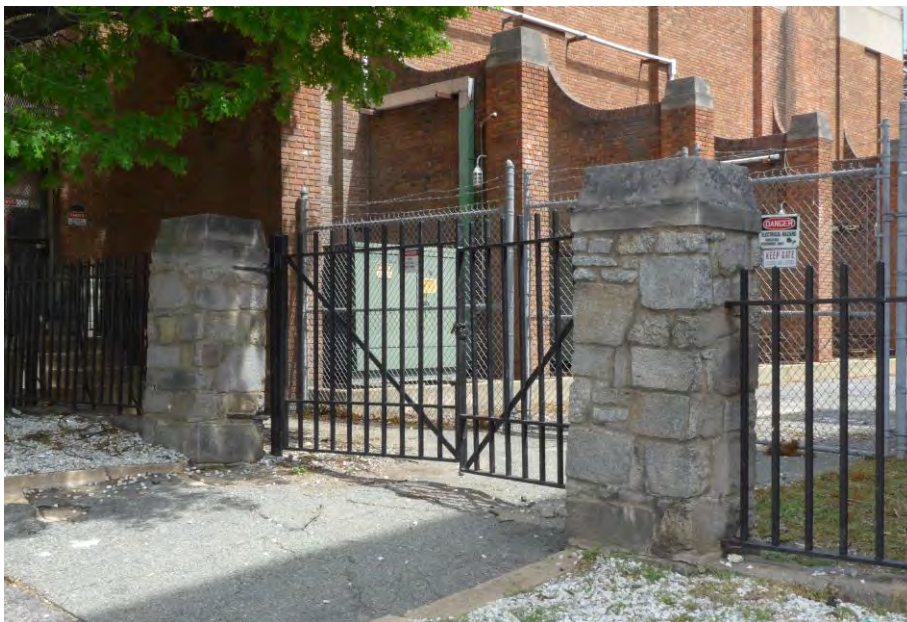
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County and State



Pepco Substation No. 25
General View looking southwest
4/8



Pepco Substation No. 25
Detail of Fence and vehicular Gate on Champlain Street, NW
5/8

Potomac Electric Power Company Substation
No. 25

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Washington, D.C.

County and State



Pepco Substation No. 25
Detail of Iron Spandrel Above Champlain Street Windows
6/8

Potomac Electric Power Company Substation
No. 25

Washington, D.C.

Name of Property

County and State



Pepco Substation No. 25
Detail of Outdoor Entrance Light
7/8

Potomac Electric Power Company Substation
No. 25

Washington, D.C.

Name of Property

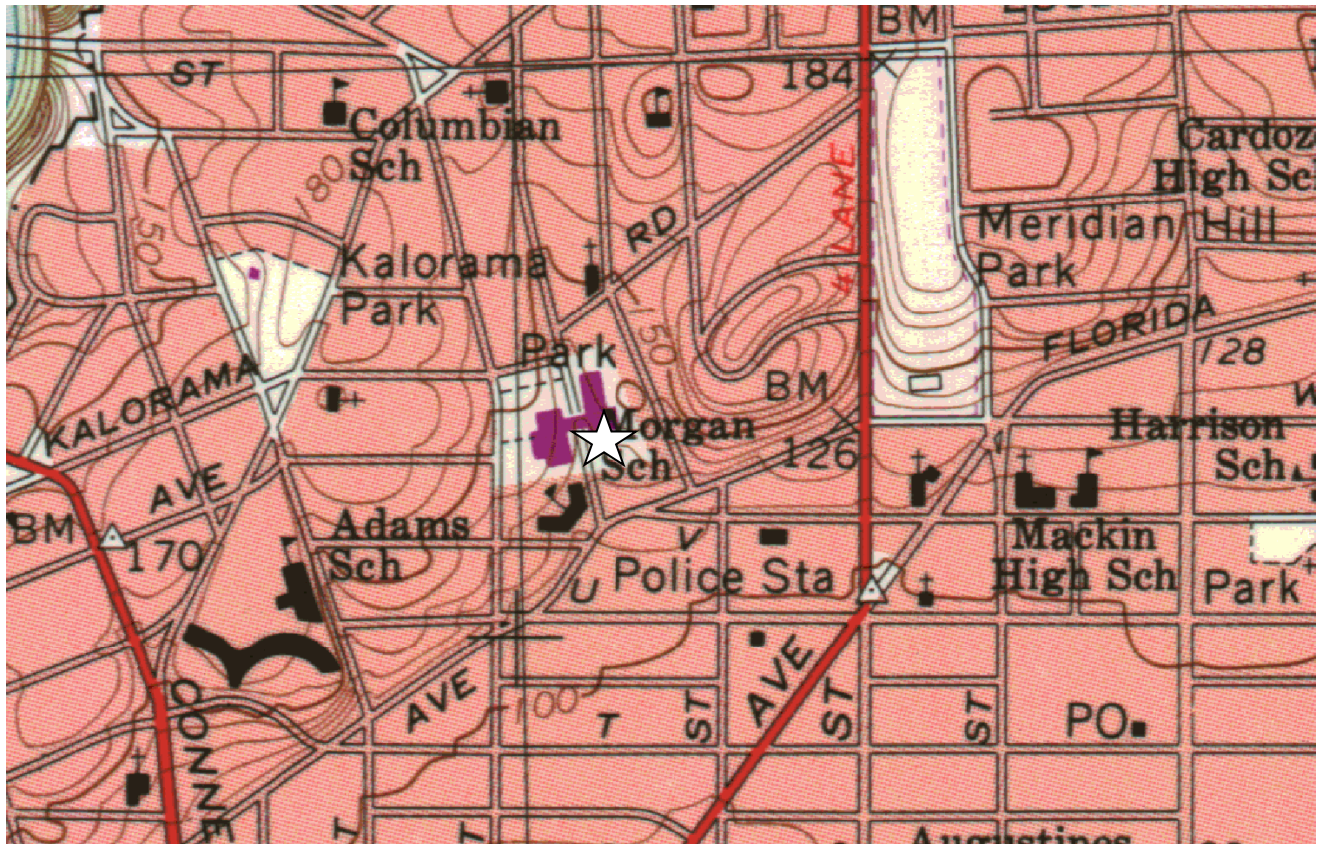
County and State



Pepco Substation No. 25
Detail of Plaque by Entrance Door
8/8

Potomac Electric Power Company Substation
No. 25
Name of Property

Washington, D.C.
County and State



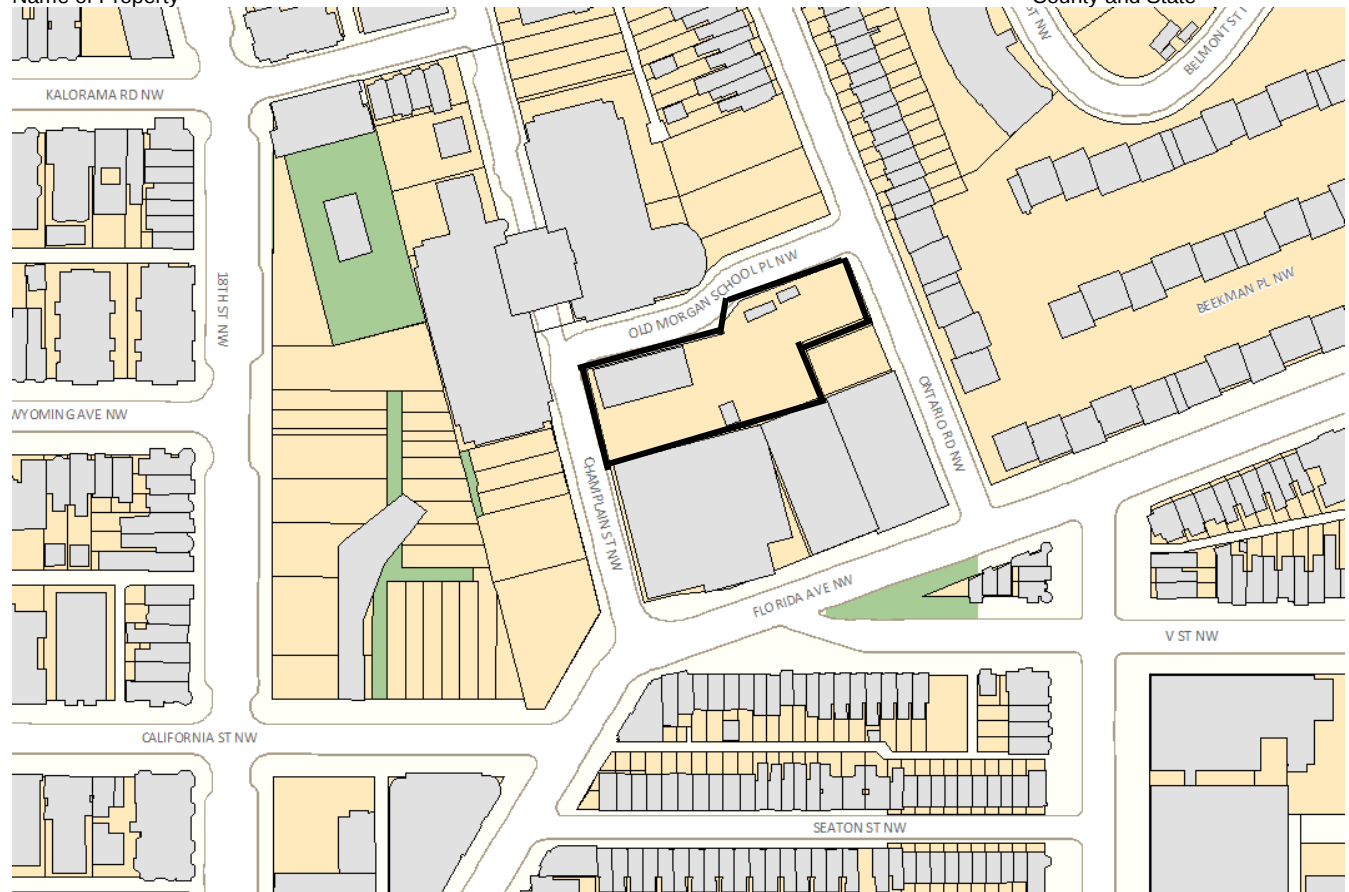
Site Plan of Pepco Substation No. 25 (USGS Washington West Quad)

Potomac Electric Power Company Substation
No. 25

Washington, D.C.

Name of Property

County and State

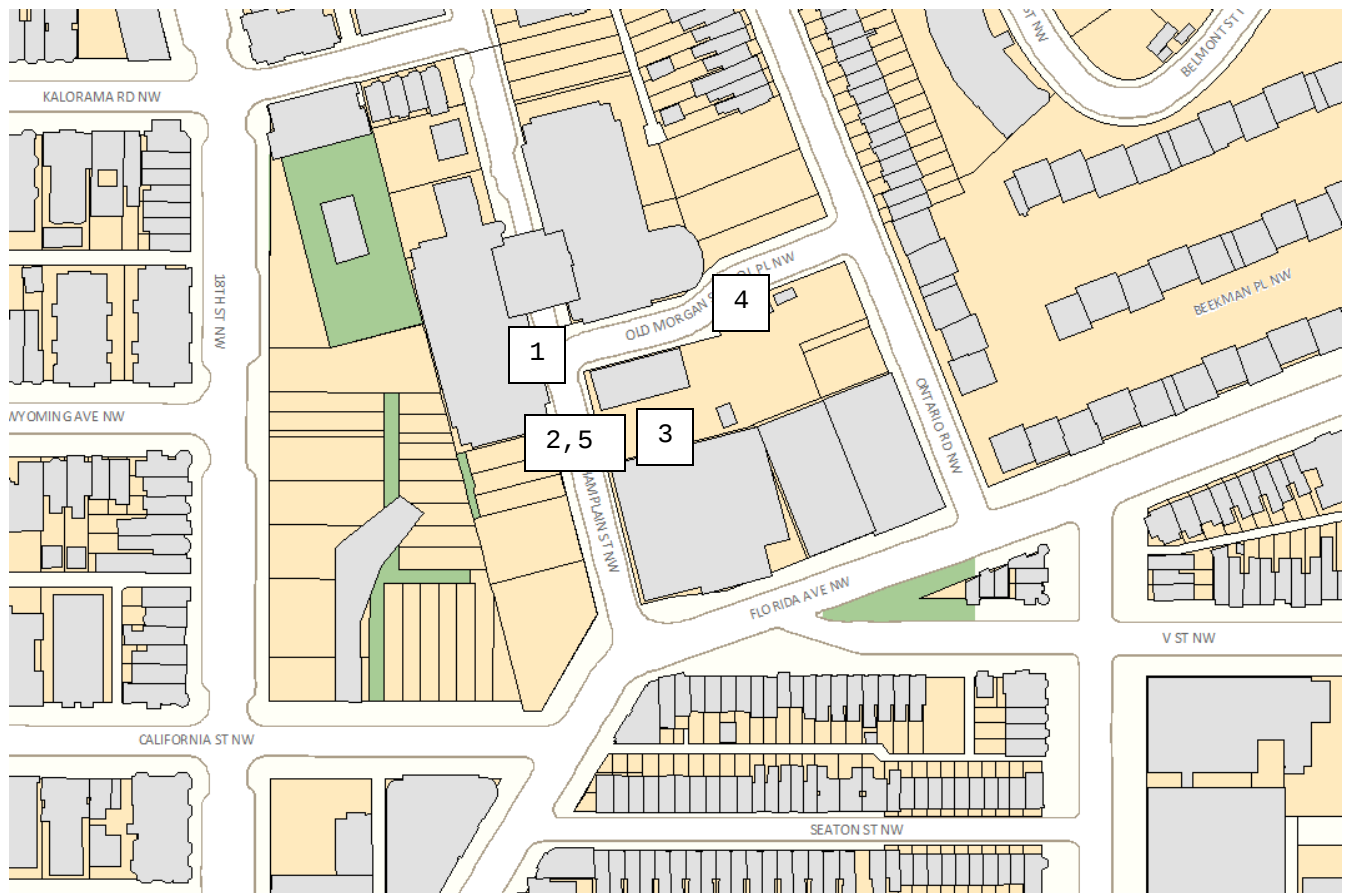


Potomac Electric Power Company Substation
No. 25

Name of Property

Washington, D.C.

County and State



Key to Photographs

Potomac Electric Power Company Substation
No. 25
Name of Property

Washington, D.C.
County and State

Historic Images:



Potomac Electric Power Company Substation No. 25 from the southwest on Champlain Street, NW, ca. 1931. (Photo from Library of Congress)

Potomac Electric Power Company Substation
No. 25

Washington, D.C.

Name of Property

County and State



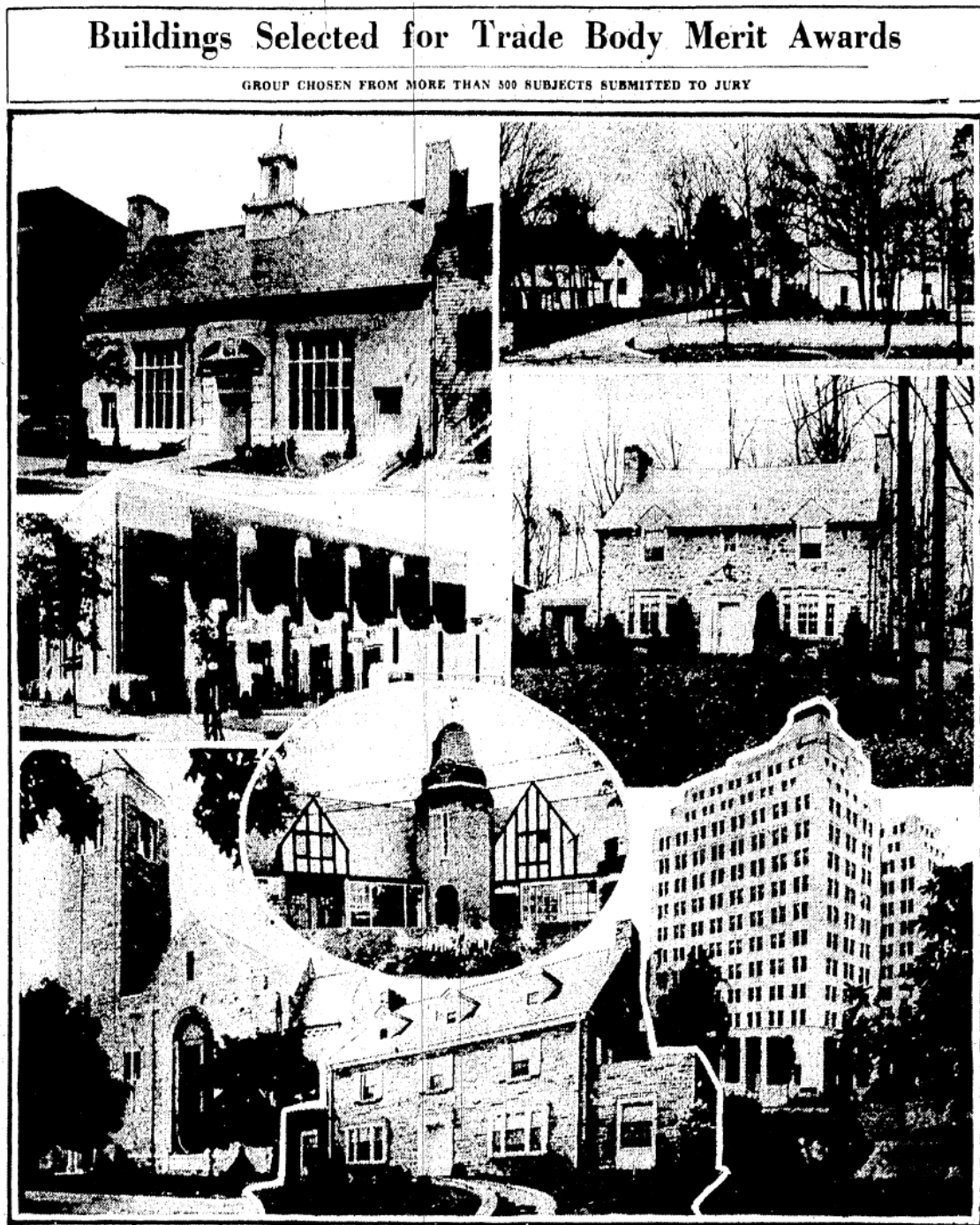
Potomac Electric Power Company Substation No. 25 from the southwest on Champlain Street, NW, ca. 1931. (Photo from Library of Congress)

Potomac Electric Power Company Substation
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TOP row, left to right: Branch bank of McLachlen Banking Corporation, 312 Fourteenth street southwest, and the Children's Country Home, Queen's Chapel and Bunker Hill road.
Middle row: Substation No. 25 of the Potomac Electric Power Co., 2116 Champlain street, and residence, 2934 Glover driveway, Wesley Heights, which has been purchased by W. W. Dexter.
Lower row: Sixth Presbyterian Church, Sixteenth and Kennedy streets; residence at 4600 Linnean avenue, built for William La Roe, Jr., and Tower Building, Fourteenth and K streets.
The illustration in the inset is of the stores building in Foxhall Village, facing on Foxhall road.

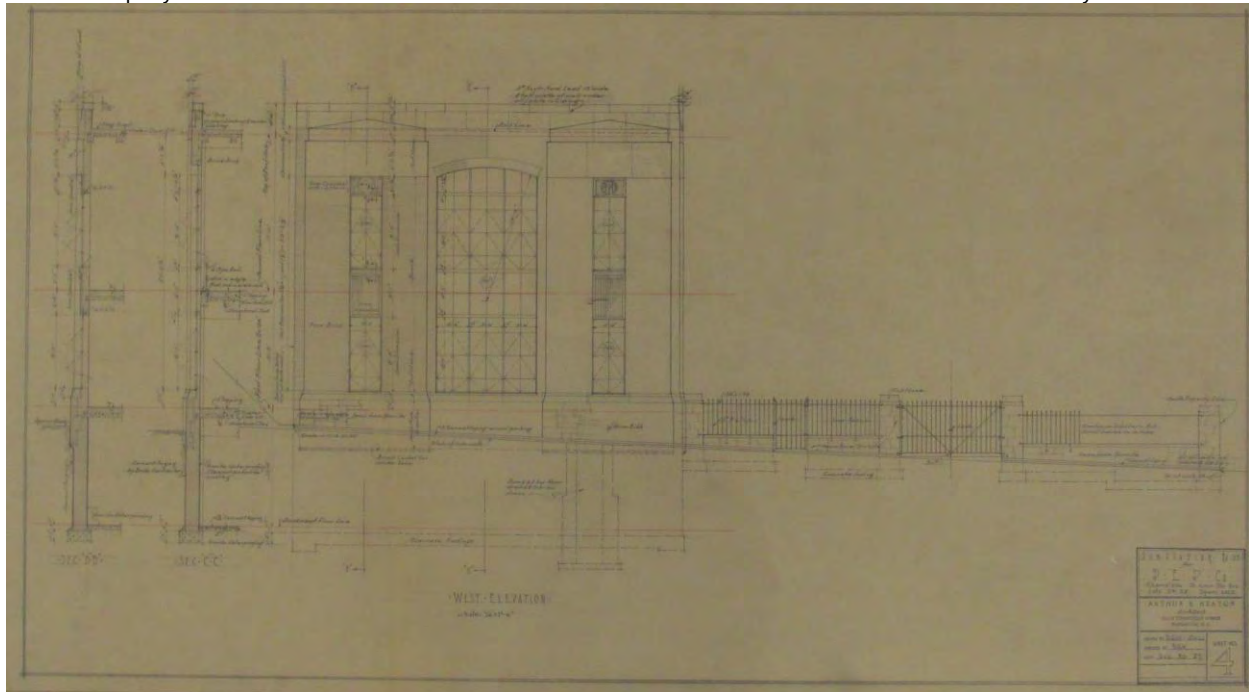
Buildings selected for the Washington Board of Trade merit awards, 1931, showing Pepco Substation No. 25 as one of the eight awardees. (From the *Evening Star*, April 11, 1931, p. B-1.)

Potomac Electric Power Company Substation
No. 25

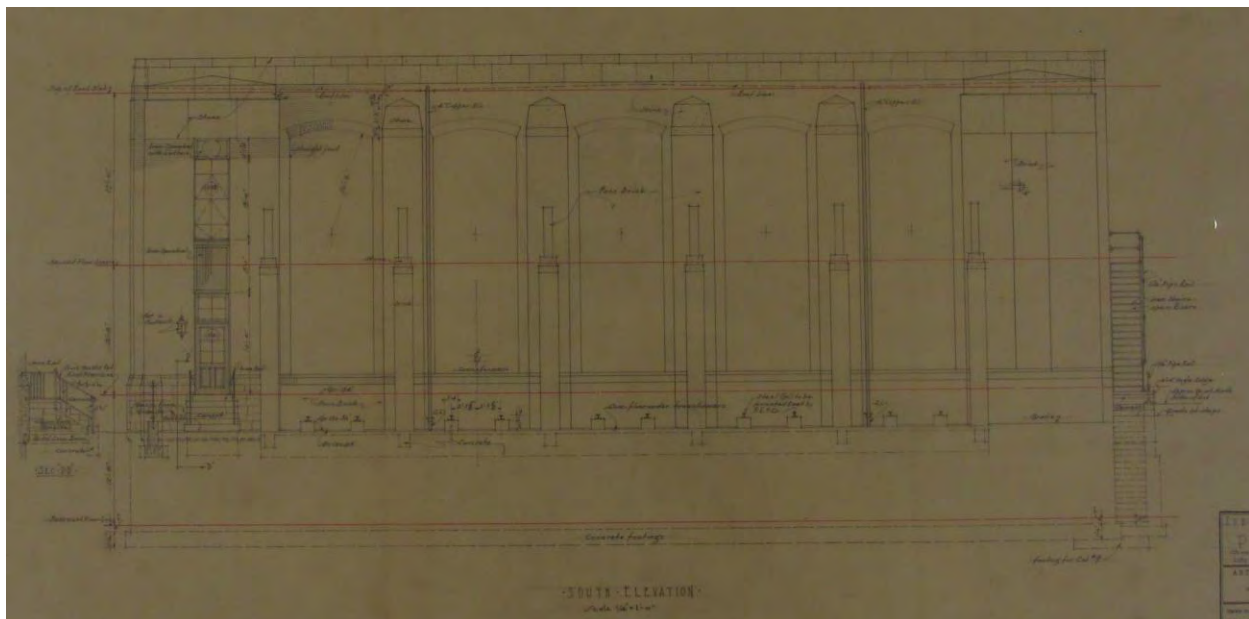
Name of Property

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Architectural drawing of Substation No. 25, West Elevation, dated December 30, 1929 (From Library of Congress).



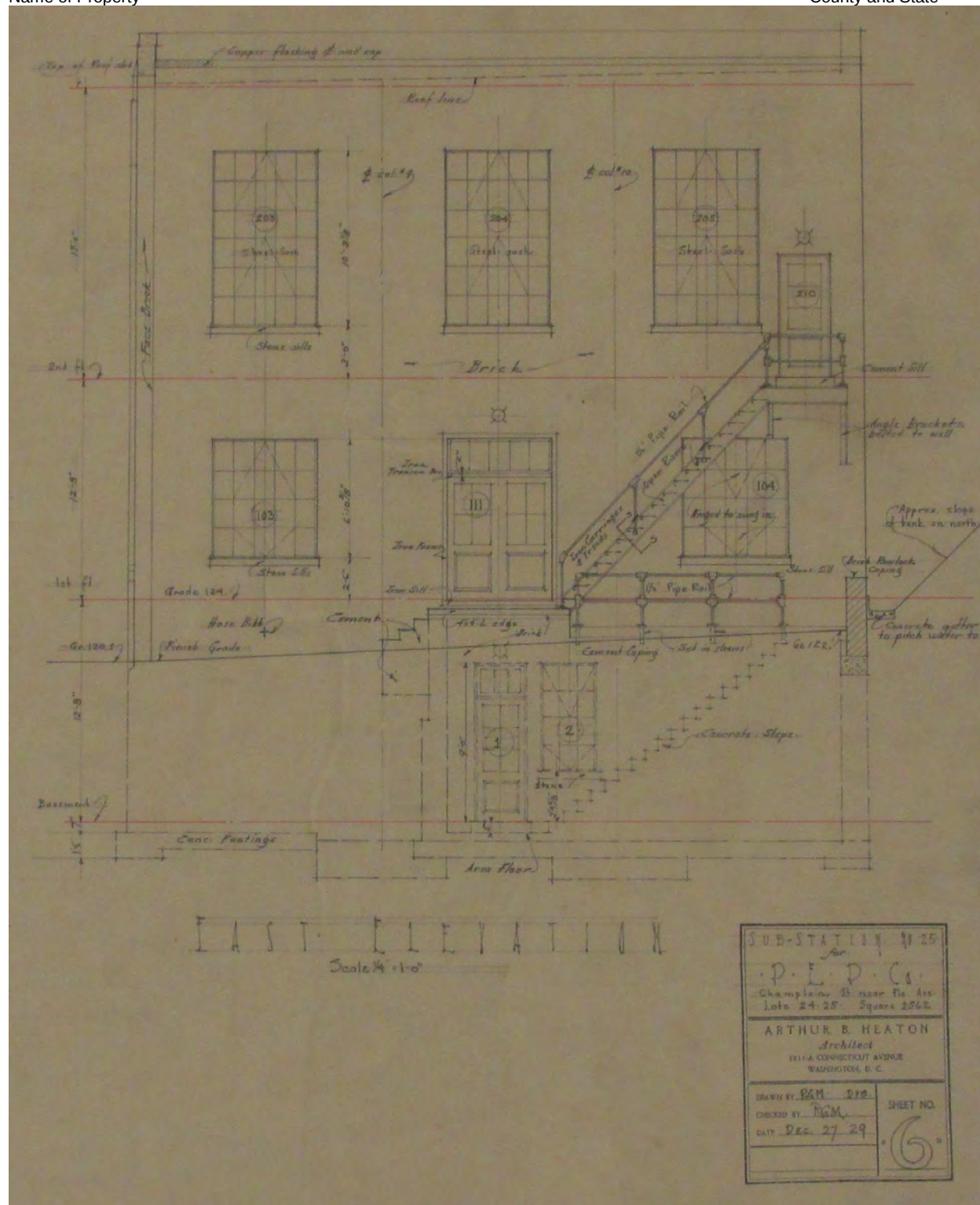
Architectural drawing of Substation No. 25, South Elevation, dated December 30, 1929 (From Library of Congress).

Potomac Electric Power Company Substation
No. 25

Washington, D.C.

Name of Property

County and State



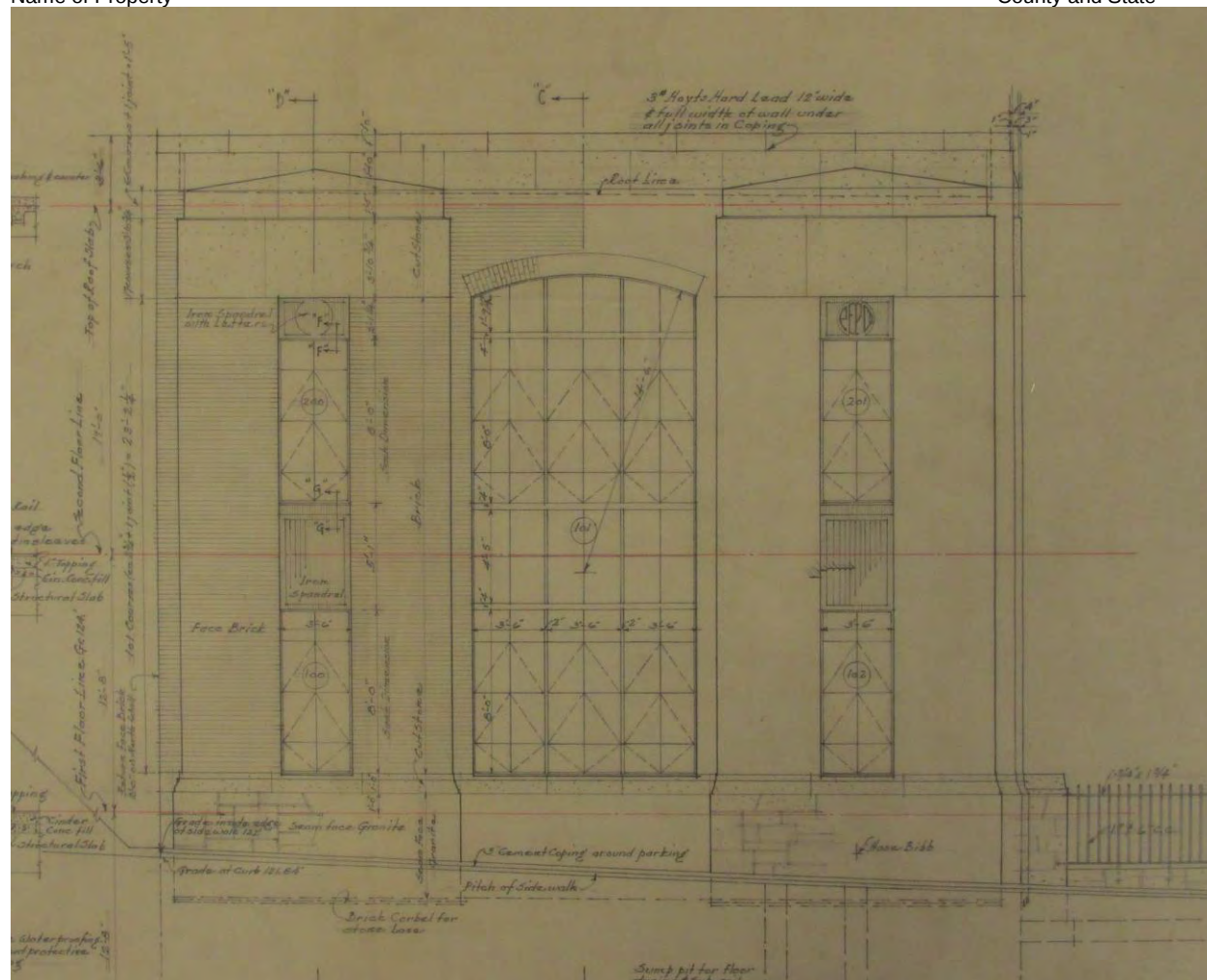
Architectural drawing of Substation No. 25, East Elevation, dated December 27, 1929 (From Library of Congress).

Potomac Electric Power Company Substation
No. 25

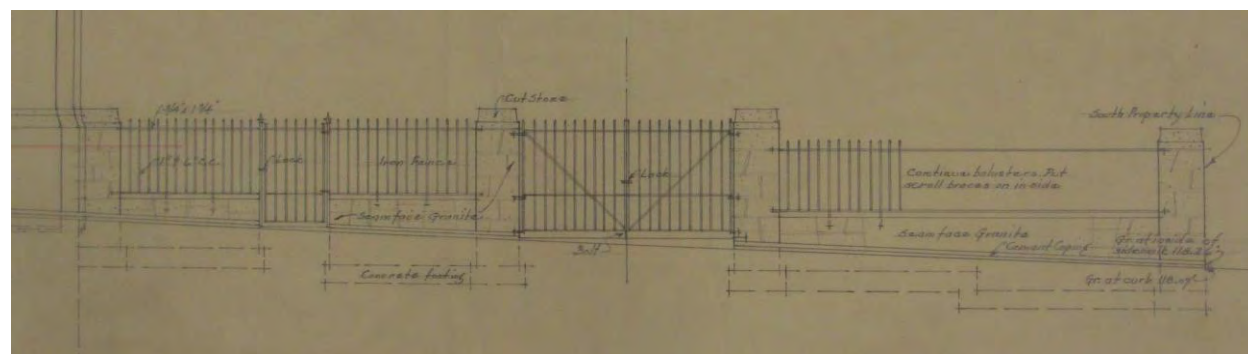
Washington, D.C.

Name of Property

County and State



Architectural drawing of Substation No. 25, West Elevation, detail showing primary façade, dated December 30, 1929 (From Library of Congress).



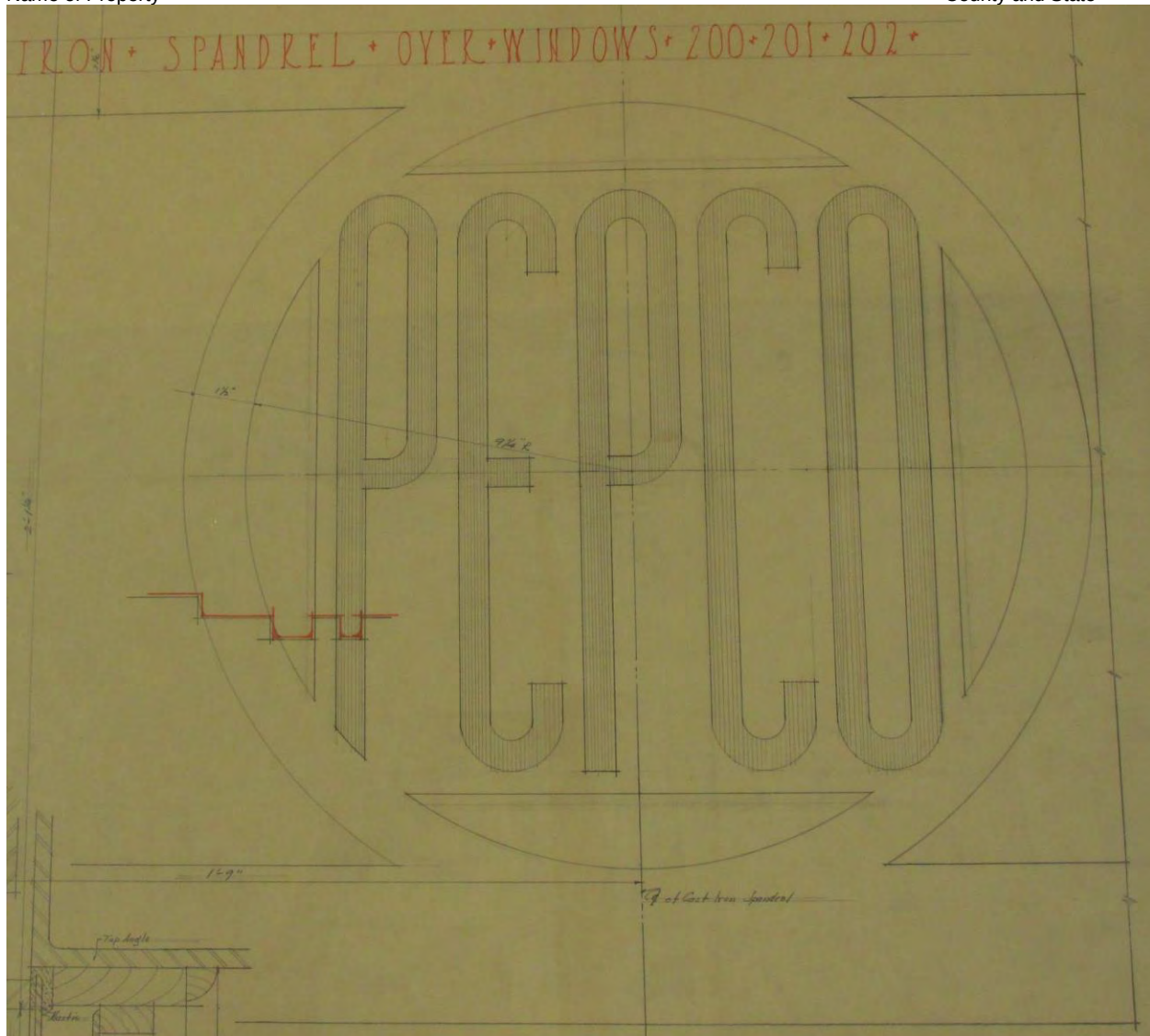
Architectural drawing of Substation No. 25, West Elevation, detail showing fence, dated December 30, 1929 (From Library of Congress).

Potomac Electric Power Company Substation
No. 25

Washington, D.C.

Name of Property

County and State



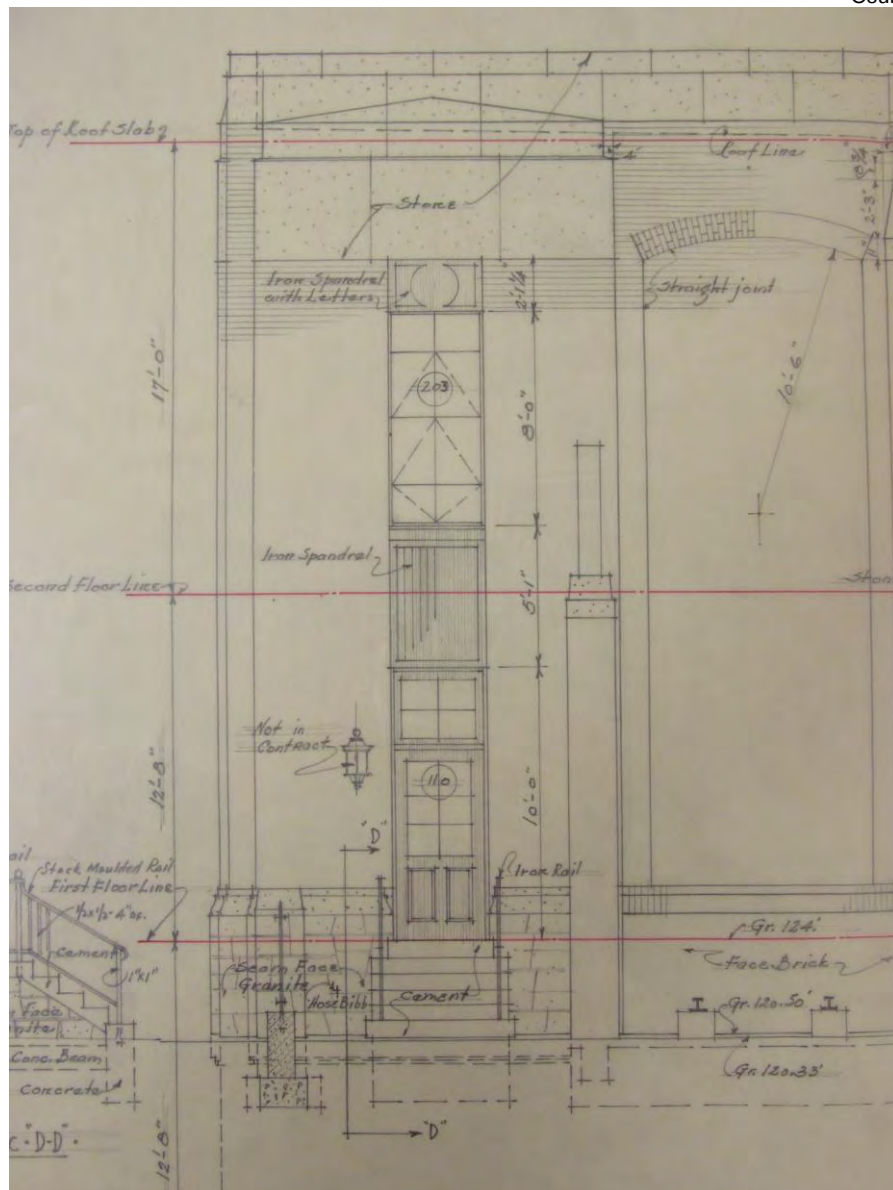
Detail drawing showing design above windows on west and south elevations, dated January 17, 1930 (From Library of Congress).

Potomac Electric Power Company Substation
No. 25

Name of Property

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County and State



Architectural drawing of Substation No. 25, South Elevation, detail of building entry, dated December 30, 1929 (From Library of Congress).

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



DO NOT
ENTER

PEDESTRIANS
→

NO PARKING
ANY TIME

NO PARKING
ANY TIME

NO PARKING
TUE-THURSDAY
SCHOOL DAYS

88A-R47







WAY
ING
MOAM
FRIDAY
7-5000

525874



DANGER
HIGH
VOLTAGE

DANGER
ELECTRICAL HAZARD
QUALIFIED
PERSONNEL ONLY
KEEP GATE
CLOSED AND LOCKED





POTOMAC ELECTRIC

POWER CO.

SUBSTATION NO. 25



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: Potomac Electric Power Company Substation No. 25

Multiple Name:

State & County: DISTRICT OF COLUMBIA, District of Columbia

Date Received: 5/3/2019 Date of Pending List: 5/16/2019 Date of 16th Day: 5/31/2019 Date of 45th Day: 6/17/2019 Date of Weekly List:

Reference number: SG100004073

Nominator: SHPO

Reason For Review:

☒ Accept ☐ Return ☐ Reject 6/6/2019 Date

Abstract/Summary Comments: The Potomac Electric Power Company Substation No. 25 is locally significant under National Register Criteria A and C in the areas of Architecture and Engineering. Completed in 1930 from plans by DC architect Arthur B. Heaton, the two-story, brick and limestone building is a significant representation of Pepco's 1930s era expansion program designed to provide reliable electrical service throughout the city. Serving the rapidly expanding neighborhoods of Kalorama, Washington Heights, and U Street, the substation was carefully designed in the Art Deco style to assure its compatibility with neighboring buildings and project Pepco's corporate image. With the centralization of power generation by Pepco starting around 1906, substations such No. 25 became essential components of the city's electrical service grid and greatly supported community expansion and development outside the downtown core.

Recommendation/ Criteria Accept NR Criteria A and C

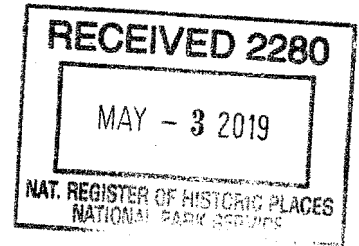
Reviewer Paul Lusignan Discipline Historian

Telephone (202)354-2229 Date 6/6/2019

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE



MEMO

DATE: May 2, 2019

TO: Paul Lusignan

FROM: Kim Williams 

RE: Transmittal Letter for Pepco Substations No. 13 and No. 25

Please find enclosed two disks for the Pepco Substation No. 13 National Register nomination and two disks for the Pepco Substation No. 25. The enclosed disks, Disk 1 of 2 contain the true and correct copy of the nominations. The enclosed Disks 2 of 2 contain photographs as per the NR photo requirements.