GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE

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HISTORIC PRESERVATION REVIEW BOARD
APPLICATION FOR HISTORIC LANDMARK OR HISTORIC DISTRICT DESIGNATION

New Designation _X_
Amendment of a previous designation ___
Please summarize any amendment(s) _____
Property name Potomac Electric Power Company Substation No. 25
If any part of the interior is being nominated, it must be specifically identified and described in the narrative statements.

Address 2119 Champlain Street, NW

Square and lot number(s) Square 2562/ Lot 0097 Pt of

Affected Advisory Neighborhood Commission 1C (07)

Date of construction 1930-1931 Date of major alteration(s) _____

Architect(s) Arthur B. Heaton

Architectural style(s) MODERN MOVEMENT/Art Deco

Original use INDUSTRY/Energy facility

Property owner Potomac Electric Power Company (PEPCO)

Legal address of property owner 701 9th Street, NW, Washington, DC 20001

NAME OF APPLICANT(S) DC Preservation League

If the applicant is an organization, it must submit evidence that among its purposes is the promotion of historic preservation in the District of Columbia. A copy of its charter, articles of incorporation, or by-laws, setting forth such purpose, will satisfy this requirement.

Address/Telephone of applicant(s) 1221 Connecticut Avenue, NW, Washington, DC 20036

Name and title of authorized representative Rebecca Miller, Executive Director

Signature of representative _____ Date 4/14/2016

Name and telephone of author of application _____

Date received 4/15/16
H.P.O. staff _____

#16-11

NPS Form 10-900 OMB No. 1024-0018

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:

_____
(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 ___ 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 ___ 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 ___local

Applicable National Register Criteria:

___A ___B ___C ___D

_____

Signature of certifying official/Title: **Date**

_____

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

_____

Signature of commenting official: **Date**

_____

Title : **State or Federal agency/bureau or Tribal Government**

Potomac Electric Power Company Substation No. 25
Name of Property

Washington, D.C.
County and State

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 Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	[X]
Public – Local	[ ]
Public – State	[ ]
Public – Federal	[ ]

Category of Property

(Check only **one** box.)

Building(s)	[X]
District	[ ]
Site	[ ]
Structure	[ ]
Object	[ ]

Potomac Electric Power Company Substation No. 25
Name of Property

Washington, D.C.
County and State

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1	0	Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use
Historic Functions
(Enter categories from instructions.)
INDUSTRY/energy facility

Current Functions
(Enter categories from instructions.)
INDUSTRY/energy facility

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. It is located on the southeast corner of Champlain Street and Old Morgan School Place, NW. In addition to outdoor power distribution equipment, the site contains a 2-story substation building constructed in 1930 and located on the northwest corner of the property facing Champlain Street. The substation building is designed in the Art Deco style and constructed of brick with the facades clad in red-orange colored brick laid in American bond fashion on the west and south elevations with granite and limestone elements. The east elevation is constructed of red brick laid in American bond pattern.

Narrative Description

General Description:

Site:

Potomac Electric Power Company Substation No. 25 is prominently located on Champlain Street to the south of Old Morgan School Place and west of Ontario Road, NW (Lot 97 in Square 2562). The property is bounded on the south by a storage facility and a construction site.

Rectangular in plan, Substation No. 25 is a 2-story and basement brick building with solid American bond brick walls on the first and second story. The basement level is faced with 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 6 equally spaced buttresses capped in limestone. Multi-pained steel sash windows are located on the west, south, and east elevations.

Substation No. 25 is characterized by its 2-story Art Deco-style building form.

Exterior Description

The western façade is dominated by a large two-story central arched bay. The bay contains a 66-pane steel sash window. Flanking the bay to both the north and south are a pair of pilasters, each containing a separate granite base but sharing a simple limestone capital uniting the two pilasters. Each set of pilasters contains a two-story bay enhancing the recessed area between them. These bays consist of two 8-pane windows which align with the first and second floors. The first and second floor windows are separated by iron spandrels containing a corrugated motif. The second floor windows are separated from the limestone capitals by a simple iron spandrel containing a raised circle at its center, with raised letters upon the circle spelling out "PEPCO". The façade terminates in a limestone parapet wall. A granite half-wall extends from the western façade to the southern property line and is topped by an iron fence. The wall contains openings for both a pedestrian and a vehicular iron gate. Granite piers capped in limestone are incorporated into the wall at the northern and southern terminus of the fence, as well as on either side of the vehicular gate.

The southern elevation consists of a series of six equally spaced one-story buttresses, each arching up to connect with a two-story pier. Both the piers and buttress columns are capped in limestone. The buttresses form curtain walls which help to hide Pepco equipment located between them. On the building, between the piers, the brickwork is laid in a manner to suggest the outline of two-story arched bays. Both the eastern and western ends of the elevation contain a pair of pilasters which terminate with a shared limestone capital. The western pair of pilasters rest upon granite bases set within a granite faced foundation containing a water table. The recess between the western pilaster pair contains an entry door (originally with a six pane light over two

vertical panels, since replaced with a solid iron door) and a second story 8-pane steel sashed window. Concrete steps lead up to the door. To the west of the door is iron light. An iron spandrel containing a corrugated motif is located between the door and the steel sashed window. The window is separated from the limestone capital by a simple iron spandrel containing a raised circle at its center, with raised letters upon the circle spelling out "PEPCO". The elevation terminates in a limestone parapet wall.

The eastern elevation is three bays wide with the first level of the elevation containing a centrally located double door entrance surmounted by a five pane transom. To the north and south of the entrance are evenly spaced 30 pane steel sashed windows. Directly above the first floor bays are three evenly spaced bays on the second floor, each containing 30 pane steel sashed windows. At the north end of the second floor is a single door (consisting of a modern replacement) with an iron staircase descending to the south.

The northern elevation was originally a common wall with an adjoining building long since razed. It is entirely void of doors, windows, and architectural decoration. The entire wall has been parged and contains a painted mural.

Interior Description

The interior floor plans generally consist of a large, open space in which electrical equipment can be placed for the transforming and distribution of electricity to the surrounding community. 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.

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.)

- [x] 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.
- [x] 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

Areas of Significance
(Enter categories from instructions.)
Architecture
Engineering

Period of Significance
1930-1931

Significant Dates
1930, 1931

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation
N/A

Architect/Builder
Arthur B. Heaton (architect)

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 B street, NW, and, in part, in response to the 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 is eligible for listing in the National Register of Historic Places at the **local level of significance under Criterion A** as it is closely associated with the growing need to provide reliable electric service to the residents in the District of Columbia, particularly those who resided in the vicinity of U Street and Columbia Road. 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 Bennings 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. For these reasons, Substation No. 25 also meets **DC Criteria A (Events) and B (History).**

The Potomac Electric Power Company Substation No. 25 also meets **Criterion C** as an outstanding example of a Pepco substation designed by local architect Arthur B. Heaton, an architect in private practice during the beginning of the 20th century. Substation No. 25 is significant to the work of Heaton due to both its building type and its style – being the first substation he designed in the Art Deco style and remaining the best extant example of Heaton's work during this period. While Heaton's commissions include a wide range of building types including scores of homes, commercial buildings, and apartments, Substation No. 25 is a unique example of Heaton's ability to find an architectural solution to house an elaborate utilitarian mechanism for the distribution of electricity. For these reasons, Substation No. 25 also meets **DC Criteria D (Architecture and Urbanism), E (Artistry), and F (Creative Masters).**

Stylistically, Potomac Electric Power Company Substation No. 25 is significant in the work of Arthur B. Heaton. While he designed nine buildings for Pepco from 1920 to 1930 – including designs for three new substations and additions to two substations – Heaton's designs prior to 1929 largely resemble one- and two-story commercial buildings with little of note architecturally. However, Heaton was concerned with promulgating high standards of design beyond the monumental core of Washington and with his designs for Pepco's Substations No. 16 (1929; razed 1979) and Substation No. 25 (1930) Heaton created architecturally significant structures that were recognized as important structures 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 also used his Art Deco design for Substation No. 25 in his design's for Pepco's Service Station (1930) and the Washington Railway and Electric Company's central bus garage (1930), creating a strong uniformed style for Pepco service buildings throughout the 1930s. The property retains a high level of integrity, conveying the original design. The period of significance is 1930-31 taking in the original construction of the building and its recognition from the Washington Board of Trade. The substation is still in use today with no notable alterations.

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

Summary Paragraph;

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 and B streets were displaced by the Federal Government to accommodate the redesign of the Federal Triangle area of Washington, D.C. The location on Champlain Street was also more centrally located to increasing demand for electricity in the surrounding Kalorama, Washington Heights, and the U Street neighborhoods.

Substation No. 25 was designed by architect Arthur B. Heaton in the Art Deco style and is significant in the area of architecture. The substation was one of eight buildings to receive an award for outstanding merit in design and construction by the Washington Board of Trade in 1931. The system of awards conducted by the Municipal Arts Committee of the Board of Trade was designed to stimulate better design in private development of the National Capital by centering public attention on the matter.

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 plan at 14th and B 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. Of the possible locations near Washington, the site at Benning on the Anacostia River was ideally located for the generation of electrical energy. Work began at Benning in April 1906 with operations beginning by December of the same year. By 1907, it was possible for Pepco to shut down all of the older generating stations with the exception of the Edison equipment at 14h and B streets. The centralization of electric generation in Washington gave rise to the need for a power substation distribution system to supply the various types of energy needed throughout the city.

During the fifteen year period from 1907 to 1922, there was no notable change to Pepco's method of generating or electric distribution system. Following 1922, demand for electrical power experienced a rapid increase leading Pepco to install generators capable of supplying more power and the addition of new substations.

During the 1930s, Pepco experienced a building boom largely caused by the displacement of its headquarters, generating facilities, and distributing operations at 14th and B streets due to the U.S. Government's plans to develop the Federal Triangle area. This lead to the construction in 1930 of a new headquarters building at 999 E Street, NW, a new service station at 10th and Florida Avenue, NW, and a new substation on Champlain Street. The decade also witnessed the construction of the Buzzard Point Generating Station which began in October 1932 and was completed within the year. During World War II, Buzzard Point would become Pepco's base load generating plant.

Today Pepco continues as 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) prior to 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 Bennings – 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 carbarn 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, is notable for being the first purpose built substation built outside of Washington's central core in one of the city's growing suburbs (Columbia Heights). It is also the most architecturally significant of Pepco's early substation designs prior to 1928. Prior to construction of the Harvard substation, the small number of Washington suburban substations that existed 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

(Ad from the *Washington Post,* 1927.)

[1] Santamaria, Cesar, *History and Ev*

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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 lead 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.

Potomac Electric Power Company Substation No. 25

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 B street, NW, and, in part, in response to the expanded demand for reliable electric service in the neighborhoods around U Street and Columbia Road. Pepco Substation No. 25 is closely

associated with the growing need to provide reliable electric service to the residents in the District of Columbia, particularly those who resided in the neighborhoods of 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 budged 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.

Substation No. 25 is an outstanding example of a Pepco substation designed by local architect Arthur B. Heaton, an architect in private practice during the beginning of the 20th century. It is significant to the work of Heaton due to both its building type and style. While Heaton's commissions include a wide range of building types including scores of homes, commercial buildings, and apartments, Substation No. 25 is a unique example of Heaton's ability to find an architectural solution to house an elaborate utilitarian mechanism for the distribution of electricity.

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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 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 Heated 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.

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

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

Primary location of additional data:

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

Historic Resources Survey Number (if assigned): _____

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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

Potomac Electric Power Company Substation No. 25 | Washington, D.C.
Name of Property | County and State

UTM References

Datum (indicated on USGS map):

☐ NAD 1927 or ☐ NAD 1983

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 the western half of Lot 0097 in Square 2562 (originally Lot 0024 in Square 2562) in the Adams Morgan neighborhood of 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.
- **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.

Photographer: Kent C. Boese

Date Photographed: November 22, 2015

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.

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
Washington, DC
November 22, 2015
Kent Boese
General View looking east southeast showing Champlain Street façade
1/8

Potomac Electric Power Company Substation No. 25
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Pepco Substation No. 25
Washington, DC
November 22, 2015
Kent Boese
General View looking northeast from Champlain Street, NW
2/8

Potomac Electric Power Company Substation No. 25
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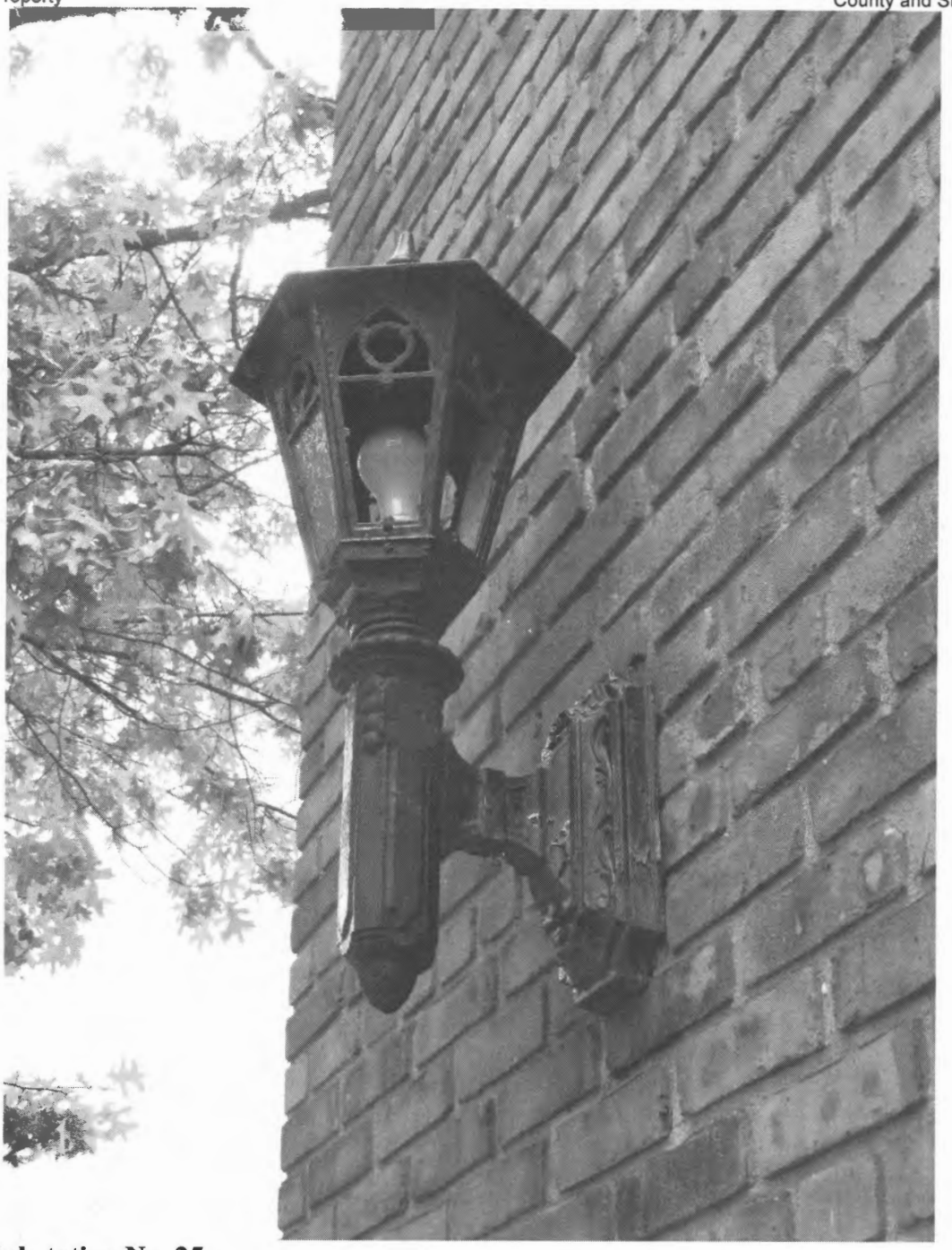
Pepco Substation No. 25
Washington, DC
November 22, 2015
Kent Boese
General View looking north from Florida Avenue, NW.
3/8

Pepco Substation No. 25
Washington, DC
November 22, 2015
Kent Boese
General View looking southwest from Old Morgan School Place NW
4/8

Pepco Substation No. 25
Washington, DC
November 22, 2015
Kent Boese
Detail of Vehicular Gate on Champlain Street, NW
5/8

Pepco Substation No. 25
Washington, DC
November 22, 2015
Kent Boese
Detail of Iron Spandrel Above Champlain Street Windows
6/8



Pepco Substation No. 25
Washington, DC
November 22, 2015
Kent Boese
Detail of Outdoor Entrance Light
7/8

Pepco Substation No. 25
Washington, DC
November 22, 2015
Kent Boese
Detail of Plaque by Entrance Door
8/8

Potomac Electric Power Company Substation No. 25 | Washington, D.C.
Name of Property | County and State

Site Plan:

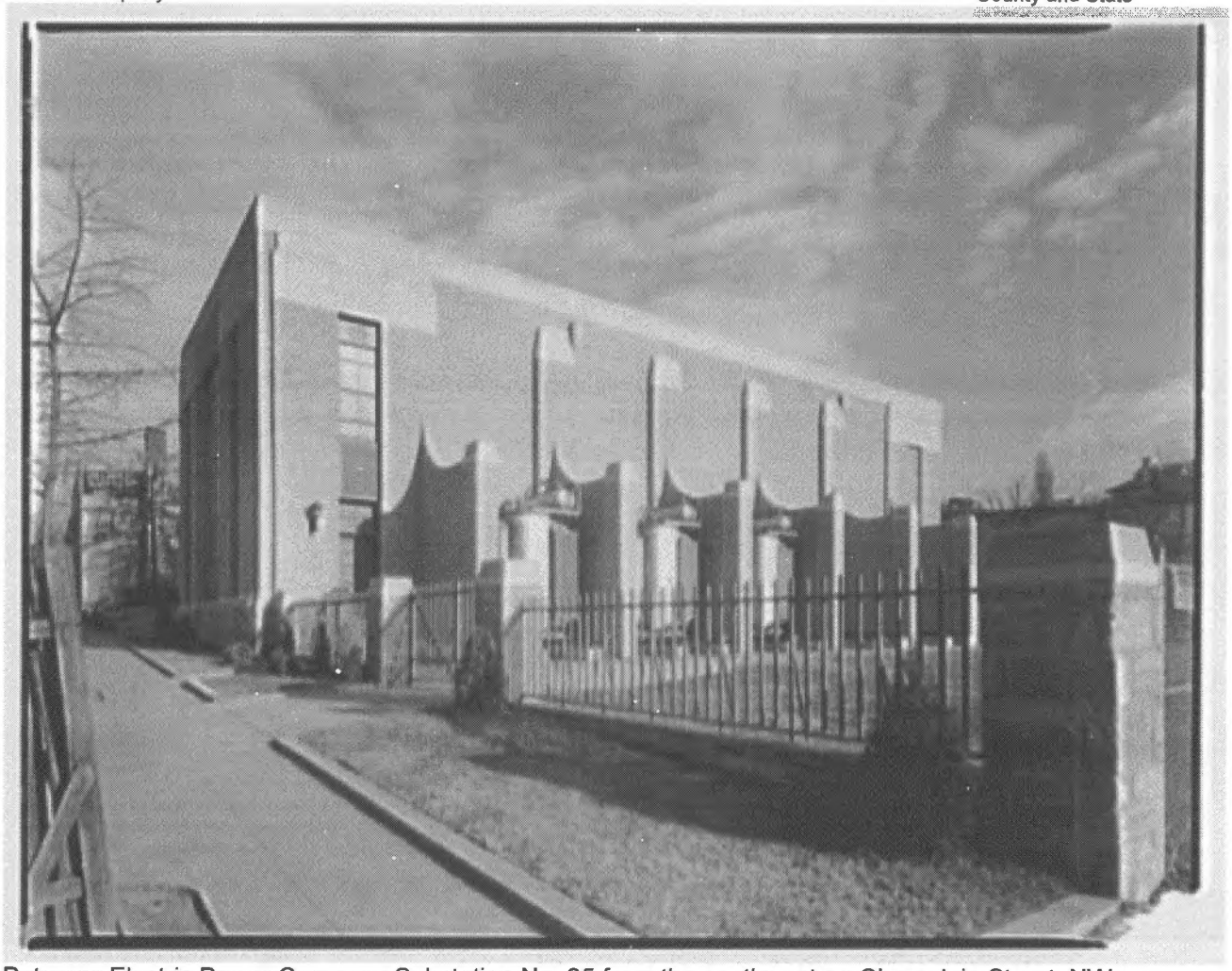
Site Plan from ArcGIS (viewed November 21, 2015)

Potomac Electric Power Company Substation No. 25
Name of Property

Washington, D.C.
County and State

Historic Images:

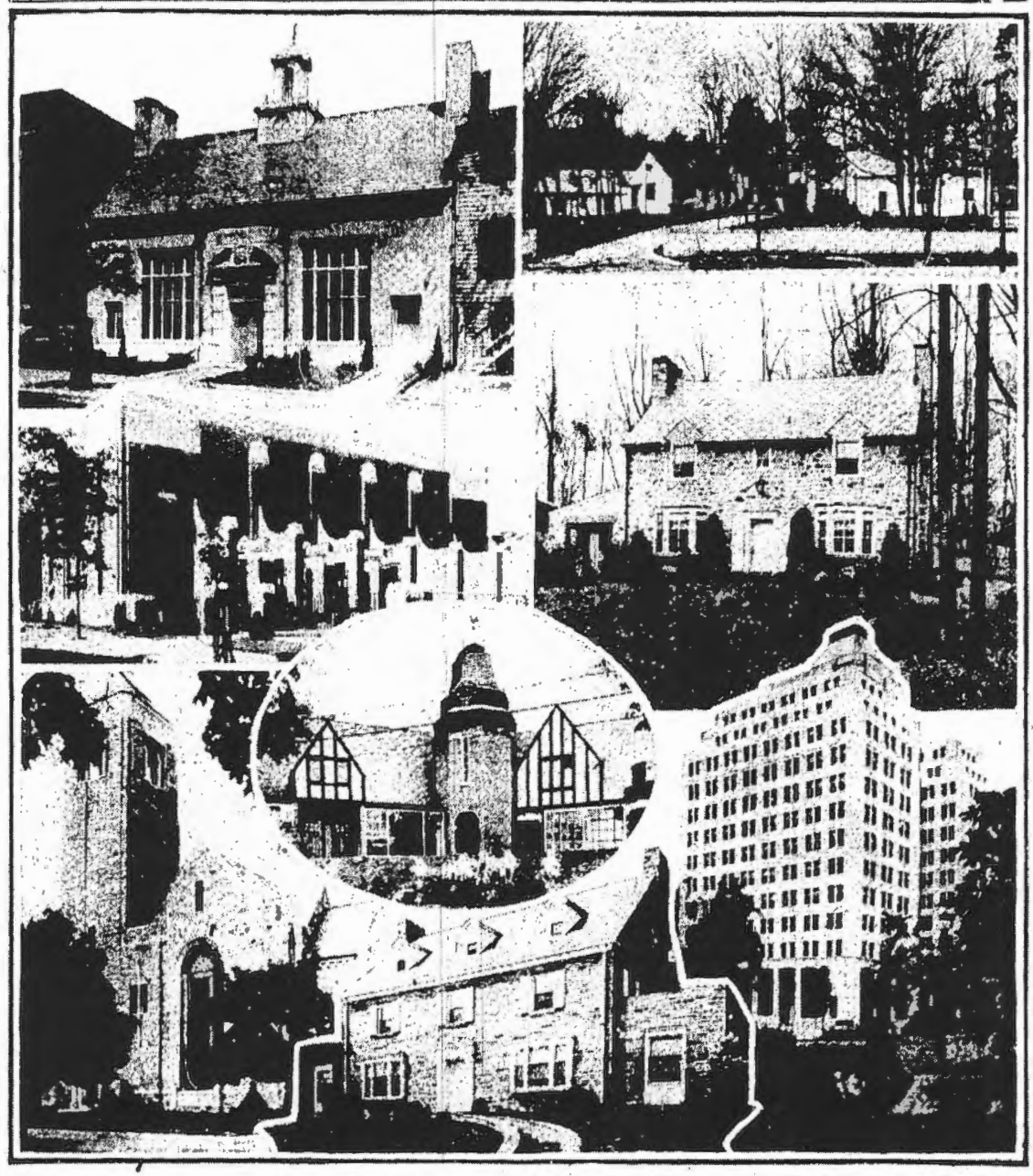
Potomac Electric Power Company Substation No. 25 from the southwest on Champlain Street, NW, ca. 1931. (Photo from Library of Congress)



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

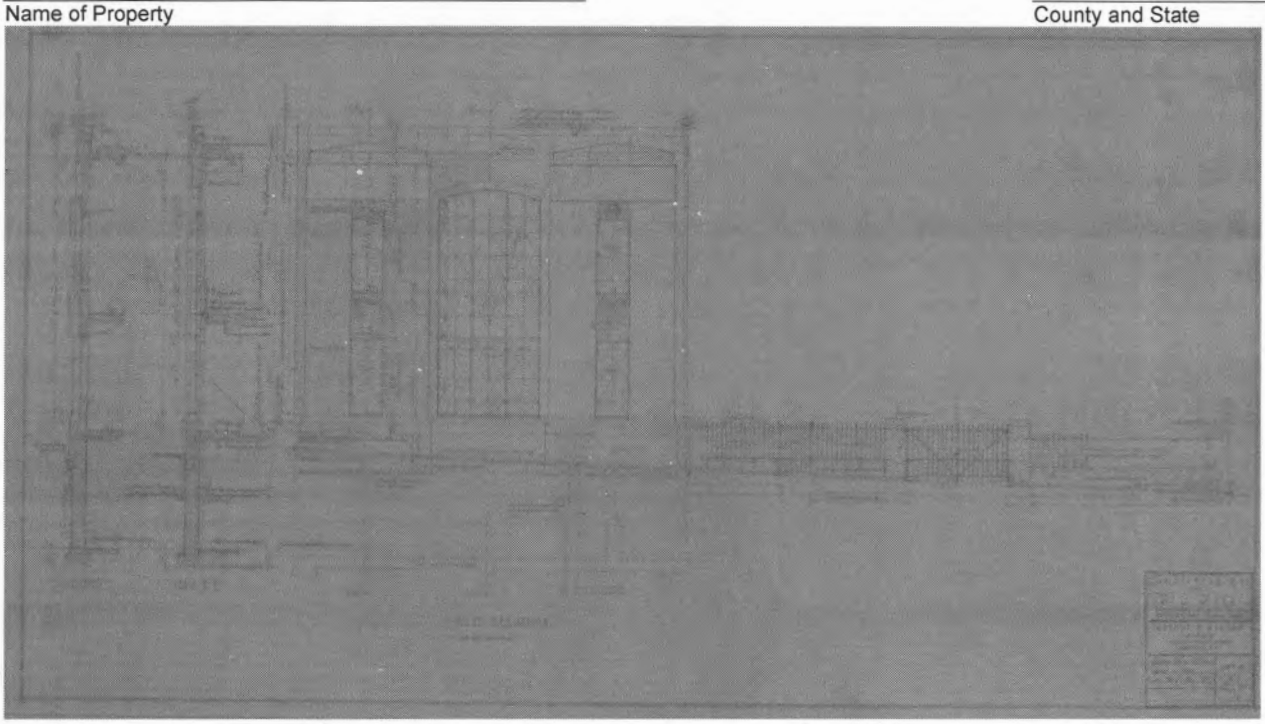
Buildings Selected for Trade Body Merit Awards

GROUP CHOSEN FROM MORE THAN 300 SUBJECTS SUBMITTED TO JURY

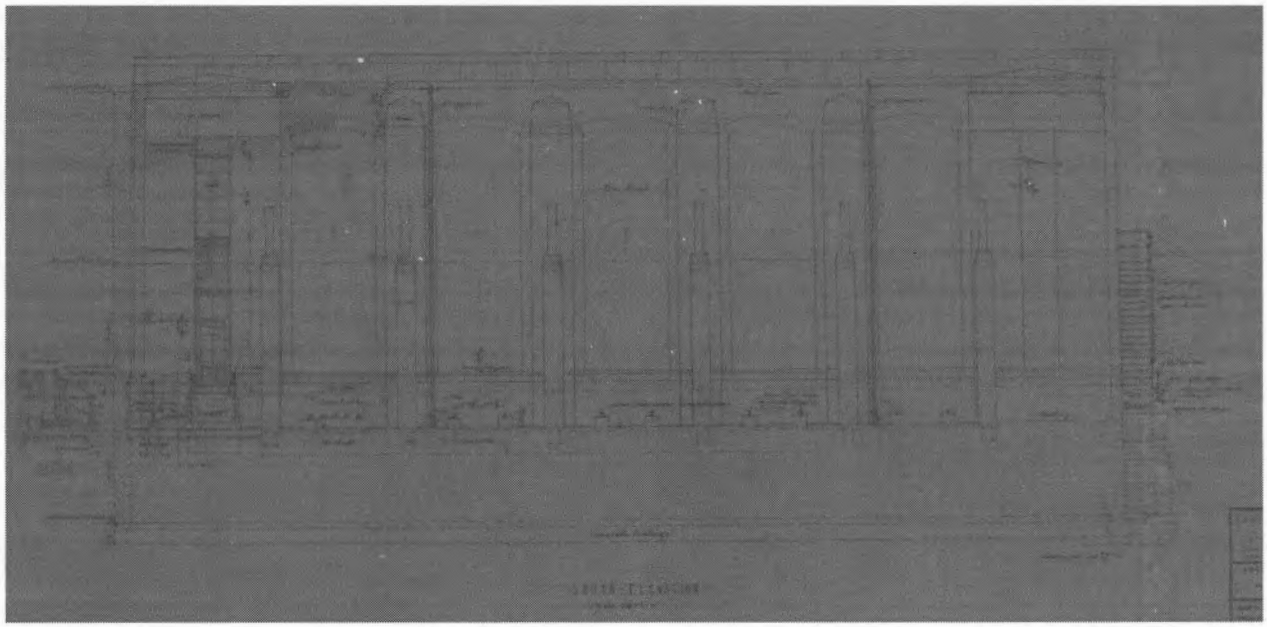


TOP row, left to right: Branch bank of McLachlen Banking Corporation, 813 Fourteenth street southwest, and the Children's Country Home, Queen's Chapel and Bunker Hill road.
Middle row: Substation No. 25 of the Potomac Electric Power Co., 2119 Champlain street, and residence, 3934 Glover driveway, Wesley 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.

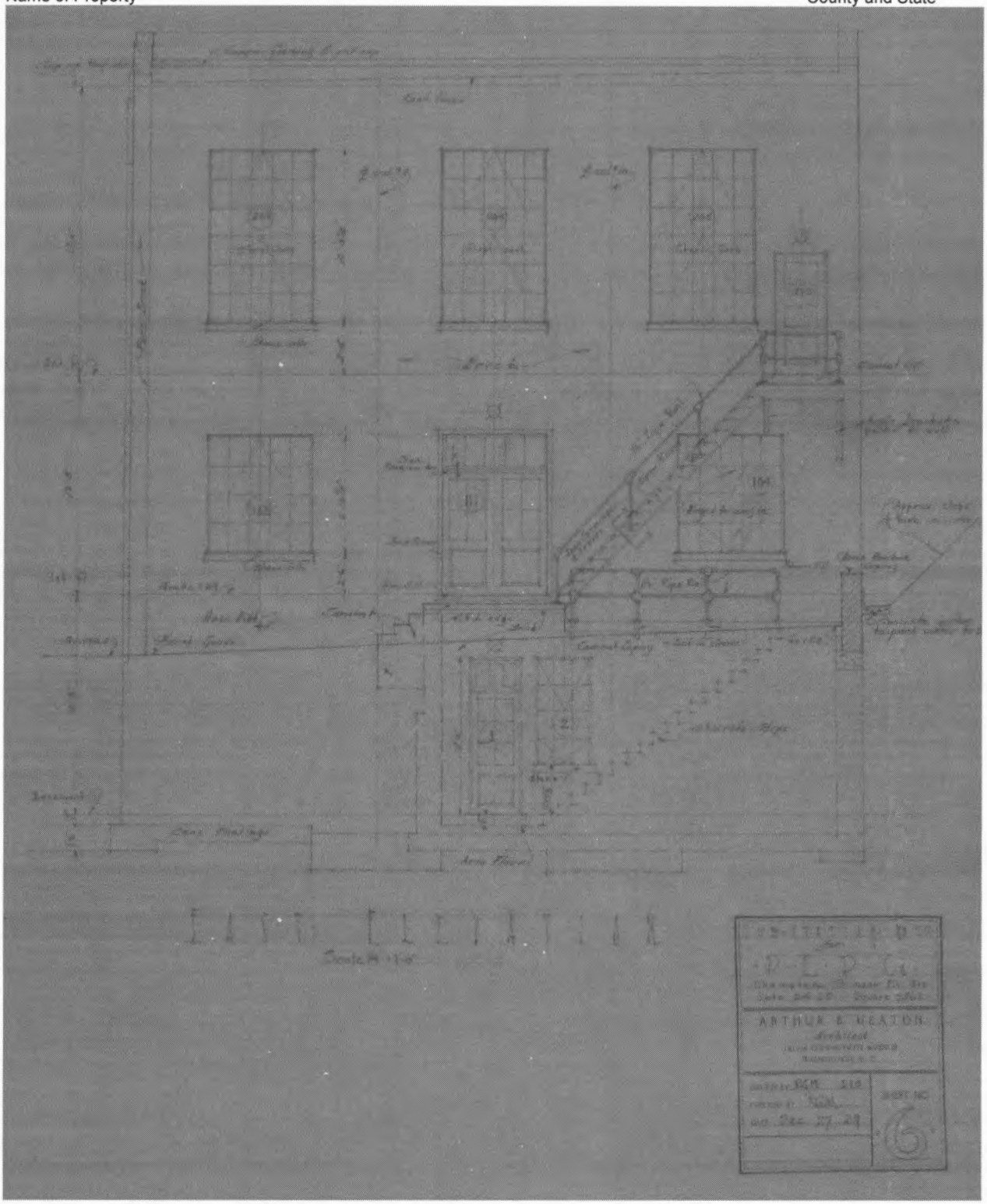
Buildings selected for the Washington Board of Trade merit awards, 1931, showing Pepco Substation No. 25 as one of the eight awardees. (From the *Evening Star,* April 11, 1931, p. B-1.)



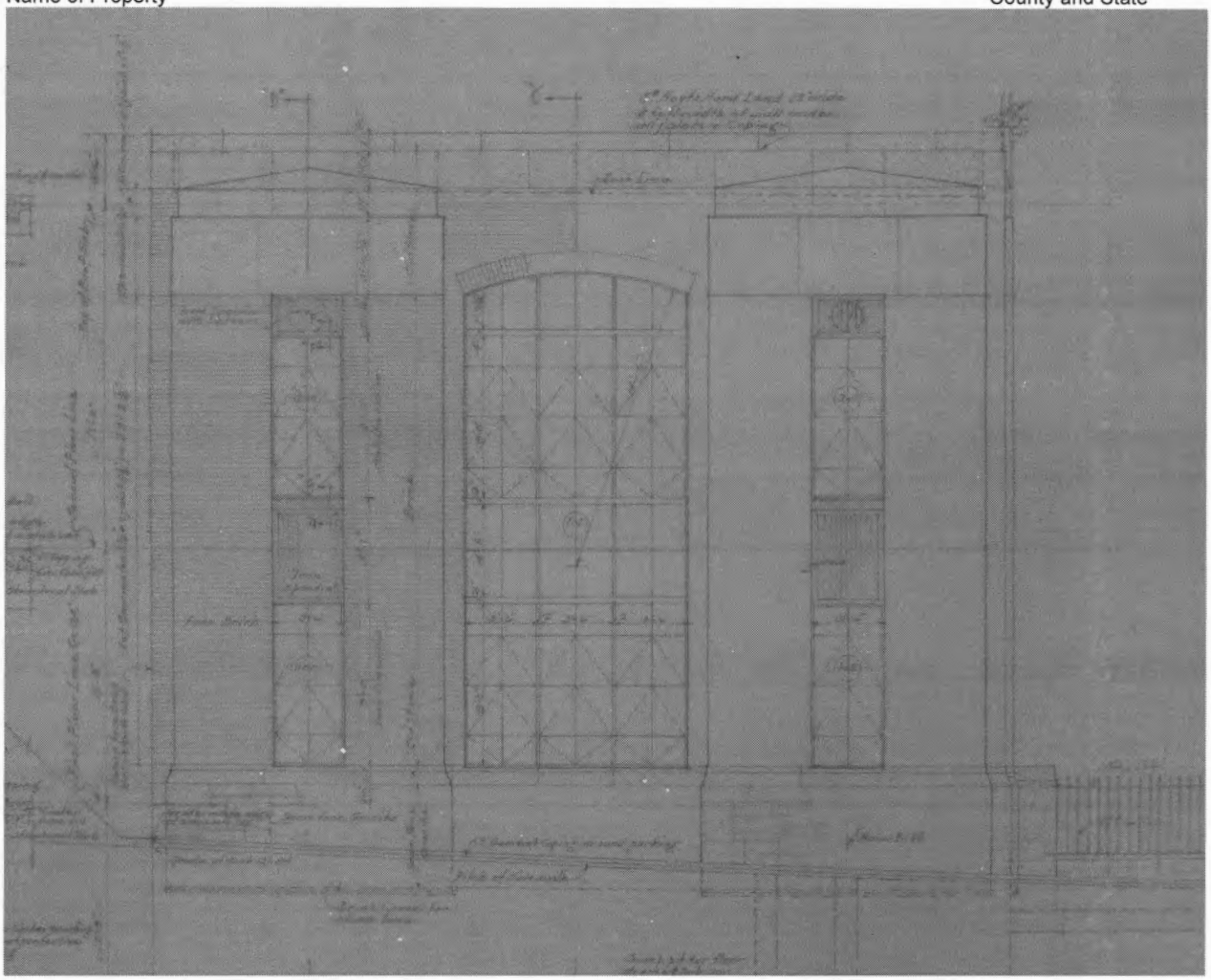
Architectural drawing of Substation No. 25, West Elevation, dated December 30, 1929 (From Library of Congress).



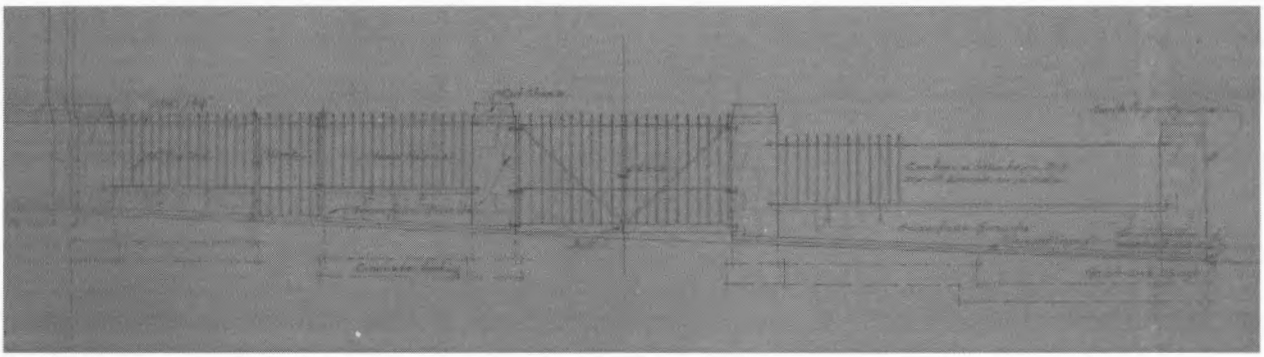
Architectural drawing of Substation No. 25, South Elevation, dated December 30, 1929 (From Library of Congress).



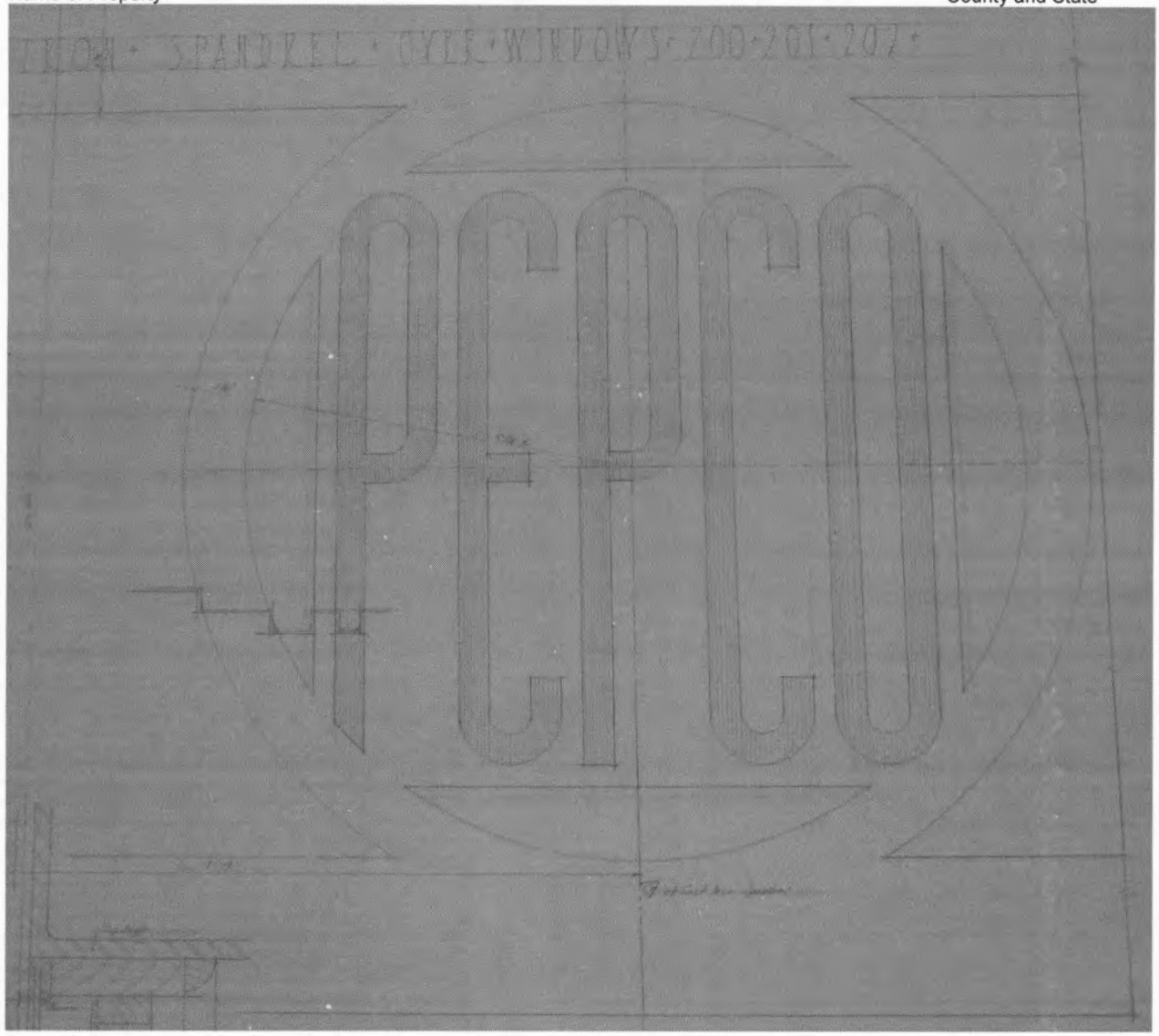
Architectural drawing of Substation No. 25, East Elevation, dated December 27, 1929 (From Library of Congress).



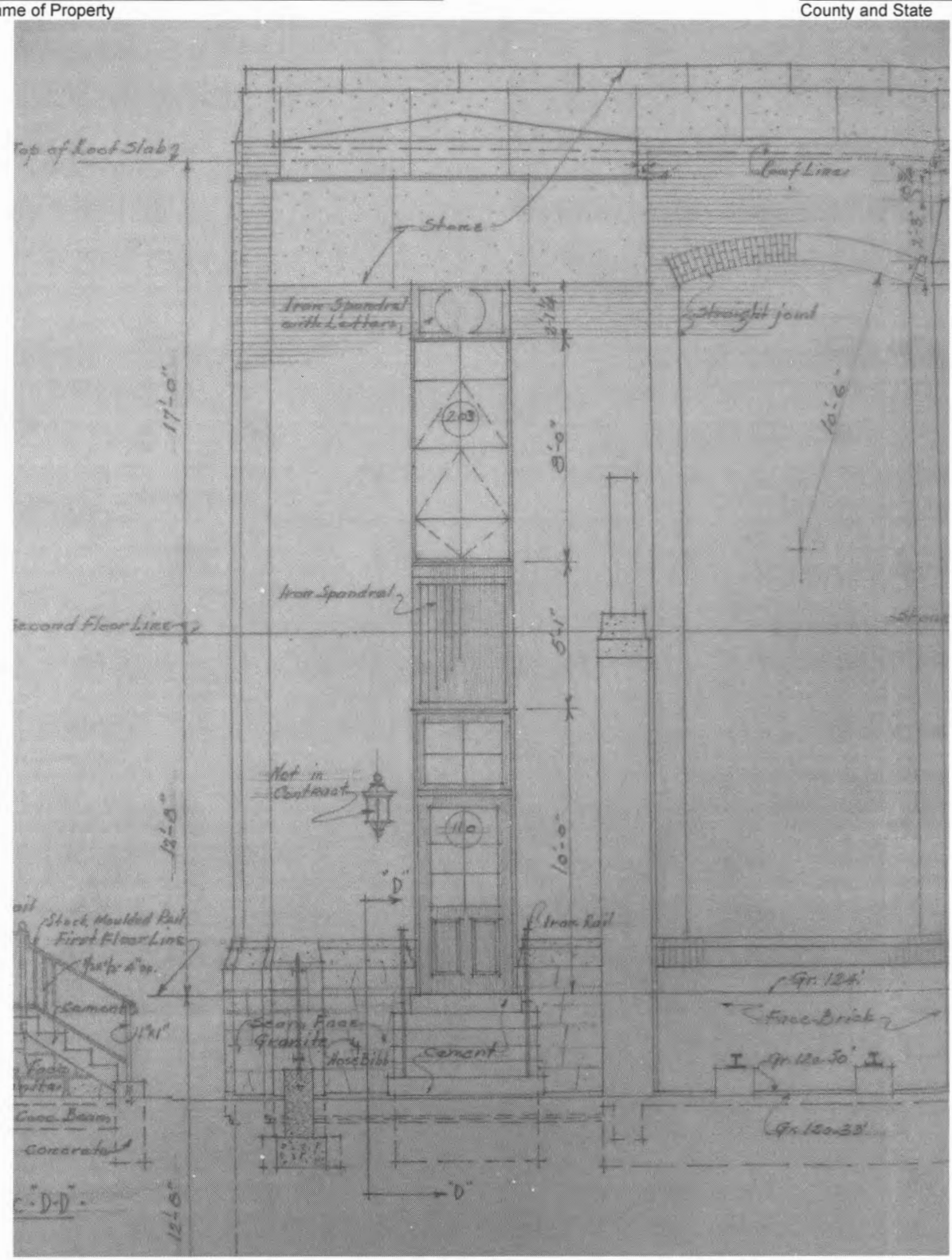
Architectural drawing of Substation No. 25, West Elevation, detail showing primary façade, dated December 30, 1929 (From Library of Congress).



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



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



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

Potomac Electric Power Company Substation No. 25
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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.