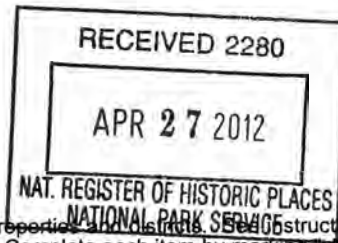


United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM



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This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "X" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name ORLANDO UTILITIES COMMISSION ADMINISTRATION BUILDING

other names/site number FMSF#OR9989

2. Location

street & number 500 South Orange Avenue N/A not for publication

city or town Orlando N/A vicinity

state Florida code FL county Orange code 095 zip code 32801

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 nationally statewide locally. (See continuation sheet for additional comments.)

Barbara C. Mattick / DSHPO 4/19/2012
Signature of certifying official/Title Date

Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
 - See continuation sheet
- determined eligible for the National Register
 - See continuation sheet.
- determined not eligible for the National Register
 - See continuation sheet.
- removed from the National Register.
- other, (explain) _____

Signature of the Keeper

Date of Action

Janet M. ...

6/7/2012

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)

- buildings
- district
- site
- structure
- object

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	total

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

"N/A"

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

GOVERNMENT

Current Functions
(Enter categories from instructions)

vacant

7. Description

Architectural Classification
(Enter categories from instructions)

Modern Movement

Materials
(Enter categories from instructions)

foundation CONCRETE
walls CONCRETE
STONE (granite)
roof SYNTHETIC
other _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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**ORLANDO UTILITIES COMMISSION
ADMINISTRATION BUILDING, ORLANDO,
ORANGE COUNTY, FLORIDA**

SUMMARY

The Orlando Utilities Commission (OUC) Administration Building is located at 500 South Orange Avenue, Orlando, Orange County, Florida. The 8-story building, located within the central downtown business district, was opened in 1967 as the modern administration building for the Orlando Utilities Commission. The OUC Building is an academically composed Modern Movement office building featuring a landscaped plaza with the building recessed from the property line and sited on a raised pedestal. The building is constructed of a steel frame with poured concrete floors. The exterior of the building is clad in granite panels at the first story and precast concrete panels on the remaining stories (photographs 1-4). The windows throughout the building are aluminum framed with large plate glass units at the first floor and elongated 1-light units on the upper stories.

The interior of the building features a modern floor plate with an offset service core surrounded by office space. On the first and second floors, marble paneling remains within the elevator lobby, and wood paneling and high ceilings remain within certain offices located along the east elevation. Although much of the interior features utilitarian finishes befitting typical office space, the second floor features some original mid-century modern finishes including: wood and marble paneling, tall door openings with in-filled transoms and aluminum framed interior windows. On the upper floors, the finishes are generally utilitarian with the exception of a limited number of corner offices which feature wood wall paneling on the perimeter walls.

The building was utilized as the OUC Administration headquarters from the time of its opening in 1967 until 2008 when a new administration building was opened on the adjacent lot directly to the west. The building retains a significant amount of integrity though a limited number of alterations have occurred. On the exterior, the plaza was reconstructed during the early 1990s due to the widening of South Orange Avenue. On the interior of the building, the first floor lobby underwent a modern renovation campaign in the 2000s and the upper floors and elevator lobbies were updated in various campaigns to meet the needs of the OUC.

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**ORLANDO UTILITIES COMMISSION
ADMINISTRATION BUILDING, ORLANDO,
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SETTING

The OUC Building is located within the southernmost section of Orlando's central business district. Directly to the north of the building is a complex of modern office buildings including Orlando City Hall. Located to the northeast and east are multiple parking lots and low-rise buildings including the site of the future Orlando Performing Arts Center, which is currently under construction. Located to the west of the site is the new OUC building and Interstate 4. Directly south of the site is Lake Lucerne which is divided by a causeway that carries the north/south South Orange Avenue to the residential areas located to the south of the lake. The OUC site is separated from the north bank of Lake Lucerne by Route 408, an elevated 6-lane highway which is located above Lucerne Circle, a local ring road around the lake.

Site

The OUC Building is located at the intersection of South Orange Avenue and West Anderson Street. The building fronts South Orange Avenue to the east and West Anderson Street to the north, but is set back from the property line. To the north of the building, the area between the building and the sidewalk is landscaped with a lawn, shrubs and trees which generally conceal the first floor of the building. The east, main facade elevation features a plaza between the building and South Orange Avenue sidewalk (photograph 5). Although the plaza was constructed as part of the original design, it was reconstructed in the early 1990s when S. Orange Avenue was widened. The current plaza is an entirely modern design and differed significantly from the original plaza which featured raised fountains flanking the entrance. The current plaza features a broad central stairway which provides access to the raised first floor lobby. Flanking the center stair are terraced gardens with concrete bulkheads and a below-grade north-south concrete walkway that is accessible via stairs on the north, south and east. Directly adjacent to the south elevation is a concrete sidewalk that abuts the building's concrete pedestal. Adjacent to this southern sidewalk is a modern concrete building which provides chilled water HVAC services to buildings in the downtown area, including the subject building and the new OUC Building. The new OUC Building, which opened in 2008, is located directly to the west of the subject building. The two buildings are separated by a paved driveway which provides access to a drive-through and parking lot located at the southwest corner of the site. The

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new OUC Building occupies the western portion of the site and is fronted by a circular plaza on West Anderson Street.

DESCRIPTION

The OUC Building features a poured concrete foundation and a steel frame. The floors are poured concrete and the core is constructed of concrete block. The exterior cladding and cornice are constructed of precast concrete panels. The OUC Building exemplifies the vocabulary of a Mid-Century Modern Style building.

Exterior

On the primary east, north and south elevations, the building is constructed above grade on a pedestal. The pedestal features concrete bulkheads with planting strips above. On the secondary west elevation, the building is located at grade.

The first story of the building is clad in granite panels and features large aluminum framed windows (photograph 5). The granite panels form projecting triangles that angle outward between the window bays. Along each elevation, the first floor walls are recessed from the plane of the building with landscaped areas located between the wall and concrete bulkhead. The columns are exposed at the wall plane and clad in granite of a slightly different color tone than the first floor wall paneling. On the first story, the center of the east elevation contains the main entrance (photograph 6). The entrance is recessed within the building envelope and has paired modern aluminum sliding glass doors set within an aluminum framed storefront. Above the entrance is an aluminum canopy that projects outward from the plane of the building. On the secondary, north elevation, there is a second entrance to the first floor lobby. This entrance features two paired modern aluminum framed entrances located beneath a simple precast concrete canopy.

Above the first story, the building features a simplified shaft and cornice composition (photographs 1-4). The shaft of the building features projecting painted precast triangular columns between the window bays and squared corners. The window bays feature stacked 1-light elongated aluminum window units with flush painted precast concrete spandrels.

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**ORLANDO UTILITIES COMMISSION
ADMINISTRATION BUILDING, ORLANDO,
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The windows throughout the building are uniform in shape. Their elongated form emphasizes the building's verticality.

The shaft of the building is capped with a simple precast concrete cornice. The painted cornice is rectangular in shape. Within the soffit of the cornice there are inset down lights that illuminate each window bay.

Interior

The OUC Building is 8 stories in height with a lobby and customer service space on the first floor, administrative offices and meeting rooms on the second floor and departmental offices on the upper floors. Original features and finishes remain in areas on the 1st and 2nd floors.

When last occupied in 2008, the first floor was utilized as the lobby, payment center and OUC offices (photograph 7). The payment center occupied the center of the first floor and is accessible directly from the main entrance on the east elevation. The payment center was renovated by the OUC in the early 2000s and features a modern teller desk and a large open floor area. The payment center is carpeted and has an acoustic suspended ceiling and is separated from the elevator lobby by a multi-light aluminum framed window.

Directly to the west of the payment center, and accessible primarily via the west elevation, is the lobby. The lobby controls access between the elevator bank and upper floors (photograph 8). Within the lobby the walls are a combination of original black granite and red veined marble, the floors are modern ceramic tile, and the ceiling is suspended acoustic panels. The elevator lobbies there are three aluminum elevator doors and surrounds and two directories. Within the lobby, there is a corridor that runs north along the west wall and provides access to the elevator lobby, restrooms and north office area (photograph 9). The corridor has original full height marble wall paneling, wooden doors and suspended acoustic ceiling. At the north end of the corridor, there is a modern glazed aluminum interior storefront that provides access into the north office space.

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The southeast corner and north section of the first floor are partitioned for use as offices. Within the north office space, there is an original double-loaded corridor which provides access to the office suites. The corridor has plaster walls and high suspended acoustic ceiling. The perimeter office spaces are accessible from the corridor via glazed interior aluminum storefronts (photograph 10). The offices feature high suspended acoustic ceilings and original wood wall paneling (photograph 11).

The second floor of the OUC Building was utilized as administrative offices and meeting rooms. The lobby is directly connected to the elevator lobby and both areas feature acoustic tile ceilings, carpeted floors and full height original marble wall paneling (photograph 12). Located along the west elevation is a marble paneled corridor that provides access to the restrooms and offices (photograph 13). The center of the floor features a lobby area flanked by reception areas to the north and south (photograph 14). Access to the adjacent reception rooms is provided via multi-light glazed wood partitions. The reception rooms feature original full-height wood wall paneling with matching doors and acoustic tile ceilings with inset lighting. Located along the south elevation and at the southeast corner of the floor are administrative offices with original full-height wood wall paneling and acoustic ceilings with recessed fields at the center. Located to the east and north of the lobby are additional administrative offices (photographs 15 & 16). These offices have finishes similar to the remainder of the floor and are accessible via aluminum framed glazed storefronts. Located to the west of the south reception room is a conference room ornamented with Colonial Revival features including: paneled wainscoting, paneled wooden doors with articulated surrounds, and crown molding (photograph 17).

Floors 3-8 were utilized for departmental office space and the layouts and finishes are suitable for the growth and restructuring of the OUC. The floors have a variety of floor plans which have been altered to meet the spatial needs of the commission.

Floors 3-7 have floor plans and finishes that are very similar. The elevator lobbies on floors 3-7 have plaster walls, painted aluminum doors and surrounds and suspended acoustic ceilings with inset lighting fixtures (photographs 18, 19 & 20). The floor finishes include: adhered and suspended acoustic ceilings with inset florescent lighting, carpeted floors, and plaster and gypsum board walls (photograph 21). In a few locations, corner

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offices are finished with wood wall paneling along the perimeter walls (photograph 22). The floor plans generally have larger open office spaces within the center and northeast and northwest corners of the building, with individual offices along the east wall. The offices along the east wall are accessible via a short double-loaded corridor. The doors within the corridor are wood with simple painted metal frames and have in-filled transoms. The transoms are in-filled with wood to match the door below. In certain locations, office suites are accessible via glazed aluminum storefront units. A stairwell with metal hand rails is immediately south of the elevators, and runs the entire height of the building (photograph 23).

The 8th floor was recently renovated and features an open floor plan surrounding the core. Within the core there are modern offices and meeting rooms with gypsum board demising walls and modern glazed aluminum partitions (photograph 24). The office space is carpeted, with modern suspended acoustic ceilings and inset florescent lighting. The elevator lobby has painted aluminum surrounds and cab doors, ceramic tile floor and a combination gypsum board and suspended acoustic tile ceiling with suspended florescent lighting fixtures.

OUC Administration Building – Interior Functionality

The OUC Building was designed to house all of the Commission's administrative functions including: customer service, accounting, and engineering. The building contained a utilitarian basement, five floors of finished office space, and three floors that were unfinished but were built for future expansion, reflecting the OUC leadership's keen foresight.

At the time of completion, the basement housed an innovative "Heat of Light" system, which was an all-electric heating and air conditioning system that utilized heat generated by the building's fluorescent light tubes. Touted as a Florida-first, the system was reportedly so efficient that it practically eliminated the need for additional heat when the lights were operating.¹

¹ The Heat of Light system was described in "Orlando Utilities to Hold Open House Next Weekend, Orlando Sentinel, April 14, 1968.

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The first floor, which was smaller in floor plate than the upper floors due to the pedestal design, was designed to house the main lobby as well as various departments including: customer service, purchasing, personnel, public relations, and sales engineering.

Executive functions were conducted on the second floor which originally housed: Executive Vice President, Commission Meeting Room, Administrative Conference Room, Commercial Operations, Water Operations, Financial Operations, Electric Operations, and the Assistant Manager.²

The third floor was dedicated strictly to accounting with half of the floor plate containing customer accounting functions and the other half containing general accounting.

The fourth floor held the IBM 360 and contained computer-related functions including: Computer Room, Keypunch and Auxiliary Equipment, Electric Construction, Computer Programmers' Office, Computer Program Library.

The Computer Engineer's office was located on the fifth floor, which also housed: Drafting Room, Engineering Office, Employee's Lounge, and the Dining Area.

Floors six through eight were not originally finished as they were designated solely for future expansion.

While the functionality of office buildings changed dramatically during the last half of the 20th century, as mainframe computers were replaced with networked desktop computers, and as people moved from small individual offices to vast open office areas with cubicles, the essential functioning of the OUC building remained unchanged. The first floor continued to house the public functions with the centrally located customer service department. On the second floor, where the executive functions occurred, the Commission Meeting Room and Administrative Conference Rooms were retained as meeting rooms until the OUC vacated the building in 2008. As is typical of office buildings, changes to

² The functioning of the building at the time of opening was detailed in "Orlando Utilities to Hold Open House Next Weekend, Orlando Sentinel, April 14, 1968.

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ADMINISTRATION BUILDING, ORLANDO,
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the floor plate occurred in the last decades of the 20th century as partitions were removed in favor of open office areas with cubicles. Features and finishes were updated, though original wall paneling was retained in areas, especially in the corner offices. As company growth continued, as projected, the three upper floors became occupied by various administrative functions. The OUC Administration Building was able to continue to serve as the headquarters, housing all administrative functions of the growing company, for over four decades, reflecting the Commission's ability to thoughtfully plan for decades of growth and progress.

Integrity

The Orlando Utilities Commission Administration Building retains a high level of integrity as a Mid-Century Modern office building. On the exterior, although the site has been altered due to the widening of South Orange Avenue and the construction of a new building directly to the south, the OUC Building retains a landscaped plaza which is a typical design feature of Mid-Century Modern office buildings. The building retains its original precast concrete panels and elongated stacked 1-light aluminum windows. On the interior the building has undergone previous renovations by the OUC to meet its changing spatial needs, but the building conveys the character of a mid-century office building and a public service space. Character defining features, including: marble and granite wall paneling, wood wall paneling, glazed aluminum interior windows, and in certain locations wood doors with transoms (in-filled), remain.

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.)

Property is:

- 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 of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

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

Areas of Significance

(Enter categories from instructions)

COMMUNITY PLANNING & DEVELOPMENT

Period of Significance

1966-1967

Significant Dates

1966-1967

Significant Person

n/a

Cultural Affiliation

n/a

Architect/Builder

Rogers, Richard Boone

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal agency
- Local government
- University
- Other

Name of Repository

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**ORLANDO UTILITIES ADMINISTRATION
BUILDING, ORLANDO, ORANGE
COUNTY, FLORIDA**

SUMMARY

The Orlando Utilities Commission Administration Building is nominated to the National Register for exceptional significance at the local level under Criterion A in the area of Community Planning and Development. The period of significance represents the period of construction, 1966-1967. The building meets Criterion Consideration G, for being exceptional even though it is less than fifty years old, as the corporate headquarters of Orlando's quasi-public utility commission in its role fostering public services during the most significant period of growth in the history of the City of Orlando. The new building was created in a pro-active response to the City and Utilities Commission's recognition of expanding public need.

HISTORIC CONTEXT

Orlando was sparsely populated before European settlers began to arrive in the 1830s. Cattleman Aaron Jernigan and his wife Mary acquired land along Lake Holden in the 1840s and the area thereafter became known as Jernigan.¹ Local legends conflict regarding the attribution of the name "Orlando." Some historians believe that the name may have originated from Orlando Reeves, a soldier who received a mortal arrow wound while on an overnight watch during the Second Seminole War.² Others believe that that the name was derived from one of the main characters in Shakespeare's play *As You Like It*. Yet other historians have suggested that the name Orlando came from one of numerous notable citizens of the same name including: Colonel Orlando Savage Rees, Orlando Woodward, Orlando Knapp or Orlando Barnes.

Orlando became the county seat of Orange County in 1856 though the area remained rural until the Reconstruction Era when the first significant population boom occurred and resulted in the incorporation of the Town of Orlando in 1875 followed by the incorporation of the City of Orlando a decade later in 1885. With the incorporation came rapid commercial and residential development. Early views of Orange Avenue show dense

¹ Steve Rajtar, *A Guide to Historic Orlando*, (Charleston, SC: The History Press, 2006), 11.

² Steve Rajtar, *A Guide to Historic Orlando*, (Charleston, SC: The History Press, 2006), 9-10.

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commercial two-story development by the mid-1880s.³ The first telephone exchange was established with eight phones in 1881.⁴

The first two decades following the city's incorporation are commonly referred to as the City's Golden Era when it became the hub of Florida's citrus industry. It was during the 1880s and 1890s that the railroads laid rails to service the city, several large hotels were erected, residences were outfitted with electric wiring, and the city began paving its streets. The Great Freeze of 1894-95 heavily damaged the area's citrus groves which forced many of the smaller growers out of business and resulted in the closing of seven of the eight local banks.⁵ Orlando suffered its first decline in population in the ensuing years, dropping from 2,856 residents before the freeze to 2,481 afterwards.⁶

As Florida's largest inland city, Orlando became a popular resort area in the early decades of the twentieth century and prosperity returned to the city. Orlando's growth in this period coincided with the Florida Land Boom which brought soaring land prices, easy credit access for buyers, and the speculative development of the earliest residential neighborhoods in the city as well as the expansion of the downtown commercial district. It was during the 1920s that some of the city's largest commercial and institutional buildings were constructed including: Orange Memorial Hospital, the Albertson Public Library, Angebilt Hotel, the Metcalf Building, and the State Bank of Orlando. City officials moved to establish the infrastructure and civic facilities necessary to keep up with the expanding business and residential districts.⁷ Orlando's first traffic lights were installed in January 1924.⁸ One year later the city markedly increased its police force and the Southern Bell Telephone and Telegraph Company erected a new plant and installed the first dial telephones in 1926.⁹ The boom period ended in the mid-1920s followed by the simultaneous onset of the Great Depression and the arrival of the Mediterranean fruit fly which drove away the tourist and citrus industries. Building permits which had totaled

³ Steve Rajtar, *A Guide to Historic Orlando*, (Charleston, SC: The History Press, 2006), 23.

⁴ Steve Rajtar, *A Guide to Historic Orlando*, (Charleston, SC: The History Press, 2006), 25.

⁵ Steve Rajtar, *A Guide to Historic Orlando*, (Charleston, SC: The History Press, 2006), 38.

⁶ Steve Rajtar, *A Guide to Historic Orlando*, (Charleston, SC: The History Press, 2006), 38.

⁷ Eva Bacon, *Orlando: A Centennial History*, (Chuluota, Florida: The Mickler House Publishers, 1975), Vol. 1, 243.

⁸ Eva Bacon, *Orlando: A Centennial History*, (Chuluota, Florida: The Mickler House Publishers, 1975), Vol. 1, 243.

⁹ Eva Bacon, *Orlando: A Centennial History*, (Chuluota, Florida: The Mickler House Publishers, 1975), Vol. 1, 346.

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**ORLANDO UTILITIES ADMINISTRATION
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\$8,288,359 in 1926 plummeted to a mere \$1,973,587 in 1927.¹⁰ The pace of development was brought to a halt and Orlando's economy did not recover until after World War II.

By 1950 Orlando's population had soared to 75,000 exceeding the Census Bureau's criterion for a metropolitan area.¹¹ With this growth, Orlando had become the financial, retail and transportation center for Central Florida and another boom period had begun. The 1950s witnessed the establishment of numerous business and industrial enterprises that would help to shape the city in the coming decades. In 1952, Tupperware announced the move of its headquarters from Farnomsville, Massachusetts, to Orlando, bringing to the area one of its largest payrolls.¹² In September 1955, the Minute Maid Company announced plans to consolidate and integrate several previously scattered offices into one central headquarters.¹³ One year later, the aerospace and defense company, Glenn L. Martin Company (later known as Martin Marietta and currently known as Lockheed Martin) established a plant in Orlando, which signaled the beginning of a technological economy in the region. It has been reported that within two years, Martin was responsible for the opening of 72 other businesses and it became the area's largest employer.¹⁴ To facilitate the city's projected continued growth, the new Orlando Jetport (precursor to the Orlando International Airport) opened in 1962, and within a decade four major airlines were servicing the airport. The mid-century boom witnessed unprecedented building activity in the city with building permits shattering all previous records.¹⁵

Perhaps the most significant event in Orlando's history, however, occurred in 1965 when Disney announced plans to build Walt Disney World. While Tampa and Miami were initially considered for construction of the park, Orlando's inland location, offered a more protected geography than the coastal regions which were under threat during hurricane season. The announcement of the opening of Disney World sent land prices skyrocketing to heights never before seen. Realizing the tremendous volume of tourists that would begin pouring into Central Florida, developers began grabbing land for hotels, restaurants

¹⁰ Eva Bacon, *Orlando: A Centennial History*, (Chuluota, Florida: The Mickler House Publishers, 1975), Vol. 2, 14.

¹¹ US Bureau of the Census, Population records for Orlando, Florida, 1950.

¹² Steve Rajtar, *A Guide to Historic Orlando*, (Charleston, SC: The History Press, 2006), 74.

¹³ Eva Bacon, *Orlando: A Centennial History*, (Chuluota, Florida: The Mickler House Publishers, 1975), Vol. 2, 198 and 203.

¹⁴ Steve Rajtar, *A Guide to Historic Orlando*, (Charleston, SC: The History Press, 2006), 77.

¹⁵ Eva Bacon, *Orlando: A Centennial History*, (Chuluota, Florida: The Mickler House Publishers, 1975), Vol. 2, p. 167.

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BUILDING, ORLANDO, ORANGE
COUNTY, FLORIDA**

and gas stations, particularly along Interstate 4.¹⁶ Throughout the city, high rise offices, hotels, condominiums and apartment buildings were erected, a direct result of rising land prices, and the city skyline began assuming an urban appearance. Walt Disney World vacation resort opened in October 1971, ushering in an explosive period of population and economic growth.

Coinciding with the expansion of business and industry was the opening of a number of civic buildings including: City Hall (1958), Orange County Courthouse Annex (1960), Central Florida Museum (1960), Orlando Public Library (1966), and the Orlando Utilities Company building (1967). These buildings were generally tall and modern in style, reflecting the aspirations of the growing city. The City of Orlando's mid-century record growth coincided with the popularity of the Modern Movement in America and the movement's influence was seen in the buildings constructed in Orlando during this time period.

US Census records for the City of Orlando demonstrate the persistent growth of Orlando in the late twentieth century.¹⁷

1950 – population of 75,000
1955 – 124,000 increase of 49,000
1960 – 203,000 increase of 79,000
1965 – 250,000 increase of 47,000
1970 – 310,000 increase of 60,000
1971 – Disney World opened
1975 - 427,000 increase of 117,000

In the mid-1960s, as the City of Orlando was experiencing unprecedented growth, the Orlando Utilities Commission (OUC) was rapidly outgrowing its City Hall office space. Richard Boone Rogers, the architect who designed the Orlando City Hall, was consulted to obtain an estimate on adding three floors to the north wing of the building where the OUC had been based since 1958.¹⁸ It was concluded that expansion of city hall would not provide space sufficient for the anticipated continued growth of the city. In April 1965, the

¹⁶ Eva Bacon, *Orlando: A Centennial History*, (Chuluota, Florida: The Mickler House Publishers, 1975), Vol, 2, 266.

¹⁷ US Bureau of the Census, Population records for Orlando, Florida, 1950-1975.

¹⁸ "OUC Crowds City Hall," *Orlando Sentinel*, August 20, 1964.

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**ORLANDO UTILITIES ADMINISTRATION
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OUC purchased the parcel at the southwest corner of Orange Avenue and Anderson Street to build their new Administration Building.

The OUC Annual reports from the 1960s demonstrate that meeting the demands of city growth was the Commission's central priority and by extension the city's primary concern during the period. The Annual Report from 1960 begins "The opportunity and challenge before the Orlando Utilities Commission was never more evident than during 1960. Growth in both the water and electric systems reached record all time highs."¹⁹ In 1961, the Annual Report stated, "Growth in both electric and water systems reached a new high in 1961."²⁰

Domestic electric use increased by nearly 10% between 1960 and 1961 while commercial use increased by over 20%. The 1962 Annual Report opened with the statement "Growth can be measured in many ways, but whatever the yardstick, Orlando's growth depends upon...and is most accurately measured by...its production and consumption of electricity."²¹ That report included statistics that demonstrated the continued increase in utility demand and detailed the initiation of an extensive electric and water expansion program.

Orlando Utilities Commission - Formation and Early History

During the 20th century, Orlando evolved from a small town into a vast metropolitan area, with marked periods of growth that were facilitated by the foresight of the Orlando Utilities Commission.

Orlando's first water mains were laid in 1886 by a privately-held company led by the locally prominent Judge John M. Cheney.²² On January 1, 1901, the Orlando Water & Light Company was organized to supply electricity to city residents. As time passed, operators found it increasingly difficult to supply all of the needs of the growing city and civic-minded leaders foresaw the necessity for more adequate facilities to supply water and electricity to the citizens of Orlando.

¹⁹ Orlando Utilities Commission, "Annual Report," 1960, select pages provided by OUC.

²⁰ Orlando Utilities Commission, "Annual Report," 1961, select pages provided by OUC.

²¹ Orlando Utilities Commission, "Annual Report," 1962, select pages provided by OUC.

²² "Orlando Utilities Commission, Silver Anniversary," 1947.

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In 1922, these civic leaders orchestrated the purchase of the Orlando Water & Light Co. and the Cheney family water company by the City of Orlando.²³ It was the unanimous opinion of these forward-looking citizens that operation and control should be “vested in a select group of Orlando citizens, to serve without pay under special legislative authority, directly responsible to the will of the people and not under the jurisdiction or control of the governing body of the City of Orlando.”²⁴

Accordingly, in 1923, a special Act was passed by the state legislature which granted the City a charter to establish the Orlando Utilities Commission.²⁵ The first Commission to serve Orlando’s pioneer venture was a group of five individuals comprised of local bankers and judges and their first major initiative was to build a new water and light plant. Voters approved \$575,000 in bonds to construct a new plant, which became known as the Lake Ivanhoe Power and Water Plant on North Orange Avenue.²⁶

When the OUC was formed in 1923, the population of the city was less than 10,000 and the number of OUC customers stood at 5,000. By 1925, just two years after formation, the population had grown to 23,000 and the number of OUC customers had more than doubled.²⁷ A year later, it became apparent that an addition to the Lake Ivanhoe plant would be necessary. This early growth instilled in the Commission the importance of maintaining a forward-thinking approach.

In 1925 the Florida Legislature mandated that the fifth member of the Commission be replaced by the Mayor of the City of Orlando to afford the opportunity for coordination between City Council and the Utilities Commission.²⁸ More efficient planning for expansion was afforded by having the mayor advocate on behalf of the Commission to City Council.

²³ “The History of OUC – The Reliable One,” http://www.ouc.com/en/news_and_information_ctr/about_ouc/history.aspx (accessed August 10, 2010).

²⁴ “Orlando Utilities Commission, Silver Anniversary,” 1947.

²⁵ “The History of OUC – The Reliable One,” http://www.ouc.com/en/news_and_information_ctr/about_ouc/history.aspx (accessed August 10, 2010).

²⁶ The Lake Ivanhoe Power and Water Plant was converted into the Dr. Phillips Center for the Performing Arts.

²⁷ “Orlando Utilities Commission, Silver Anniversary,” 1947.

²⁸ “Orlando Utilities Commission, Silver Anniversary,” 1947.

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In the early years, the OUC occupied offices in several locations, but rapid growth repeatedly forced the Commission to move to larger quarters. Upon its initial formation the OUC set up offices in a hotel building located at the corner of Court and Church Streets. Having quickly outgrown those offices, the OUC moved to offices in City Hall, but by 1936 it realized that the space was not sufficient and a move to a building at the corner of Wall and Magnolia Streets (formerly North Main Street) was completed.

Intermittent attempts were made to gain control of the Utilities by private companies who recognized that the continued growth of the city would require expansion of utilities which would lead to substantial profits. In 1928, an outside private utility offered \$3 million to acquire OUC. Between 1928 and 1931 there was considerable discussion regarding the sale of the Utilities and in August 1931, a referendum was held and the citizens voted against selling the Utilities by a vote of 1033 to 146.²⁹ The question as to whether the OUC should remain under municipal ownership did not end, however, with the vote, and between 1931 and 1940 various additional attempts were made to acquire the utility, attesting to the Commission's early success.

Comparative Analysis

As city officials began to realize that the city's growth in the first half of the 1950s would likely continue and possibly exceed expectations, the city commissioned George W. Simons, a prominent Jacksonville, Florida city planner who was active in the southeastern United States from the late 1920s through 1970. Simon launched his professional career as a municipal consultant, and over a forty year period he was retained by over seventy municipalities to prepare city, county, regional and zoning plans, reports and studies.³⁰ His plans for major Florida cities included: Tampa, Orlando, Pensacola, Fort Lauderdale, and Miami Beach. Simon's vision for the development of these cities during the mid-twentieth century was detailed in comprehensive plans and zoning ordinances that predicted patterns of growth, identified future infrastructure requirements, designating zones targeted for

²⁹ The question as to whether the OUC should remain under municipal ownership did not end however with the vote, and between 1931 and 1940 various additional attempts were made to acquire the utility. "Orlando Utilities Commission, Silver Anniversary," 1947.

³⁰ A brief summary of Simon's career is included in the abstract in "Guide to the George W. Simons, Jr. Planning Collection," University of North Florida Thomas G. Carpenter Library, Special Collections, University Archives.

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commercial development, and anticipated demands for municipal services as Florida's populations continued to grow.

Simon's first study in the City of Orlando was an economic and housing survey of the Orlando Metropolitan region, which was commissioned by the Orlando Board of Realtors and was completed in 1946. This study anticipated the earliest post-war housing developments in the city. The City of Orlando then retained Simons to produce a report on the city's redevelopment undertakings in 1951. As the city's growth began to explode in the 1950s, the city commissioned Simon to prepare the city's first comprehensive plan in 1959. Simon produced a second comprehensive plan in 1964 which addressed the projected continued growth and expected municipal demands. As the growth spread across Orange County and northeast into Seminole County, the Orange-Seminole Joint Planning Commission was formed and a "Plan for the Future" was issued in 1968.

To enable the city to continue on its trajectory of growth during the mid-twentieth century, city officials recognized the need to expand civic services. A number of important civic undertakings were initiated during this period, though few of these buildings remain today as the growth of the city continued beyond expectations rendering the mid-century civic buildings inadequate to accommodate the city's expansion.

By the mid-1950s it had become clear that the city was rapidly outgrowing its city hall as the city departments were expected to continue to expand. Architect Richard Boone Rogers was commissioned for the design of a new city hall at the southwest corner of S. Orange Avenue and South Street. The new city hall opened in 1958 and was the first civic building erected in the Modern Movement Style of architecture representing the modern face of city government. The 1958 city hall remained in use for only thirty years and the building was imploded in 1991.³¹

Two years after the new city hall opened in 1958, a large Annex was added to the Orange County Courthouse. Designed by architects Ralph P. Lovelock of Winter Park and James B. King of Orlando, the exterior of the annex contained vibrant colors in tune with its Florida setting and utilized materials that were selected for durability. The annex was designed to show off the latest in modern efficiency and durability. Less than a decade

³¹ Steve Rajtar, *A Guide to Historic Orlando*, (Charleston, SC: The History Press, 2006), 159.

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after completion, however, county officials announced a major 70,000-square-foot expansion and renovation of the annex, including a 10-story tower that would connect the colorful structure to the 1927 courthouse building. In 1989, county officials decided to close the whole annex because of concerns that asbestos in the building posed a health threat.³² Not long after, what had once been the ultra-modern annex, was demolished.

The increased demand for power forced the OUC to initiate plans for a new plant. In 1958 construction contracts were awarded for a 90,000 square foot \$16 million plant on a 150 acre tract located in Brevard County on US Highway 1, approximately five miles south of Indian River City.³³ The design of the plant utilized very modern materials and straightforward expression of form, characteristics of the modern movement of architecture. The Indian River Plant, as it was named, represented the largest single project in terms of public investment in the city's history.³⁴ The plant building was constructed of reinforced concrete and steel with superstructure walls of stainless steel panels. Reflecting the forward-thinking approach of the Commission, the building was designed to withstand 135 mph hurricane winds and was also designed to accommodate future expansion to the west. Aside from the main building, a water treatment building and a warehouse with over 5,000 square feet of storage space were also constructed on the site. Upon completion, the Indian River Plant tied in with the OUC's main plant on Lake Ivanhoe by means of a 115,000 volt transmission line.

To accommodate this growth, the OUC was forced to move its headquarters in 1958 from their 2-story 9,000 square foot building at Magnolia and Wall Street to occupy 13,000 square feet in the north wing of the newly completed City Hall.³⁵

Plans for a museum were initiated in 1955 and in 1960 the Florida Central Museum opened to the public in Loch Haven Park.³⁶ This museum, which was designed in the popular Modern Movement Style, interpreted natural history, anthropology, history, and art and

³² "1960: The Annex," Ninth Judicial Circuit Court of Florida, world wide web, <http://www.ninthcircuit.org/History/courthouses/1959.shtml> (accessed April 13, 2011).

³³ "Orlando Utilities to add Color on Indian River," *Orlando Evening Star*, February 23, 1958.

³⁴ "Orlando Utilities' New Plan, Ideally Located in Brevard County, Five Miles South of Indian River City on US Hwy 1," *Orlando Evening Star*, June 3, 1960.

³⁵ "OUC Crowds City Hall," *Orlando Sentinel*, August 20, 1964.

³⁶ Eva Bacon, *Orlando: A Centennial History*, (Chuluota, Florida: The Mickler House Publishers, 1975), Vol. 2, 193 &c.

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included a planetarium. In the 1970s, the mission of the museum changed to become a hands-on science and technology center, and the museum was renamed the John Young Museum and Planetarium in honor of Orlando's astronaut, John Young. In 1984, the name was changed again to the Orlando Science Center. In 1997, the original museum building was replaced by a new facility six times the size of the original.

During this same period, the city realized the need to construct a modern public library. Architect John M. Johansen of New Canaan, Connecticut, was commissioned for the design of the new library at Rosalind Avenue and Wall Street. The Orlando Public Library, which opened in 1966 and remains extant, is a poured in place concrete building designed in the Brutalist Style of architecture. While the Brutalist Style was popular during the mid-century period, this style represented a marked departure from the contemporary civic and commercial buildings in Orlando which were Modern Movement designs, likely a result of the fact that the library was designed by a non-local architect.

In the context of the mid-twentieth century period of growth in Orlando, the OUC Building stands as an important example of civic related architecture erected to foster continued growth of the city. While ample enough to handle the demands at the time of construction, these mid-century municipal buildings rapidly became inadequate and were replaced in the 1980s and 1990s. The Modern Movement characterized the architectural landscape of the city during this important period, and while there are commercial examples of the style remaining, the OUC building stands as a unique example of civic related architecture from the city's mid-twentieth century boom period.

HISTORIC SIGNIFICANCE

The OUC official history, which was distributed exclusively to OUC employees, included an excerpt on the opening of the new Administration Building,

According to Curtis H. Stanton, OUC Executive Vice President and General Manager, 'The new Administration Building will give the Commission a greater operational capacity, a needed capacity with the advent of Disney World, Florida Technological University and the new Naval Training Center. These additions to our economy will put increasing demands upon OUC to supply efficient, low-cost electric and

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water services to a wide variety of new industries, businesses, public institutions and residential areas.³⁷

As evidenced by the OUC Official History and Annual Reports, the growth of the city and the demand for expanded services was the catalyst for construction of the new Administration Building. Because the OUC was effectively owned by the city, obtaining City Council approval for the construction of a new Administration Building was not required. This proved advantageous in allowing for an expeditious construction schedule and avoidance of public debate over the merits of constructing a new building.

Criterion A – Community Planning and Development

The Orlando Utilities Commission Administration Building is significant under Criterion A for Community Planning and Development for its representation of the foresight demonstrated by the city and the utility in anticipating the city's growth which would come to fruition in the ensuing decades. The growth of the City of Orlando in the latter half of the 20th century was wholly reliant on the extension of existing utilities, and the Orlando Utilities Commission Administration Building was central to the organization's ability to service their growing customer base. Constructed to house the central customer service, accounting, engineering, and executive functions of the Orlando Utilities Commission, the OUC building represents the symbiotic relationship between the mid-century period of expansion in the city and the reliance on the ability of the utilities to expand to accommodate the growth. The proactive planning demonstrated by the OUC was evident in their acknowledgement that the administrative functions that would be required of the growing city could be best met by the construction of a new facility.

OUC Enables Mid-20th Century Growth of Orlando

The 1950s and 1960s marked a period of extensive transformation of the city into a tourist and technological center as a number of large corporations and industries moved to the area and Disney began construction of its theme park. These decades were among the

³⁷ "Orlando Utilities Commission 1875-2010: A History of Water and Electricity in Central Florida," Orlando: Orlando Utilities Commission Marketing Communications and Community Relations Department, 2011.

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most notable for the OUC as it strove to keep up with the exploding pace of growth. During these decades it was not uncommon for the OUC to witness double-digit increases in power sales from one year to the next.³⁸ Because the OUC was effectively owned by the city, the utility lines were extended and infrastructure constructed as needed in order for land development to occur.

Within just six years in City Hall, the utility demand tripled and it was realized that the City Hall accommodations would not suffice to stay at pace with the growth of the city.³⁹ In 1965 the site was purchased for \$200,000 and included an acre of ground with 180 feet of frontage on Orange Avenue.⁴⁰ The site was touted as ample enough to accommodate both the administrative functions of the OUC as well as much needed customer parking. The following year, OUC President, E. G. Langston, officially announced plans for a new Administration Building that would conform to the architecture of city hall and the 8-story building was completed the following year. When the building was completed, the headline in the Sentinel read "OUC's 8-story Building Step Ahead of Disney," attesting to the direct connection between the construction of the OUC Building and the expected impact of Disney World on the city's power and water demands.⁴¹

Prominent Orlando architect Richard Boone Rogers was commissioned to design the new OUC building and in June of 1966, plans for a new 8-story structure were unveiled. Local contractor Robert Graham of Graham Contracting, Inc. was commissioned to build the structure and groundbreaking occurred in July 1966. The initial \$1 million cost projections quickly rose and despite a number of cost savings measures, including the elimination of a proposed auditorium, the final cost was reported to be \$3.5 million.⁴² A total of 60,000 square feet of finished floor space was constructed with an additional 30,000 square feet of raw space on the upper three floors which was designed for future expansion.

As the new Administration Building was being constructed it was recognized that additional parking would be required to meet the needs of the building occupants. After more than a year of negotiation, two residential properties on Lucerne Terrace were

³⁸ "OUC Crowds City Hall," *Orlando Sentinel*, August 20, 1964.

³⁹ "OUC Crowds City Hall," *Orlando Sentinel*, August 20, 1964.

⁴⁰ "OUC Buying Corner at Orange, Anderson," *Orlando Sentinel*, April 20, 1965.

⁴¹ "OUCs 8-Story Building Step Ahead of Disney," *Orlando Sentinel*, October 31, 1965.

⁴² "OUC Okays New 8-Story Structure," *Orlando Sentinel*, June 29, 1966.

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acquired in January 1968 to add parking space for OUC's administration building.⁴³ Plans were announced which called for 82 employees and 12 customer parking spaces and permits were obtained in June 1968 for the surface parking lot immediately south of the building.⁴⁴

Reflecting the progressive management practices, the Commissioners realized that computerization of the company records would be necessary to keep up with growing demand and the new building was specifically designed to accommodate the IBM mainframe computer and the OUC's newly formed data processing division.

Near the close of 1966, the OUC purchased an IBM System 360 which was initially installed on the seventh floor of city hall until it could be moved to its permanent quarters of the fourth floor of the new Administration Building.⁴⁵ The IBM 360 was touted by the OUC as an extremely powerful and versatile system that made possible the maximum utilization of data processing equipment and the continuous availability of information essential in providing efficient service to customers. Typewriter terminals were connected directly to the computer to handle service orders and customer account information. These terminals were installed in the customer service, credit and accounting departments. Magnetic tape drives transmitted or received data from the 360 system at a then astonishing rate of 30,000 characters per second. In addition to record-keeping and accounting functions, the 360's capacity enabled it to handle a variety of tasks including: utility load analysis, payroll, stock inventory, monitoring and scheduling preventative maintenance operations for turbine generators, and reporting for the company's 260 service vehicles.⁴⁶ It was envisioned that the 360 would eventually assume the record keeping tasks for: processing service orders, calculating schedules for engineering projects, purchasing, electric production and engineering, water production, engineering, meter inventory, and meter readings.⁴⁷ OUC Commissioners widely promoted the efficiencies of the computer system emphasizing the significant cost savings that would be realized by the

⁴³ "OUC Okays Purchase of Parking Property," *Orlando Sentinel*, January 9, 1968.

⁴⁴ The surface parking lot and a subsequent parking garage were demolished for the expansion of the East-West Expressway to the south.

⁴⁵ "Orlando Utilities to Hold Open House Next Weekend," *Orlando Sentinel*, April 14, 1968.

⁴⁶ "Computer Assists Orlando Utilities," *Orlando Evening Star*, April 21, 1969 and "Orlando Utilities to Hold Open House Next Weekend," *Orlando Sentinel*, April 14, 1968.

⁴⁷ Information on the IBM 360's capabilities was included in "Orlando Utilities to Hold Open House Next Weekend," *Orlando Sentinel*, April 14, 1968.

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public. The company reported that "All dollar savings realized by increased efficiencies are passed on to the public, since the commission is municipally owned. Profits not retained for improvement or expansion go to the city of Orlando. In some recent years, sums turned over to the local treasury have equaled amounts received from property taxes. The Commission is thus paying one-half of every citizen's property taxes while providing electricity and water at rates competitive with those of the surrounding area."⁴⁸ The IBM 360 became invaluable in running the OUC and was integral in managing the mid-century growth.

Citizens of Orlando historically held the OUC in very high regard, as a result of their business acumen which contrasted greatly with city-run utility systems that often kept rates artificially low to please the public, later finding themselves financially unable to expand or replace their physical plants. During the 1950s/1960s period of expansion, newspaper articles regularly appeared which expressed the gratitude of the city's residents for the OUC's foresight. In a 1959 article, "Orlando Taxpayers Owe Debt of Millions to Utilities Leaders," the writer reports that the OUC was able to contribute from its profits that year more than one million dollars towards the operation of the city and that the services offered by the OUC cost half of what it would cost taxpayers if the OUC were under direct city control "...the citizens of Orlando today, tomorrow and in the years to come, owe a great debt of gratitude for their sound judgment that has produced a municipal profit of 100 pct. a year on the original investment."⁴⁹

Unlike strictly public utilities, the quasi-public OUC historically operated on a strictly business basis modeled after private utility firms. The conservative business practices, which involved consultation with industry leaders to keep abreast of needs, allowed the company to keep up with the fast rate of growth that the city witnessed during the 1950s and 1960s. OUC leadership was historically regarded as forward-thinking and the Commissioners took long range views in planning for the future electric and power needs of the citizens of Orlando. In referencing the OUC Commission Members, it was reported that "they have earned their place in Orlando's Hall of Fame, to be recognized in future years in the same category of those pioneers of 1922 who are still honored for their civic loyalty and their willingness to share the burdens of city management without personal

⁴⁸ "Computer Assists Orlando Utilities," *Orlando Evening Star*, April 21, 1969

⁴⁹ "Orlando Taxpayers Owe Debt of Millions to Utilities Leaders," *Orlando Star*, December 30, 1959.

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compensation.⁵⁰ OUC leadership took pride in stepping out ahead of the needs of the day and building for the future and it was often stated that the “best barometer of Orlando’s rapid growth is the city-owned utility.”⁵¹

The OUC continued its administrative functions at the 500 S. Orange Avenue building through the early part of the twenty-first century, when a public infrastructure project resulted in a taking of the parking garage servicing the OUC Building. The OUC used this occurrence as the opportunity to create a new, modern and energy-efficient facility better suited for the needs of the growing organization. In 2008, this new facility, known as Reliable Plaza, opened directly west of the subject building.

Criterion Consideration G – Properties that have Achieved Significance within the Last Fifty Years

The Orlando Utilities Commission Administration Building is a unique example of proactive community planning manifested in civic architecture. As the City of Orlando experienced unprecedented growth during the decade of the 1950s it became necessary for the Orlando Utilities Commission to expand and enable the continued growth of the city. With the 1965 announcement of Disney World’s construction, the OUC reacted swiftly and commissioned local architect Richard Boone Rogers to design the Administration Building. The new administration building allowed the OUC to service the growing population, both commercial and residential, and primed the City of Orlando for its growth in the coming years as one of the country’s top tourist destinations. The OUC Administration Building represents the bold and prescient vision that was emblematic of the Orlando Utilities Commission.

While completed within the past fifty years, the OUC Administration Building meets National Register Criterion Consideration G for its exceptional historical importance on a local level.

⁵⁰ “Orlando Taxpayers Owe Debt of Millions to Utilities Leaders,” *Orlando Star*, December 30, 1959.

⁵¹ “Utility Again Paces Planning for Area Spurt,” *Orlando Sentinel*, October 31, 1965.

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10. Geographical Data

Acreeage of Property less than 1 acre

UTM References

(Place additional references on a continuation sheet.)

1	1	7	4	6	2	9	4	0	3	1	5	6	7	2	0
	Zone		Easting						Northing						
2															
	Zone		Easting						Northing						

3															
	Zone		Easting						Northing						
4															
	Zone		Easting						Northing						

See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Cindy Hamilton/Robert O. Jones, Historic Preservationist

organization Bureau of Historic Preservation date April 2012

street & number 500 South Bronough Street telephone 850-245-6333

city or town Tallahassee state FL zip code 32399-0250

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A **USGS map** (7.5 or 15 minute series) indicating the property's location.
- A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name GDC Properties LLC - attn: Michael Orlandi

street & number 245 Saw Mill River Road telephone _____

city or town Hawthorne state NY zip code 11053-1522

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 amend 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. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 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 Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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VERBAL BOUNDARY DESCRIPTION

Orange County Property Appraiser parcel #35-22-29-6485-01-000
A portion of Lot 3 Boones's Revision, Plat Book D Page 134.

BOUNDARY JUSTIFICATION

This portion of the property has historically been associated with the Orlando Utilities Commission Administration Building.

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PHOTOGRAPH LIST

1. Orlando Utilities Commission Administration Building, 500 South Orange Avenue, Orlando
2. Orange County, Florida
3. Nick Kraus
4. July, 2010, Heritage Consulting Group
5. East and north elevation, looking southwest
6. Photo #1 of 24

Items 1-4 are the same for all photographs

5. East elevation, looking west
6. Photo #2 of 24

5. East elevation, looking northwest
6. Photo #3 of 24

5. West elevation, looking southeast
6. Photo #4 of 24

5. Plaza, looking south
6. Photo #5 of 24

5. Plaza main entry steps, looking west
6. Photo #6 of 24

5. First floor lobby, looking west
6. Photo #7 of 24

5. First floor lobby, looking east
6. Photo #8 of 24

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photo Page 2

**ORLANDO UTILITIES COMMISSION
ADMINISTRATION BUILDING, ORANGE
COUNTY, FLORIDA**

-
- 5. First floor corridor, looking north
 - 6. Photo #9 of 24

 - 5. First floor office area, looking northwest
 - 6. Photo #10 of 24

 - 5. First floor office, looking south
 - 6. Photo #11 of 24

 - 5. Second floor elevator lobby, looking west
 - 6. Photo #12 of 24

 - 5. Second floor corridor, looking south
 - 6. Photo #13 of 24

 - 5. Second floor reception area, looking north
 - 6. Photo #14 of 24

 - 5. Second floor office, looking north
 - 6. Photo #15 of 24

 - 5. Second floor office, looking east
 - 6. Photo #16 of 24

 - 5. Second floor conference room, looking east
 - 6. Photo #17 of 24

 - 5. Fourth floor elevator lobby, looking east
 - 6. Photo #18 of 24

 - 5. Sixth floor elevator lobby, looking east
 - 6. Photo #19 of 24

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section number Photo Page 3

**ORLANDO UTILITIES COMMISSION
ADMINISTRATION BUILDING, ORANGE
COUNTY, FLORIDA**

-
- 5. Eight floor elevator lobby, looking west
 - 6. Photo #20 of 24

 - 5. Fourth floor office area, looking northwest
 - 6. Photo #21 of 24

 - 5. Sixth floor office, looking northeast
 - 6. Photo #22 of 24

 - 5. Eighth floor stairwell, looking southeast
 - 6. Photo #23 of 24

 - 5. Eighth floor office area, looking east
 - 6. Photo #24 of 24

Digital Photographs
Photo Printer: Epson Stylus Pro 4800
Photo Paper: Epson Premium Glossy Paper
Ink: Epson Ultra Chrome K3

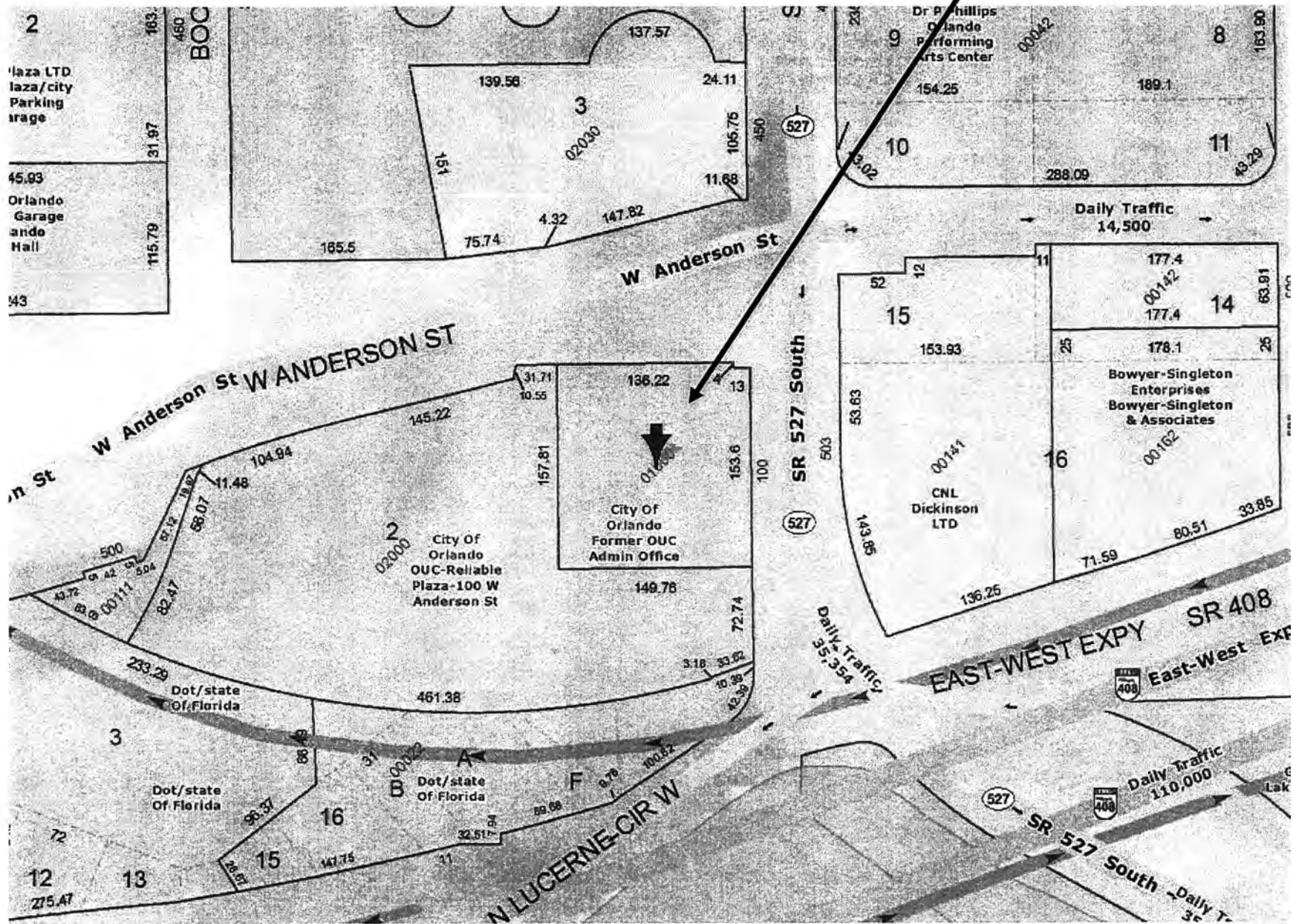


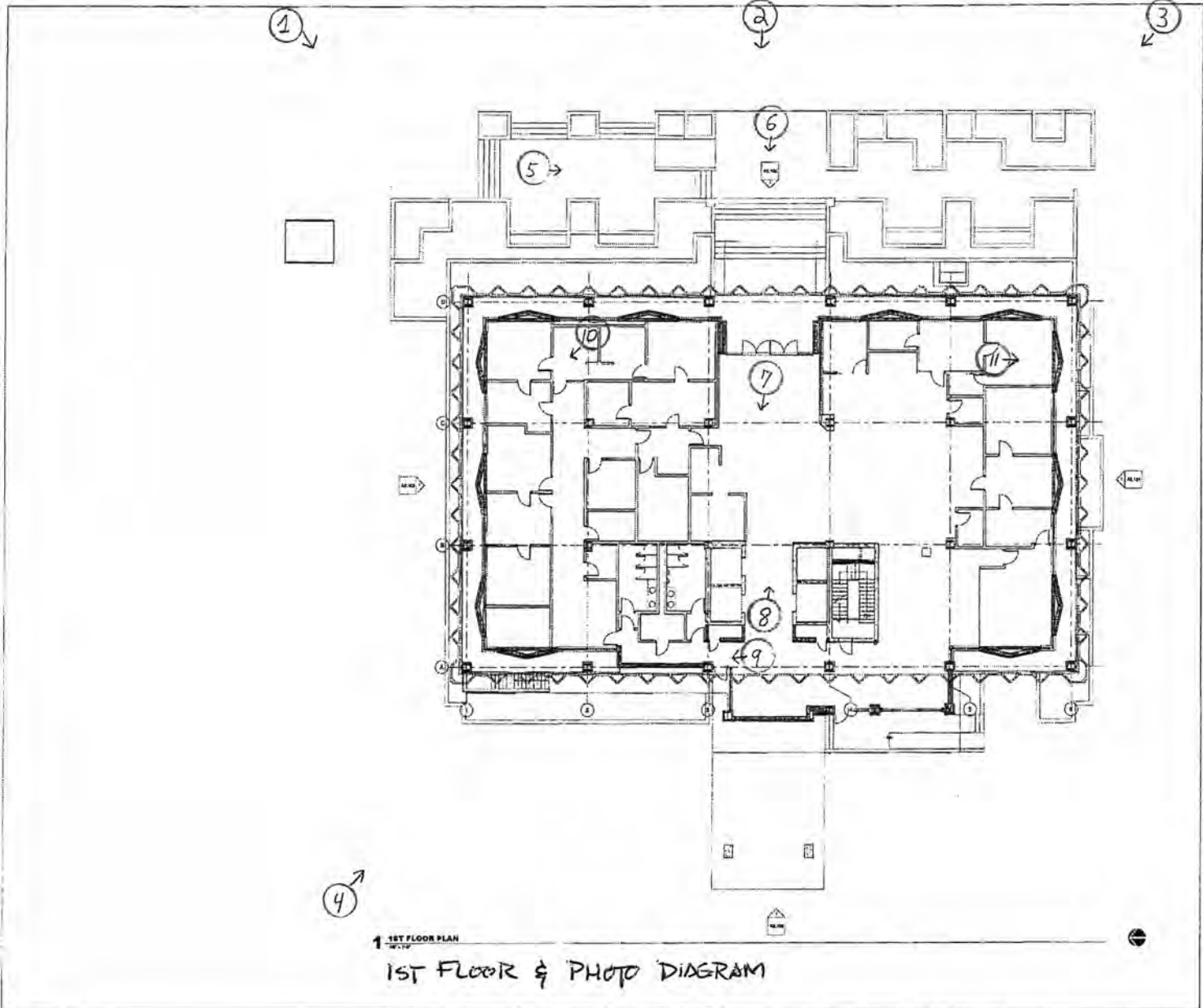
ORLANDO UTILITIES COMMISSION ADMINISTRATION BUILDING
 Orlando, Orange County, Florida
 Locator Map



Orlando Utilities Commission Administration Building Orange County, FL

OUC Building
500 S. Orange Ave.





ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.
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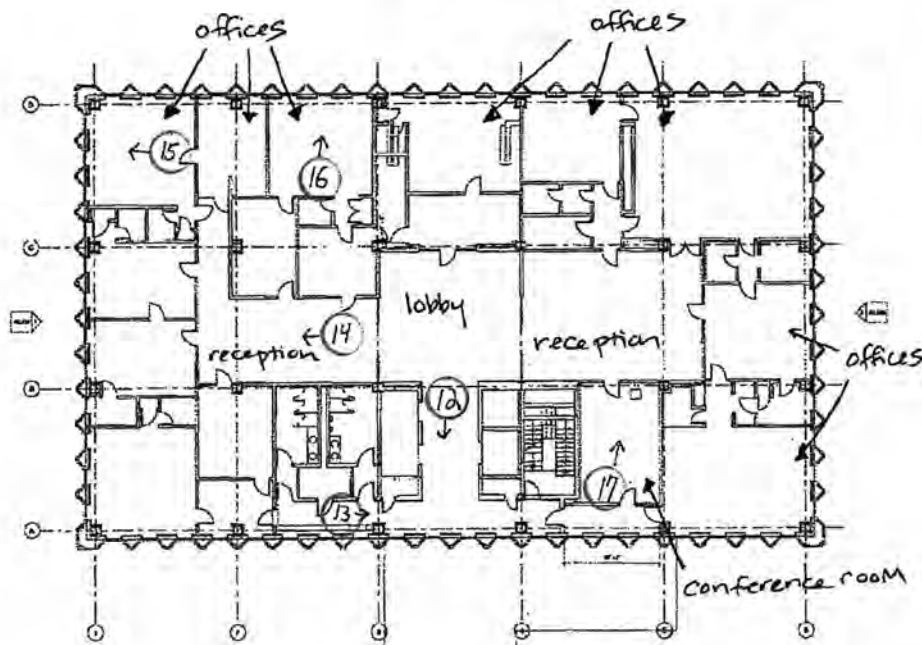
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Baker Barrios
 Architects

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 AIA/ASA/BSA

OUC - HOTEL
 880 SOUTH CHANCE AVE.
 1ST FLOOR PLAN
 PROJECT NO.
 100208 01

A1.101



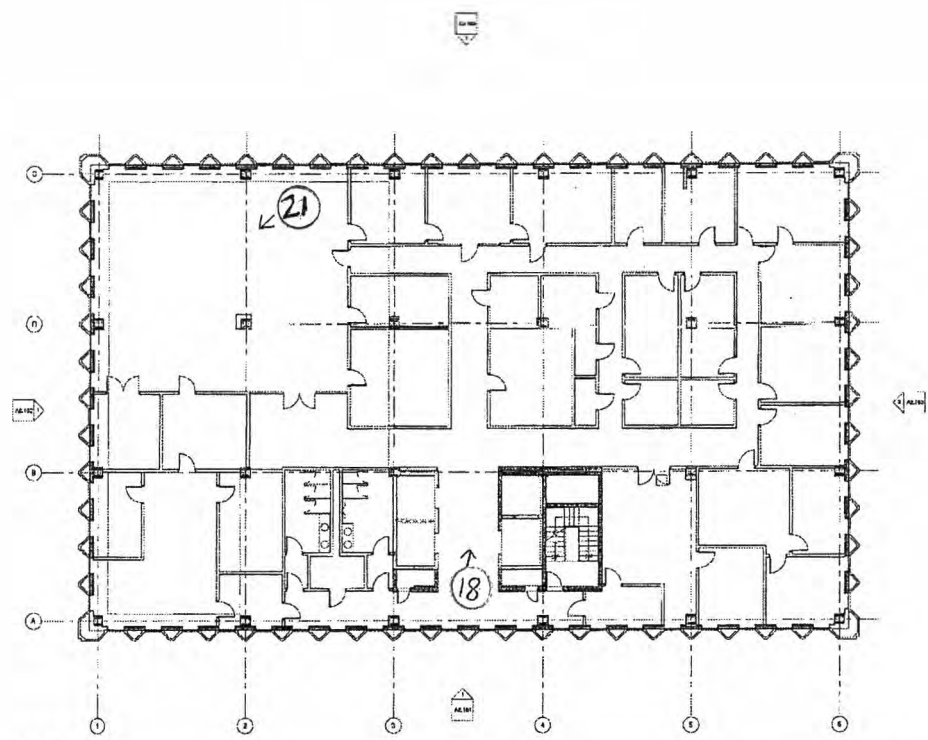
2ND FLOOR & PHOTO DIAGRAM

1 2ND FLOOR PLAN

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OUC - HOTEL	
2ND FLOOR PLAN	
DATE: 10/20/04	AT.102



1 4TH FLOOR PLAN
10/17/14

4TH FLOOR & PHOTO DIAGRAM

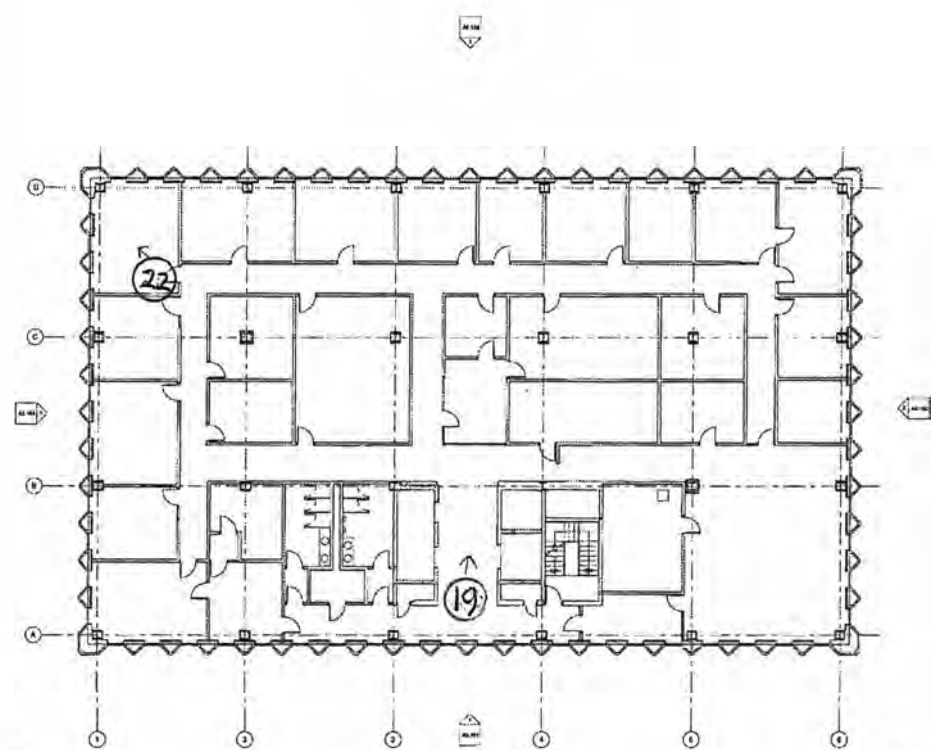
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AA000041

OUC - HOTEL	
500 SOUTH ORANGE AVE.	
4TH FLOOR PLAN	
PROJECT NO.	A1.104
REVISION #1	



1 6TH FLOOR PLAN
1/10/2011

6TH FLOOR & PHOTO DIAGRAM

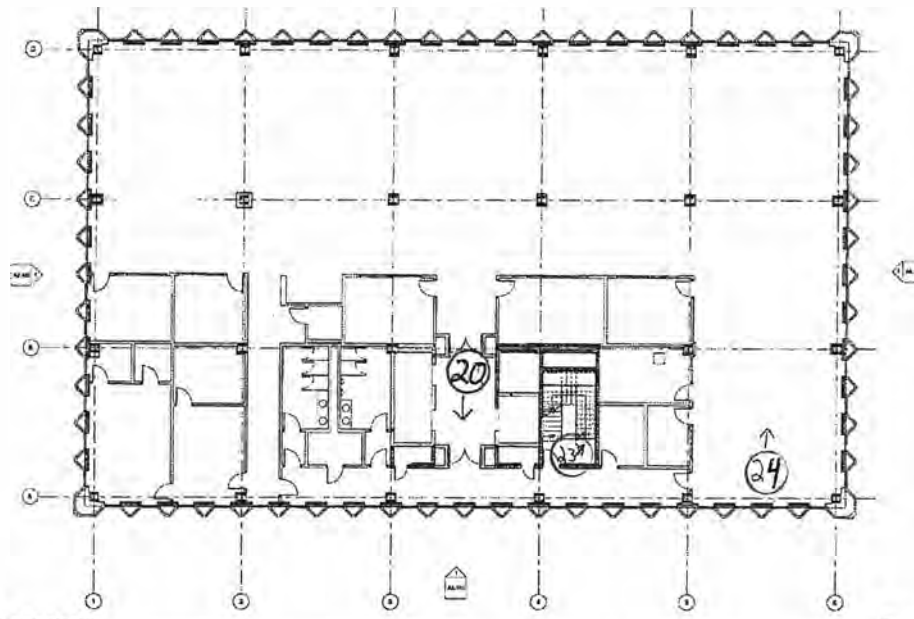
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**Baker
Barnos**
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Coral Gables, Florida 33134
Tel: 305.442.1000 Fax: 305.442.1001
H@bakerbarnos.com
www.bakerbarnos.com
A002081

OUC - HOTEL	
400 SOUTH ORANGE AVE.	
6TH FLOOR PLAN	
PROJECT NO. 1000001.01	A1.106



8TH FLOOR PLAN
10/11

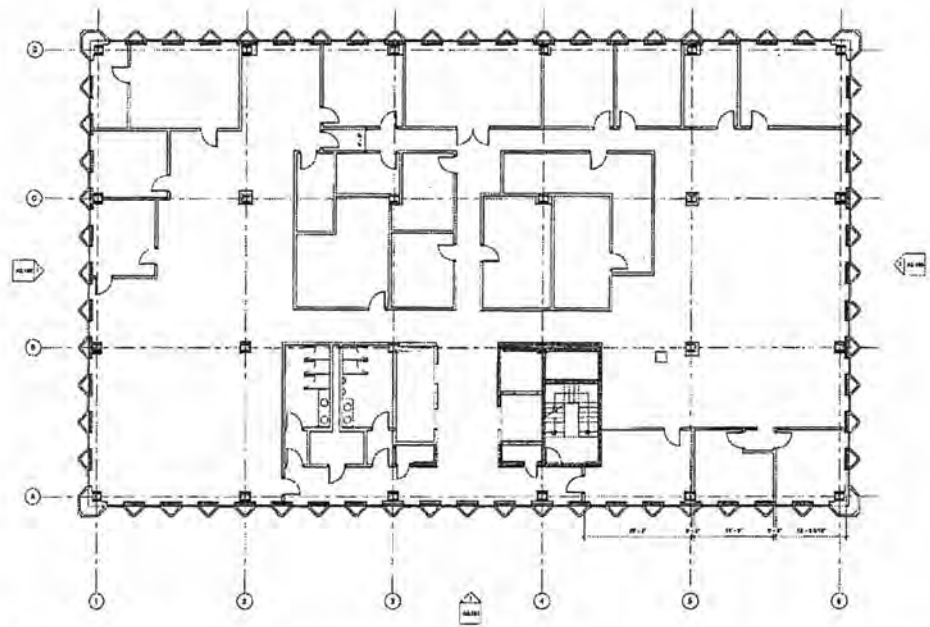
8TH FLOOR & PHOTO DIAGRAM

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 312.329.2000 Tel
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 www.bakerbarrios.com
 architects

OUG - HOTEL
 280 SOUTH ORANGE AVE.
 8TH FLOOR PLAN
 PROJECT NO. 080208-01
 A1.108



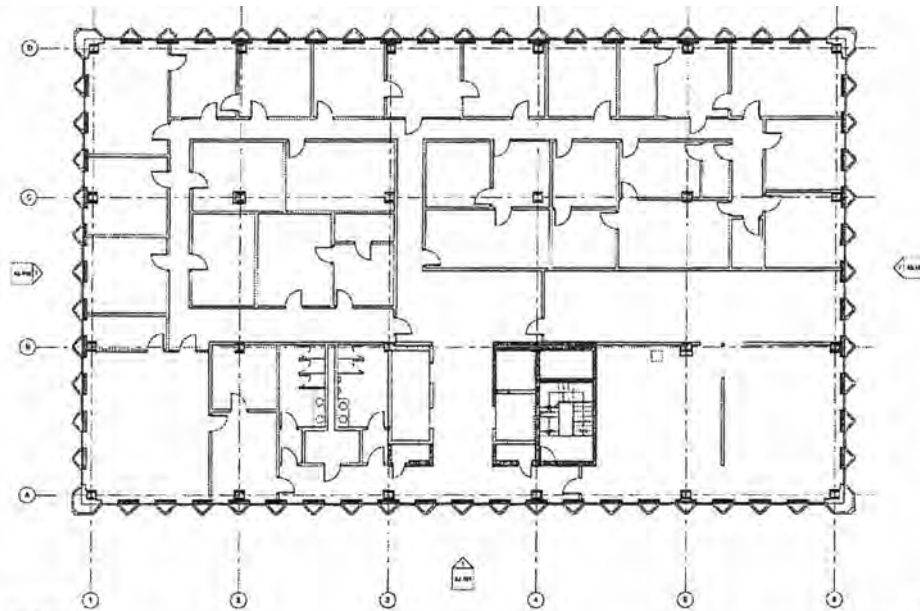
1 3RD FLOOR PLAN
12'-0"

3RD FLOOR

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 303.733.3300
 303.733.3301
 www.bakerbarrios.com

OUC - HOTEL	
800 SOUTH GRANGE AVENUE	
3RD FLOOR PLAN	
PROJECT NO.	A1.103
ISSUE NO.	000001.01



1 5TH FLOOR PLAN

5TH FLOOR

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Wilson/Orangeburg
Suite 210
1000 North 10th Street
1000 North 10th Street
1000 North 10th Street
1000 North 10th Street
1000 North 10th Street

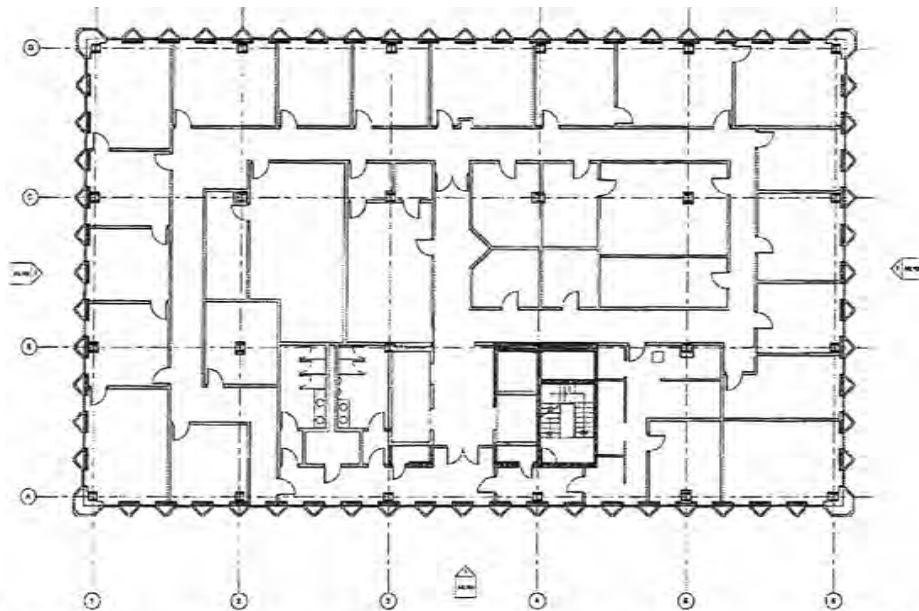
OUC - HOTEL

500 SOUTH GRANDE AVE.

5TH FLOOR PLAN

PROJECT No. 10000.01

A1.105



1 7TH FLOOR PLAN
10/09/01

7TH FLOOR

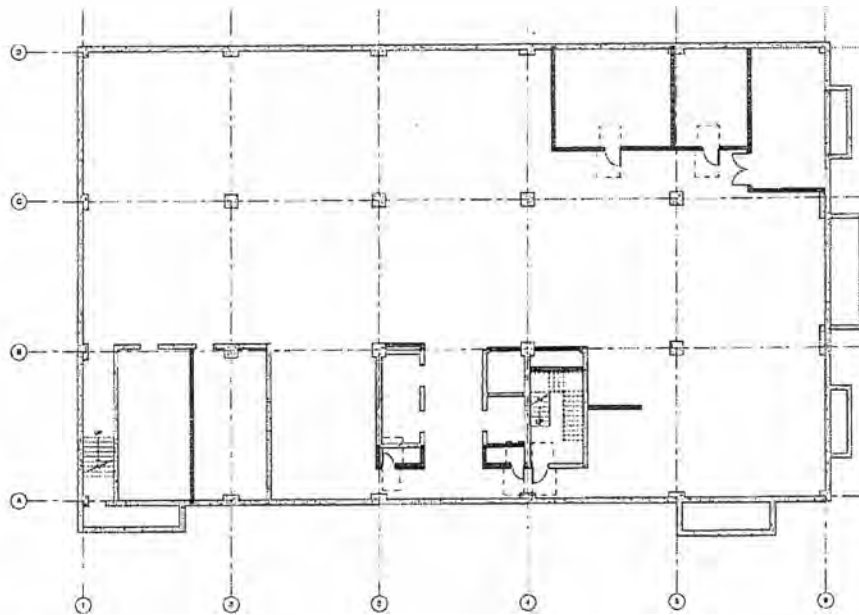
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OUC - HOTEL	
600 SOUTH ORANGE AVE.	
7TH FLOOR PLAN	
PROJECT NO. 10609-01	A1.107



1 BASEMENT PLAN
SF-12

BASEMENT

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AA000001

OUC - HOTEL	
820 SOUTH ORANGE AVE.	
BASEMENT FLOOR PLAN	
PROJECT NO. 100000.01	A1.100

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Orlando Utilities Commission Administration Building

MULTIPLE NAME:

STATE & COUNTY: FLORIDA, Orange

DATE RECEIVED: 4/27/12 DATE OF PENDING LIST: 5/18/12
DATE OF 16TH DAY: 6/04/12 DATE OF 45TH DAY: 6/13/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 12000321

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: Y
OTHER: N PDIL: Y PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: Y SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 6/7/2012 DATE

ABSTRACT/SUMMARY COMMENTS:

Meets O.C.G. - This building reflects the concerted effort by the city of Orlando to address the rapid expansion of the area as Walt Disney World was in its planning stages. The building was constructed to house new computer equipment the facilitate utility use and with room to plan ~~for~~ & expand for growth as it occurred.

RECOM./CRITERIA Accept A

REVIEWER J. Crabbert DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N Y see attached SLR Y/N N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Orlando Utilities and Administration Building
Orange County, FL
Photo 0001



Epson
Professional Paper

EPSON

Orlando Utilities and Administration Building
Orange County, FL
Photo 0002



OUG

EPSON

EPSON
Professional Paper

EPSON
Professional Paper

Orlando Utilities and Administration Building
Orange County, FL
Photo 0003

EPSON



Orlando Utilities and Administration Building
Orange County, FL
Photo 0004



407.423.8888
Bret Felberg, ext.

FOR SALE

Orlando Utilities and Administration Building
Orange County, FL
Photo 0005



Orlando Utilities and Administration Building
Orange County, FL
Photo 0006



Orlando Utilities and Administration Building
Orange County, FL
Photo 0007



Orlando Utilities and Administration Building
Orange County, FL
Photo 0008



Orlando Utilities and Administration Building
Orange County, FL
Photo 0009



Orlando Utilities and Administration Building
Orange County, FL
Photo 0010



Orlando Utilities and Administration Building
Orange County, FL
Photo 0011



Orlando Utilities and Administration Building
Orange County, FL
Photo 0012



Orlando Utilities and Administration Building
Orange County, FL
Photo 0013



Orlando Utilities and Administration Building
Orange County, FL
Photo 0014



Orlando Utilities and Administration Building
Orange County, FL
Photo 0015



Orlando Utilities and Administration Building
Orange County, FL
Photo 0016.



Orlando Utilities and Administration Building
Orange County, FL
Photo 0017



Epson
Professional Paper

EPSON

Orlando Utilities and Administration Building
Orange County, FL
Photo 0018



Orlando Utilities and Administration Building
Orange County, FL
Photo 0019



EXIT

8

8

8

8

Orlando Utilities and Administration Building
Orange County, FL
Photo 0D20



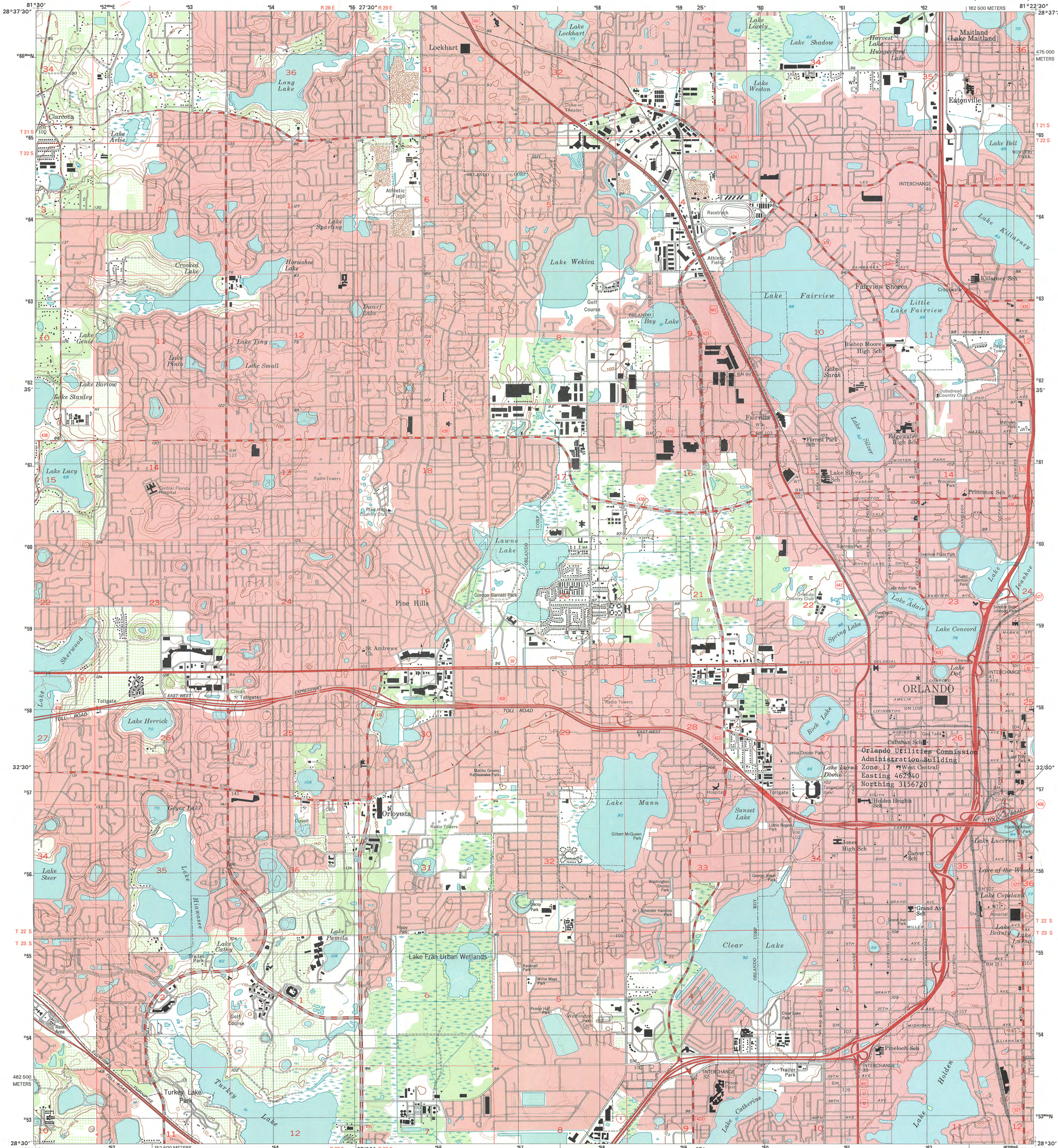
Orlando Utilities and Administration Building
Orange County, FL
Photo 0021



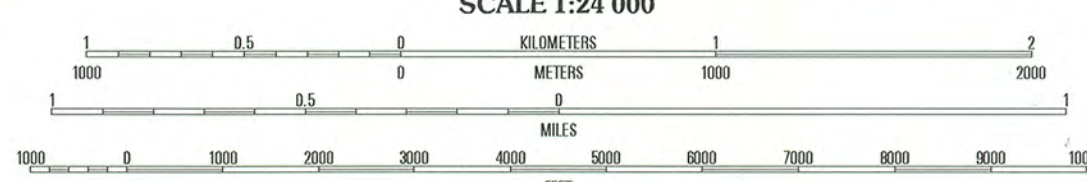
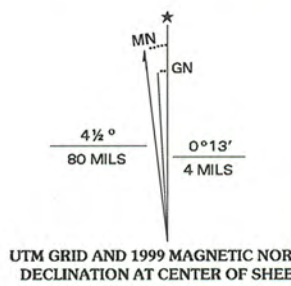
Orlando Utilities and Administration Building
Orange County, FL
Photo 0022

Orlando Utilities and Administration Building
Orange County, FL
Photo 0023





Produced by the United States Geological Survey
Topography compiled 1954. Planimetry derived from imagery taken 1955 and other sources. Public Land Survey System and survey control current as of 1956
North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 17, 2 500-meter ticks; Florida Coordinate System of 1985 (east zone) North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software
Landmark buildings verified 1956



CONTOUR INTERVAL 10 FEET
SUPPLEMENTARY CONTOUR INTERVAL 5 FEET
NATIONAL GEODETIC DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048



ROAD CLASSIFICATION
Primary highway
hard surface
Secondary highway
hard surface
Light-duty road, hard or
improved surface
Unimproved road
Interstate Route
U.S. Route
State Route

QUADRANGLE LOCATION

1	2	3	1 Apopka
			2 Forest City
			3 Casselberry
			4 Winter Garden
4	5		5 Orlando East
			6 Windermere
			7 Lake Jessemine
			8 Pine Castle
6	7	8	


ADJOINING 7.5' QUADRANGLE NAMES

ORLANDO WEST, FL
1995
NIMA 4741 III SW-SERIES V847

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



MEMO

TO: Robert F. Bendus, State Historic Preservation Officer 

FROM: Barbara E. Mattick Deputy State Historic Preservation Officer (DSHPO) for Survey & Registration; Phillip Wisley, DSHPO for Architectural Preservation Services; and Alissa Slade, Bureau Chief of the Bureau of Historic Preservation and DSHPO

DATE: March 26, 2012

SUBJECT: Orlando Utilities Commission Building, National Register Review

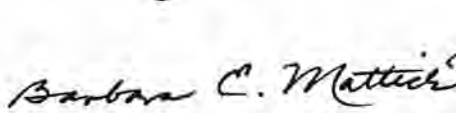
The Florida National Register Review Board (Review Board) reviewed a National Register Proposal for the Orlando Utilities Commission Building (OUC), located in Orlando, Florida, at its meeting held on March 21, 2012. The OUC was constructed by the City of Orlando between 1966 and 1967 because it anticipated tremendous growth after the Walt Disney organization announced its intention to build Disney World in the area. Because the building is less than 50 years old, it must be exceptionally significant (meeting Criterion Consideration G) in order to be eligible for listing on the National Register of Historic Places. The building retains a high level of architectural integrity, reflecting its historic character, but is not exceptionally significant architecturally; a case was presented for its exceptional local significance under Criterion A in the area of Community Planning and Development.

The owners of the OUC purchased the building from the City with the intention of applying for a Federal Rehabilitation Tax Credit to assist in converting the building into a hotel that would serve the downtown Orlando area. Their first Part 1 application (to determine eligibility for listing in the National Register) was denied, as not being sufficient to show exceptional significance. The applicants were granted an administrative hearing with the Chief Appeals Officer, John Burns. Based on comments from him and James Gabbert, the National Register nomination reviewer for the Southeast, the National Park Service determined that, if the applicant could provide primary documentation that the City of Orlando consciously constructed the building in order to meet increased utilities demands that they anticipated would result from the arrival of Walt Disney World in the area, a determination of exceptional significance under Criterion A in the area of Community Planning would be granted. The applicants provided this documentation, and the Part 1 application, certifying the building's significance and eligibility for listing on the National Register was approved on July 25, 2011. The proposal submitted to the Review Board included the necessary primary level documentation, specifically City Commission meeting minutes, that demonstrated that the City constructed the building for their local utilities company in order to be able to meet growing needs for power and other utilities, in response to the news that the Disney World was coming to the area, and the additional growth this would stimulate.

The owners also submitted a Part 2 tax credit application to gain approval for their proposed alterations to the building. Their first application was denied, but upon appeal, and the revision of their plan to make it conform to the National Park Service's recommendations, their application has preliminarily received a favorable review (see attached letter from John Burns, Chief Appeals Officer, March 2, 2012).


Although the Review Board did not receive all of the above details, the members were advised that the National Park Service had approved the Part 1, thus agreeing that the building is eligible for listing in the National Register. Despite this information the Review Board, by a vote of 4-1, did not recommend the nomination of the Orlando Utilities Building. Those opposed to the nomination did not feel that a case had been made to substantiate the building's exceptional significance.

In making this recommendation, we believe the Review Board did not fully understand the level of review and approval that this nomination proposal had already received by our office and by the National Park Service. We, therefore, request that, despite the Review Board's negative recommendation, you support the nomination and authorize its submission to the Keeper of the National Register of Historic Places.


Barbara E. Mattick, Ph.D.

DSHPO for Survey & Registration


Phillip Wisley
DSHPO for Architectural
Preservation Services


Alissa Slade
DSHPO



FLORIDA DEPARTMENT OF STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

April 19, 2012

Ms. Carol Shull, Keeper
National Register of Historic Places
Department of Interior
1201 Eye Street, N.W., 8th Floor
Washington, D.C. 20005

Dear Ms. Shull:

Enclosed are the nomination and additional materials for the

Orlando Utilities Commission Building, Orlando, Orange County, Florida

The Florida National Register Review Board recommended against the nomination of this property by a vote of 4-1. The State Historic Preservation Officer approved the submission, however, because a Part One application for the Federal Tax Credit for this property has already received preliminary approval from the National Park Service. Please see the attached memo.

Please do not hesitate to contact me at (850) 245-6364 if you have any questions or require any additional information.

Sincerely,

A handwritten signature in cursive script that reads "Barbara E. Mattick".

Barbara E. Mattick, Ph.D.
Deputy State Historic Preservation Officer
for Survey & Registration

Enclosures



DIVISION OF HISTORICAL RESOURCES
R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: 850.245.6300 • Facsimile: 850.245.6436 • www.flheritage.com
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