



AGENDA

Historic Preservation Board

5:30 PM – Wednesday, May 13, 2026 – City Hall

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. AGENDA UPDATES

2. APPROVAL OF MINUTES

[2.1](#) HPB Meeting Minutes for March 11, 2026

3. AUDIENCE TO BE HEARD

4. NEW BUSINESS

5. OLD BUSINESS

6. BOARD MEMBER REPORTS

7. STAFF REPORTS

[7.1](#) Mid-Century Modern Architecture

8. ADJOURNMENT

This Agenda is provided to the Board only as a guide, and in no way limits their consideration to the items contained hereon. The Board has the sole right to determine those items they will discuss, consider, act upon, or fail to act upon. Changes or amendments to this Agenda may occur at any time prior to, or during the scheduled meeting. It is recommended that if you have an interest in the meeting, you make every attempt to attend the meeting. This Agenda is provided only as a courtesy, and such provision in no way infers or conveys that the Agenda appearing here is, or will be the Agenda considered at the meeting.

If a person decides to appeal any decision made by the board with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (Florida Statutes, 286.0105). In accordance with the Americans with Disabilities Act of 1990, persons needing a special accommodation to participate in this proceeding should contact the City Clerk 48 hours prior to any meeting so arrangements can be made. Telephone (352) 483-5430 for assistance.



MINUTES

Historic Preservation Board Meeting

5:30 PM – March 11, 2026 – City Hall

CALL TO ORDER: 5:30 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL:

PRESENT: Shannon Graves, Kirk Musselman, Monte Stamper, Dorothy Stevenson, Derek Stewart

ABSENT: Chairman Kalus

STAFF PRESENT: Kyle Wilkes, Senior Planner
Deanna Mikiska, Development Review Coordinator

OTHERS PRESENT: Cheyenne Rossi, HPB Attorney

1. AGENDA UPDATES

2. APPROVAL OF MINUTES

2.1 HPB Meeting Minutes for January 14, 2026

Motion made by Ms. Stevenson, Seconded by Mr. Stewart to approve the Minutes as submitted. The motion passed by a unanimous vote.

3. AUDIENCE TO BE HEARD: NONE

4. NEW BUSINESS: NONE

5. OLD BUSINESS: NONE

6. BOARD MEMBER REPORTS: NONE

7. **STAFF REPORTS: NONE**

8. **ADJOURNMENT: 5:32 p.m.**

DEANNA MIKISKA
Development Review Coordinator

MATTHEW E. KALUS
Chairperson

Mid-Century Modern Architecture

- What is Mid-Century Modern?
 - *Simple geometry, natural materials, and indoor-outdoor flow.*





Historical Background

- Emerged mid-1940s through the late 1960s
 - *Designers focused on simplicity and clean lines*

Historical Background

- **Mid-Century Modern design emerged in the years right after World War II, roughly from the mid-1940s through the late 1960s.**
- **During this period, the United States was experiencing rapid growth, new technologies, and a strong sense of optimism.**
- **Families were moving to the suburbs, and architects saw an opportunity to rethink how homes could function for modern life.**
- **Influenced by earlier movements like the Bauhaus and International Style, designers such as Richard Neutra, Charles and Ray Eames, and Joseph Eichler focused on simplicity, clean lines, and honest materials.**
- **They used new manufacturing techniques and large expanses of glass to create bright, open spaces that connected the indoors with nature.**
- **This era wasn't just about style — it represented a shift in how people wanted to live: more informally, more efficiently, and more connected to their surroundings. That's why Mid-Century Modern architecture became so iconic and why it still feels fresh today.**



Seven Common Exterior Identifying Features



1. Unique Rooflines

- Flat and low-pitched
- Unusual shapes—sharply angled and butterfly-design
- Wide eaves

Butterfly Roof



Wide Eaves

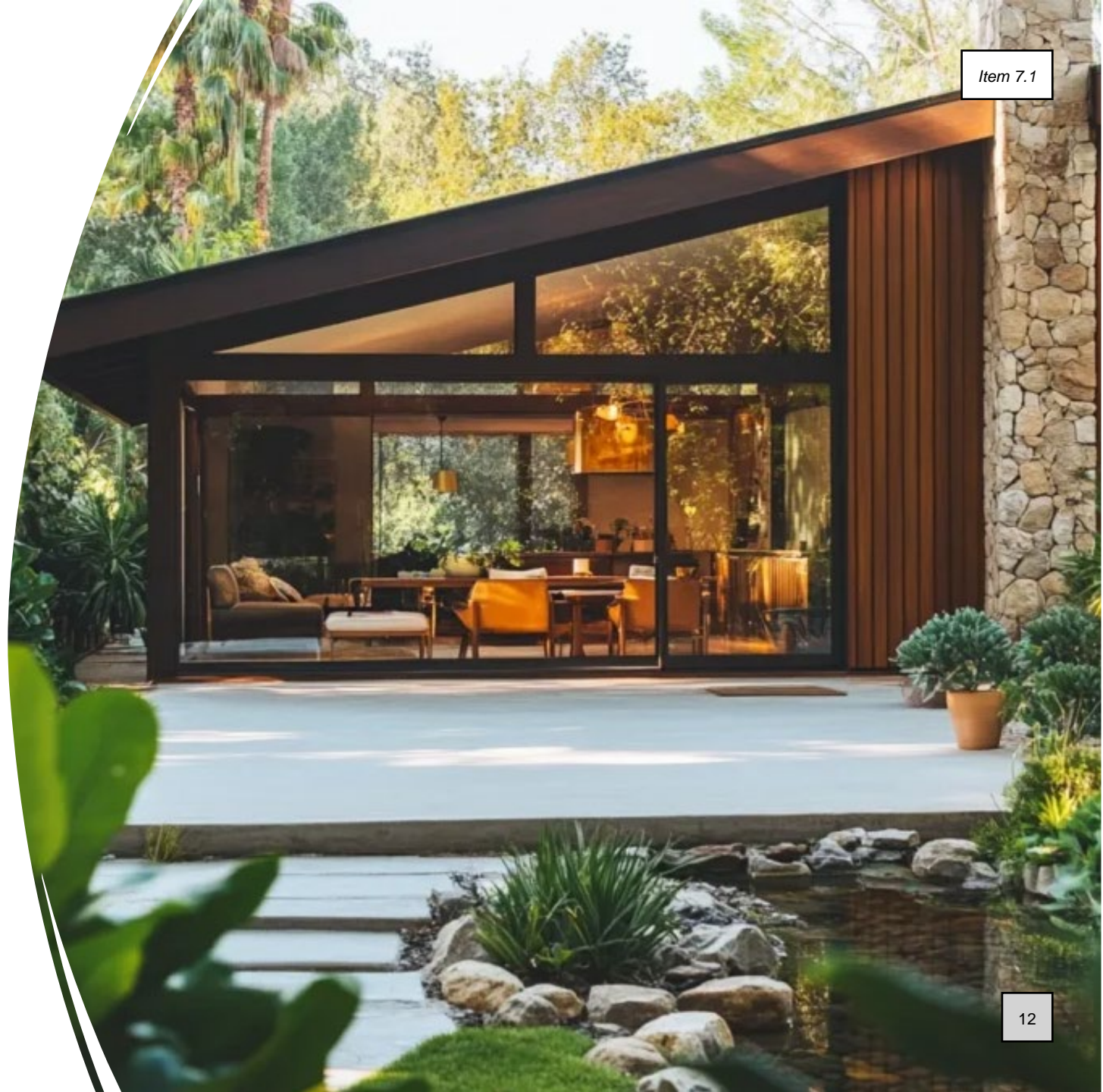




2. Extensive Use of Glass

- Expansive windows
- Sliding glass doors
- Clerestory windows

Glass Doors



Item 7.1

Clerestory Windows





3. Bricks

- Roman brick
- Traditional brick
- Cut stone



White brick



Cut Stone

4. Integration with Nature

- Courtyards
- Patios
- Outdoor living spaces



Part of the
landscape
and not
separate



Indoor and outdoor living flow together



5. Low Horizontal Form

- **Ground-hugging**
- **Split-level and two stories, especially on sloped lots**
- **Layout was often purposely asymmetrical**



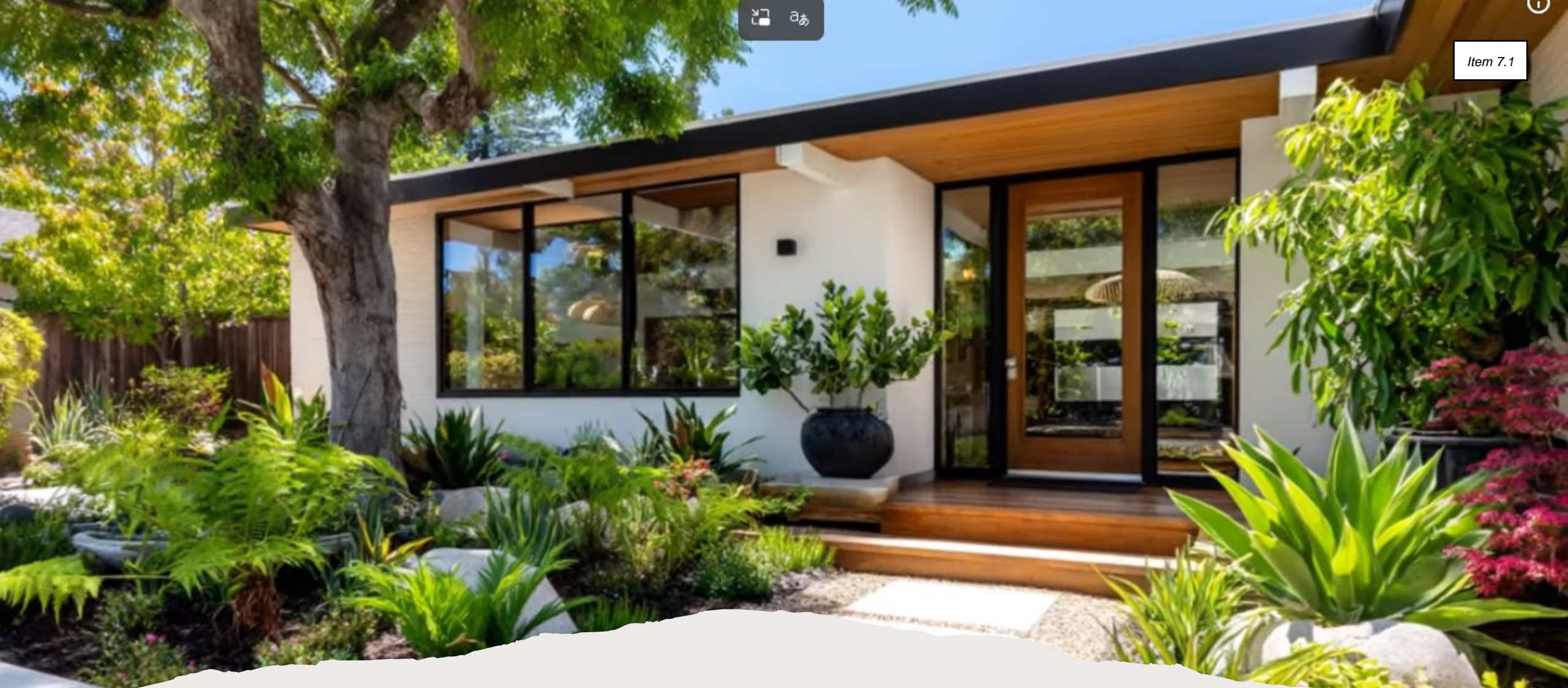


6. Large Chimney

- A wide chimney stack suggests a large focal point fireplace inside

7. Carports and Breezeways





Mid-Century Modern Architecture

Simple geometry, natural materials, and indoor-outdoor flow.