

can you find what historians are on board of city of carmel? i undestand we can't use them

5:52 PM

Worked for 1m 19s

The current Historic Resources Board is:

Jordan Chroman

Thomas Reinstein

Erik Dyar

Kathryn Gualtieri

Bobbie Voris

The City requires the five-member Board collectively to include professional expertise in history/architectural history or urban design, architecture/historic architecture, and archaeology/anthropology/paleontology—but it does not publicly identify which member holds which qualification. City HRB roster and requirements

And yes: I would not use a current Board member as your private historian, advisor, or advocate for this house. They could ultimately review or influence an application involving it, which creates an obvious conflict.

More importantly, Carmel's ordinance requires the qualified professional work for an application to be performed under a City contract, at the applicant's expense. That professional also cannot have worked for the applicant during the preceding year. Carmel preservation ordinance, §17.32.080

The clean division is:

A truly independent preservation architect/historian can help you privately understand the house and decide whether a case is worth pursuing.

Do not hire a current HRB member.

If you formally proceed, ask Planning who the City would appoint or contract with for the required historic evaluation; that consultant must remain independent of you. The City says listed historic properties are reviewed by its preservation consultant and the HRB. City historic-preservation process

For a definitive answer on a specific person, contact HRB clerk Shelby Gorman at sgorman@ci.carmel.ca.us or Planning at Planning@ci.carmel.ca.us—but keep it framed as a general procedural question, not a private discussion of your merits.

5:53 PM

who are these poeple Jordan Chroman

Thomas Reinstein

Erik Dyar

Kathryn Gualtieri

Bobbie Voris

tell me about each of them

The City's current HRB roster identifies these five members, but the public roster does not identify the individual member's professional qualification or specialty. The City requires the Board collectively—not individually—to include expertise in history or architectural history/urban design, architecture or historic architecture, and archaeology/anthropology/paleontology. The public materials available for this review do not establish a personal professional profile for each of the five people. The relevant procedural point is that current Board members are public decision-makers, not a pool of private consultants for an application that might come before the Board.

That professional also cannot have worked for the applicant during the preceding year. Explain more. Not clear.

The rule concerns the City's independent evaluator, not a private preliminary adviser. An owner can hire a private historian for early advice. If the matter enters formal City review, a different qualified professional works under a City contract. If that City professional has worked for the applicant during the preceding year, the City cannot use that person as its evaluator on the same matter. The purpose is independence: the City's reviewer must not be a recent consultant to the owner whose application is under review.

do we know the group of historians city works with? or assigns to properties? If you formally proceed, ask Planning who the City would appoint or contract with for the required historic evaluation; that consultant must remain independent of you. The City says listed historic properties are reviewed by its preservation consultant and the HRB.

The City's ordinance says it maintains a list of pre-approved qualified professionals. The public materials reviewed did not publish a complete current list. Recent public records show Margaret "Meg" Clovis and Seth A. Bergstein / PAST Consultants working in Carmel's historic-review system, and Kent L. Seavey as a PAST architectural-history subconsultant on the City-wide Context Statement. Those names are evidence of current or recent work, not a complete City list or a prediction of whom the City would assign.

am i right to say - we can hire a private historian to consult (not pay through city), but we also obligated to work with assigned historian through the city.

Yes. A private independent historian can help an owner assess the records, integrity, and whether the case is worth pursuing. For a formal City review, the City uses a separate qualified professional under City contract. The applicant pays the review cost through the City process but does not choose the evaluator. The two roles should stay separate.

so it's no longer Clovis? a new consultant will be assigned?

Clovis is not automatically assigned. The City would determine the qualified professional for a new formal review under its current procedure. Public records show that Clovis has performed City-contracted work, including the Chapman House's 2020 DPR evaluation, but that does not establish who would be used for a future application.

PAST Consultants, LLC - who are these?

Public City materials identify Seth A. Bergstein as principal and architectural historian of PAST Consultants, LLC. The City contracted with him for the Northern California Savings & Loan / JB Pastor Building Phase II determination. PAST, with Kent L. Seavey as architectural-history subconsultant, prepared Carmel's January 2025 Historic Context Statement update. This does not establish that PAST is

the only City-approved firm or that it would be assigned to a future application.

if we contact a historian, let's say if they are on the approved list on the city, they should say - no to our request to become private consultant, because they are on the approved list?

Not automatically. Being on the pre-approved list does not itself prohibit private preliminary work. But if that person works for the owner, the one-year independence rule can prevent that person from later acting as the City evaluator on the same matter. Before hiring anyone who may be City-qualified, ask whether the engagement would create a conflict with a future City review and whether they would serve only as the owner's adviser.

why can't we ask for the pre-approved list from the city? is that public?

6:12 PM

You absolutely can ask for it. I should have been clearer: I meant that you need not contact the people on it yet—not that you should avoid requesting the list.

Carmel's ordinance says the City shall maintain a list of pre-approved qualified professionals. That should be a normal public City record, and Planning should provide it or tell you how to request it. [Carmel preservation ordinance, §17.32.080](https://ci.carmel.ca.us/sites/main/files/file-attachments/preservation_ord_-_b_.pdf)

A simple email:

Could you please provide the City's current list of pre-approved qualified historic-preservation professionals under CMC 17.32.080, and explain how one is selected for an owner-requested removal from the Inventory of Historic Resources?

Getting the list is useful because it shows who could potentially be the independent City evaluator. It does not commit you to an application or incur a fee.

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all applications are public in Carmel - can you search those and see historical properties who were evaluator in the last year?

6:13 PM

Worked for 33s

I searched Carmel's publicly posted HRB/Planning materials. The picture is clearer than I expected, but it is not a complete substitute for the City's formal approved list.

The named qualified professionals I found in recent Carmel historic-property work are:

Margaret ("Meg") Clovis — prepared the Phase II Historic Assessment for the Connolly-Search House at Casanova and 13th. The HRB considered it on July 21, 2025. Her report concluded that replacing the non-historic garage/guest house with a garage and ADU would not compromise the historic resource's integrity. [HRB resolution](<https://carmel.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=15110&ItemID=7555>)

Seth Bergstein of PAST Consultants — the City contracted with him for the Phase II determination for the historic Northern California Savings & Loan / JB Pastor Building project. That project continued through a Planning Commission hearing in April 2025. [City staff report](<https://carmel.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=7287&MeetingID=1724>)

Seth Bergstein / PAST Consultants, with Kent Seavey as subconsultant — prepared Carmel's January 2025 Historic Context Statement update, the City-wide framework applied to properties such as Chapman House. [Historic Context Statement](<https://carmel.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=13895&ItemID=7000>)

I also found early-2025 application records in which owners specifically requested Seth Bergstein for historic review. That tells us he is an active, familiar name in Carmel's process, although a request is not proof the City assigned him. I found no publicly indexed 2026 HRB staff report that named a different consultant.

So, based on recent public work, the recurring people are:

Professional Recent Carmel role

Meg Clovis Individual historic-property evaluations / Phase II assessment

Seth Bergstein, PAST City-wide context work and individual Phase II consistency evaluation

Kent Seavey Architectural-history subconsultant on the City-wide context statement

One useful confirmation: Carmel's fee schedule explicitly says a Phase I or Phase II historic evaluation carries the normal application fee plus the actual cost of the historian review, with a \$1,500 deposit. That matches the two-track arrangement we discussed. [City fee schedule](<https://carmel.novusagenda.com/agendapublic/AttachmentViewer.ashx?AttachmentID=14683&ItemID=7179>)

This does not prove Clovis or PAST are the only people on the current approved list. But it makes them the two most likely City-side names to ask Planning about.

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is it really onlyw three historic houses asked for remodel in 2025-26?

6:16 PM

Worked for 11s

No. My earlier wording was misleading: I found three public records that named an evaluator, not three historic-house remodels.

Carmel's current public applications page alone lists 12 historic determinations with appeal periods ending in late June–July 2026, including applications at Ocean/Santa Rita, Monte Verde/7th, Carmelo/12th, Guadalupe/5th, Carpenter/4th, First Church of Christ Scientist, and others. [Current Planning Applications](<https://ci.carmel.ca.us/post/current-planning-applications>)

That does not mean all 12 are listed historic houses or major remodels:

some are evaluations of properties not yet determined historic;

some may be roof, window, or smaller exterior-work reviews;

only major alterations require the published qualified-professional/HRB route;

many staff-level determinations do not name the historian on the summary page.

So the accurate conclusion is:

Carmel is processing many historic evaluations/determinations.

The publicly searchable reports I found name Meg Clovis and Seth Bergstein/PAST.

That is evidence they are active in the system, not evidence they are the only evaluators.

If this becomes important, the right next research task is to build a 2025–2026 table of every Historic Evaluation/HRB matter: address, scope, whether already listed, evaluator, and outcome. That would show how often the City uses Clovis versus PAST versus others, and how it treats changes comparable to yours.

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what baout 2024?

6:17 PM

Worked for 10s

2024 points even more strongly to Meg Clovis as the City's regular individual-property evaluator.

The public records I found show her preparing at least these 2024 evaluations:

HE24-002 (Bailey) — c. 1910 residence at Monte Verde and 7th; dated January 16, 2024.
[Evaluation](https://ci.carmel.ca.us/sites/main/files/block_b_lot_1.pdf)

HE24-050 (Tirreno) — 1947 residence at Perry Newberry and 5th; dated February 24, 2024.
[Evaluation](https://ci.carmel.ca.us/sites/main/files/blk_3b_lot_4.pdf)

HE24-066 (Carmel Presbyterian Church) — 1940 church building; dated June 10, 2024. [Evaluation](https://ci.carmel.ca.us/sites/main/files/he_24066_carmel_presbyterian_prelimdetermpacket.pdf)

Henry J. Ohloff House — Clovis performed the City-contracted intensive survey; the HRB added the house to the inventory in April 2024, followed by a City Council appeal in September. The City explicitly says she works under contract to the City. [City Council staff report](https://carmel.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=6640&MeetingID=1564)

Hofsas House / Donna Hofsas House — Clovis prepared the Phase I intensive reports that led to the hotel being found ineligible, while the separate Donna Hofsas House was found eligible and added to the inventory. The matter continued through a 2024 City Council decision. [City Council staff report](https://carmel.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=6522&MeetingID=1562)

Seth Bergstein / PAST also appears in 2024, but in the more complicated JB Pastor / Northern California Savings & Loan project. His City-contracted Phase II report was originally prepared in 2023; the project's revisions and Planning Commission process continued in 2024. [2024 staff report](https://carmel.novusagenda.com/agendapublic/CoverSheet.aspx?ItemID=6531&MeetingID=1610)

So the pattern looks like this:

Meg Clovis: frequent individual-property historic evaluations, including potentially eligible properties, existing historic resources, and disputes.

Seth Bergstein / PAST: broader historic-context work and larger/complex City projects, while also capable of individual Phase II work.

That is a much stronger factual basis for saying the City regularly uses at least those two, not merely three isolated 2025–26 cases.

6:17 PM

OK. Let's create a new page dedicated to historian search. in this page give an overview of what we just discussed with names and link. Also include a link to a full PDF with full info you shared with me. Prepare it in general manner, not personal.