

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 people Jordan Chroman
Thomas Reinstein
Erik Dyar
Kathryn Gualtieri
Bobbie Voris

tell me about each of them

5:56 PM

Worked for 25s

Here is the clearest public picture I could verify. One important caveat: Carmel publishes the Board roster but not individual resumes or a statement of which required discipline each person represents. So I would not overstate certainty, especially for Thomas Reinstein.

- **Jordan Chroman — current HRB chair.** His background appears to be military leadership rather than architectural history: public reporting describes a 30-year military career with combat tours and command positions in the Middle East, Europe, Korea, and Japan. His public profile also identifies him as a Chick-fil-A franchisee in Salinas. He has chaired the HRB since at least 2023. [City roster](#), [Pine Cone reporting](#)
- **Thomas Reinstein — likely the Board's academically trained historian, but I cannot prove this identity from a City biography.** A **Thomas A. Reinstein** completed a History PhD at Temple University in 2018 on intelligence analysis and U.S. policy during the Vietnam War, and has published on U.S. foreign relations and the Sino-Soviet split. That is a serious historian's background, but the City does not say that its Thomas Reinstein is the same person, so I would treat it as a strong lead—not a verified identification. [Temple dissertation record](#), [Oxford/Wiley author record](#)
- **Erik Dyar — architect and preservation-oriented practitioner.** He is an AIA architect and principal of Dyar Architecture in Carmel. His firm says he worked for 17 years with architect John Thodos before founding his own practice in 2006, has served on the HRB since 2005, and has been its chair. He is also a past president of AIA Monterey Bay. In practical terms, he is likely the Board member most fluent in architectural design, historic-integrity issues, and how proposed alterations read visually. [Dyar Architecture profile](#), [AIA Monterey Bay directory](#)
- **Kathryn Gualtieri — California/local-history writer and former state preservation official.** She is probably the most directly "historian" in the ordinary sense. Public biographies describe her as a California historian, former State Historic Preservation Officer, and former Carmel Pine Cone features writer and book reviewer. She writes historical mysteries set in 1920s Carmel that draw on real people and events. She also served on the HRB's Historic Context Statement Update subcommittee. [Carmel Residents Association profile](#), [City author listing](#)
- **Bobbie (Roberta) Voris — historic-property owner and local archive donor.** She and Michael Voris own Carmel's historic Hansel and Gretel cottages by Hugh Comstock. They have pursued historic-review approvals for work there, and she helped donate

material to the Harrison Memorial Library's Hugh Comstock Collection. Her apparent expertise is hands-on stewardship of a highly visible historic Carmel property and local architectural-history collecting, rather than academic history. [Harrison Memorial Library collection finding aid](#), [Carmel HRB coverage](#)

My practical read: **Gualtieri and likely Reinstein bring historical-research perspective; Dyar brings architectural/preservation judgment; Voris brings owner/stewardship experience; Chroman brings civic/Board leadership.** But any of them could participate in a Chapman House matter, so none should be approached as your private advocate.

5:56 PM

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

6:01 PM

It means you cannot hire the **same person** privately and then have the City hire that person to evaluate your application.

For example:

1. You hire Historian A today to prepare a private report arguing Chapman House has lost historic integrity.
2. Later, you file a formal request to remove it from the City inventory.
3. The City needs a qualified preservation professional to review/evaluate that request under a City contract.
4. **Historian A cannot be that City-appointed evaluator** if they worked for you during the prior 12 months.

The rule is designed to prevent the City's evaluator from having recently been paid by the applicant and therefore appearing biased.

It does **not** mean you cannot hire any historian privately. You can. But then keep the roles separate:

- **Your private consultant:** helps you assess the facts, photograph conditions, make an integrity matrix, and decide whether applying makes sense.
- **City consultant:** independently evaluates the formal application, is contracted by the City, and is paid through the application process.

The practical consequence: if you want the private consultant's analysis to become the City's official evaluation, don't hire them first. Ask Planning how the City selects the qualified professional for an inventory-removal request.

6:01 PM

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.

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.

6:05 PM

Worked for 9s

Yes—with one refinement, you have it right:

You may hire a **private historian or preservation architect** to advise you privately. If you formally file a historic-review or inventory-removal application, the City must use a **separate, City-contracted qualified preservation professional** to evaluate it; you pay the City-related cost, but you do not select or directly hire that person.

Your private consultant can help you decide whether there is a credible case. They should not be the City's evaluator if they worked for you in the preceding year.

The City says it maintains a list of pre-approved qualified professionals, but I could not find the actual current roster published online. Its ordinance says those professionals perform the work under contract to the City; when the work arises from an application, the applicant bears the cost. [Carmel preservation ordinance, §17.32.080](#)

Names we can identify from prior City work—not necessarily proof that they are on the current approved list:

- **Meg Clovis** prepared the Chapman House's 2020 DPR historic evaluation and appears as the preservation consultant in other Carmel historic-review materials.
- **PAST Consultants, LLC** prepared the 2022 Historic Context Statement update and the City's later context-statement work. [City Historic Context Statement](#)

So I would frame the eventual process as:

1. Hire an independent private consultant only for an initial "is this worth pursuing?" assessment.
2. If the answer is yes, submit the relevant application to Planning.

3. Ask Planning to identify the City's current qualified preservation consultant and expected scope/cost.
4. That City consultant independently assesses the house; the Historic Resources Board then reviews the matter.

I would email Planning one direct question before spending money: "For an owner-requested removal from the Carmel Inventory, please provide the current list of pre-approved qualified preservation consultants and explain how the City selects and contracts the evaluator."

6:05 PM

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

6:07 PM

We do **not** know that Meg Clovis is no longer a City consultant. I only know she prepared the 2020 Chapman House evaluation; that does not establish who is currently on Carmel's approved list or whom the City would assign today.

For a new formal application, you should expect a **new, independent City-contracted evaluation**. The City might select Clovis again if she remains on its approved list and has no conflict—or it might select someone else. You do not get to appoint that person yourself.

The prior 2020 report would remain part of the record, but it would not replace a new evaluation of the house's current condition and the specific removal request.

6:07 PM

PAST Consultants, LLC - who are these?

6:08 PM

Worked for 8s

PAST Consultants, LLC is a private historic-preservation and cultural-resources consulting firm—not a City board or government agency.

Its work includes:

- historic-context statements (the documents that define a city's historic themes and evaluation framework);
- architectural-history research;
- historic-resource surveys and DPR forms;
- integrity and Secretary of the Interior's Standards analyses;
- preservation planning, conservation, and historic-structure reports.

Its principals are **Seth A. Bergstein**, an architectural historian/conservator, and **Paige J. Swartley, Esq.**, an architectural historian and attorney. Published project documents state that both meet the Secretary of the Interior's professional qualification standards in history and architectural history. [PAST contact/profile](#), [Monterey County consultant listing](#)

For Carmel specifically, PAST prepared the City's 2022 Historic Context Statement update—the broad research framework used to decide what types of resources matter in Carmel. That is why their name appears in the materials surrounding the Chapman House: their work helped shape the framework, but they did **not** prepare the 2020 Chapman DPR evaluation; Meg Clovis did. [Carmel Historic Context Statement](#)

My read: they are a credible, preservation-oriented firm, and Seth Bergstein is very active in Monterey County/Pacific Grove historic assessment work. But I cannot confirm from public records that PAST is currently on **Carmel's** own pre-approved consultant list or would be selected for your case.

You could hire PAST privately for an initial assessment—but then, as discussed, they should not become the City's evaluator for the Chapman application within the following year.

6:08

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?

6:10 PM

Not necessarily. Being on the City's approved list does **not** automatically forbid them from accepting private work from you.

But accepting it creates a consequence:

- They can be your private consultant.
- For the next year, they cannot be the City's consultant/evaluator on your Chapman House application.
- Therefore, a careful approved-list consultant may choose to decline private work if they expect Carmel might need to assign them to the case.

So the practical approach is:

1. Ask Planning for the approved-list process—not necessarily the names at first.
2. Hire someone who is **not** likely to be assigned by Carmel, for a private “should we pursue this?” review.
3. Preserve the City's approved consultants as independent options for the formal evaluation.

If you do contact someone on the City list, be direct: “This is private preliminary advice only. We understand you could not serve as the City evaluator on any Chapman House application for one year after working for us.” That lets them make the conflict decision transparently.

6:10 PM

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](#)

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.

6:12 PM

all applications are public in carmel - can you search those and see historical properies who were evalutor 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](#)

- **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](#)
- **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](#)

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](#)

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.

6:14 PM

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](#)

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.

6:16 PM

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](#)
- **HE24-050 (Tirreno)** — 1947 residence at Perry Newberry and 5th; dated February 24, 2024. [Evaluation](#)
- **HE24-066 (Carmel Presbyterian Church)** — 1940 church building; dated June 10, 2024. [Evaluation](#)
- **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](#)
- **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](#)

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](#)

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