



CITY OF CARMEL-BY-THE-SEA HISTORIC RESOURCES BOARD AGENDA

Historic Resources Board Members Jordan Chroman,
Erik Dyar, Katherine Gualtieri, Thomas Reinstein, and
Bobbie Voris

All meetings are held in the City Council Chambers
East Side of Monte Verde Street
between Ocean and 7th Avenues

Regular Meeting
Monday, June 15, 2026

TOUR - 3:45 PM
MEETING - 4:00 PM

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser.

<https://ci-carmel-ca-us.zoom.us/j/88188362744?pwd=9H2DI5GuqQ2eCddEodDJusxbLVYLhX.1>

To attend Zoom webinar via telephone, dial +1 669-444-9171. Webinar ID: 881 8836 2744. Passcode: 001916

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, or use the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to sgorman@ci.carmel.ca.us. Comments must be received at least 2 hours before the meeting in order to be provided to the legislative body. Comments received after that time and up to the beginning of the meeting will be made part of the record.

CALL TO ORDER AND ROLL CALL - TOUR

TOUR OF INSPECTION

The Board/Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the tour. The tour is intended only to give the Board/Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour of Inspection. Following completion of the tour, the Board/Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

- A. **DR 26031 (Pine Inn):** Ocean Avenue between Monte Verde Street and Lincoln Street

CALL TO ORDER AND ROLL CALL - CHAMBERS

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. While stating your name is optional, it helps to identify speakers in the meeting minutes. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Board/Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

- 1) May 18, 2026 Regular Meeting Minutes

PUBLIC HEARINGS

- 2) **DR 26031 (Pine Inn):** Consideration of a finding of consistency with the established design context of the Downtown Conservation District and consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Review 26031 (Pine Inn) for fire sprinkler equipment at the historic "Pine Inn" located on Ocean Avenue between Monte Verde Street and Lincoln Street.
APN: 010-213-003-000

DIRECTOR'S REPORT

BOARD MEMBER ANNOUNCEMENTS

FUTURE AGENDA ITEMS

- 3) Next Regular Meeting: July 20, 2026

ADJOURNMENT

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage (<http://www.ci.carmel.ca.us>) in accordance with applicable legal requirements.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Historic Resources Board regarding any item on this agenda, received after the posting of the agenda will be available at City Hall

located on Monte Verde Street between Ocean and Seventh Avenues during regular business hours.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).

**CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD**

REGULAR MEETING MINUTES

Monday, May 18, 2026

CALL TO ORDER AND ROLL CALL - TOUR

The following Board Members were present for the tour: Jordan Chroman, Erik Dyar, Kathryn Gualtieri, and Bobbie Voris

The following Board Members were absent: None

TOUR OF INSPECTION

The Board/Commission will meet and convene the public hearing at the first location listed below on the Tour of Inspection. The public is welcome to join the tour. The tour is intended only to give the Board/Commission an opportunity to view project sites scheduled for a public hearing later that day. No deliberations on the merits of projects will take place during the Tour of Inspection. Following completion of the tour, the Board/Commission will recess and return to the Council Chambers to reconvene the public hearing at 4:00 p.m., or as soon thereafter as possible.

- A. **DS 26063 (Husted):** Carmelo Street 4 southeast of 12th Avenue
- B. **DR 26031 (Pine Inn):** Ocean Avenue between Monte Verde Street and Lincoln Street

CALL TO ORDER AND ROLL CALL - CHAMBERS

The following Board Members were present: Jordan Chroman, Erik Dyar, Kathryn Gualtieri, and Bobbie Voris

The following Board Members were absent: None

PLEDGE OF ALLEGIANCE

PUBLIC APPEARANCES

Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Appearances. Each person's comments shall be limited to 3 minutes, or as otherwise established by the Chair. While stating your name is optional, it helps to identify speakers in the meeting minutes. Under the Brown Act, public comment for matters on the agenda must relate to that agenda item, and public comments for matters not on the agenda must relate to the subject matter jurisdiction of this legislative body. Remote or in-person participants who do not comply with the requirements of the Brown Act will be muted.

The following members of the public addressed the Board: None

CONSENT AGENDA

Items on the consent agenda are routine in nature and do not require discussion or independent action. Members of the Commission or the public may ask that any items be considered individually for purposes of Board/Commission discussion and/ or for public comment. Unless that is done, one motion may be used to adopt all recommended actions.

1) April 20, 2026 Regular Meeting Minutes

It was moved by Board Member Gualtieri and seconded by Board Member Voris to approve the consent agenda.

The motion passed by the following roll call vote:

AYES: Board Member(s): Chroman, Dyar, Gualtieri, Voris
NOES: Board Member(s): None
ABSTAINED: Board Member(s): None
ABSENT: Board Member(s): None

PUBLIC HEARINGS

2) **DS 26063 (Husted):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study 26063 (Husted) for the addition of a second story ADU to the historic "Helen Leslie House" located at Carmelo Street, 4 southeast of 12th Avenue in the Single Family Residential (R-1) Zoning District. APN: 010-285-015-000.

Speakers:

Erin Lewis, Assistant Planner
Mary Ann Schicketanz, Architect

Public Comment:

Kent Seavey

It was moved by Board Member Voris and seconded by Board Member Dyar to approve a resolution for Design Study application 26063 (Husted) issuing a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties for a 30-square-foot addition to the northeast corner of the garage, a 95-square-foot addition at the rear, and a second story addition at the rear of the historic "Helen Leslie House" located on Carmelo Street 4 southeast of 12th Avenue in the Single-family Residential (R-1) District with direction to the applicant to differentiate the siding of the additions by either offsetting lineation or differentiating the siding dimensions.

The motion passed by the following roll call vote:

AYES: Board Member(s): Chroman, Dyar, Gualtieri, Voris
NOES: Board Member(s): None

ABSTAINED: Board Member(s): None
ABSENT: Board Member(s): None

Board Member Dyar recused and left the dais.

- 3) DR 26031 (Pine Inn):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Review 26031 (Pine Inn) for fire sprinkler equipment at the historic "Pine Inn" located on Ocean Avenue between Monte Verde Street and Lincoln Street in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay. APN: 010-213-003-000.

Speakers:

Katherine Wallace, AICP, Associate Planner
Matt Porges, Architect

Public Comment:

None

It was moved by Chair Chroman and seconded by Board Member Gualtieri to approve a resolution for Design Review application 26031 (Pine Inn) finding the proposed project consistent with the established design context of the Downtown Conservation District, and consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Standards"), and issuing a Determination of Consistency with the Standards for the proposed fire sprinkler equipment at the historic "Pine Inn" located on Ocean Avenue between Monte Verde Street and Lincoln Street in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay with the condition that the work on Lincoln Street be moved to the westernmost planter, as described by the Board, and to redesign the proposed work on Monte Verde Street to appear permanent and complementary to the architecture of the building omitting the use of lattice.

The motion passed by the following roll call vote:

AYES: Board Member(s): Chroman, Gualtieri, Voris
NOES: Board Member(s): None
ABSTAINED: Board Member(s): None
ABSENT: Board Member(s): Dyar

Board Member Dyar returned to the dais.

DIRECTOR'S REPORT

Katherine Wallace, AICP, Associate Planner, gave a report and answered questions of the Board:

- **Special Planning Commission Meeting:** A special meeting is scheduled for May 19, 2026 at City Hall to discuss the Objective Design and Development Standards for Accessory Dwelling Units (ADUs) in collaboration with the consultant, Opticos.
- **Continuing Education Training:** Board members are enrolled in continuing education training hosted by the California Preservation Foundation on May 28 and June 4, which fulfills City training requirements as a Certified Local Government.
- **Stonehouse Terrace Appeal:** An appeal of the Board's decision regarding the Stonehouse Terrace project was received and is scheduled to be heard by the City Council on June 1, 2026. It was clarified that the City Attorney reviewed the matter and determined that the Board's findings and actions on the project constituted an appealable action. It was also reported that the State Historical Resources Commission had to continue its consideration of the National Register nomination for the project until August because the State had not properly noticed all property owners.

BOARD MEMBER ANNOUNCEMENTS

None

FUTURE AGENDA ITEMS

- 4) Next Regular Meeting: June 15, 2026

ADJOURNMENT

5:23 PM

APPROVED:

ATTEST:

Jordan Chroman, Chair

Shelby Gorman, Board Clerk



CITY OF CARMEL-BY-THE-SEA Historic Resources Board Staff Report

June 15, 2026
PUBLIC HEARINGS

TO: Historic Resources Board Members
SUBMITTED BY: Katherine Wallace, Associate Planner
SUBJECT: **DR 26031 (Pine Inn):** Consideration of a finding of consistency with the established design context of the Downtown Conservation District and consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Review 26031 (Pine Inn) for fire sprinkler equipment at the historic "Pine Inn" located on Ocean Avenue between Monte Verde Street and Lincoln Street. APN: 010-213-003-000

RECOMMENDATION:

Adopt a Resolution (**Attachment 1**) finding the proposed project consistent with the established design context of the Downtown Conservation District, and issuing a Determination of Consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Standards") for the proposed fire sprinkler equipment at the historic "Pine Inn" located on Ocean Avenue between Monte Verde Street and Lincoln Street in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay. APN: 010-213-003-000.

BACKGROUND / SUMMARY:

Background/Summary

The 23,270 square-foot subject property contains the "Pine Inn," constructed as the Hotel Carmelo in the Craftsman style in 1889 and moved to its present location in 1903. In 1928, a major Spanish Eclectic-style addition designed by Blaine and Olson and constructed by M.J. Murphy surrounded the earlier Craftsman-style building core. Significant regional architect Jon Konigshofer designed a rooftop garden terrace and shops and courtyard spaces in the 1940s. The hotel and shopping complex are contained in the block bounded by Ocean Avenue, Lincoln Street, 6th Avenue and Monte Verde Street. The property was designated as a historic resource on May 25, 2005, by Carmel's Department of Community Planning and Building. Per the intensive survey completed by Richard Janick in 2003 (**Attachment 2**), the "Pine Inn" qualifies for listing under California Register Criterion One (Events) as the premier hostelry in the

history of the Downtown District of Carmel-by-the-Sea. The 2003 DPR form states, "The Pine Inn embraces the historical development of downtown Carmel from the 1880s to the present. The mix of architectural styles from Craftsman to Spanish to modern technology mirrors Carmel's overall architectural development. The architects and builders, including Delos Goldsmith, Thomas Morgan, Blaine and Olsen, and M.J. Murphy, also attest to the Pine Inn's historical significance." The Pine Inn has undergone multiple changes since its construction in the 1880s, however, the property retains sufficient integrity to convey its significance under Criterion One (Events). The primary building campaigns and relevant alterations are listed below.

- 1889: Hotel Carmelo constructed at NE corner of Ocean Ave. and Junipero St.
- 1903: Building relocated to NE corner of Ocean Ave. and Monte Verde St. by the Carmel Development Company. Single-story, hipped roof addition constructed and tents added surrounding the building for additional guests.
- 1928: Substantial remodeling campaign in a Spanish Eclectic style surrounding the core of the original hotel, designed by Blaine and Olson and constructed by M.J. Murphy.
- 1940s: Modernist-style storefronts and connecting paved paths surrounding the hotel designed by Jon Konigshofer. Rooftop garden added at the corner of Ocean Ave. and Monte Verde St.
- 1955: Halls and hotel lobby remodeled.
- 1972: Glass gazebo added to the central courtyard.
- 1980s – present: Numerous interior remodeling and upgrades to individual shops throughout the complex, as new tenants moved into the units.
- 2002: Pine Inn-Monte Verde Street Entry: improvements to the Monte Verde St. entrance including the remodeling the entrance steps and rails and the rooftop terrace by Jon Thodos, architect.

On January 27, 2026, the applicant submitted a Design Review application DR 26031 (Pine Inn) proposing an upgrade of existing fire sprinkler infrastructure at two locations: on Monte Verde Street beneath the rooftop terrace, and at the Lincoln Street courtyard entrance (specifically, the south wall of Retail Unit #7). The project was considered by the Historic Resources on May 18, 2026. The project presented to the HRB on May 18, 2026 was reviewed by qualified professional Seth Bergstein and found consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("Secretary's Standards") as proposed. The Historic Resources Board requested the proposed work at the Lincoln Street courtyard entry be relocated to the west planter, and requested the proposed work at the Monte Verde service entrance be re-designed for greater compatibility with the historic building.

The project as revised for consideration by the HRB on June 15, 2026, contains de minimis changes that respond to the Board's feedback, are supported by Planning staff, and do not necessitate a Phase II addendum. The original Phase II report is provided as **Attachment 4**. Due to the project's location (Block 73) within the Downtown Conservation District, the project is additionally required to be evaluated by the Historic

Resources Board pursuant to Carmel Municipal Code Section 17.20.280.A, which states:

The following procedures shall apply to all applications for demolitions, rebuilds, exterior alterations and additions to building sites located in the downtown conservation district.

A. Historic Resources. Projects affecting any historic resource shall require approval by the Historic Resources Board consistent with Chapter 17.32 CMC. In its review, the Board shall apply the Secretary of Interior's Standards and shall adopt the following findings:

- 1. The historic character of the property will be retained and preserved. Distinctive materials, features, spaces, and spatial relationships that characterize the property will be preserved.*
- 2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved.*
- 3. The new work shall be subtly differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment.*
- 4. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites.*

Following action by the Historic Resources Board, the project shall then be scheduled for final review by the Planning Commission consistent with Chapter 17.58 CMC.

PROJECT DESCRIPTION

Monte Verde Street Proposed Work: The proposed location of the fire sprinkler upgrade on Monte Verde Street is adjacent and south of the Monte Verde Street service entrance steps in the present location of the fire suppression infrastructure. The work at this location includes the removal of existing lattice screening, the replacement of the existing fire sprinkler infrastructure, and installation of a new wood picket enclosure around the fire sprinkler infrastructure. Any stone disturbed for installation of the upgrades would be repaired in-kind with Carmel stone, as necessary. Additionally, the plastic lattice around the meters located north of the access steps is proposed to be removed and replaced with a new wood picket enclosure.

Note that the project plans additionally depict the proposed work on Lincoln Street, which was supported by the HRB on May 18, 2026 with the condition to move the work to the western-most courtyard planter. The applicant has incorporated the requested revision as directed by the HRB.

The revised plans are provided as **Attachment 3**.

STAFF ANALYSIS

Secretary of the Interior's Standards. Per Carmel-by-the-Sea Municipal Code (CMC) Section 17.32.120, Alteration of Historic Resources, the proposed project shall first

obtain a determination of consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards)(**Attachment 4**). The Standards identify four primary treatment approaches to historic resources: preservation, rehabilitation, restoration, and reconstruction. Rehabilitation is the recommended standard of treatment for this project. **Rehabilitation** is defined as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” (36 CFR 67.2(b)).

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment, *Preservation*; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

The Standards include ten criteria for evaluating modifications to historic resources (Attachment 3). A Phase II Evaluation of the proposed project (Attachment 4) was prepared by a City-contracted qualified professional, Seth Bergstein, in May, 2026. Upon review of the project plans (Attachment 5) and having completed a site visit, Mr. Bergstein found that the proposed project meets applicable Standards 5, 6 and 9. All other standards are not applicable. The evaluation concludes that the project, as proposed, meets the applicable *Secretary of the Interior's Standards for Preservation* and will not have a significant impact on the historic resource. Staff concurs with Mr. Bergstein's evaluation. The project as revised for presentation to the HRB on June 15, 2026, contains de minimis changes that do not necessitate a Phase II addendum. The original Phase II report is provided as **Attachment 5**.

Environmental Review: Staff recommends, pursuant to CEQA regulations, that the Application be found “not a project” pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency or inconsistency with the Standards does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment. A CEQA analysis and determination will be conducted as part of the Design Study review.

FISCAL IMPACT:

N/A

ATTACHMENTS:

1. Attachment 1 - Resolution
2. Attachment 2 - DPR Form (Pine Inn)
3. Attachment 3 - Revised Plans
4. Attachment 4 - Secretary's Standards - Rehabilitation

5. Attachment 5 - DR 26031 Pine Inn Historic Assessment 05.06.26

CITY OF CARMEL-BY-THE-SEA
HISTORIC RESOURCES BOARD

HISTORIC RESOURCES BOARD RESOLUTION NO. 2026-00X-HRB

A RESOLUTION OF THE HISTORIC RESOURCES BOARD OF THE CITY OF CARMEL-BY-THE-SEA FOR DESIGN REVIEW APPLICATION 26031 (PINE INN) FINDING THE PROPOSED PROJECT CONSISTENT WITH THE ESTABLISHED DESIGN CONTEXT OF THE DOWNTOWN CONSERVATION DISTRICT, AND CONSISTENT WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES ("STANDARDS"), AND ISSUING A DETERMINATION OF CONSISTENCY WITH THE STANDARDS FOR THE PROPOSED FIRE SPRINKLER EQUIPMENT AT THE HISTORIC "PINE INN" LOCATED ON OCEAN AVENUE BETWEEN MONTE VERDE STREET AND LINCOLN STREET IN THE CENTRAL COMMERCIAL (CC) ZONING DISTRICT AND DOWNTOWN CONSERVATION DISTRICT OVERLAY. APN: 010-213-003-000.

WHEREAS, on January 27, 2026, Erik Dyar ("Applicant") submitted an application on behalf of Richard Gunnar ("Owner") for fire sprinkler equipment and screening under Design Review DR 26031 (Pine Inn) described herein as ("Application"); and

WHEREAS, the Application has been submitted for the property located at Ocean Avenue between Monte Verde Street and Lincoln Street in the Central Commercial (CC) Zoning District and Downtown Conservation District (Block 73, Lots 1-10); and

WHEREAS, the project site contains a historic resource listed as the "Pine Inn" on the Carmel Inventory of Historic Resources; and

Whereas, projects on both historic and non-historic properties in the Downtown Conservation District require review by the Historic Resources Board; and

WHEREAS, pursuant to CMC 17.20.280.A, Historic Resources, Projects affecting any historic resource shall require approval by the Historic Resources Board consistent with Carmel-by-the-Sea Municipal Code (CMC) Chapter 17.32. In its review, the Board shall apply the Secretary of Interior's Standards and shall adopt the following findings: 1. The historic character of the property will be retained and preserved. Distinctive materials, features, spaces, and spatial relationships that characterize the property will be preserved; 2. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved; 3. The new work shall be subtly differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion and massing to protect the integrity of the property and its environment; and 4. The proposed development is consistent with the established design context of the conservation district and will not adversely affect any historic resources on the project site or on adjacent sites; and

WHEREAS, in accordance with CMC Section 17.32.140 (Determination of Consistency with the Secretary's Standards), all major and minor alterations to historic resources shall require a determination of consistency with the Secretary's Standards; and

WHEREAS, in accordance with CMC Section 17.32.160.B, a determination of consistency for major alterations shall be prepared by a qualified professional; and

WHEREAS, Seth Bergstein, a qualified professional, prepared a Phase Two Historic Assessment on May 6, 2026 and found the project consistent with all applicable Secretary's Standards for Rehabilitation; and

WHEREAS, the proposed project would not compromise the integrity of the historic resource; and

WHEREAS, on May 8, 2026, a notice of public hearing was published in the Carmel Pine Cone for the May 18, 2026, Historic Resources Board meeting in compliance with State law (California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before May 8, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before May 15, 2026, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on May 18, 2026, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Board by City staff and through public testimony on the project; and

WHEREAS, the Historic Resources Board provided direction to the applicant to relocate the proposed work at the Lincoln Street courtyard to the west planter, and required the applicant to redesign the proposed screening at the Monte Verde service access to better complement the historic building; and

WHEREAS, the applicant has revised the plans to respond to the direction provided by the Historic Resources Board; and

WHEREAS, the revisions are de minimis and do not require a Phase II addendum to be completed; and

WHEREAS, on June 5, 2026, a notice of public hearing was published in the Carmel Pine Cone for the June 15, 2026, Historic Resources Board meeting in compliance with State law

(California Government Code 65091) and mailed to owners of real property within a 300-foot radius of the project indicating the date and time of the public hearing; and

WHEREAS, on or before June 5, 2026, the Applicant posted the public notice on the project site and hand-delivered a copy of the public notice to each property within a 100-foot radius of the project site indicating the date and time of the public hearing; and

WHEREAS, on or before June 12, 2026, the meeting agenda was posted in three locations in compliance with State law indicating the date and time of the public hearing; and

WHEREAS, on June 15, 2026, the Historic Resources Board held a duly noticed public hearing to receive public testimony regarding the Application, including, without limitation, the information provided to the Board by City staff and through public testimony on the project; and

WHEREAS, this Resolution and its findings are made based upon the evidence presented to the Board at the hearing, including, without limitation, the staff report and attachments submitted by the Community Planning and Building Department; and

WHEREAS, the Historic Resources Board did hear and consider all said reports, attachments, recommendations, and testimony herein above set forth and used their independent judgment to evaluate the project; and

WHEREAS, the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”), together with State Guidelines (14 California Code Regulations §§ 15000, *et seq.*, the “CEQA Guidelines”) and City Environmental Regulations (CMC 17.60) require that certain projects be reviewed for environmental impacts and that environmental documents be prepared; and

WHEREAS, pursuant to CEQA regulations, the Application is “not be a project” pursuant to section 15378 of the CEQA Guidelines. The issuance of a determination of consistency or inconsistency does not grant any permits or entitlements approving a project that would result in a direct or indirect physical change in the environment; and

WHEREAS, the facts set forth in the recitals are true and correct and are incorporated herein by reference.

NOW, THEREFORE, BE IT RESOLVED that the Historic Resources Board of the City of Carmel-By-The-Sea does hereby **FIND** the proposed project consistent with the established design context of the Downtown Conservation District, and consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Properties (“Standards”), and does **ISSUE** a Determination of Consistency with the Standards for the proposed fire sprinkler equipment at the historic “Pine Inn” located on Ocean Avenue between Monte Verde Street and Lincoln Street

in the Central Commercial (CC) Zoning District and Downtown Conservation District Overlay.
APN: 010-213-003-000.

PASSED, APPROVED, AND ADOPTED BY THE HISTORIC RESOURCES BOARD OF THE CITY OF
CARMEL-BY-THE-SEA this 15th day of June, 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Jordan Chroman
Chair

Shelby Gorman
Historic Resources Board Secretary

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code 5D1

Other Listings
 Review Code _____ Reviewer _____ Date _____

Page 1 of 5 Resource Name or #: (Assigned by recorder) Pine Inn

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Monterey
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; E _____
 c. Address: _____ City Carmel-by-the-Sea Zip 93921
 d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN
 e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)
6th to Ocean, Lincoln to Monte Verde
(Block 73 - Entire) Parcel No. 10-213-3

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A rambling series of one, two and three story stuccoed and hipped roof buildings that have been added onto and altered from 1903 to the present. A section of ribboned windows on the second floor of the south elevation facing Ocean Avenue, adjacent to the main entrance passageway, date from the 1903 addition by architect Thomas Morgan to the Hotel Carmelo that was originally built by Delos Goldsmith and moved from the N.E. corner of Ocean and Junipero (then called Broadway). The three-story hipped roof section at the center of the complex is part of the Hotel Carmelo. The original Pine Inn was wood and in the "Craftsman Style." In 1928, a major renovation and addition was designed by Blaine and Olson and constructed by M. J. Murphy in a Spanish style. In 1940, many one story commercial shops were added along the perimeter of the hotel property and now encompass the entire block bounded by 6th, Ocean, Lincoln, and Monte Verde. A glass and steel gazebo was added to the open central courtyard in 1972 creating an additional dining room. For the most part, the Spanish style stucco wall surfaces have been maintained throughout the complex while the hodgepodge of interesting-hipped roofs have evolved from wood to composition shingles.

P3b. Resource Attributes: (List attributes and codes) HP6 - 1-3 story Commercial Building

P4. Resources Present Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, accession #)
 Looking N.E. at South & West elevations. #38674-6. 3/17/03.

P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1903 Carmel Building Files

P7. Owner and Address
Richard Gunner
555 W. Shaw, Suite B-4
Fresno, CA 93704

P8. Recorded by: (Name, affiliation, and address)
Richard N. Janick, P.O. Box 223408
Carmel, CA 93922, Carmel, CA 93922

P9. Date Recorded: 3/18/2003

P10. Survey Type: (Describe)
Carmel HRI 2001-2002

P11. Report Citation: (Cite survey report and other sources, or enter "none") Significant Building Survey 1978 Carmel Historical Survey 1989-96

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Arts and Crafts - Tudor - Spanish

B6. Construction History: (Construction date, alterations, and date of alterations)

- 1889 - Hotel Carmelo created by Delos Goldsmith for Abbie Jane Hunter at N. E. corner of Ocean and Junipero (known as Broadway)

(See Continuation Sheet)

B7. Moved? No Yes Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: Thomas Morgan - 1903; Blaine and Olson - 1928 b. Builder: M. J. Murphy

B10. Significance: Theme: Architectural Development of Carmel

Area: Carmel-by-the-Sea

Period of Significance: 1880-1940 Property Type: C-1

Applicable Criteria: CR#1

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Pine Inn qualifies under CR#1 as the premier hostelry in the history the Downtown District of Carmel-by-the-Sea. The Hotel Carmelo, built by Delos Goldsmith and Abbie Jane Hunter in the 1880's, originally located at the northeast corner of Ocean and Broadway (now Junipero), was moved to the northeast corner of Monte Verde and Ocean where a one story low hipped roof entrance, sun room, and dining room were added by architect Thomas Morgan in 1903 to the original two-story structure. The 1903 style was Craftsman. In 1928, a major remodel was designed by Blaine and Olson in a Spanish style with major additions to the existing buildings that would eventually encompass most of Block 73. The walls were covered with stucco and the shingled roofs remained intact. Parts of the hotel expanded to three stories on the sloping lot. A rendering appeared in a promotional pamphlet of contractor builder M. J. Murphy who carried out the major remodeling. In 1940, the interiors were remodeled in a Victorian style for owner Harison Godwin, and several one story retail shops were added to the southeast, southwest, and eastern perimeters of Block 73 almost encircling the hotel. An open courtyard in the center of the complex had a glass gazebo dining area added in 1972.

The Pine Inn embraces the historical development of downtown Carmel from the 1880s to the present. The mix of architectural styles from Craftsman to Spanish to modern technology mirrors Carmel's overall architectural development. The architects and builders, including Delos Goldsmith, Thomas Morgan, Blaine and Olson, and M. J. Murphy, also attest to the Pine Inn's historical significance.

(See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

- Hale, Sharon, A Tribute to Yesterday, 1980, Valley Press, pp. 10-12, 15-16, 19-21, 40-41, 63-64
- "Pine Inn to be Altered at Expense of \$250,000," Monterey Herald, September 21, 1928

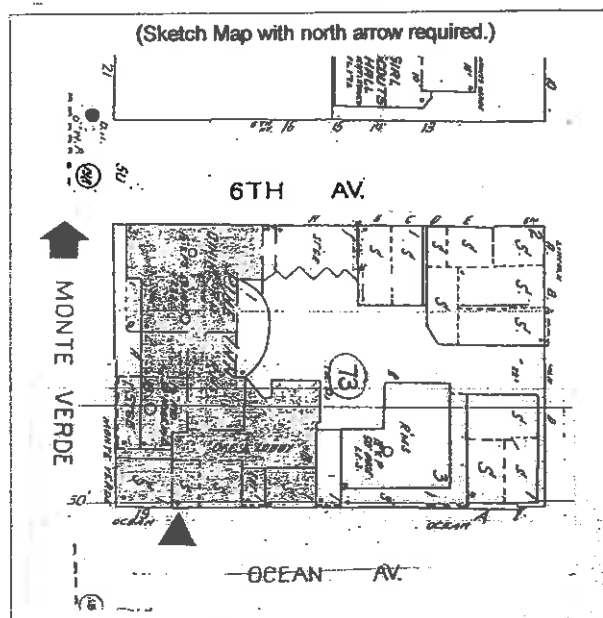
(See Continuation Sheet)

B13. Remarks: Zoning CHCS AD/ED

B14. Evaluator: Richard N. Janick

Date of Evaluation: 3/18/2003

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 5 Resource Name or #: (Assigned by recorder) Pine Inn
Recorded by: Richard N. Janick Date 3/18/2003 Continuation Update

B. 6. Construction History (Continued from Page 2)

2. 1903, Hotel Carmelo moved to lot at Ocean Avenue and Monte Verde (northeast corner) by Carmel Development Company (Devendorf & Powers). One story low hipped roof L plan addition added to original two-story hipped roof hotel. Also created adjacent tent grounds for camping. Architect: Thomas Morgan; Contractor: M. J. Murphy
3. Managers for Carmel Development Company of Pine Inn
 - a. George Shields - 1912
 - b. Roy Newberry - 1916
4. New Owner - 1922 - John Jordan (also owns Lobos Lodge)
 - a. 1928 - Major remodel (\$250,000) Spanish detailed plan by Blaine and Olson. Contractor: M. J. Murphy.
5. New Owner - 1940 - Harrison Godwin - Victorian interior remodel - 12 retail shops - outer lots
6. 1954-55 - Halls and lobby remodeled
7. 1972 - Glass "Gazebo" added to central courtyard by owner: Carroll McKee

B. 10. Significance (Continued from Page 2)

DELOS GOLDSMITH

Delos Goldsmith was born in Painsville, Ohio, on September 3, 1828. He left Ohio at the age of 19 for New Orleans. When New Orleans did not capture his youthful spirit, he moved to San Francisco in 1850 and was a witness to the great fire in 1851. A carpenter for two years in San Francisco, he worked on the first Presidio reservation, then left for Marysville, and later went to Yuma, Arizona. He worked in the oil business there until the outbreak of the Civil War at which time he was appointed citizen wagon-master of the Twenty-ninth Ohio Volunteers. Goldsmith was taken prisoner at Harper's Ferry and endured hardships until he managed to escape, which eventually took him south on a lumber expedition. In 1879, he became an agent for a Dr. Stockton who was involved in an oil concern.

Back in California again in 1888, Goldsmith came to Carmel in late 1888 where he erected a home for his wife's sister's daughter, Miss Robinson, in which he lived while constructing other homes for early residents - the Berwicks, Joseph Sley, and Miss M. E. Donnelly, among others. He built a shed for his carpenter shop on the southwest corner of Ocean and San Carlos, behind the Carmel Development Store. Between 1892 and 1894, acting on behalf of Abbie Jane Hunter, the wife of his nephew, Wesley Hunter, he constructed two lovely identical homes. One was on the northeast corner of Guadalupe and Fourth and later belonged to Mr. and Mrs. William Askew, Sr. The other home, on the northwest corner, became the Goldsmiths' home.

THOMAS MORGAN

Thomas Morgan was the brother of artist Mary deNeal Morgan.

BLAINE AND OLSON

Roger W. Blaine and David Olsen had been partners with Willson J. Wythe in Oakland, and were primarily church and commercial designers. Wythe, an instructor at UC Berkeley, died in 1926, and the firm of Blaine & Olsen only lasted until the Depression. Both Blaine and Olsen had spent some time traveling in Spain prior to the commission, so they were acutely aware of the nuances of Spanish architecture.

M. J. MURPHY

Michael J. Murphy was a pioneer builder and contractor in the earliest era of Carmel, and therefore helped to shape the entire architectural character of the village. He was born in Minden Utah in 1884 of hardworking parents of limited means. Young Murphy managed to finish high school, but then had to begin to earn a living as a house painter. In 1902, he visited Carmel and became attracted to the area. He married in 1904 and returned to Carmel to live. His son Frank was "the first white boy child" to be born in Carmel.

Murphy continued to be a house painter until after the San Francisco earthquake and fire of 1906 when a number of residents of that city came to Carmel to live in their summer homes and created a demand for housing. Although Murphy had no formal training as an architect or builder, he had learned enough about the trade while working as a house painter to be able to design and build simple structures that would suffice for those who came to live for the summer or reside temporarily until San Francisco was rebuilt. Murphy was soon in business erecting the simple board and batten structures so common in Carmel at the time.

(See Continuation Page 4)

CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 5 Resource Name or #: (Assigned by recorder) Pine Inn
Recorded by: Richard N. Janick Date 3/18/2003 Continuation Update

B. 10. Significance (Continued from Page 3)

Murphy continued to be a house painter until after the San Francisco earthquake and fire of 1906 when a number of residents of that city came to Carmel to live in their summer homes and created a demand for housing. Although Murphy had no formal training as an architect or builder, he had learned enough about the trade while working as a house painter to be able to design and build simple structures that would suffice for those who came to live for the summer or reside temporarily until San Francisco was rebuilt. Murphy was soon in business erecting the simple board and batten structures so common in Carmel at the time.

At the same time, Franklin Devendorf of the Carmel Development Company had purchased much of the land in Carmel, and began to subdivide and sell the parcels. Devendorf knew Murphy and had taken a liking to him. Therefore, when he needed more houses for his lots to satisfy his prospective buyers, he helped Murphy set up a construction business. Because of his passion to be the best, Murphy went to great lengths to make certain that his structures were solidly built of quality materials. As his reputation in this regard blossomed, more and more people wanted a Murphy house. Murphy obliged and built houses all over the Monterey Peninsula, using his own designs and doing much of the work himself. In 1914, Murphy established his own contracting business, opened up a lumber and building supply store and hired many workers.

To assure a supply of crushed rock and gravel, Murphy erected a rock crusher in Carmel Valley. He obtained his rock from the shore of the Pacific Ocean and his gravel from the Carmel River. His team of horses and his wagons became a familiar sight in the area. People turned to him for assistance when they needed help. When the surf piled up the sand and blocked the mouth of the river causing the water to back up and flood the artichoke fields, the farmers called on Murphy who took his earth scraper and a team of horses to open up the channel. When high winds lashed the area and threatened to topple trees, Murphy came to the rescue by tying a sturdy rope around several closely grouped trees, thereby enabling the trees to reinforce each other and resist the force of the wind. He also helped to plant trees in Carmel to stabilize the soil exposed by building activity, and to prevent the soil from being washed into the sea by the heavy rains.

As Murphy's own business grew, he added more carpenters, stone masons, plumbers, electricians, plasterers and painters to his staff. He needed administrative and managerial help, so he hired J. O. Handley as his General Manager. Handley remained in this capacity until he began his own construction supply business, Handley and Handley (later becoming H&H). While most of the structures that Murphy erected were of his own design, he was also the contractor for a number of well known architects - Julia Morgan, Bernard Ralph Maybeck, and Robert Stanton among them. In designing his buildings, Murphy would talk to the customer, visit the site to get a visual image of the proposed structure on the site, and then go home and put it on paper. His designs were simplified drawings, but were complete and accurate enough so that major changes could be made. Murphy was a most active and prolific builder in the area and did as much to give Carmel its character as any other single person. Handley has stated "that Murphy built more than half the houses in Carmel."

Among his most notable structures are the Pine Inn, which he completely remodeled with his own design, the La Playa Hotel, the Carmel Highlands Inn, the Carmel Art Association, the Holiday House, the Carmel Texaco Station, the Sundial Lodge, the Farley Building, the Carmel City Hall (originally All Saints Episcopal Church), and the Dansk Building. The Harrison Memorial Library was partially designed by Bernard Ralph Maybeck and constructed by Murphy. However, there are no known plans of the library to be found. According to Murphy's daughter, Mrs. Rosalie Gladney, Bernard Maybeck who lived in San Francisco, would come down periodically from the city, view the progress, consult with Murphy, and return to the city on the afternoon train. It is generally conceded that Murphy had as much to do with the design of this building as Maybeck.

(See Continuation Sheet Page 4)

B. 12. References (Continued from Page 2)

3. Carmel Building Files
4. CHCS, 1997
5. "Lessee Purchases Pine Inn Property," Carmel Pine Cone, April 6, 1922
6. "Pine Inn Gazebo: Instant Favorite," by Phyllis Jervey, The Peacock, August 24, 1972
7. Lis. Slevia, January 1945, "Carmel - Infancy to Adolescence"
8. Brochure "Structures of the Period," M. J. Murphy, Builder. Perspective drawing of remodeled Pine Inn (1926-28)
9. Sanborn Fire Maps (1910, 1924, 1938, 1962)

CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 5 of 5 Resource Name or #: (Assigned by recorder)

Pine Inn

Recorded by: Richard N. Janick

Date 3/18/2003

Continuation Update

B. 10. Significance (Continued from Continuation Page 4)

Another important structure that Murphy helped to build was Tor House, the famous home of poet Robinson Jeffers. The Jefferses designed Tor House and at first hired Murphy to build it. Then in a turn-about, Jeffers worked for Murphy at \$1.00 a day learning, by working alongside Murphy, how to build his home with granite boulders from the Carmel Beach. The first section of the house was finished by Murphy in 1919. Jeffers, himself, completed the rest of the structure, including the tower and wall, over an extended period of time.

Murphy was a busy, prolific builder for a long time, but he also contributed to the general welfare of the community in other ways. He was a member of the Carmel City Council, and the Carmel Building and Loan Society. He was a charter member and director of the Manzanita Club, a social organization for the community that conducted adult athletic events as well. When moving pictures came to Carmel in 1915, Murphy was one of a committee for the Carmel Hall Association to oversee the new business, and to make sure "first class" movies were shown every Saturday. The Murphys had four children. They and other village youngsters were always welcome at the Murphy Lumberyard to gather scrap wood for projects or just to play nearby. Before a permanent school was built, classes for eighteen children were held in Murphy's lumberyard for two years (1905 and 1906), and when the first Carmel Boy Scout Troop was organized, M. J. Murphy built the clubhouse.

Murphy retired in 1941, shortly after his wife's death. He turned his business over to his son Frank, and spent most of the remaining years of his life living in a summer house in Oregon and fishing in the McKenzie River. Murphy died there in 1949. M.J. Murphy, Inc., is still an active business in Carmel Valley, where it was relocated after Murphy sold the original Carmel store. It has been operated by his two grandsons since his son's death.

The Pine Inn clearly reflects the finding of, and is consistent with, the 1997 Carmel Historical Context Statement under the themes of architectural and economic development.



Looking N.E. at S/facing façade & W/side
Elev. 1903, #73-14-4, Pat Hathaway,
Historical California Views, Monterey



PINE INN HOTEL

SITE DATA

ZONING
 APN: 010-213-003-000
 Zoning: Central Commercial District (CC)

BUILDING COVERAGE
 Allowable Building Coverage in
 Central Commercial District = 95%*
 Existing Building Coverage:
 26,000 / 22,199 = 0.88 or 88%
 *Per City of Carmel Interblock Walkway Bonus, Carmel
 Municipal Code 17.14.130.A
 Lot Size = 26,000 SF
 Existing Building Coverage = 22,199 SF

SHEET INDEX:

- 1 Cover Sheet & Project Data
- 2 Street Level Site Plan
- 3 Proposed Lincoln Street Plan Detail, Elevation and Section
- 4 Proposed Monte Verde Street Plan Detail, Elevation and Section
- 5 Photographs of Existing Conditions
- 6 Existing and Proposed Lincoln Street Elevations
- 7 Existing and Proposed Monte Verde Street Elevations
- 8 Materials, Finishes and Equipment Specifications

Project Description:

As Phase 1 of the Fire Sprinkler Upgrade for the Pine Inn Property and Retail Spaces, this Permit is to Provide New Screening for the New Fire Sprinkler Mechanical Equipment located on the Pine Inn Hotel Property which is Historically Significant and is included on the City's Historic Inventory. Phase 2 and Phase 3 are Not Part of this Permit and Will Be Applied For in the Future.

- Phase 1:**
1. At Lincoln Street: Mount on the Exterior Wall of Retail Space #7 (the North Side of the Entry Courtyard) a New 45"H x 31"W x 23"D Wood Cabinet with Wooden Louvered Lockable Door to House (1) New Backflow Prevention Device per Fire Sprinkler Installation Contractor and Accompanying Water Flow Alarm System. Wood Cabinet Shall have Solid Wood Sides and Louvered Lockable Cabinet Door to be Painted in Off-White Color to Match Existing Stucco Color. Folded Seam Metal Roof and Wood Cornice Details to Match Profile of Existing Retail Bay Windows in Courtyard and be Differentiated from Existing Pine Inn Exterior Cabinets by Being Painted a Light Cream Color to Match Existing Stucco Paint Color.
 2. At Monte Verde Street: Create (2) Access Doors with New White Painted Wood Vertical Picket Screening to Match Existing Guardrailing Above for (1) New Backflow Prevention Device per Fire Sprinkler Installation Contractor in Existing Planting Bed on the South Side of the Existing Walkway to the Mechanical Room. Remove Existing White Plastic Screening Covering Existing Gas Meters and Install with New Removable White Painted Wood Vertical Picket Screening to Match Color and Design of Existing Guardrailing Above.

No Trees will be Removed as part of this Permit.

New Main Line Connection Capped for Future Project at Parking Lot

New Main Line from 6th Avenue to Supply New Back Flow Preventers at Lincoln Street and at Monte Verde Street

New Underground Main Line, per Colbreth Engineering

6TH AVENUE

MONTE VERDE STREET

LINCOLN STREET

OCEAN AVENUE

Proposed Courtyard / Street Level Plan

DYAR ARCHITECTURE
 P.O. BOX 4709
 CARMEL, CALIFORNIA 93921
 v. 831.915.5602
 f. 831.309.9999
 Email: info@dyararchitecture.com

© 2026 The Architect's Drawings, Specifications Or Other Documents Shall Not Be Used By The Owner Or Other On Another Project Except By Agreement In Writing And With Appropriate Compensation To The Architect.

Owner: Richard V. Gunner, The Gunner Companies

Pine Inn Fire Sprinkler Upgrade: Phase 1
 NE Corner of Monte Verde Street and Ocean Avenue
 Carmel-by-the-Sea, California 93921
 APN: 010-213-003-000

Job No.

Date: May 29, 2026
Revised Commercial Tract 1 Design Study Submission

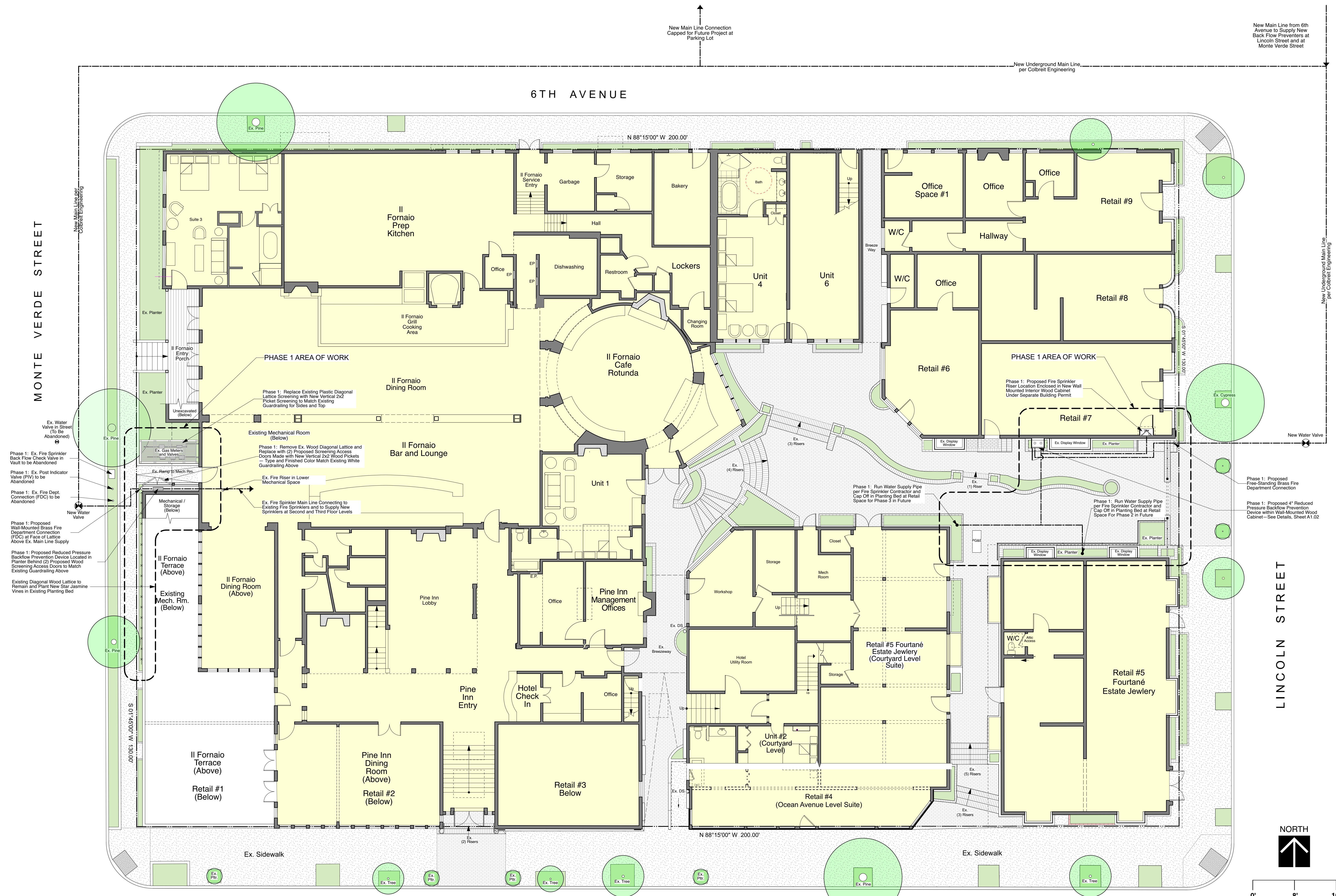
Site Plan for Fire Sprinkler Backflow Prevention Device Locations

1/8" = 1'-0"



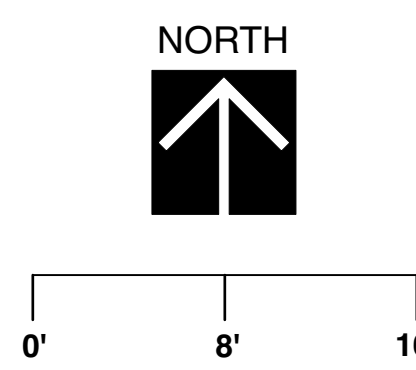
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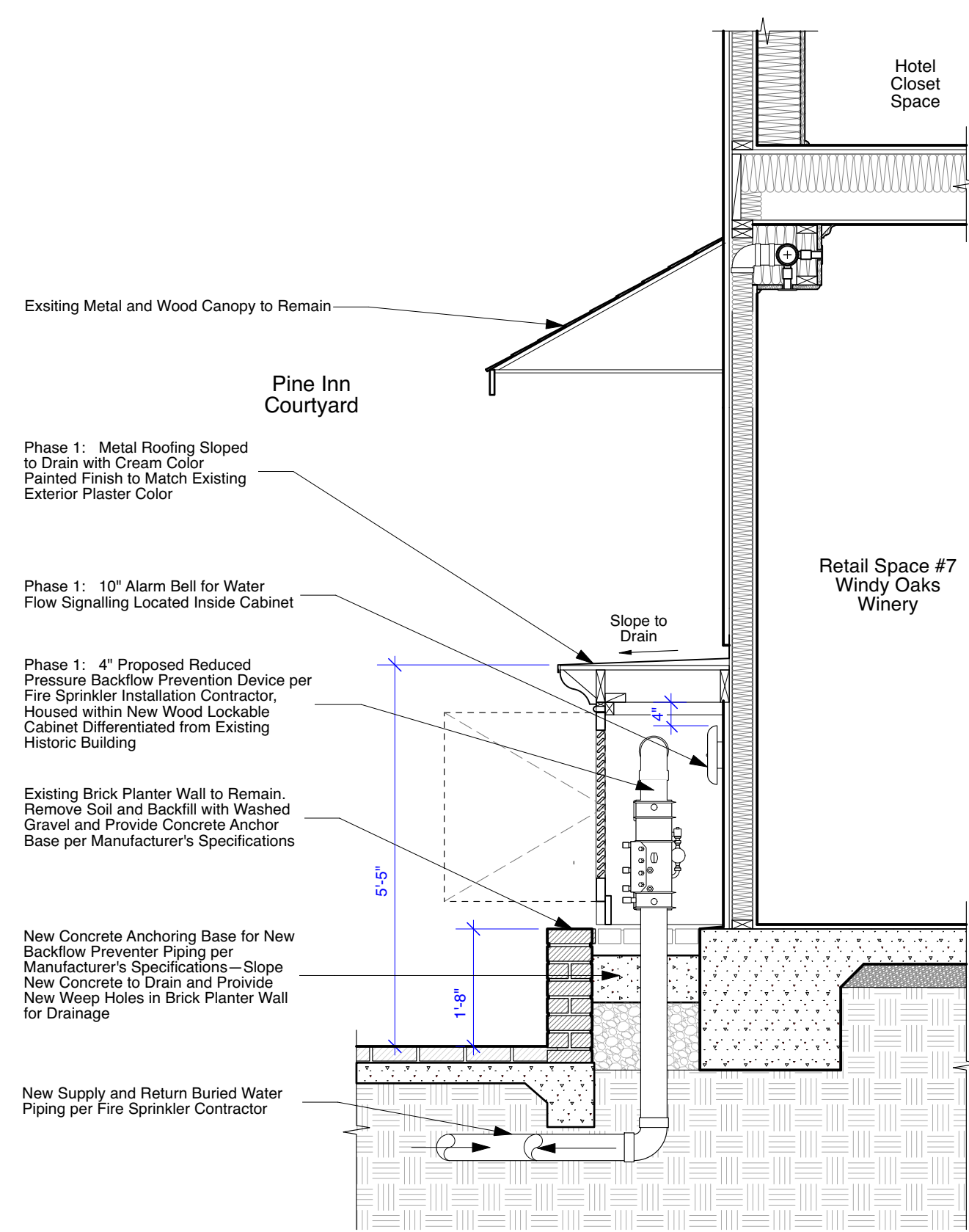
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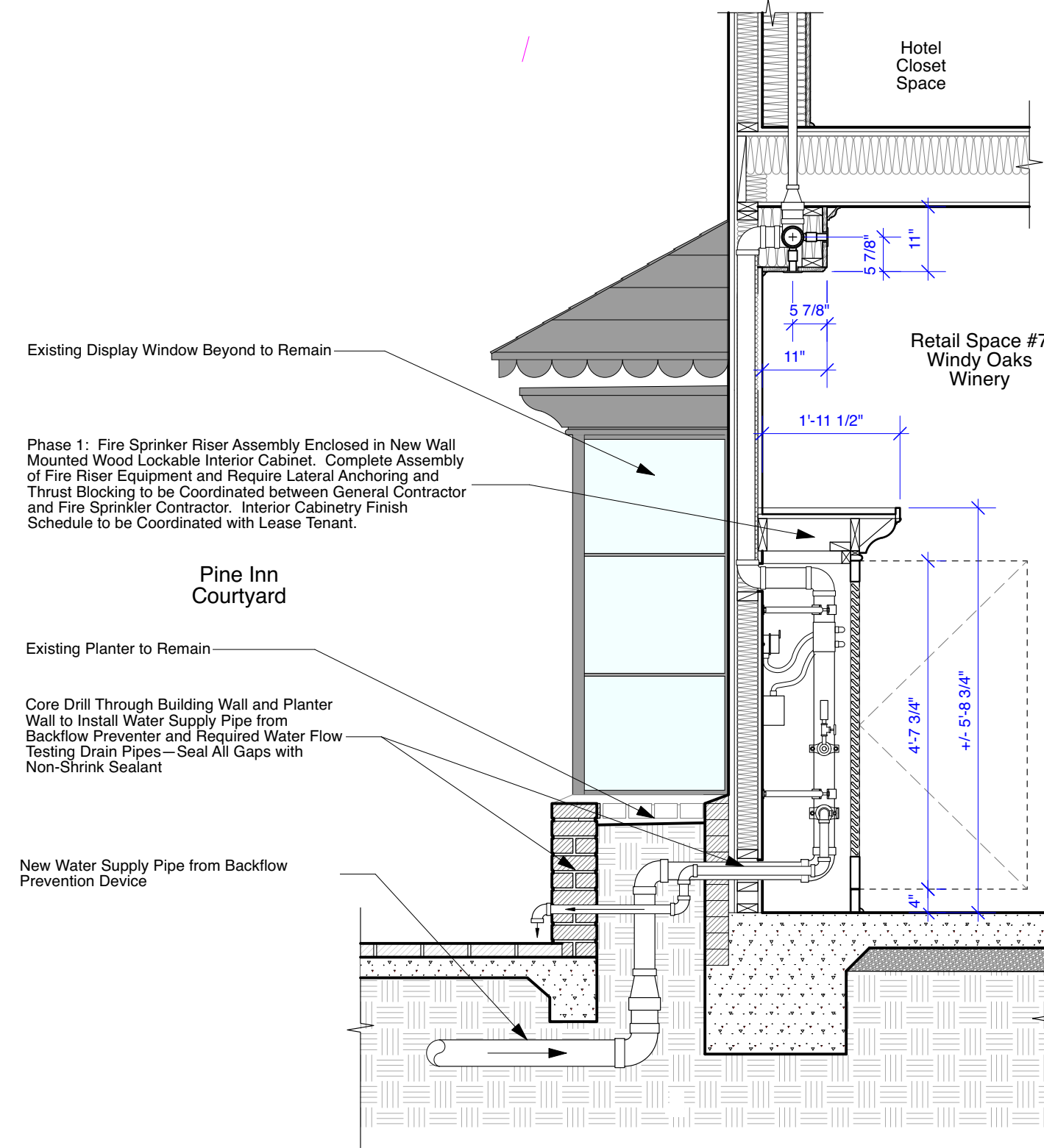
LEGEND

	Existing Concrete Sidewalk		Existing Planter
	Existing Brick Paving		Existing Diagonal Wood Lattice to be Removed
	Existing Brick Planter Wall		

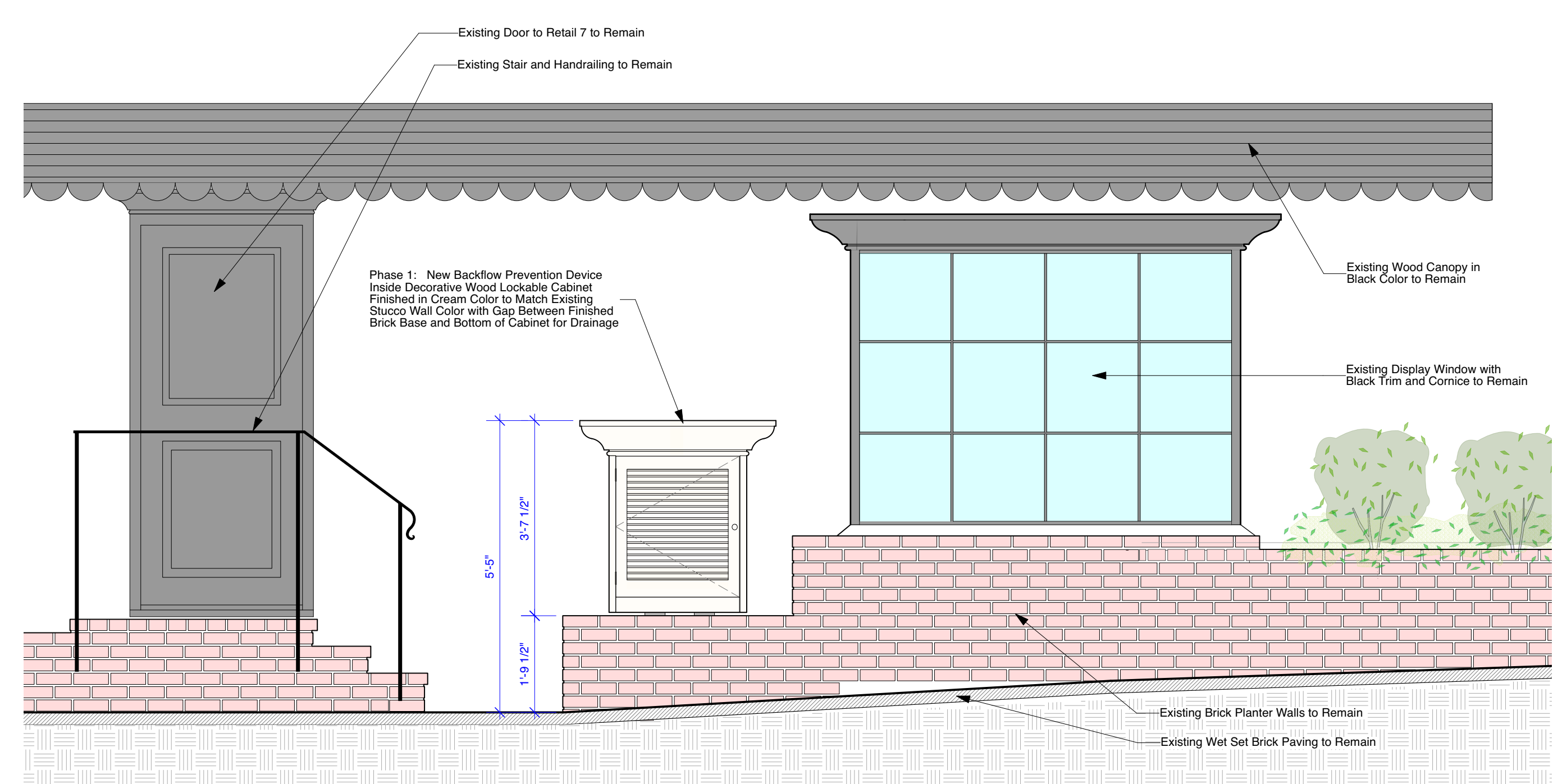




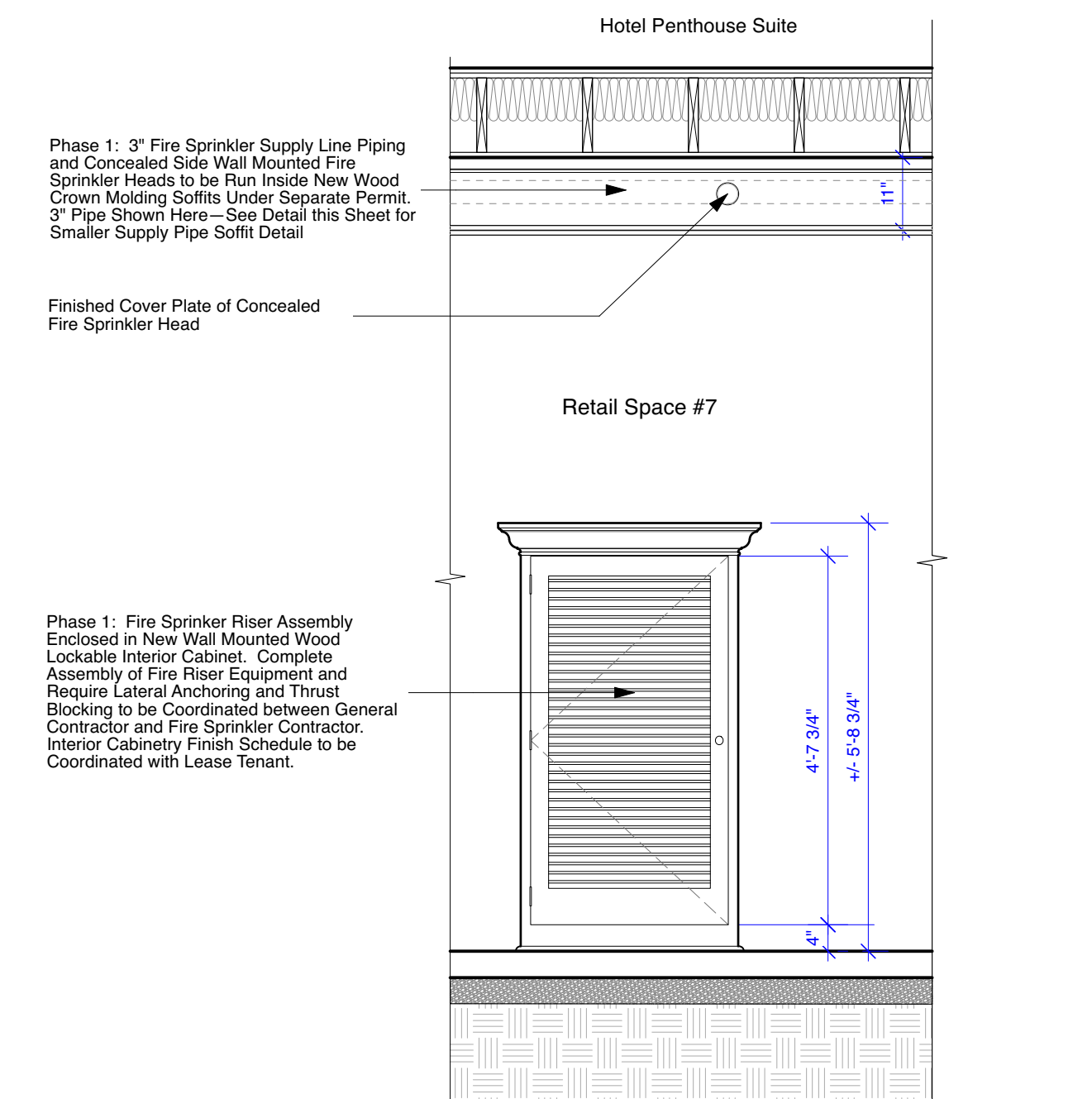
4 Section Detail of Lincoln Street Backflow Prevention Device
1/2" = 1'-0"



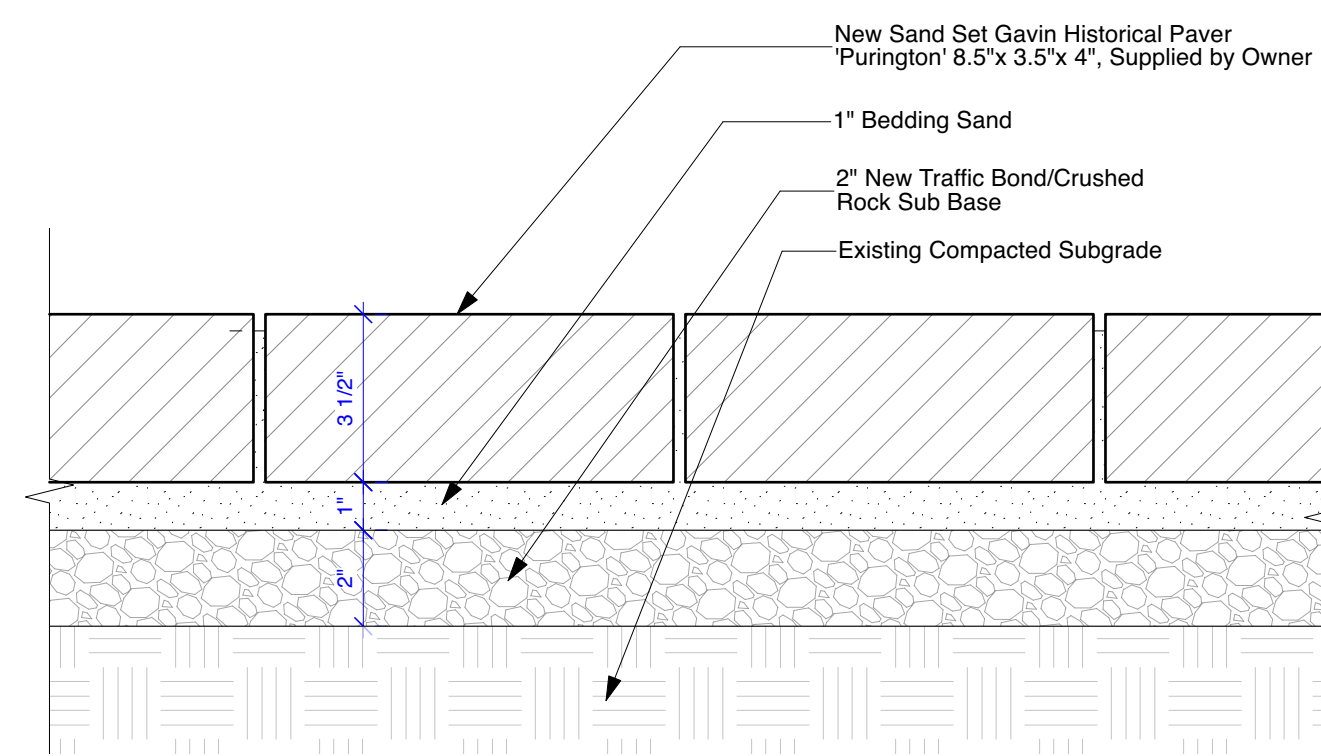
3 Section Detail of Fire Riser at Retail #7
1/2" = 1'-0"



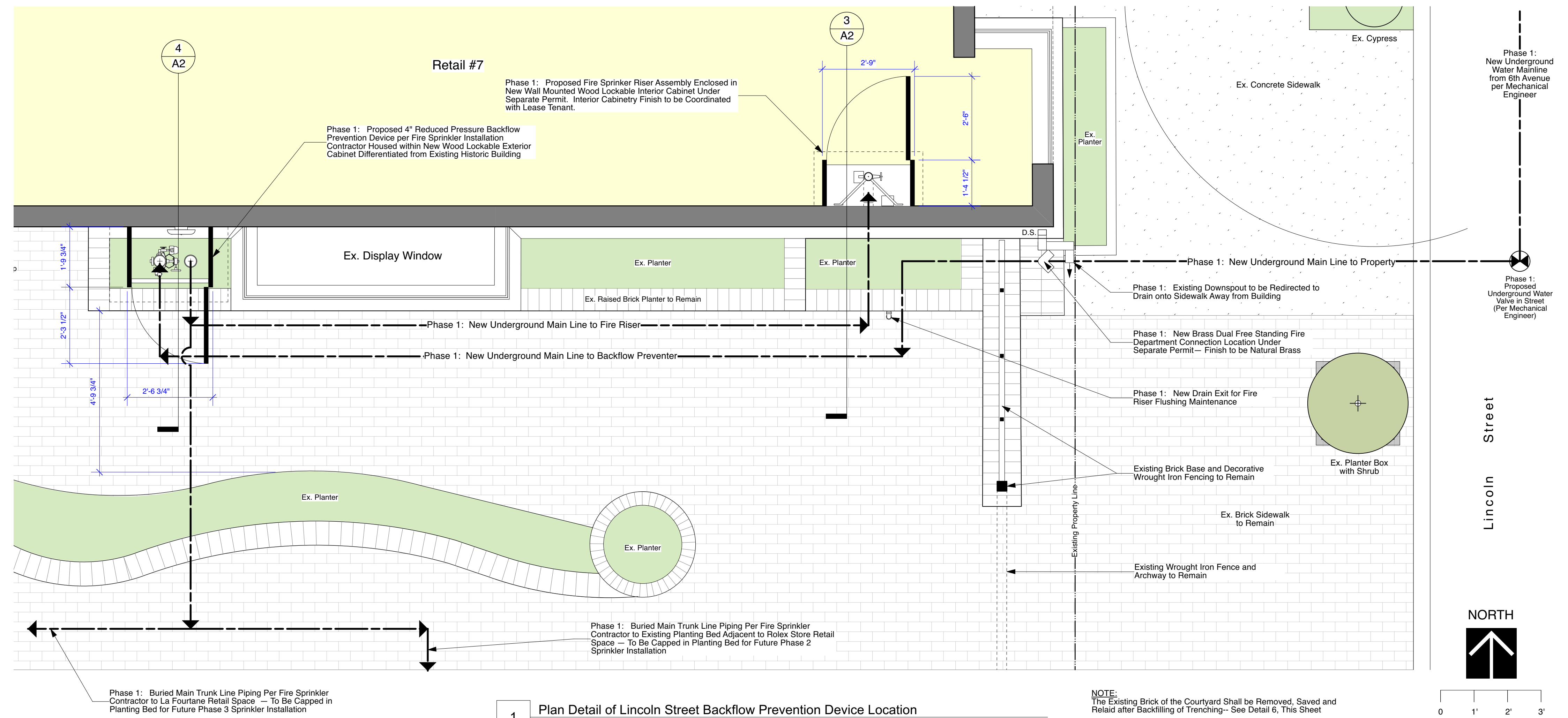
2 Courtyard Elevation of Lincoln Street Backflow Prevention Device Cabinet Location
1/2" = 1'-0"



5 Interior Elevation of Fire Riser Cabinet in Retail Space #7
1/2" = 1'-0"

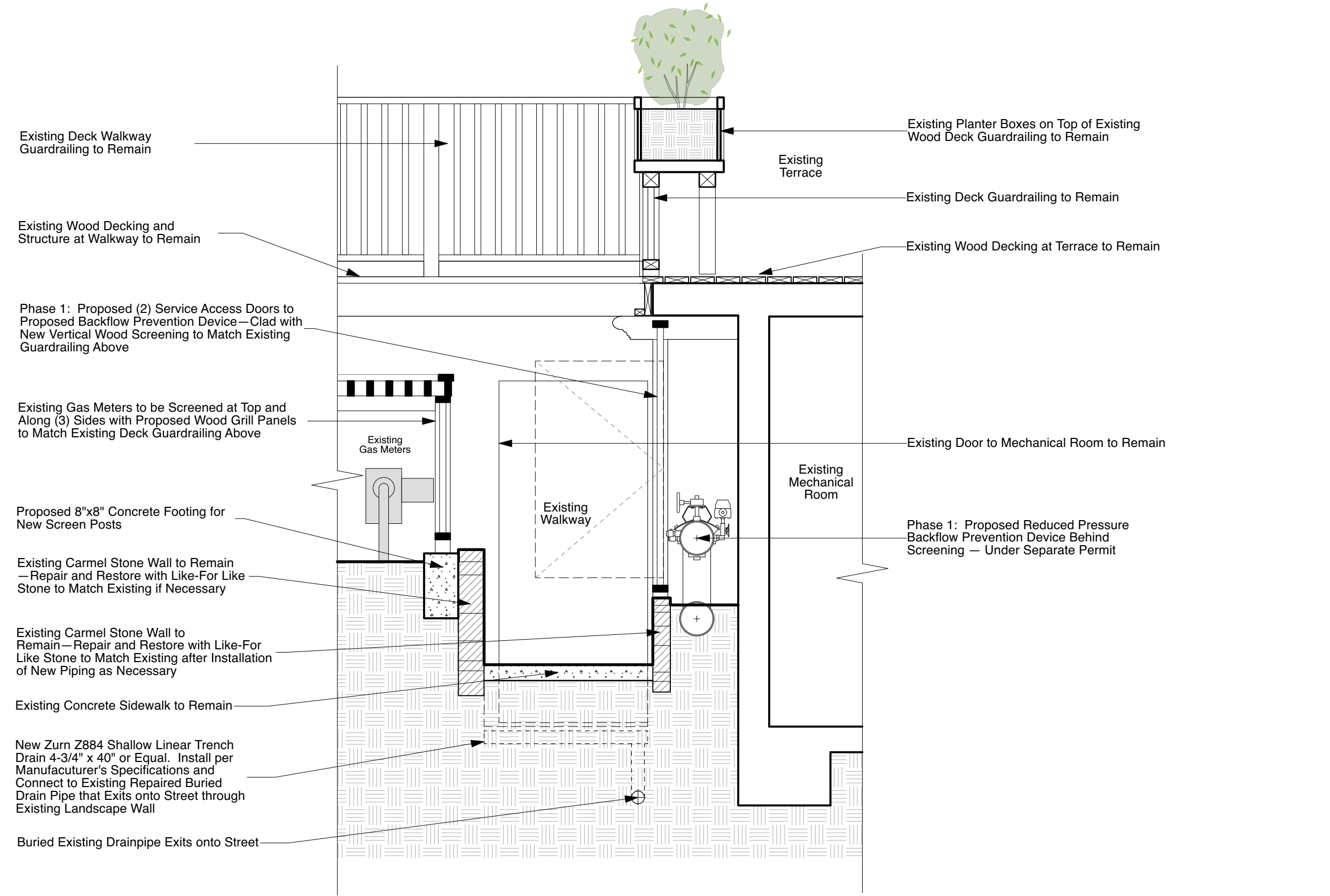


6 Sand Set Brick Paver Detail
3" = 1'-0"

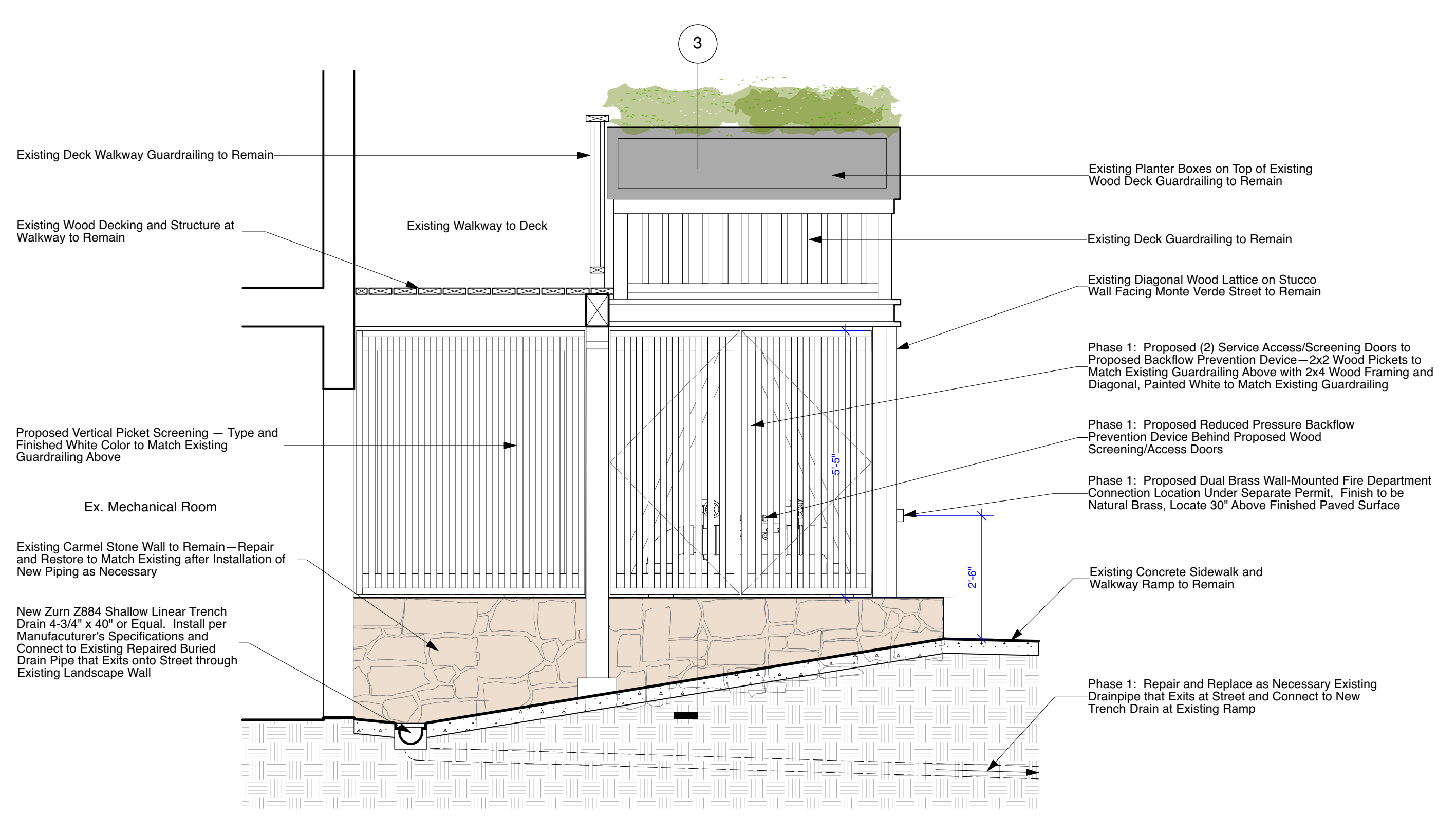


1 Plan Detail of Lincoln Street Backflow Prevention Device Location
1/2" = 1'-0"

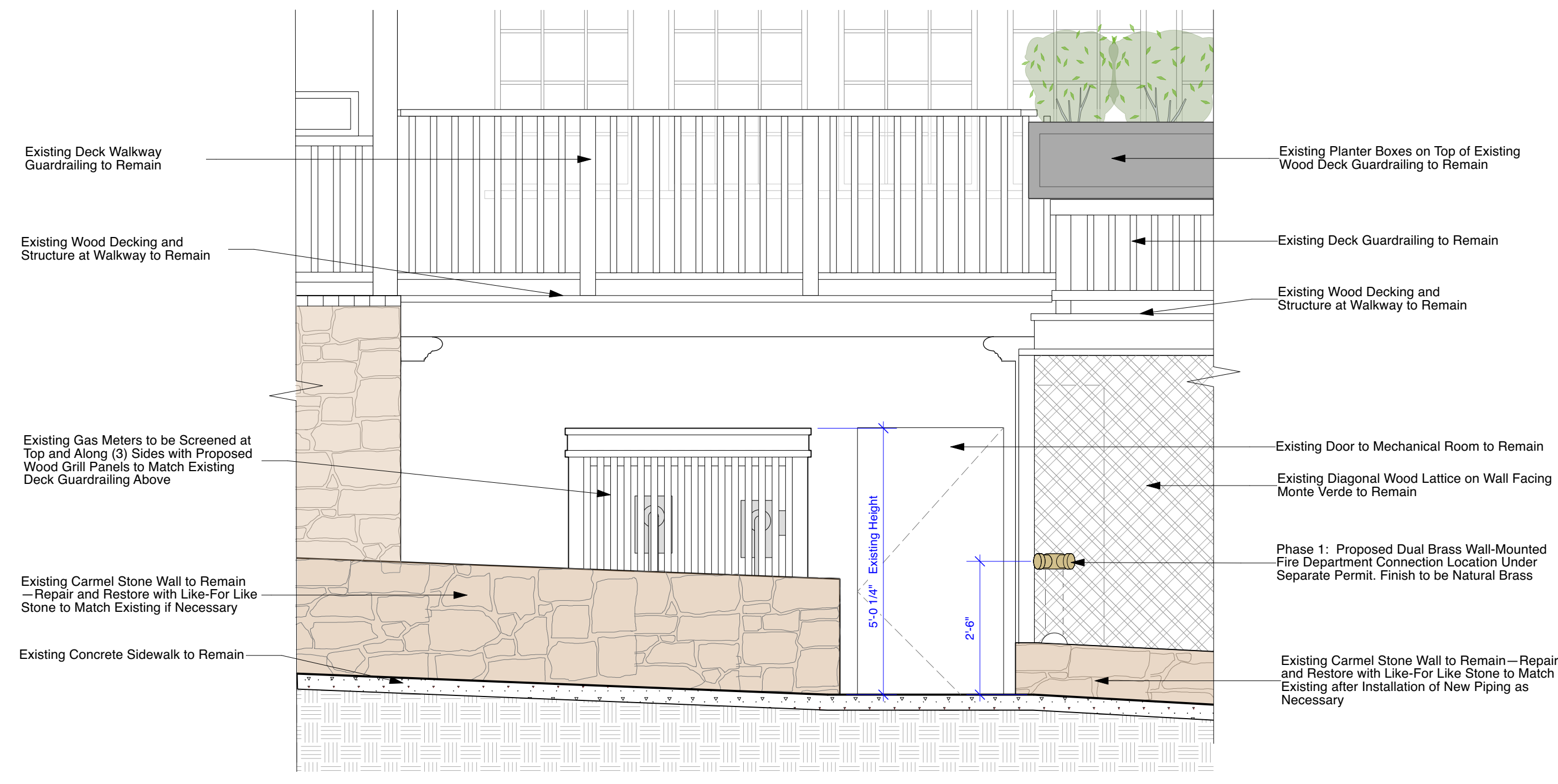
NOTE:
The Existing Brick of the Courtyard Shall be Removed, Saved and
Relaid after Backfilling of Trenching-- See Detail 6, This Sheet



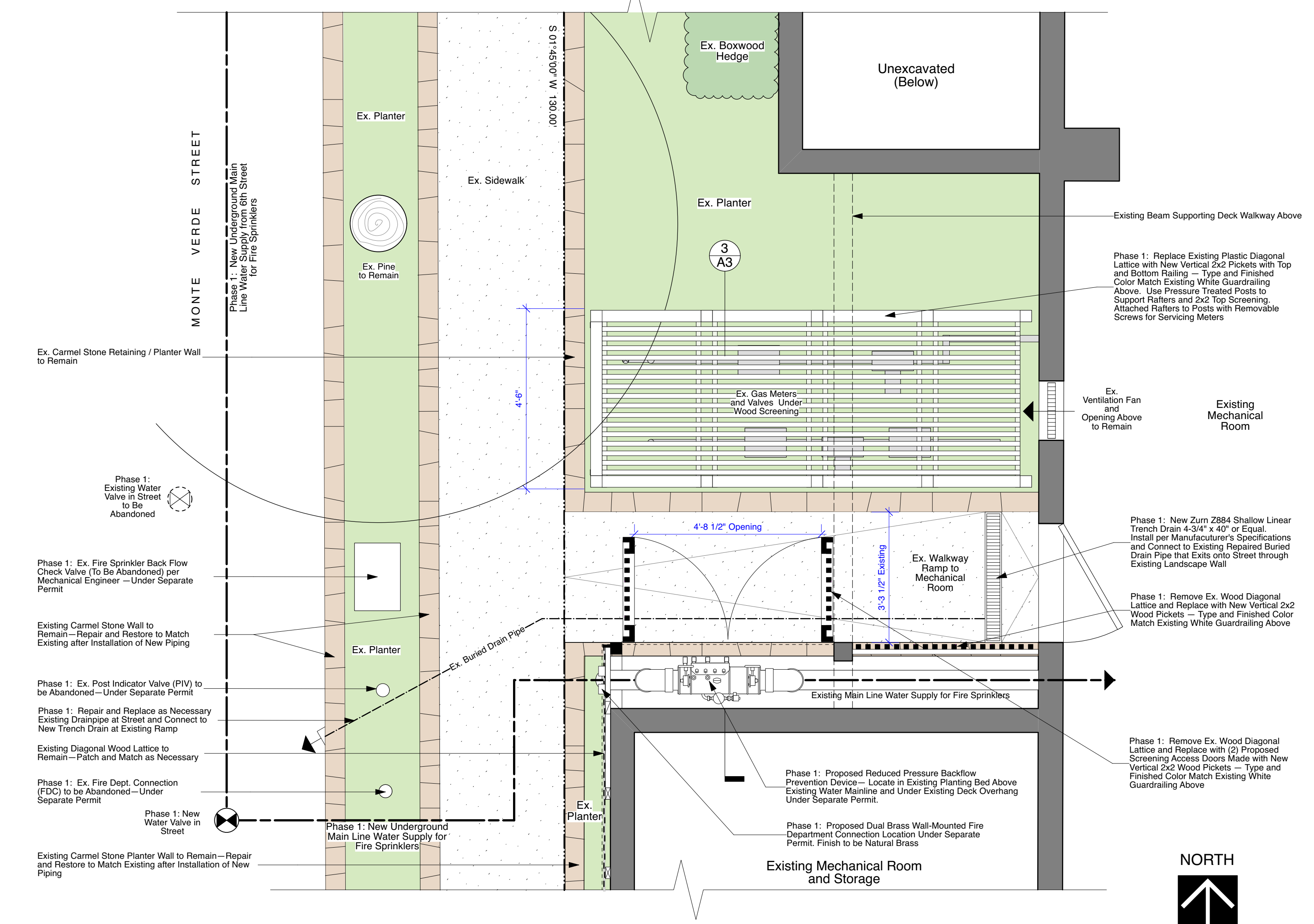
3 Section Detail of Screen at Existing Gas Meters and Backflow Prevention Device
1/2" = 1'-0"



2 Elevation of Screening/Access Doors for Backflow Prevention Device Location
1/2" = 1'-0"



4 Proposed Elevation Detail of Existing Gas Meters
1/2" = 1'-0"



1 Plan Detail of Monte Verde Street Backflow Prevention Device Location
1/2" = 1'-0"



Existing Gas Meters and Screening and Mechanical Room Walkway at Monte Verde Street



Existing Courtyard Entrance on Lincoln Street



Existing Gas Meters and Screening at Monte Verde Street



Existing Courtyard Entrance from Lincoln Street

2 Existing Conditions at Proposed Location of Backflow Prevention Device at Monte Verde Street

1 Existing Conditions at Proposed Location of Backflow Prevention Device at Lincoln Street



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Owner:
Richard V. Gunner,
The Gunner Companies

**Pine Inn
Fire Sprinkler Upgrade:
Phase 1**
NE Corner of Monte Verde Street and Ocean Avenue
Carmel-by-the-Sea, California 93921
APN: 010-213-003-000

Job No.

Date:

May 29, 2026
Revised Commercial Tract 1
Design Study Submission

**Photographs
of Existing
Conditions**

As Shown



Sheet No.

5



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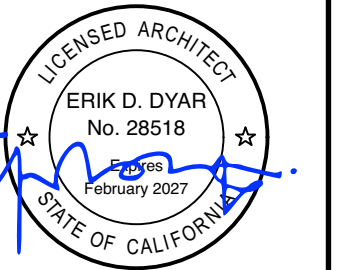
**Pine Inn
Fire Spinkler Upgrade:
Phase 1**
NE Corner of Monte Verde Street and Ocean Avenue
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APN: 010-213-003-000

Job No.

Date:
May 29, 2026
Revised Commercial Tract 1
Design Study Submission

**Existing and
Proposed Lincoln
Street Elevations**

As Shown



Sheet No.

6



Existing Lincoln Street Elevation
1/8" = 1'-0"



Phase 1: Proposed Brass Dual-Head 90 Degree Fire
Department Connection on Stand Alone Pipe 18" Above
Finished Brick Paved Surface per 2022 NFPA-13
16.12.5.1.2 and Aligned with Face of Building

Proposed Lincoln Street Elevation
1/8" = 1'-0"



Existing Monte Verde Street Elevation
1/8" = 1'-0"



Proposed Monte Verde Street Elevation
1/8" = 1'-0"

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Owner:
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The Gunner Companies

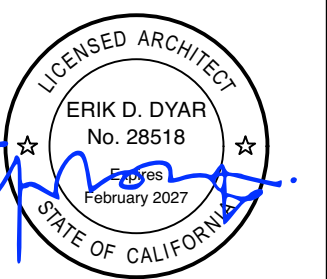
**Pine Inn
Fire Spinkler Upgrade:
Phase 1**
NE Corner of Monte Verde Street and Ocean Avenue
Carmel-by-the-Sea, California 93921
APN: 010-213-003-000

Job No.

Date:
May 29, 2026
Revised Commercial Tract 1
Design Study Submission

**Existing and
Proposed
Monte Verde
Street Elevations**

As Shown



Sheet No.

7

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES
Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Source: U.S. Department of the Interior, National Park Service, Technical Preservation Services, Washington, D.C., 2017.

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

May 6, 2026

Katherine Wallace, Associate Planner
City of Carmel-by-the-Sea
PO Box CC
Carmel, CA 93921

Re: Historic Assessment for the Pine Inn Fire Sprinkler Upgrade: Phase One
NE Corner of Monte Verde St. and Ocean Ave., Carmel-by-the-Sea, CA
APN 010-213-003; DR 26031

Dear Ms. Wallace:

This letter evaluates the proposed fire sprinkler upgrade to the Pine Inn (on the HRI), located at the NE corner of Monte Verde Street and Ocean Avenue. PAST Consultants, LLC (PAST) completed a site visit to the property on April 21, 2026 to view the property's existing conditions and to evaluate project drawings for the locations of the proposed fire sprinkler upgrade repairs. Because of its significance and location within the Conservation District, the proposed repairs must conform to the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the *Standards*). In this case, the treatment approach is Rehabilitation.



Figure 1. View of the Pine Inn looking northeast from the SW corner of Monte Verde St. and Ocean Ave.

P.O. Box 721
Pacific Grove, CA 93950
www.pastconsultants.com

Project Methodology

PAST reviewed the State of California, Department of Parks and Recreation (DPR) forms for the subject property prepared by Richard N. Janick, architectural historian, in 2003, all electronic files for the subject property available through the Carmel-by-the-sea GIS system (approximately 1,000 pages) and all relevant project drawings submitted by the architect. In addition, PAST attended a site visit to the subject property on April, 21, 2026 with you and the lead architect for Dyar Architecture, to review the project drawings and the proposed locations of the fire sprinkler infrastructure upgrades.

Property Description and Chronology

The subject property (Block 73, Lots 1, 4, 5, 6, 7, 8, 9 & 10) contains the Pine Inn, a rambling two-story building constructed as the Hotel Carmelo in the Craftsman style in 1889; and moved to its present location in 1903 as the flagship accommodations for the fledgling village. In 1928, a major Spanish Eclectic-style addition was designed by Blaine and Olson and constructed by M.J. Murphy, which surrounded the earlier Craftsman-style building core. Significant regional architect Jon Konigshofer designed the shops and courtyard spaces surrounding the hotel, as well as a rooftop garden for the Pine Inn in the 1940s. The hotel and shopping complex are contained in the entire block bounded by Ocean Ave., Lincoln St., 6th Ave. and Monte Verde St. (**Figure 1**).

Building Chronology

Review of the extensive permit record indicates numerous alterations to the Pine Inn and the surrounding shops and outdoor spaces, since the building was relocated in 1903. The following lists the primary building campaigns and the alterations at the subject locations of the proposed fire infrastructure upgrades.

- 1889: Hotel Carmelo constructed at NE corner of Ocean Ave. and Junipero St.
- 1903: Building relocated to NE corner of Ocean Ave. and Monte Verde St. by the Carmel Development Company. Single-story, hipped roof addition constructed and tents added surrounding the building for additional guests.
- 1928: Substantial remodeling campaign in a Spanish Eclectic style surrounding the core of the original hotel, designed by Blaine and Olson and constructed by M.J. Murphy.
- 1940s: Modernist-style storefronts and connecting paved paths surrounding the hotel designed by Jon Konigshofer. Rooftop garden added at the corner of Ocean Ave. and Monte Verde St.
- 1955: Halls and hotel lobby remodeled.
- 1972: Glass gazebo added to the central courtyard.
- 1980s – present: Numerous interior remodeling and upgrades to individual shops throughout the complex, as new tenants moved into the units.
- 2002: Pine Inn-Monte Verde Street Entry: improvements to the Monte Verde St. entrance including the remodeling the entrance steps and rails and the rooftop terrace by Jon Thodos,

architect. The wood lattice surrounding the fire infrastructure at the utility entrance was installed at this time (**Figure 3**).

Proposed Project

The proposed project is the upgrade of existing fire sprinkler infrastructure at two locations: on Monte Verde St., beneath the rooftop garden and at the Lincoln St. entrance to the complex, located on the south wall of Retail Unit #7 (**Figure 2**). Project drawings by Dyar Architecture, dated January 27, 2026 were the design drawings reviewed for this historic assessment.



Figure 2. Site plan showing the two proposed locations within the dashed ovals on Monte Verde and Lincoln Streets, taken from Sheet 2 of the Design Drawings by Dyar Architecture.

Proposed Location: Monte Verde Street

The proposed location of the fire sprinkler upgrade on Monte Verde Street is adjacent and south of the Monte Verde Street entrance steps in the present location of the fire suppression infrastructure (**Figures 3 and 4**).



Figures 3 and 4. Left image looks south down the Monte Verde St. sidewalk at the existing locations of the fire sprinkler infrastructure. Left arrow shows a plastic lattice screen added after 2002 in an effort to match the wood lattice screen installed during the 2002 Thodos remodeling campaign (right arrow). Right image views the lower utility room entrance and the two areas impacted.

The work at this location includes the removal of both lattice screens shown above and the replacement of the existing fire sprinkler infrastructure and in-kind replacement of the wood lattice screens. Any stone disturbed for installation of the upgrades will be repaired in-kind with Carmel stone, as necessary.

Following the removal of the plastic box screen and the installation of the fire suppression infrastructure upgrade north of the utility room entrance (**Figure 4**), a new lattice box screen will be constructed in wood to match the lattice screen to the south of the utility entrance.

It should be noted that the Carmel stone walls and lattice screens are recent additions to this location, likely added in the early 2000s, and are not historic additions to the Pine Inn complex.

Proposed Location: Lincoln Street

The location of the proposed fire sprinkler riser upgrade is on the south building wall of Retail Unit #7, as shown below (Figures 5 and 6).



Figures 5 and 6. Left image shows the Lincoln St. entrance and the location of the proposed utility box to house the fire sprinkler risers (arrow). Right image shows the brick planter and proposed location.

The proposed utility cabinet will be installed by cutting a section of the brick planter to create a platform for the riser box as shown below. The brass riser connection will be at the southwest building corner (Figure 7).

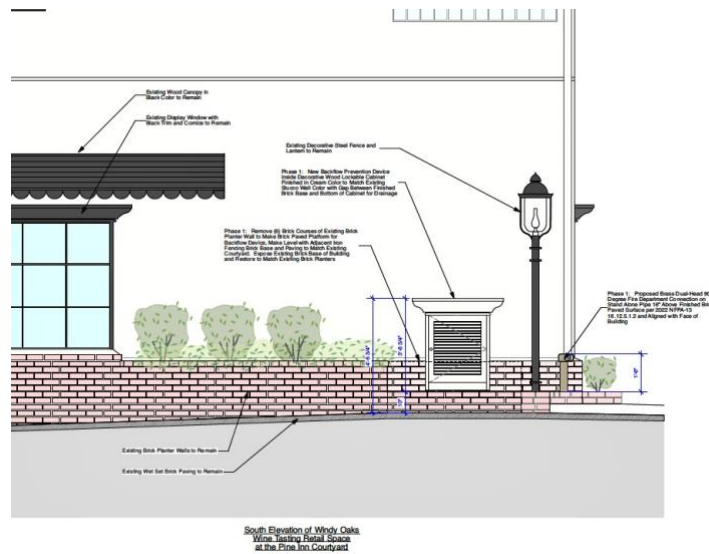


Figure 7. Detail of the proposed riser box and brass riser head, taken from Sheet 3 of the Design Drawings by Dyar Architecture.

At this location, 6 brick courses of the existing brick planter will be removed for level placement of the box. The stucco on the brick base course that exists on the south building wall will be removed, allowing the brick detail to be exposed.

Evaluation of Proposed Alterations

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.¹

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

- design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Evaluation of Proposed Alterations

The *Rehabilitation Standards* applicable for this project are *Standards 5, 6 and 9*. The following lists these *Standards* in italics, with an evaluation given below each *Standard*.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Monte Verde Street:

While the wood and plastic lattice screens are recent additions to the site, they represent recent distinctive finishes that will be matched in-kind after the fire suppression infrastructure is upgraded. In addition, any repairs to the Carmel stone crib wall will be made with in-kind replacement with Carmel stone that matches the existing.

Lincoln Street:

The brick base course on the south building wall of Unit #7 has been overlaid with stucco. The proposed installation of the riser box within the planter will remove approximately 5 feet of the stucco coating at the east end of the south building wall and rehabilitate the brick base course of the wall, in support of this *Standard*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Monte Verde Street:

Impacts to the Carmel stone crib wall will be repaired in-kind with Carmel stone, as needed in support of this *Standard*. The plastic lattice box to the north of the utility entrance will be replaced with a wood lattice box, which is a more appropriate material for the building. To the south of the entrance, an in-kind lattice wood lattice screen will replace the existing screen to be removed. These details are in accordance with this *Standard*.

Lincoln Street:

The brick planter will be repaired in kind after the installation of the wood cabinet housing the fire suppression infrastructure, in support of this *Standard*.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Monte Verde Street:

The proposed fire suppression infrastructure upgrades are in the same locations as the existing infrastructure, will be hidden beneath the present lattice screens and will be compatible with the existing materials at this location. As the proposed improvements are necessary infrastructure upgrades in their present locations and are not architectural additions to the site, differentiation is not a consideration at this location.

Lincoln Street:

The proposed riser box is a necessary addition to the south wall of Unit #7 and will protect the historic integrity of the Pine Inn complex and its environment. The box is small and will be detailed in a manner that is compatible with the building design and detailing of the south elevation, while not being overly obtrusive on the south building wall of Retail Unit #7.

For these reasons, the proposed alterations to meet this *Standard*.

Conclusion

In conclusion, the proposed fire suppression infrastructure upgrades to the historic Pine Inn, located at the NE corner of Monte Verde Street and Ocean Avenue, Carmel-by-the-Sea, California meet the *Secretary of the Interior's Standards for Rehabilitation*. Because the proposed infrastructure additions to the site meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein, Principal