



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

Historic Resources Board Members Jordan Chroman, Erik Dyar, Katherine Gualtieri, 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, December 15, 2025

TOUR - 3:30 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. Public Workshop on the Harrison Memorial Library
Project: Northeast Corner of Ocean Avenue 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. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. 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. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker 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) November 17, 2025 Regular Meeting Minutes

ORDERS OF BUSINESS

- 2) **Introduction to the Harrison Memorial Library Project**
Update: Receive a presentation from Moore Ruble Yudell and provide feedback on the Harrison Memorial Library project, located at the northeast corner of Ocean Avenue and Lincoln Street in the Central Commercial (CC) District. APN: 010-139-007-000

PUBLIC HEARINGS

- 3) **HE 25065 (Pine Terrace HOA):** Continued from November 17, 2025 Historic Resource Board meeting, consideration of the removal of the historic "Pine Terrace Apartments" from the Carmel Inventory of Historic Resources located at the southwest corner of Mission and 3rd Avenues

in the Residential and Limited Commercial (RC) District. APN: 010-391-020-000

DIRECTOR'S REPORT

BOARD MEMBER ANNOUNCEMENTS

FUTURE AGENDA ITEMS

- 4) Next Regular Meeting: January 26, 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, November 17, 2025

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 25240 (Ramos):** Northeast corner of San Antonio and 12th Avenues

B. **HE 25065 (Pine Terrace HOA):** Southwest corner of Mission Street and 3rd Avenues

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. Persons are not required to provide their names, however, it is helpful for speakers to state their names so they may be identified in the minutes of the meeting. 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. If a member of the public attending the meeting remotely violates the Brown Act by failing to comply with these requirements of the Brown Act, then that speaker will be muted.

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) Adoption of the 2026 Historic Resources Board Calendar
- 2) October 28, 2025 Special Meeting Minutes

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

The motion passed by the following roll call vote:

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

Board Member Dyar recused and left the dais.

PUBLIC HEARINGS

- 3) **DS 25240 (Ramos):** Consideration of a Determination of Consistency with the Secretary of the Interior's Standards for Design Study application, DS 25240 (Ramos), for after-the-fact revisions to a previous approval (DS 23396) including the removal of horizontal wood siding, wood shingle siding, wood windows, and a Carmel stone chimney, replaced with new, and associated site and landscaping improvements at the historic "Rockwell House" located on the northeast corner of San Antonio and 12th Avenues in the Single-Family Residential (R-1) District and the Beach and Riparian Overlay District. APN 010-279-008-000

Speakers:

Jacob Olander, Associate Planner
Craig Holdren, Architect
Simon Phillips, Landscape Architect

Public Comment:

None

It was moved by Board Member Gualtieri and seconded by Board Member Voris to approve a resolution issuing a determination of consistency with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) for after-the-fact revisions to a previous approval, DS 23396 (Ramos), that include the removal of roof shingles, horizontal wood siding, wood shingle siding, wood windows and French doors, roof, and Carmel stone chimney, replaced with new, and landscape improvements at the historic "Rockwell House" located at the northeast corner of San Antonio and 12th Avenues, in the Single-family Residential (R-1) District, Beach and Riparian (BR) Overlay district, and Coastal Commission Appeal Jurisdiction, APN 010-279-008-000 with a change to Condition 4, that the Carmel stone veneer only need be used on all street-facing proposed retaining walls with non-street-facing retaining walls allowed to be stucco and the inclusion of an expansion joint between the home and abutting retaining wall.

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

Board Member Dyar returned to the dais.

- 4) HE 25065 (Pine Terrace HOA):** Consideration of the removal of the historic "Pine Terrace Apartments" from the Carmel Inventory of Historic Resources located at the southwest corner of Mission Street and 3rd Avenues in the Residential and Limited Commercial (RC) District. APN: 010-391-020-000

Speakers:

Jacob Olander, Associate Planner

David Bowie, Member of the Board of Directors of the Pine Terrace Apartments

Public Comment:

Paul Ahlborn

Chuck Najarian

Jim Stevenson

Arlene Ichien

Carol Crandall

Chuck Najarian

Amanda Goldt

Sam Lucido

David Bowie

David Bowie

It was moved by Board Member Dyar and seconded by Board Member Gualtieri to continue Item 4: HE 25065 (Pine Terrace HOA) to a date uncertain.

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

DIRECTOR'S REPORT

Anna Ginette, Director of Community Planning and Building, gave a report and answered questions of the Board:

- **Design Traditions 1.5:** The draft Design Traditions will be going to the Planning Commission for discussion at a Special Meeting on Tuesday, November 18, 2025 at 3:45PM.
- **Board Member Update:** Board Member Goodhue has resigned from the Historic Resources Board.

BOARD MEMBER ANNOUNCEMENTS

Board Member Gualtieri requested an item be placed on a future agenda to discuss the placement of a plaque inside the Harrison Memorial Library honoring Architect Murphy's work on the building, as requested by a citizen.

FUTURE AGENDA ITEMS

- 5) Next Regular Meeting: December 15, 2025

ADJOURNMENT

6:08 PM

APPROVED:

ATTEST:

Jordan Chroman, Chair

Shelby Gorman, Board Clerk



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

December 15, 2025
ORDERS OF BUSINESS

TO: Historic Resources Board Members
SUBMITTED BY: Anna Ginette, Community Planning & Building Director
SUBJECT: **Introduction to the Harrison Memorial Library Project**
Update: Receive a presentation from Moore Ruble Yudell and provide feedback on the Harrison Memorial Library project, located at the northeast corner of Ocean Avenue and Lincoln Street in the Central Commercial (CC) District. APN: 010-139-007-000

RECOMMENDATION:

Staff recommends the Historic Resources Board:

- 1) Find that receiving a presentation on the Harrison Memorial Library project is not a project under CEQA as defined in Public Resources Code Section 21065 and CEQA Guidelines Section 15378; and
- 2) Receive a presentation from Moore Ruble Yudell and provide feedback on the Harrison Memorial Library project.

BACKGROUND / SUMMARY:

The Harrison Memorial Library Centennial Restoration Project is a joint project between the City of Carmel-by-the-Sea and the Carmel Public Library Foundation. The vision of the project is to complete the renovation and restoration of the interior of the Harrison Memorial Library, in order to improve accessibility and upgrade building systems while maintaining the historic character of the building. In areas where achievable, project implementation would also allow enhancing the operations of the library as well as the services provided.

In January of 2025, Moore Ruble Yudell was selected as the architectural firm for the project.

In August of 2025, several stakeholder meetings with the Friends of the Library, Architect Selection Committee, Library staff, Patron and the Carmel Public Library

Foundation were held. The objective of these meetings was to share and discuss goals, process and schedule as well as receive comments and concerns from stakeholders. Also in August of 2025, Community Workshop 1 was held at the Sunset Center. The objective of this workshop was similar to the stakeholder meetings.

On December 2, 2025, an update of the project was presented to the City Council.

FISCAL IMPACT:

N/A

ATTACHMENTS:

- 1. Attachment 1 - Draft Presentation Prepared by Moore Ruble Yudell



moore ruble yudell
architects & planners

**HISTORIC
RESOURCES
GROUP**

Harrison Memorial Library Centennial Restoration Project Introduction, Historic Resource Board

December 15, 2025

Agenda

- Introductions
- Review Project Process & Scope
- Overview of Historic Treatment & Character Defining Features
- Approach to Project
- Discussion



Project Process & Scope

Project Goals & Principles

- Preserve the library's historic integrity and presence
- Plan the future of the library for Carmel
- Be a welcoming center for learning, community gathering, and social connection
- Enhance operational excellence and service to community
- Support equitable and inclusive access to library services, programs, and resources
- Prioritize implementation within budget
- Incorporate sustainable and resilient design
- Elevate the poetry of experience

Community Engagement



What We Heard: Community Workshops

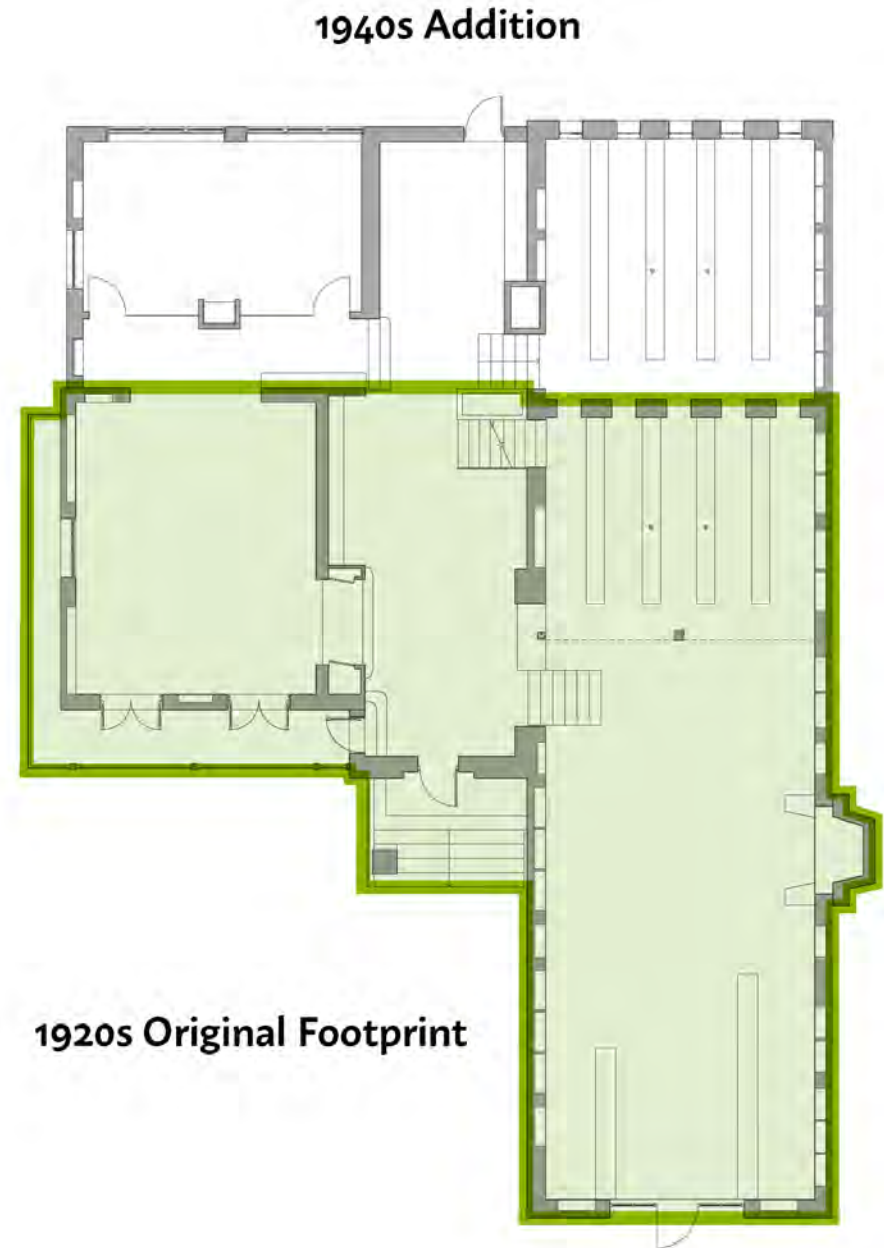
Optimize Space Welcoming
Flexibility Vibrant Digital Literacy
Historic Charm
Art Work Inclusive
Safety Books Timeline
Technology Research & Literacy
Meeting Space Modernization Budget
Integrity Unforeseen Infrastructure
Accessibility
Learning Service Disruption

Project Scope

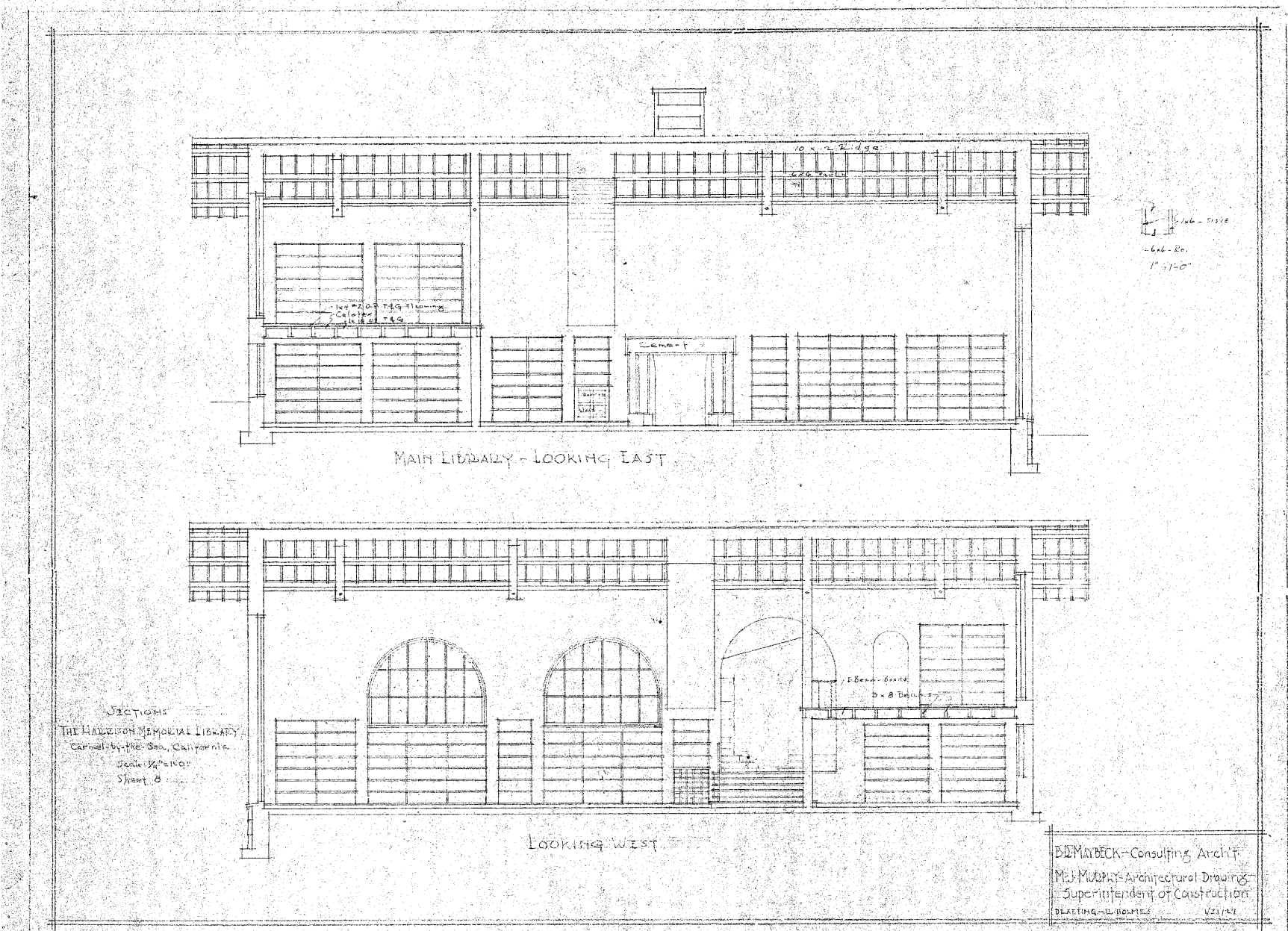
- Accessibility Improvements
- Seismic Reinforcing
- Systems Replacements
- Programmatic Enhancements

Historic Evolution

- Original 1928 Building
- 1940's Addition
- Minor Work: 1960's - 1990's



Original Drawings



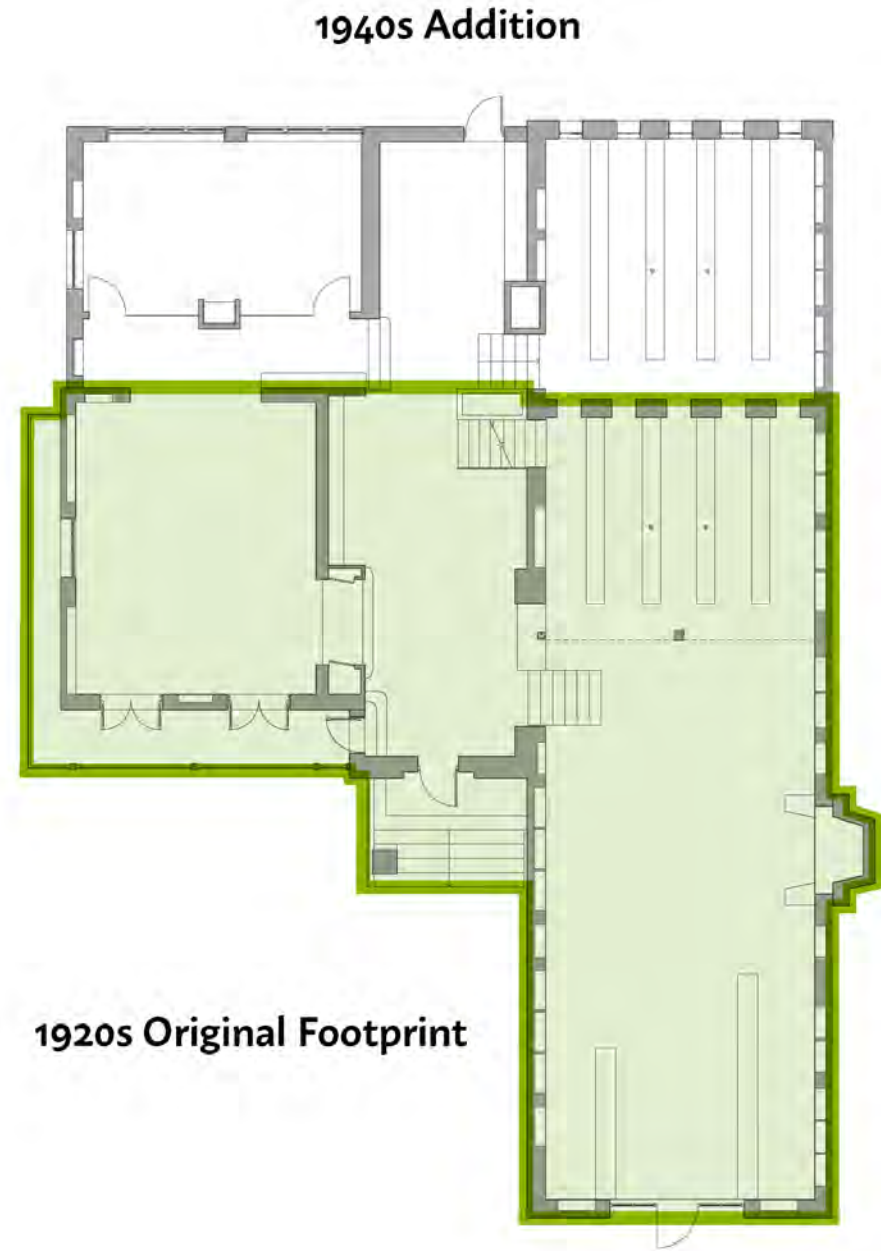




Historic Treatment: Secretary of the Interior Standards

Historic Treatment: Standards for Rehabilitation

- Maintain historic use
- Minimal change to the original 1928 building
- Retain historic features and materials
- Repair deteriorated features
- Limited exterior alteration to create an accessible, welcoming north entry within the 1949 addition.



Character-defining Features

- Gable roof with open eaves, shaped wood rafter tails, overhanging rakes on wood outriggers, and clay barrel tile roofing
- Textured cement plaster walls
- Round-arched wood entrance door and shed roofed porch
- Balcony on square stone piers
- Divided light, wood sash windows and glazed doors



Character-defining Features

- Original (south) portions of the lobby, reading room, stacks, mezzanine, and old reference room
- Plaster walls, arched openings, and bullnosed corners
- Wood beam and plank ceilings
- Reading room fireplace, shouldered surround, and raised hearth
- Wrought iron balustrades
- Built-in wood bookshelves



The image shows the exterior of the Harrison Memorial Library. The building is a single-story structure with a light-colored stucco finish and a tiled roof. A prominent feature is a large, arched window with a blue frame. In the foreground, a stone walkway with steps leads up to the building, flanked by a low stone wall and a wooden bench. The landscaping includes various plants, including agave and succulents, and a large tree in the background. An American flag is visible on the left side of the building. The overall scene is well-maintained and inviting.

Restoring & Renewing Harrison Memorial Library for the Next Century

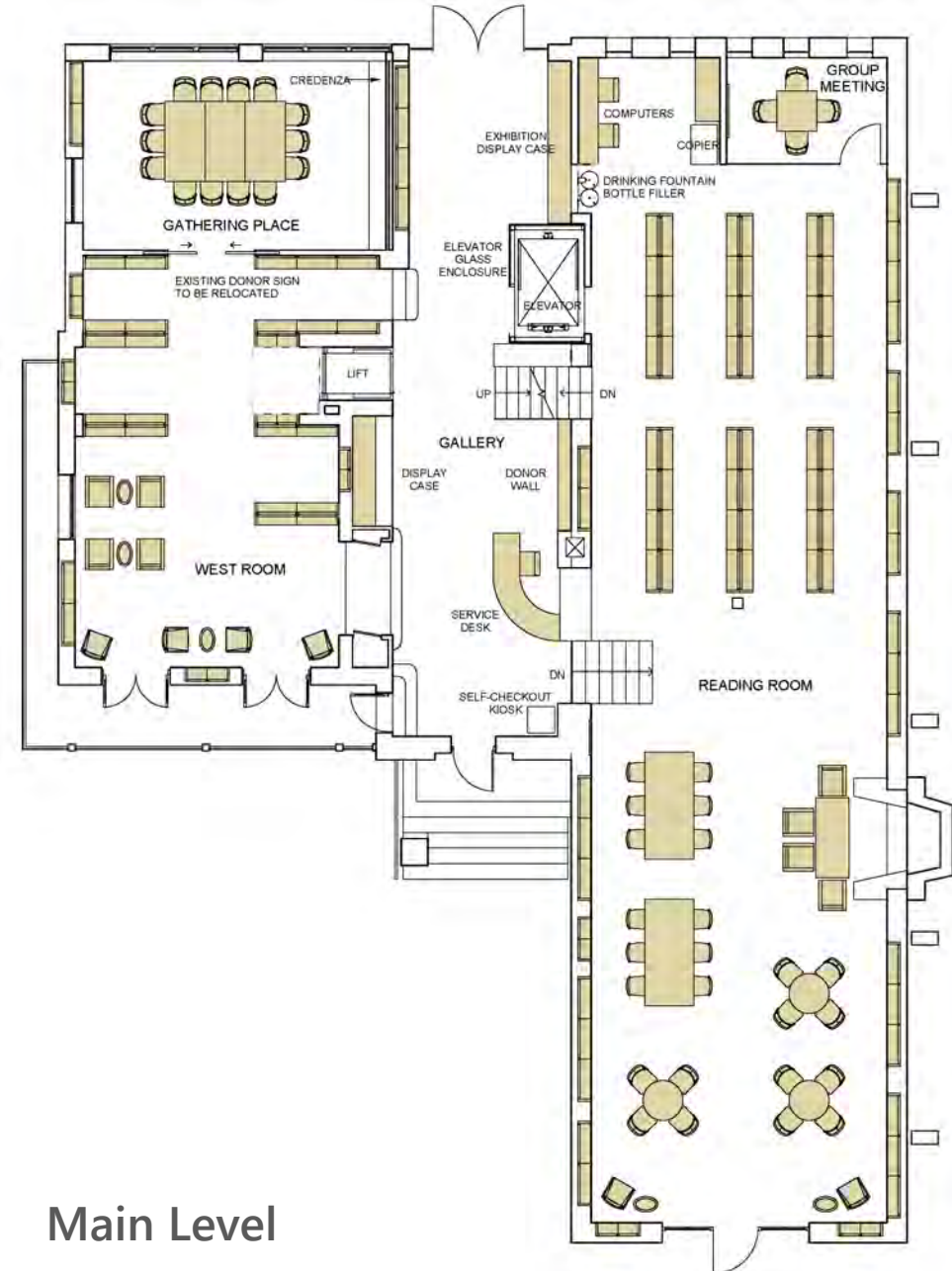
Key Challenges

- Accessibility & Wayfinding
- Tight, Dark, & Cluttered Spaces
- Lack of Flexibility: Seating, Meeting, & Events
- Comfort: HVAC, Lighting, Ergonomics



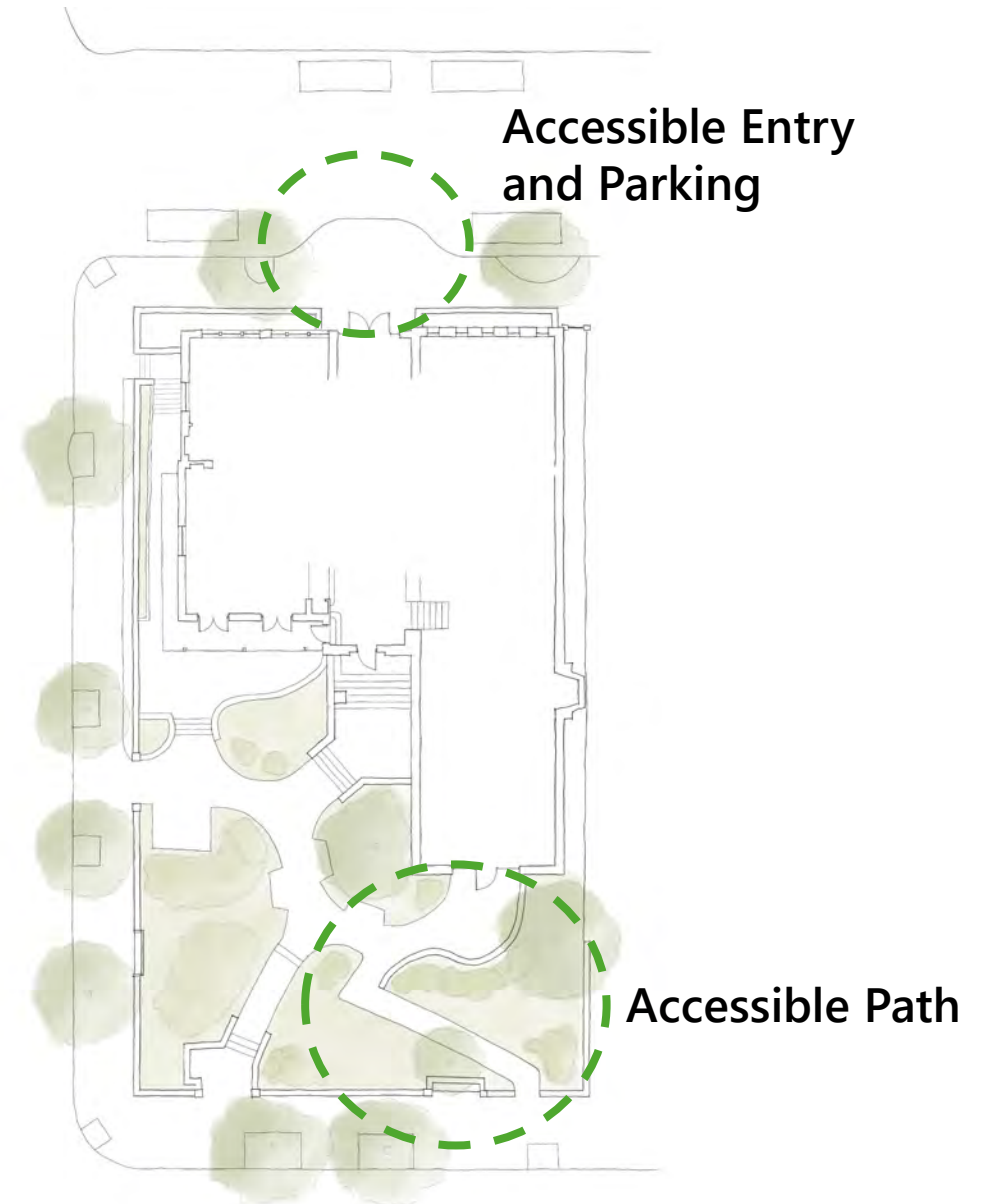
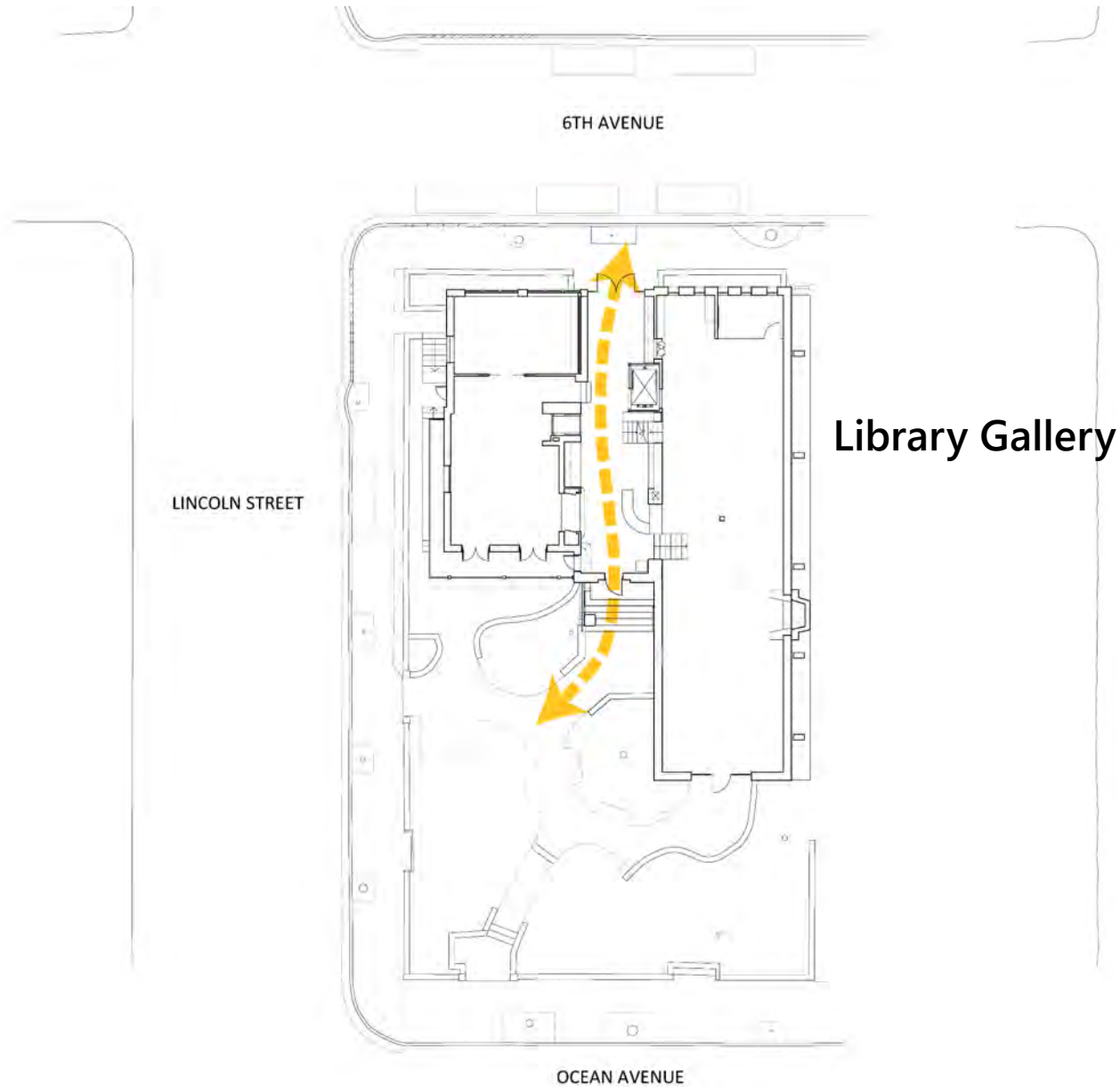
Key Opportunities

- Restore historic character
- Welcoming entries & gallery
- Optimized & accessible shelving
- Seating for reading, working, or studying
- Reconfigurable furniture for flexibility
- Small to medium size meeting rooms with enhanced technology



Main Level

Potential Site Opportunities









2
PARKING
Hour 2hr



Thank you





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

December 15, 2025
PUBLIC HEARINGS

TO: Historic Resources Board Members
SUBMITTED BY: Jacob Olander, Assistant Planner
SUBJECT: **HE 25065 (Pine Terrace HOA):** Continued from November 17, 2025 Historic Resource Board meeting, consideration of the removal of the historic "Pine Terrace Apartments" from the Carmel Inventory of Historic Resources located at the southwest corner of Mission and 3rd Avenues in the Residential and Limited Commercial (RC) District.
APN: 010-391-020-000

RECOMMENDATION:

Staff recommends the Historic Resources Board continue the hearing on this item to a date uncertain.

BACKGROUND / SUMMARY:

EXECUTIVE SUMMARY

On November 17, 2025, the Historic Resource Board considered a request that the "Pine Terrace Apartments" be removed from the Carmel Historic Inventory due to a loss of integrity. Subsequent to staff's presentation, public comment and the Board's deliberation, staff was provided direction to work with the Pine Terrace Apartments HOA to identify solutions for permit processing.

Based on this direction, the Board continued the matter to the December 15, 2025 meeting.

Prior to this hearing, but subsequent to public noticing, the HOA contacted staff and stated that additional time was necessary to develop a "project list", and thus requested the meeting be continued. Staff is in agreement and recommends continuing the hearing.

BACKGROUND/SUMMARY

Not applicable

FISCAL IMPACT:

Not applicable

ATTACHMENTS:

None