

Exhibit E

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PAST
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

June 3, 2024

Jay A. Zimmer, President and CEO
Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

Re: Carmel Valley Manor: Historic Review for 2024 Master Plan Packages One and Two
APN. 169-061-012-000

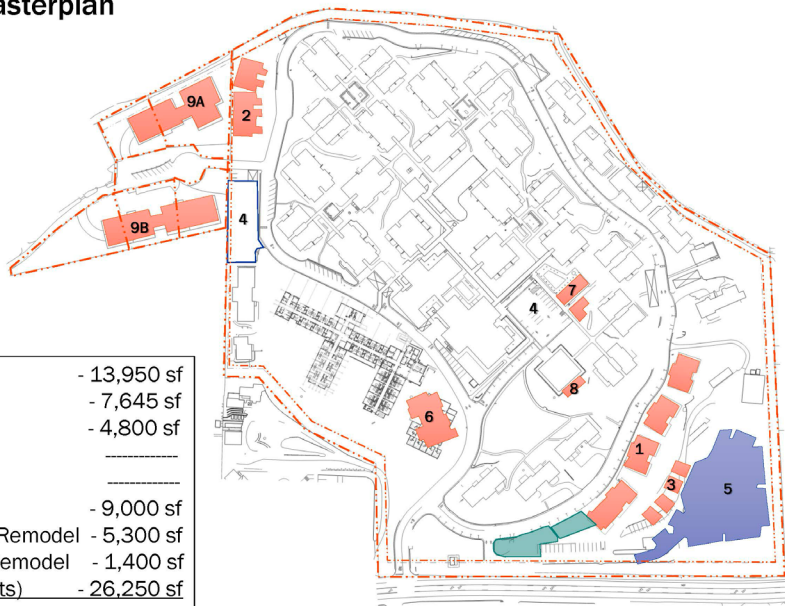
Dear Mr. Zimmer:

PAST Consultants, LLC (PAST) respectfully submits our historic review of Master Plan Packages One and Two, dated May 16, 2024 for proposed additions to the historic Carmel Valley Manor.

Carmel Valley Manor Masterplan

Note: 5 adjacent lots of single family homes recently acquired by CVM. Total area of 5 lots = 2 acres, which if added to the existing campus, under the campus permit and shared water rights: 2 acres x 7.5 units/acre = 15 housing units could be added. Rezoning/ lot adjustment required.

1. New IL Housing (9 Apts)	- 13,950 sf
2. New IL Housing (5 Apts)	- 7,645 sf
3. Visitor Quarters (8 bungalows)	- 4,800 sf
4. Parking (Existing)	-----
5. Parking (New)	-----
6. Memory Care/Addition	- 9,000 sf
7. Wellness Center Addition and Remodel	- 5,300 sf
8. Meeting House Addition and Remodel	- 1,400 sf
9. 5 home lots IL Housing (15 Apts)	- 26,250 sf
	- 68,345 sf



Original 1960 Monterey Co. Use Permit #624 allowed 7.5 units per acre x 23 acres = 172 independent living units, plus amenities.

Evolution of Design Approach

In our preliminary historic review letter, dated August 7, 2023, PAST provided the following general recommendations regarding placement of new buildings and alteration to existing buildings, regarding their impacts to the existing campus.

General Recommendations for Building Placement and Design

The following general recommendations for building placement and design are:

1. Place substantial building additions outside the Core Campus, generally defined as the central area of campus containing the shed-roofed residences, courtyards and common areas within the perimeter road (Carmel Valley Manor Drive) and the driveway leading to the Guest Parking.
2. If possible, avoid removing or altering buildings within the Core Campus.
3. If possible, place the new housing units outside the Core Campus.
4. Overall building designs should pay homage to the original SOM-designed buildings, but do not have to match the original building designs. For example, residential buildings have dramatic paired-shed roof massing, flush eaves, stucco wall cladding and flush window placements within the building wall. Design of new buildings should utilize the character defining features found in the original buildings.
5. The Health Center/Assisted Living Building has been altered substantially in the past, allowing. Alterations to this building are appropriate, given the modifications to the original building.

Review of the Proposed Master Plan Packages One and Two

Master Plan Package One introduced the proposed site modifications to the Monterey County Planning department. Master Plan Package Two carries the proposed site modifications to greater detail and this Master Plan will be reviewed below. The following summarizes our review:

- Demolition within the Core Campus has been avoided by placing nearly all new buildings outside the core. With the exception of the addition to the Fitness Center, building alterations and new building additions have been kept outside the core.
- New housing northwest of the core will demolish the group of houses along Los Arboles Drive and replace them with new housing units. These buildings were reviewed by PAST in 2015 and none of them possess sufficient historic integrity. Demolition of these buildings is appropriate, particularly because they will place the new housing outside the Core Campus.
- Removal of the Upper Visitor's Quarters near Los Arboles Drive and their replacement with New Independent Living Housing is appropriate, as it removes non-character defining buildings outside the Core Campus.
- The addition of a new Memory Care building adjacent to and southeast of the existing Hillcrest Assisted Living facility will remove one existing duplex. This proposed demolition

does not impact the Core Campus. In addition, the design of this duplex is represented by similar duplex designs along the perimeter road and outside the core.

- The location of the proposed addition to the Meeting House is appropriate, as it places the addition on the south elevation, which is the least visible location; and preserves the open space and paths that link the Meeting House to the Core Campus.
- The removal of the existing Wood Shop and Lower Guest Cottage is appropriate, as these buildings are not character defining features of the site.

Based on our preliminary review of this Master Plan Packages One and Two, the additions and alterations to the historic Carmel Valley Manor are sensitive and will allow the property to maintain sufficient historic integrity and keep the subject property's local historic listing.

Conclusions

Please contact me with any questions regarding this preliminary evaluation of the first Master Plan alternative.

Sincerely,



Seth A. Bergstein
Principal

Cc: Nick Hendrickson, AIA, Associate Principal, Perkins Eastman



Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

August 7, 2023

Jay A. Zimmer
President and CEO
Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

Re: Preliminary Review for Master Plan Alternative One for Carmel Valley Manor, Carmel, CA
APN. 169-061-012-000

Dear Mr. Zimmer:

PAST Consultants, LLC (PAST) respectfully submits our review of Master Plan Alternative One for proposed additions to the historic Carmel Manor Valley property, submitted to PAST on July 20, 2023 by Nick Hendrickson, AIA, Associate Principal of Perkins Eastman Architects (**Figure 1**).

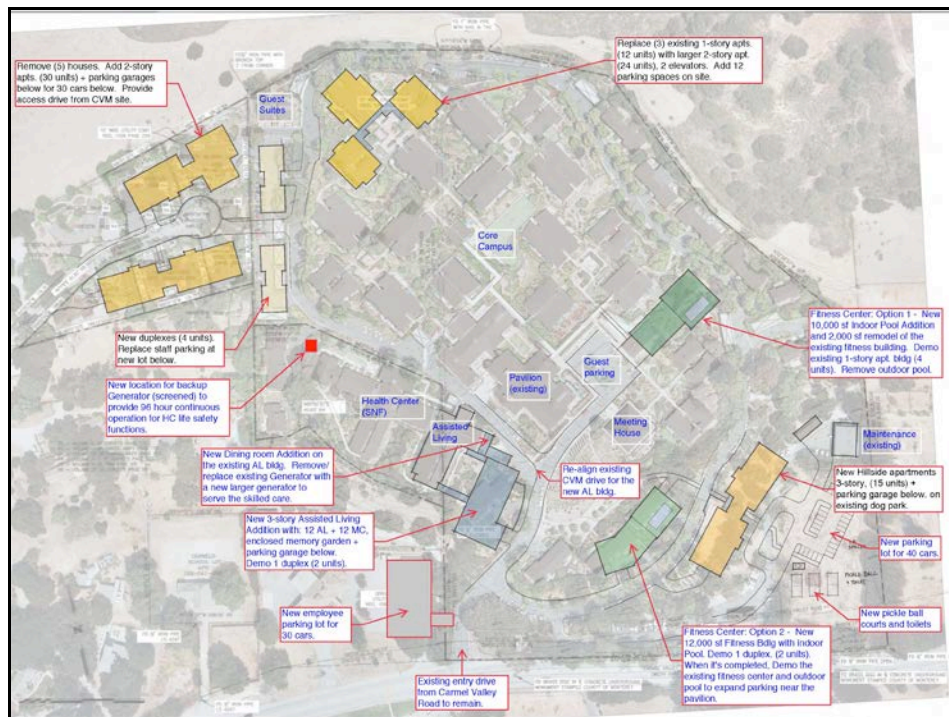


Figure 1. Proposed Carmel Valley Manor Master Plan Option One.

To guide this preliminary review the Architect provided a list of questions in the Master Plan email dated June 20, 2023. The purpose of this letter is to provide general recommendations for placement of new buildings or alteration of existing buildings on the subject site; and to respond to the individual questions provided by the Architect.

General Recommendations for Building Placement and Design

The following general recommendations for building placement and design are:

1. Place substantial building additions outside the Core Campus, generally defined as the central area of campus containing the shed-roofed residences, courtyards and common areas within the perimeter road (Carmel Valley Manor Drive) and the driveway leading to the Guest Parking.
2. If possible, avoid removing or altering buildings within the Core Campus.
3. If possible, place the new housing units outside the Core Campus.
4. Overall building designs should pay homage to the original SOM-designed buildings, but do not have to match the original building designs. For example, residential buildings have dramatic paired-shed roof massing, flush eaves, stucco wall cladding and flush window placements within the building wall. Design of new buildings should utilize the character defining features found in the original buildings.
5. The Health Center/Assisted Living Building has been altered substantially in the past, allowing. Alterations to this building are appropriate, given the modifications to the original building.

Response to Specific Questions from June 20, 2023 Email

The following duplicates the questions (*italics*) in the email and provides responses.

1. *Summarize the general considerations for the existing buildings and site that we should follow with new buildings and additions.*

The DPR523 Forms dated 5/17/2013 (attached) provide the formal historic assessment of the site and individual buildings. Please see these forms, for lists of character defining features for the individual buildings and the site.

2. *List the core buildings, site features, open spaces that must be maintained.*

The Core Campus, including the Pavilion Building and Meeting House contains the site's primary buildings. The Core Campus includes the 1963 SOM-designed plan of the site; with clusters of buildings surrounding shared open space and linked by a system of paths. These paths also pass through the center of the residential buildings and provide access to the individual units.

The Core Campus is generally defined as the central area of campus containing the shed-roofed residences, courtyards and common areas within the perimeter road and the driveway leading to the Guest Parking.

3. *Meeting House: What design criteria should be considered when doing a building addition to the southeast side of the Meeting House for the green room, accessible bathrooms and a small serving kitchen?*

The Meeting House was originally the focal point of the Skidmore, Owings and Merrill (SOM) Design. It is intended to be a symmetrical composition with views to the surrounding landscape. If an addition to this building is deemed absolutely necessary, the southeast elevation is the least visible side of the building. Design for the addition should not compromise the dramatic roof form of this building and should utilize similar materials of stucco, glass and metal-framed fenestration.

4. *New buildings: Is it better to mimic, be similar related to, or should they be distinctly different from the existing historic buildings?*

Please see the General Recommendations listed above.

5. *Can you describe a design approach that is respectful of the existing buildings yet in keeping with historic recommendations?*

Designs for new buildings would ideally use similar materials, roof forms massing and detailing; and should utilize the similar character defining features as found on the 1963 SOM-designed buildings. As an example, dramatic shed and gable roofs with flush eaves dominate the design of the campus. Proposed new building designs would ideally utilize some of these original features.

6. *Are there restrictions on where added AC equipment can go on site near the historic apartments?*

My understanding was that HVAC was placed in the upper portions of shed roofs within the buildings. If AC equipment needs to be added, it should be in the least visible elevation of the building.

7. *From a historic viewpoint, can PV panels be added on the roofs of existing buildings?*

Similar to No. 6 above, PV panels should carry the smallest profile possible and be located on the least visible roof plane.

8. *What would be the overall impacts of the following new buildings:*

- a. *Remove the existing duplexes to add a new memory care/assisted living addition. The new AL building will be in front and right next to the main entry drive into campus, so visually it's impact is significant.*

Since the Assisted Living Building has been altered, an addition to this building is acceptable and is an opportunity to make a visual statement with the new design.

- b. *Remove the one 4-unit single story apartment building behind the Fitness Center to add a larger fitness center addition – Option 1.*

The present Fitness Center was converted from the original Library in 2001. Since this is a recent building remodel, subsequent alterations to the Fitness Center would be appropriate according to the Secretary of the Interior's Rehabilitation Standards (SOI Standards).

However, removing the 4-unit single story apartment building (Building 18) impacts the original Core Campus design by removing one of the character-defining buildings. To prevent alterations to the Core Campus, Option 2 for the new Fitness Center is recommended.

- c. *Remove two duplexes south of the “front lawn” in front of the Meeting House to add a larger fitness center – Option 2.*

Option 2 is recommended for the location of the new Fitness Center. While one duplex would be removed, this building is outside the Core Campus and additional examples of this building type are located along the ring road that surrounds the Manor.

Removal of the original Fitness Center and pool would be appropriate because the building was remodeled in 2001 and has been altered. Removal of the existing Fitness Center and Pool for parking lot expansion will likely require relocation of the existing retaining wall northeast of the parking lot and the installation of a new retaining wall to provide adequate separation between the new parking lot and Building 18.

- d. *Remove the five houses, and add two 2-story apartment buildings (30 units). This nets 25 new dwelling units.*

This alternative is more appropriate for the historic Core Campus than Item e listed below, because it locates the new housing outside the Core Campus and preserves the original design of the 1-story apartment buildings at the north end of the Core Campus.

- e. *Remove three 1-story apartment buildings at the north end of the core campus, and replace them with three larger 2-story apartment buildings in the same locations, for a net gain of 12 units. This may not be financially feasible, but this gains (24) large 2-bedroom apartments.*

Related to Item d above, removal and replacement of these three buildings should be avoided, if possible.

Conclusions

Please contact me with any questions regarding this preliminary evaluation of the first Master Plan alternative.

Sincerely,



Seth A. Bergstein
Principal

Cc: Nick Hendrickson, AIA, Associate Principal, Perkins Eastman

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 22

*Resource Name or #: (assigned by recorder) Carmel Valley Manor

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:

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M.D.

B.M.

c. Address: 8545 Carmel Valley Road

City: Carmel

Zip: 93923

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 169-061-012-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

See Continuation Sheets, pages 3 – 17.

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single Family Property; HP3 – Multiple-family Property

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

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



P5b. Description of Photo: (View, date, accession #) Looking northeast up Carmel Valley Manor Road toward Meeting House, taken 5/12/13.

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1963

*P7. Owner and Address:

Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93923

*P8. Recorded by: (Name, affiliation, and address)

Seth A. Bergstein, Principal
PAST Consultants, LLC
PO Box 721
Pacific Grove, CA 93950

*P9. Date Recorded: 5/17/13

*P10. Survey Type: Owner requested

*P11. Report Citation: None

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

DPR 523A (1/95) *Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 22

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Carmel Valley Manor

B1. Historic Name: Carmel Valley Manor

B2. Common Name: Carmel Valley Manor

B3. Original Use: Residential

B4. Present Use: Residential

***B5. Architectural Style:** Modern

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

Construction of the Carmel Valley Manor began in September 1962 and was completed in October 1963. Alterations to the site and individual buildings have been ongoing since the arrival of the first residents on October 14, 1963. Primary alterations to the site include the planting of trees, shrubs and ornamental flowers, giving the site its lush appearance today. The first Hillcrest Health Center was completed in 1975. Hillcrest was considerably altered and remodeled into the present Hillcrest in 1999. Alterations to the original Main Building (now called the Pavilion) and the infirmary (now called the Resident Activity Center) occurred in the 1990s. The dining room addition to the front elevation of the Pavilion was completed in 2005. The original library was remodeled into the present Fitness Center in 2001. Residential buildings have been altered over the years to provide additional living space. The alterations were done in similar fashion and listed for each building type on the Continuation Sheets.

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location: Same

***B8. Related Features:** N/A

B9a. Architect: Skidmore, Owings & Merrill
Landscape Architect: Sasaki, Walker & Associates

b. Builder: Williams and Burrows

***B10. Significance: Theme:** Residential Architecture

Area: Carmel Valley, CA

Period of Significance: Circa 1963 – 2013

Property Type: Retirement Campus.

Applicable Criteria: C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
See Continuation Sheets, pages 18 - 22

B11. Additional Resource Attributes: (List attributes and codes) HP13 -- Community Center; HP16 – Religious Building;
HP41 -- Hospital

***B12. References:**

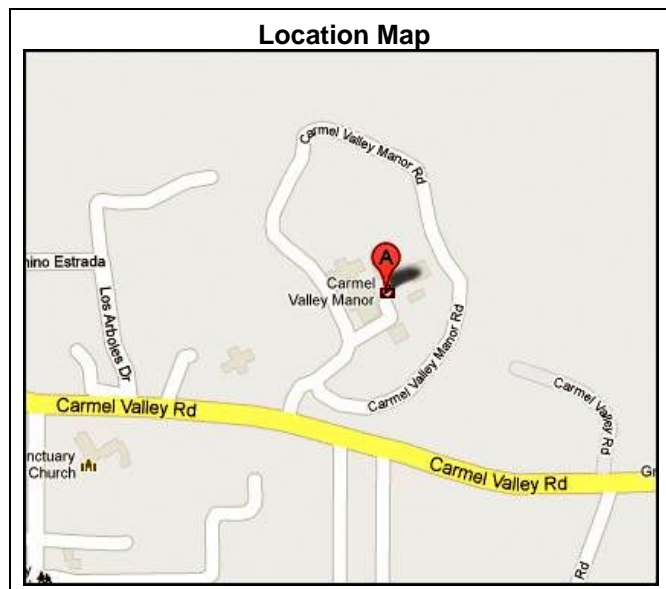
- "A Guide to Contemporary Architecture of the Monterey Bay Region, 1947 – 2008. AIA Monterey Bay Pamphlet.
- Carmel Valley Manor: A History. Carmel Valley Manor History Committee, 1998.
- "Carmel's Patron of the Arts," *Monterey Peninsula Herald*, 2/13/92.
- "Friends, Kin, Church Inherit Sullivan Million," *Monterey Peninsula Herald*, 9/29/56.
- "The Master of Hollow Hills," *Noticias del Puerto de Monterey*, Vol. 27, No. 2, June 1986.
- "Rites Tomorrow for Noel Sullivan of Carmel Valley," *Monterey Peninsula Herald*, 9/17/56.
- "Sad End to a Beautiful Room," *Monterey Peninsula Herald*, 2/27/92.

B13. Remarks:

***B14. Evaluator:** Seth A. Bergstein, Principal
PAST Consultants, LLC

***Date of Evaluation:** 5/17/13

(This space reserved for official comments.)



P3a. Description: Site Plan

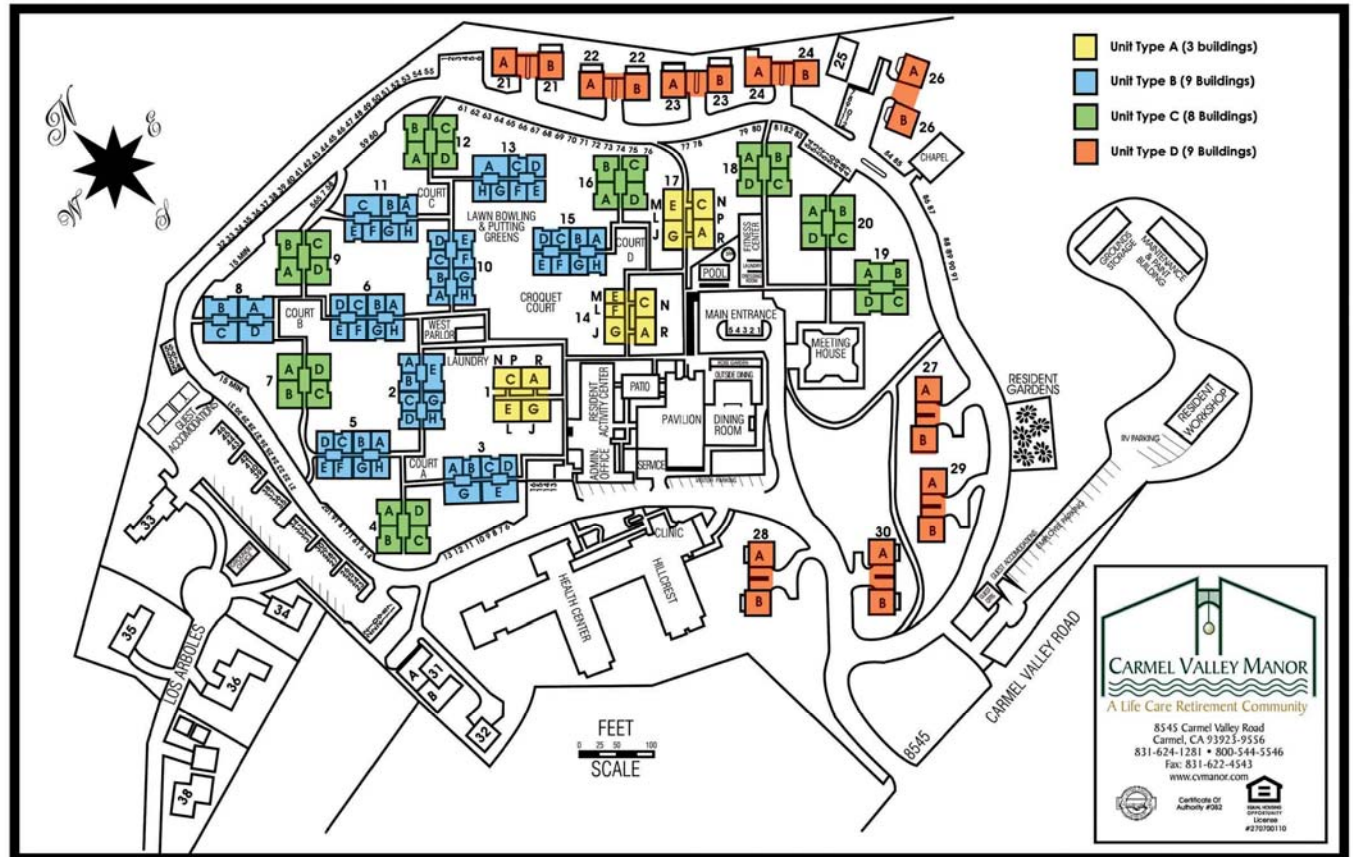


Figure 1. Carmel Valley Manor site plan.

*Recorded by: PAST Consultants, LLC

*Date: 5/17/13

■ Continuation

□ Update

P3a. Description: Site

Figures 2 through 13 show views of the site.



Figure 2. Looking northeast toward Pavilion Building.



Figure 3. Pavilion Building left; Meeting House right.



Figure 4. Looking east toward Bldg. 17 and Fitness Center from main parking lot.



Figure 5. Looking south toward Meeting House from same position as Figure 4.

P3a. Description: Site



Figure 6. Looking northeast toward Bldg. 15 from Croquet Court.



Figure 7. Court B in front of Bldg. 6.



Figure 8. Typical cluster of buildings around open courtyard.



Figure 9. Arrangement of duplex units along upper Carmel Valley Manor Road.

P3a. Description: Site



Figure 10. Covered walk leading to Pavilion Building.



Figure 11. Typical light standard.



Figure 12. Typical covered parking area.



Figure 13. Example of typical railing design (arrow).

*Recorded by: PAST Consultants, LLC

*Date: 5/17/13

☒ Continuation

☐ Update

P3a. Description: Site

Carmel Valley Manor (the Manor) is a full-service retirement center consisting of a collection of cohesively-designed buildings arranged in a campus-like setting amidst the rolling hills of Carmel Valley. Designed by one of the leading Modernist architectural firms of the United States, Skidmore Owings & Merrill (SOM), the Manor was constructed on the site of the former Noel Sullivan Estate, known as “Hollow Hills Farm.” Extant buildings from the Sullivan occupation include the Hollow Hills Chapel, an adobe groundskeeper’s cottage now labeled Bldg. 25, and an additional residence, now converted to guest quarters located at the southeast corner of the property. See **Figure 1** for a site plan. Images of the pre-SOM buildings appear below as **Figures 14 through 16**. Another pre-SOM site feature is a steel gate and fence found along Carmel Valley Road (**Figure 17**).

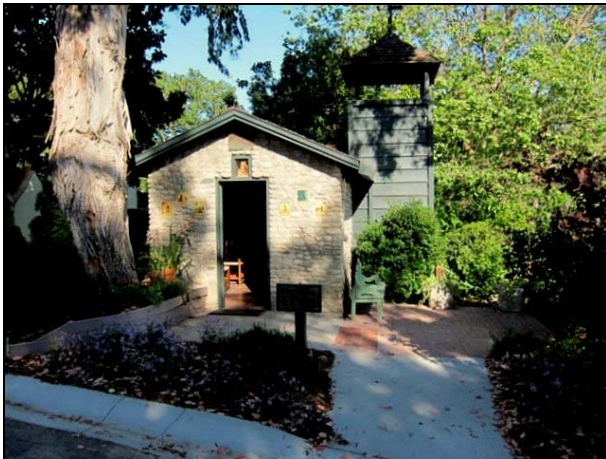


Figure 14. Hollow Hills Chapel.



Figure 15. Bldg. 25 constructed of adobe.



Figure 16. Guest Quarters located off of the service road at the southeast corner of the site.



Figure 17. Steel fence and gate along the property border at Carmel Valley Road.

P3a. Description: Site

The SOM-designed campus is a full-service facility with the Hillcrest Health Center containing a hospital and skilled nursing facility; community buildings, such as the Pavilion, Resident Activity Center, Meeting House, West Parlor, and Fitness Center; and four types of residential buildings labeled Bldg. Types A – D. The residential units are grouped in small clusters, typically around a courtyard space that contains fixed and moveable seating for outdoor relaxation. Carmel Valley Manor Road is a winding perimeter road that encircles the campus. A network of concrete paths with steel safety railing connects the various courtyards, community buildings and residential clusters. A covered walk links the community buildings with the residential units. Refer to **Figures 2 through 13** for views of the site and site features; and **Figure 1** for the site plan.

The curvilinear design of the perimeter road and paths; arrangement of building clusters; siting of prominent community buildings; and cohesive design of individual buildings follow early 20th- Century Garden City precedents seen in early Suburban designs in England and the United States.

Although precise landscape planting plans were not part of the original SOM design, the efforts of residents from the early days of completion to today have developed the Manor site into a lush landscape of native oak and planted deciduous trees, flowering plants, grasses and Wisteria vines along the covered walk.

A unique feature of the SOM design is the pass-through feature of all residential buildings, linking them with the network of paved pathways. All buildings have this central pass-through design element, an example shown on **Figure 18** below.



Figure 18. Typical pass-through feature of residential buildings.

P3a. Description: Site Character-defining Features

- Campus setting amidst rolling terrain.
- Curvilinear perimeter road surrounding buildings.
- Wrought iron fence and gate along Carmel Valley Road.
- Central road leading from Carmel Valley Road to parking area in front of Pavilion Building.
- Meeting House prominently visible from central road.
- Community buildings: Pavilion, Resident Activity Center, Dining Room, Meeting House, West Parlor.
- Residential buildings (4 types) clustered together with pass-through designs linking them to network of concrete paths.
- Covered walkway between community buildings (i.e., Pavilion) and residential buildings.
- Concrete and brick-paved paths linking residential and community buildings.
- Brick courtyards with fixed and moveable seating.
- Recreational areas, including lawn bowling/putting green, croquet area, resident gardens.
- Fitness center with swimming pool.
- Fixed outdoor benches and moveable park benches.
- Concrete retaining walls with prominent vertical-board formwork.
- Light standard consisting of single post surmounted by globe, which matches globes in residential pass-through.
- Covered parking structures.
- Lush vegetation consisting of native oak trees, planted deciduous trees, grasses and flowering plants, including Wisteria vines planted along covered walkway.
- Steel safety railing installed along concrete and asphalt paths.
- Extant buildings from the Noel Sullivan Estate, including Bldg. 25, Hollow Hills Chapel and the Guest Quarters.

Photographs and descriptions of individual SOM building types appear on Continuation Sheets, pages 10 through 17.

P3a. Description: Buildings. Pavilion Building/Dining Room/Resident Activity Center



Figure 19. Front elevation of the Pavilion Building.
Dining room addition to front façade shown with arrow.



Figure 20. The highly-modified Infirmary, now the Resident Activity Center. Arrow indicates the connecting structure.

The Pavilion Building was the original Main Building in the SOM design. It has been highly modified on all four facades with the addition of a gable-roofed Dining Room with pergola (arrow in **Figure 19**). The original design connected the Main Building with the Infirmary immediately to the north with a covered walkway. When the Infirmary was remodeled into the Resident Activity Center in the 1990s, all facades of the original Infirmary were altered. A simple gable-roofed structure connects the two buildings, shown by an arrow in **Figure 20**.

Pavilion Bldg./Resident Activity Center: Remaining Character-defining Features

1. Cross-gable roof massing with prominent central gable.
2. Prominent chimney flanked by glazing on front (east) elevation.
3. Fenestration pattern of 4-part anodized aluminum windows (only extant on rear elevation).
4. Retaining walls surrounding rear (west) elevation with prominent vertical-board formwork.
5. Stucco exterior finish.

P3a. Description: Buildings. Meeting House



Figure 21. Side (east) elevation of Meeting House.



Figure 22. Front (north) elevation of Meeting House.

The most prominent building on the site, the Meeting House is square in plan with a tall pyramidal roof. It features symmetrical elevations with a recessed pair of anodized aluminum entry doors on every elevation except the south. Fixed glazing with thick aluminum frames flanks the entry doors. A concrete post and rail surrounds the building. With the exception of roofing material replacement from wood shake to asphalt shingle, the building is largely unaltered.

Meeting House: Character-defining Features

1. Commanding position on site overlooking Carmel Valley.
2. Square, symmetrical plan with pyramidal roof.
3. Copper finial capping roof.
4. Recessed entries with paired aluminum entry doors on three of the four elevations.
5. Fixed glazing flanking entry doors.
6. Wire glass in soffits above recessed entries.
7. Boxed-profile gutters painted green, matching all other buildings on the campus.
8. Concrete paving surrounding building with paths connecting building to main parking area.
9. Concrete post and rail surrounding building.
10. Stucco exterior wall cladding.

P3a. Description: Buildings. Fitness Center (former Library)



Figure 23. Front (north) elevation of the Fitness Center.



Figure 24. Rear (south) elevation of the Fitness Center.

Originally the Library, the building was highly altered when it was converted into the Fitness Center in 2001. It is a simple gable-roofed structure with an off-center chimney, a central rear entrance and modified openings containing paired sliding glass aluminum doors. Like all buildings on the campus, the Fitness Center has the same replaced asphalt shingle roof and box gutters painted green.

Fitness Center: Remaining Character-defining Features

1. Converted library building in original location.
2. Gable roof massing.
3. Off-center chimney.
4. Central rear entrance on south elevation.
5. Paired sliding glass aluminum doors matching other buildings on the campus.
6. Swimming pool in its original location north of the building.
7. Stucco exterior wall cladding.

P3a. Description: Buildings. West Parlor/Laundry Building



Figure 25. Front (south) elevation of the West Parlor.
Note the covered walk leading to the façade.



Figure 26. Rear (north) elevation of the West Parlor.
Connection of two shed roofs shown with an arrow.

The West Parlor/Laundry has the signature paired-shed roof massing that is common to the buildings on the SOM-designed campus. A covered walkway leads from the Pavilion to the West Parlor (**Figure 25**). The paired shed roof design places the shed roofs at different heights, emphasizing the geometry of the composition. A horizontal ceiling connects the two shed roof masses and provides shelter for residents. Like all buildings on campus, the West Parlor Building has flush eaves with metal corner flashing and metal box gutters painted green. Fenestration consists of anodized aluminum slider windows and sliding glass patio doors.

A subsequent alteration includes the connection of the shed roofs and placement of large louvered vents at each building end, apparently to improve ventilation (**Figure 26**). The vent carries the same roof pitch as the two sheds, making the massing appear as a gable end, rather than individual shed forms. Other alterations common to buildings on campus include the in-kind replacement of aluminum slider windows and patio doors; and replacement of original shake roof with asphalt shingles.

West Parlor/Laundry: Character-defining Features

1. Paired shed roof massing.
2. Single anodized aluminum window in shed end.
3. Central pass-through connecting to paved path.
4. Off-center chimney.
5. Paired sliding glass aluminum doors on east elevation matching other buildings on the campus.
6. Fenestration consisting of aluminum slider windows on the west elevation..
7. Stucco exterior wall cladding.

P3a. Description: Buildings. Building Type A



Figure 27. Rear (east) elevation of the Bldg. 17.
Louvered vent and glazing alteration shown with arrows.



Figure 28. Side (north) elevation of Bldg. 14.

Three Type A buildings were constructed. Building Type A has the signature paired-shed roof massing that is common to the buildings on the SOM-designed campus. A stairwell is placed at opposite shed ends. A single opening in the shed ends lights the stairwell. An inset horizontal ceiling connects the two shed roof masses and provides the second-floor access to the upstairs units. The side elevations consist originally of 8 stacked apartments. Upper units have balconies with railings flush with the outer building walls. Like all buildings on campus, Building Type A has flush eaves with metal corner flashing and metal box gutters painted green. Fenestration consists of anodized aluminum sliding glass patio doors.

A subsequent alteration includes the connection of the two roof forms and placement of large louvered vents at each building end, apparently to improve ventilation. The vent's roof carries the same roof pitch as the two sheds, making the massing appear as a gable end, rather than individual shed forms. The alteration is less prominent on this building type, as the vent is inset from the outer shed walls (**Figure 27**). Glazing is placed below the vents on the second floor to protect upstairs residents from the wind. Other alterations common to buildings on campus include the in-kind replacement of aluminum patio doors; replacement of original shake roof with asphalt shingles; the installation of retractable awnings over the sliding glass doors; and the installation of skylights and a satellite dish to the roof. Individual apartments have been combined on many of the buildings to provide more living space.

Building Type A: Character-defining Features

1. Paired shed roof massing.
2. Single stairwell opening in shed end.
3. Central pass-through connecting to paved path.
4. Two story building with ceiling element connecting the two masses and providing second floor access to units.
5. Fenestration consisting of aluminum slider doors on the side elevations.
6. Stucco exterior wall cladding.

P3a. Description: Buildings. Building Type B



Figure 29. Front (south) elevation of the Bldg. 8.

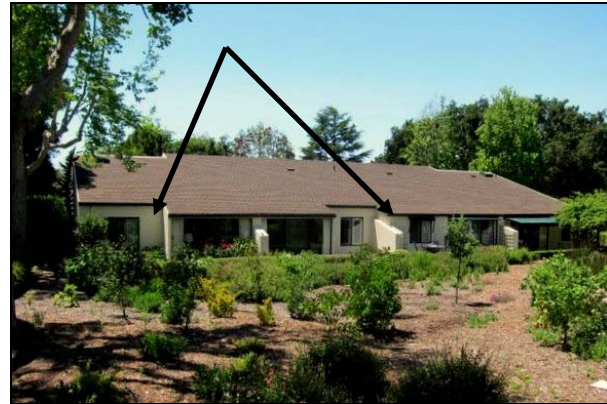


Figure 30. Bldg. 3 outer wall extensions shown with arrows.

Building Type A features paired-shed roof massing with an inset connection to create a gable peak and provide the location of a hanging light fixture. 9 Buildings of this type were constructed. The central pass-through is designed with an arch. Originally, the side elevations consisted of 8 individual apartments; these have been combined on some of the buildings. On the side facades, each unit has fenestration consisting of a single anodized aluminum slider window and sliding glass patio doors.



Figure 31. Front (west) elevation of Bldg. 2. Note chimney (arrow) and window in left shed end.

An alteration common to this building type consists of the addition of windows in the shed ends on most of the buildings. Chimneys for furnaces are installed on some of the shed ends. This feature does not appear on the SOM drawings, indicating that this may have been an early design change or is a subsequent alteration (**Figure 31**). Another common alteration is the extension of side façade outer building walls into the patio areas to provide greater living space. This has been done to most units (**Figure 30**). In-kind replacement of aluminum windows and patio doors, awnings, skylights and satellite dishes are also common.

Building Type B: Character-defining Features

1. Paired shed roof massing with inset gable peak and hanging light fixture with matching globe.
2. Flush eaves with metal roof flashing.
3. Central pass-through with arched opening.
4. Chimney/furnace addition to shed end with stairwell and retaining wall.
5. Side facades with 8 original units, each with sliding glass doors, aluminum slider window and patio.
6. Stucco-clad partition walls between units on side facades.
7. Stucco exterior wall cladding.

P3a. Description: Buildings. Building Type C



Figure 32. Front (east) elevation of the Bldg. 4.



Figure 33. Courtyard of Bldg. 7.

Building Type C features paired-shed roof massing with no connection between buildings. The shed ends flank single-story gable roofed sections. The central pass-through opens to a courtyard with light posts located at each courtyard end. Each interior gable section has two aluminum slider windows. On the outer side facades, each unit has fenestration consisting of a single anodized aluminum slider window and sliding glass patio doors.



Figure 34. Overall view of Bldg. 18 with full outer wall extension (arrow).

An alteration common to this building type consists of moving the outer wall into the patio area, extension of the roofline, and installation of a window in the shed end. This has been done to most units (**Figure 34**). In-kind replacement of aluminum windows and patio doors, awnings, skylights and satellite dishes are also common alterations.

Building Type C: Character-defining Features

1. Paired shed roof massing flanking a central gable-roofed section.
2. Central pass-through opens to courtyard with light standard at each end.
3. Paired aluminum windows on interior courtyard facades.
4. Single window in original shed end. Common alteration moved outer wall, extended roof and installed second window.
5. Side facades with 4 original units, each with sliding glass doors, aluminum slider window and patio.
6. Stucco exterior wall cladding.

P3a. Description: Buildings. Building Type D



Figure 35. Front (west) elevation of the Bldg. 22.



Figure 36. Typical garage design seen on Bldg. 22.

Building Type D is a symmetrical duplex design separated by a garage. The building features gable roof massing with two aluminum slider windows in the gable end. Front and rear fenestration consists of a single aluminum slider window and aluminum sliding patio doors. Rear additions have been installed to several of the units. Original garages have multiple closets (**Figure 36**).



Figure 37. Bldg 29 conversion of garage to study.



Figure 38. Rear of Bldg. 29 showing garage conversion.

A handful of units have undergone removal of the closets in the garage and conversion of the space into an additional room (**Figure 37**). A wide aluminum slider window is installed in the rear façade of units with the garage conversion (**Figure 38**). In-kind replacement of aluminum windows and patio doors, awnings and skylights are also common alterations.

Building Type D: Character-defining Features

1. Symmetrical duplex design.
2. Gable roof massing with flush eaves and typical flashing and gutters.
3. Garages facing each other and separated by a party wall for added privacy.
4. Paired aluminum windows in gable end. Aluminum slider window and aluminum patio doors on front/rear facades.
5. Garage converted to extra living space in a handful of units.
6. Stucco exterior wall cladding.

B10. Significance:

Noel Sullivan and Hollow Hills Farm

The site on which Carmel Valley Manor was constructed was formerly the site of Hollow Hills Farm, the ranch owned by Noel Sullivan (1890 - 1956). Nephew of former San Francisco Mayor and state senator James D. Phelan and grandson of John Sullivan, founder of the Hibernia Bank, Noel Sullivan came from an established Bay Area pedigree. He spent much of his youth in Paris where he developed a passion for the arts. Following his father, Francis Sullivan's death in 1930, Noel became president of the San Francisco Art Association, a position held by his uncle. Noel Sullivan was a frequent visitor to the Monterey Peninsula and settled permanently at Hollow Hills Farm in the Carmel Valley in 1937 (*Monterey Peninsula Herald*, 9/17/56).

The main house at Hollow Hills Farm was designed and occupied in 1922 by noteworthy architect Reginald Johnson, who designed numerous homes for wealthy patrons in the Pasadena area. Johnson raised horses on the property and spent summers with his family at Hollow Hills Farm. Noel Sullivan purchased the property in 1936 and relocated to Carmel Valley shortly thereafter. Passionate for music and the arts, Sullivan added numerous personal touches to the former-Johnson estate. He installed the decorative steel fence extant (**Figure 17**) at the property's border with Carmel Valley Road, having salvaged the interior of an elevator shaft from one of James D. Phelan's former office buildings (*Monterey Peninsula Herald*, 2/27/92).

Sullivan modified the Johnson House by installing a formal music room, designed by local architect Jon Konigshofer with a steeply-pitched wood roof and tiled floor. Sullivan added tapestries and paintings from his extensive art collection. The music room would feature such noted artists and musicians as Robinson Jeffers, Langston Hughes, Isaac Stern and Yehudi Menuin. The Johnson House burned down on January 2, 1962 during construction of the Carmel Valley Manor (*Monterey Peninsula Herald*, 2/13/92). The first SOM designs incorporated the grand estate and left several ancillary buildings from the Sullivan occupation on the site. Designs were radically changed following the main house's complete destruction by fire. Extant building and site features from the Sullivan estate are shown on Page 7 and include the Hollow Hills Chapel (**Figure 14**), the adobe groundskeeper's quarters (**Figure 15**), the Guest Quarters (**Figure 16**), and the steel gate along Carmel Valley Road (**Figure 17**).

Construction of Carmel Valley Manor

The Northern California Congregational Church recognized a primary need of housing its retirement-age members and purchased Hollow Hills Farm from the Noel Sullivan's heirs in 1960. The organization established a Retirement Home Committee and elected Dr. William David Pratt to be the Administrative Director of the Retirement Home Project. Following completion of the real estate transaction, Dr. Pratt and his wife moved into the adobe house shown in **Figure 15**. The Committee established a formal corporation, Northern California Congregational Retirement Homes, Inc. (the Corporation); the State of California approving the new corporation on October 14, 1960 (*Carmel Manor: A History*, pp. 7 - 10).

The Corporation developed a comprehensive list of program requirements, interviewed numerous architectural firms and chose the noteworthy firm of Skidmore, Owings & Merrill (SOM) on November 29, 1960. Their choice hinged upon SOM adopting much of the Corporation's requests into their design program: a comprehensive health care and living facility built in concert with the rolling topography; a campus or village-like arrangement of buildings; low density arrangement of buildings; and siting of buildings to take advantage of views out to the surrounding landscape. Original SOM plans incorporated the Sullivan House as the meeting center for the complex. However, on New Year's Day 1962 fire broke out and destroyed the Reginald Johnson-designed house. SOM reworked their original designs over the next six months, along with the hired landscape architects, Sasaki, Walker & Associates. Designs would be refined until construction began on September 21, 1962. Opening date of the Carmel Valley Manor is listed as October 14, 1963 (*Carmel Manor: A History*, pp. 16 - 18).

B10. Significance:

Architectural Design of the Carmel Valley Manor

The SOM design for the Manor was unique in its departure from the institutional look of predating retirement communities. The Manor resembles a Modernist-designed college campus rather than a retirement community. Community buildings, such as the Pavilion and Meeting House are designed along bold lines and are placed on the site's prominent locations. The residential buildings are clustered around courtyards and open space, taking advantage of views to the surrounding mountainous landscape. All buildings are linked by a network of paved paths that also connect courtyards and recreational areas. A unique feature of the residential buildings is the central pass-through that connects the concrete paths to the rest of the campus. Residential buildings are expressed dramatically as paired shed-roofed masses or gable, symmetrically flanking a central passageway axial to the concrete walk that links to the network of paths throughout the Manor. An early image of the Manor shortly after the buildings were completed appears as **Figure 39** below.

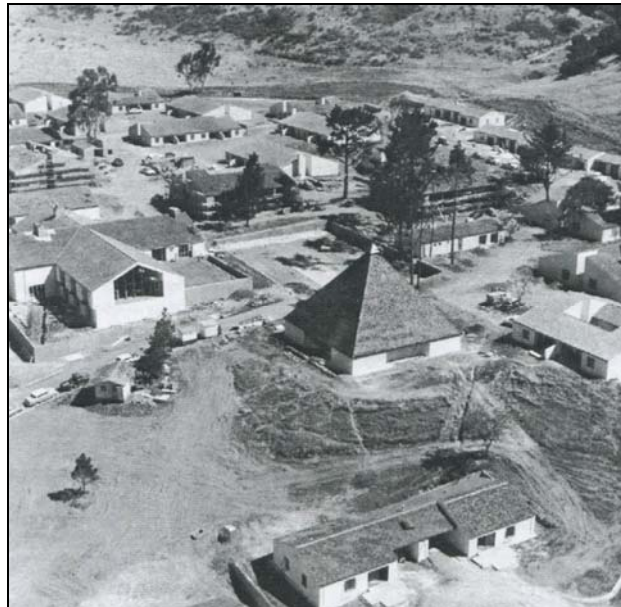


Figure 39. View of Carmel Valley Manor after completion of the buildings. (*Courtesy, Carmel Manor: A History, pp. 21*).

A quote from John Woodbridge of Skidmore, Owings & Merrill elucidates the Manor's design:

The roof planes, like those of a Mediterranean Village, present a series of angled shapes which compose in a variety of ways. The simple pyramidal roof of the Meeting House is intended as the fulfillment of all other incomplete roofs, a form which appears the same from all angles, and which because of its height and position becomes the pivotal point for all the buildings. The Meeting House has the same architectural relationship to the other buildings of the Manor as does the church of a New England Village to the houses around it. Built of the same materials and in the same style, it is a symbol of the oneness of the community, here expressed in one of the simplest of all geometric forms. (*Carmel Manor: A History, pp. 39*).

B10. Significance:

Additions and Alterations to the Manor Site and Individual Buildings

The SOM design placed the Main Building (now the Pavilion) at the top of the hill overlooking the site. The Infirmary Building, expressed as a simple gable-roofed form, was placed perpendicular to the Main Building. The Main Building was altered substantially in the 1990s, and again in 2005 when the large dining room addition was constructed. The Infirmary Building was remodeled into what are now administrative offices and the Resident Activity Center. These remodeling campaigns removed most of the original fenestration of the two buildings, but kept the Pavilion's prominent front gable end and brick chimney.

All site buildings have had their original shake roofs removed and replaced with asphalt shingles. It appears that subsequent remodeling to all of the buildings have changed out original doors and windows with standardized black anodized aluminum slider windows and sliding glass patio doors in original openings. Rooflines feature their original flush eaves, with corner flashing and a standardized metal box gutter, painted green. Paint colors have varied during the Manor's history, but have settled on a unified off-white for stucco walls with yellow window surrounds on some residential units and the characteristic forest green as a contrast for gutters patio furniture and railings.

The first primary addition to the site was the Hillcrest House, located at the present Hillcrest Health Center southwest of the Pavilion. An addition to this building was installed in 1975. The entire building was substantially modified into the present Hillcrest Health Center in 1999. Subsequently, the library building south of the pool was remodeled into the present Fitness Center in 2001. Of all the community buildings, the Meeting House is the least altered and with the exception of its asphalt shingle roof, remains in largely original condition.

Landscape plantings evolved considerably since the Manor's completion. Planted deciduous trees have matured and blend with the native oaks to create a tree-lined suburban streetscape. Flowering plants abound throughout the site, ranging from roses and other exotic species, to the Wisteria vines planted along the covered walkway.

As described for each building type on the Continuation Sheets, the four residential building types have undergone periodic alteration over the years. The alterations have been consistent for each building type and have not significantly destroyed the character-defining features of the buildings or the site as a whole. In summary, the alterations specific to each building type are:

Building Type A:

1. Connection of the two shed roofs by carrying the lower shed roof plane to connect with the taller mass. Ends of the roof section finished with large louvered vents painted green.
2. Glazing placed at the second floor landing to provide wind shelter.
3. Combining of smaller adjacent units into one apartment to increase square footage.
4. Retractable awnings added above patio windows.
5. Skylights of random sizes added to roof.
6. Replacement of windows with black anodized aluminum slider windows and patio doors.

Building Type B:

1. Moving of the side outer building wall into existing patio space to increase apartment square footage. The alteration carries the same roof pitch down to meet the outer wall. At the patios, the moved outer wall has shortened the partition walls between units. The moved outer wall maintains the same material and fenestration pattern as existing for each unit. This change has occurred to most of the units of this building type.
2. Windows added to the longer shed ends in most locations. Windows match existing in size of opening and window type.
3. Furnaces installed at the ends of building, including a stairwell beneath the building and a chimney flue at the shed end. The use of different concrete forms indicates this was either a design addendum or subsequent addition.
4. Combining of smaller adjacent units into one apartment to increase square footage.
5. Retractable awnings added above patio windows.
6. Skylights of random sizes added to roof.
7. Replacement of windows with black anodized aluminum slider windows and patio doors.

B10. Significance:

Additions and Alterations to the Manor Site and Individual Buildings (continued)

Alterations specific to each building type:

Building Type C:

1. Moving of the side outer building wall into the patio area by extension of the roofline. This alteration has been done for nearly every building in this building type.
2. Windows added to the longer shed ends in most locations. Windows match existing in size of opening and window type.
3. Combining of adjacent units into one apartment to increase square footage.
4. Retractable awnings added above patio windows.
5. Skylights of random sizes added to roof.
6. Replacement of windows with black anodized aluminum slider windows and patio doors.

Building Type D:

1. Remodeling of the garage by removing storage closets and building a solid wall to provide an additional room. On the rear facade, a wide aluminum slider window matching the other buildings in window type, is installed.
2. Installation of a rear addition on several duplex units.
3. Installation of a front bay window on two units, 26A and 26B.
4. Retractable awnings added above patio windows.
5. Skylights of random sizes added to roof.
6. Replacement of windows with black anodized aluminum slider windows and patio doors.

Historic Significance of the Carmel Valley Manor

National (NR) and California (CR) Register Significance

The Carmel Valley Manor does not qualify for association with an event (NR Criterion A/CR Criterion 1) as no significant event occurred in connection with the facility. Similarly, the Manor does not qualify for association with a significant person (NR Criterion B/CR Criterion 2). While the original Hollow Hills Estate was owned and occupied by Noel Sullivan, a significant member of the local community, the main house was destroyed by fire in 1962. Only three buildings survive the Sullivan period and the loss of the main house, the site's most significant historic resource, has removed the historic integrity of the site dating to Noel Sullivan's period of occupancy.

Carmel Valley Manor appears eligible for listing on the National and California registers under National Register Criterion C (CR Criterion 1) because the complex embodies the distinctive characteristics of a type, period, or method of construction. Designed by leading Modernist architectural firm Skidmore, Owings & Merrill, the Manor represents a cohesive site in terms of its architectural design and relationship among buildings on the site. Laid out to resemble a Medieval village, the Manor utilizes stark shed and gable forms to complement the rugged mountainous terrain of the surrounding landscape. The design of a retirement complex was a departure for SOM and they utilized the village form as the backdrop for the expression of sharp Modernist building lines. Shed and gable roofs dominate the site, complement each other and integrate with the system of open spaces, courtyards and paved paths that link all buildings. Fenestration and exterior stucco cladding matches throughout the buildings, serving to unify the entire site.

*Recorded by: PAST Consultants, LLC

*Date: 5/17/13

☒ Continuation

☐ Update

B10. Significance:

Historic Significance of the Carmel Valley Manor (continued)

Monterey County Register of Historic Resources Significance

Carmel Valley Manor appears to be significant according to Monterey County Register criteria A. The Modernist site is particularly representative of a distinct historical period, type, style, region or way of life (Criterion A1). The SOM design approach for a retirement center was a departure from more typical designs. The design took advantage of the dramatic site to integrate a campus-like setting into the surrounding rugged mountainous terrain. The house is connected with someone renowned, Noel Sullivan (Criterion A3), although the primary resource, the Sullivan House, was destroyed by fire. The SOM-designed campus does represent the work of a master architect, Skidmore, Owings & Merrill, whose talent influenced a particular architectural style or way of life (Criterion A5).

The Manor appears to be significant according to Monterey County Register Criterion B3 because the architectural design and construction materials do embody elements of outstanding attention to architectural design, detail, material and craftsmanship (Criterion B3).

The Manor appears to be significant according to Monterey County Register criteria C. The unique design of the Manor does materially benefit the historic character of the community (Criterion C1). The location and physical characteristics of the Manor do represent an established and familiar visual feature of the community, area, or county (Criterion C2).

Historic Integrity

The most significant change to buildings on the site are the modifications to the Main Building (now Pavilion) and Infirmary into their current forms. The dining room addition to the Pavilion added a gable end that removed much of the fenestration to the southeast façade. The entrance gable with brick chimney remains extant. Modifications to the Infirmary removed all original fenestration patterns, created new openings and changed the connecting wing between the original Main Building and Infirmary. While these two buildings don't have individual historic integrity, they contribute to the integrity of the site.

Modifications to residential building types B and C have altered the outer walls of most of these buildings. However the alterations maintained original rooflines, fenestration type/pattern and exterior materials. Consequently, the alterations were designed consistently and have not removed the historic integrity of the individual buildings.

The Manor's seven aspects of integrity are summarized below:

Location: The site and nearly all individual buildings remain in their original locations, giving the Manor integrity of location.

Setting: The Manor retains its integrity of setting amidst the mountainous Carmel Valley landscape.

Design: The Manor retains integrity of design, as additions to individual buildings followed similar SOM design lines.

Workmanship: Building modifications have been installed using in-kind materials and window/door replacements. The Manor retains integrity of workmanship.

Feeling: With its individual buildings and relationship to buildings extant, the Manor retains integrity of feeling.

Association: Since building layout, road pattern, building arrangement and building finish materials remain extant and within the SOM-intended cohesive design, the Manor retains integrity of association.

P A S T
CONSULTANTS LLC

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March 23, 2015

Brian C. Rasmussen, Director of Environmental Services
Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA 93921

Re: Carmel Valley Manor: Limited Historic Assessment, Los Arboles Properties, Carmel, CA

Dear Mr. Rasmussen:

PAST Consultants, LLC (PAST) respectfully submits this limited historic assessment of five properties located on Los Arboles Drive: Units 33, 34, 35, 36 and 38. The purpose of this limited historic assessment is to provide a determination of potential historic significance, based on field investigation and limited historic research to aid in master planning for Carmel Valley Manor. PAST attended a site visit with you on March 19, 2015 to view the properties.

Based on Monterey County Assessor records, the five properties were constructed from 1947 to 1985, with four properties (Units 34, 35, 36 and 38) constructed on Los Arboles Drive using post-adobe construction methods. The following describes each property and evaluates potential historic significance.

Summary of Findings

The buildings are not eligible for the National Register of Historic Places (NR), or the California Register of Historical Resources (CR) because they do not have historical associations for significant events or significant ownership at the National or California levels. More importantly, substantial alterations to each of the buildings have compromised the original designs and removed nearly all of the historic integrity from each of the properties, making them ineligible for the National or California registers for architectural design or for their post-adobe construction methods (NR-C/CR-3).

Given the post-adobe construction of four of the buildings (Units 34, 35, 36 and 38), the properties would potentially qualify under the Monterey County Register of Historic Resources criteria B, design and construction. However, the buildings are not historic under Monterey County Register

Criteria B because the substantial alterations made to the individual buildings have removed their historic integrity.

Individual buildings (Units 34, 35, 36 and 38) may be historically significant according to Monterey County Register criteria A. The houses may be connected with someone renowned; and may have been designed by a significant local architect. Their post-adobe construction methods indicate association with Comstock, which likely supplied the adobe masonry units for the buildings. Complete research at the Phase One level for these four properties would be needed to determine any associations with significant local persons or designers.

Building descriptions and a summary of physical alterations appears below.

Building Descriptions and Integrity Summary



Unit #33; APN 169-041-025

Constructed in 1969 in a California Ranch Style, the property is not yet 50 years old and does not qualify for the National Register of Historic Places (NR), the California Register of Historical Resources (CR) or the Monterey County Register of Historic Resources (MR). Numerous additions to the right, left and rear of the property have removed its historic integrity. Even when this property achieves 50 year of age, it will not be historically significant due to its lack of historic integrity.



Unit #34; APN 169-041-023

Constructed in 1949 in a California Ranch style with painted post-adobe construction system, the building originally was L-shaped in plan with gable roofs, a side entrance and single chimney. Alterations include a large front addition creating the present C-shaped plan, relocation of the front entrance, replacement of original windows and another substantial addition to the right side of the house. These additions have removed the property's historic integrity.



Unit #35; APN 169-041-024

Assessor's records indicate a construction date of 1985. However, given the painted post-adobe wall construction, slider windows, gable roof massing and front verandah, the original building dates to the late 1940s – 1950s; like the other post-adobe buildings on Los Arboles Drive. Large additions to the rear of the building date to the 1980s and may explain the 1985 Assessor's construction date. Substantial alterations include removing two bays of post-adobe wall and replacement with a multiple-paned picture window on the front elevation, replacement of all windows, the additions of a site wall along Los Arboles Drive, and several large rear additions. The alterations have removed historic integrity from the building and it is not historic.



Unit #36; APN 169-041-003

Constructed in 1947 in a California Ranch style with painted post-adobe construction system, the building originally was L-shaped in plan with gable roofs, multiple-paned wood casement windows, a front entrance and a single chimney. Alterations include a large front and right side garage addition creating the present rambling plan; and replacement of original windows and entrances. These additions have removed the property's historic integrity.



Unit #38; APN 169-041-018

Constructed in 1952 in a California Ranch style with painted post-adobe construction system, the building originally was L-shaped in plan with gable roofs, multiple-paned wood casement windows, a side entrance and a single chimney. Alterations include modification of front window openings and installation of fixed glazing in the modified openings and the addition of glazing in the front gable end. These additions have removed the property's historic integrity.

Conclusion

As described above, each of the subject buildings have been substantially modified, removing historic integrity that would possibly make them eligible for the National and California registers; and for the Monterey County register for architectural design or post-adobe construction. However, Units 34, 35, 36, and 38 may be eligible for the Monterey County Register under criteria A: the houses may be connected with someone renowned; and may have been designed by a significant local architect (association with Comstock). Complete research at the Phase One level for these four individual properties would be needed to determine any associations with significant local persons or designers.

Please call me with any questions you have on this historic assessment.

Sincerely,



Seth A. Bergstein
Principal