Exhibit D

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CARMEL VALLEY MANOR MASTER PLAN
PHASE TWO HISTORIC ASSESSMENT REPORT

Prepared for:

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February 10, 2025

PAST
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1.0 INTRODUCTION

This report evaluates the proposed Carmel Valley Manor Master Plan and its alterations to the locally listed Carmel Valley Manor, in Carmel, CA. PAST Consultants, LLC (PAST) was retained in 2023 as part of a design team tasked with providing programmatic and housing additions to the retirement living campus, for conformance with the *Secretary of Interior's Standards for the Treatment of Historic Properties*.

The subject property contains the Carmel Valley Manor, a full-service 65+ retirement community consisting of a collection of cohesively designed buildings arranged in a campus-like setting amidst the rolling hills north of Carmel Valley Road, in Carmel, California. The complex of care facilities and residential buildings was designed in a Mid-century Modern style by the noteworthy architectural firm of Skidmore, Owings & Merrill (SOM) and completed in 1963.

PAST completed a Phase One Historic Assessment on May 17, 2013. Although the hospital and care facilities have been modified over time as programmatic requirements have changed; and various residential units have been altered, the site retains strong historic integrity, as revealed by intact circulation patterns, the clusters of Modernist residential buildings connected by walkways and the prominent Meeting House. While the original landscape design by Sasaki, Walker & Associates was minimal, ongoing plantings of flowers and ornamental trees by building officials and residents has resulted in the lush landscape setting that is evident today.

The Phase One Historic Assessment concluded that because of the intact nature of the campus designed by an important architectural firm, Carmel Valley Manor is historically significant under California Register Criterion 3 and Monterey County Register Criteria A1, A3, A5, B3, C1 and C2. The attached DPR523 forms for the subject property appear in Appendix A and provide a full description and character-defining features of the site and the individual buildings.

The following Phase Two Historic Assessment provides a description and history of the property; a chronology of the changes made to all buildings on the subject property; a list of the remaining character-defining features of the site and individual buildings; a list of proposed alterations; and an evaluation of the proposed alterations to the property's historic buildings for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Project Description

The subject property (APN 169-061-012-000) is located at north of Carmel Valley Road, in Carmel, California. Access is provided by Carmel Valley Manor Drive, which intersects Carmel Valley Road from the north and serves as the permitter road for the Core Campus (**Figure 1**).

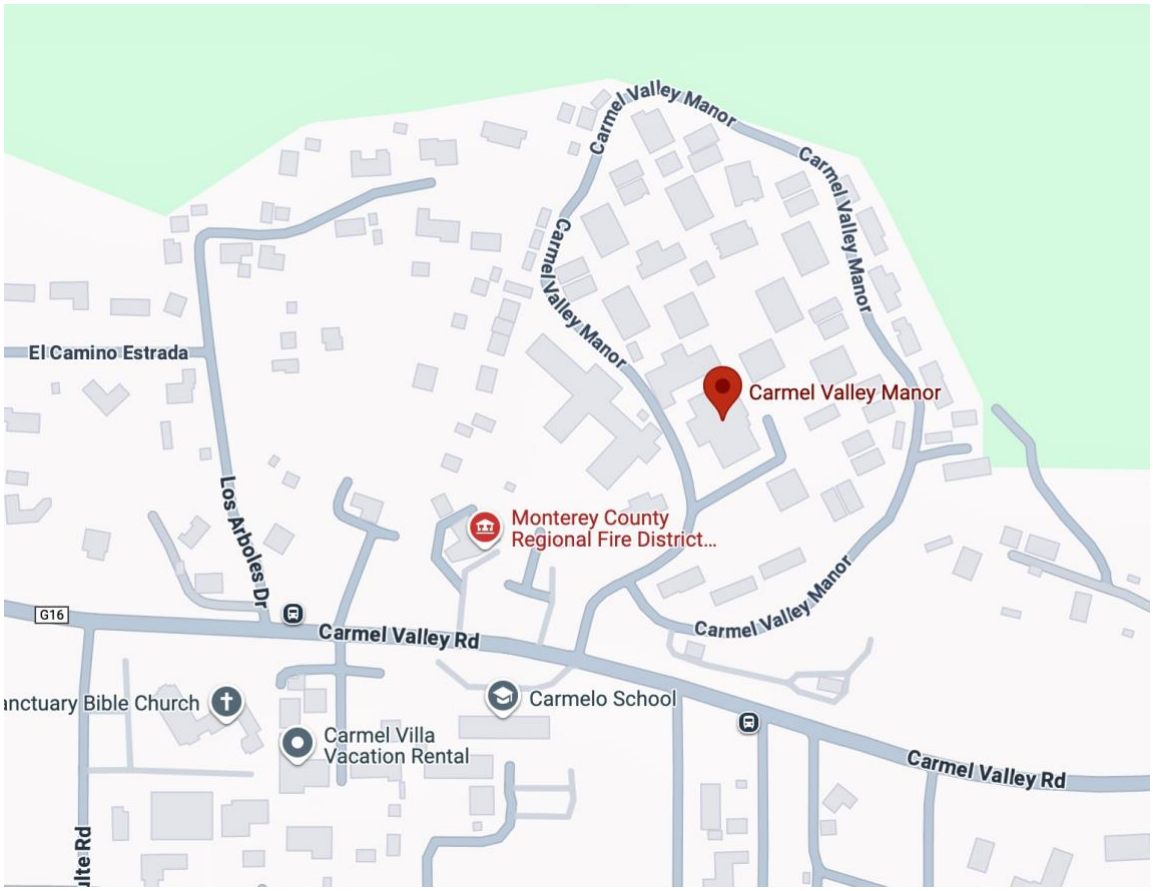

Figure 1. Project Location.

Existing Site Plan

The following shows the existing arrangement of buildings at Carmel Valley Manor (**Figure 2**).

Figure 2. Site Plan showing existing buildings (*Courtesy: Perkins Eastman, 2025*).

Project Team

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Architectural Historian and Report Author: Seth Bergstein

Principal Seth Bergstein meets the Secretary of the Interior's Professional Qualifications Standards in Architectural History and History

Methodology

Project Meetings and Site Visits

PAST attended an initial project meeting with Jay Zimmer, President and CEO of Carmel Valley Manor, and the design team on June 6, 2023. PAST provided recommendations about the placement of new buildings and potential alterations to existing buildings at this preliminary meeting, and in subsequent telephone conversations with Jay Zimmer and representatives of the design team throughout 2023 and 2024. PAST also conducted site visits to the subject property during this time period, to photograph areas of the site proposed to be impacted by the project.

Design Review Process

On June 3, 2024, PAST issued *Carmel Valley Manor: Historic Review for 2024 Master Plan Packages One and Two*, a letter report evaluating the two design alternatives for the Carmel Valley Master Plan. This report provided the following recommendations for the project to conform with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and listed the following general recommendations for building placement and design:

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. Alterations to this building are appropriate, given the modifications to the original building.

These recommendations have been followed by the proposed Carmel Valley Manor Master Plan.

Previous Studies

The following previous studies of Carmel Valley Manor have been completed:

- *Phase One Historic Assessment and DPR523 Forms* (22 pages) by PAST, completed on May 17, 2013 (Attached as Appendix A).
- *Carmel Valley Manor, Carmel California: Architectural and Historic Preservation Design Guidelines*, by PAST and HGHB Architects, completed on September 6, 2013 (Attached as Appendix B).

These design guidelines focused on the appropriate rehabilitation and alteration standards for individual buildings, their clusters, and associated courtyard features. Table 6: Rehabilitation Guidelines: Building and Site Courtyards (page 27) provides guidance for the building clusters and courtyards. Under the *Recommended* column, the document states: "Identify, retain, and preserve layout, configuration and existing features of site and building courtyards, including overall layout, paving, light standards, site walls and fixed seating." By placing most site alterations outside the Core Campus, the proposed Carmel Valley Master Plan is in support of this guideline.[1]

- *Phase One Limited Historic Assessment for Los Arboles Properties*, by PAST, completed on March 23, 2015. This letter report concluded that the properties owned by Carmel Valley Manor and located on Los Arboles Drive northwest of the Core Campus (Units 33, 34, 35, 36 and 38) are not individually eligible for Federal, California or Monterey County listing because of a lack of sufficient historic integrity.
- *Carmel Valley Manor: Historic Review for 2024 Master Plan Packages One and Two*, letter report from PAST to Jay Zimmer, President and CEO of Carmel Valley Manor, completed on June 3, 2024.

Property Registration

The property is not listed on the National Register of Historic Places or the California Register of Historical Resources. PAST completed a Phase One Historic Assessment of the property on May 17, 2013 and concluded that the property is eligible for the California Register of Historical Resources (Criterion 3) and the Monterey County Register of Historic Resources Criteria A1, A3, A5, B3, C1 and C2. The property maintains listing on the Monterey County Register based on the conclusions of the Phase One Historic Assessment. DPR523 forms for the property are included in Appendix A and provide complete historical documentation and lists of character defining features for the site and individual buildings.

[1] PAST Consultants, LLC, *Carmel Valley Manor, Carmel California: Architectural and Historic Preservation Design Guidelines*, 2013, 27.

Proposed Project

The proposed project is presented on the design drawings, *Carmel Valley Manor Master Plan*, by Perkins-Eastman, dated January 9, 2025. The demolition plan indicates buildings to be removed (**Figure 3**).

Figure 3. Site Plan showing buildings to be removed in red (*Courtesy: Perkins Eastman, 2025*).

To upgrade programmatic needs and provide for more residential occupancy, building demolitions and additions are proposed for the Master Plan. The building demolitions include:

1. Wood shop/maintenance shed.
2. Lower guest cottage.
3. One residential duplex.
4. Two upper guest cottages and associated carport parking structures.
5. The five single family houses on Los Arboles Drive.

The site plan showing new construction appears below (**Figure 4**).

Figure 4. Site Plan showing buildings to be constructed in blue (*Courtesy: Perkins Eastman, 2025*).

New building construction includes:

1. Four residential duplexes (9 units) and four guest suites on the hillside area southeast of the Core Campus. Construction will relocate the dog run and community garden to the southeast corner of campus with additional parking.
2. A single-story Memory Care facility adjacent to and southeast of the Hillcrest Assisted Living Facility on the site of the removed residential duplex.
3. Five new duplexes (10 units) on Los Arboles Drive on the lots of the removed, non-historic California Ranch-style houses.

4. Two upper residential duplexes (5 units) adjacent to Los Arboles Drive and outside the Core Campus in the area where the ranch houses, upper guest cottages and carports are removed.
5. A new two-story fitness building south of the existing Fitness Center (within the Core Campus).
6. An interior renovation of the Meeting House and single-story addition on the rear (south) elevation.

Newly constructed building forms, materials and colors will be in keeping with the historic buildings of the Core Campus.

2.0 HISTORICAL BACKGROUND

The following summarizes the site's historic context. Refer to the attached DPR523 Forms (Appendix A) for a comprehensive developmental history.

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.

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. The first Skidmore Owings and Merrill (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 include the Hollow Hills Chapel, the adobe groundskeeper's quarters, the Guest Quarters, and the steel gate along Carmel Valley Road.

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 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. 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.

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.

3.0 DESCRIPTION OF THE HISTORIC RESOURCE

The following provides a summary description of the site. Refer to the attached DPR523 Forms (Appendix A) for a detailed description, including character defining features of the site and the individual buildings.

Architectural Design of 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 single gable massing, 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 5** below.

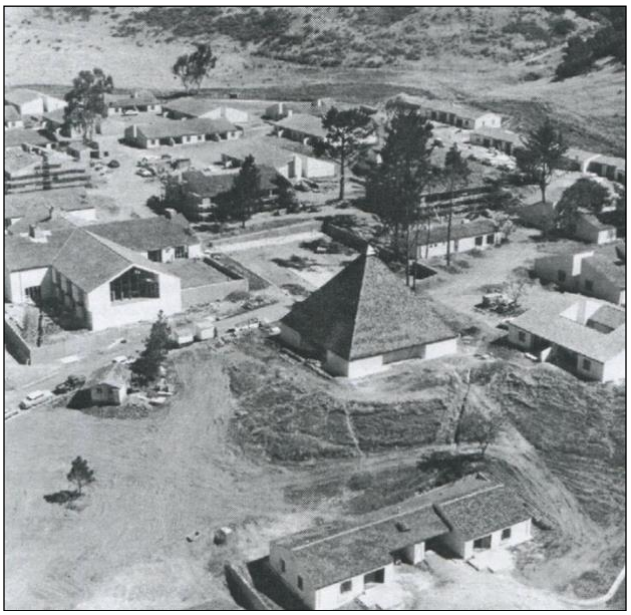


Figure 5. Early view of Carmel Valley Manor after completion of the buildings.

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.

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.

As seen on Figure 5, original landscape plantings were minimal, with the original design focused on the circulation patterns for the Core Campus. 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.

4.0 EVALUATION OF HISTORIC SIGNIFICANCE

National Register and California Register Significance

The following provides a summary of historic significance for the site. Refer to the attached DPR523 Forms for a complete evaluation of historic significance.

Carmel Valley Manor is 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.

Monterey County Register of Historic Resources Significance

Carmel Valley Manor is listed and is historically 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 site 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 is listed and is historically 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 is listed and is 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).

5.0 IMPACTS OF PROPOSED PROJECT

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.[2]

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 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.

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

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 following evaluates the proposed building locations and building alterations by area within the Carmel Valley Manor campus. After responses to the first eight *Standards*, location-specific responses to *Standard 9* will present and evaluate the specific building additions/alterations by location.

Refer to the 2013 *Carmel Valley Manor, Carmel California: Architectural and Historic Preservation Design Guidelines* (Appendix B), which provide design guidelines specific to the building types contained within the campus. Since the proposed Carmel Valley Manor Master Plan is in the design development phase, building materials are not specified in detail. However, the design drawings note that the materials palette will be consistent with what exists today, primarily concrete site features and paths, and stucco wall cladding and metal fenestration on buildings.

The following lists the ten *Standards* for rehabilitation, with an evaluation for the proposed alterations to the main house given below each *Standard*.

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*.

The proposed alterations will allow the Carmel Valley Manor to continue its use as a residential 65+ care facility, while retaining the existing character-defining features of the Core Campus, in keeping with this *Standard*.

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.*

The proposed site additions have been kept almost entirely outside the Core Campus, which contains the most significant spatial relationships between the clusters of residential buildings, open space and the circulation networks that link the clusters. Proposed materials of new construction, such as stucco wall cladding and metal windows, will be utilized in the new buildings. These aspects of the proposed Master Plan will satisfy this *Standard*.

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*.

The proposed new buildings and alterations to the Meeting House do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject property.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved*.

The proposed Master Plan does not impact any changes made to the site that may have acquired historic significance, in keeping with this *Standard*.

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

The proposed Master Plan prioritizes the retention of the original SOM design within the Core Campus, including retention of the building clusters set within a campus-like setting, the network of paths that connect the building clusters and the community buildings, and the character defining features of the individual buildings, including the shed and gable roofed forms with flush eaves, stucco wall cladding and metal fenestration. These character-defining features will be retained and rehabilitated, satisfying 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.*

Individual buildings, their materials and features have been maintained carefully and continuously by Carmel Valley Manor staff, in keeping with *Standard.*

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*.

Chemical and physical treatments of the individual buildings have been undertaken using the gentlest means on an as needed basis by Carmel Valley Manor staff, in keeping with *Standard.*

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply, as archaeological features are not identified at the site.

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.*

Individual building removals and additions will be evaluated by location, beginning on the next page:

Southeast of Core Campus

The Wood Shop/Maintenance Shed and the Lower Guest Cottage will be removed (**Figures 6 & 7**).

Figures 6 and 7. Left: north elevation of the Wood Shop/Maintenance Shed. Right: south and west elevations of the Lower Guest Cottage.

The Wood Shop/Maintenance Shed was constructed in the 1980s and has been modified subsequently. It is located outside the Core Campus and is not a historic addition to the site, as it does not date to the SOM-designed Period of Significance.

Originally the Gate House from the Hollow Hills Period, the building has been highly altered, with the building lifted and a lower story inserted, the construction of a south-elevation addition, a west elevation porch and connection to lower Carmel Valley Manor Drive, replacement of all original windows and replacement of cladding. The building does not have sufficient historic integrity, is not constructed within the SOM-designed Period of Significance and is no longer historic.

The proposed addition of the four residential duplexes appears below (**Figure 8**).

Figure 8. Elevations of proposed hillside duplexes, taken from Sheet A-10A of the Carmel Valley Master Plan design submittal.

These buildings will honor the SOM-designed Core Campus but are differentiated from the earlier buildings by a variation of stucco finish, in support of *Standard 9*.

Similarly, the hillside guest cottages (**Figure 9**) utilize the SOM-designed forms of gable rooflines with flush eaves but will be differentiated from the Core Campus designs by a variation of stucco finish.

Figure 9. Elevations of proposed guest cottages, taken from Sheet A-10B of the Carmel Valley Master Plan design submittal.

Memory Care Facility

The construction of the proposed Memory Care facility adjacent to and southeast of the Hillcrest Assisted Living Facility will remove one duplex that was part of the 1963 SOM design (**Figure 10**). The removal of this duplex will not impact the historic integrity of the site substantially, as this building form is repeated in other locations on the Campus.

Figure 10. Site of proposed Memory Care Facility.

The proposed Memory Care Facility is a single-story design, using roof forms and materials that are in keeping with the design details of the site, but are differentiated from the adjacent buildings by a variation of stucco finish, in support of *Standard 9* (**Figure 11)**.

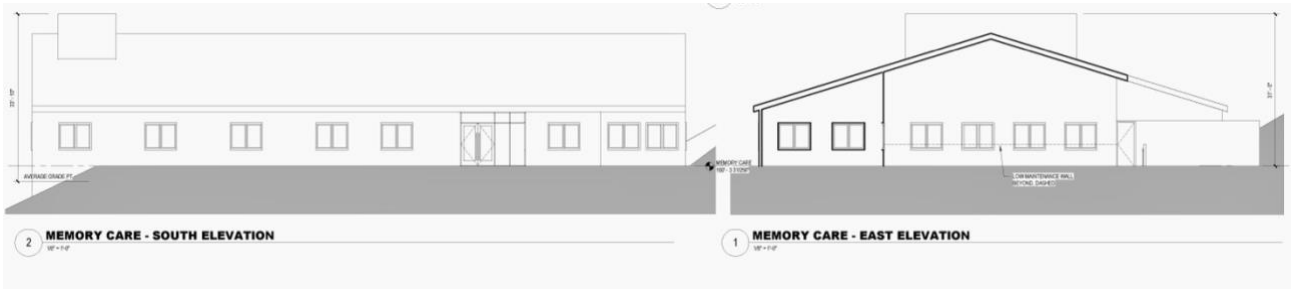


Figure 11. Elevations of proposed Memory Care Facility, taken from Sheet A-11C of the Carmel Valley Master Plan design submittal.

Northwest Upper Campus

Two guest cottages and three carport parking structures will be removed for the construction of new duplexes in this location (**Figure 12**). Removal of these buildings is acceptable, as they are not part of the original 1963 SOM design.

Figure 12. View of upper guest cottages and carport structure to be removed.

The proposed duplexes designed for this location are simple gable-roofed structures whose massing and detailing will differentiate from the SOM-designed buildings of the Core Campus, in support of *Standard 9*.

The proposed design of the duplexes appears below (**Figure 13**).

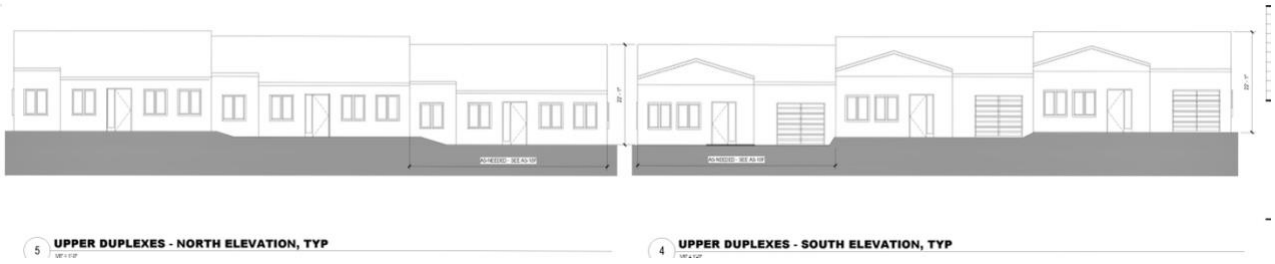


Figure 13. Elevations of proposed upper duplexes, taken from Sheet A-10F of the Carmel Valley Master Plan design submittal.

Los Arboles Drive

Five California Ranch-style properties along Los Arboles Drive will be demolished for a series of duplexes. These properties were determined to be not historic due to a lack of historic integrity by PAST in 2015.[3]

Two examples of these properties appear below (**Figures 14 and 15**).

Figures 14 and 15. Examples of Los Arboles Drive properties, all of which are highly altered California Ranch designs.

[3] *Carmel Valley Manor, Limited Historic Assessment, Los Arboles Properties,* Letter report by PAST to Brian Rasmussen, Director of Environmental Services, Carmel Valley Manor, 3/23/2015.

The proposed design of the duplexes appears below (**Figure 16**).

Figure 16. Elevations of the proposed Los Arboles Drive duplexes taken from Sheet A-10G of the Carmel Valley Master Plan design submittal.

The proposed duplexes designed for this location are simple gable-roofed structures whose massing and detailing will differentiate from the SOM-designed buildings of the Core Campus, in support of *Standard 9*.

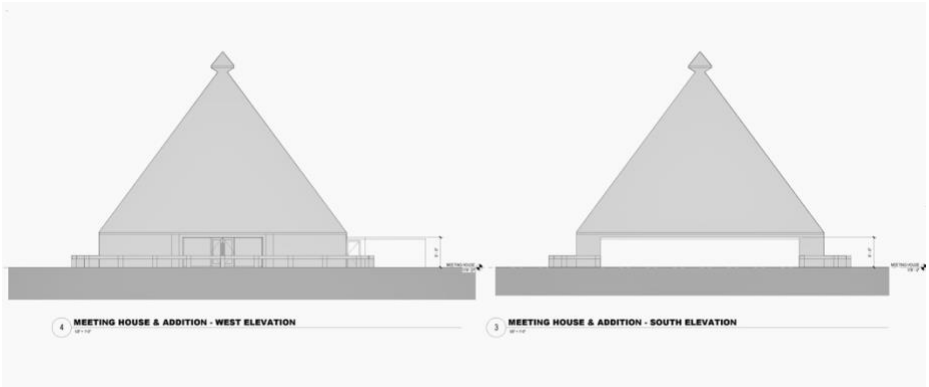
Alterations within the Core Campus

One building addition and one alteration to the existing Meeting House are proposed within the Core Campus.

A two-story addition is proposed adjacent to and south of the existing Fitness Center. This building utilizes similar shed-roofed forms as the SOM-designed historic buildings but will be differentiated from the historic buildings in detailing and stucco finish (**Figures 17 and 18**).

Figures 17 and 18. Top image shows the proposed location of new Fitness Center building. Bottom image shows the elevations of the proposed Los Arboles Drive duplexes taken from Sheet A-11D of the Carmel Valley Master Plan design submittal.

A rear (south elevation) addition is proposed for the Meeting House. The addition is of minimal size, on the least visible elevation of the building and will be differentiated from the historic building by using a flat roof and a different stucco finish, which satisfies *Standard 9* (**Figures 19 and 20**).



Figures 19 and 20. Top image shows the Meeting House's south elevation and the location of the rear addition. This elevation faces open space and is the least visible elevation of the building. Bottom image shows the elevations of the proposed Meeting House rear addition taken from Sheet A-11E of the Carmel Valley Master Plan design submittal.

Standard 9: Conclusions

The building removals proposed for the site are outside the Core Campus, which contains the most significant buildings, circulation networks and open space of the historic SOM design. The proposed new buildings utilize the forms and scale of the historic campus but will be differentiated from the historic buildings in massing and detailing.

The addition to the Meeting House is within scale and massing of the original building and is well-differentiated from the existing historic building.

The proposed additions/alterations to the Carmel Valley Master Plan meet *Standard 9*.

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*.

The proposed additions as designed by the Carmel Valley Master Plan could be removed in the future and the historic integrity of the site would still be maintained in support of this *Standard*, primarily because the most significant historic character defining features of the site are within the Core Campus.

6.0 MITIGATIONS

This report concludes that the proposed Carmel Valley Master Plan's additions and alterations to the historic Carmel Valley Manor, in Carmel, California, conform to the *Secretary of the Interior's Standards for Rehabilitation*. Therefore, the proposed project will not cause a significant impact to the environment, according to the California Environment Quality Act (14 CCR § 15126.4(b)(1)), allowing the building to maintain its historic integrity.

Bibliographic references appear on the attached DPR523 forms located in Appendix A.

APPENDICES

Appendix A: DPR523 Forms by PAST Consultants, LLC, May 2013

Appendix B: PAST Consultants, LLC, *Carmel Valley Manor, Carmel California: Architectural and Historic Preservation Design Guidelines*, September 2013

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

 *__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:** **T** **R** **¼ of** **¼ of Sec** 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

***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 **b. Builder:** Williams and Burrows
Landscape Architect: Sasaki, Walker & Associates

***B10. Significance: Theme:** Residential Architecture **Area:** Carmel Valley, CA
Period of Significance: 1963 **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.

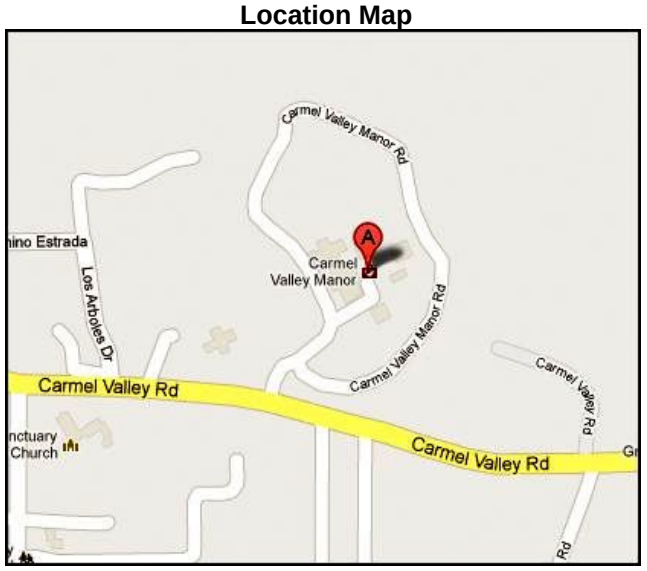
B13. Remarks:

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

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

(This space reserved for official comments.)

Location Map



P3a. Description: Site Plan

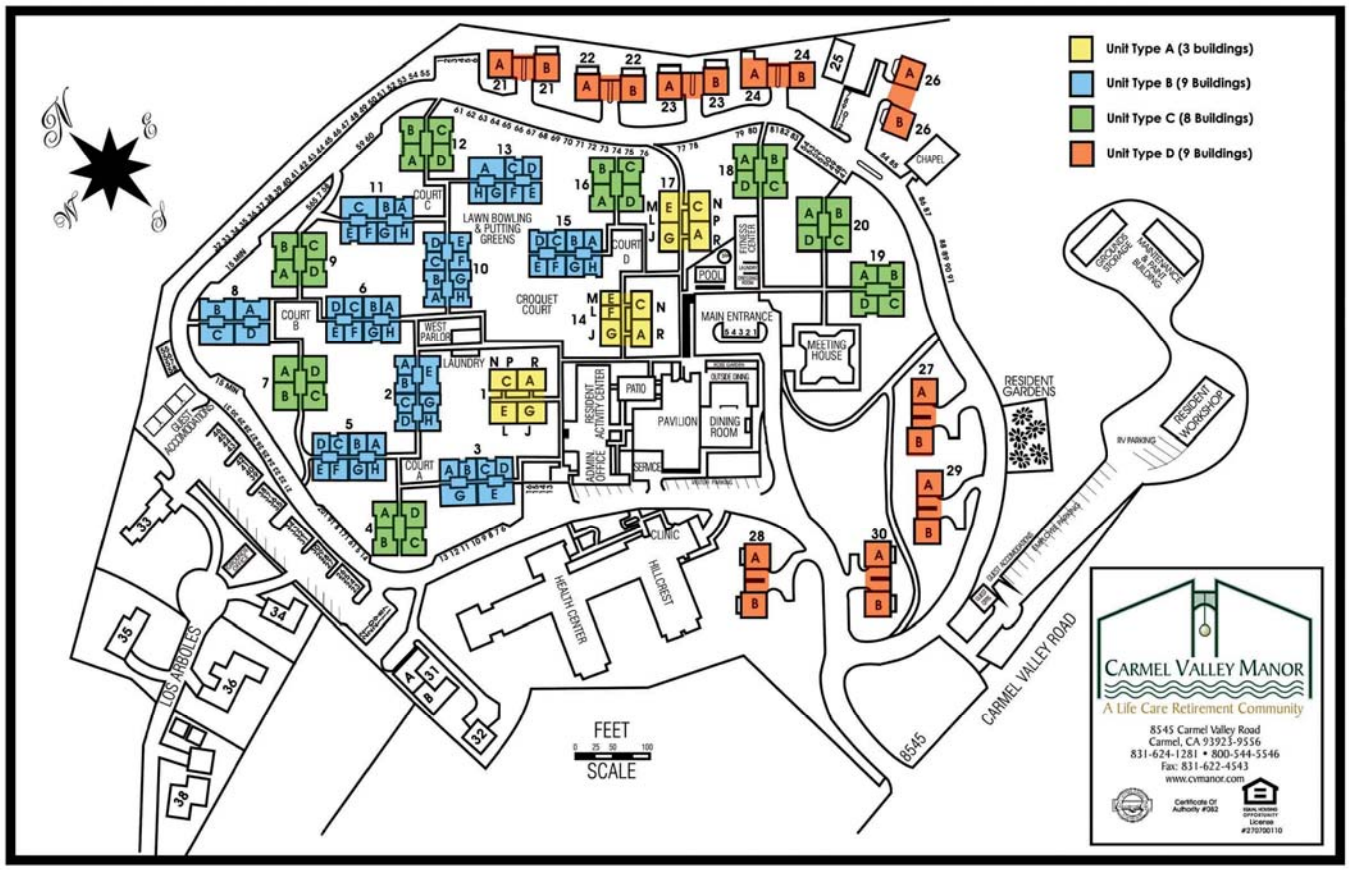


Figure 1. Carmel Valley Manor site plan.

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).

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 room. 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.

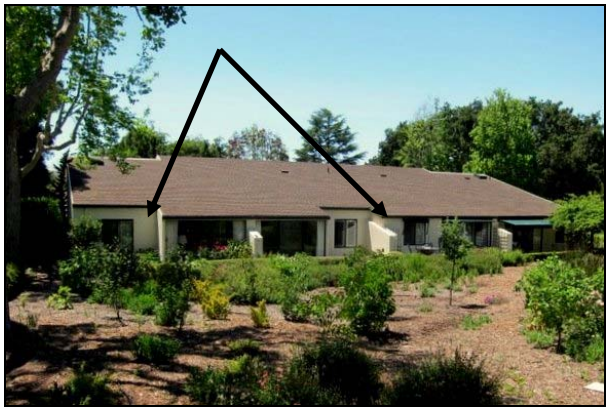


Figure 30. Bldg. 3 outer wall extensions shown with arrows.

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.

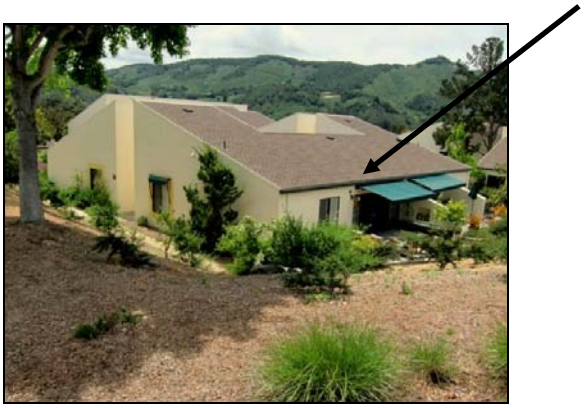


Figure 34. Overall view of Bldg. 18 with full outer wall extension (arrow).

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 is 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.

CARMEL VALLEY MANOR, CARMEL CALIFORNIA: ARCHITECTURAL AND HISTORIC PRESERVATION DESIGN GUIDELINES

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September 2013

TABLE OF CONTENTS

I. INTRODUCTION

Introduction

PAST Consultants, LLC (PAST), in conjunction with HGHB Architects, presents these *Historic Preservation Design Guidelines* (Design Guidelines) for the residential buildings located on the Carmel Valley Manor (Manor) retirement community. Completed in 1963 the Skidmore, Owings and Merrill (SOM) – designed campus is historically significant under National, State and Monterey County criteria. The unique design, with it's cluster of residential units around common courtyards; linkage of units by a network of meandering paved paths; and bold expression of buildings into shed and gable-roofed forms represents a departure from the institutional designs of previous retirement communities. PAST submitted a Phase One Historic Assessment that discussed the historic context, inventoried the Manor's architectural building types and evaluated its historic significance on May 19, 2013. The Phase One Historic Assessment concluded that the Manor is eligible under National Register Criterion C and California Register Criterion 3 because the Manor embodies the distinctive characteristics of a type, period, or method of construction. Similarly, the Manor is eligible under Monterey County Register criteria A through C, because of its unique architectural design and association with Skidmore Owings and Merrill.

Because the Manor is eligible for National, State and Local registers, alterations and maintenance work must follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (*the *Standards)*. These *Standards* provide a flexible and comprehensive approach to the design, repair and rehabilitation of historic buildings.

Purpose of the Design Guidelines

Because the Manor recently achieved 50 years of age, previous alterations to individual buildings did not require historical review under the *Standards*. In addition, various alterations to the residential units have been ongoing since the Manor's opening in 1963. The purpose of these Design Guidelines is to ensure that future work to the historic buildings are in keeping with the *Standards*. An analysis of previous alterations to individual residential buildings reveals that previous alterations have predominantly met the *Standards* because the unique SOM design was recognized and prioritized when typical building alterations were made.

Another purpose of these Design Guidelines is to simplify the Phase Two permitting process when alteration to individual units is proposed in the future. Since the residential units are leased by retirement community tenants, individual units may be altered according to the new tenant's desires. These Design Guidelines will ensure that modifications to individual units continue to be performed consistently and respect the architectural design and historic materials of the Manor's individual buildings, as stipulated by the *Standards*. It is anticipated that changes to

individual units will be handled over-the-counter, thus simplifying the permitting process for the Manor and saving valuable time for both the Manor and Monterey County.

Organization and Limitation of the Design Guidelines

The Design Guidelines are presented in four sections. Following this *Introduction*, Section Two outlines the *Secretary of the Interior's Standards for the Treatment of Historic Properties* as they apply to the Carmel Valley Manor. This section provides summary information to guide Monterey County planners. Reference to the complete *Standards* is provided in this section.

Section Three, *Architectural Design Guidelines* present the four residential building types in the following manner. For each Residential Building Type, this section provides:

- First Page: Typical photographs of the building exterior; followed by a list of Character-defining features; and a list of previous alterations meeting the Design Guidelines.
- Second Page: Typical architectural elevations and plan for the given building type.
- Third Page: Architectural elevations and plan that graphically illustrate the allowable changes for the building type that meet the *Standards*.

The Design Guidelines apply only to the residential buildings on campus, as these buildings will potentially undergo alterations as unit tenancy changes. Substantial common buildings such as the Meeting House and Pavilion Building are not intended to be part of these Design Guidelines, as changes to these buildings are not proposed. For these non-residential buildings that will likely remain in their present state, the Manor intends to apply for permits on an individual basis if new alterations are proposed.

The following lists the four residential building types for which these Design Guidelines apply:

- Building Type A (Buildings 1, 14 and 17)
- Building Type B (Buildings 2, 3, 5, 6, 8, 10, 11, 13 and 15)
- Building Type C (Buildings 4, 7, 9, 12, 16, 18, 19 and 20)
- Building Type D (Buildings 21, 22, 23, 24, 26, 27, 28, 29 and 30)

Section Four, *Guidelines for the Rehabilitation and Preservation of Historic Character-Defining Features* provide material-specific treatment approaches for the historic character-defining features of the buildings. Each historic material or feature is presented using a two-column approach adopted by the *Standards*. The *Recommended* and *Not Recommended* approaches are listed in a separate column for each material, with the *Recommended* approaches presented in the left column and the *Not Recommended* approaches presented in the right column.

Taken in tandem, these two sections will provide for the proper architectural design and treatment approach for future alterations and rehabilitation of the four residential building types, in keeping with the *Standards.*

II. 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 Carmel Valley Manor, 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 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.

[1] Weeks, Kay D. and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (Washington, D.C.: National Park Service, 1995), 63.

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.[2]

Guidelines for Rehabilitating Historic Buildings

For rehabilitation, the *Standards* develop a six-part approach known as the *Guidelines for Rehabilitating Historic Buildings* (*Guidelines*). The approach is intentionally broad in scope, as each historic resource will present different building types, structural systems and materials. The intention is to develop a thorough and specific understanding of the given historic resource before applying the *Guidelines* to the project. The six-part approach to the *Guidelines* outlines a progressive method that provides an understanding of the historic resource before any treatments are applied. The six steps are: 1. Identify, Retain and Preserve Historic Materials and Finishes; 2. Protect and Maintain Historic Materials and Finishes; 3. Repair Historic Materials and Finishes; 4. Replace Deteriorated Historic Materials and Finishes; 5. Design for the Replacement of Missing Historic Features; and 6. Alterations/Additions to Historic Buildings.

For a particular historic feature (i.e., roofs, windows, etc.) and historic material (i.e., concrete, stucco, etc.) the *Guidelines* provide a two-column approach. The *Recommended* column lists guidelines under each of the six steps that maximize the retention of the character-defining features and materials that communicate the resource's historic significance. The *Not Recommended* column lists approaches and methods that will impact the character-defining features in a negative manner and possibly compromise the resource's historic significance.

The following quotes the *Guidelines* and describes each of the six steps.[3]

Identify, Retain, and Preserve Historic Materials and Finishes

Like Preservation, guidance for the treatment *Rehabilitation* begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on *identifying, retaining, and preserving* character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as

[2] *Standards,* p. 62.
[3] For a complete description of the process and further explanation of the *Standards* and *Guidelines*, see http://www.nps.gov/hps/tps/standguide/rehab/rehab_approach.htm

roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Finishes

After identifying those materials and features that are important and must be retained in the process of Rehabilitation work, then *protecting and maintaining* them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Finishes

Next, when the physical condition of character-defining materials and features warrants additional work *repairing* is recommended. *Rehabilitation* guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind – or with compatible substitute material – of extensively deteriorated or missing parts of features when there are surviving prototypes. Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Finishes

Following repair in the hierarchy, *Rehabilitation* guidance is provided for *replacing* an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair. If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material. It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that – although damaged or deteriorated – could reasonably be repaired and thus preserved.

Design for the Replacement Missing Historic Features

When an entire interior or exterior feature is missing, it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the *Rehabilitation* guidelines as the first or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Additions/Alterations for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include installing an entirely new mechanical system; or the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the *Rehabilitation* guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alterative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

III. ARCHITECTURAL DESIGN GUIDELINES

Introduction

The following section provides architectural design guidelines for each of the four residential building types, as shown on the Site Plan, **Figure 1**, located on Page 9:

- Building Type A (Buildings 1, 14 and 17)
- Building Type B (Buildings 2, 3, 5, 6, 8, 10, 11, 13 and 15)
- Building Type C (Buildings 4, 7, 9, 12, 16, 18, 19 and 20)
- Building Type D (Buildings 21, 22, 23, 24, 26, 27, 28, 29 and 30)

This section presents each building type in a systematic manner by describing the buildings and allowable alterations in the following order:

- First Page: Typical photographs of the building exterior; followed by a list of Character-defining features; and a list of previous alterations meeting the Design Guidelines.
- Second Page: Typical architectural elevations and plan for the given building type.
- Third Page: Architectural elevations and plan that graphically illustrate the allowable changes for the building type that meet the *Standards*.

Drawings were developed in conjunction with HGHB Architects. All drawings by HGHB Architects.

General Design Guidelines for the Four Building Types

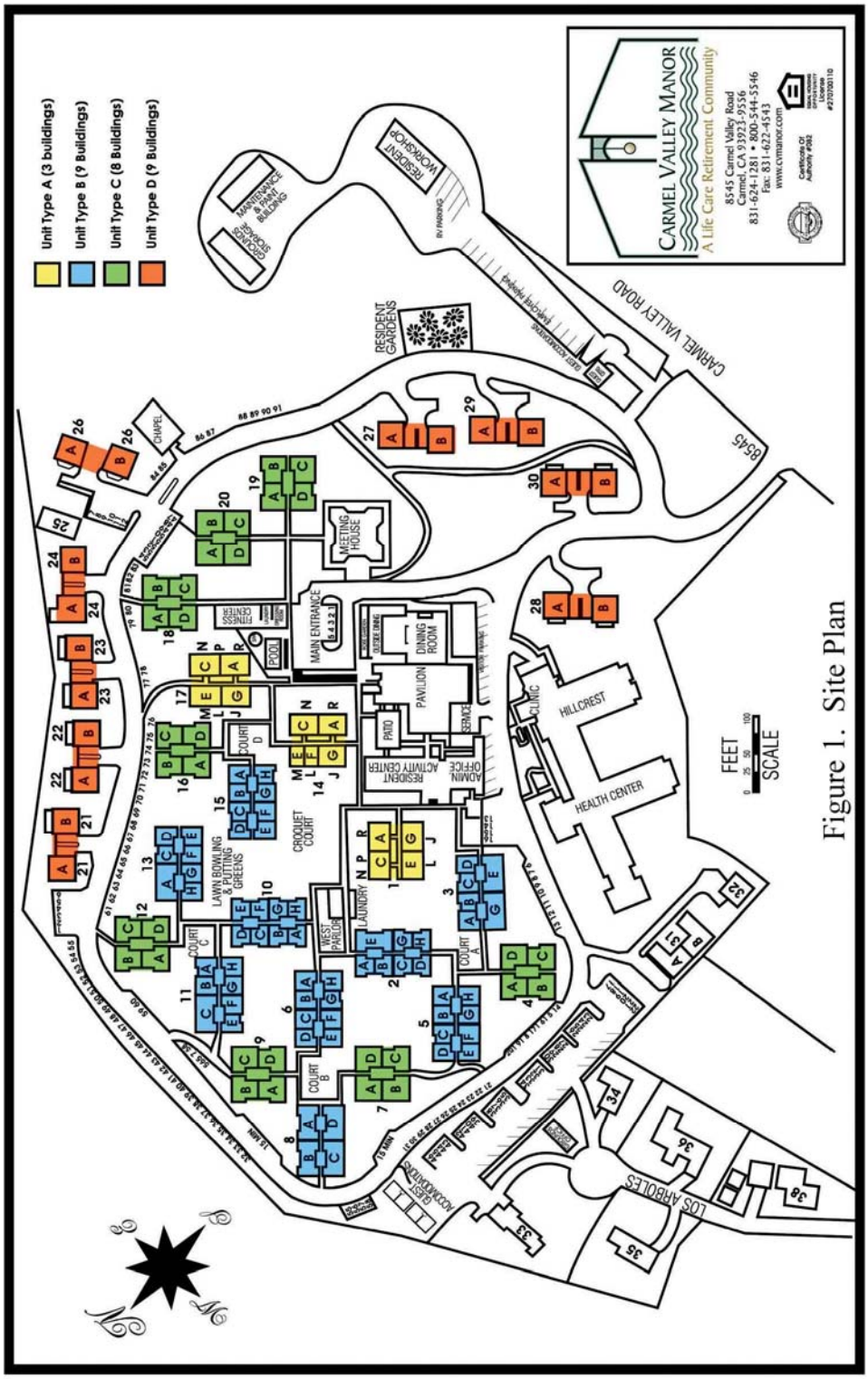
The graphic representation of the architectural design guidelines specific to each of the four building types appear on the following pages. A summary of general design guidelines applying to all four building types is presented here first.

1. When outer patio walls are moved, roof pitches should be maintained and carried down to meet the new outer wall.
2. Repair or replace gutters and downspouts to match existing.
3. When repair is not possible, replace windows and doors in-kind in type, design, size and materials.
4. The pattern of stucco application is an important character-defining feature of the buildings. Match new stucco in texture, appearance and application method in-kind with the historic stucco.
5. Paint colors have varied throughout the Manor's history. Replace paint colors in-kind.
6. The installation of satellite dishes should be kept to a minimum and applied to the least obtrusive façade of the building.

7. The installation of skylights should follow these guidelines:

   Building Types A, B and C:
   - A maximum of 2 skylights is allowed per unit.
   - Maximum skylight size is 24" x 24."
   - Where possible, locate skylights a minimum of six feet from roof ridgeline.

   Building Type D:
   - A maximum of 3 skylights is allowed per unit.
   - Maximum skylight size is 24" x 24."
   - Where possible, place skylights on back side of roof ridgeline.


Unit Type A (3 buildings)
Unit Type B (9 buildings)
Unit Type C (8 buildings)
Unit Type D (9 buildings)
CARMEL VALLEY MANOR
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ADMIN OFFICE
RESIDENT ACTIVITY CENTER
FITNESS CENTER
POOL
CLINIC
HILLCREST
HEALTH CENTER
LAUNDRY
WEST PARLOR
LAWN BOWLING & PUTTING GREENS
CROQUET COURT
COURT A
COURT B
COURT C
COURT D
LOS ARBOLES
FEET
SCALE
Figure 1. Site Plan

Building Type A: Buildings 1, 14 and 17

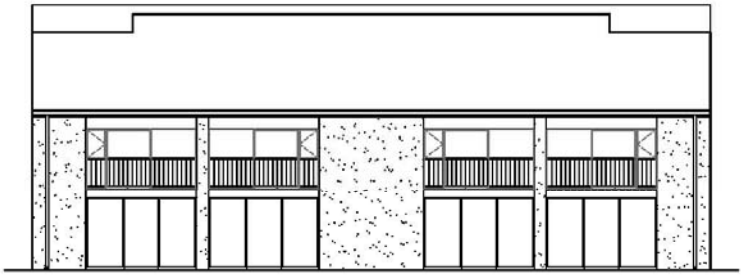
Figures 2 and 3. Typical front and side elevations of Building Type A.

Building Type A: Character-defining Features

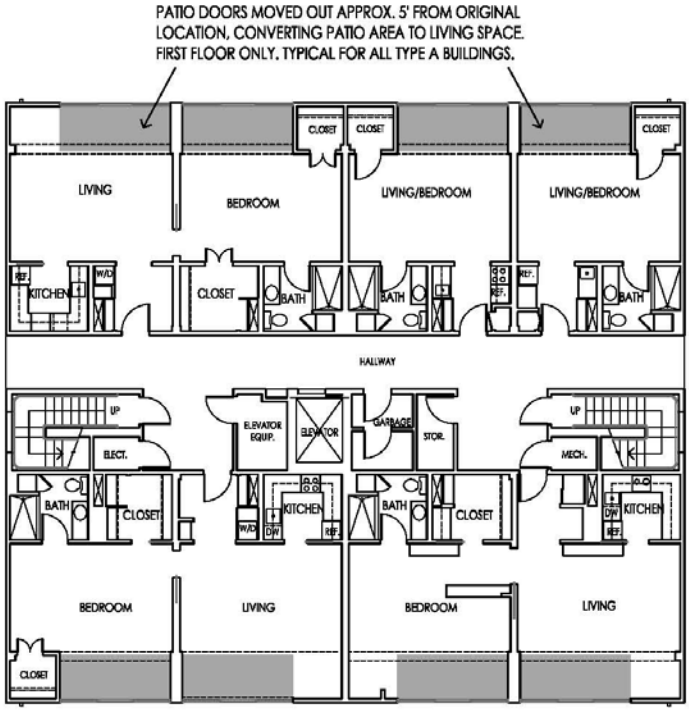
1. Paired shed roof massing with flush eaves and metal flashing at roof/wall junctions.
2. Single stairwell opening in shed end to provide light within stairwell.
3. Central pass-through connecting to paved path.
4. Two-story building with ceiling element connecting the two masses and providing second floor access to units.
5. Hanging light fixture with single globe matching the light standards found on the campus.
6. Fenestration consisting of black anodized aluminum slider doors and windows on the long elevations.
7. Projecting second-floor concrete privacy walls separating each unit.
8. Second-floor balconies with railings flush with the outer building wall.
9. Stucco exterior wall cladding.

Building Type A: Typical Alterations Meeting the Design Guidelines

1. Installation of fixed-pane glazing on second floor of shed ends for wind protection.
2. Extension of first-floor patio walls out to a maximum limit of the face of outer building wall. This alteration has been performed for all units on all three buildings.
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Installation of retractable green window awnings matching other campus buildings.
5. Installation of replacement asphalt shingle roofing to matching other campus buildings.



Elevation



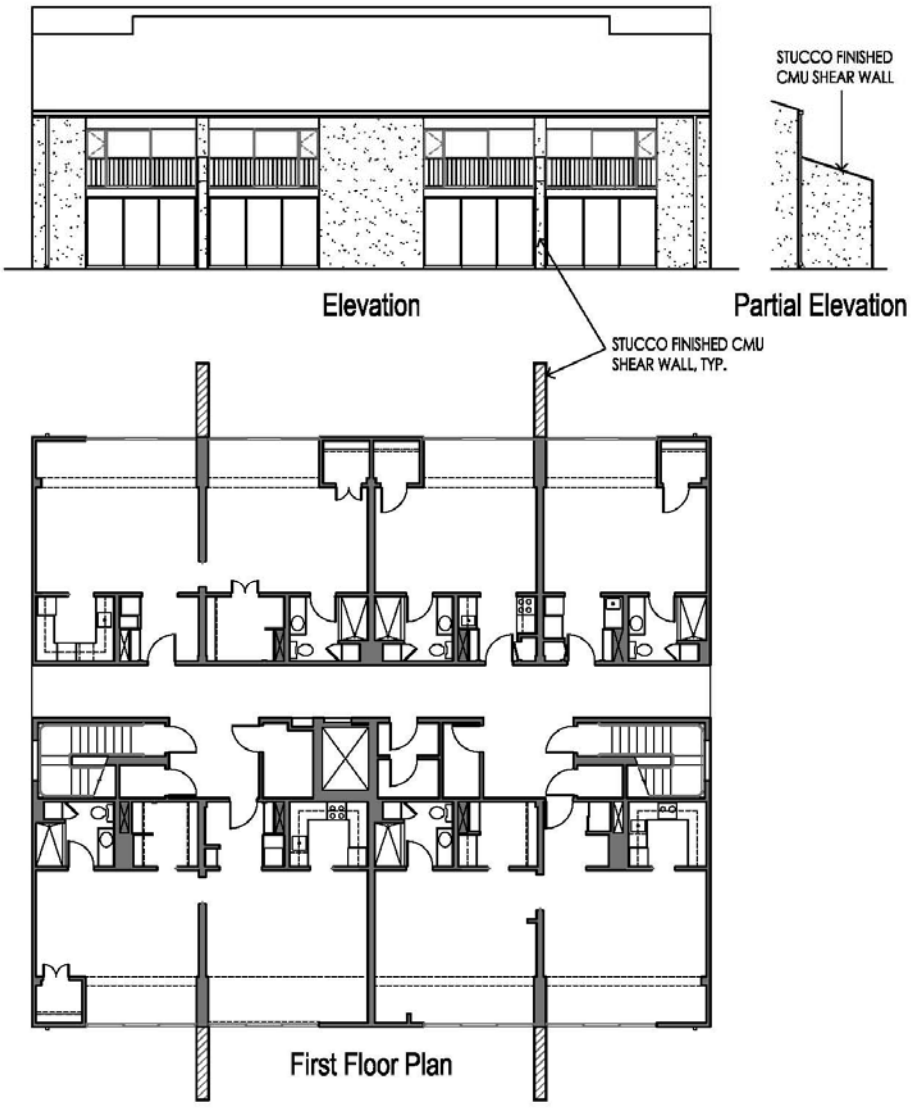
First Floor Plan

BUILDING TYPE A: TYPICAL PLAN & ELEVATIONS

0 4 8 16 FT

PLAN NORTH

HGHB
Architecture, Planning, Urban Design



BUILDING TYPE A: ALLOWABLE ALTERATIONS

0 4 8 16FT

HGHB
Architecture, Planning, Urban Design

Building Type B: Buildings 2, 3, 5, 6, 8, 10, 11, 13 and 15

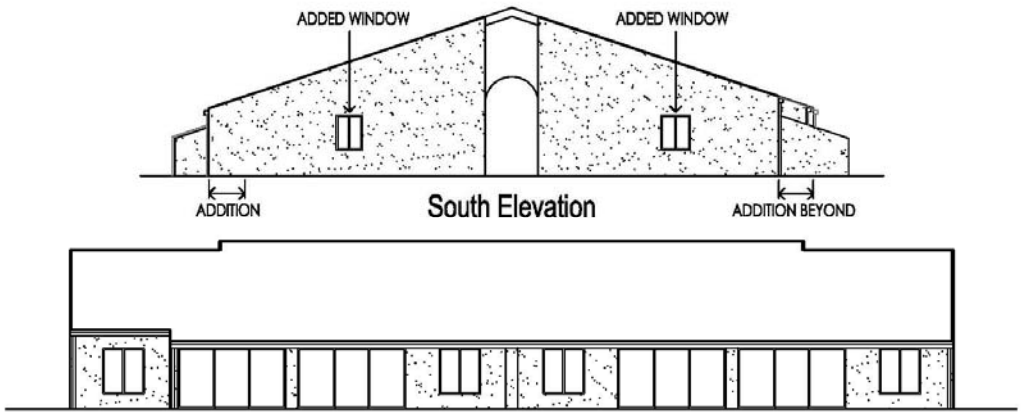
Figures 4 and 5. Typical front and side elevations of Building Type B.

Building Type B: Character-defining Features

1. Paired shed roof massing with flush eaves and metal flashing at roof/wall junctions.
2. Single-story building.
3. Inset gable peak with hanging globe single-light fixture.
4. Central pass-through beneath inset arch and connecting to paved path.
5. Chimney, stairwell and furnace on shed end of three buildings.
6. Fenestration consisting of black anodized aluminum slider doors and single slider window per each unit on the long elevations.
7. Projecting stucco privacy walls separating each unit and carrying the same pitch as roofline.
8. Stucco exterior wall cladding.

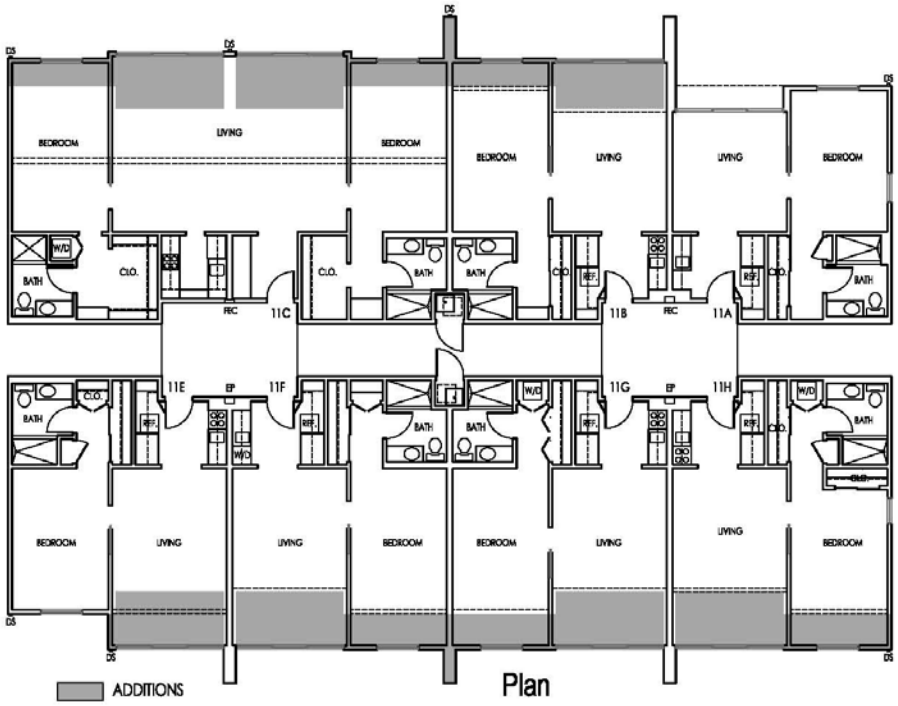
Building Type B: Typical Alterations Meeting the Design Guidelines

1. Extension of patio walls outward. Original roof plane extended to meet new wall.
2. Original roof pitch maintained to meet the newer outer building wall
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Addition of black anodized aluminum slider window in shed ends matching the existing type, size and design found on other campus buildings.
5. Installation of retractable green window awnings matching other campus buildings.
6. Installation of replacement asphalt shingle roofing to match other campus buildings.



South Elevation

West Elevation



Plan

BUILDING TYPE B: TYPICAL PLAN & ELEVATIONS

0 4 8 16FT

PLAN NORTH

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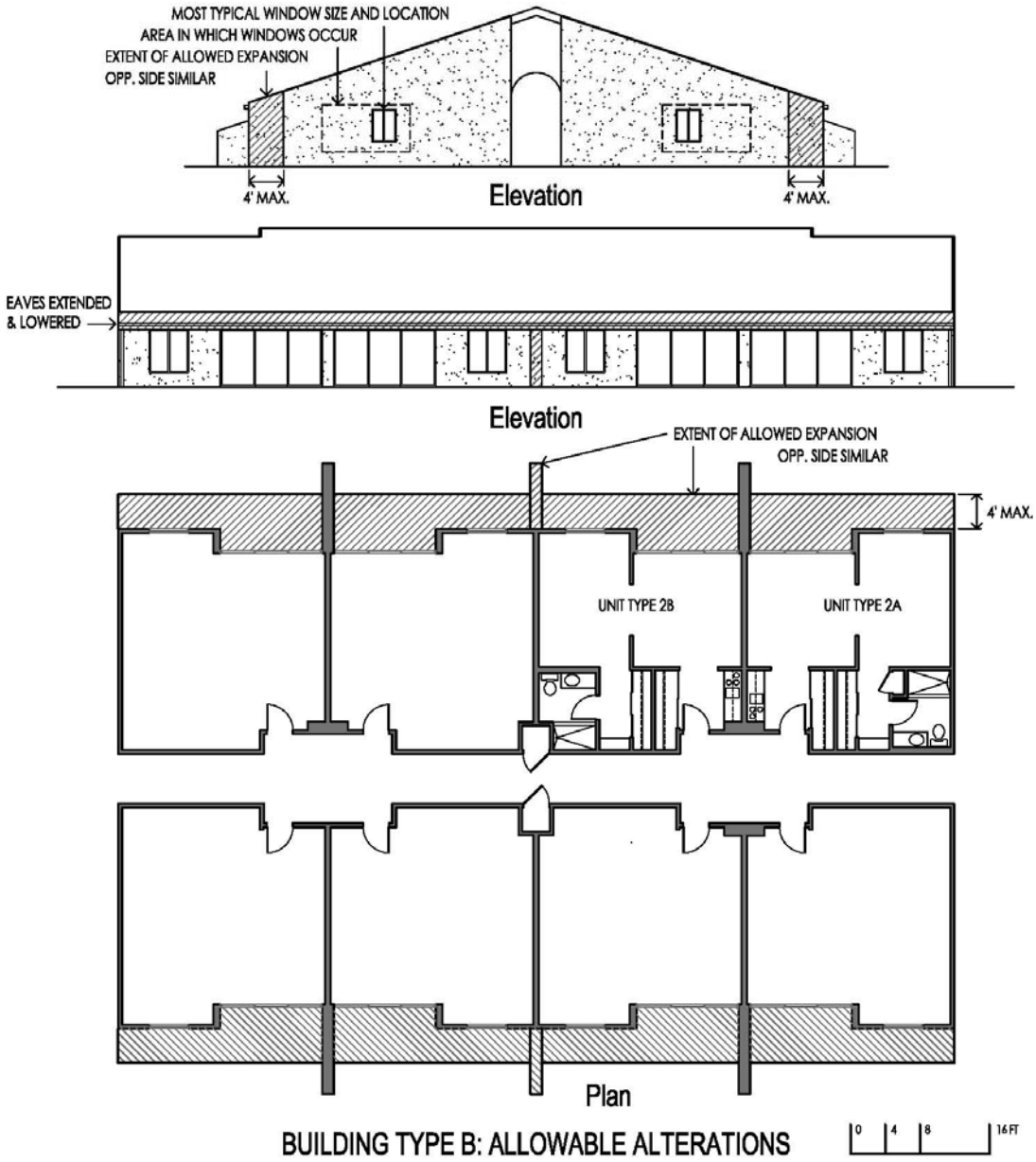
MOST TYPICAL WINDOW SIZE AND LOCATION
AREA IN WHICH WINDOWS OCCUR
EXTENT OF ALLOWED EXPANSION
OPP. SIDE SIMILAR
4' MAX.
4' MAX.
Elevation
EAVES EXTENDED
& LOWERED
Elevation
EXTENT OF ALLOWED EXPANSION
OPP. SIDE SIMILAR
4' MAX.
UNIT TYPE 2B
UNIT TYPE 2A
Plan
BUILDING TYPE B: ALLOWABLE ALTERATIONS
0
4
8
16 FT
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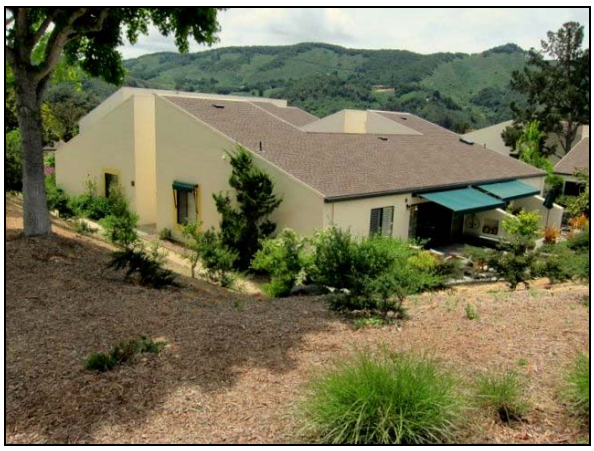
Building Type C: Buildings 4, 7, 9, 12, 16, 18, 19 and 20



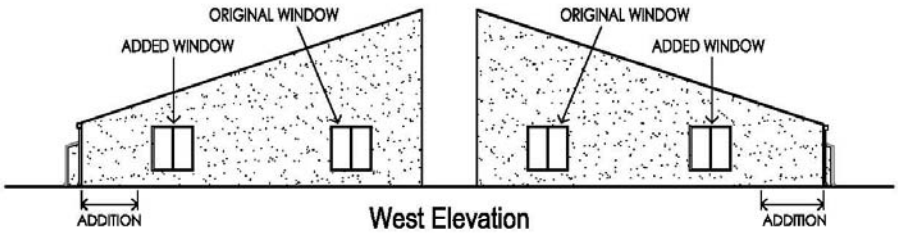

Figures 6 and 7. Typical front and side elevations of Building Type C.

Building Type C: Character-defining Features

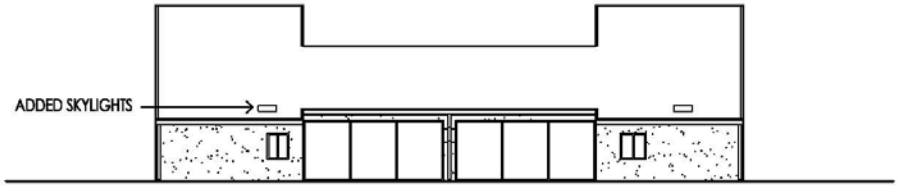
1. Twin single-story buildings flanking a central courtyard.
2. Each building has shed roof massing flanking a central, gable-roofed section.
3. Rooflines have flush eaves and metal flashing at roof/wall junctions.
4. Central pass-through connecting courtyards to paved campus paths.
5. Single globe light standard mounted to pole matching other campus light standards, located at each courtyard end.
6. Fenestration consisting of black anodized aluminum slider doors and windows on the outer side elevations.
7. Paired black anodized aluminum slider windows on interior courtyard side elevations.
8. Single black anodized aluminum slider window in shed ends.
9. Stucco exterior wall cladding.

Building Type C: Typical Alterations Meeting the Design Guidelines

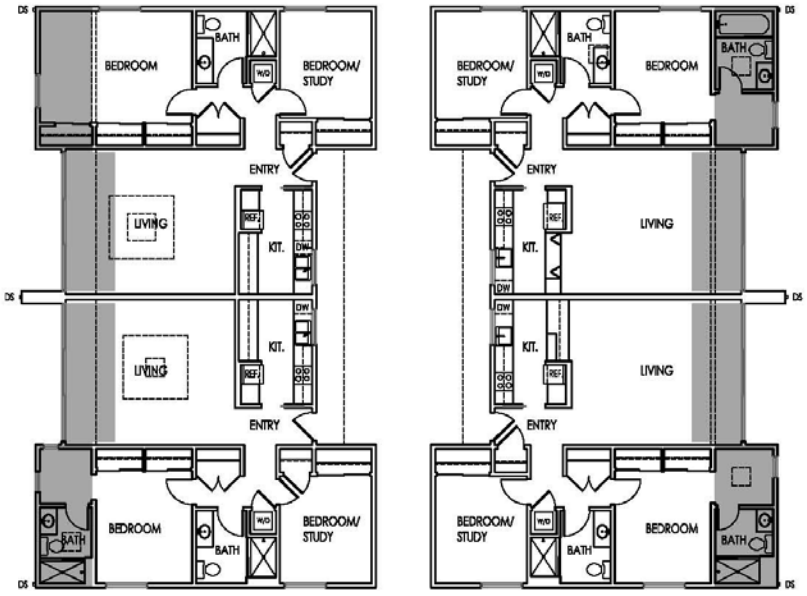
1. Extension of patio walls outward. Original roof plane extended to meet new wall.
2. Original roof pitch maintained to meet the newer outer building wall.
3. In-kind replacement of black anodized aluminum patio doors and windows.
4. Addition of in-kind black anodized aluminum slider window in shed end matching the existing window in type, size and design.
5. Installation of retractable green window awnings matching other buildings on the campus.
6. Installation of replacement asphalt shingle roofing to matching other campus buildings.



West Elevation



South Elevation



Plan

BUILDING TYPE C: TYPICAL PLAN & ELEVATIONS

0 4 8 16 FT

PLAN NORTH

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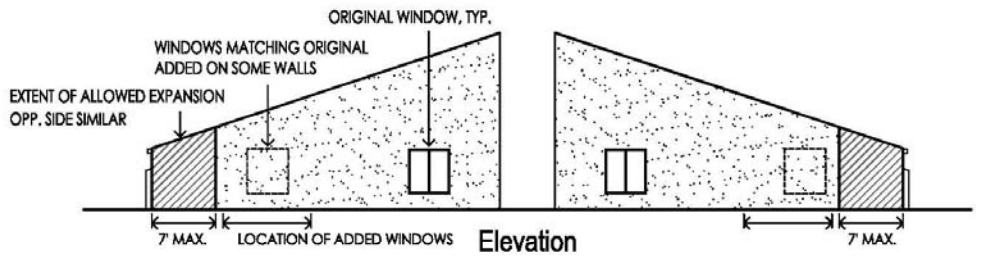
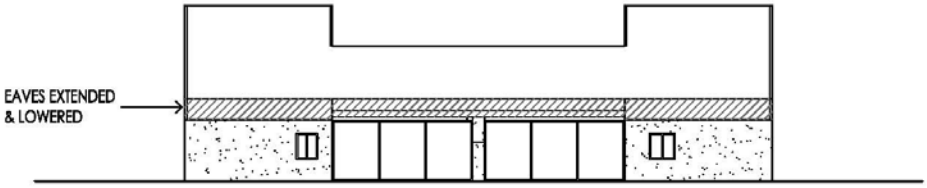
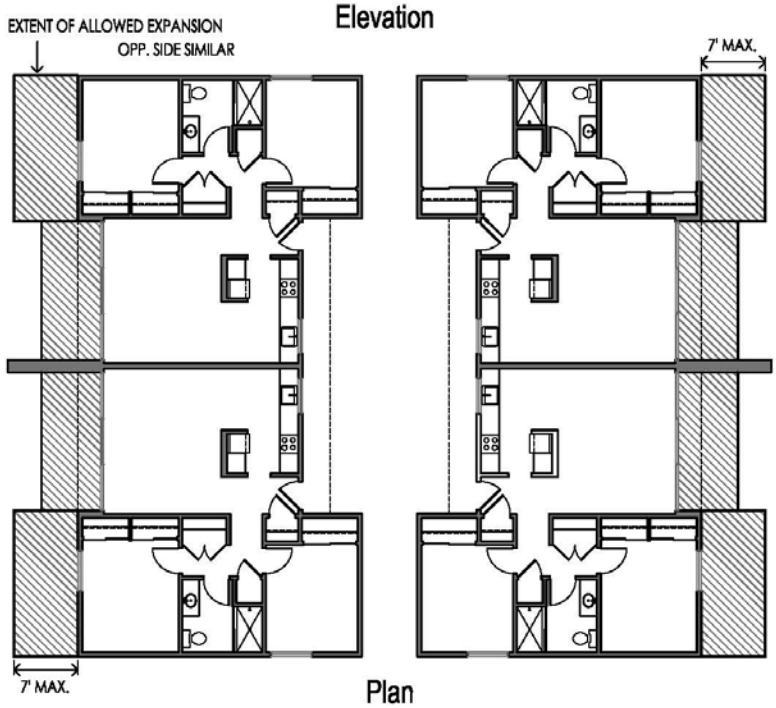


Elevation

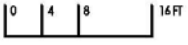


Elevation



Plan

BUILDING TYPE C: ALLOWABLE ALTERATIONS



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Building Type D: Buildings 21, 22, 23, 24, 26, 27, 28, 29 and 30

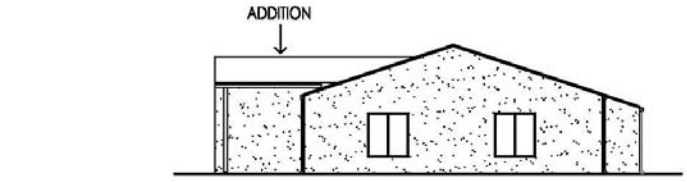

Figures 8 and 9. Typical front and rear elevations of Building Type D. Right image shows window added to rear wall as part of typical carport conversion.

Building Type D: Character-defining Features

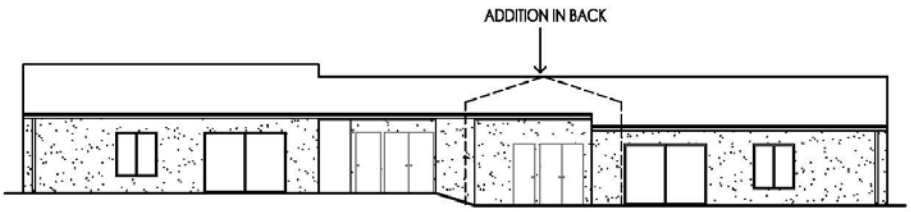
1. Symmetrical duplex design flanking a central carport.
2. Carports face each other and are separated by a party wall.
3. Gable roof massing.
4. Rooflines have flush eaves and metal flashing at roof/wall junctions.
5. Fenestration consisting of black anodized aluminum slider doors and slider windows.
6. Black anodized aluminum slider patio doors opening out to patio on rear elevation.
7. Paired black anodized aluminum slider windows on the side elevations.
8. Stucco exterior wall cladding.

Building Type D: Typical Alterations Meeting the Design Guidelines

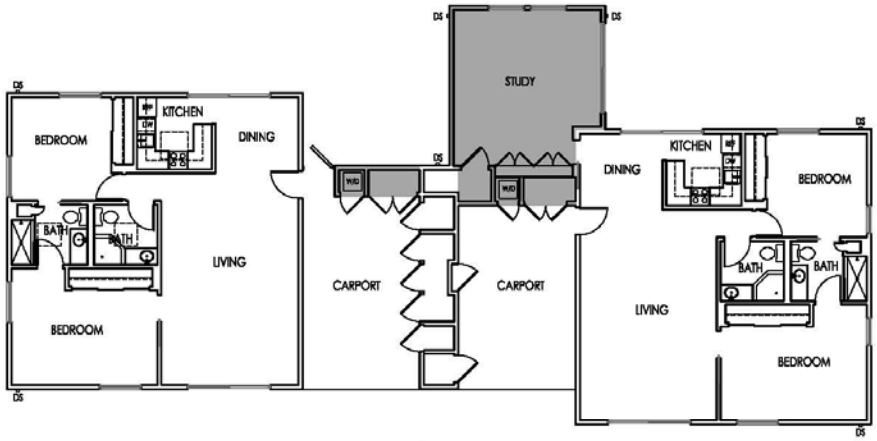
1. Partial carport alteration: construction of solid wall within the carport and installation of in-kind black anodized aluminum slider window to rear elevation.
2. Construction of rear addition to back of building. Roofline and addition are not visible from the street.
3. In-kind replacement of black anodized aluminum patio doors and aluminum windows.
4. Installation of retractable green window awnings matching other buildings on the campus.
5. Installation of replacement asphalt shingle roofing to matching other campus buildings.



North Elevation



West Elevation



Plan

ADDITIONS

BUILDING TYPE D: TYPICAL PLAN & ELEVATIONS

0 4 8 16 FT

PLAN NORTH

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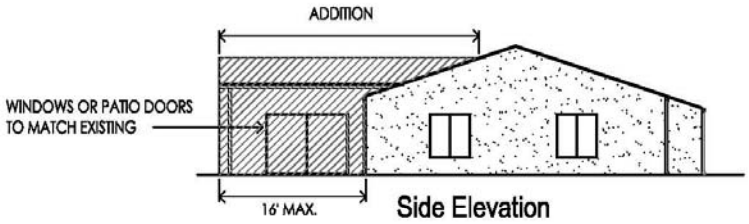
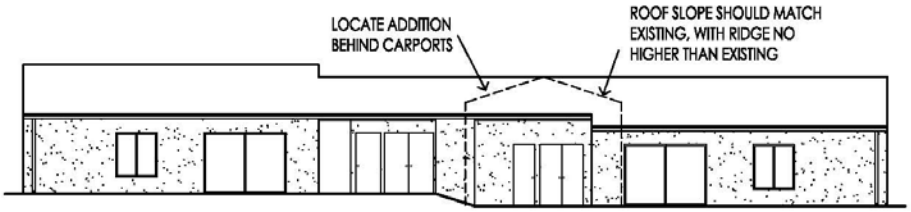
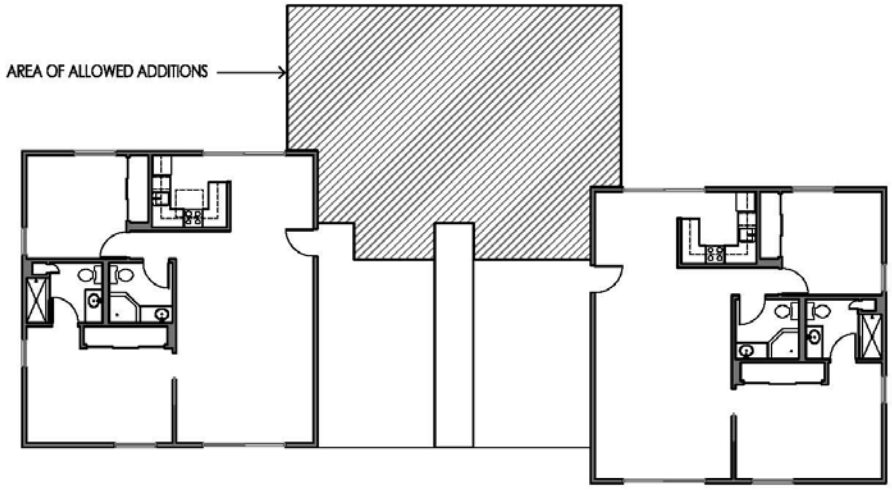


Side Elevation

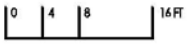


Front Elevation



Plan

BUILDING TYPE D: ALLOWABLE ALTERATIONS



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IV. GUIDELINES FOR THE REHABILITATION AND PRESERVATION OF HISTORIC CHARACTER-DEFINING FEATURES

Introduction

This section presents the *Guidelines* for the treatment of the historic materials and finishes of the individual Manor buildings using a series of six tables that represent each historic material.

Table 1. Rehabilitation Guidelines: Concrete

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve concrete features that are important in defining the overall historic character of the site and building. For the Manor campus, this includes concrete building foundations, retaining walls, party walls and concrete landscaping walls.	Removing the concrete site features or building walls.
Identify the cause of concrete deterioration before commencing rehabilitation of the material.	Performing repairs prior to obtaining a thorough understanding of the methods of decay.
Identify the composition of the concrete and the presence of any steel reinforcing bars before commencing rehabilitation of the material.	Performing any repairs without a complete understanding of the composition of the concrete and location of reinforcement.
Repair Inspect the overall condition of the concrete by probing and sounding. A metal probe will penetrate deteriorated concrete easily. Deteriorated concrete will respond with a hollow sound when sounded with a mallet.	Performing any repairs before all of the decayed areas are identified.
Assess whether damaged concrete shows evidence of a structural engineering problem. If so, coordinate any repairs under the guidance of a licensed structural engineer with experience analyzing historic buildings.	Performing repairs without the proper guidance of a structural or geotechnical engineer.

Table 2. Rehabilitation Guidelines: Stucco

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve stucco, such as exterior building wall surfaces, party wall finishes and landscaping elements.	Removing or radically changing the exterior wall finishes of building and site features.
Protect and Maintain Protect and maintain stucco finishes by ensuring proper building drainage and intact condition of roof flashing, to prevent water from infiltrating behind stucco walls.	Failing to identify, evaluate, and treat the causes of deterioration, such as moisture from leaking roofs, gutters and failed flashing.
Inspect exterior wall surfaces regularly to identify any evidence of cracking or moisture infiltration.	Failing to inspect exterior stucco wall finishes to prevent decay and deterioration.
Repair deteriorated stucco by removing damaged material and replacing with new stucco that matches the historic stucco finish in composition, color, texture and application method.	Repairing with stucco that is of a chemical composition, texture and application method that does not match the historic stucco.
Applying appropriate paint coating that matches the historic coating and protects the stucco.	Failing to apply protective coating systems that match the historic paint color and texture.
Repainting with colors that are appropriate to the site and site buildings.	Using new paint colors that are inappropriate to the site and site buildings.

Table 3. Rehabilitation Guidelines: Steel

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve steel features, such as covered walkways, covered parking structures, light posts, flagpole and guide rails.	Removing or radically changing these steel site features.
Protect and Maintain Protect and maintain steel features from corrosion by providing proper flashing and drainage to prevent water from standing on the features.	Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs and gutters.
Cleaning steel features, when appropriate, to remove corrosion prior to repainting or applying other protective coatings. The gentlest means possible should be employed when cleaning steel features for purposes of removing paint build-up and corrosion. If hand-scraping and wire brushing have proven ineffective, low-pressure grit blasting may be used as long as it does not abrade or damage the surface.	Using cleaning methods which alter or damage the historic color, texture, and finish of the steel element, such as high-pressure sand blasting.
Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals.	Failing to apply protective coating systems to metals that require them after cleaning so that accelerated corrosion occurs.
Repainting with colors that are appropriate to the site and site buildings.	Using new paint colors that are inappropriate to the site and site buildings.

Table 4. Rehabilitation Guidelines: Aluminum Windows and Patio Doors

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve existing patio doors and windows in their present configurations.	Removing or radically changing windows that are not in keeping with this document's architectural design guidelines.
Conduct an in-depth survey of the existing conditions of windows and patio doors periodically for purposes of repair and maintenance.	Failing to conduct periodic survey of windows and patio doors.
Protect and Maintain Protect and maintain the protective and operable elements which comprise the window frame and sash, through maintenance of sealants and appropriate surface treatments such as gentle cleaning and corrosion removal.	Replacing windows solely because of peeling surface corrosion or leaky sealants.
Repair Repair existing windows and patio doors first before considering replacement of the window.	Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
Replace Replace in kind an entire window or patio door that is too deteriorated to repair using the same frame size, sash measurements and surface finish as existing.	Not performing in-kind replacement of windows and patio doors.

Table 5. Rehabilitation Guidelines: Roofs

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve roof functional and decorative features, such as the shape, materials, structural supports and ventilation, that are important in defining the overall historic character of the building.	Radically changing, damaging, or destroying roofs, including existing roof pitch, which are important in defining the overall historic character of the building.
Protect and Maintain Protect and maintain roofs by inspecting the roof conditions, such as flashing, condition of sheathing and ventilation, periodically to prevent moisture infiltration into the underlying roof materials and the building.	Failing to inspect and repair roof detailing so that water enters the roofing materials and the building.
Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration	Allowing roof fasteners such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.
Protecting a leaking roof with plywood and building paper until it can be properly repaired.	Permitting a leaking roof to remain unprotected, causing moisture entry and deterioration of underlying materials.
Repair Repair a roof by reinforcing the historic materials which comprise roof features. Repairs may include in-kind replacement of roof elements, such as roofing material, flashing and structural supports.	Replacing roof features when repair of the historic materials and limited replacement of deteriorated elements are appropriate.
Replace Replace in kind an entire feature of the roof that is too deteriorated to repair – if the overall form and detailing are still evident – using the physical evidence as a model to reproduce the feature.	Removing a historic roof feature that is unrepairable without suitable replacement; or replacing it with a new feature that does not convey the same visual appearance.

Table 6. Rehabilitation Guidelines: Building and Site Courtyards

Recommended	Not Recommended
Identify, Retain and Preserve Identify, retain, and preserve layout, configuration and existing features of site and building courtyards, including overall layout, paving, light standards, site walls and fixed seating.	Removing or altering the configuration of site and building courtyards. Stripping entrances of historic material such as concrete, wood or steel.
Protect and Maintain Protect and maintain the concrete, wood, and steel features through appropriate surface treatments, such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems. Inspect and evaluate the overall condition of materials to determine whether more than protection and maintenance are required.	Failing to provide adequate protection to materials on a cyclical basis so that deterioration to site features and their materials results. Failing to undertake adequate measures to assure the protection of historic entrances.
Repair Repair courtyard features by replacing in kind or with a suitable replacement material for features that are extensively deteriorated, have missing parts, or are otherwise beyond repair.	Replacing historic materials that can otherwise be repaired. Using a substitute material for replacement parts that does not convey the same visual appearance.
Replace Replace in-kind a courtyard site feature that is too deteriorated to repair. If the form and detailing remain evident, use the physical evidence as a model to reproduce the feature.	Removing courtyard and site features that are unrepairable and not replacing the entrance or feature. Replacing the entrance or entrance feature with new materials that do not convey the same visual appearance.

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