

The Design Traditions of Carmel



RESIDENTIAL DESIGN GUIDELINES FINAL DETAILS REVIEW

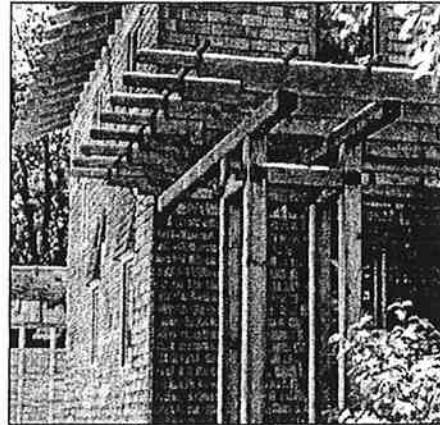
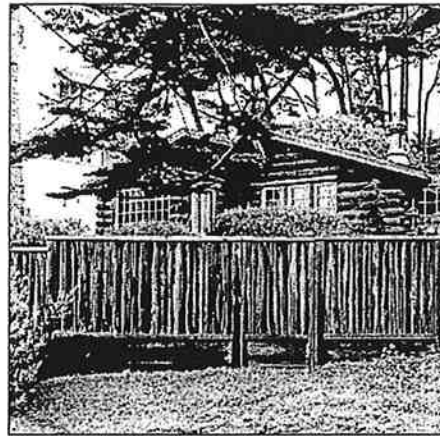
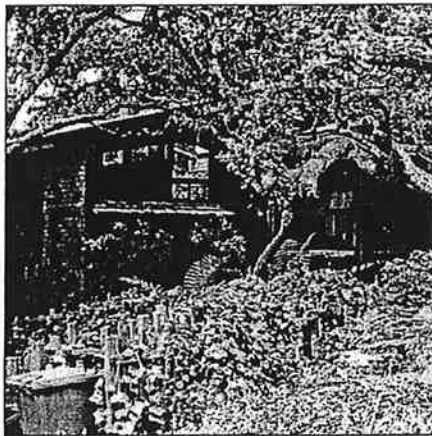


Table of Contents

Building Design

Introduction to Building Design	1
9.0 Guidelines for Building Design	3

Landscape Design

Introduction to Landscape Design	11
10.0 Landscape Guidelines	13
11.0 Fences, Walls and Lighting	16

Appendix

A. Stonework Patterns	
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Guidelines for Final Details

This document contains guidelines for the review of final design details. They are to be used when a proposed project has achieved concept approval. These guidelines focus on more specific exterior details of design than are considered in the concept phase. By using appropriate architectural materials, details and finishes, the basic building masses approved at the concept phase are expressed and given character. The execution of design details can substantially affect the perceived character of a project, including its mass and scale and its design diversity and compatibility within the neighborhood context. Therefore, compliance with these guidelines is important.

The Design Detail guidelines seek to promote building that will be compatible with the design traditions of the community. At the same time, some variety in the details of construction is encouraged as a means of promoting diversity.

Guidelines for Final Details Review

This document contains:

Guidelines for Building Design

- Architectural style
- Restrained character
- Building scale
- Building additions
- Architectural details
- Building materials
- Windows & doors
- Skylights
- Chimneys
- Doors and entries
- Garages

Introduction to Landscape Design

Landscape Guidelines

- Plant selection
- Paving materials and design

Fences, Walls and Lighting

- Fences & walls along street frontages
- Garden walls
- Gates & arbors
- Lighting

Building Design - Final Details

Introduction to Building Design

This section addresses the details of building design, including selection of materials, and treatment of windows and doors.

The community has experienced a series of design trends during its development. These have included a few early Victorian cottages, many craftsman bungalows and a broad mix of other styles popular nationally. In addition, some building styles evolved here that are unique to the community, particularly the "story book" houses of Comstock. Underlying all these variations was a conscious intent of creating a village in a forest setting.

Early Building Types

Carmel's early residences varied in size, style, siting and the subordination of buildings to nature. Historically, homes were small, often no larger than one- or one and one half-stories. The construction method most often used was wood frame, although there were many homes constructed of rough cut stone. Occasionally, wood homes were set on high stone foundations. Wood siding treatments were either shingle, vertical board and batten or horizontal clapboards. Roofs were most often gabled and covered with wood-shingles. Many of these early structures would be considered vernacular rustic cabins, while others exhibited stylistic influences of turn-of-the-century houses around San Francisco.

The Arts and Crafts Movement
After 1905, the strongest influence

on residential architecture in Carmel was the influx of artists and writers, especially those philosophically aligned with the Arts and Crafts Movement. As an expression of the philosophy of the movement, the Craftsman style became popular in Carmel from 1905 through the early 1920s. It was favored over other styles among the artistic, literary and academic residents because it encouraged individualism and creativity, while respecting the natural setting.

The architectural styles that followed were perhaps less influential than the Craftsman, although contributing to the city's character. Styles of the 1920s and 1930s included Tudor Revival, English Revival, French Revival, Spanish and Italian Revival, American Colonial Revival, Monterey Revival and the Pueblo Revival. Among the most



A craftsman cottage with shingle siding and low-pitch gable roof



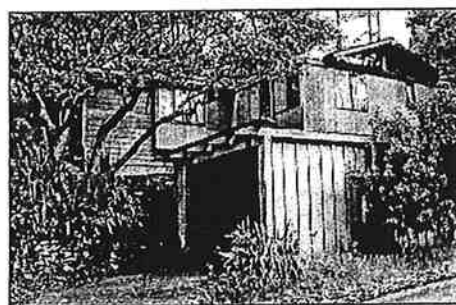
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noteworthy to Carmel in this period, however, was the design of “Storybook” cottages that drew upon references to “Cotswold houses.”

By the end of the 1930s, much of the character known as “old Carmel” was established, both in terms of the landscape and the building stock. Infilling of parcels continued, however, with a number of “modern” houses appearing through the 1950s. These reflected themes along the coast—basic wood clad structures with picture windows and low-pitched roofs. Wood decks often extended living areas out into the forest.

During these decades of early development, individual expression was tempered with careful consideration for the setting and of the character of the community. The town that emerged therefore is a unique expression of a commitment to a special physical character as well as a distinct cultural pattern.

Some neighborhoods also exhibited distinct variations in architectural design. In the Old Mission Tract, for example, the Ranch and North Coastal styles are typical. Along Scenic, North Coastal houses blend with a variety of Modernist interpretations, along with other more traditional types.

Key principles of architectural design

At the Final Phase level of design consideration, three key principles underlie the guidelines:

1. Keep the design simple.

While variety in details is encouraged and visual interest is desired, this should be accomplished in a restrained manner, such that each building remains subordinate to the forest character.

2. Promote diversity of styles.

Within the basic framework of the design traditions, a range of architectural designs can occur. In fact, repetition of a single style in a block should be avoided.

3. Be consistent within an individual building.

While diversity is encouraged throughout the community as a whole, consistency in design throughout an individual building is very important. This is an essential ingredient of the design traditions of Carmel.

These three principles are fundamental to the Final Details Guidelines for Building Designs that follow and compliance with these key principles is a primary concern.

9.0 Guidelines for Building Design: Final Details

Architectural style

Diversity in building designs and architectural styles are key features of the design traditions in Carmel. Some of the earliest buildings reflected the regional influences of the San Francisco area, while others emerged with uniquely local flavor. Still others are examples of international trends in architecture. Nonetheless, most contributed to the character of the community by responding to the forest context and using craftsmanship in construction and detail. These traditions should be continued.

Many people think of the Comstock “story book” houses when they think of building traditions in the community. While these designs and English Tudor Revival styles were certainly contributors to the character of Carmel, they were not an official style of the city and were used on a relatively limited number of buildings. Excessive repetition of these styles (or any one style) would undermine the diversity of Carmel’s neighborhoods. A more prevalent style was the Craftsman Cottage or Bungalow. Building in this tradition is still appropriate. Other common themes include Mission Revival, Monterey Colonial and a variety of other revival styles. However, architects and designers should not feel constrained to these styles. Adapting more contemporary design approaches to the size, massing, scale, materials and site relationships found in earlier designs is encouraged as a means of achieving compatibility with diversity.

Policy P1-65

“...Avoid designs that are insensitive to the designs of neighboring buildings.”



Carmel’s early residences varied in size, style, siting and the subordination of buildings to nature.

Objectives:

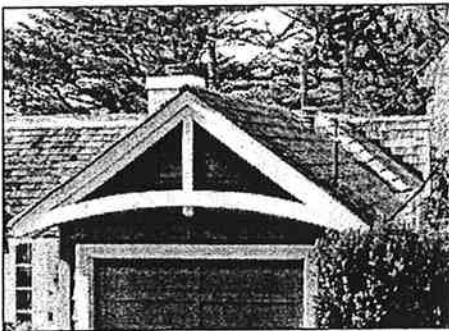
- To promote a diversity of architectural styles that are also compatible with the village-in-a-forest context
- To promote simplicity in building design
- To promote buildings that are in scale
- To continue the use of “natural” building materials

9.1 Diversity of architectural styles is encouraged.

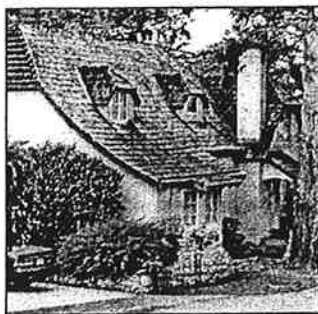
- A new building should be different in style from buildings on nearby and abutting properties.
- A design that creates individual character while also maintaining compatibility with the character of the neighborhood, is encouraged.
- A design that incorporates innovation and the use of skilled workmanship is encouraged.



Architectural details contribute to character of the building and their use is encouraged.



The use of simple wood details that appear to be true structural elements is appropriate.



Appropriately sized dormers can be used to reduce scale and achieve a well-integrated design.

Simple and restrained character

9.2 Keep building forms, materials and details simple and visually restrained.

- Building forms, materials and details that contrast strongly within a single building or with neighboring buildings are discouraged.
- Design features that increase the visual prominence of the building should be avoided.
- Avoid visual complexity. Too many different materials or excessive details create a busy appearance and should be simplified.
- Avoid overly ornate details.

Building scale and design integrity

9.3 Building details should be used to provide interest and not exaggerate the scale of a building.

- Add details to relieve blank surfaces and achieve a scale compatible with the building's forms and its architecture.
- Appropriately sized chimneys, overhangs, windows, doors, dormers, porches, entries and decks can be used to reduce scale and achieve a well-integrated design. Making any of these elements oversized can exaggerate the building's scale and should be avoided.
- Avoid grand entryways, windows and doors that are out of proportion with the human form. Avoid ostentatious design treatments.

Architectural details

9.4 Architectural details should appear to be authentic, integral elements of the overall building design concept.

- Details that appear to be applied as superficial elements should be avoided.
- The use of simple wood and/or native stone details that are (or appear to be) true structural elements (such as exposed rafter tails, wood beams, stone foundations, etc.) are appropriate. Avoid details that appear inauthentic, non-structural or gratuitous to the basic architecture.
- When design details and surface materials are selected they should be used throughout the full exterior of the building to maintain consistency. Avoid the application of special materials or design treatments to just the street facade.

Building materials

Traditionally, “natural” materials were used when building in Carmel. The earliest structures were painted clapboard. Soon after, wood shingles and board and batten siding also appeared, in the spirit of the “craftsman” character that became popular in the area. While most wood siding had a painted finish, some buildings were stained. Other houses were built of stone and still later, a few were finished in stucco. Nonetheless, wood continued to be the dominant material, certainly for house siding and also for ornamentation and trim elements. This tradition of using natural materials like wood and stone should be continued.

9.5 Use “natural” building materials.

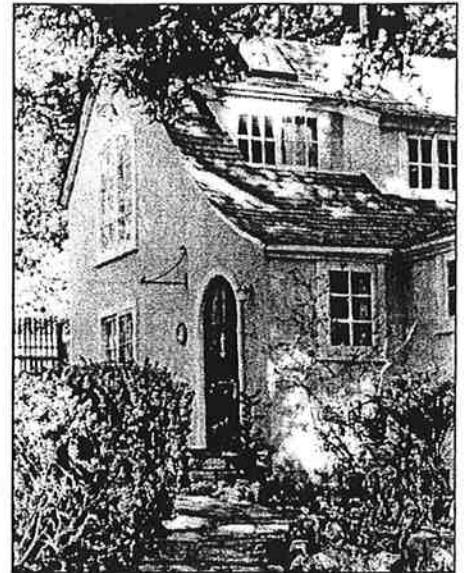
- Painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior walls.
- Using native Carmel stone is also encouraged.
- Stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should not be repeated to excess within a block.
- Where a material is painted, a plain, uniform finish is preferred. Antique and faux finishes should be avoided.

9.6 Avoid the use of synthetic materials.

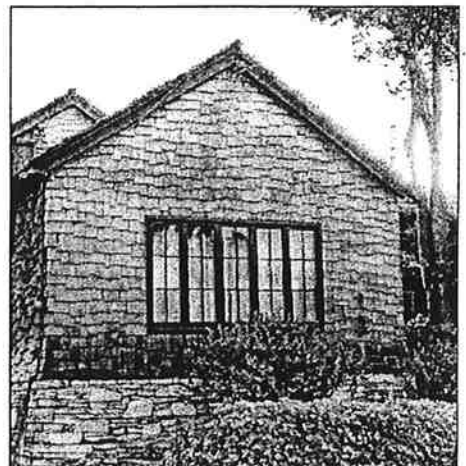
- The use of vinyl or aluminum siding, for example is discouraged. Products that simulate a wood grain on synthetic siding also are inappropriate.
- Some new materials may be considered only if they convey a scale and texture similar to that of traditional materials.
- Avoid mixing synthetic materials with natural materials in the same design.

9.7 Provide variety in building materials along a block.

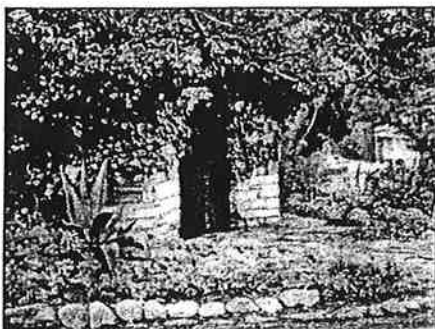
- When the houses to either side of a site are constructed of similar materials, use a different material, consistent with Carmel’s design traditions, in order to achieve diversity in appearance.



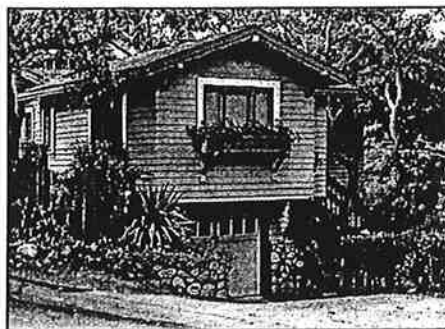
Stucco may be considered as a building material.



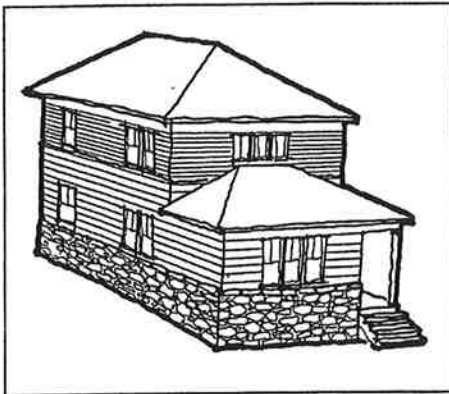
Wood shingles are among the preferred building materials.



The use of Carmel stone is encouraged.



The use of wood siding is encouraged.



Preferred: Establishing a stone foundation and then wrapping the remainder of the building with wood lap siding are appropriate applications of native stone and wood.

9.8 Roof materials should be consistent with the architectural style of the building and with the context of the neighborhood.

- Wood shingles and shakes are preferred materials for most types of architecture typical of Carmel (i.e., Arts and Crafts, English Revival and Tudor Revival).
- Clay tile, slate and concrete tile may be considered appropriate on some structures (i.e., Spanish and Italian Revival, Monterey Colonial, French Revival, etc.).
- Composition shingles that convey a color and texture similar to that of wood shingles may be considered on some architectural styles characteristic of more recent eras.
- Metal, plastic and glass roofs are inappropriate in all neighborhoods.

Stonework

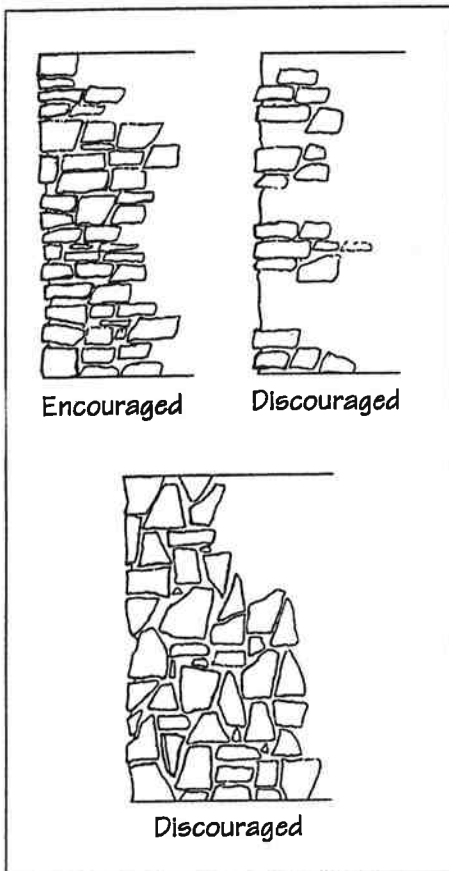
Stone is a traditional building material used throughout the City. When used carefully it can add interesting contrasts, texture and solidity to a design. Applicants intending to use stonework must provide a proposed lay-up pattern and specify the type of stone proposed. For examples and additional information on stonework, refer to Appendix A. The following guidelines apply to stonework:

9.9 Keep stonework designs simple and traditional in character.

- The use of a single type of stone is encouraged to maintain simplicity and authenticity. Using multiple types of stone, or combinations of stone and other masonry within a single project is discouraged.
- Use natural stone. Imitation stone is strongly discouraged.

9.10 The application of stone should appear structural and authentic. A gratuitous or purely decorative appearance should be avoided.

- The use of stone on the full exterior of individual building elements is encouraged. The use of stone on just one elevation, the street facade for example, is discouraged.
- The application of stone around only windows or doors as ornamentation is discouraged.
- The random placement of individual stones or clusters of stones on building elements such as foundations or chimneys is discouraged.



The application of stone should appear structural and authentic.