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# Visitors, residents and businesses want traditional design!



Without clear enforced traditional guidelines...



Property values suffer,



Enjoyment of environment is diminished,



And so is the tourism that fuels our local businesses.

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The Terms "Neighborhood" and "Village"



should be used together in reference to village character

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### Home Styles



### Diversity in Architecture


Diversity in “traditional” architecture is good, we should not promote “cookie-cutter” designs, and there exist many traditional designs to choose from

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### Simple Lines

Simple lines are not always best for Carmel (For example fairytale cottages are encouraged)



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**Imitating Styles**

- All designs are inspirations from the past
- Note this contemporary home inspired by Frank Lloyd Wright

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**MODERN & TRADITIONAL**

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**Discouraged & Encouraged Design Elements**

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### Encouraged

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- Wooden, stone, or authentic appearing roofing materials
- Wood, or authentic appearing window frames, sills, and moldings



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### Discouraged

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- Stressing functionality over form is discouraged



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### Encouraged

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- Create interest and continual delight in design
- Detail and craftsmanship
- Corners exhibit bevels, bullnoses, cornices, and moldings

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### Discouraged

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- Simple exteriors with large undivided glass panes
- Box-like appearance or simple rectangular structures and forms

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### Encouraged

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- Carmel Stone and local granite
- Arched doors and windows



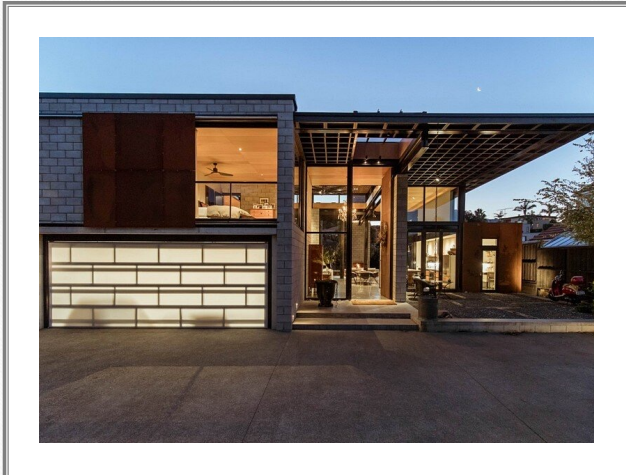
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### Discouraged

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- Exposed structure or industrial elements



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## Encouraged

- Wooden and/or hand-carved doors

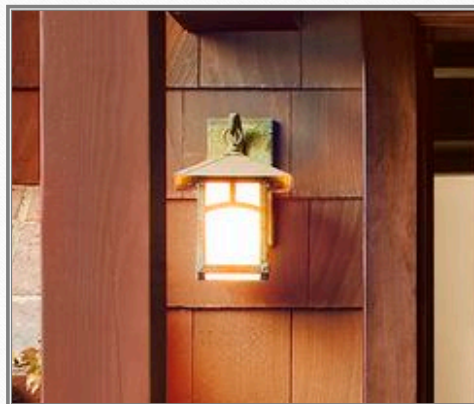


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## Encouraged

- Traditional lighting in keeping with style of architecture
- Old-world lighting fixtures
- Amber lighting and downward soft lighting
- No motion detectors directed to the Right-of-Way.



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### Discouraged

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Horizontal wood or wire fencing



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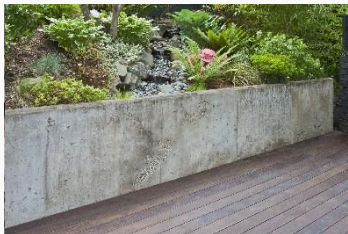
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## Natural vs. Unnatural Finishes

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### Discouraged

- Unnatural unfinished surfaces



### Encouraged

- Natural unfinished surfaces



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### Discouraged

- Heavy-looking structures that feel unsupported
- Excessive or large cantilevers
- Large surfaces without relief
- Structures without ornamentation, detail, or trim
- Unusual shapes

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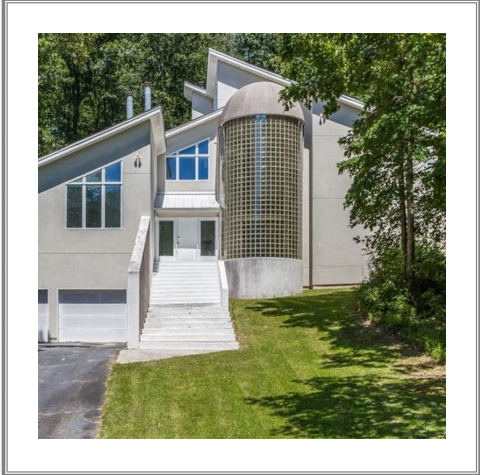
### Encouraged

- Surfaces broken up by these type of elements: ridges, insets, decorative tiles, cavities, niches, and changes of material
- Textures that show great variety like smooth troweled plaster, brick, stone, rock, painted, carved, stained, or rough-cut wood





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### Discouraged

- Trendy designs of the moment




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### Discouraged

- Use of traditional materials in strange ways



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The image shows a close-up of a modern house's exterior wall. The wall is covered in a light-colored, rectangular stone veneer that appears to be made of thin, uniform pieces, likely thin stone or composite material. The stones are laid in a regular, grid-like pattern. The house has a white gabled roof and several windows with dark frames. The ground in front is dirt and grass.

**Discouraged**

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- Artificial looking or unauthentic materials

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The image shows a traditional, two-story house with a steep, gabled roof covered in reddish-brown shingles. The exterior walls are made of natural, light-colored stone, possibly limestone or sandstone, with some areas of red brick. The house has several windows with white frames and a small white porch with a railing. The house is surrounded by lush greenery, including trees and bushes.

**Encouraged**

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- Natural materials

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### Discouraged

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- Excessive use of industrial materials such as steel, glass and concrete, or obvious faux materials



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### Discouraged


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- Starkly contrasting colors outside the earth tone palette, or stark white and black



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**Discouraged**

- Ribbed-metal roofs
- Strangely asymmetrical roofs

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**Discouraged**

- Flat and/or shallow pitched roofs

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**Encouraged**

- Abundant landscaping where home fits into its natural environment
- Pleasant open spaces

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**Reasons we need a  
Design Review Board**

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### Flat Roof & Oversized Elements

1. "Flat roofs may be used to a **limited** extent on **one-story** structures. They should not be used on large buildings or **two-story** elements."
2. "**Oversized elements** make structures appear **massive** and should be avoided."

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### Doesn't fit with Neighborhood

3. "Objectives: To promote simple building forms that **fit with the neighborhood** context."

*(Examples of neighbors)*

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## Monumental

4. "Avoid building forms that are complex, **monumental**, formal or **out of scale** with the neighborhood context."
5. "For example, basic gable and hip roofs are traditional and their use is encouraged." "In general, moderately **pitched roofs (4:12 to 6:12) are preferred.**"



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## Incompatible

6. "A design that creates individual character while also maintaining **compatibility with the character** of the neighborhood, is **encouraged.**"
7. "Building forms, materials, and details that **contrast strongly** within a single building or with **neighboring buildings** are **discouraged.**"



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8. "Design features that increase the **visual prominence** of the building should be avoided."

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

10. "Add details to **relieve blank surfaces**..."

11. "**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**."

12. "Avoid **ostentatious** design treatments."

Ostentatious defined: *characterized by vulgar or pretentious display; designed to impress or attract notice.*

13. "This tradition of using **natural materials** like wood and stone should be continued.... Painted wood clapboard, stained or painted board or batten sidings and shingles are preferred primary materials for exterior walls. Using native Carmel stone is also encouraged."

14. "Some new materials may be considered only if they **convey a scale and texture similar** to that of traditional materials."

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15. "Avoid **mixing synthetic** materials with natural materials in the same design."

16. "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 Tutor 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 with the neighborhood."

17. "**Divided light** windows are encouraged."

18. "The use of a grand entry, oversized entry door or **large picture window** facing the street is discouraged."

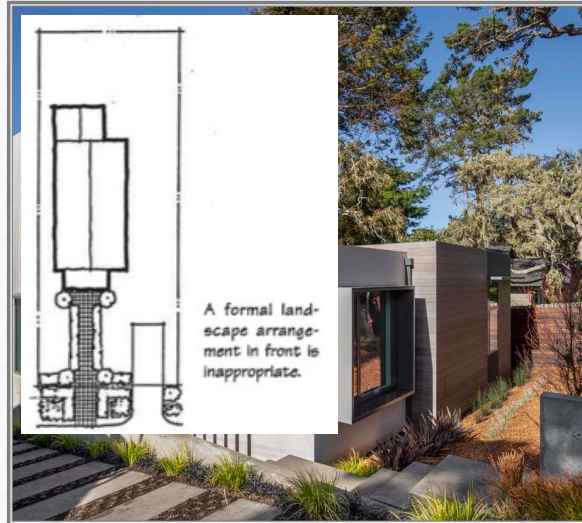
19. "Limit the use of specialty **windows that add to building bulk**."

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### Formal Uncharacteristic Landscape

20. "A **formal** landscape arrangement in front is inappropriate." **Pictured to the right from guidelines:** *Discouraged straight front walk and driveway*
21. "Avoid using **"turf block"** and **grey concrete.**"
22. "Paving designs and materials **uncharacteristic of a village in a forest** are discouraged."



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## Before we go...

Please note there are many more

recently approved projects

that do not follow the existing design guidelines!

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And let's not forget the *unanimously approved* commercial project that brought many of us here to begin with...

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## Concluding Recommendations:

- Reinststate the Design Review Board
- Rework the Design Guidelines to require Traditional Designs



Carmel Preservation  
Association

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