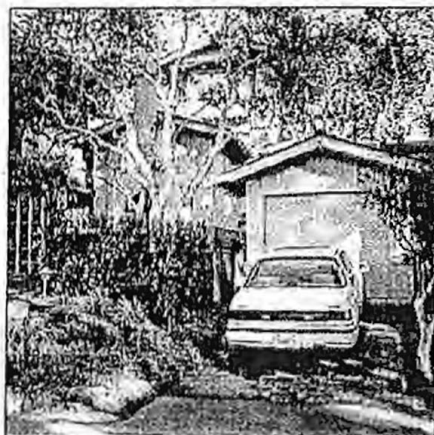


The Design Traditions of Carmel



RESIDENTIAL DESIGN GUIDELINES INTRODUCTION AND DESIGN CONCEPT REVIEW



Adopted by City Council May 1, 2001

5.0 Privacy, Views and, Solar Access Light and Air

Privacy and Views:

Neighborhoods originally developed at relatively low densities and the amount of planted open space was extensive. Most blocks evolved with a reasonable degree of privacy for individual houses. Retaining this sense of privacy, in spite of higher densities, remains an objective. The preliminary site analysis may help identify view opportunities as well as existing views enjoyed by others.

Views to natural features and landmarks are key features of Carmel's design traditions. Significant views may occur to the ocean or other natural features of unique visual quality. The desire to maximize view opportunities from one's own property must be balanced with consideration of respecting views of others. Designs should also preserve reasonable solar access to neighboring properties to the extent feasible.

Objectives:

- To maintain reasonable privacy of indoor and outdoor spaces in a neighborhood
- To balance and share view opportunities to natural features and landmarks
- To preserve solar access to neighboring properties to the extent feasible.

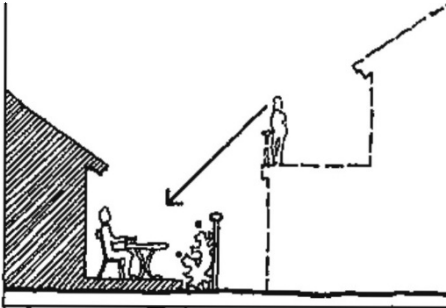
5.1 Organize functions on a site to preserve reasonable privacy for adjacent properties.

- Second-story decks and balconies are permitted, but should be sized and located in order to provide reasonable privacy to neighboring properties.
- Rooftop decks above second stories are generally discouraged unless potential privacy impacts are properly mitigated.
- Position a building to screen active areas of adjacent properties when feasible.
- Side and rear elevation windows will face neighboring properties, but should be sized in order to provide reasonable privacy to neighbors. Locate windows and balconies such that they avoid overlooking active indoor and outdoor use areas of adjacent properties.
- Preserve significant trees that will help to screen views into adjacent properties.
- Screen patios, and terraces through the use of fencing and landscaping as appropriate. and service areas.

Views, Light and Air

Views to natural features and landmarks are key features of Carmel's design traditions. Important views occur to the ocean, canyons, and along streets. Protecting views is an important community concern. This includes views from public ways as well as those through properties. Also note that the desire to maximize view opportunities from one's own property must be balanced with consideration of respecting views of others. The preliminary site analysis may help identify view opportunities as well as existing views enjoyed by others.

Designs also should preserve reasonable solar access to neighboring parcels. Designs should protect and preserve the light, air and open space of surrounding properties, when considered cumulatively with other buildings in the neighborhood. Incorporating tall or bulky building elements near the property line of an adjoining site should be avoided.

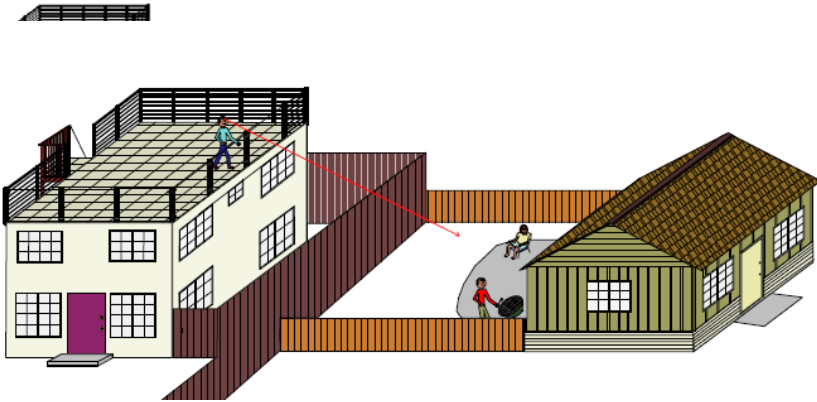


Discouraged: Overlooking active outdoor areas on adjacent properties, such as second-story decks immediately adjacent to shared property lines.

Policy PI-65

Consider the effect of proposed residential construction on the privacy, solar access and private views of neighbors when evaluating the design review applications. Avoid designs that are insensitive to the designs of neighboring buildings. Attempt to achieve an equitable balance of these design amenities among all properties affected by design review decisions.

All applicants are strongly encouraged to consult with neighbors early in the design process to learn their concerns and explain proposed projects.

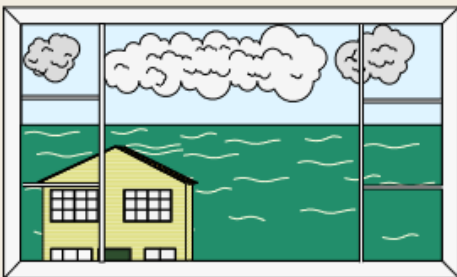


Rooftop decks above second stories are generally discouraged unless potential privacy impacts are properly mitigated.

Remember that trees are part of the view and that views are often filtered or transitory because of the urban forest. City policy prohibits trimming trees for views.

5.2 Maintain-Balance view opportunities and maintain views through a property to natural features to the extent feasible. ~~that lie outside the property.~~

- ~~Locate major building masses to maintain some views through the site from other properties to the extent feasible.~~
- In general, building elements shall obstruct no more than 50% of a neighbor's significant view.
- ~~Consider keeping the mass of a building low in order to maintain views over the structure.~~
- Being able to see a proposed neighboring residence or addition does not necessarily constitute a substantial or significant view impact.
- ~~Consider locating key building functions to make use of views.~~
- ~~Also locate buildings so they will not substantially block views enjoyed by others.~~



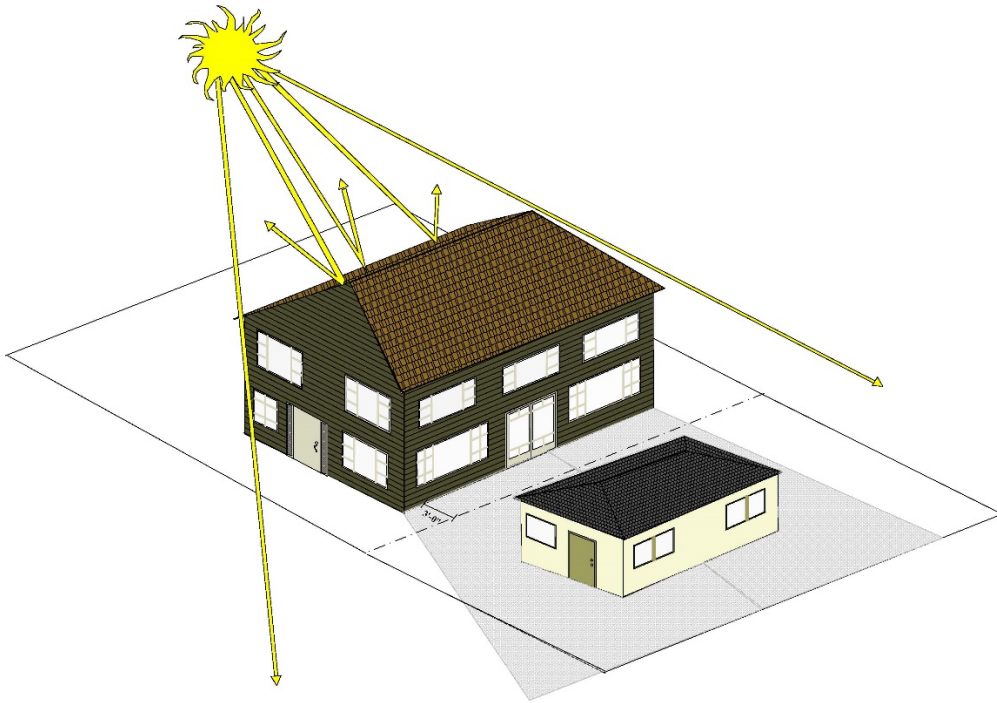
Maintains view opportunities



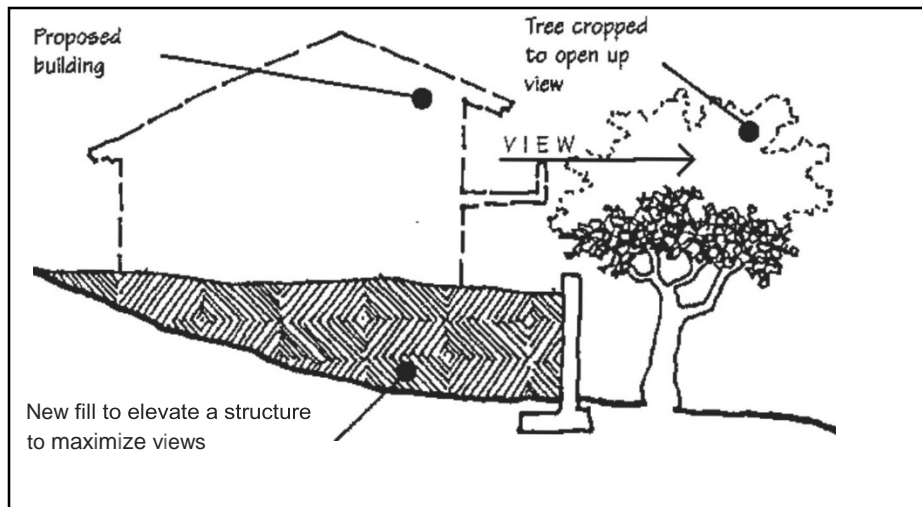
Eliminates view opportunities

~~5.3—5.3 Preserve reasonable solar access to neighboring properties to the extent feasible.~~ Maintain views through a property to natural features when feasible.

- When necessary, consider requiring the applicant to provide solar study to evaluate potential impacts to neighboring solar access associated with new construction.
- Incorporating tall or bulky building elements (such as expansive second stories) near an adjoining site should be avoided when it is demonstrated to impact the neighbor's solar access.
- ~~Locate major building masses to maintain some views through the site from other properties.~~
- ~~Consider keeping the mass of a building low in order to maintain views over the structure.~~
- ~~Also consider using a compact building footprint to maintain views along the sides of a structure.~~



*Avoid expansive second stories near an adjoining site when demonstrated to impact solar access.
Preferred: A new building is sited to maintain views from existing houses.*

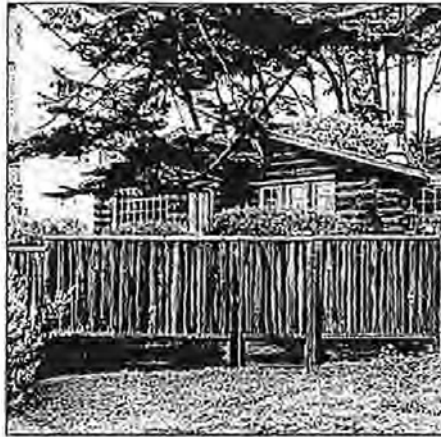
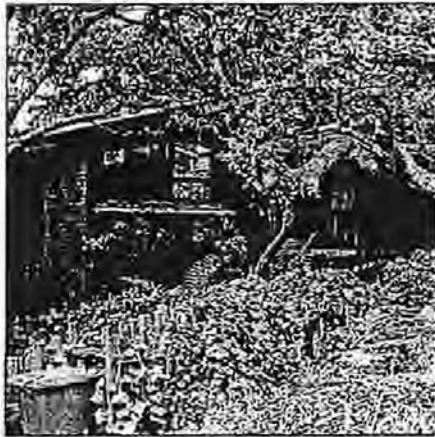


Discouraged: Elevating a site to maximize views.

The Design Traditions of Carmel



RESIDENTIAL DESIGN GUIDELINES FINAL DETAILS REVIEW



Adopted by City Council May 1, 2001

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 craftsman-ship 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 architectural themes include: Mission Revival, Monterey Colonial and a variety of other revival European Revival styles. Additionally, there are a number of mid-century modern homes built by notable architects such as Frank Lloyd Wright and Henry Hill. 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.

In the 21st century, Carmel experiences a wide variety of architectural styles, including Contemporary architecture, which is a form of construction that embodies the various styles of building design stemming from a wide range of influences including modernism. Similar to Modern architecture, the building design often includes geometric simplicity, clean architectural lines, cubicle forms, flat roofs, and open interior spaces. Contemporary architecture may incorporate unconventional building materials such metal and composite organic materials, as well as large glass windows and in some cases glass walls.

Policy Pl-65

"...Avoid designs that are insensitive to the designs of neighboring buildings."



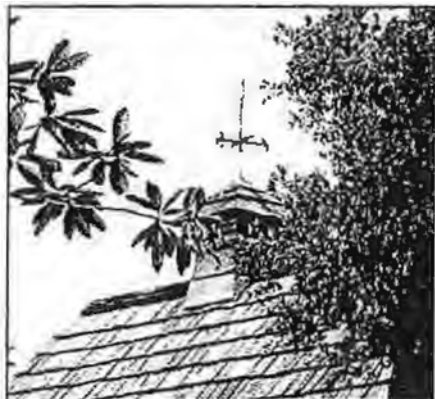
Carmel's early residences varied in size, style, siting and the subordination of buildings to nature

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 rafters, 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.

Contemporary Architecture

9.5 Contemporary architecture should achieve a balance between 21st century building practices and the design traditions that characterize Carmel.

- Contemporary architecture should be sensitive to neighborhood context while promoting architectural diversity.
- A design that incorporates the use of natural finish materials, such as stone and wood, is encouraged.
- When appropriate, consider the use traditional roof forms, such as gables, into the design.
- The use of earth-tone colors is encouraged. High gloss and polished metallic finishes are inappropriate.
- Metal windows and roofs are appropriate when consistent with building style.

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. New technological developments in materials that promote sustainability, fire proofing or fire resistance while maintaining authentic traditional style elements are encouraged.

The use of Carmel stone is encouraged.

9.5 Use "natural" building materials.

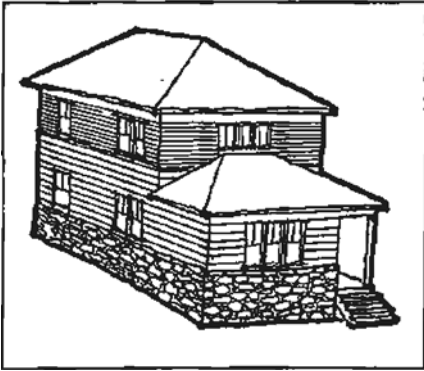
- Painted wood clapboard, stained or painted board and batten siding and shingles are preferred primary materials for exterior walls.
- Using native Carmel stone is also encouraged.
- Stucco, in conjunction with some natural materials, may be considered depending on neighborhood character but should 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 Fire resistant siding materials that replicate traditional profiles and texture of natural materials, such as wood, are preferred when using as an alternate to natural materials..Avoid the use of synthetic materials.

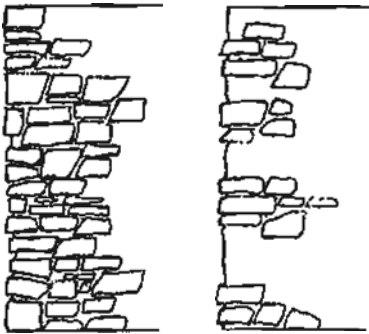
- The use of vinyl or aluminum siding, for example, is discouraged.
- Fire resistant products that simulate a wood grain, such as fiber-cement siding and other composite materials (e.g. hemp fiber, bamboo) are appropriate on synthetic siding also are inappropriate.
- Some new materials may be considered 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, consider using a different material, consistent with Carmel's design traditions, in order to achieve diversity in appearance.



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.



Encouraged

Discouraged



Discouraged

The application of stone should appear structural and authentic.

Roofing materials

A variety of roofing materials appear throughout the City, including wood shingles/shakes, asphalt shingles, clay tile, slate and metal. Wood roofs are a traditional material that contribute to the character of the Single-Family Residential District. However, in recent years there have been a number of wildfires statewide, and as such, property owners are finding it increasingly difficult to insure wood roofs. The City continues to encourage Class “A” wood roofs, but recognizes the challenges associated with this material and accepts alternative materials that present a high quality appearance while being more fire resistant.

9.8 Roof materials should be consistent with the architectural style of the building and while providing fire protection, with the context of the neighbor hood.

- Material that present a shingled appearance are preferred.
- Wood shingles and shakes are preferred materials for most types of architecture typical of Cannel (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.).
- Asphalt Composition composition shingles that convey a color thickness and texture similar to that of wood shingles may be considered ~~on some architec tural styles characteristic of more recent eras.~~
- Metal roofs painted with muted earth-tone colors may be considered, plastic and glass roofs are inappropriate in all neighbor hoods.

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.

9.5 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.

Windows & Doors

A variety of window types appears throughout the community. Rectangular, vertically proportioned, double-hung windows appear on many buildings and predominate. However, examples of horizontally proportioned windows exist. For example, larger picture windows look onto important views. Sometimes, a larger window area is created by pairing smaller windows.

By far, wood frame windows are the most typical, but metal windows also are found, especially on some styles that reflect Modernist influences. Regardless of material, window fenestration which replicates authentic and/or traditional profiles is preferred.

Specialty windows

Over the years, bay and oriel windows have been used to provide visual interest on facades and to reduce the apparent mass of structures. They particularly became popular with the introduction of the Comstock "story book" buildings. However, they were used with restraint on any single structure.

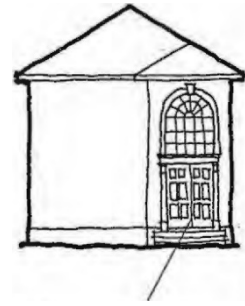
The use of bay, oriel and other projecting windows should be considered when the building style would have traditionally included such features. They are encouraged when they would break up the line of an otherwise long, unrelieved wall. They are discouraged when overused (along the street or within a single design) or when they would create added mass, bulk or complexity on an otherwise interesting and attractive facade,

Doors

When it is oriented to the street, the front door helps to establish a sense of connection with the neighborhood. Traditionally, doorways were of a standard dimension that fit the human form and scale. This tradition should be continued.

9.10 Window styles and materials should be consistent with the architecture of the building. Window styles and materials should be uniform throughout a building.

- Divided light windows are encouraged when appropriate for the style of architecture. Divided light windows should appear to be true divided light, including use of internal and external mullion and muntin bars on insulated windows. Removable or "snap-in", or internal-only mullion and muntin bars, are unacceptable.
- Materials other than authentic, unclad wood windows are encouraged. Aluminum clad wood windows may be considered when demonstrated to have a high quality appearance and level of detail similar to unclad wood.
- Alternative windows materials such as aluminum and fiberglass may be considered are appropriate only when it can be demonstrated that the proposed material is ~~more~~ appropriate ~~to-for~~ the architecture and has an appearance



These large double-doors and arched entry light are out of scale with traditional designs.

- similar to a traditional window.
- High gloss finishes should be avoided.
- Fenestration on historic buildings should retain the historic integrity of the resource. When feasible, original windows should be restored rather than replaced.



Vertically proportioned, double-hung windows appear on many buildings.

Preferred



Discouraged



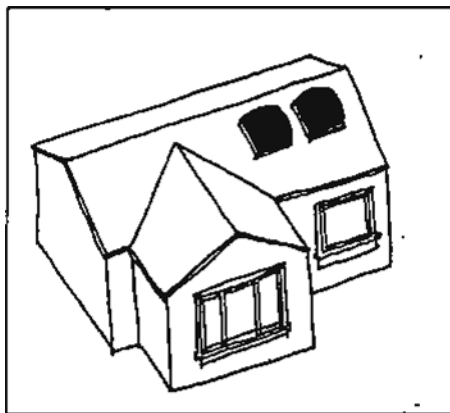
Fenestration should not overwhelm the architecture. Where views are desired, architectural styles which accommodate wider window configurations should be considered.

9.11 Locate and size windows and doors to achieve a human scale while avoiding mass and privacy impacts.

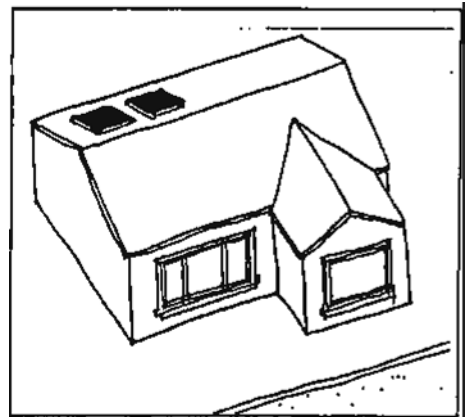
- The use of a grand entry ~~or~~ oversized entry door ~~or large picture window~~ facing the street is discouraged. These convey a scale inappropriate to Carmel.
- Large windows and/or panes of glass on the front elevation may be considered when consistent with the architecture or along street with direct coastal views.
- Avoid positioning a large window (greater than 12 sq. ft.) along a side wall ~~that would~~ when demonstrated to impact the privacy of an adjacent neighbor.
- Provide windows on walls facing the street to help convey a human scale, add visual interest and avoid unrelieved building mass.
- Limit the use of specialty windows that add to building bulk. Generally, only one bay or oriel window should be visible from the street. Bay and oriel windows facing the street should be avoided if their use would create a repeating pattern within the context of adjacent structures to both sides of the site.

Skylights

Skylights have appeared over the years in Carmel as a relatively modern design element. Since they are not part of the City's design traditions and they often conflict with the authenticity of popular architectural styles, they can appear out of place. When used, they should be subordinate to the overall roof form and character. A skylight can have significant impacts on the appearance of a property as seen from the street and also can create privacy or glare impacts.



Discouraged: The location of skylights on the front of the roof is discouraged.



Preferred: Minimize the visual impacts of a skylight by locating the skylights on the back of the roof



Preferred: This overhead door matches the board and batten siding of the garage itself.

Garages

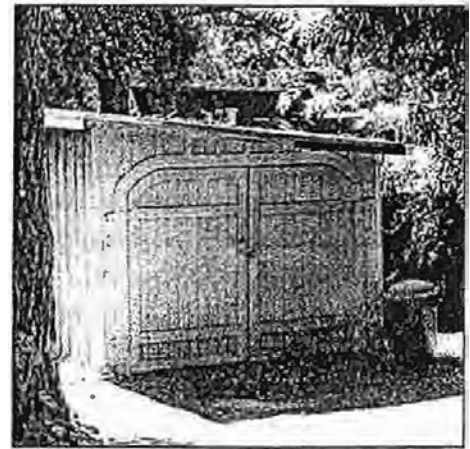
A garage should be detailed such that it will appear as a subordinate element on the site.

9.15 A garage door should be designed either to provide visual interest or to blend with the background materials of the building.

- Design the garage door to blend with the building wall ~~or orient the door so as not to face the street.~~
- ~~A standard overhead garage door, with contrasting color and materials should be avoided. Unclad wood garage doors are preferred with most designs.~~



Preferred: This garage door blends with the house siding.



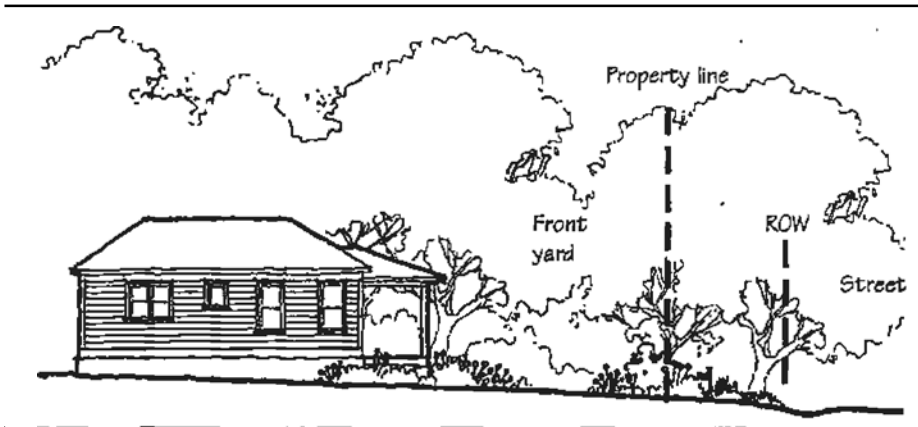
Design the garage door to blend with the building wall or orient the door so as not to face the street.

A note about colors:

Traditionally, builders used muted colors in Carmel. In many cases, the natural earth tones of stone and the dark tans of stained siding dominated a site. Even when buildings were painted, muted earth tones were used to help blend with the forest. This tradition should be continued.

Occasionally, a brighter color scheme appeared, particularly on some Mission Revival styles. However, these typically were located on large lots where extensive planting filtered the view and muted the overall impact. When bright colors are now used in more densely developed conditions, the impacts can be much greater than in the past. Therefore, muted color schemes are preferred.

Muted earth tones should be dominant elements of a building's color palette. Limit the use of bright colors. If they are to be used, reserve their application to key accent features, such as an entry door. Pastel colors may be appropriate for some building styles, such as Mission Revival. Even in these cases, however, a subdued color scheme is preferred.



Plantings in the front yard should continue the forest image.

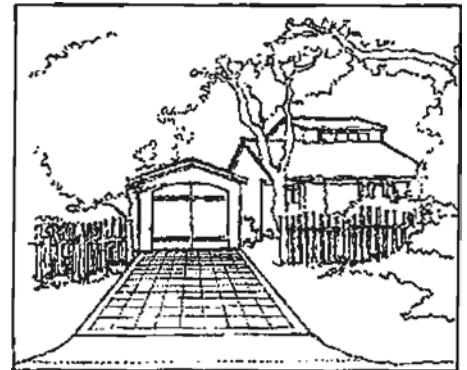


Porous materials such as gravel, packed earth and sand-set pavers are preferred for driveways. However, the use of gravel or other "displaceable materials" between the property line and the paved street edge is prohibited.

Paving Materials and Design

10.5 For driveways, patios and walkways, select paving materials that convey the colors and textures of native materials and that will reduce runoff.

- The use of Carmel stone, brick, decomposed granite and earth-toned pavers, for example, are appropriate.
- Using a "sand-set" instead of "mortar-set" for paving materials allows for percolation of rain into the soil and is encouraged.
- ~~The use of cornet or asphalt is discouraged. Avoid using "turf block" and grey concrete.~~
- Tire strip driveways that provide open space for landscaping and minimize site coverage are encouraged.
- Paving designs and materials uncharacteristic of a village in a forest are discouraged.
- Gravel and other easily-displaced materials are inappropriate in the public right-of-way but may be used on private property.



Scored concrete and turf block are inappropriate as driveway surface materials and should be avoided.

10.6 Design paved areas to be small, informal and intimate.

- Avoid large, continuous areas of pavement that are uncharacteristic of the forest and landscaped setting.
- Separating the walkway from the driveway can keep the paved area from appearing wide and expansive.
- Add landscaping at grade or in containers to soften the appearance of paved areas.
- Avoid formal or urban paving treatments such as grasscrete or wide areas of asphalt or concrete.

10.7 Use paving materials that will minimize impacts on tree root systems.

- Using porous paving materials that permit percolation of water and aeration in soils is encouraged.