



# CARMEL PRESERVATION ASSOCIATION

## STATEMENT OF PURPOSE

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Carmel Preservation Association (CPA) was founded to protect the traditional style architecture that has made Carmel-by-the-Sea a global destination for over one hundred years. “Modern style architecture” has been infiltrating our commercial and residential community to the dismay of most of its citizens. It is incompatible with the residential “Village Forest” character and charm of Carmel-by-the-Sea.

We do not support any “modern style architecture” in Carmel. Supporting even a small percentage of modern style architecture would open the floodgates and make it impossible to stop a potential influx of modern design which would destroy the charm of the village. However, there are a plethora of traditional styles that would be compatible with our small-town environment.

Therefore, we must create Design Guidelines, Zoning Laws and elect politicians who appoint appropriate Planning Commissioners sympathetic to our cause to achieve these goals. We encourage the Residents of Carmel to measure all their choices for Carmel elected offices accordingly. Likewise, we will need to educate staff to these goals so they will appropriately inform architects and newcomers of what is acceptable in our community. We also desire the creation of a Design Review Board to review designs specifically for the purpose of determining if they are compatible with Carmel Village Character.

We reference the June 2003 General Plan Introduction to reinforce that our mission has been already endorsed by the City:

*“Carmel-by-the-Sea is internationally recognized as a unique small coastal community with a **residential** village character. Early development was predominantly residential. Commercial development began as small-scale village enterprises designed to serve the needs of the local residents. Through the years, these commercial uses have expanded to cater largely to visitors.*

*Located adjacent to Carmel Bay with gently rising slopes, the City has conscientiously retained its **residential** village character in a forest setting, dominated by Monterey Pines. The special character of this residential coastal community is considered a unique asset of statewide and national significance that should be maintained as a resource both for local residents and for visitors.”*

The above states that the special character of this “**residential**” coastal community is a state and national asset. Since modern style architecture evokes a “**commercial**” character, modern style is not in keeping with the valuable “**residential village character**” of Carmel-by-the-Sea.

## CHARACTERISTICS FOR MODERN AND TRADITIONAL STYLE ARCHITECTURE

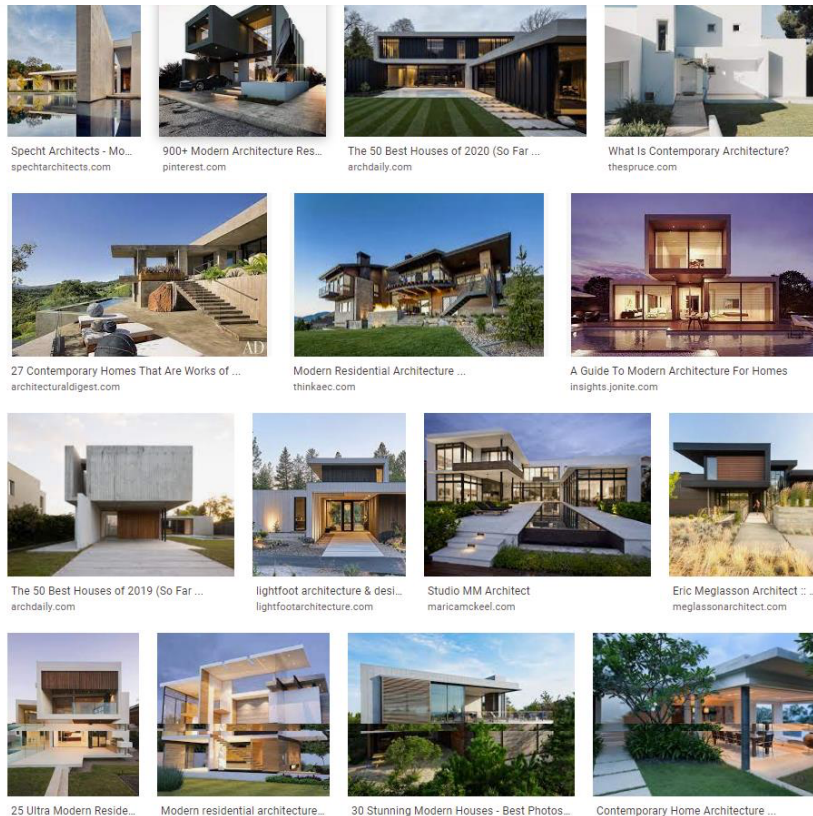
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### Modern Style Architecture Design Elements

(Some traditional style homes may include certain details below on occasion)

- Box like appearance
- Cubism architecture
- Large surfaces without relief
- Undivided glass windows
- Elements without detail or trim
- Artificial/Man-made vs natural or authentic materials
- Starkly contrasting colors (e.g., Bright white with black trim)
- Ribbed-metal, asymmetrical, flat and/or shallow pitched roofs
- Use of industrial materials such as steel, glass and concrete, or obvious faux materials
- Horizontal wood or wire fencing
- Appearance evoking reactions of a, cold, unfriendly, machine-like, lifeless, impersonal, sensational, trendy, ubiquitous, powerful, stunning, ostentatious, commercial, and/or overpowering building

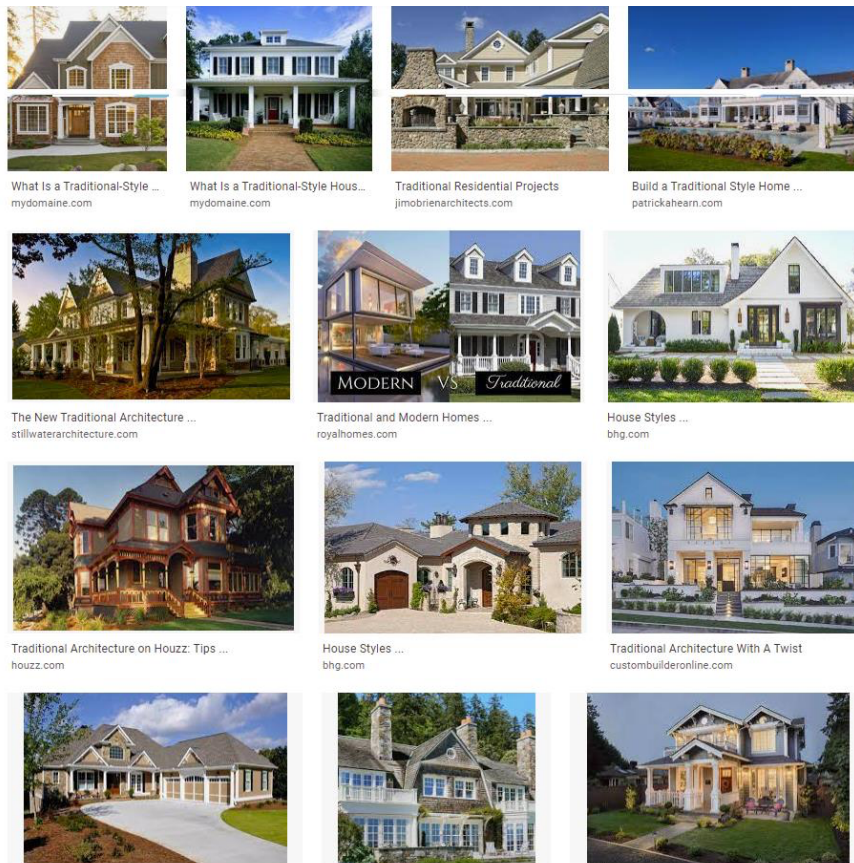
### Examples of “Modern Residential Architecture”



## Traditional Design Elements

- Natural materials
- Pleasant open spaces
- Abundant landscaping
- Carmel Stone and local granite
- Wooden hand carved doors
- Wood, or authentic appearing window frames, sills, and moldings
- Wooden, stone, or authentic appearing roofing materials
- Detail and craftsmanship
- Embellished work with detail
- Create interest and continual delight in design
- Surfaces are broken up by ridges, insets, decorative tiles, cavities, niches, and changes of material
- Textures show great variety from smooth troweled plaster, brick, stone, rock, painted, carved, stained or rough-cut wood
- Corners exhibit bevels, bullnoses, cornices, and moldings
- Appearance evoking reactions of a warm, friendly, unassuming, inviting, magical, whimsical, cozy, welcoming, inviting, heartwarming, and human scale home

## Examples of “Traditional Residential Architecture”



## DEVIATION FROM HISTORIC PLAN

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Below is an excerpt from the **1988 Carmel General Plan** and shows how modern design clearly deviates from the plan:

*“In recognition of this fit between the natural and built environments, and perhaps to enhance this fit, many of the City's buildings have been designed with natural materials, pleasant open spaces, and abundant landscaping. Carmel Stone, local granite, and the frequent use of wood in hand carved doors, window frames, sills, moldings, roofing materials and signs are all design features that contribute to the village character of the City. These form a contrast to the glass, steel, plastic, and featureless gray concrete so often found in other cities.*

*Another dimension of this mimicry of the natural environment is the love of detail and craftsmanship. Just as nature abhors the monotony of anything blank or unrelieved, so Carmel's builders have embellished their work with detail and device to create interest and continual delight in the design of their buildings. Most of Carmel-by-the-Sea's significant buildings exhibit a myriad of detail, some intricate, some bold, that defies cataloguing in a single view or visit. Surfaces are broken up by ridges, insets, decorative tiles, cavities, niches, and abrupt changes of material. Textures show great variety from smooth troweled plaster, brick, stone, rock, or exposed aggregate to painted, carved or unfinished wood. Corners exhibit bevels, bullnoses, cornices, and moldings. Everywhere, the designers' attention to detail, and the builders' contribution of skill and craftsmanship are evident in the best of Carmel's buildings.”*

## MISCONCEPTIONS OF TRADITIONAL DESIGN

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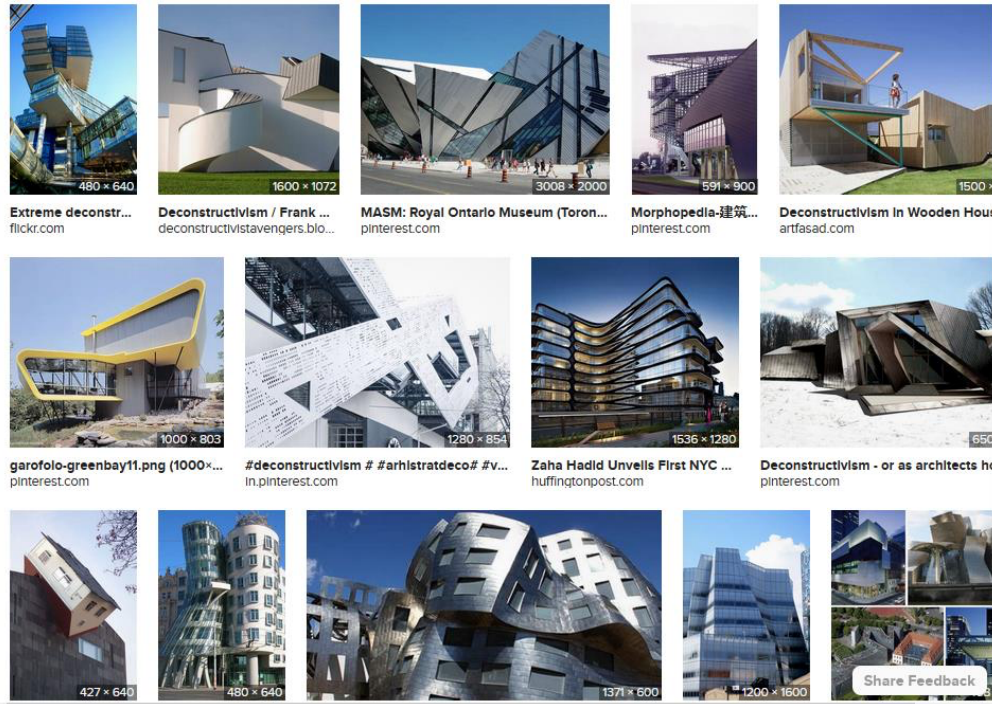
There exist acceptable traditional styles that might be thought of as modern. The Frank Lloyd Wright house is an example of such acceptable traditional architecture. If the home is tested against the criteria for traditional design, it clearly exhibits these acceptable elements:

- Natural materials
- Pleasant open spaces
- Abundant landscaping
- Carmel Stone and local granite
- Wood, or authentic appearing window frames, sills, and moldings
- Wooden, stone, or authentic appearing roofing materials
- Detail and craftsmanship
- Embellished work with detail
- Create interest and continual delight in design
- Surfaces are broken up by ridges, insets, decorative tiles, cavities, niches, and changes of material
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## CREATIVITY AND FREEDOM OF EXPRESSION

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As a community based on the concept of creativity and freedom of expression, we want to encourage creative ideas within a complimentary sphere. However, if we don't create boundaries, we might have neighbors building something modern like these:



Mayor Dave Potter, *"Barbara Livingston has served the residents and city of Carmel-by-the-Sea for over 50 years with passion and integrity...Barbara has forcefully, consistently, compassionately and successfully promoted the imperative need to preserve the unique character of Carmel-by-the-Sea."*

We devote our mission in loving memory to:

# Barbara Livingston