



History and Character of the Minimal Traditional

The Richmond Minimal Traditional Style was popular from the 1940's to the 1950's and should not be confused with the Ranch style houses that would follow. The Richmond Minimal Traditional houses are typically a stripped down version of the Tudor or Colonial Revival Styles popular before World War II. The roof pitches were lowered and the details were removed.

In Richmond, the Minimal Traditional Style is represented mostly by single-family residences that are in a modified Gable "L" massing type. The massing of the houses are commonly one story in height.

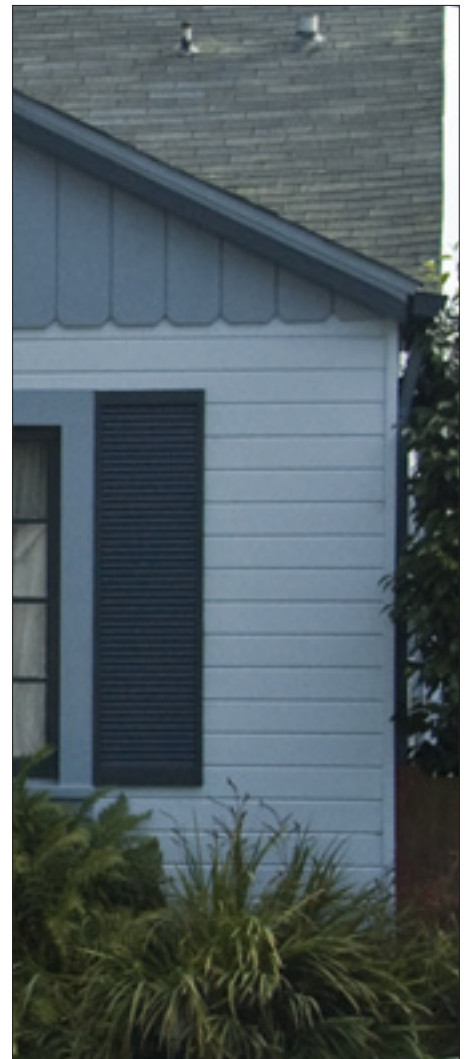
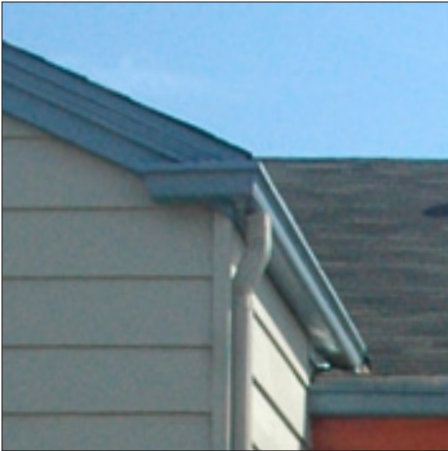
The Richmond Minimal Traditional Style houses differ from the Ranch Style houses that would follow it. Richmond Minimal Traditional houses are typically on narrow and deep lots where the Ranch Style houses tend to be on very wide lots. The proportions of the massing and the details found in the Richmond Minimal Traditional Style echo those found in the traditional styles that preceded it, where as the Ranch Style, with its low stretched out proportions, echoes the prairie and international styles.

Key Characteristics

- House layouts are similar to other Heritage Architectural Styles
- Garages typically do not dominate the façade
- Some houses include attached garages
- Simplified detailing
- Front porches
- Low pitched gable or hipped roofs

Sample Photographs

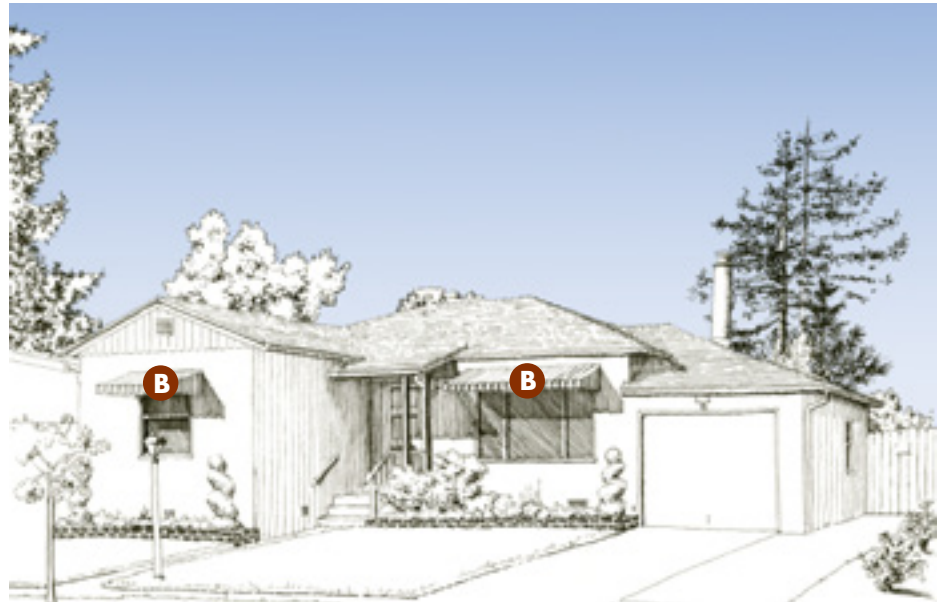




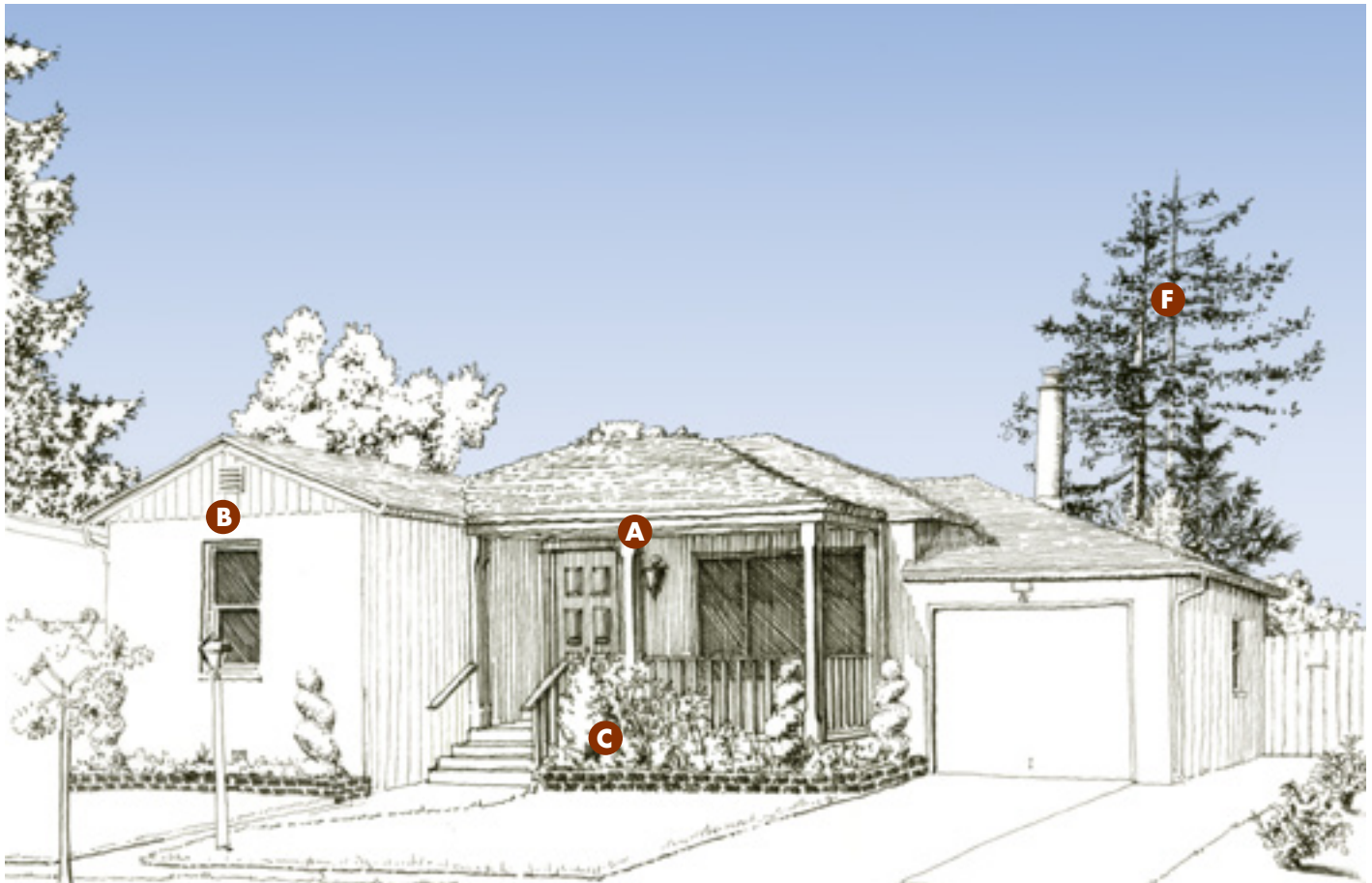
Transformations

Illustrated Improvements

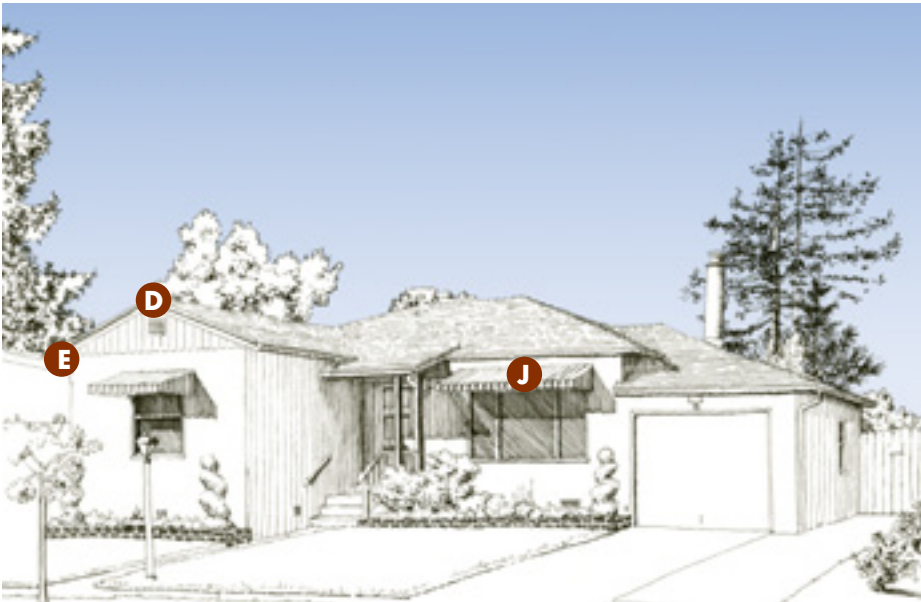
- A** Add porch across the façade to break down massing and add character
- B** Remove inappropriate window awnings
- C** Continue to develop landscaping to strengthen composition of massing



Existing street-side character



Potential street-side character maintains historic details and incorporates architectural elements to break down massing.



Existing street-side character

Illustrated Improvements

- D** Match original gable roof form in wing
- E** Match historic eave depth and detail
- F** Integrate a bay window on ground floor wing massing to break down massing
- G** Compose second floor windows to align with ground floor openings
- H** Add porch across the façade to break down massing and add character
- I** Introduce second floor balcony above garage
- J** Remove inappropriate window awnings
- K** Continue to develop landscaping to strengthen composition of massing



Potential street-side character maintains historic details and incorporates architectural elements to break down massing.

Alternative Massing Standards



Massing Standards

- A** Convert house to Gable End massing when the secondary wing is greater than 10'
- B** Build a two story massing above main body and secondary wing
- C** Break down massing and add character with a wrap around porch



Conversion to Gable End form

While the design guidelines generally frowns upon converting from one massing type to another, an exception is made here for Richmond Minimal Traditional houses where the secondary wing is less than half of the front facade width and is 10' or deeper on a house less than 32' wide. In a two story massing, the depth of the secondary wing to the width of the house would be out of proportion. By making the secondary wing wider and in effect changing it to the main wing of the house, a balance is found in the massing. Elements such as wrap around porches should be used to break down the massing of the house.

The following images illustrate how different garage locations are treated on medium and large additions.

Key

- Main body
- Secondary wing
- Garage
- Potential buildable area



Detached Garage

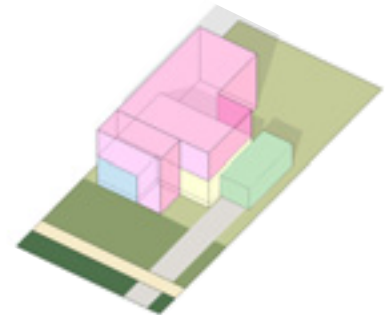
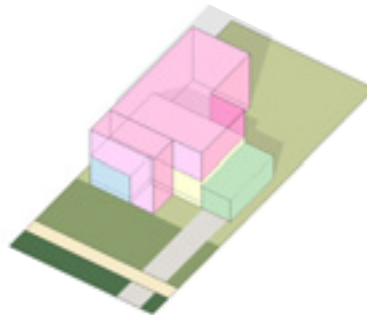
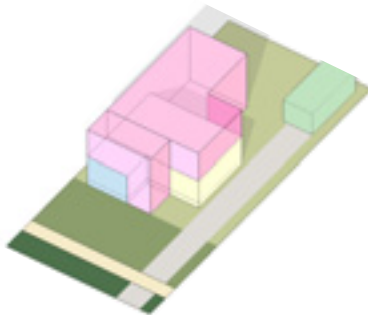
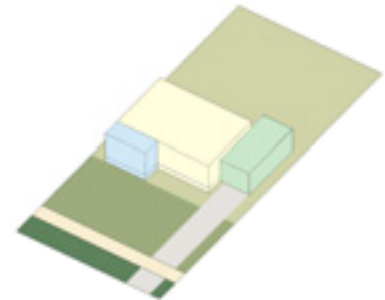
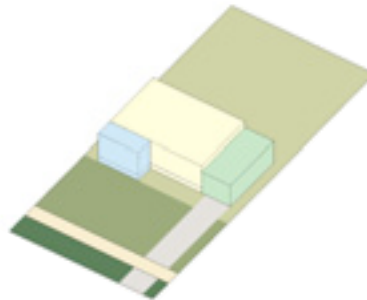
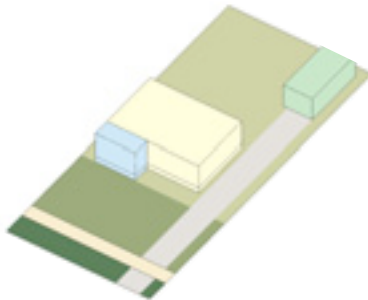
The massing of this Minimal Traditional house matches the Gable “L” massing type. The main body and secondary wing may be built upon. The addition of details such as a porch and/or bay-window are used to break down the two story massing.

Flush Garage

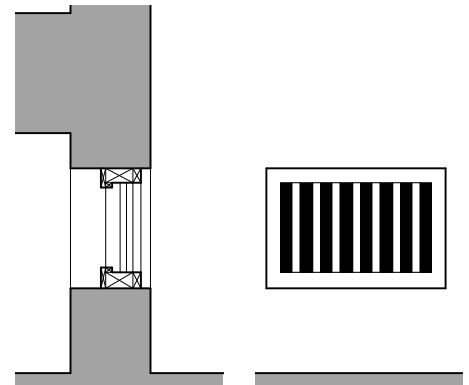
The massing of this Minimal Traditional house needs to reinforce the hierarchy of the spaces by not adding a second story above the garage. A second story addition may be built over the existing footprint. Details such as a porch and/or bay-window are used to break down the two story massing.

Recessed Garage

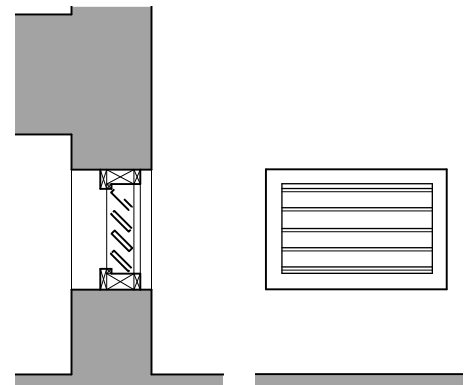
The massing of this Minimal Traditional house shows the garage recessed from the main building. Due to the tertiary nature of the garage massing, additions should only be made over the main body and secondary wing. Details such as a porch and/or bay-window are used to break down the two story massing.



Walls



Crawl space vents: vertical slats



Crawl space vents: lowers

Walls

Richmond Minimal Traditional Style walls are often made of wood siding, but can also be found in smooth 3-coat stucco. Additions or renovations should match the existing exterior surface. New siding should match the style of the existing siding and should be made out of wood or fiber-cement material; vinyl and aluminum siding are discouraged. New stucco should use the 3-coat process. Synthetic stucco systems such as EIFS (Exterior Insulation and Finish Systems) should be avoided.

Architectural Standards: Stucco

- A** Use smooth flat 3-coat finish stucco on walls
- B** Integrate simple punched openings
- C** Integrate water table to provide the building with a base

Architectural Standards: Siding

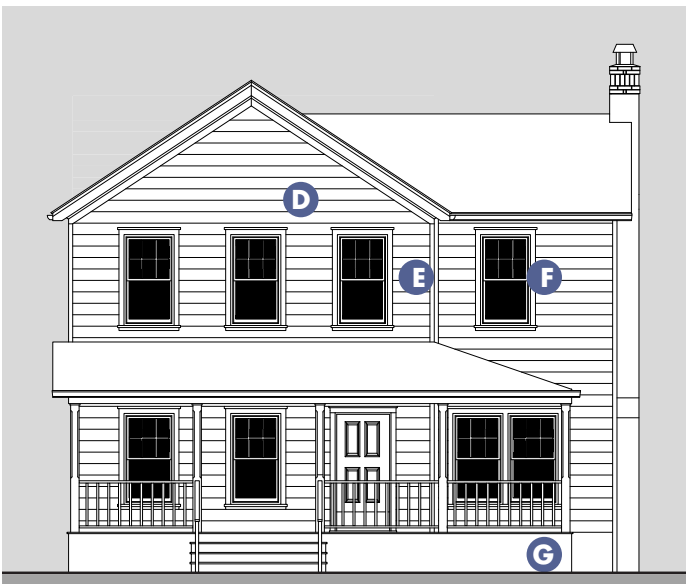
- D** Use horizontal siding
- E** Use 6" corner trim
- F** Use 4" trim surrounds on windows and doors
- G** Integrate water table to provide the building with a base

Recommended Improvements

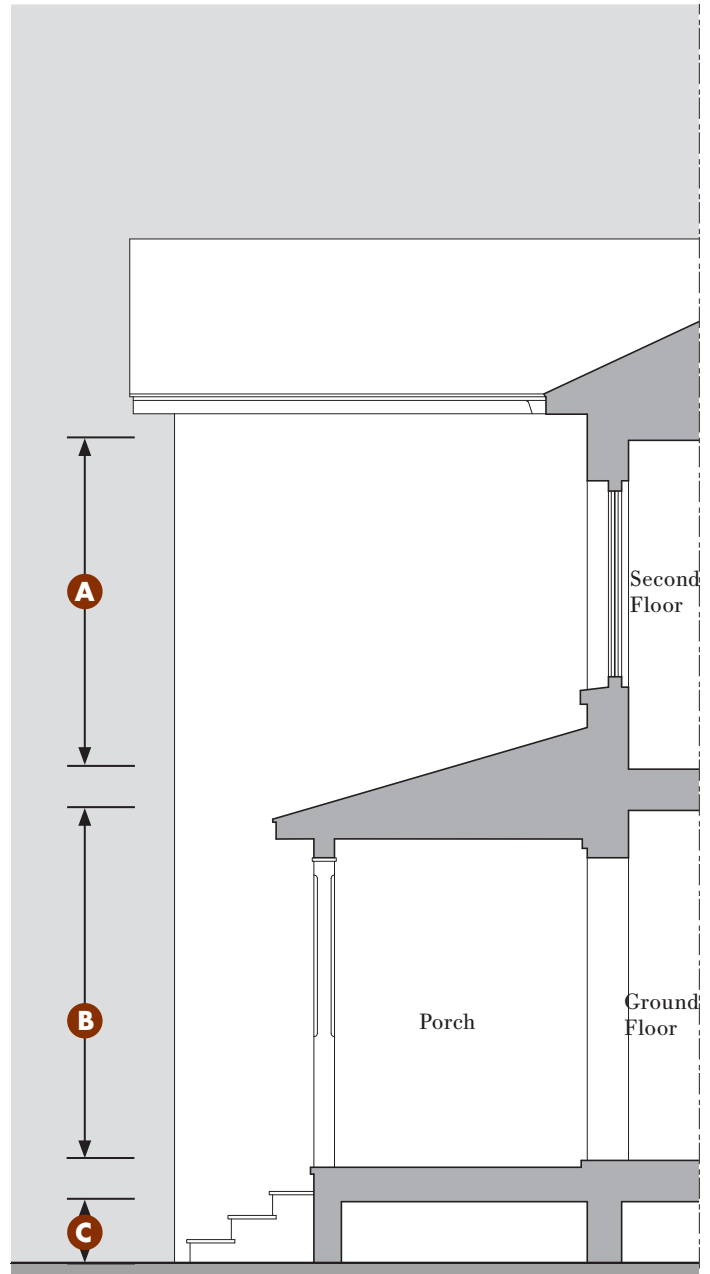
- A** Upper floor (8'-9'), *new construction*
- B** Ground floor (8'-9'), *existing*
- C** Crawl space



Example of smooth 3-coat stucco with bay window and front porch

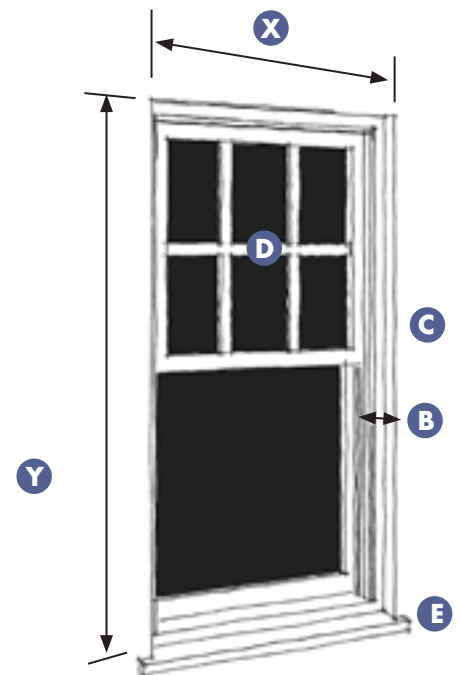


Example of horizontal siding and with corner trim and window surrounds



Section-side elevation of porch

Windows and Doors



French casement window detail

Windows and Doors

The Richmond Minimal Traditional Style borrows from the distinct windows and doors of the other heritage styles. The Richmond Minimal Traditional Style has windows that vary from wood double-hung to aluminum slider windows. As windows are updated, consideration should be given to incorporating other heritage style windows throughout the house.

Windows should be recessed in walls with brick mould on stucco houses and wood surround on siding houses.

Architectural Standards

- X** Match proportions of existing historic windows when replacing or adding new windows
- Y** Match existing historic windows or match those set forth in these guidelines
- A** Match the recess of existing windows when adding or replacing windows
- B** Do not add stucco/foam surrounds on stucco houses
- C** Use clear glass and divided windows with exterior muntins; interior muntins are not allowed
- D** Use window sills (required) made out of wood, concrete or stucco
- E** Use front doors made of wood with a small opening/window
- F** Do not use sliding windows
- G** Use 4" minimum mullion between ganged windows

Illustrated Windows and Doors

- A** Typical ground floor window/door
- B** Typical upper floor window
- C** Accent window or door



Examples of façade compositions and hierarchy of windows and doors.

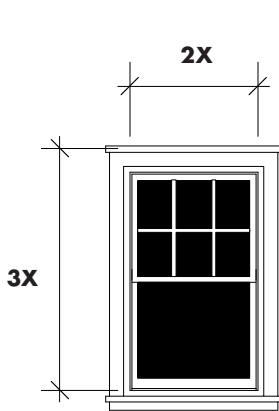
Windows and Doors (continued)

Windows must meet building code egress requirements

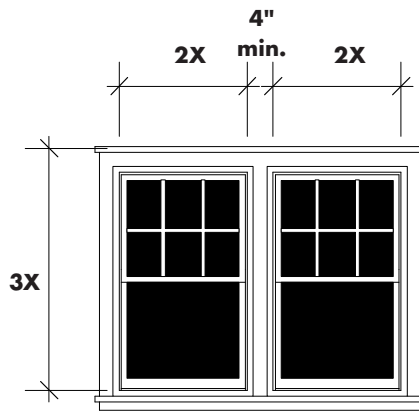
Typical

Accent

Upper Floors

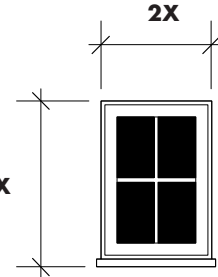


Double hung window



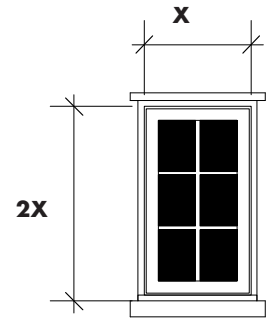
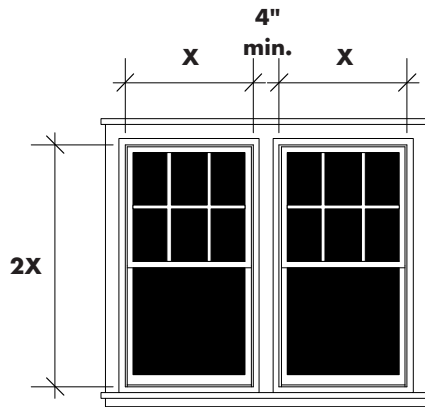
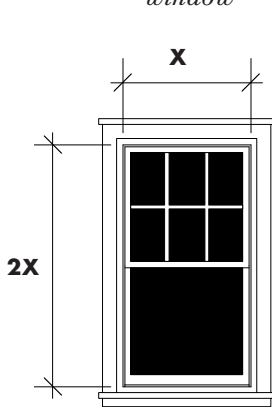
Window pairing

3X

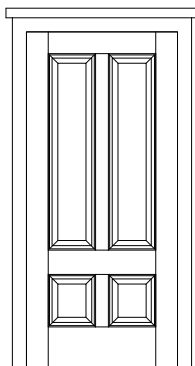


Privacy windows

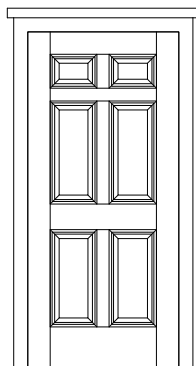
Ground Floor



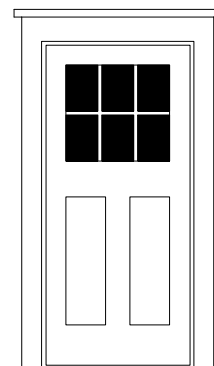
Doors



Wood door with divided lites

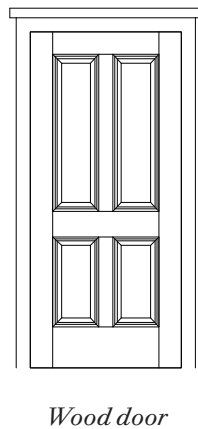
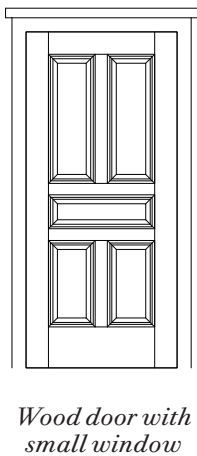
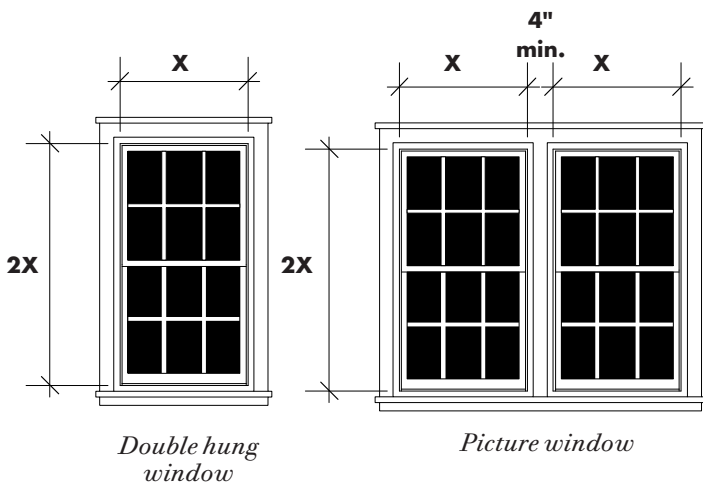
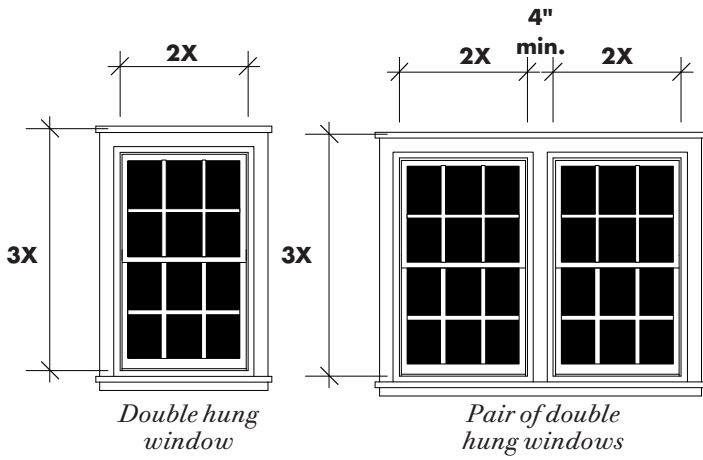


Wood door with transom

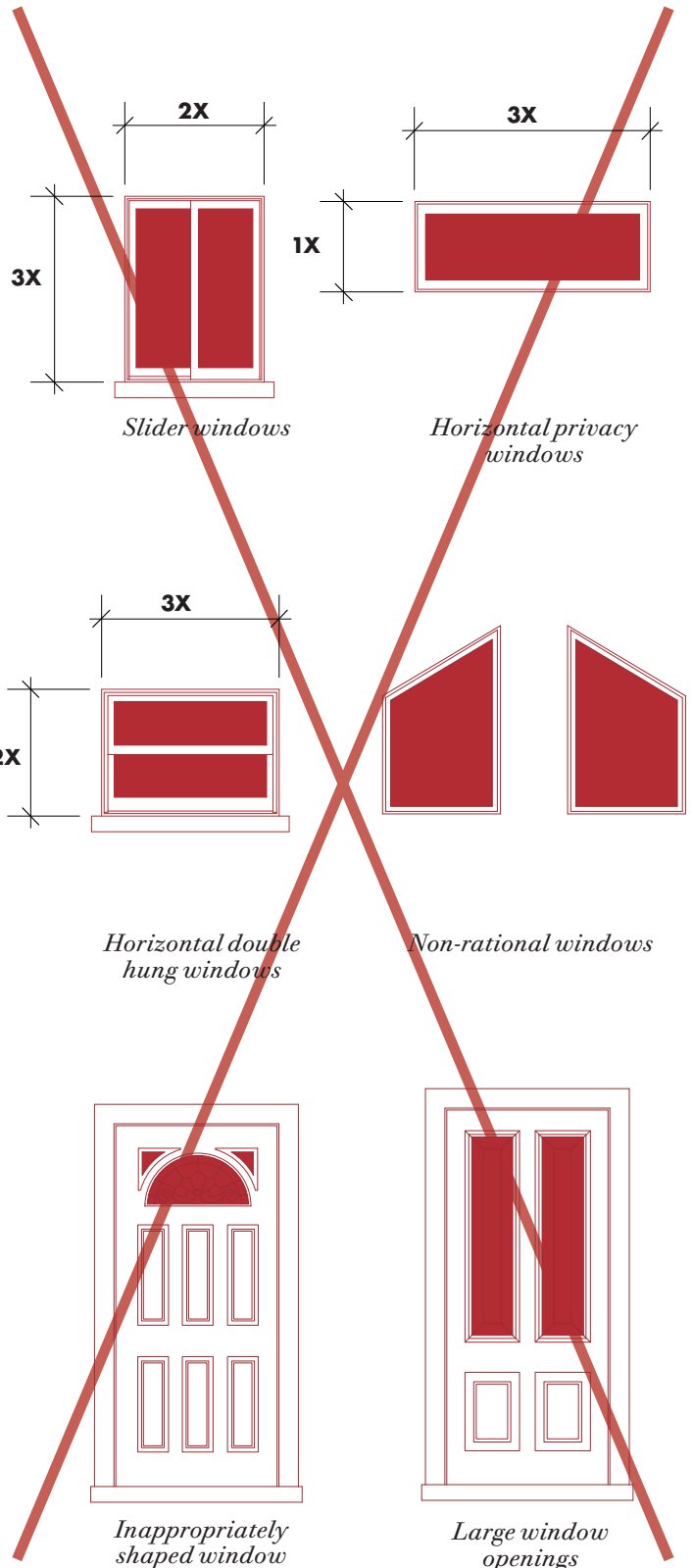


French doors

Alternatives



Avoid



Porches



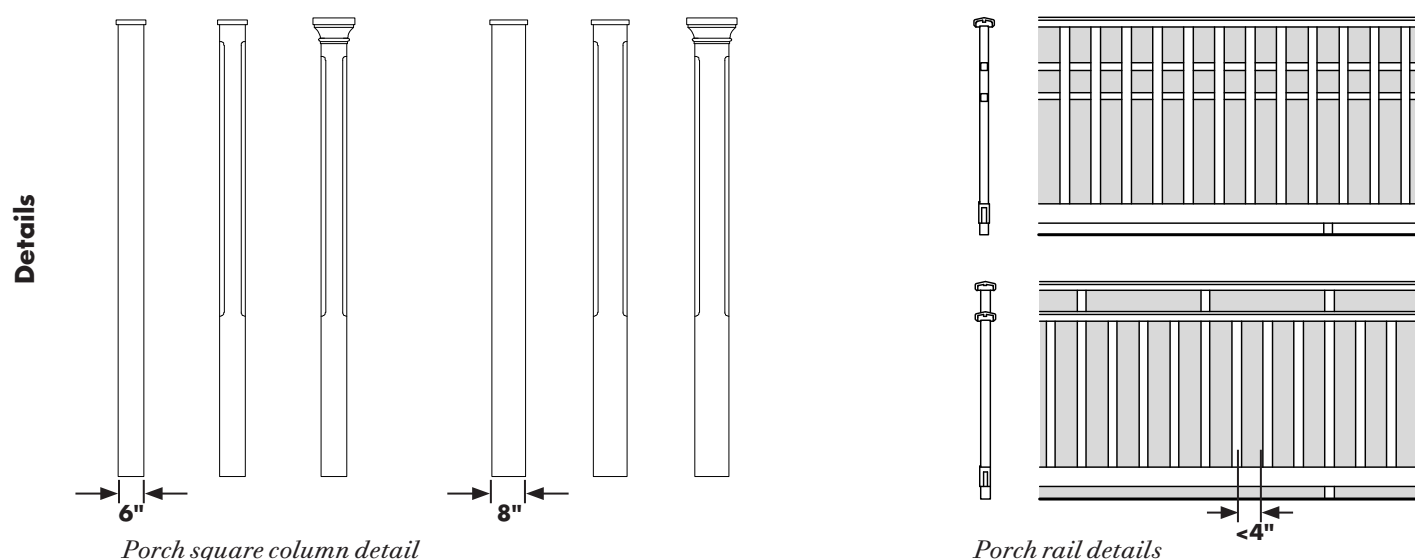
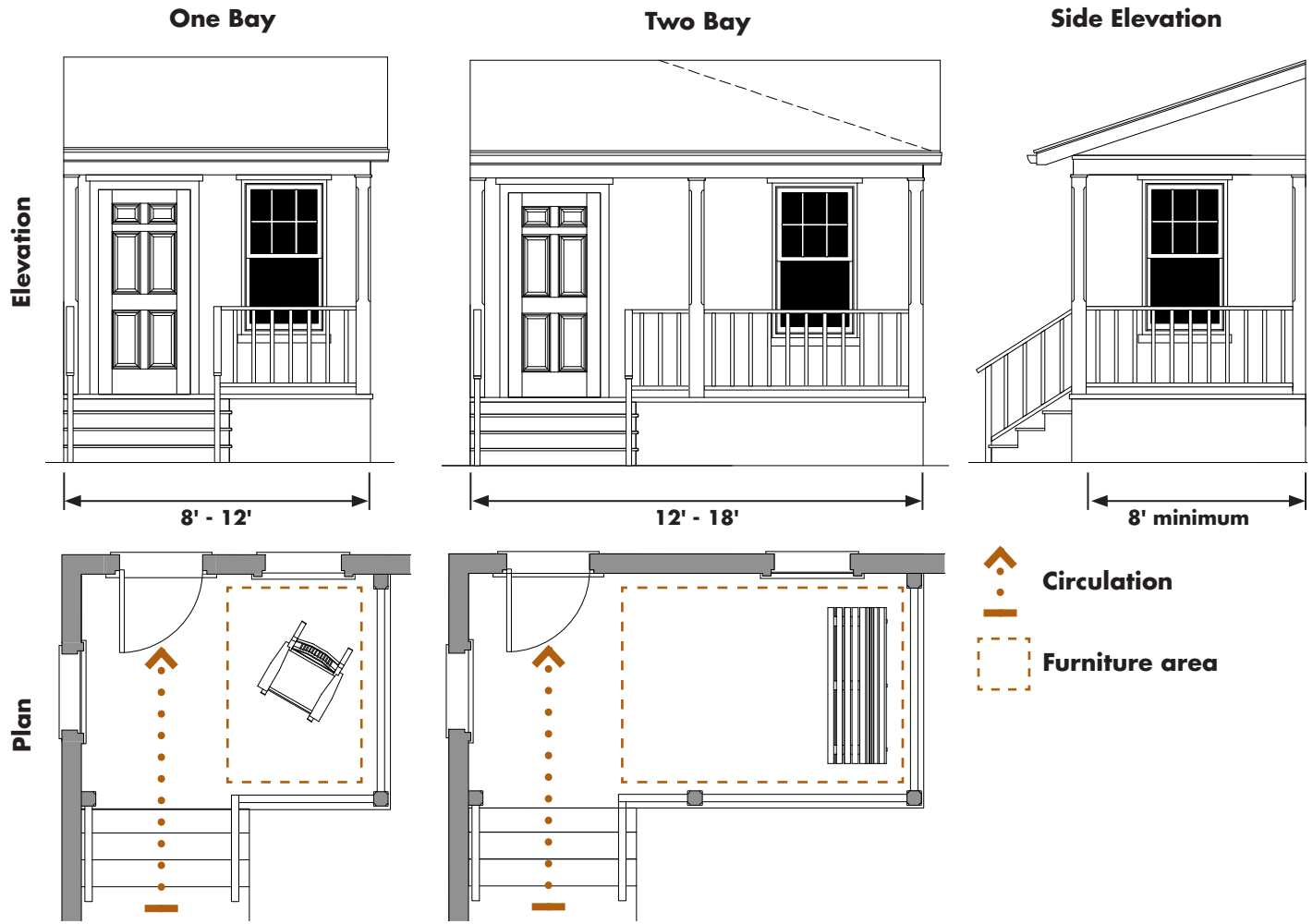
Porches

In the two story massing of the Richmond Minimal Traditional Style, porches become an important compositional element. Porches help to break down the overall massing and bring it down to a more pedestrian scale.

The existing porches in the Richmond Minimal Traditional Style tend to have columns and support members that are thin and appear insubstantial. The porches tend to blend into the house. The porches in the two story massing become more substantial and prominent, in order to better counter balance the mass of the two story house.

Architectural Standards

- A** Maintain a minimum of 8' clear depth on porches
- B** Build new porch elements more substantially than the existing porch in order to add more character
- C** Match porch details to house



Roofs and Eaves

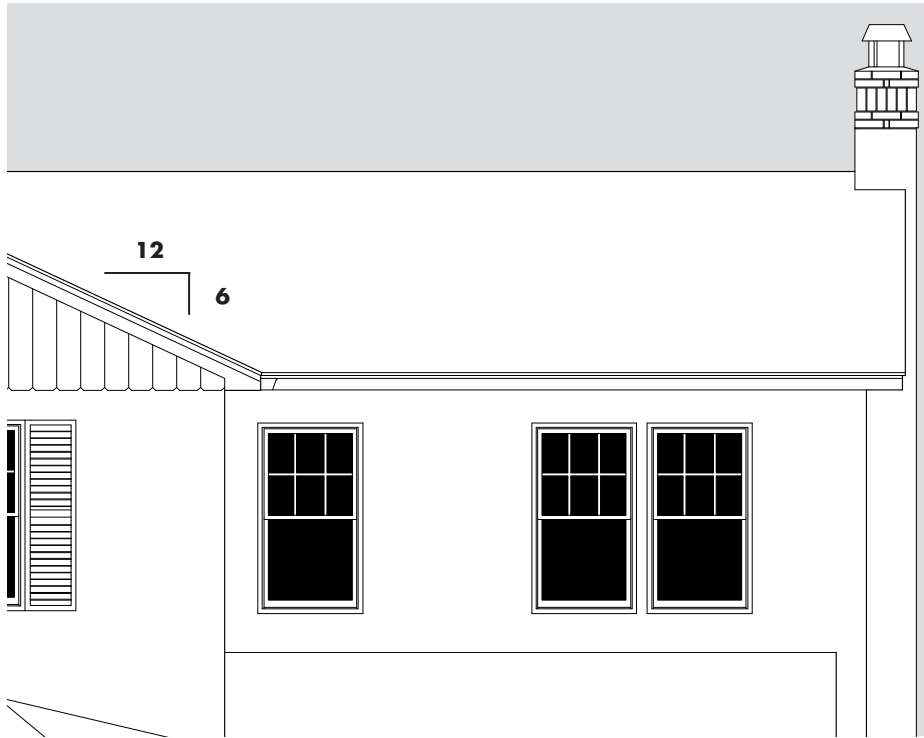


Roofs and Eaves

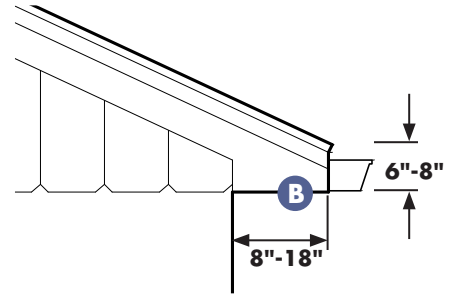
Houses in the Richmond Minimal Traditional Style have low to medium pitched roofs with shallow overhangs and box-in or soffited eaves. Roof pitches range from 6:12 to 10:12, with 4:12 being the most common.

Architectural Standards

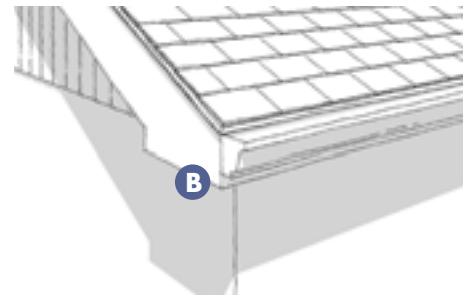
- A** Match existing roof pitches 6:12 to 10:12 on additions and renovations
- B** Build eaves with soffits or boxed-in
- C** Gable ends on stucco houses may have decorative vertical siding



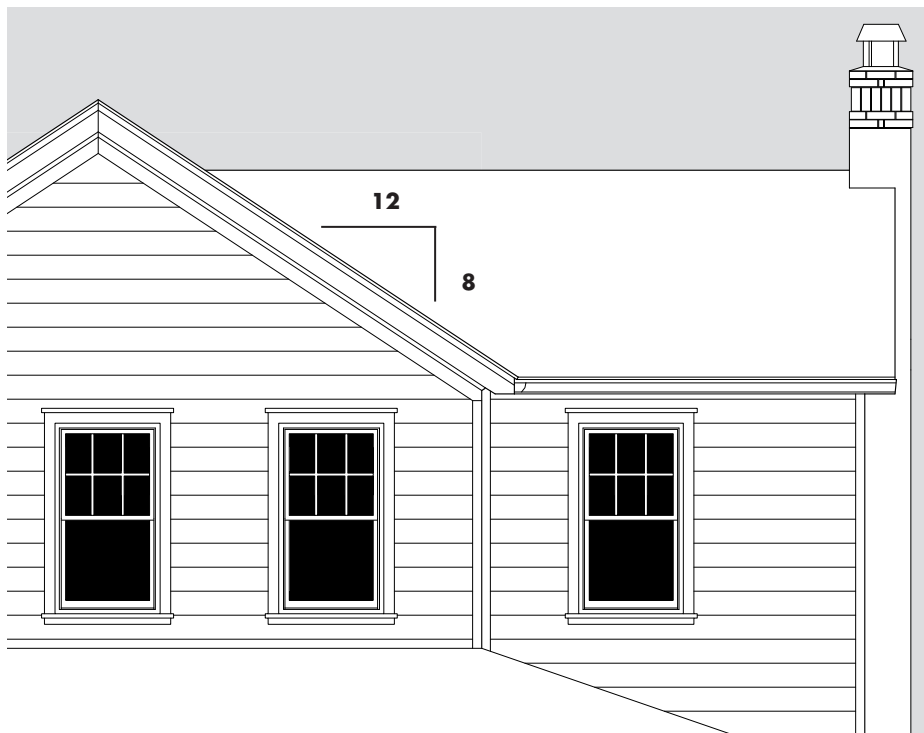
Common pitch found on Minimal Traditional Gable ends



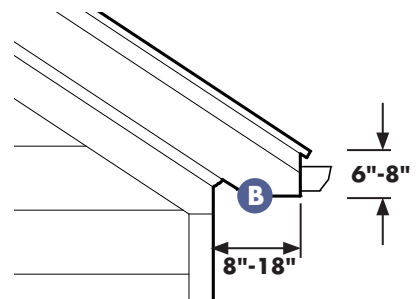
Eave and gutter detail



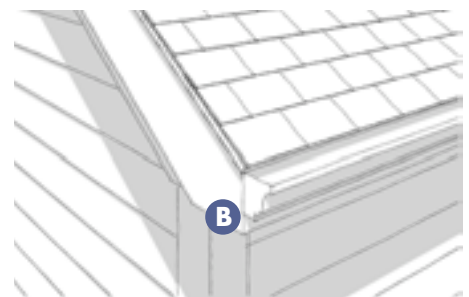
Eave and gutter detail



Increased body width, increased roof pitch



Eave and gutter detail



Eave and gutter detail

Materials and Colors

Materials

- Roofing: wood or slate shingle; asphalt shingle acceptable
- Roof penetrations, including vent stacks: shall be painted metal to match the roof
- Flues: gathered and painted metal
- Gutters: ogee or beveled shaped, galvanized steel, copper, anodized aluminum, or vinyl
- Downspouts: round or rectangular, smooth pre-weathered zinc (galvanized), copper, or painted metal
- Wall cladding: stucco, or wood/fiber cement siding with 6" corner boards or mitered corners
- Foundations: smooth concrete, stucco, brick faced, or stone faced
- Vents: made of wood
- Columns & piers: wood or fiber cement
- Fences: wood posts, and wood picket fencing, with simple profile; stucco, stone, or brick piers may be used (match materials of the house)
- Retaining walls: stucco, stone, or brick (match materials of the house), with a cap of stone cast stone or brick, projecting 1" x 3 1/2" tall, minimum
- Windows: made of wood, aluminum clad wood or paintable aluminum or vinyl
- Glass: clear and non-reflective
- Principal doors: made of wood or fiberglass
- Chimneys: brick or stucco

Colors:

- Roof shingles: natural shake color or varigated brown or charcoal
- Walls: colors to be selected from the Benjamin Moore historical color palette or equivalent
- Trim: light or dark accent colors with wall cladding from the Benjamin Moore historical color palette or equivalent
- Windows: white or sashes to match trim color
- Shutters: dark stain or paint
- Gutters and downspouts: match trim color
- Front yard fences: wood is to be white or natural wood, stucco is to match house color