Introduction

The Richmond Residential Design Guidelines, created to facilitate additions and alterations to existing single-family dwellings, complement the revised zoning regulations and the residential design review procedures of the Richmond Planning Code.

These Design Guidelines provide certainty and predictability in the design review process through the establishment of uniform citywide decision-making criteria for all residential projects within the City’s thirty-seven neighborhoods. This report and pictorial survey serves as the basis for design review approval findings by city staff and, when necessary, the newly appointed City Planning Design Commission and the City Council. The pictorial survey and guidelines are intended to be specific enough to guide development, while being flexible enough to allow creative design solutions.

Through the Design Guidelines, the City encourages residential quality designs that are sensitive to natural site conditions, while maintaining the unique character of Richmond’s diverse local neighborhood and architectural styles. Emphasis is placed on the following design features: harmonious relationships between the proposal and existing conditions (e.g., lot size, slope and landform); effective orientation to sun and other elements; neighborhood development patterns and development densities; protection of existing architectural and/or historic assets.

These guidelines provide project sponsors, neighbors and the general public with clear documentation of the City’s design objectives and expectations. Toward this end, these guidelines present design approaches, which, if followed, will offer project sponsors a high level of certainty through the design review process, assuming their projects conform to all other applicable city standards.
Introduction

History of Pattern Books and Plan Books

The design of Richmond’s heritage homes, in most cases, can be traced back to the use of Pattern Books and Plan Books. Pattern Books and Plan Books were popular at the turn of the 20th century. They provided plans, elevations and a list of parts needed to build the house. These plan books were generally updated every year to reflect the changing tastes of homeowners.

The most famous series of Plan Book catalogues was produced by Sears, Roebuck & Co. from approximately 1900 to 1940. Across the country, Sears sold plans and shipped together all necessary materials to build the catalogue house via rail directly to clients. Over one hundred thousand houses were built from the Sear Plan Books using this method nationwide.

Sears was not the only producer of Pattern Books and Plan Books. The example shown above shows a Plan Book from the 1920’s that includes houses that were very popular in the East Bay and Richmond. The yellow house above was likely built from this plan book.
Richmond's Residential Heritage

Introduction

Richmond's Residential Heritage

The City of Richmond grew rapidly between the World Wars and after World War II. The houses built from 1900 to the late 1940s form the heart of Richmond’s architectural heritage. While many houses were demolished during World War II and during various redevelopment efforts, there are still large sections of contiguous residential fabric that are part of Richmond’s Heritage.
How to Use the Residential Design Guidelines

Where to Start

The Residential Design Guidelines have two main sections: Massing Types and Architectural Styles. These sections work together to provide a series of guidelines on the appropriate scale and location of additions as well as the architectural details to best maintain and enhance the character of your property.

The details found within the Massing Type and Architectural Style sections should be referenced throughout the design review process. All drawings included in the Residential Design Guidelines are for illustrative purposes only. They are not to be used for construction purposes. A professional architect or engineer should be consulted for any construction project. Also note that the Residential Design Guidelines are written to work in tandem with the current zoning & building codes.

Details on what should be presented for the design review process can be found in the design review checklist.

To begin your project, refer to the current zoning code, then follow the steps to the right.

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1. Determine the location of your property lines.

b. Refer to the Zoning Code to determine any zoning requirements for your property. A few regulations to make sure to find are:

1. Front-yard setback
2. Rear-yard setback
3. Side-yard setback
4. Required interior yard space
5. Potential buildable area, dependent on size and location of required interior yard space
2 Massing Type Standards

a. On pages 6-7 of this document, select the massing type that most closely resembles your property. Go to that massing type standards document.

b. Once at the standards for the selected massing type, reference pages 2-3 of that document and select the desired size of addition. Turn to desired addition section.

c. Once at the standards for the selected addition size, follow the design guidelines. Next Step: Reference architectural style standards for details.

3 Architectural Style Standards

a. On pages 8-9 of this document, select the architectural style that most closely resembles your property. Go to that architectural style standards document.

b. Once at the standards for the selected architectural style, follow the design guidelines.

4 Building Code

Refer to the local building code and follow all appropriate requirements.
Index of Massing Types

**Gable “L”**
This massing type presents a wide one or two story façade to the street with a small wing projecting into the front yard. The main body of the house is typically shallow in depth, allowing for a large rear-yard. A narrow driveway leads to a detached garage in the rear-yard. Gable “L” massing types are found on both corner and mid-block lots.

**Wide Split Level**
This massing type presents a wide staggered massing with a one story main body and a two story wing that incorporates a one or two car garage. The main body of the house is typically shallow in depth, allowing for a large rear-yard. Wide Split Level massing types are typically found on mid-block lots but can be found on some corner lots.

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<th>Massing Type</th>
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**Gable End**
This massing type presents a narrow, one story façade to the street with a small porch or stoop. The main body of the house is typically deep, creating a small rear-yard. A narrow driveway leads to a detached garage in the rear-yard. Gable End massing types are found on both corner and mid-block lots.

**Narrow Split Level**
This massing type presents a narrow staggered massing with a one story main body and a two story wing that incorporates a one car garage. The main body of the house is deep, but maintains an ample rear-yard. Narrow Split Level massing types are typically found on mid-block lots.

**Offset Split Level**
This Massing Type presents two variations dependent on lot location. Offset Split Level massing types in mid-block locations (not shown) present a narrow one story main body and a set-back two story wing that incorporates a one car garage. On corner lots (shown below), the two story wing accommodates a two single-car garage doors. The main body of the house is deep, but maintains an ample rear-yard.
Index of Architectural Styles

Richmond Spanish Revival
The detailing on the Richmond Spanish Revival is minimal with emphasis placed on the front façade. White walls, barrel mission tiles and ornate chimneys define this style. Early Spanish Revival houses had deep recessed openings but toward the 1940’s the recesses became shallower. On the flat roof massing forms, Barrel Mission tiles and decorative parapet walls were used as accents on the front façades.

Richmond Bungalow
The Richmond Bungalow Style is a combination of the Craftsman and the Prairie Styles of architecture. In Richmond, this style can be found with horizontal siding or stucco walls. The houses typically have shallow pitched roofs with deep overhangs. On the stucco versions of the Richmond Bungalows, the walls tend to flare out as they meet the ground.

Key

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Richmond Tudor

The Richmond Tudor Style is represented mostly by a light toned stucco finished one story with high pitched roofs. Wood is an essential material in the Tudor style, used on windows, trims, and the accenting half-timbering sometimes shown on gable ends. The massing of the houses are commonly one story in height, sometimes with a half-story hidden within the steeply pitched roof forms.

Richmond 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 Minimal Traditional houses are typically a stripped down version of the Tudor or Colonial Revival Styles popular before World War II. The massing of the houses are commonly one story in height in a modified Gable “L” massing type with low roof pitches.
Design Review Approval Process

To be granted design review approval, a project must conform to all of the applicable criteria. The guidelines that follow each criterion provide methods to interpret and help meet that criterion.

Applicants should refer to the attached flowchart and checklist that describe the overall application intake and residential design review process.

Please refer to this flowchart, first before applying the Massing and Architectural Guidelines.

The City recognizes the Richmond Residential Design Guidelines cannot anticipate all acceptable solutions to a particular design problem. Therefore, the guidelines are intended to encourage a variety of good design solutions and are not intended to dictate particular design methods. Methods other than those set forth in the guidelines may often be appropriate. Strict conformity with the guidelines may therefore not be necessary as long as the City determines that the relevant criteria are met. Such determinations may require additional time to review the application.
The Gable "L" is typically found on 50 foot wide midblock or corner lots, presenting a wide one or two story facade to the street with a small cross gable wing projecting into the front yard. The projecting wing is sometimes incorporated into a front courtyard, as shown in the image above.

This massing type typically has a narrow driveway leading to a detached garage in the rear-yard. The garage is set back deep enough for two cars to park in tandem on the driveway. A decorative gate often hides the cars and adds a level of privacy.

The rear-yard is one of the greatest assets to this massing type. The wide and shallow main body of this massing type often allows for substantial rear-yards, a feature not found in many neighborhoods or new houses in the Bay Area. This rear-yard provides an opportunity for expansion, however caution should be taken not to lose this asset. The following guidelines illustrate ways to add onto this massing type without compromising the character of the building or neighborhood.
Rediscovering Richmond's Heritage: Residential Design Guidelines
Opticos Design, Inc.

Existing Building

Key Characteristics
- **A** Wide main body of house
- **B** Small cross gable wing
- **C** Front porch or courtyard
- **D** Narrow driveway
- **E** Detached garage
- **F** Spacious rear-yard
- **X** Lot typically 50 feet wide
- **Y** Lot typically 100 feet deep

Existing Massing (1 story)
Typically, the existing massing provides two main opportunity areas for expansion. The first possible area is in the rear-yard where a small addition would be appropriate. The second opportunity area is adding a second floor, where a more substantial addition could be accommodated. By combining these two areas an addition of more than double the original house can be accommodated.
Small Addition
The rear-yard is an appropriate place for a small addition, the size of a bedroom suite or family room. Careful consideration should be taken to maintain a usable rear-yard. This type of addition would have minimal impact on the street-side character of the building.

Medium Addition
Building a full second story allows for a 2 or 3 bedroom/2 bathroom addition. This scheme would maintain the rear-yard. Special attention must be placed on maintaining the character of the street-side façades.

Large Addition
Combining a small and medium addition allows for a 3 bedroom/2 bathroom + family room addition. Special attention must be placed on maintaining the character of the street-side façades and a usable rear-yard.
Massing Standards

A. Provide a small addition by building a one-story massing in the rear of the existing building
B. Maintain usable rear-yard
C. Match roof form (e.g., gable, hip, etc.), pitch and details
D. Consider adding rear porch to break down massing
E. Maintain detached garage

Buildable Area

The buildable area for an addition is defined by the following criteria:

- Side-yard and rear-yard setbacks
- Interior yard space requirement
- Setbacks from any existing or proposed accessory buildings

Overall Massing

While the buildable area defines the area in which an addition may be placed, the actual addition should be smaller. Consideration should be taken for maintaining a usable rear-yard that has access to light and air, and the opportunity for building a porch in the rear-yard.
Massing Types: Gable “L”

Illustrated Improvements

A  Maintain decorative first floor window
B  Replace existing windows with historically accurate windows
C  Replace carport with a garage or ancillary building of compatible style
D  Integrate appropriate gate across driveway
E  Remove detailing of low wall
F  Prune landscaping to prevent overgrown vegetation from hiding entryway

Existing street-side character

Potential Street-side Character is not impacted by the small addition in the rear. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.
Medium Addition

Massing Standards

A. Provide medium addition by adding second story equal to the entire ground floor footprint
B. Maintain usable rear-yard
C. Match roof form (e.g., gable, hip, etc), pitch and details
D. Break down two story façades with architectural elements (e.g., porches, balconies, chimneys)
E. Do not provide a horizontal band between stories
F. Maintain detached garage
* See additional standards for lifting houses, high-pitched roofs and existing attached garages

Buildable Area

The buildable area for this addition is defined by the footprint of the existing house.

Overall Massing

The footprint of the existing house is used for the overall massing of the addition. The massing of the second floor should be broken-down to help maintain and enhance the character of the neighborhood.
Rediscovering Richmond’s Heritage: Residential Design Guidelines
Opticos Design, Inc.

Massing Types: Gable “L”

Illustrated Improvements

A. Match original gable roof form
B. Match historic eave depth and detail
C. Maintain decorative first floor window
D. Compose second floor openings to align with existing windows and doors
E. Integrate a deep covered balcony to break down the long massing
F. Replace existing windows with historically accurate windows
G. Replace carport with a garage or ancillary building and integrate appropriate gate across driveway
H. Remove detailing of low wall
I. Prune landscaping to prevent vegetation from hiding entryway

Existing street-side character

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.
Massing Standards

A. Provide large addition by extruding ground floor footprint to rear of existing form and adding a full second story

B. Maintain usable rear-yard

C. Match roof form (e.g., gable, hip, etc), pitch and details

D. Break down two story façade with architectural elements (e.g., porches, balconies, chimneys)

E. Do not provide a horizontal band between stories

F. Maintain detached garage

* See additional standards for lifting houses, high-pitched roofs and existing attached garages

Buildable Area

The buildable area for an addition is defined by the following criteria:

- Footprint of the existing building
- Side-yard and rear-yard setbacks
- Interior yard space requirement
- Setbacks from any existing or proposed accessory buildings

Overall Massing

The footprint of the existing house is used for the overall massing of the addition. The massing of the second floor should be broken down to help maintain and enhance the character of the neighborhood. Considerations include maintaining a usable rear-yard, providing indoor/outdoor transition rooms (e.g., porches), and maintaining the character of the existing building.
Massing Types: Gable “L”

Existing street-side character

Illustrated Improvements

A. Match original gable roof form
B. Match historic eave depth and detail
C. Maintain decorative first floor window
D. Compose second floor openings to align with existing windows and doors
E. Integrate a deep covered balcony to break down the long massing
F. Replace existing windows with historically accurate windows
G. Replace carport with a garage or ancillary building and integrate appropriate gate across driveway
H. Remove detailing of low wall
I. Prune landscaping to prevent vegetation from hiding entryway

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.
Additional Standards for Lifting a House

**Massing Standards**

A. Provide a medium addition by lifting the existing ground floor to insert a one story massing below it

B. Match façade setbacks of existing ground floor

C. Maintain usable rear-yard

D. Implement massing elements currently found on existing form (e.g., porches, chimneys)

E. Compose second floor openings to align with existing windows and doors

**Buildable Area**

The buildable area for this addition is defined by the footprint of the existing house.
Additional Standards for High Pitched Roofs

Massing Standards

A. Incorporate a ½ story under the roof form with the use of dormers.
B. Maximize rear full second floor with the use of a low pitch roof (behind high pitched form) not visible from the street.
C. Increase overall building height to increase roof and building footprint.

High Pitched Roofs

The high pitched roofs found in some Richmond houses generally call for houses to be 1 to 1½ stories tall on street facing façades. The guidelines call for hiding second stories within the roof form on all street facing façades, a full second floor may be built when not visible from the street. The roof form above the second floor of non-street facing façades may be of a lower pitch than those found on the main façades of the house.
Additional Standards for Attached Garages

Massing Standards

A. Build one story addition above main body and secondary wing massing

B. Do not build additions over garages when garages are recessed or projecting forward from main body

C. Use architectural elements to break down massing

Key

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

Integrated Garage

This variant allows the house to be expanded above the main body and the garage.

Two Story Gable “L”

The Gable “L” massing types found in the Minimal Traditional Style generally follow the massing recommendation set forth in the Gable “L” massing type document. The major difference happens with regards to how the garage is dealt with. Typically the garage is detached in the Gable “L” massing types, but in the Minimal Traditional style, the garage is sometimes found attached and in differing locations.

The following diagrams provide recommendations on how to deal with different garage locations on medium and large additions.
Flush Garage
This variant allows the house to be expanded above the main body and secondary wing. The house may be expanded above the garage if the second floor is set back from the main body a distance equal to a 45 degree angle from the main body.

Recessed Garage
This variant allows the house to be expanded above the main body and secondary wing.

Projecting Garage
This variant allows the house to be expanded above the main body and secondary wing.
Notes
Introduction

The Wide Split Level is typically found on 50 foot wide mid-block or corner lots presenting a wide façade to the street. The garage is either a one or two car attached garage with the bedrooms above the garage.

The examples found in the Richmond Spanish Revival style often have highly decorative brick fireplaces. The fireplaces are generally located either on the front or side façades of the one story wing, but always highly visible from the street.

The rear-yard is one of the greatest assets to this massing type. The wide and shallow main body of this massing type often allows for a substantial rear-yard, a feature not found in many neighborhoods or new houses in the Bay Area. This rear-yard provides an opportunity of expansion, however caution should be taken to not lose this asset. The following guidelines illustrate ways to add onto this massing type without compromising the character of the building or neighborhood.
**Existing Building**

**Key Characteristics**

- A Wide main body of house
- B Bedrooms above the garage
- C Attached garage
- D Decorative chimney
- E Decorative address number tiles at entryway
- F Spacious rear-yard
- X Lot typically 50 feet wide
- Y Lot typically 100 feet deep

**Existing Massing (1½ stories)**

Typically, the existing massing provides two main opportunity areas for expansion. The first possible area is above the one story portion of the house where a small addition would be appropriate. The second opportunity area is the rear-yard, where a more substantial addition could be accommodated. By combining these two areas, an even more substantial addition would be possible.
Small Addition

Above the one story portion of the house is an ideal place to add on a small one bedroom addition. Many examples of the Wide Split Levels with this addition can be found in Richmond. This type of addition would have minimal impact on the street-side character of the building. As an alternative, a small one bedroom addition in the rear is also appropriate.

Medium Addition

Additions greater than a bedroom would best be accommodated in the rear-yard. Additions in the rear-yard can be one or two stories tall. Special attention must be placed on maintaining a usable rear-yard.

Large Addition

Combining a small and medium addition allows for a 3 bedroom/2 bathroom + family room addition. Special attention must be placed on maintaining the character of the street-side façades and a usable rear-yard.
**Massing Types: Wide Split Level**

**Small Addition**

**Massing Standards**

- **A** Provide small addition by building a second story above main body
- **B** Massing of addition may be recessed from ground floor front and side elevations
- **C** Maintain usable rear-yard
- **D** Match roof form (e.g., gable, hip, etc), pitch and details

**Buildable Area**
The buildable area for this addition is defined by the one story massing footprint of the existing house.

**Overall Massing**
This is meant to be a small one bedroom addition. This addition has minimal effect on the street-side character of the house. Many examples of this addition type can be found in Richmond. In many cases, this room was built with the original house.
Illustrated Improvements

A. Integrate new addition behind the ridge of the main single story wing
B. Match original gable roof form
C. Match historic eave depth and detail
D. Replace existing windows with historically accurate windows
E. Remove inappropriate window awnings
F. Maintain decorative arch over entrance
G. Maintain historic garage door or replace with similarly detailed garage door
H. Prune landscaping to prevent overgrown vegetation from hiding entryway

Existing street-side character

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.
Massing Types: Wide Split Level

Medium Addition

Massing Standards

A. Provide medium addition by building a one to two story massing behind existing form
B. Maintain usable rear-yard
C. Match roof form (e.g., gable, hip, etc), pitch and details
D. Do not provide a horizontal band between stories

Buildable Area

The buildable area for an addition is defined by the following criteria:

- Side-yard and rear-yard setbacks
- Interior yard space requirement
- Setbacks from any existing or proposed accessory buildings

Overall Massing

While the buildable area defines the area in which an addition may be placed, the actual addition should be smaller. This addition has minimal effect on the street-side character of the house. Consideration should be taken for maintaining a usable rear-yard that has both access to light and air and the opportunity for building a porch in the rear-yard.
Massing Types: Wide Split Level

Illustrated Improvements

A. Match original gable roof form
B. Match historic eave depth and detail
C. Replace existing windows with historically accurate windows
D. Remove inappropriate window awnings
E. Maintain decorative arch over entrance
F. Maintain historic garage door or replace with similarly detailed garage door
G. Prune landscaping to prevent overgrown vegetation from hiding entryway

Existing street-side character

Potential Street-side Character is not impacted by the medium addition in the rear. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.

Rediscovering Richmond's Heritage: Residential Design Guidelines
Opticos Design, Inc.

Adopted: 07.22.08
**Buildable Area**

The buildable area for an addition is defined by the following criteria:

- One story massing footprint of existing building
- Side-yard and rear-yard setbacks
- Interior yard space requirement
- Setbacks from any existing or proposed accessory buildings

**Overall Massing**

The buildable area defines the overall massing of the addition. This addition has minimal effect on the street-side character of the house. Considerations include maintaining a usable rear-yard, providing indoor/outdoor transition rooms (e.g., porches), and maintaining the character of the existing building.

**Massing Standards**

- **A**: Provide large addition by building a one to two story massing behind existing form and second story above main body
- **B**: Massing of addition may be recessed from ground floor front and side elevations
- **C**: Maintain usable rear-yard
- **D**: Match roof form (e.g., gable, hip, etc), pitch and details
- **E**: Do not provide a horizontal band between stories
Massing Types: Wide Split Level

Existing street-side character

Illustrated Improvements

A. Match original gable roof form
B. Match historic eave depth and detail
C. Replace existing windows with historically accurate windows
D. Remove inappropriate window awnings
E. Maintain decorative arch over entrance
F. Maintain historic garage door or replace with similarly detailed garage door
G. Prune landscaping to prevent overgrown vegetation from hiding entryway

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.
Introduction

The Gable End is typically found on 37.5–40 foot wide mid-block or corner lots presenting a narrow one story façade composed of a small porch and wing.

This massing type typically has a narrow driveway leading to a detached garage in the rear-yard. The garage is set back deep enough for two cars to park in tandem on the driveway. A decorative gate often hides the cars and adds a level of privacy.

The narrow and deep main body of this massing type has a small but usable rear-yard, a feature not found in many neighborhoods or new houses in the Bay Area. This rear-yard provides for an opportunity of expansion, however caution should be taken to not lose this asset. The following guidelines illustrate ways to add onto this massing type without compromising the character of the building or neighborhood.
Massing Types: Gable End

Existing Building

Key Characteristics

A  Main body of house
B  Front porch
C  Narrow driveway
D  Detached garage
E  Spacious rear-yard
X  Lot typically 37.5-40 feet wide
Y  Lot typically 100 feet deep

Existing Massing (1 story)

Typically, the existing massing provides two main opportunity areas for expansion. The first possible area is in the rear-yard where a small addition would be appropriate. The second opportunity area is the second floor, where a more substantial addition could be accommodated. By combining these two areas an addition of more than double the original house can be accommodated.
Small Addition
The rear-yard is an appropriate place for a small addition, the size of a bedroom suite or family room. Careful consideration should be taken to maintain a usable rear-yard. This type of addition would have minimal impact on the street-side character of the building.

Medium Addition
Building a full second story allows for a 2 or 3 bedroom/2 bathroom addition. This scheme would maintain the existing rear-yard. Special attention must be placed on maintaining the character of the street-side façades.

Large Addition
Combining a small and medium addition allows for a 3 bedroom/2 bathroom + family room addition. Special attention must be placed on maintaining the character of the street-side façades and a usable rear-yard.
Massing Types: Gable End

Small Addition

Massing Standards

A. Provide small addition by building a one-story massing in the rear of the existing building
B. Maintain usable rear-yard
C. Match roof form (e.g., gable, hip, etc), pitch and details
D. Maintain detached garage

Buildable Area

The buildable area for an addition is defined by the following criteria:

- Side-yard and rear-yard setbacks
- Interior yard space requirement
- Setbacks from any existing or proposed accessory buildings

Overall Massing

While the buildable area defines the area in which an addition may be placed, the actual addition should be smaller. Consideration should be taken for maintaining a usable rear-yard that has both access to light and air, and the opportunity for building a porch in the rear-yard.
Existing street-side character

Potential street-side character is not impacted by the small addition in the rear. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.

Illustrated Improvements

A. Preserve one-story porch
B. Replace existing windows with historically accurate windows
C. Provide vehicle parking behind fence
Massing Standards

**A** Provide medium addition by adding a second story equal to the entire ground floor footprint

**B** Match second story façade setbacks of existing ground floor

**C** Maintain usable rear-yard

**D** Match roof form (e.g., gable, hip, etc), pitch and details

**E** Maintain one story porch to break down massing

**F** Maintain ground floor gable on Richmond Bungalow houses to break down massing – may require a step back in upper façade

**G** Do not provide a horizontal band between stories

**H** Integrate chimney element

**I** Maintain detached garage

* See additional standards for lifting houses and high-pitched roofs

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**Buildable Area**

The buildable area for this addition is defined by the footprint of the existing house.

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**Overall Massing**

The footprint of the existing house is used for the overall massing of the addition. The massing of the second floor should be broken-down to help maintain and enhance the character of the neighborhood.
Massing Types: Gable End

Existing street-side character

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.

Rediscovering Richmond's Heritage: Residential Design Guidelines
Opticos Design, Inc.
Massing Standards

A. Provide large addition by extruding ground floor footprint to the rear of the existing form and adding a full second story
B. Match second story façade setbacks to existing ground floor
C. Maintain usable rear-yard
D. Match roof form (e.g., gable, hip, etc), pitch and details
E. Maintain one story porch to break down massing
F. Maintain first floor gable on Richmond Bungalow houses to break down massing – may require a step back in upper façade
G. Do not provide a horizontal band between stories
H. Integrate chimney element
I. Maintain detached garage
* See additional standards for lifting houses and high-pitched roofs

Buildable Area

The buildable area for an addition is defined by the following criteria:

- Footprint of existing building
- Side-yard and rear-yard setbacks
- Interior yard space requirement
- Setbacks from any existing or proposed accessory buildings

Overall Massing

The footprint of the existing house is used for the overall massing of the addition. The massing of the second floor should be broken-down to help maintain and enhance the character of the neighborhood. Considerations include maintaining a usable rear-yard, providing indoor/outdoor transition rooms (e.g., porches), and maintaining the character of the existing building.
Massing Types: Gable End

Illustrated Improvements

A. Match original gable roof form
B. Match historic eave depth and detail
C. Preserve one-story porch
D. Maintain eave detail on ground floor bay to break down massing
E. Preserve and enhance chimney
F. Replace existing windows with historically accurate windows
G. Compose second floor openings to align with existing windows and doors
H. Provide vehicle parking behind fence

Existing street-side character

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.
**Rediscovering Richmond's Heritage: Residential Design Guidelines**

**Massing Types: Gable End**

**Additional Standards for Lifting a House**

<table>
<thead>
<tr>
<th>Massing Standards</th>
</tr>
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<tbody>
<tr>
<td><strong>A</strong> Provide medium addition by lifting the existing ground floor to insert a one story massing below it</td>
</tr>
<tr>
<td><strong>B</strong> Maintain usable rear-yard</td>
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<tr>
<td><strong>C</strong> Implement massing elements currently found on existing form (e.g., porches, chimneys)</td>
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<tr>
<td><strong>D</strong> Compose new ground floor openings to align with existing windows and doors</td>
</tr>
<tr>
<td><strong>E</strong> Do not provide a horizontal band between stories</td>
</tr>
<tr>
<td><strong>F</strong> Maintain detached garage</td>
</tr>
</tbody>
</table>

**Buildable Area**

The buildable area for this addition is defined by the footprint of the existing house. Lifting a house should only be done when adding one extra floor to an existing one story house.

**Overall Massing**

The footprint of the existing house is used for the overall massing of the addition. The ground floor should be taller than the second floor. The parking garage should remain detached from the house.
Recommended Improvements

A  Upper floor (8’ - 9’), original ground floor

B  Ground floor (9’ - 10’), new construction

C  Crawl space

D  Smaller proportions, simpler windows

E  Larger proportions, more elaborate windows
**Massing Standards**

- **A** Hide second story in roof form with the use of dormers
- **B** Integrate full second story under low pitched roof forms to the rear of house

**High Pitched Roofs**

The high pitched roofs found in some Richmond houses generally call for houses to be one story to one and one half stories tall on street facing façades. The guidelines call for hiding second stories within the roof form on all street facing façades, a full second floor may be build when not visible from the street. The roof form above the second floor of non-street facing façades may be of a lower pitch than those found on the main façades of the house.
Introduction

The Narrow Split Level is typically found on 25-40 foot wide lots presenting a one and a half story façade to the street with a small porch.

This massing type typically has a narrow driveway leading to an attached garage.

The rear-yard is one of the greatest assets to this massing type. The narrow and deep main body of this massing type often allows for a generous rear-yard, a feature not found in many neighborhoods or new houses in the Bay Area. This rear-yard provides for an opportunity of expansion, however caution should be taken to not lose this asset. The following guidelines illustrate ways to add onto this massing type without compromising the character of the building or neighborhood.
Existing Massing (1½ stories)

The typical existing massing provides two main opportunity areas for expansion. The first possible area is in the rear-yard where a small addition would be appropriate. The second opportunity area is above the one story portion of the building, where a more substantial addition could be accommodated. Combining the two areas allows for the largest possible addition.
Small Addition
The rear-yard is an appropriate place for a small addition, the size of a bedroom suite or family room. Careful consideration should be taken to maintain a usable rear-yard. This type of addition would have minimal impact on the street-side character of the building.

Medium Addition
Building a full second story above the one story massing allows for a 2 or 3 bedroom/2 bathroom addition. This scheme would maintain the rear-yard. Special attention must be placed on maintaining the character of the street-side façades.

Large Addition
Combining a small and medium addition allows for a 3 bedroom/2 bathroom + family room addition. Special attention must be placed on maintaining the character of the street-side façades and a usable rear-yard.
Small Addition

Massing Standards

A. Provide small addition by attaching a one story mass to the rear of existing building
B. Maintain usable rear-yard
C. Match roof form (e.g., gable, hip, etc), pitch and details

Buildable Area

The buildable area for an addition is defined by the following criteria:

- Side-yard and rear-yard setbacks
- Interior yard space requirement
- Setbacks from any existing or proposed accessory buildings

Overall Massing

While the buildable area defines the area in which an addition may be placed, the actual addition should be smaller. Consideration should be taken for maintaining a usable rear-yard that has both access to light and air, and the opportunity for building a porch in the rear-yard.
Illustrated Improvements

A. Replace existing windows with historically accurate windows
B. Replace front door with a style appropriate door
C. Replace garage doors with style appropriate doors

Existing street-side character

Potential street-side character is not impacted by the small addition in the rear. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.
Medium Addition

Massing Standards

A. Provide medium addition by adding a second story to the lower massing element of the split level

B. Match second story façade setbacks to existing first story

C. Maintain usable rear-yard

D. Match roof form (gable, hip, etc), pitch and details

E. Maintain one story porch to break down massing

F. Integrate chimney element

G. Do not provide a horizontal band between stories

Buildable Area

The buildable area for this addition is defined by the one story massing footprint of the existing house.

Overall Massing

The footprint of the existing house is used for the overall massing of the addition. The massing of the second floor should be broken down to help maintain and enhance the character of the neighborhood.
Existing street-side character

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.

Opticos Design, Inc.

Redeveloping Richmond’s Heritage: Residential Design Guidelines
Massing Types: Narrow Split Level

Large Addition

Massing Standards

A. Provide large addition by adding a second story to the lower massing element of the split level and a two story mass to the rear of the existing form

B. Match second story façade setbacks to existing first story

C. Maintain usable rear-yard

D. Match roof form (e.g., gable, hip, etc), pitch and details

E. Maintain 1 story porch to break down massing

F. Integrate chimney element

G. Do not provide a horizontal band between stories

Buildable Area

The buildable area for an addition is defined by the following criteria:

- One story massing footprint of the existing building
- Side-yard and rear-yard setbacks
- Interior yard space requirement
- Setbacks from any existing or proposed accessory buildings.

Overall Massing

The footprint of the existing house is used for the overall massing of the addition. The massing of the second floor should be broken down to help maintain and enhance the character of the neighborhood. Considerations include maintaining a usable rear-yard, providing indoor/outdoor transition rooms (e.g., porches), and maintaining the character of the existing building.
Existing street-side character

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.

Illustrated Improvements

A. Match original gable roof form
B. Match historic eave depth and detail
C. Maintain eave detail on first floor bay to break down massing
D. Maintain single-story volume of porch
E. Compose second floor openings to align with existing windows and doors
F. Replace existing windows with historically accurate windows
G. Replace front door with a style appropriate door
H. Replace garage doors with style appropriate doors
Notes
Introduction

The Offset Split Level is typically found on 50 foot wide mid-block or corner lots presenting a wide one story façade to the street with a second floor above the garage in the rear of the lot.

Corner lot Offset Split Level buildings tend to have two one car garages oriented towards the side street. Mid-block lots have a one car garage accessed by a narrow driveway from the street.

The rear-yard is one of the greatest assets to this massing type. This massing type generally has a generous rear-yard, a feature not found in many neighborhoods or new houses in the Bay Area. This rear-yard provides for an opportunity of expansion, however caution should be taken to not lose this asset. The following guidelines illustrate ways to add onto this massing type without compromising the character of the building or neighborhood.
Existing Massing (1½ stories)

The typical existing massing provides two main opportunity areas for expansion. The first possible area is in the rear-yard where a small addition would be appropriate. The second opportunity area is the second floor, where a more substantial addition could be accommodated. By combining these two areas, an addition of more than double the original house can be accommodated.

Existing Building

Key Characteristics

- A Main body of house
- B Attached garage
- C Bedrooms above garage
- D Entrance setback to mid-building
- E Driveway
- F Spacious rear-yard
- X Lot typically 50 feet wide
- Y Lot typically 100 feet deep
Small Addition
The rear-yard is an appropriate place for a small addition, the size of a bedroom suite or family room. Careful consideration should be taken to maintain a usable rear-yard. This type of addition would have minimal impact on the street-side character of the building.

Medium Addition
Building a full second story above the one story massing allows for a 2 or 3 bedroom/2 bathroom addition. This scheme would maintain the size of the original rear-yard. Special attention must be placed on maintaining the character of the street-side façades.

Large Addition
Combining a small and medium addition allows for a 3 bedroom/2 bathroom + family room addition. Special attention must be placed on maintaining the character of the street-side façades and a usable rear-yard.
Massing Types: Offset Split Level

Small Addition

Massing Standards
- A: Provide small addition by building surface massing to the rear of the lot
- B: Maintain usable rear-yard
- C: Match roof form (e.g., gable, hip, etc), pitch and details

Buildable Area
The buildable area for an addition is defined by the following criteria:
- Side-yard and rear-yard setbacks
- Interior yard space requirement
- Setbacks from any existing or proposed accessory buildings

Overall Massing
While the buildable area defines the area in which an addition may be placed, the actual addition should be smaller. Consideration should be taken for maintaining a usable rear-yard that has both access to light and air and the opportunity for building a porch in the rear-yard.
Potential street-side character is not impacted by the small addition in the rear. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.
Medium Addition

Massing Standards

A. Provide medium addition by adding a second story to the one story massing element on the split level

B. Match second floor façade setbacks to existing first floor

C. Maintain usable rear-yard

D. Match roof form (e.g., gable, hip, etc), pitch and details

E. Break down two story façades with architectural elements (e.g., porches, balconies, chimneys)

F. Do not provide a horizontal band between stories

Buildable Area

The buildable area for this addition is defined by the one story massing footprint of the existing house.

Overall Massing

The footprint of the existing house is used for the overall massing of the addition. The massing of the second floor should be broken down to help maintain and enhance the character of the neighborhood.
Massing Types: Offset Split Level

Illustrated Improvements

A. Match original roof form and parapet details
B. Provide a balcony above entryway to break down massing
C. Integrate a chimney into corner of entryway to break down massing
D. Maintain covered entryway
E. Replace existing windows with historically accurate windows
F. Compose second floor openings to align with existing windows and doors

Existing street-side character

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.
Large Addition

Massing Standards

A. Provide large addition by adding a second story to the one story massing element of the split level and a two story mass to the rear of the existing form

B. Match second story façade setbacks of existing first story

C. Maintain usable rear-yard

D. Match roof form (gable, hip, etc), pitch and details

E. Break down two story façades with architectural elements (e.g., porches, balconies, chimneys)

F. Do not provide a horizontal band between stories

Buildable Area

The buildable area for an addition is defined by the following criteria:

- One story massing footprint of existing building
- Side-yard and rear-yard setbacks
- Interior yard space requirement
- Setbacks from any existing or proposed accessory buildings

Overall Massing

The footprint of the existing house is used for the overall massing of the addition. The massing of the second floor should be broken down to help maintain and enhance the character of the neighborhood. Considerations include maintaining a usable rear-yard, providing indoor/outdoor transition rooms (e.g., porches), and maintaining the character of the existing building.
Massing Types: Offset Split Level

Existing street-side character

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements illustrated above are encouraged in conjunction with the construction of the addition.

Illustrated Improvements

A. Match original roof form and parapet details
B. Provide a balcony above entryway to break down massing
C. Integrate a chimney into corner of entryway to break down massing
D. Maintain covered entryway
E. Replace existing windows with historically accurate windows
F. Compose second floor openings to align with existing windows and doors
**History and Character of the Spanish Style**

**Richmond Spanish Revival**

The Spanish Revival Style is derived from the missions of California, built between 1767 and 1823 during the Spanish Colonial period. Richmond’s diverse interpretation of the Spanish Revival Style ranges from the early 1920’s classic Spanish Revival to the 1940’s mix of Bungalow and Spanish Revival Styles.

The detailing on the Richmond Spanish Revival is minimal and eclectic with most of the emphasis placed on the front façade. Walls have more surface area than openings. Detail is achieved through the proportional location of these openings. Windows occasionally are elaborated with small metal balconies, grilles or awnings, but have no surrounds. Surrounds are reserved for main doorways, which have elaborate pilasters, columns and capitals. Many of the houses have highly decorative brick chimneys. Walls flare out on the front façade with many incorporating a side-yard entryway. Wood detailing is spare and is used in rafter tails or heavy timber brackets supporting cantilevers or openings.

The Spanish Revival roofs are tile, typically barrel mission tile. On the flat roof massing types, barrel mission tiles and decorative parapet walls are used as accents on the front façades.

**Key Characteristics**

- Smooth flat stucco walls
- Sculpted wall elements to transition from vertical to horizontal massing
- Simple punched openings
- Recessed divided windows
- Balconies used to break up massing
- Shallow eave details
- Barrel mission tiles are used on pitched roofs and as accents on parapet walls
- Decorative chimneys and tops
Sample Photographs

Architectural Styles: Richmond Spanish Revival

Opticos Design, Inc.

Adopted: 07.22.08

Rediscovering Richmond’s Heritage: Residential Design Guidelines
Opticos Design, Inc.
Rediscovering Richmond’s Heritage: Residential Design Guidelines
Opticos Design, Inc.
Transformations

Illustrated Improvements

A. Match original gable roof form with terra cotta tiles
B. Match historic eave depth and detail
C. Replace existing windows with windows which are historically detailed
D. Remove inappropriate window awnings
E. Maintain decorative arch over entrance
F. Maintain historic garage door or replace with similarly detailed garage door
G. Prune landscaping to prevent overgrown vegetation from hiding entryway

Existing street-side character

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements as illustrated above are encouraged in conjunction with the construction of the addition.
Rediscovering Richmond’s Heritage: Residential Design Guidelines
Opticos Design, Inc.

Architectural Styles: Richmond Spanish Revival

Existing street-side character

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements as illustrated above are encouraged in conjunction with the construction of the addition.

Illustrated Improvements

- Match original gable roof form
- Match historic eave depth and detail
- Maintain decorative ground floor window
- Compose second floor openings to align with existing windows and doors
- Integrate a deep covered balcony to break down the long massing
- Replace existing windows with historically accurate windows
- Replace carport with a garage or ancillary building and integrate appropriate gate across driveway
- Replace detailing of low wall
- Prune landscaping to prevent vegetation from hiding entryway
Walls

In the Richmond Spanish Revival Style, walls are often smooth stucco and painted white or a light earth tone. Additions or renovations should use the three coat process. Synthetic stucco systems such as EIFS (Exterior Insulation and Finish Systems) should be avoided.

The richness of the Richmond Spanish Revival Style comes from the details found within the style. Walls have simple punched openings, with recessed windows and doors. At the intersection of vertical and horizontal elements, transitional walls step or curve. Crawl space ventilation is often handled with simple wood louver or vertical wood slats.

Architectural Standards

A Match existing smooth and flat 3-coat finished stucco walls
B Preserve unique wall profiles and integrate similar details into additions
C Paint walls white or light earth tone
D Match existing simple punched openings
E Use crawl space vents with vertical slats or louvered openings
Rediscovering Richmond’s Heritage: Residential Design Guidelines
Opticos Design, Inc.
Windows and Doors

The Spanish Revival Style has distinct windows and doors. The classic Spanish Revival window is a casement window or french casement window. These windows are hinged on one side and open much like a door. The french casement window is split down the middle, much like a french door. The Richmond Spanish Revival Style also includes double-hung windows with the top half divide by muntins.

Spanish Revival doors are typically wood with a small opening/window. Often, these doors are left as natural wood colors/stains. Doors can also be found in the same color/stain as the trim around windows.

Windows should use a 2" x 1¼" brick mould to transition from the stucco to the window. Windows may also be recessed.

Architectural Standards

- Match proportions of existing historic windows when replacing or adding new windows
- Match recess of existing windows when adding or replacing windows
- Do not add stucco/foam surrounds on stucco houses
- Use clear glass and divided windows with exterior muntins; interior muntins are not allowed
- Use window sills (required) made out of wood, concrete or stucco
- Use wood front doors with a small opening/window – overly ornate doors are not allowed

French casement window detail
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

Upper Floors
- Casement window
- Pair of casement windows

Ground Floor
- French casement window
- Window pairing

Accent

Privacy windows

Doors
- Wood door with small window
- Wood door with small window
- French doors

Windows must meet building code egress requirements.
Rediscovering Richmond’s Heritage: Residential Design Guidelines
Opticos Design, Inc.

Architectural Styles: Richmond Spanish Revival

Alternatives
- Double hung window
- Pair of double hung windows
- Picture window

Avoid
- Slider windows
- Horizontal privacy windows
- Horizontal double hung windows
- Non-rational windows
- Inappropriately shaped window
- Large window openings

Wood door with small window
Wood door

Adaopted: 07.22.08
Balconies and Bay Windows

The Richmond Spanish Revival Style is typically composed of a combination of simple massing types, accented with details that add an asymmetrical playful quality. With careful placement, balconies and bay windows work well to add asymmetry by breaking up the overall massing of two story buildings.

There are two typical types of balconies: covered balconies made out of wood and French balconies made out of wrought iron.

Balconies and overhangs are typically made out of wood. In order to avoid the flat “pasted on” look that thin wood members have, wood members should be sized to give an impression of permanence.

Second floor bay windows are made of stucco and project 6 to 10 inches from the face of the building. The bottom edge is treated with decorative stucco scallops or wood beams.

Architectural Standards: Balconies

- Make covered balconies out of wood
- Use simple red barrel mission roofs or overhangs
- Construct balconies with open framing members
- Use balconies and bay windows to break up the massing of new additions

Architectural Standards: Bay Windows

- Do not use bay windows on additions unless already exist on house
- Match details of existing bay when adding new bay windows
Covered Wood Balcony Details

Front Elevation  Section  Balcony Bracket Alternatives

Shed Overhang

Balcony

Balcony Bracket Alternatives
Roofs and Eaves

The Richmond Spanish Revival Style has two main roof categories: flat roof with elaborate parapet walls and low pitched roofs with a gable-parapet that is often capped with terra cotta roof tiles.

The flat roofs found in the Richmond Spanish Revival Style are hidden behind parapet walls. These elaborately sculpted parapet walls add richness to the façades of these otherwise simple façades. In order to maintain the character of the house it is important to match parapet wall profiles when renovating or adding an addition.

Red barrel mission tiles are one of the most recognizable characteristics of the Spanish Revival Style. Pitches range from 3½:12 to 6:12, with 4:12 being the most common. Roofs are generally covered completely in red barrel tiles. In cases where the roof is not visible from the street, the transition from red barrel tiles to other roofing materials is handled with a low parapet wall capped with red barrel tiles.

Architectural Standards:

**Flat roof**

- Build flat roofs with elaborate parapet walls
- Match any existing parapet wall details including profiles and terra cotta tiles when doing additions or renovations
- Parapet walls are sometimes accented with red barrel mission tiles
- Use roof gutters that are half round, ogee, or integral to the roof
- Paint flashing on parapet walls same color of house

**Pitched roof**

- Roof pitches from 3½:12 to 6:12
- Match existing roof pitches when making additions or renovations
- Use shallow overhangs or no overhangs on roof eaves
- Cap small parapet wall with red barrel mission tiles if roofing material is not red barrel mission tiles
Parapet wall example

Gable end

Red barrel roofing tile detail

Transition from red barrel tiles to asphalt roll roofing or asphalt shingles
Rediscovering Richmond's Heritage: Residential Design Guidelines

Architectural Styles: Richmond Spanish Revival

Chimneys

Many Richmond Spanish Revival houses have very distinct chimneys. Many of these houses were built by the developer “One Nail” Macgregor, and include very ornate brick chimneys like the one shown above.

Terra cotta chimney caps should be used to cap chimneys. Often these caps can go over metal ember fire screen. Consult terra cotta cap manufacturer’s guidelines.

Architectural Standards

A  Preserve brick chimneys
B  Cap stucco chimneys with terra cotta chimney caps
C  Break up massing with chimney elements
Curved transition to ground
Materials and Colors

Materials

- Roofing: made of terra cotta barrel “mission” tiles; asphalt shingles is not permitted
- Roof penetrations, including vent stacks: shall be painted metal to match the roof
- Rafter tails shall be made out of wood
- Flues: gathered and painted metal
- Gutters and downspouts: made of pre-weathered zinc (galvanized), copper, or painted metal
- Walls: smooth finish, 3-coat stucco
- Balconies: Wood
- Piers: shall be wood or stucco
- Street/garden /retaining walls: made of stucco
- Windows: made of wood, aluminum clad wood (paintable) or paintable vinyl
- Glass: clear and non-reflective
- Principal doors: made of wood or fiberglass
- Garden doors (French doors and sliders): made of wood, aluminum clad wood or fiberglass
- Chimneys: made of brick or stucco
- Exterior floors of stoops: finished in brick, tile, or concrete
- Exterior floors of balconies: finished in wood or tile
- Guardrails: made of wood, cast metal or rectangular steel stock
- Raised decks: made of wood and located within rear yards only

Colors

- Roof tiles: variegated red
- Stucco: white, ivory, buff, or light earth tone from Benjamin Moore historical color palette or equivalent
- Wood: all exposed wood (ie rafter tails, balcony members, posts, etc.) shall be dark stain or painted dark brown
- Windows: sashes and frames to match wood color; or dark paint colors (red, green, blue from Benjamin Moore historical colors palette or equivalent)
- Gutter: match color of wood if not copper
- Downspouts: match color of stucco
- Walls/fencing: stucco to match house body and wrought iron to be matte brown/black or antiqued black
The Richmond Bungalow Style draws from the Craftsman Style found in California.

The Craftsman Style represents an independent western movement in American architecture. Its guiding force was the English Arts and Crafts movement, which favored the beauty and honesty of traditional hand-craftsmanship and natural materials. The style was adapted for countless small houses and bungalows from the 1900’s to the 1940’s but found its most sophisticated expression in the California work of Pasadena architects Greene and Greene. Typically, it is a snug one-and-a-half-story home with detailed eaves, a wide overhanging roof, deep porches, and a simple interior with built-in cupboards and cozy inglenooks.

In Richmond, the massing and form are horizontal in proportion. Walls are generally clad with horizontally placed wood siding or stucco with a foundation base and piers in river stone or stucco. Rafter tails and porch columns are exposed woodwork. Windows and doors are vertical in proportion and trimmed in wood. Roofs are typically compositions of shallow sloped gabled forms, and made of wood or asphalt shingles. Chimneys are made of stucco, stone or brick.

**Key Characteristics**

- Horizontal massing
- Low pitched gable roof forms with deep overhangs
- Rafter tails and brackets have decorative profiles
- Smooth flat stucco walls, wood siding, or shingles
- Deep wood trim surrounds on siding
- Simple punched openings on stucco finish
- Recessed divided double-hung windows
- Front porch with massive piers in stucco or wood to match material of house
Sample Photographs

[Images of Richmond Bungalow sample photographs]
Transformations

Illustrated Improvements

A. Match original gable roof form
B. Match historic eave depth and detail
C. Maintain eave detail on first floor bay to break down massing
D. Maintain single-story volume of porch
E. Compose second floor windows to align with ground floor openings
F. Replace existing windows with historically accurate windows
G. Replace front door with a style appropriate door
H. Replace garage doors with style appropriate doors

Existing street-side character

Potential street-side character maintains historic details and incorporates architectural elements. Other improvements as illustrated above are encouraged in conjunction with the construction of the addition.
Architectural Styles: Richmond Bungalow

Illustrated Improvements

1. Match original gable roof form
2. Match historic eave depth and detail
3. Preserve single story porch
4. Maintain eave detail on first floor bay to break down massing
5. Preserve and enhance chimney
6. Replace existing windows with historically accurate windows
7. Compose second floor windows to align with ground floor openings
8. Park vehicles behind fence or on street

Existing street-side character

Potential street-side character maintains historic details and incorporates architectural elements to break down massing. Other improvements as illustrated above are encouraged in conjunction with the construction of the addition.
Walls

In the Richmond Bungalow Style, walls are often made of wood siding or shingles, but can also be found in smooth 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 not allowed. 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. Match existing smooth and flat finish stucco walls with simple punched openings
B. Preserve unique wall profiles and integrate similar details into additions
C. Do not use trim on stucco houses
D. Paint walls white or earth tone

Architectural Standards: Siding

E. Match new siding to existing siding
F. Match horizontal siding with water table and 6" corner trim
G. Trim window and door surrounds with a 4" minimum trim
H. Paint pastel and earth tone colors
I. Use crawl space vents which have vertical slats or louvered openings

Crawl space vents: vertical slats (shown on siding)
Crawl space vents: louvers (shown on stucco)
Stepped transition to ground

Wedge transition to low wall

Siding house with stucco porch
Windows and Doors

The Bungalow Style has distinct windows and doors. The typical bungalow window is a double-hung window or a grouped pair of double-hung windows.

The Richmond version of the Bungalow Style has double-hung windows with the top half divide by muntins in to 3 or 6 panes. The windows are recessed and have a trim surround on siding houses and a brick mould on stucco houses.

Richmond Bungalow doors are typically made out of wood with a small opening/window.

Architectural Standards

- Match proportions of existing historic windows when replacing or adding new windows
- Match existing historic windows or match those set forth in these guidelines
- Match the recess of existing windows when adding or replacing windows
- Do not add stucco/foam surrounds on stucco houses
- Use clear glass and divided windows with exterior muntins; interior muntins are not allowed
- Use required window sills made out of wood, concrete or stucco
- Use front doors made of wood with a small opening/window
- Do not use sliding windows
- 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

- Upper Floors
  - Double hung window
  - Window pairing

- Ground Floor
  - Wood door with divided lites
  - Wood door with transom

- Doors
  - French doors

Typical

Accent

Privacy windows

Window pairing
Rediscovering Richmond’s Heritage: Residential Design Guidelines
Opticos Design, Inc.

Architectural Styles: Richmond Bungalow

Alternatives

Double hung window
Pair of double hung windows

Avoid

Slider windows
Horizontal privacy windows

Double hung window
Picture window

Horizontal double hung windows
Non-rational windows

Wood door with small window
Wood door with small window

Inappropriately shaped window
Large window openings

Avoid 4” min.
Porches

Porches play a prominent role in the Richmond Bungalow Style. They act as the transition between the public realm of the street and the private realm of the house.

The detailing found on the porch matches the rest of the house. The roof pitch, rafter details and brackets often are the same as those found on the main body of the house.

The porch’s exterior often matches that of the main body both in material and color. Columns appear heavy and wide. Slim slender columns, such as 4” x 4” posts and wrought iron posts, should be avoided.

Architectural Standards

A Match existing porch depth when renegotiating or when adding a porch it shall have a minimum of 8’ in depth.
B Use columns that appear to be heavy and have mass; avoid slim, slender columns
C Preserve and match existing porch details and roof pitches.
Architectural Styles: Richmond Bungalow

Example of porch elevation

Reflected ceiling plan  Floor plan

Reflected ceiling plan  Floor plan
Roofs and Eaves

Houses in the Richmond Bungalow Style have low pitched roofs with deep overhangs and exposed rafters.

The low pitched roofs is the Bungalow Style help emphasize the low horizontal nature of the style. Roof pitches range from 3½:12 to 6:12, with 4:12 being the most common.

Much of the beauty in the Bungalow Style is found in its simple but well executed detail. For the most part, these details are found on the interiors. The one exterior detail that is typical of the Bungalow Style is the deep overhangs with exposed rafter tails. Often the brackets and rafter tails have detailed decorative profiles.

Architectural Standards

- **Y**: Roof pitches from 3½:12 to 6:12
- **X**: Match the depth of existing rake and eaves
- **A**: Use open eaves
- **B**: Match rafter tail size and profile
- **C**: Match bracket size, shape and placement
- **D**: Match deep rake boards
Architectural Styles: Richmond Bungalow

Bracket Alternative

Rafter Tail Options

Front elevation

Section

Gable End
Attic Vents

In the Richmond Bungalow Style, attic spaces are ventilated by means of vents built into the gable ends. These attic vents are generally made out of wood and come in a variety of forms. Some look like small windows with wood slats instead of glass panes, while others are located at the apex of the gable end.

Architectural Standards

A Match existing vent details in new construction, if no vents exist choose from page 17
B Locate attic vents on gable ends as appropriate
C Make from wood or fiber-cement; avoid plastic or metal vents
D Hide screening material from view behind wood slats
Materials and Colors

Materials

- Roofing: wood shingle or slate; asphalt shingle acceptable
- Roof penetrations, including vent stacks: shall be painted metal to match the roof
- Rafter tails: shall be made out of wood
- Flues: gathered and painted metal Eaves: shall be made of wood
- Gutters: half round in galvanized steel, copper, anodized aluminum, or vinyl
- Downspouts: round or rectangular, smooth pre-weathered zinc (galvanized), copper or painted metal
- Walls: stone, brick, stucco, or horizontal wood siding
- Foundations: smooth concrete, stucco, brick faced, or stone faced
- Columns & piers: stone, brick, or stucco in combination with wood
- Vents: made of wood
- Fences: wood posts and wood picket fencing, with simple profiles; stucco, stone, or brick piers may be used (match materials of the house)
- Garden/Retaining walls: stucco, stone, or brick (match materials of the house), with a cap of stone, cast stone or brick, projecting 1” x 3 ½” tall, minimum
- Windows: made of wood, aluminum clad wood, or paintable aluminum or vinyl
- Glass: clear and non-reflective
- Principle doors: made of wood or fiberglass
- Guardrails: made of wood, cast metal or rectangular steel stock

Colors:

- Roof shingles: natural shake color or varigated brown or charcoal
- Stucco (if used): ivory, buff, pastel or earth tone chosen from Benjamin Moore historical colors palette or equivalent
- Siding (if used): pastel or earth tone chosen from Benjamin Moore historical colors palette or equivalent
- Trim (if used): 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; or accent earth tone chosen from Benjamin Moore historical colors palette or equivalent to Color Palette
- Gutters and downspouts: match trim color
- Front yard fences: wood is to be white or natural finish; stucco to match house colors
History and Character of the Tudor Style

The Richmond Tudor Style is derived from the Tudor Style that was popular from the 1890’s to the 1940’s. Examples of the Tudor Style found within Richmond show the influences of the bungalow style that was popular in the East Bay.

In Richmond, the Tudor Style is represented mostly by single-family residences that borrow the simple massing types from the Bungalow Style but incorporate very unique characteristics to the massing. The massing of the houses are commonly one story in height, sometimes with a half-story hidden within the steeply pitched roof forms. Gable ends of high pitched roofs often have half-timber accents.

Key Characteristics

- 1 to 1½ story massing
- Smooth stucco finish with half-timber accents in gable ends
- Simple punched openings
- Double hung or casement windows that are recessed and divided with muntins
- Covered entryway
- Steeply pitched gable roofs
- Dormer windows in roof
- Decorative chimneys and tops
Sample Photographs

Architectural Styles: Richmond Tudor

Opticos Design, Inc.
Adopted: 07.22.08
Architectural Styles: Richmond Tudor
Transformations

**Illustrated Improvements**

- **A** Preserve single-story presence along street by integrating new floor into pitched roof
- **B** Match Gable form and pitch
- **C** Preserve or match historic eave depth and detail
- **D** Integrate dormer windows in ½ story to allow natural light as well as help break down massing
- **E** Preserve and enhance engaged chimney
- **F** Add porch in rear-yard to help break down massing
- **G** Replace existing windows with historically accurate windows
- **H** Match half-timber articulation on gable end
- **I** Prune landscaping to prevent overgrown vegetation from hiding the structure

*Existing street-side character*

*Potential street-side character maintains historic details and incorporates architectural elements to break down ½ story massing.*
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Opticos Design, Inc.

Architectural Styles: Richmond Tudor

Illustrated Improvements

**J** Preserve single-story presence along street by integrating new floor into pitched roof

**K** Match original gable roof form and pitch

**L** Match historic eave depth and detail

**M** Integrate dormer windows in ½ story to allow natural light as well as help break down massing

**N** Replace existing windows with historically accurate windows

*Existing street-side character*

*Potential street-side character maintains historic details and incorporates architectural elements to break down 1½ story massing.*
Walls

Materials and Colors

Walls in the Richmond Tudor Style are typically finished with a smooth 3-coat stucco painted white or light cream. Gable ends are typically stucco with some decorative half-timbering.

Architectural Standards

A. Match existing smooth and flat 3-coat finished stucco walls
B. Preserve half timber details and match the details
C. Match existing simple punched openings
D. Paint walls white or light cream
**Recommended Improvements**

- **A** Upper floor (under roof form), new construction
- **B** Ground floor (8’-9’), existing
- **C** Crawl space

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*Example of Smooth 3-coat stucco finish*

*Example of smooth 3-coat stucco finish with decorative half timber in gable*
Windows and Doors

The Tudor Style has distinct windows and doors. The Tudor windows are usually paired casement windows or french casement windows. Casement windows are hinged on one side and open much like a door. The french casement windows are paired casement windows under one frame and open much like a french door. On the ground floor, the living room might have three or more windows grouped.

The Richmond version of the Tudor Style also includes double-hung windows with both sashes divided by muntins.

Typically only the large picture window in the living room has a stone surround.

Tudor doors are typically wood or metal casement with a small opening/window.

Architectural Standards

1. Match proportions of existing historic windows when replacing or adding new windows
2. Match existing historic windows or match those set forth in these guidelines
3. Match the recess of existing windows when adding or replacing windows
4. Do not add stucco/foam surrounds on stucco houses
5. Use clear glass and divided windows with exterior muntins; interior muntins are not allowed
6. Use window sills (required) made out of wood, concrete or stucco
7. Use front doors made of wood with a small opening/window
8. Do not use sliding windows
9. Use 4” minimum mullion between ganged windows
Architectural Styles: Richmond Tudor

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.

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Windows and Doors (continued)
Windows must meet building code egress requirements

**Upper Floors**

- **Typical**
  - Casement window
  - Set of casement windows

- **Accent**
  - Privacy windows

**Ground Floor**

- **Typical**
  - Casement window
  - Set of casement window

- **Accent**
  - Picture window set

**Doors**

- **Typical**
  - Wood door with small window
  - Wood door with small window

- **Accent**
  - French doors

Windows must meet building code egress requirements: 4" min.
Alternate: French Casement Windows

- French casement window
- Pair of french casement windows
- Privacy windows
- Pair of french casement windows

Accent

- X
- 4” min.

French casement window

Privacy windows

Picture window
Windows and Doors (continued)

Alternative: Double-Hung Windows

Upper Floors

- Double-hung window
- Pair of double-hung window

Ground Floor

- Double-hung window
- Pair of double-hung window

Accent

- Privacy windows
- Picture window
Rediscovering Richmond's Heritage: Residential Design Guidelines

Architectural Styles: Richmond Tudor

Avoid

Slider windows

Horizontal privacy windows

Horizontal double hung windows

Non-rational windows

Inappropriately shaped window

Large window openings

Opticos Design, Inc.
Roofs and Eaves

The Richmond Tudor Style mainly consists of steeply pitched shingle roofs. The style typically presents a one story façade or a 1½ story façade to the street. Roofs visible from the street often have pitches ranging from 10 over 12–20:12, with the range of 14–16:12 being the most common. The pitch of the roofs that are not visible from the street are sometimes lowered in order to reduce the impact of the roof on the street. No more than one story may be hidden within the roof structure.

Architectural Standards:

A. Match existing roof pitches 10:12 to 20:12 on additions and renovations
B. Hide second floor in roof pitch on street facing façades
C. Use dormer windows to add character to the façade and allow light to enter the half story under the roof
D. Match shallow overhang or no overhang on roof eaves.
E. Lower the pitch of the roofs that are not visible from the street in order to reduce the impact of the roof on the street.
Adopted: 07.22.08

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Architectural Styles: Richmond Tudor

High-pitched A-symmetrical Gable End with no half-timbering

Gable End with half-timbering detail and extended roof form over entryway

Gable end dormer

Shed dormer

Gutter ends in flair façade

Gutter wraps corner
**Chimneys**

The chimney is another character shaping element found in the Tudor Style. Most commonly finished as stucco, the chimney is cladded in keeping with the finish on the walls. Decorative brick patterns are used to create the chimney tops, adding distinctive detail and uniqueness. Stucco chimneys should have terra cotta chimney caps.

Brick chimneys, like the one shown above are also typically found within Richmond and should be maintained and preserved.

**Architectural Standards:**

- **A** Preserve brick and stucco chimneys
- **B** Integrate decorative brick tops on new chimneys
Stucco chimney
Materials and Colors

Materials

- Roofing: wood or slate shingles; 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
- Walls: finished in smooth finished 3-coat stucco; half-timbering made of wood or fiber cement
- Piers: shall be wood, stone or stucco
- Street/garden/retaining walls: made of stucco with a cap of stone, cast stone or brick, projecting 1” x 3 ½” tall, minimum
- Fence: wrought iron
- Windows: made of wood, aluminum clad wood or paintable aluminum or vinyl
- Glass: clear and non-reflective
- Principal doors: made of wood or fiberglass
- Garden doors (French doors and sliders): made of wood, aluminum clad wood or fiberglass
- Chimneys: made of brick, stone or stucco
- Exterior floors of stoops and porches: finished in stone or concrete
- Guardrails: made of wood, cast metal or rectangular steel stock
- Raised decks: made of wood and located within rear yards only

Colors

- Roof shingles: natural shake color or varigated brown or charcoal
- Stucco: white, ivory, buff, or tan from the Benjamin Moore historical colors palette or equivalent
- Windows: sashes and frames to be dark stain or paint
- Shutters: dark stain or paint
- Gutter: match color of roofing
- Downspouts: match color of stucco
- Walls/fencing: stucco to match house body, wrought iron to
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.*
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

Existing street-side character

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

Rediscovering Richmond’s Heritage: Residential Design Guidelines
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Alternative Massing Standards

Conversion to Gable End form

While the design guidelines generally frown 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.
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.

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.

The massing of this Minimal Traditional house shows the garage recessed from the main building. Due to the terciary 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

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

Recommended Improvements

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

Example of horizontal siding and with corner trim and window surrounds

Section-side elevation of porch
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

1. Match proportions of existing historic windows when replacing or adding new windows
2. Match existing historic windows or match those set forth in these guidelines
3. Match the recess of existing windows when adding or replacing windows
4. Do not add stucco/foam surrounds on stucco houses
5. Use clear glass and divided windows with exterior muntins; interior muntins are not allowed
6. Use window sills (required) made out of wood, concrete or stucco
7. Use front doors made of wood with a small opening/window
8. Do not use sliding windows
9. 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**

- **Upper Floors**
  - Double hung window
  - Window pairing
  - Privacy windows

- **Ground Floor**
  - Double hung window
  - Window pairing

**Accent**

- **Upper Floors**
  - Double hung window
  - Window pairing

- **Ground Floor**
  - Double hung window

**Doors**

- Wood door with divided lites
- Wood door with transom
- French doors

Windows must meet building code egress requirements:

- 4" min.
Alternatives

- Double hung window
- Pair of double hung windows
- Picture window

Avoid

- Slider windows
- Horizontal privacy windows
- Horizontal double hung windows
- Non-rational windows
- Inappropriately shaped window
- Large window openings

Adopted: 07.22.08

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**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
Architectural Styles: Richmond Minimal Traditional

One Bay

Two Bay

Side Elevation

Elevation

8’ - 12’

12’ - 18’

8’ minimum

Plan

Circulation

Furniture area

Details

Porch square column detail

Porch rail details

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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

Increased body width, increased roof pitch

Eave and gutter detail

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 ½˝ 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