



Pre-Approved ADU Program (*PAADU*)

Old Escondido Neighborhood
ADU Style Adaptation Guide

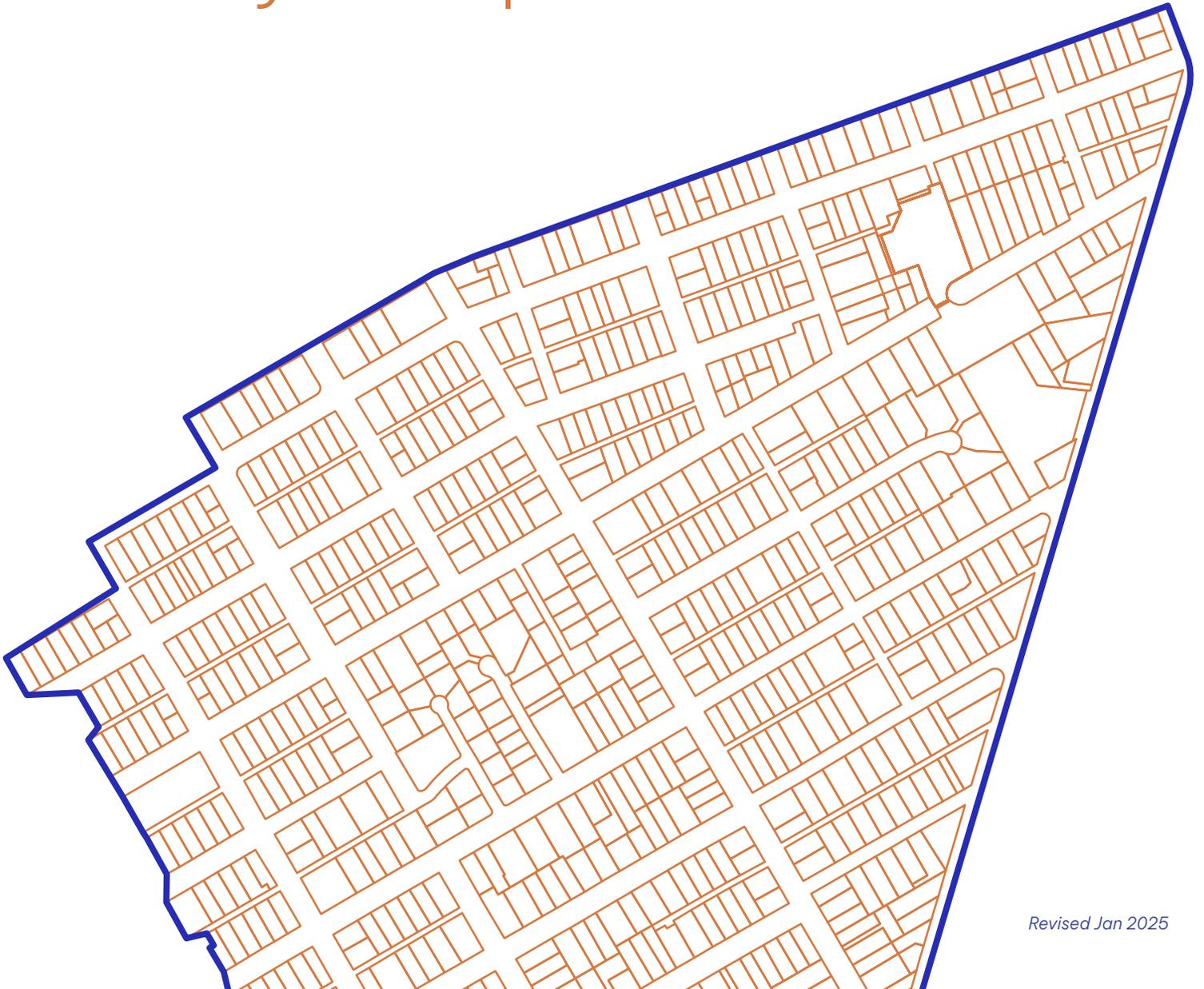
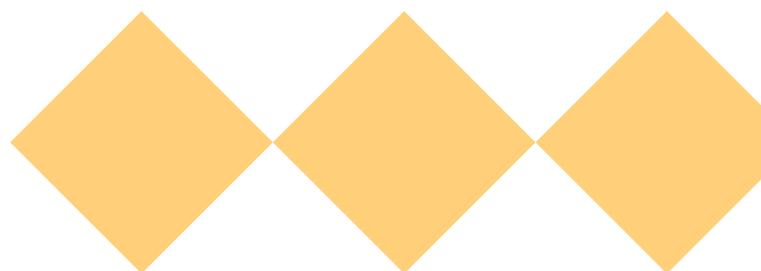




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Introduction

This document is designed to help homeowners modify Pre-Approved ADU (“PAADU”) designs by offering selection of architectural features to incorporate into PAADU plan sets. If an ADU is located within the Old Escondido Neighborhood (“OEN”) or accessory to a historic home, the ADU should also incorporate design that reflects the primary building’s architectural style.

Guidelines within this document are meant to be a complement to the Escondido Zoning Code (Article 40 and Article 70), the City of Escondido Design Guidelines for Homeowners of Historic Resources, and any recommendations from City staff.

This Style Adaptation Guide applies to you if:

- You live in OEN and plan to build an ADU using PAADU
- You live in a historic home and plan to build an ADU using PAADU

Verify with the City of Escondido’s Planning Division to see if your property meets these criteria.

The City’s Design Guidelines for Homeowners of Historic Resources (escondido.gov/DocumentCenter/View/2128) identifies six primary historic styles that exist throughout the City.

- Craftsman and California Bungalow
- Mediterranean (Spanish Revival)
- Period Revival and Provincial
- Italianate
- Queen Anne
- Colonial Revival

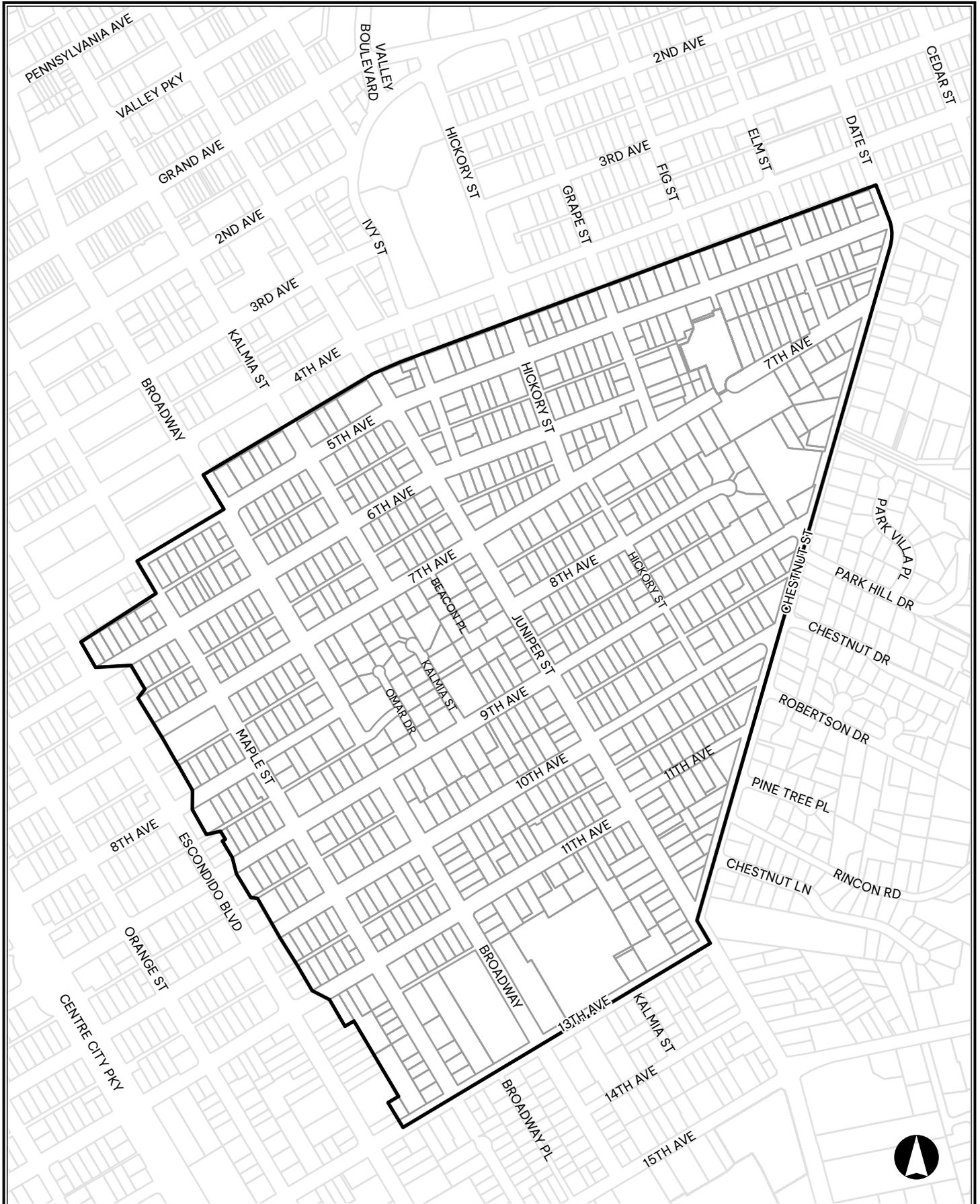
While the PAADU plans offer limited flexibility in form and structure, they are designed to accommodate historically compatible materials. The following style sections provide typical details and images that can help ensure the PAADU plans match your existing historic residence.

Objective Design requirements in EZC Sec 33-1475 states that all projects with historic designation will be held to an objective standard and match the design of the existing residence.

This style guide may not apply to all homes within the OEN. Applicants should consult with Planning prior to application and utilization of this document.



Old Escondido Neighborhood Boundary



Craftsman & California Bungalow

Craftsman and California Bungalow Style is characterized by simple rectangular structures using natural looking materials such as wood and brick masonry. Wood is

often left to its natural color or painted in muted tones and is arranged horizontally or lapped. The style is most often associated with hand crafted details, and smaller scale.

Exterior Materials

Often characterized by horizontal siding or lap siding, example of plaster exteriors can also be found. Stone or brick accents are also occasionally found. The ADU designs do not allow for a true stone or brick veneer, but

if manufactured stone or brick are available to match existing, this should be considered. Otherwise, it is recommended that fake stone or brick be avoided.



Doors

Typically, front doors can be accented with a decorative pediment as shown below. The primary residence should be the guide for window and door trim. The Pre-Approved ADU doors have flexibility for aesthetic and

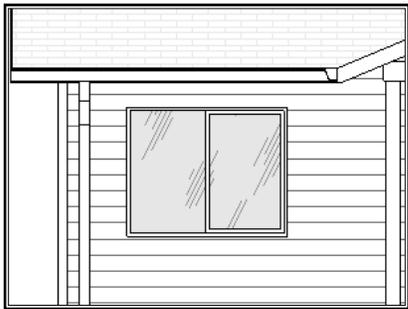
the plans are provided with porch options. Details and panels are typically rectilinear. If glazing is incorporated, it should be multi panel, vertical oriented true divided lights. Two typical examples are shown below.



Windows

Typically, seen in pairs or triplet clusters. Windows in ADU design are set in their opening dimensions but should use multiple single hung side when appropriate taking care to still provide emergency egress where required from bedrooms. Single or double hung windows are the preferred style.

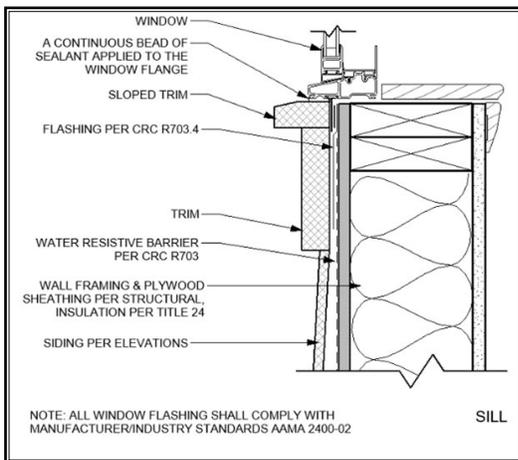
Window (and door) Trim is typically simple and medium width material, about three and a half inches with header and sill trim pieces slightly longer than sides. Refer to the primary residence for guidance. Built up wood sills would be typical.



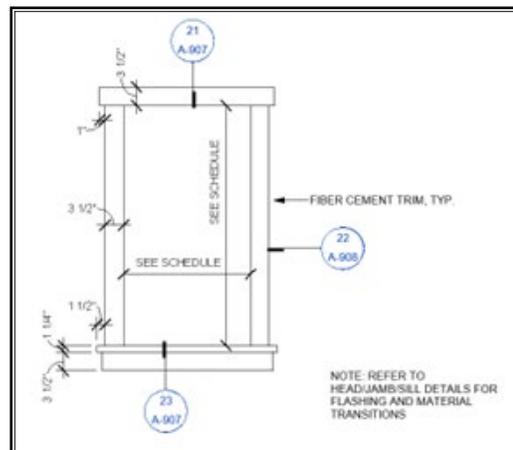
Generic Style ADU Window



OEN Style Overlay Window



Window Sill Detail



Window Trim Detail

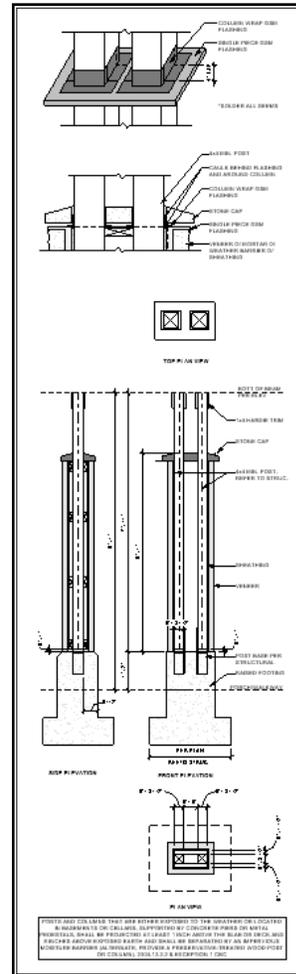
Roofs

Typically, this style features gabled shingle roofs with a medium to large roof overhang. Front gables are often featured as well. The Pre-Approved ADU designs allow for hipped or gabled roofs and if adding a porch there will be a front gable added. Non-structural details which match the primary residence should be incorporated. These include exposed rafter tails, decorative false beams and other embellishments noted below. However,

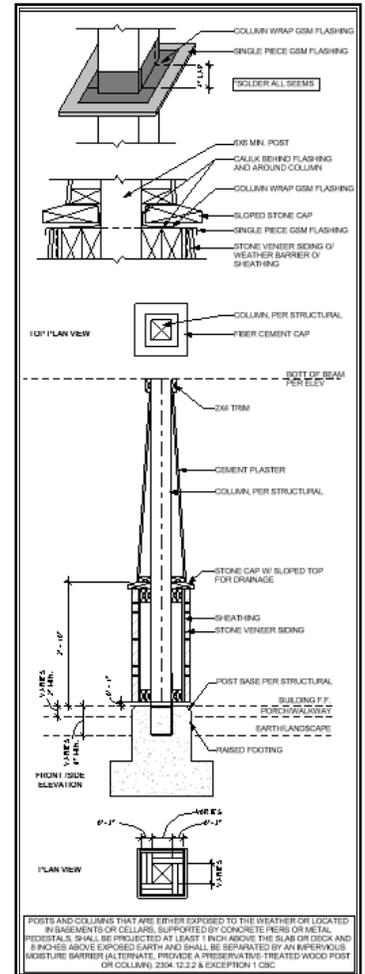
overhangs are set at 18 inches. Craftsman and California Bungalow roofs were made of shingle but modernization allows for composite shingles or asphalt shingles to match the style. Final color selection should be based on the primary residence. All four PAADU plans provide gable roof options, but plans 1, 2, and 3 are more readily adapted to the Craftsman / Bungalow style.

Porches

Typically, outlined with wood posts or slanted surround wood posts. They may have a railing or may not. If they do, it is most commonly wood slats. Stone, stucco, and wood column bases are all typical, refer to primary residence for what is most appropriate. Two typical details are below.



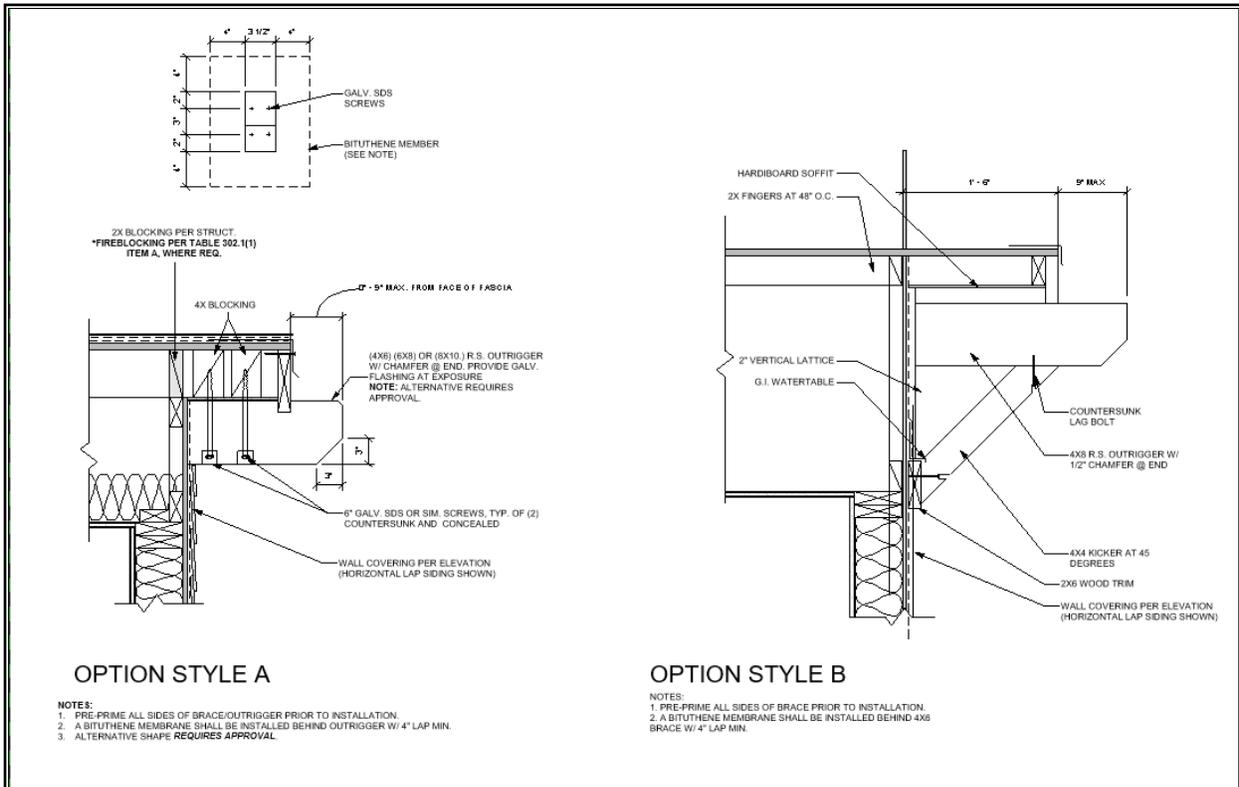
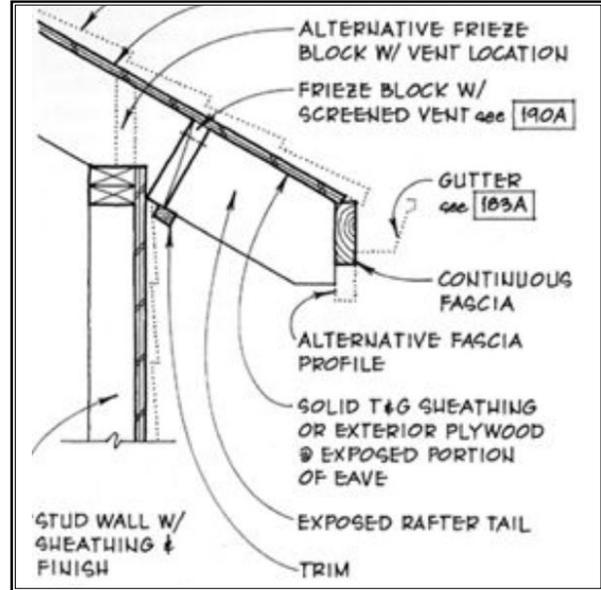
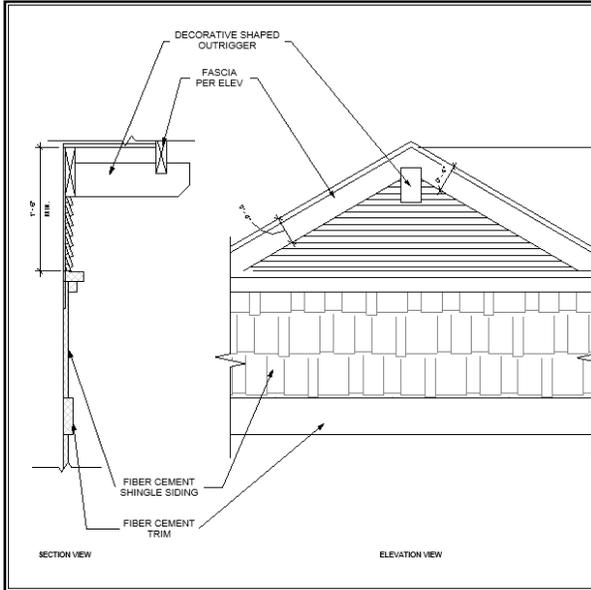
Window Sill Detail



Window Trim Detail

Other Embellishments

Typically, decorative corbels, kickers, or outriggers can be added. May include a change in material at entrance gable end. Some will feature exposed rafter tails. Style may include gable vents.



Mediterranean Style (Spanish Revival)

Mediterranean Style is characterized by structures covered in smooth white stucco, low pitch red tile roofs and arched doorways and porticos.

Exterior Materials

Typically siding is smooth stucco. Therefore, ADUs will also be smooth stucco.



Roofs

Typically, the style will include low pitch red tile roofs with little to no eave although hacienda influenced buildings will have deeper eaves. The Pre-Approved ADUs are of a fixed pitch and have a maximum overhang of 18 inches.

- Match eave depth to primary residence up to 18 inches
- The PAADU gable roof option should be used
- Use tile roof material matching the primary residence as much as possible
- If the primary residence has predominantly hip roofs, then a PAADU with a hip roof should be used



Windows

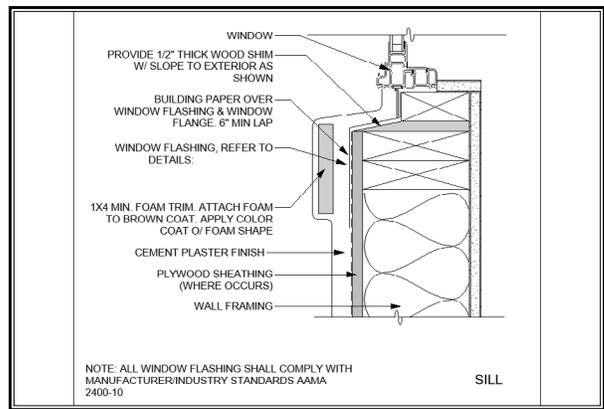
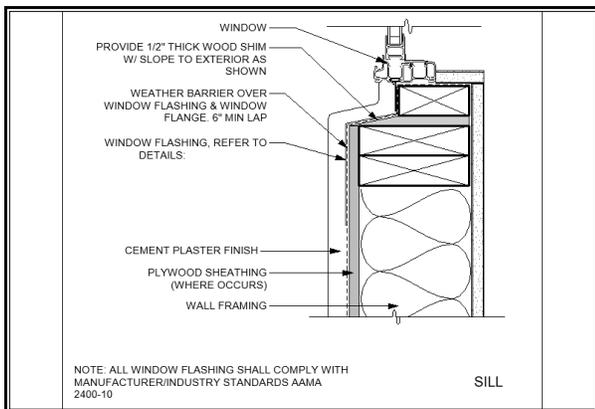
The style will typically feature:

- Casement windows or single hung. Defer to existing residence for guidance.
- Double and triple window configurations where two operable windows flanking a central fixed window are common configurations.

While the PAADU have fixed width openings, multiple smaller vertically oriented windows can be placed in the same opening to achieve a stylistically consistent design.

- Window grids will either be single lite or multiple grids with smaller panes.
- Internal grids will not be allowed. Use true divided lite or false lites with exterior grids.

Windows and doors will typically have no trim other than a possible built up stucco band. More commonly, windows are recessed to provide an impression of a thick wall. Sample details are provided to help instruct this detail execution.



Doors

Doors for this style would be ornate and include not structural enhancements. They would not include glazing. The PAADU designs provide for limited options and the end user

should select more simple heavy wood panel door. Doors will have simple or no trim with a preference for recessed doors. The primary residence should guide the trim details.

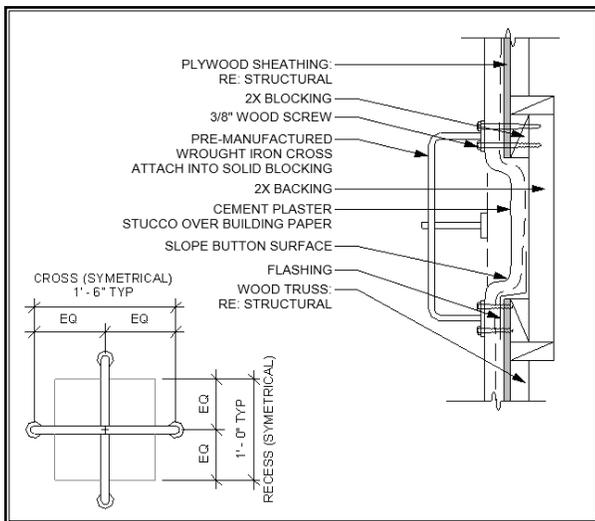
Porches

Typically, porches have rounded openings so ADUs will follow suit if they include porches. Porches may have railing or may not. The Pre-Approved ADUs provide optional porches.

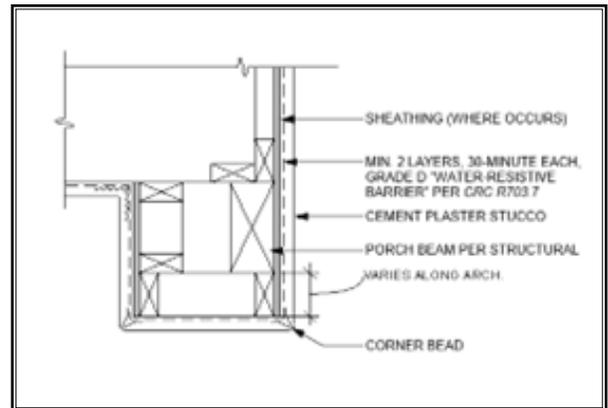


Other Embellishments

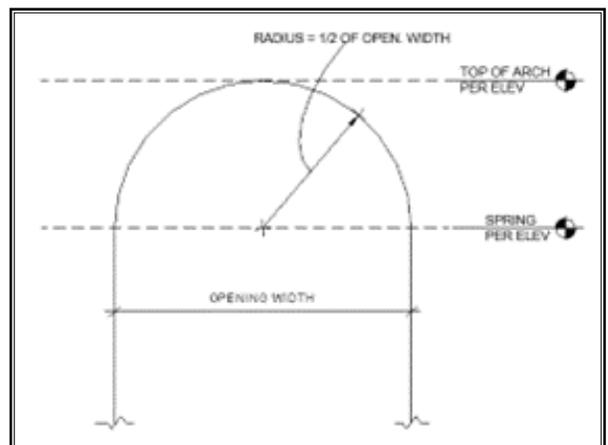
Typically, this style can include faux gable vents or decorative embellishments at gable ends, along with faux tails at eaves. Any of these embellishments would be welcomed but not required.



Iron Cross



Porch Beam



Arched Opening

Period Revival & Provincial Style

Period Revival and Provincial Style is characterized by structures using a simplified “cottage style” detailing but covers a broad range of non-specific style elements within

the historic district. As it exists in the OEN, this style has limited consistency of elements and the primary residence should be the basis of detail and material selections.

Exterior Materials

Within the OEN, examples of the Period Revival and Provincial Style can be found in multiple wall materials including brick, stucco and wood siding.

The generic Pre-Approved ADU plans have been designed to accommodate a variety of material weights including stucco and artificial stone. They are not designed to accommodate true brick and due to the difficulty sourcing brick in a historically compatible color and format, the use of brick is discouraged unless a closely matching thin break is available.

Stucco, wood, and cementitious siding including shingle panels are accommodated in the designs and should be used to match the primary dwellings finish.

Roofs

The style accommodates a variety of roof pitches and the Pre-Approved ADUs are not designed to accommodate the high pitches, but each plan has a gable or Dutch Gable option that allows for integration of the cottage influenced style. For the Period Revival and Provincial Style the gable or duct gable roof should be used and not the hip option.

Period roof materials were shake and asphalt shingles. The ADU designs allow for a heavier weight roofing material and it is recommended that a high profile asphalt laminate shingle such as a presidential shake from Certainteed be used to emulate shake where exact matches to the primary residence are unavailable.



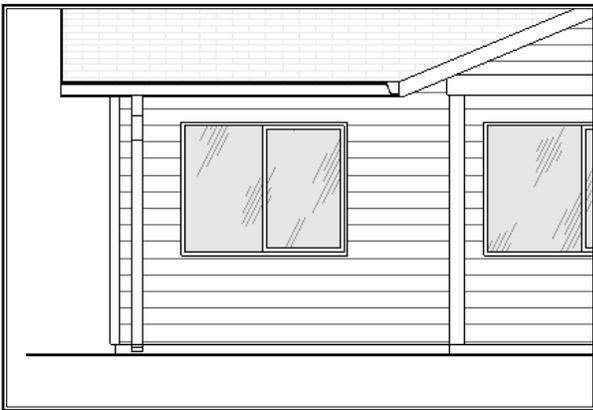
Windows

The Period Revival and Provincial styles will typically have more slender, vertically oriented windows. The Pre-Approved ADUs have a fixed window size, so to accommodate the stylistically appropriate proportions, it is recommended that multiple windows of a slender proportion be used in the same opening to provide a more stylistically consistent look.

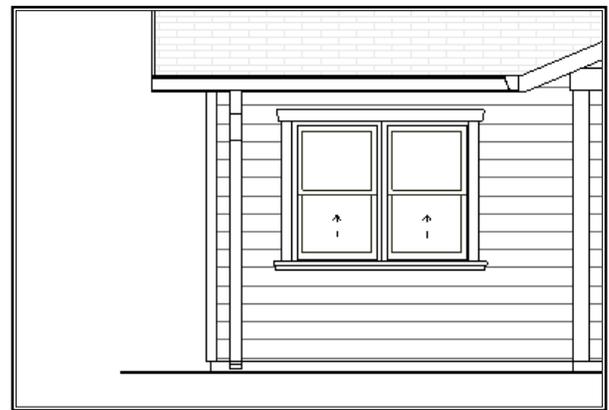
Typically, single hung windows with divided lights would be appropriate.

The primary dwelling should be the basis for determining the final proportions.

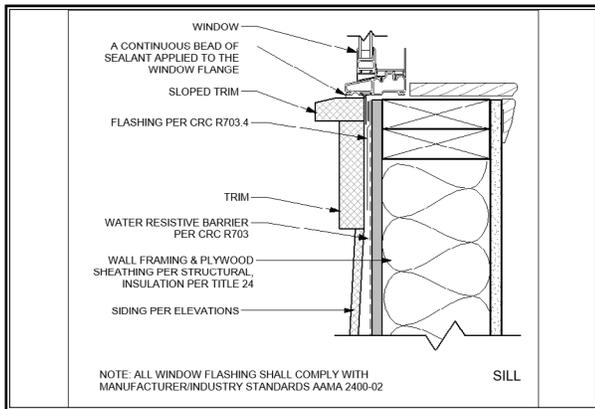
Window (and door) Trim would be wood in all wall material situations. The trim is generally simple, and again slender. Three and a half inch material width or less should be used. Refer to the primary residence for guidance. Built up wood sills would be typical.



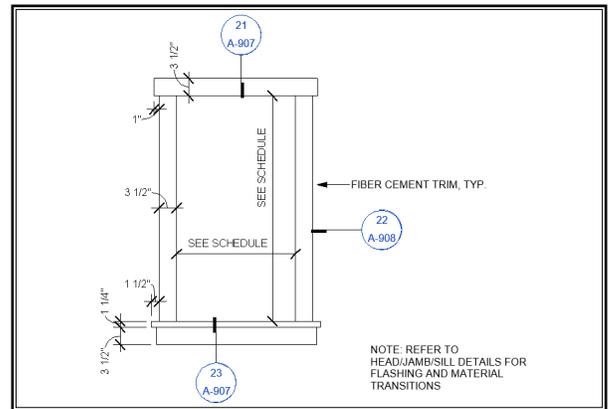
Generic ADU Style



OEN ADU Style



Window Sill Detail



Window Trim Detail

Doors

Typically, plain wood doors with some panel glazing. The ADUs allow for flexibility in door style.

Other Embellishments

Typically, a plain style, owner can choose to leave without any embellishments or choose to include an embellishment to gable end. Examples shown in images included.



Porches

Typically, porches were small or nonexistent. The ADUs are designed to give the option so you may choose what is preferable to you.

Italianite

Italianate Style is characterized by raised first floor structures with low pitch hip or gabled roofs that feature prominent bay windows and vertical lines. The Pre-Approved ADUs

do not have a raised floor design option, so the impression of an elevated floor can be achieved through building up the pad for the final structure and providing a few steps.

Exterior Materials

Horizontal wood siding is the most common exterior material for this style. Typically a small exposure of two to three inches would be common. While the PAADU designs will accommodate both real wood and cementitious siding, replicating historical profiles with anything other than custom milled wood siding can be difficult to achieve. The applicant should review siding proposals with the Planning Department to arrive at an acceptable complimentary material to the primary residence. While less common, stucco may be the exterior material of the primary residence and the PAADU installation should follow this. A primary element of this style will be bracketed cornices and should be included to respond to the primary residence design.



Roofs

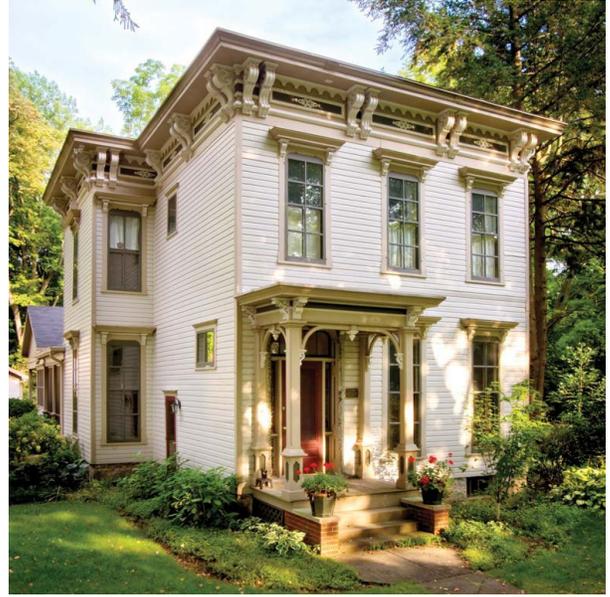
Typically, low-pitched hip made from wood shingles. The Pre-Approved ADU plans are at a set pitch, but you should choose a hip roof option unless the primary dwelling is otherwise. They are also designed to use asphalt or composite shingle for roofing material to match the typical wood shingles.



Windows

Italianate style homes feature prominent bay windows, pediment windows, and vertical sash windows. The Pre-Approved ADU plans will allow for bay windows but adherence to the designed opening must be considered. Swapping out sliding windows for vertical sash windows is recommended. When window is wider than tall, use two vertical sash windows rather than one to accomplish a more vertical look aligned to the style.

Window (and door) Trim was traditionally made from wood. The trim on sides and sill would be simple three and a half inch or five and a half inch width pieces while the trim on the top would be much more decorative by adding a pediment top. Refer to the primary residence for guidance.



Doors

Italianate doors will typically be tall, large panel doors, often with a glazed vertically oriented panels. Doors should share similar

design consistency with other detailing such as the cornice expressed in the head door trim.



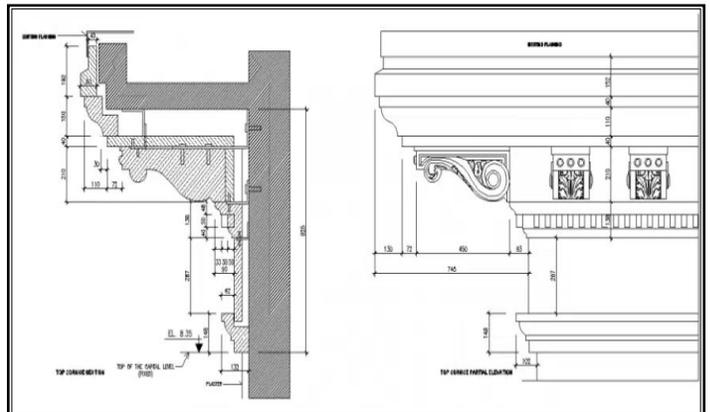
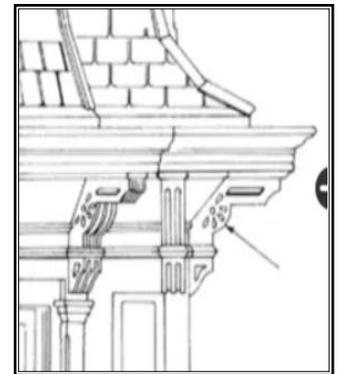
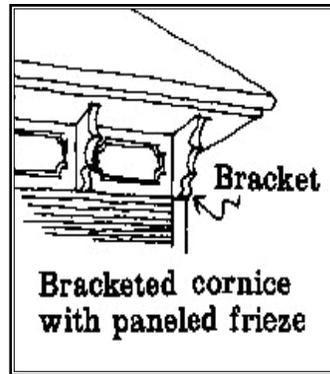
Porches

Typically, shallow with a hip or center gable. Railings are often featured at porches with vertical wooden baluster members.



Other Embellishments

Italianate style features cornices and many times cresting or widow's walk on top of the roof.



Queen Anne

Queen Anne Style is characterized by highly decorative structures. Certain elements such as steep gables will not be achievable in the fixed designs of the Pre-Approved ADUs, but

opportunities for customization exist to allow the generic ADU designs to better fit within historic context such as the Old Escondido Neighborhood (OEN).

Exterior Materials

Typically, Queen Anne Style structures are made from shingle or horizontal clapboard siding which is easily accommodated in the Pre-Approved ADUs by the use of wood or cementitious siding.



Roofs

As mentioned above, roofs in the Queen Anne Style are typically steep gabled roofs or cross gables in single story instances. The Pre-Approved ADUs are not designed to accommodate the high pitch, but each plan has a gable option that will help influence the structure toward a Queen Anne Style. Period roof materials were shingles. The ADU designs allow for asphalt or composite shingle roofs. ADU plans have both gable and Dutch gable options, providing opportunity for gable detailing and ornamentation.

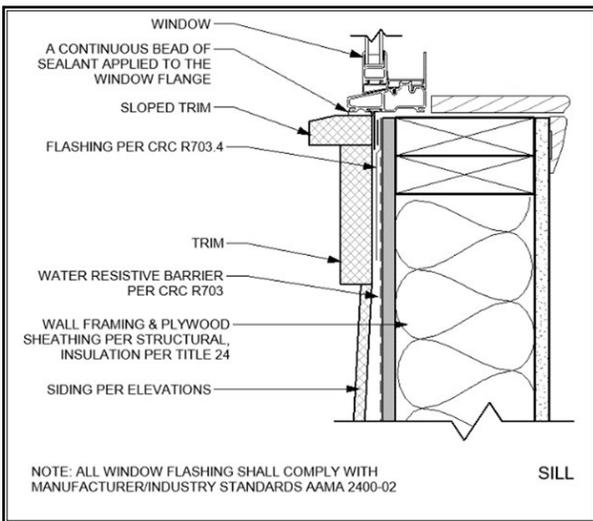
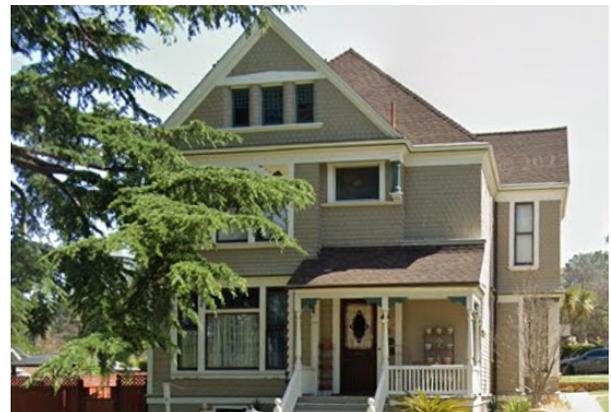


Windows

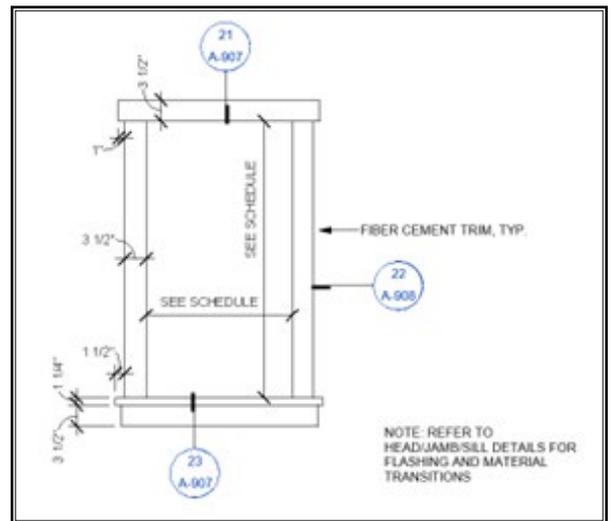
The Queen Anne Style will typically include slender windows increasing the verticality of the facades, often in triplet groups. The Pre-Approved ADUs have a fixed window size, so to accomplish a more stylistically appropriate proportion, it is recommended that multiple windows of a slender proportion be used in the same opening to provide a look more consistent with Queen Anne style. This can apply in all rooms but the bedrooms where code compliant egress window sizes and operation will still need to be met.

The primary dwelling should be the basis for determining the final proportions.

Window (and door) Trim typically were made from wood and had a slender look of around three and a half inch material width. The style often exhibited an arched top sash but in researching the OEN it seems many of the Queen Anne style homes go without this and instead feature a slightly decorative build up sill. Window head trim is often integrated into a large band of cornice trim under the eaves.



Window Sill Detail



Window Trim Detail

Doors

Typically, doors in this style feature some wood paneling and glazing on the top half. The ADU design allows for flexibility in door style.



Porches

Porches in the Queen Anne style are typically trimmed very elaborately. We suggest emulating that by adding embellishments appropriate to match style of main residence.

Contrary to other styles where substantial structure may be wanted, posts should be the minimum allowed in the plan set.



Other Embellishments

Articulation in shape and design are common in Queen Anne but are not present in the more simple PAADU plans. Additional trim embellishments derived from the primary residence will help bring continuity to the property. Embellishments typical of Queen

Anne style include shutters, decorative fascia, and exterior material change at gable ends. Fascia trim can be dressed up with off the shelf trim details. Material change at gable ends is encouraged to take advantage of stylistically appropriate design opportunity.



Colonial Revival

Colonial Revival is characterized by simple rectangular structures with hipped or side gabled roofs that have little overhang. Their

bay windows and window pairs and triplets are a prominent feature along with the front door decorative pediment.

Exterior Materials

Traditionally, made from wood or masonry material. ADUs can use wood, cementitious siding or thin masonry.



Roofs

Typically, this style features hipped or side gabled roofs with very little overhang. The Pre-Approved ADU designs allow for either hipped or gabled roofs, but overhangs are set at 18 inches:

- PAADU should be either hipped or side gable plan designs.
- Eave overhangs should be reduced from the plan indicate 18" to match primary residence.

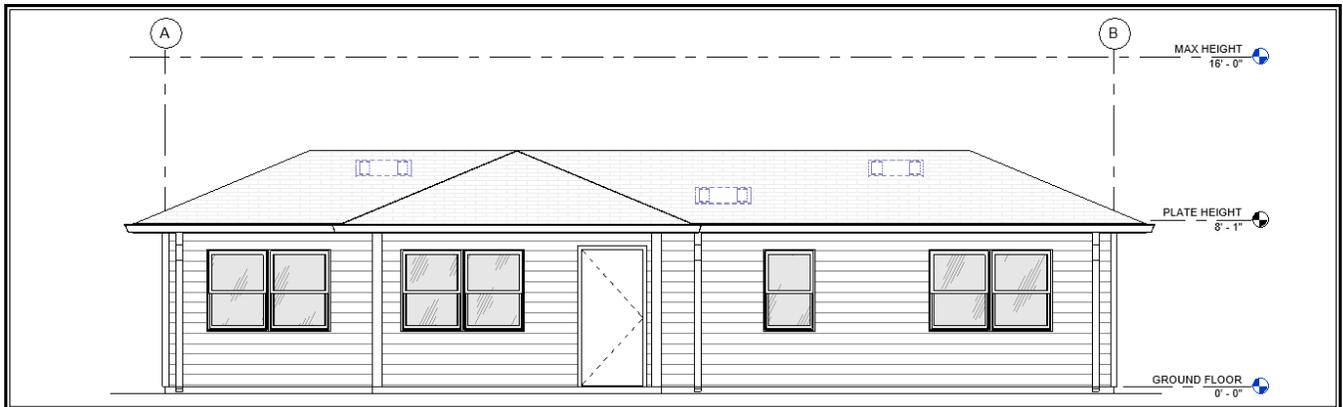


In Colonial Revival style, the roofs were made of wood shingle but in this modern version roofs should be made of asphalt or composite shingles.

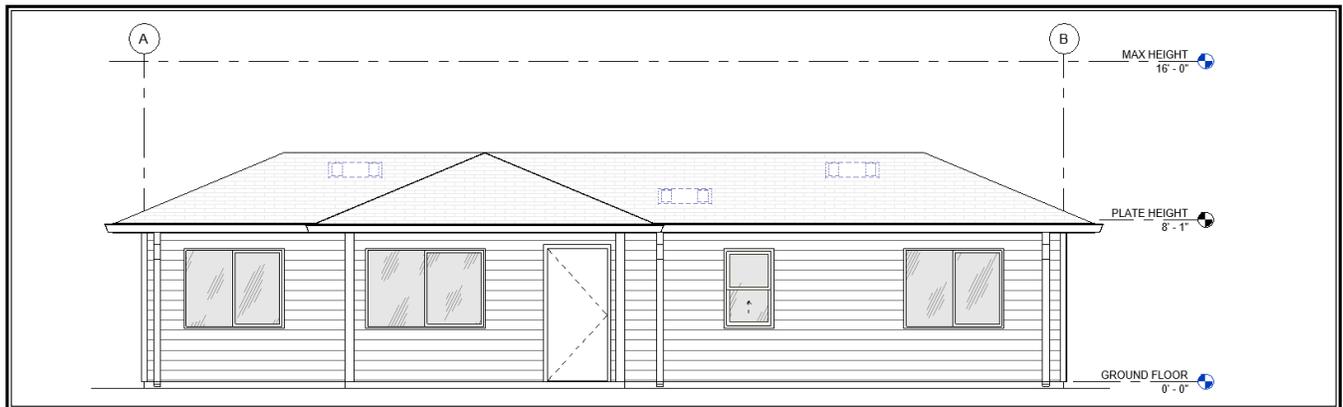
Windows

Typically, Colonial Revival includes windows in pairs or triple clusters. They are often double hung sashed windows. Windows in the Pre-Approved ADU plans are set sizes, but one wider window can be swapped for

two or three single hung windows when appropriate. Bay windows are characteristic of this style but cannot be included in our Pre-Approved ADU plans.



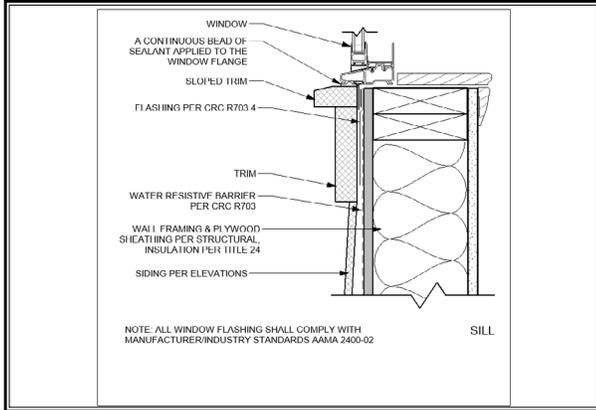
Single Hung Windows



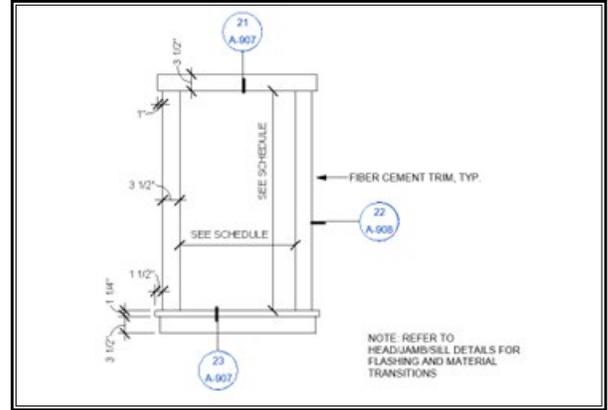
Slider Windows

Windows

Window (and door) Trim was traditionally made out of wood. The trim would be simple and slender at three and a half inch width. Refer to the primary residence for guidance.



Window Sill Detail



Window Trim Detail

Doors

Typically, front doors are accentuated with a decorative pediment. This can be included if so desired but is not required.



Porches

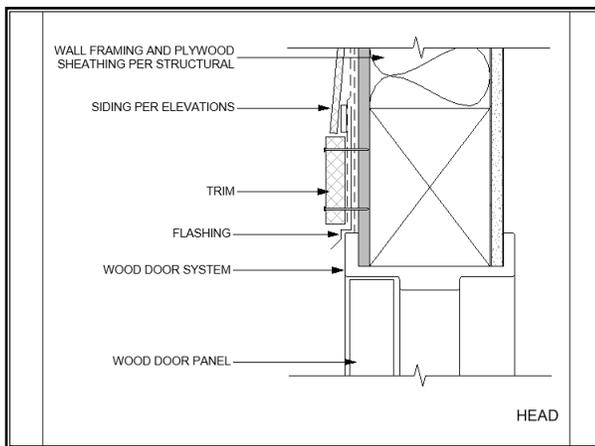
Typical porches for Colonial Revival style would be shallow and ornamental. ADU design allows for addition of porches though

the porch is a fixed width and depth. Posts and gable end at porch can be used to enhance ornamental look.

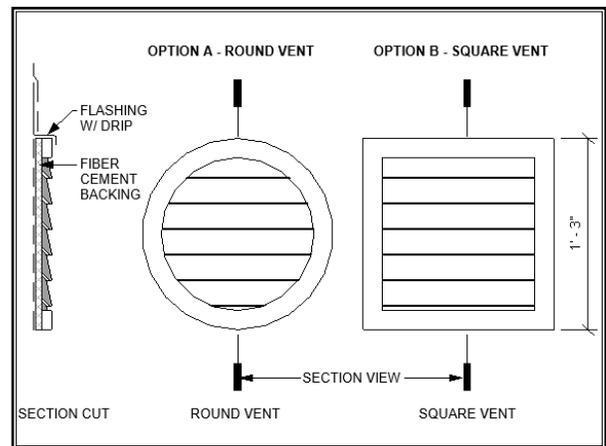


Other Embellishments

Colonial Revival does not include many embellishments but perhaps a gable end vent and pediment over doorway as already discussed.



Pediment Over Doorway Detail



Vent Detail