



CARPORT CONVERSION GUIDELINES

Adopted April 13, 2015

PURPOSE

These guidelines were developed for the use of Catalina Pueblo owners who are seeking HOA Board approval to convert their carports to garages.

When the neighborhood was developed, the mix of enclosed garages and carports reflected the variety of designs offered by the developer and the preferences of the original owners. In recent years the Association has experienced a significant increase in requests to enclose a carport and recognized the need to preserve the value of all homes in the community by ensuring such conversions are architecturally compatible with the original garages built in Catalina Pueblo as well as with the particular residence. In addition to preserving the unique architectural flavor of our neighborhood, these guidelines also establish an efficient and transparent process for reviewing conversion requests. From the time of their adoption they will represent the sole basis for decisions to approve or deny such requests. Carport conversions that preceded these guidelines will not qualify as precedent or prototype for future conversions.

PROCESS

1. Before requesting Board approval, owners desiring to enclose their carports must send written notice of their intention to neighbors in adjacent homes and, with the exception of Posada, to neighbors across the street.
2. Preliminary drawings submitted when initial (conditional) approval is requested must be to scale, with all exterior dimensions noted. A color sketch must be included so the Board can see what the finished enclosure would look like.
3. Prior to final Board approval, the necessary Pima County permits must have been issued and made available to the Board for review, along with final county-stamped drawings containing no unapproved design changes that would alter the appearance of the enclosure.

GUIDELINES

Finished structural surfaces will be limited to burnt adobe and Spanish White stucco. The conversion design must be consistent with that of the neighborhood's original garage structures and also of the residence itself.

Roofs

The original Catalina Pueblo garages exhibit three different roof styles. To the extent architecturally possible, a new carport enclosure must replicate one of these prototypes:

1. A flat roof with parapets extending up from the walls in an uninterrupted plane and in the same material as those walls. The parapets are topped with a coping of burnt adobe or formed concrete or with fired red clay barrel tiles.
2. A full hipped roof of fired red clay barrel tiles.
3. A gable roof of fired red clay barrel tiles.



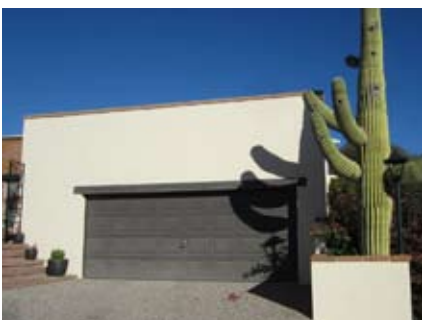
Drainage

1. Front drainage of parapet roofs must be through tubular water spouts called *canales*. Downspouts are permitted for side and rear drainage.
2. Conversions must have code-appropriate drainage that will not flood or erode foundations or a neighbor's property.



Garage Doors

1. There must be a lintel, painted Weathered Brown, over the door.
2. Doors must be paneled and colored the equivalent of either Weathered Brown or Spanish White.
3. The doors of most original garages do not contain windows. If a door with windows is desired, the windows must be simple rectangular ones with clear or frosted glass.
4. Doors must be at least eight feet tall.
5. The braced wall panel on each side of the door must be at least two feet wide.



Walls

1. Because building codes no longer permit the kind of self-supporting burnt adobe walls used for many of the original garages, a facing of burnt adobe bricks may be used provided that the bricks and joints match those of the residence in appearance.
2. Walls may also be of Spanish White stucco. Highly textured or novelty finishes are not permitted.
3. Unrelieved sidewalls are not permitted. Relief may be provided by a side door for pedestrian use as required by code and by side windows and the other decorative elements described in the section below.

Architectural Details

Many different Spanish Colonial decorative elements contribute to Catalina Pueblo's unique flavor and charm. Such details, described in the following list, characterize the original garages and should be employed selectively in carport conversions as well. Owners are encouraged to be creative, while mindful of the community's architectural traditions.

1. **Side windows** - Most of the original garages have side windows. Some are arched, some rectangular. There may be an adobe sill and/or a wide stucco projection from the bottom of the window to the ground.



2. **Toldos** (curved stucco or red clay, barrel tile awnings over windows) - Toldos may be supported by brackets, turned wood posts, or metal grille work.



3. **Niches of burnt adobe or stucco** - They may be plain or tiled, rounded or rectangular, set within a wall or rising above a parapet.



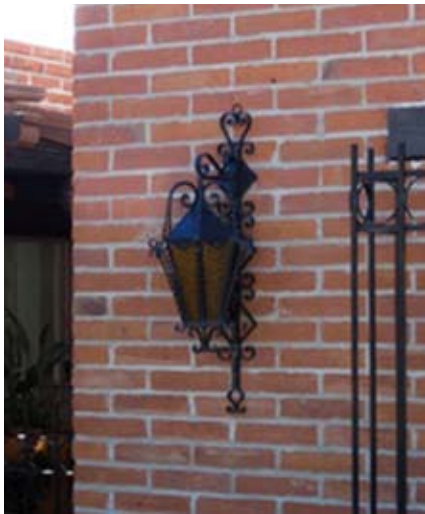
4. **Decorative Tilework** - Tiles may be set in a burnt adobe frame or directly on the wall, with or without a tile frame.



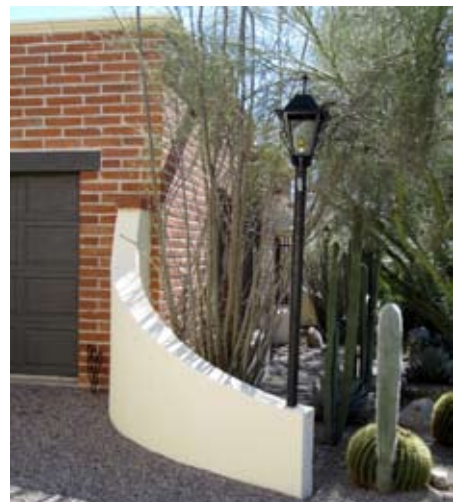
5. **Canales** and canale supports of cast concrete



6. **Lighting fixtures** - These must be of black wrought iron and in traditional Spanish Colonial style.



7. **Wing walls** (non-structural) - Many of the original garages have some type of wing wall extending out from a front corner. Some are of adobe brick; others are of stucco with a row of adobe bricks on top. Most have a lamppost at the outer end.



8. **Window grilles** - These must be of black wrought iron and in traditional Spanish Colonial style, or made of turned wooden posts painted Weathered Brown.



Landscaping

Any carport conversion should be accompanied by attractive desert landscaping. Detailed information about the proposed landscaping must be submitted to the Board as part of the Request for Approval. A sketch showing the type and location of the plants and any other landscaping features must be included.



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