



CARPORT TO GARAGE CONVERSION
ARCHITECTURAL GUIDE

THE GUIDE IS USED
WITH THE “REQUEST
FOR BOARD
APPROVAL TO
CONVERT A CARPORT
TO GARAGE” FORM.

*IT IS RECOMMENDED
THAT YOU VISUALLY
SURVEY THE
NEIGHBORHOOD IN
ADDITION TO USING
THIS GUIDE.*

*THIS GUIDE CAN BE
SUPPLIED ON A CD
WHICH MAY BE
RETAINED BY THE
HOMEOWNER. IF YOU
NEED A PRINTED COPY
YOU MAY PRINT IT
YOURSELF OR ORDER
ONE AT COST THROUGH
THE ARCHITECTURAL
CHAIRPERSON. A COPY
IS ALSO AVAILABLE AT
THE ASSOCIATION WEB
SITE.*

The Roof

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.

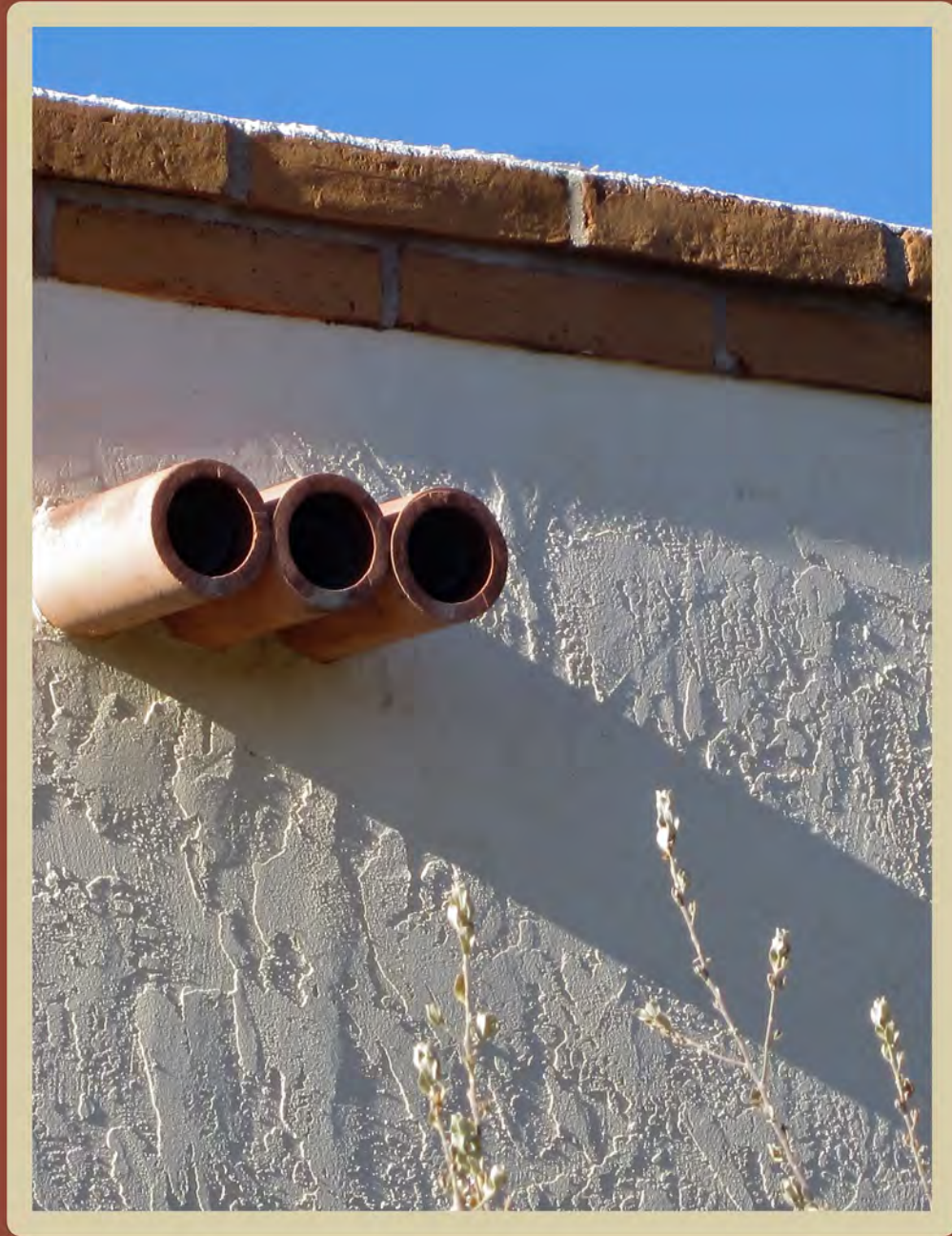




2. A full hipped roof of fired red clay barrel tiles.



3. A gable roof of fired red clay barrel tiles.



Drainage - Canales

1. Front drainage of parapet roofs must be through 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.









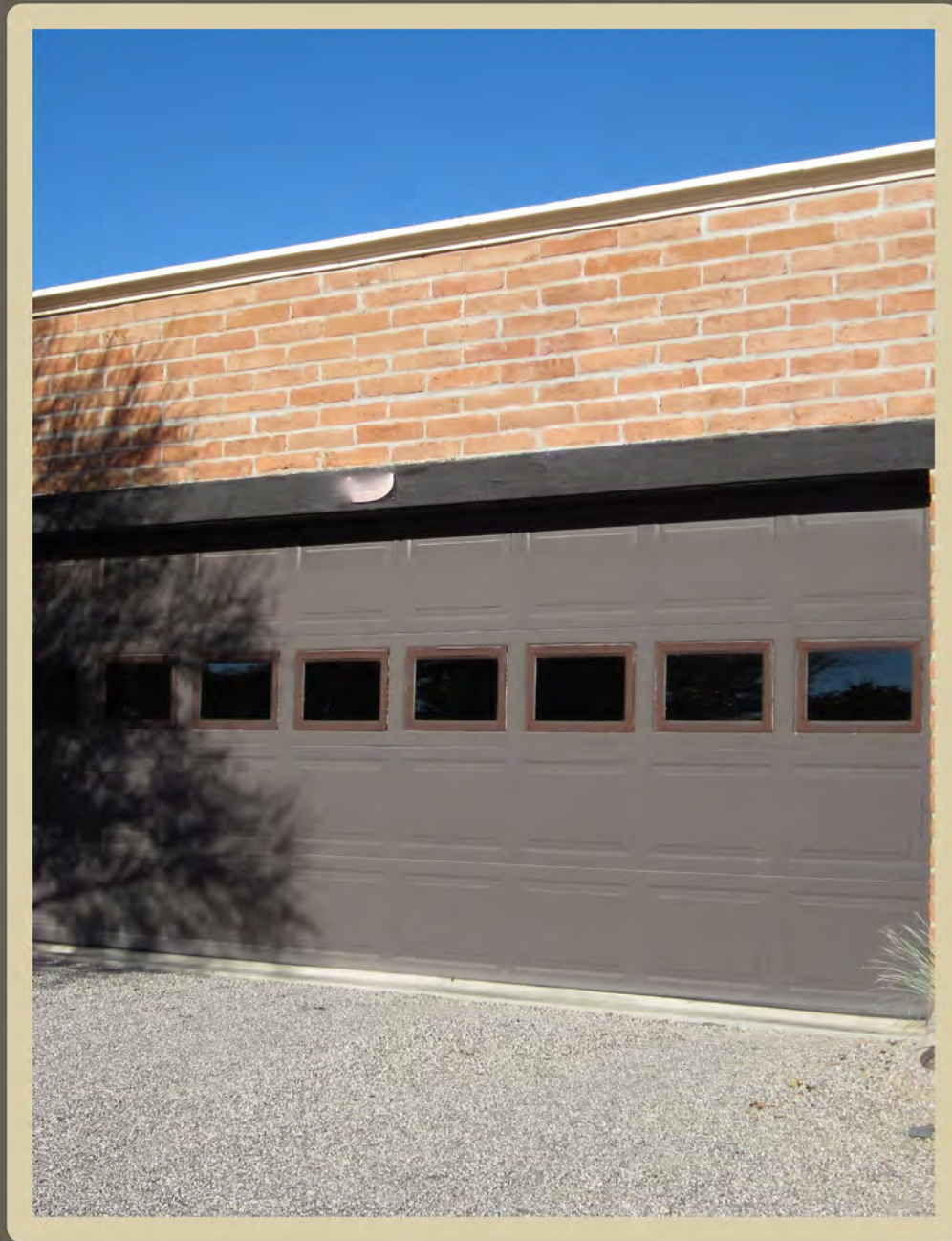
Garage Doors

1. There must be a lintel, painted Weathered Brown, over the door.



Doors cont.

2. Doors must be paneled and colored either Weathered Brown or Spanish White.



Doors cont.

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. By code the braced wall panel on each side of the door must be at least two feet wide.



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.







Protection One



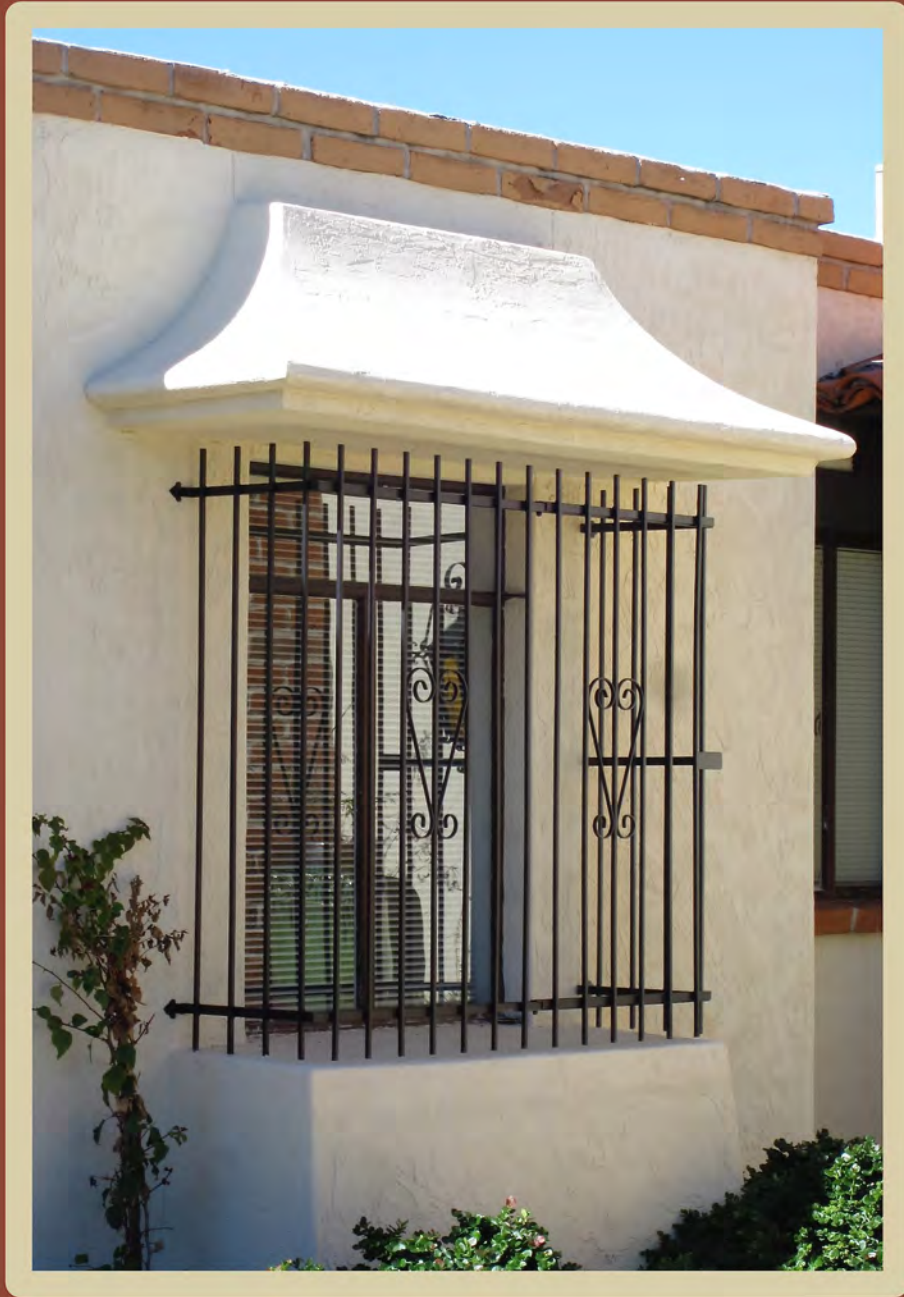




Toldos

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











Niches of burnt adobe or stucco

They may be plain or tiled, rounded or rectangular, set within a wall or rising above a parapet.







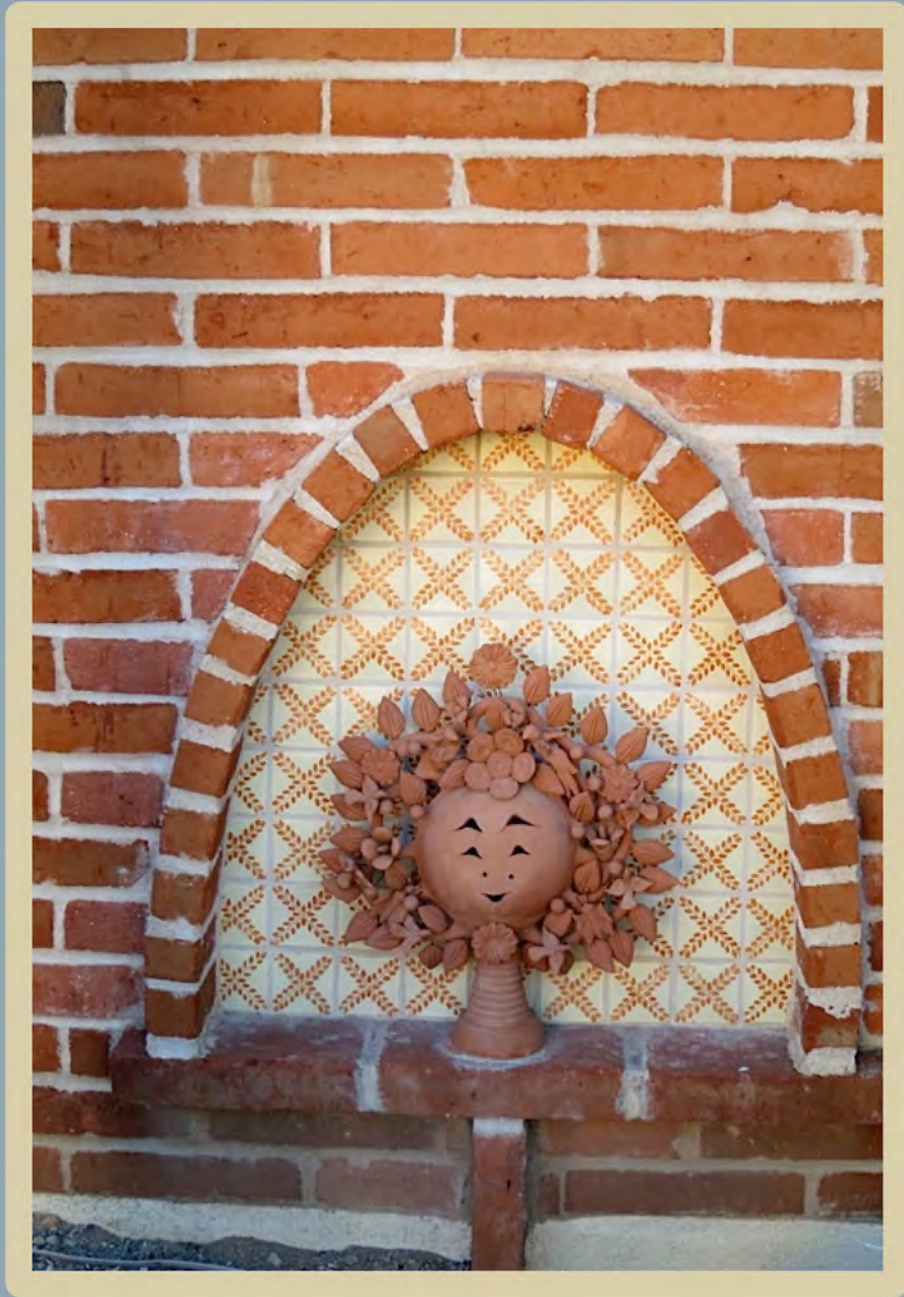




Decorative Tile

Tiles may be set in a burnt adobe frame or directly on the wall, with or without a tile frame.







Lighting Fixtures

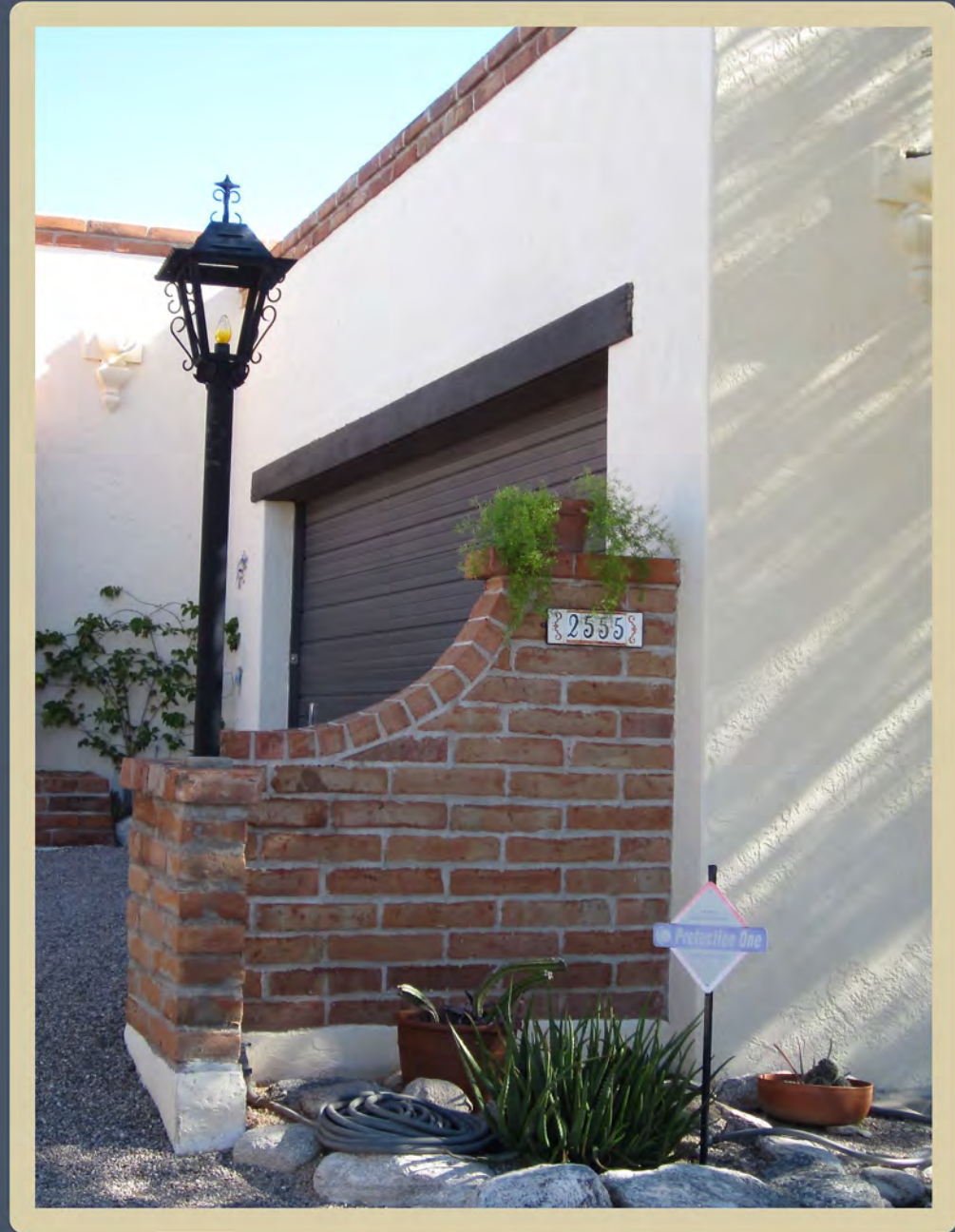
These must be of black wrought iron and in traditional Spanish Colonial style.





Wing Walls

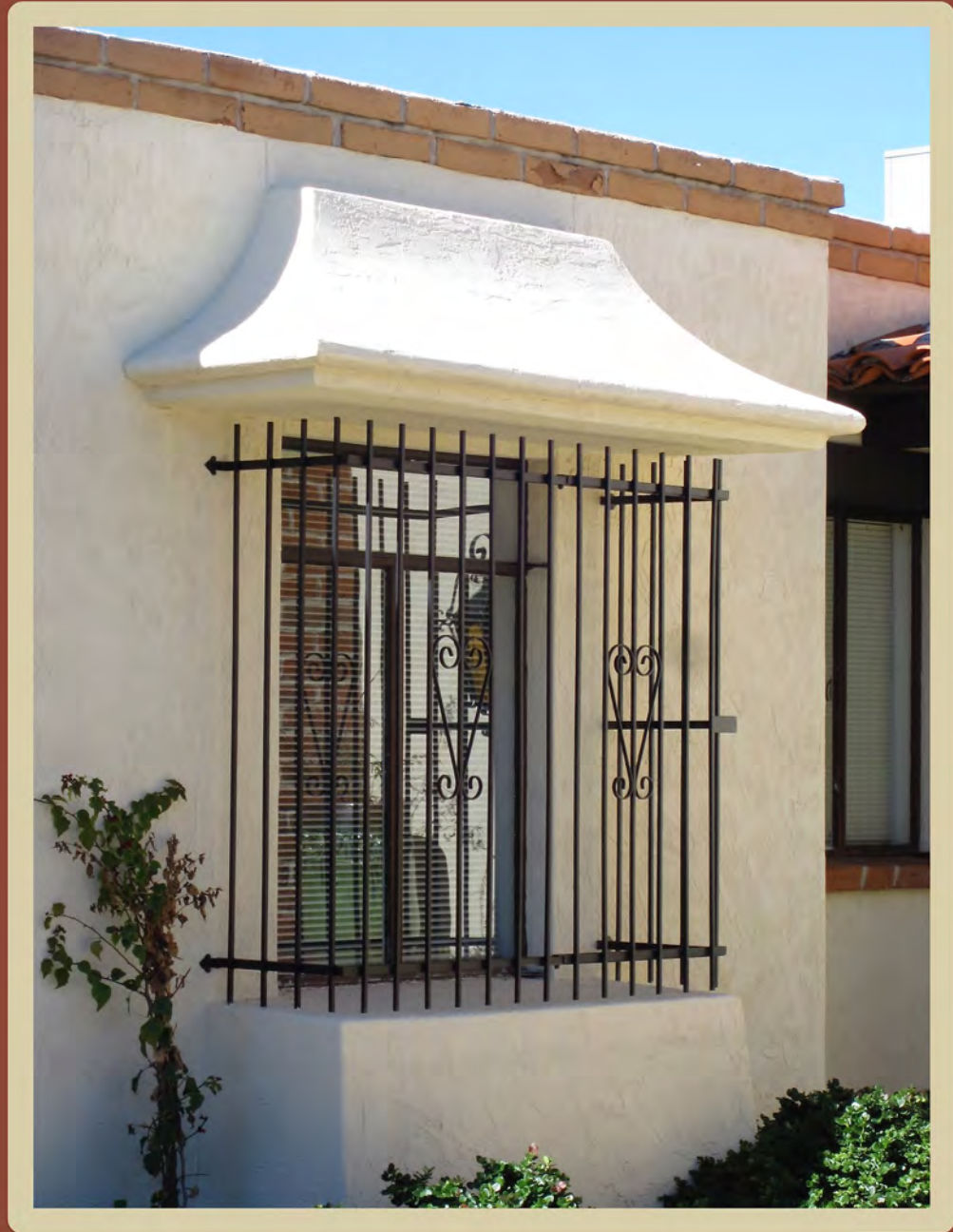
Wing walls (non-structural) - Many of the original garages have some type of wing wall extending out from a front corner. Some are of adobe brick; others are of stucco with a row of adobe bricks on top. Most have a lamppost at the outer end.





Window Grills

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.





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.

