

HDRB PACKET  
423 A W. SAN FRANCISCO  
Ellen Yarrell



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## Project Vision

My goal for restoration of the property is in complete concert with the guiding principles of the HDRB. I want to preserve the footprint, color and style. I truly love the Santa Fe Style and embrace its ambience. Since the 423A property is on one floor, it is more accessible for my brother, Lee, who is 78 and has Parkinson's Disease now, moving into more serious phase soon. Lee's son Dr. Stewart Anderson lives with his family and practices medicine in Santa Fe. My hope is that Lee can come and stay in the 423A property for periods of time so he can spend precious time with his family. The addition of a door on the East façade will open the small living space by accessing a patio for dining and relaxation without the need for steps. The door will also provide a safe exit in case of fire or another hazard. Since the East façade has no streetscape, an added door will not detract from the property's historical integrity.

Personally, I too, am excited about the property because it is on the ground floor. In the property next door that I own, both bedrooms are on the second floor plus there is a six step staircase to access the house (425 WSF). The deck is on the second floor which makes access difficult and discourages use for outdoor dining.

Unfortunately, the prior owners of 423A did not maintain the property. My plan is to refurbish the exterior to comply with the restrictions on the South façade focusing on both historic compliance and safety. The property is hidden from the street. Therefore, the owners who own property on either side of the driveway (which I own) have increased security protections to discourage street people from camping in the hidden pockets. I think the addition of the privacy wall and gate between the garage and the main house, plus the electric garage door, will afford me safety since I will reside there alone.

I am intellectually, emotionally and financially invested in Santa Fe and want to ensure the harmonious outward appearance in concert with the needs of modern living.

## **Property History**

423 A W. San Francisco St., named the Rosina Chavez house, is an old adobe building north of West San Francisco St. and hidden from public view. The house was designated Contributing at the April 8, 2025, Historic Districts Review Board hearing. The central core of the building and its most important feature may date to the 1880s. Originally a duplex, there are two front doors entering the central core. Additions to the building flank either side of the central core, hereafter referred to as the western wing and the eastern wing. The western wing is composed of two rooms comprising the master suite. The eastern wing is a single room with a half bath. In total, the building encloses approximately 1093 Square feet of heated space.

Most of the fenestration was replaced in the early 1990s during renovation. None of the windows are historic except the jambs (see attached window assessment ). The renovation also changed the internal configuration of the central core and added portales across the façade.

The property includes a post-1948 garage. The garage was designated Contributing at the April 8, 2025, Historic Districts Review Board hearing.

## Proposed Work Items

### Main House

- A. Stucco the East, South, and West facades of the exterior. Cementitious stucco. El Rey Sand. Smooth finish.
- B. Remove both existing non-historic portales in front of the South facade
- C. Remove all existing non-historic lighting fixtures from exterior facades
- D. Install Artesanos Imports sconces
- E. Replace all existing canales with in-kind galvanized steel trough units
- F. Replace broken coyote fence in front of the southern facade
- G. Build 3' stucco yard wall with wood gate between Main House and Garage
- H. Remove all non-historic aluminum storm doors and windows
- I. Replace all non-historic windows with Kolbe heritage series all wood simulated divided lite windows.
  - The selected Kolbe Heritage Series windows feature primed pine sash with simulated divided lights, using 7/8" wide beveled wood muntin bars on both the exterior and interior faces, along with an internal spacer ("performance" type) to replicate the appearance of true divided panes.
  - The 1/1 windows across the south façade of the central core were selected to replicate units that existed prior to the 1990s renovation. Knowledge of the original design of the other windows throughout the house is unclear, and the historical window consultant selected light configurations considered appropriate to the period and to the existing openings.
- J. Seal south elevation door #2 and Remove door hardware
- K. Install Gree condenser in front of South Facade near the existing mechanical equipment and garbage bins. It will be obstructed by coyote fence.
- L. Fill 1/2-Light door opening on the South facade. The interior has been filled in by a previous owner. The exterior does not contribute to the historic character of the district. May require an exception.
- M. Install double door on the East facade for egress code compliance. Proposed door is in-kind to the existing front doors and adds to the historic character of the district. May require an exception

## Proposed Exceptions

### EXCEPTION 1

14-5.2(D)(5)(a)(iii) *No existing opening shall be closed*

- (i) *Do not damage the character of the district;*
- (ii) *Are required to prevent a hardship to the [applicant](#) or an injury to the public welfare; and*
- (iii) *Strengthen the unique heterogeneous character of the [City](#) by providing a full range of design options to ensure that residents can continue to reside within the historic districts.*



- A. Remove existing non-historic doors, complete partial fill-in, and finish with stucco** The existing opening has been partially filled in from the interior by a prior owner. The primary goal of the proposed exception is to address egress to the east wing. The door has the appearance of a functional exit from the exterior but does not function as a door.
- (i) The proposed removal of the non-functional exterior door and stucco infill supports the exception criterion “Do not damage the character of the district.” The existing doors are not historic and, especially in their present state, do not add to the character of the district. The glass panes display interior drywall, and the door has subsequently been covered with a curtain. The removal of the door and stucco infill will improve the existing aesthetic by concealing the existing condition.
  - (ii) The existing condition of this door presents financial and practical hardship on the applicant. Restoring the interior opening and converting it back into a functional exit would require significant demolition and reconfiguration of the existing bathroom, resulting in substantial construction costs and disruption. Furthermore, re-establishing an operable door in this location would compromise both privacy and safety for the homeowner. Bathroom doors are not typically placed on a front façade. In this case, the home’s position — directly facing another house and abutting the back of an alley — creates additional privacy concerns and a significant security vulnerability
  - (iii) The proposed removal of the non-functional exterior door and stucco infill supports the exception criterion to “strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.” Specifically, eliminating this non-functional door allows for the reconfiguration of the interior space to fully meet current building and safety codes,

including providing a new, code-compliant egress door on another wall. This modification enables the room to be used as a fully functional bedroom, accommodating a wider range of residents, including individuals with mobility challenges who require safe, accessible, and private living space. Maintaining outdated or impractical features, such as a non-functional exterior door opening into a bathroom, limits the usability and flexibility of historic homes and may discourage continued occupancy. By permitting this modification, the City supports adaptive use and long-term residential viability, which directly advances the stated goal of allowing residents to remain in historic districts while respecting both life-safety and preservation considerations.

## EXCEPTION 2

14-5.2(D)(5)(a)(i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.

- (i) Do not damage the character of the district;
- (ii) Are required to prevent a hardship to the applicant or an injury to the public welfare; and
- (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

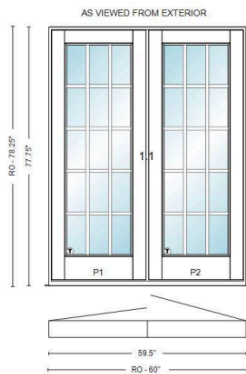


- B. Install double door on the East facade where existing non-historic window.** The proposed door is primarily to improve occupant safety by ensuring that the East Wing bedroom meets current egress requirements. Neither the existing non-historic window on the east wall nor the existing windows on the south wall meet the net clear height minimum size specifications set by the International Residential Code (IRC) for emergency escape and rescue openings. Furthermore, relying on the bathroom windows for egress presents issues

related to privacy and the risk of the bathroom door being locked, which could hinder a quick exit during emergencies. To address these concerns, we propose replacing the non-compliant window on the east wall with a full-height door. This modification will provide a direct and unobstructed exit route from the bedroom to the outside.

- (i) The proposed double doors (Kolbe Heritage, all wood simulated divided lite) will be built in-kind to the existing doors located on the South Facade. This modification will not affect the character of the historic house or the district as a whole. This portion of the building is not visible from a public right-of-way
- (ii) The proposed change addresses the life safety of the occupants of the existing building by allowing unobstructed egress to the outside patio.
- (iii) Beyond safety considerations, the proposed door will facilitate improved access to an existing patio, promoting a seamless indoor-outdoor living experience. This enhancement supports contemporary living standards while respecting the building's historic context.

### Rough Opening Schedule



007 #5

Quantity: 1

Heritage Rectangle Exterior Swinging Door

Rough Opening: 60" X 78 1/4"

Frame Size: 59 1/2" X 77 3/4"

Unit Dimension: 59 1/2" X 77 3/4"

007 #5

EA (1)

\$6,727.94

\$6,727.94

PERFORMANCE: Standard Performance, Job Specification PG Rating Entry: Do Not Specify

UNIT - Heritage Rectangle Exterior Swinging Door - Complete Unit, Inswing, Heritage, Hinging (As Door Pulls Towards You): Active - Active : Primary Left, Wood Sash, Full Lite, Panel Sticking: Beveled Sticking, 1 3/4" Panel, Frame Thickness: 1 3/4", 7/8" Performance Divided Lites, Second Bar Size: 0", Wood Exterior Bar, Bar Profile - Exterior: Beveled, Bar Profile - Interior: Beveled, Champagne Spacers

GLASS: Glass Make Up: Double Glazed, Solar Low-E with Therma Plus, Mill Finish Spacer, High Altitude, Glass Preserve / Neat+ Coating: Glass Preserve without Neat+ Coating, Beveled Glazing Bead, Tempered

HARDWARE-ACCESSORIES: Multi-Point Lock, Primary Panel MPT Locking Points: Standard Lock, Door Lock Type: European Style-Deadbolt on Bottom, Verona, Satin Nickel - PVD Hardware, Half Cylinder on Inactive Panel, Keyed As Pulled From Shelf, Stainless Steel Strike, Lock Height: Standard Lock Height, Backset: 45 mm, Adjustable Hinges, Satin Nickel Hinges, Astragal, Astragal Type: Wood Low Profile

CASING-JAMBS-TRIM: Aluminum Sill, Door Sill Color: Dark Bronze Anodized, 4 9/16" Jambs

SPECIES-FINISH-COLOR: Leave All Pine, Exterior Frame Finish: Primed Latex, Exterior Sash Finish: Unfinished, Unfinished Interior Frame, Unfinished Interior Sash, Black Weatherstrip, Standard Fingerjoints

MANUFACTURER NOTES:

Units with Ovolo or Square Exterior Bar or unfinished, double coat clear, stain with double coat sealer, stain with 20% sheen, high performance clear or custom latex with wood exterior PDL bars will not have a PDL warranty.



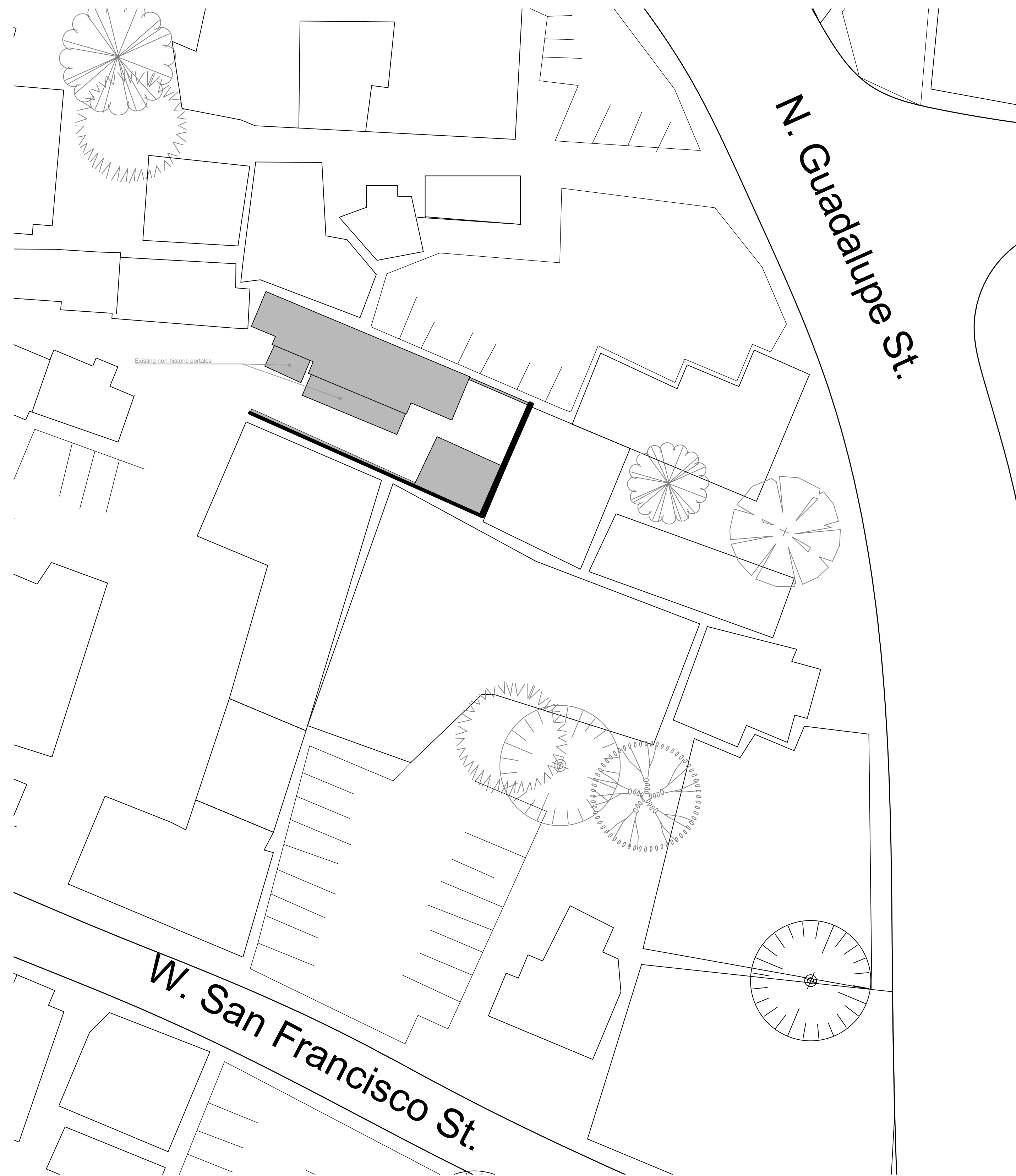
Scaled to Fit

Rough Opening: 60" X 78 1/4"

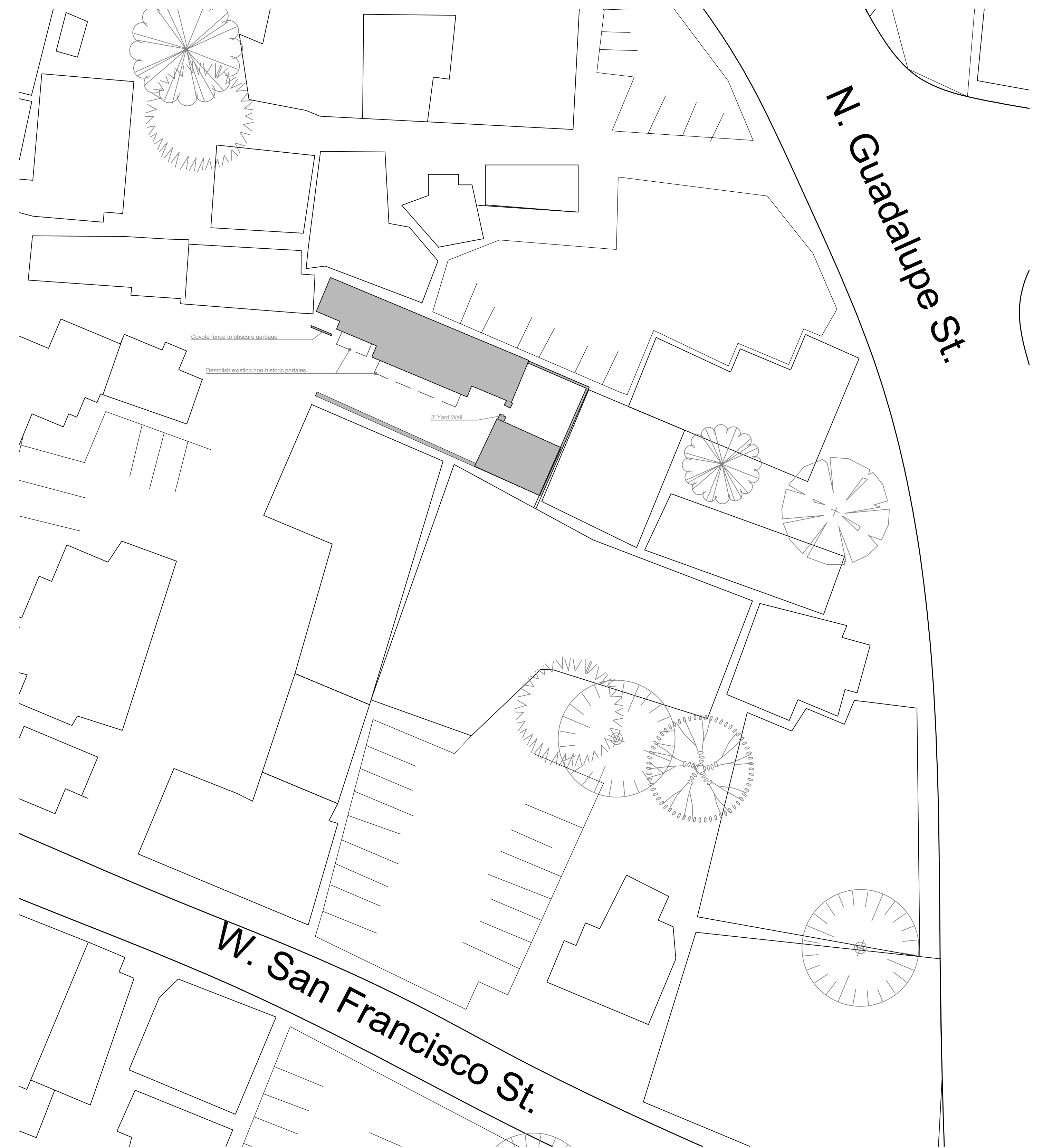
Frame Size: 59 1/2" X 77 3/4"

Unit Dimension: 59 1/2" X 77 3/4"

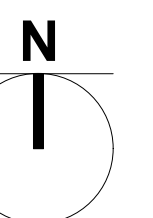
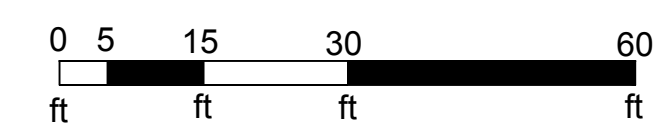
**Existing Site Plan**



**Proposed Site Plan**



Scale & Orientation



**walter.k.STUDIO**

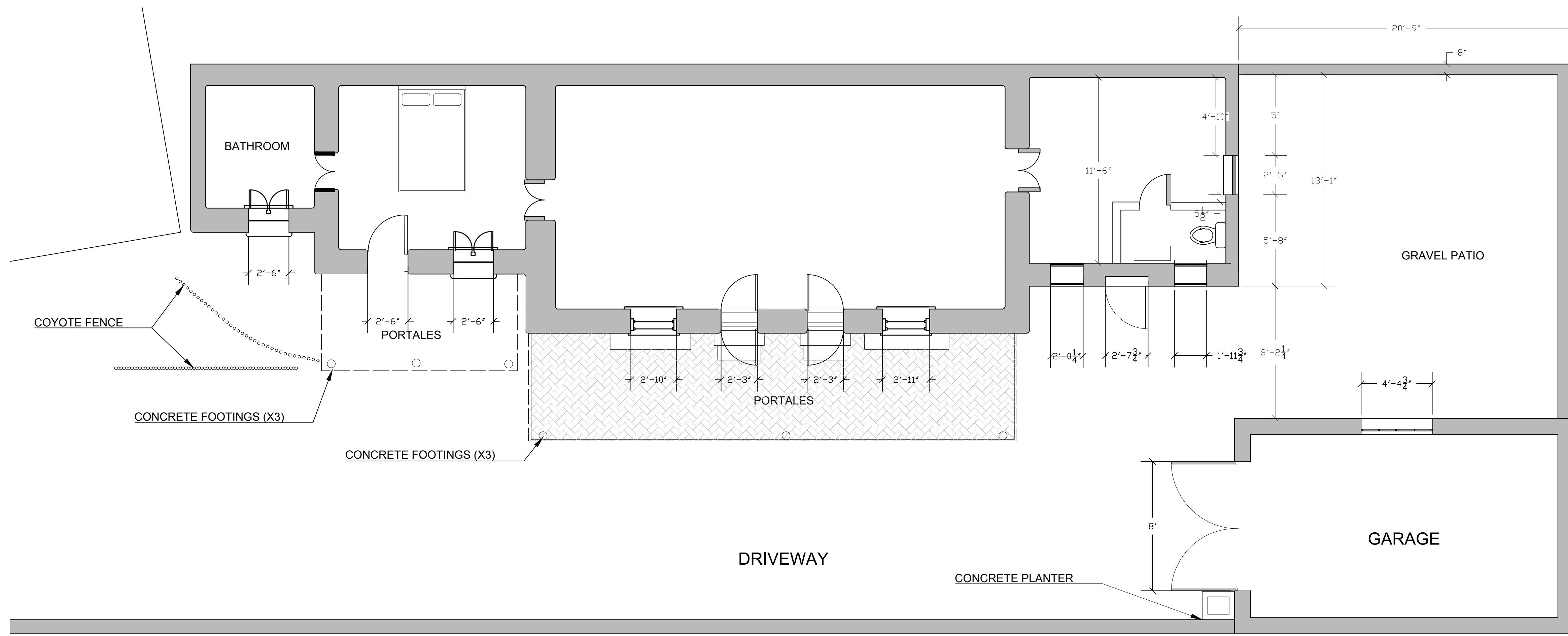
Project. 423 A W. San Francisco St.

Paper. A1. DrawnWK Revision. R3 Scale1" = 20'

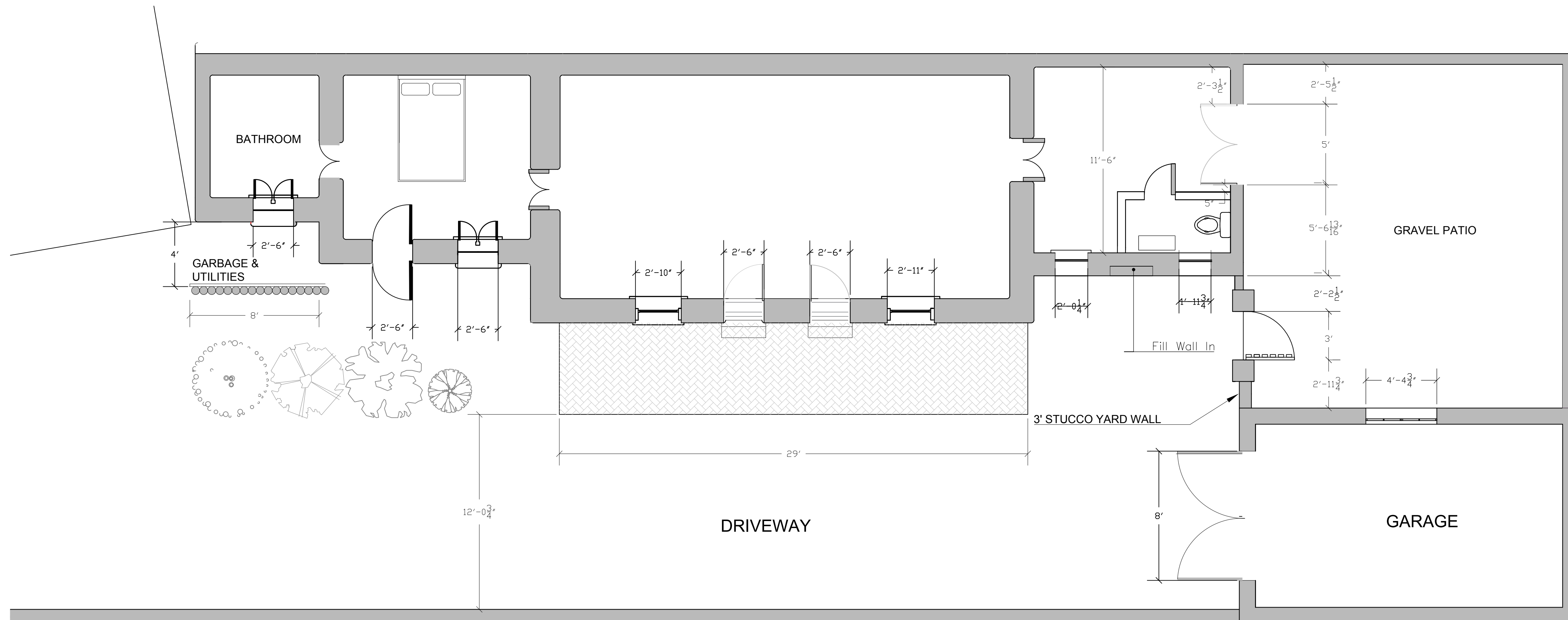
ClientEllen Yarnell

Date07.08.2025

**Site Plans**

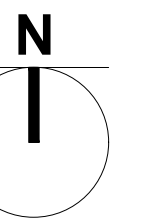
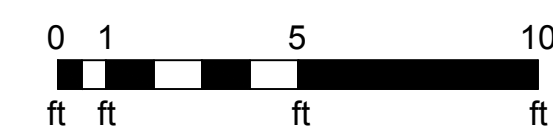


**Existing Plan**



**Proposed Plan**

**Scale & Orientation**



**walter.k.STUDIO**

Project. 423 A W. San Francisco St.

Drawing

Note.

Paper. A2

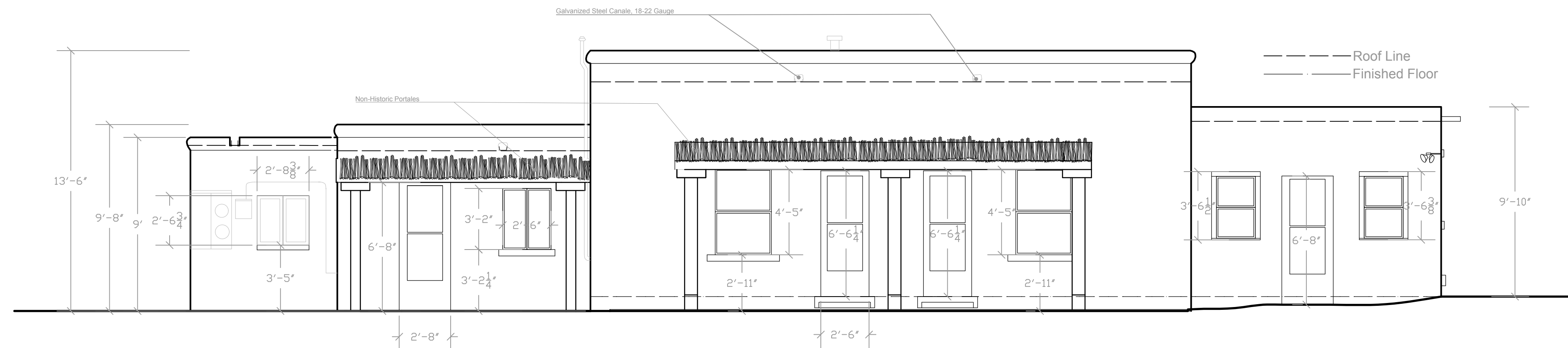
Client. Ellen Yarrell

Revision. R3

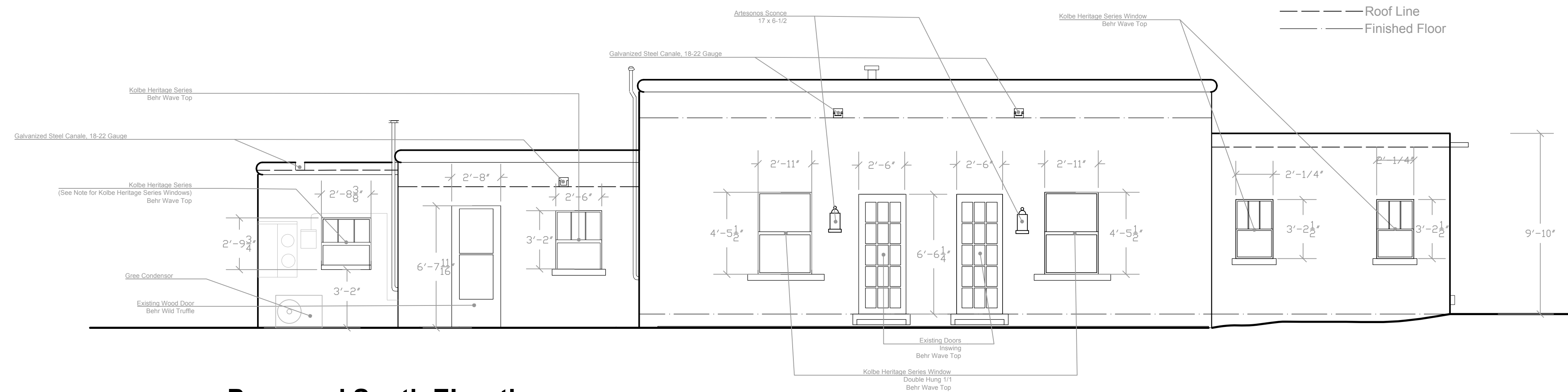
Scale. 1/4" = 1'

Date. 07.08.2025

**Plans**

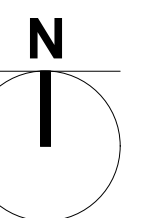
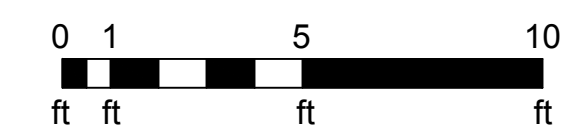


**Existing South Elevation**



**Proposed South Elevation**

**Scale & Orientation**



# walter.k.STUDIO

Project. 423 A W. San Francisco St.

Drawing

No.

Paper. A3 Drawn WK Checked.

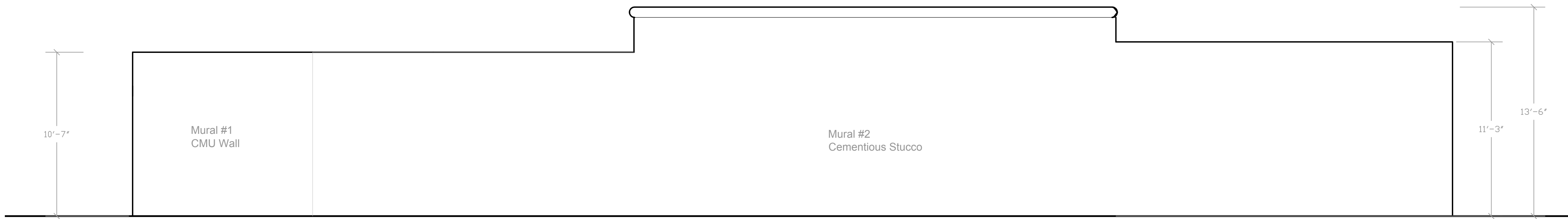
Client Ellen Yarnell

Revision. R3

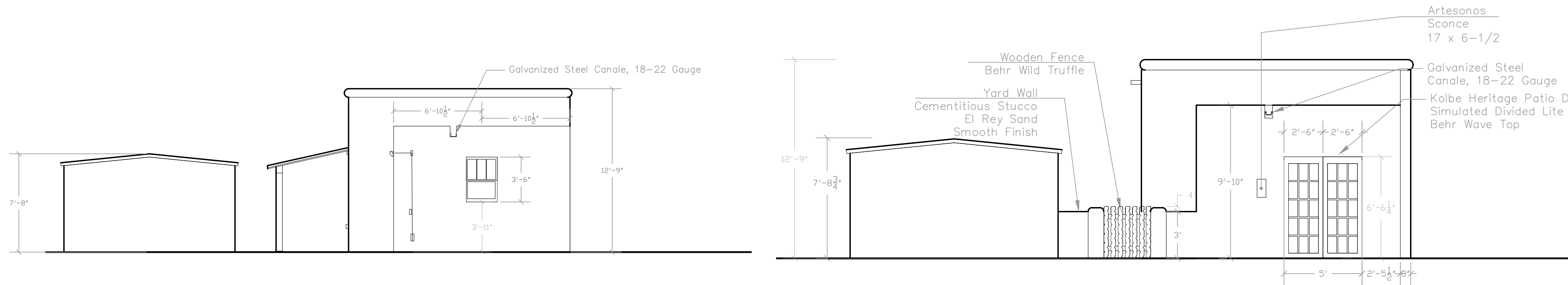
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Date 07.11.2025

**South Elevations**

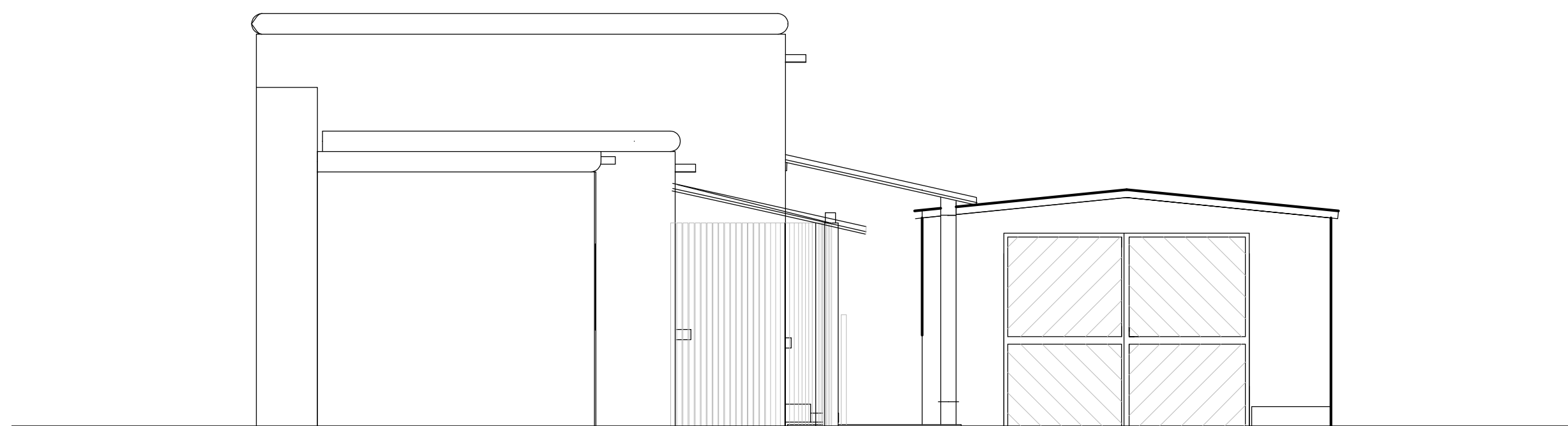


**North Elevation (No Proposed Changes)**

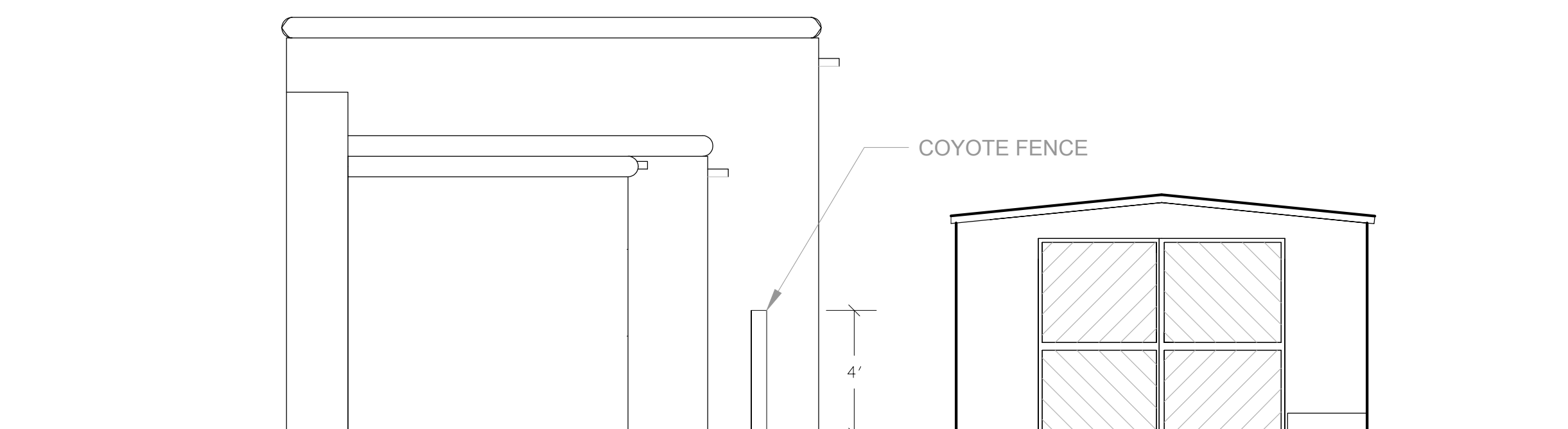


**Existing East Elevation**

**Proposed East Elevation**

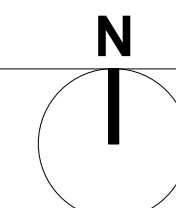
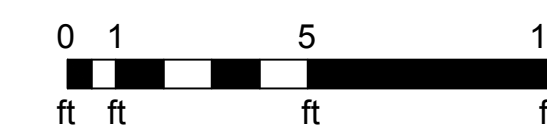


**Existing West Elevation**



**Proposed West Elevation**

**Scale & Orientation**



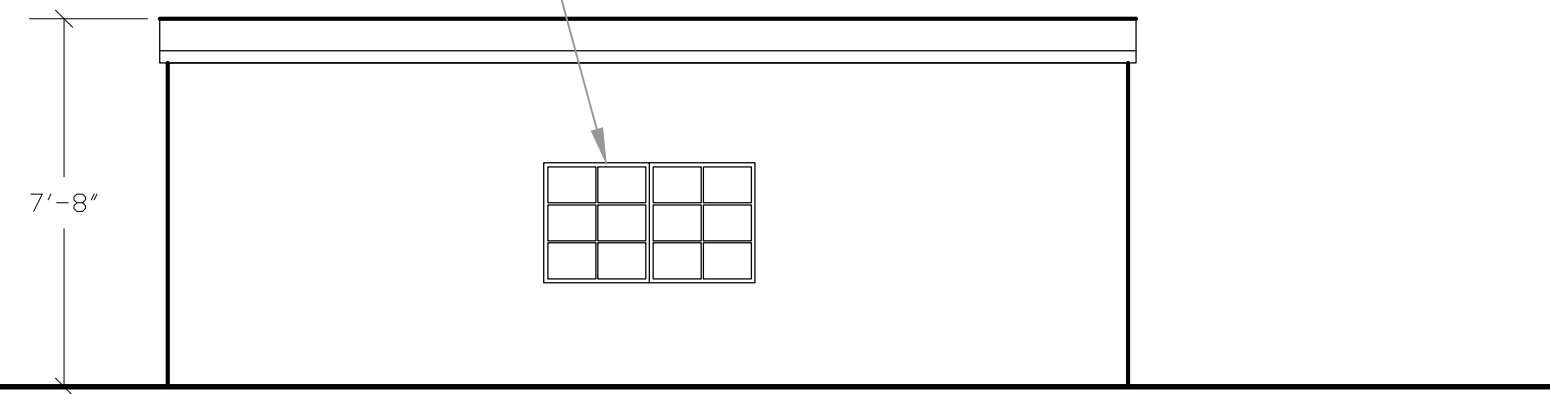
**walter.k.STUDIO**

Project: 423 A W. San Francisco St.

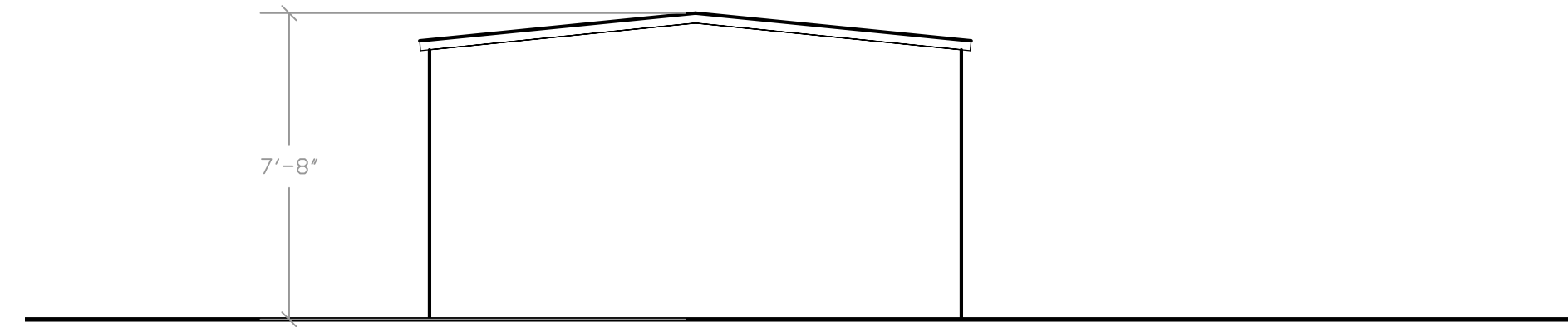
Paper: A4	Drawn: WK	Checked:	Revision: R3
Client: Ellen Yarrell	Scale: 1/4" = 1'		Date: 07.11.2025

**North, East, West Elevations**

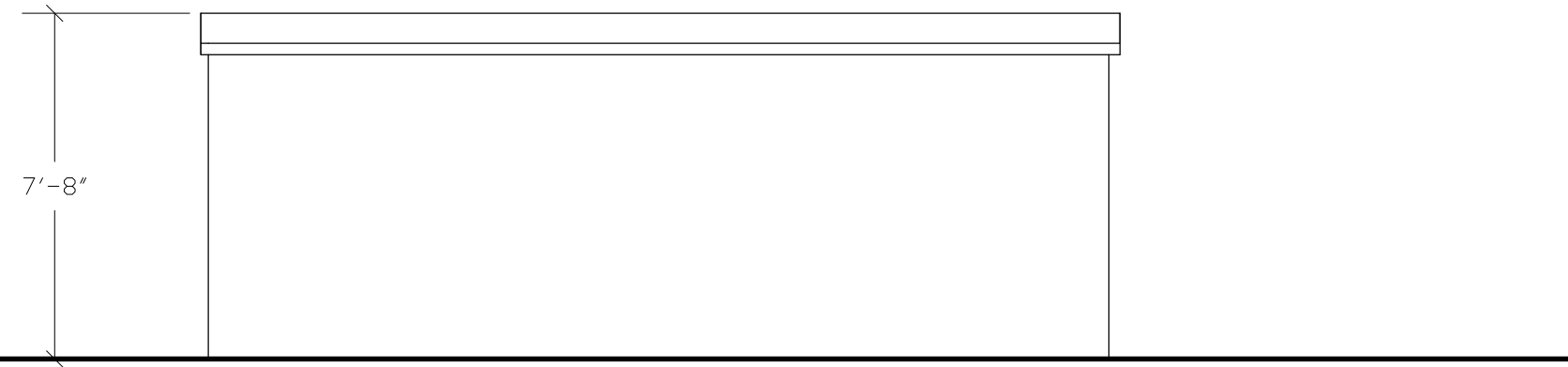
EXISTING WOOD WINDOW  
DIVIDED LITE  
BEHR WAVE TOP



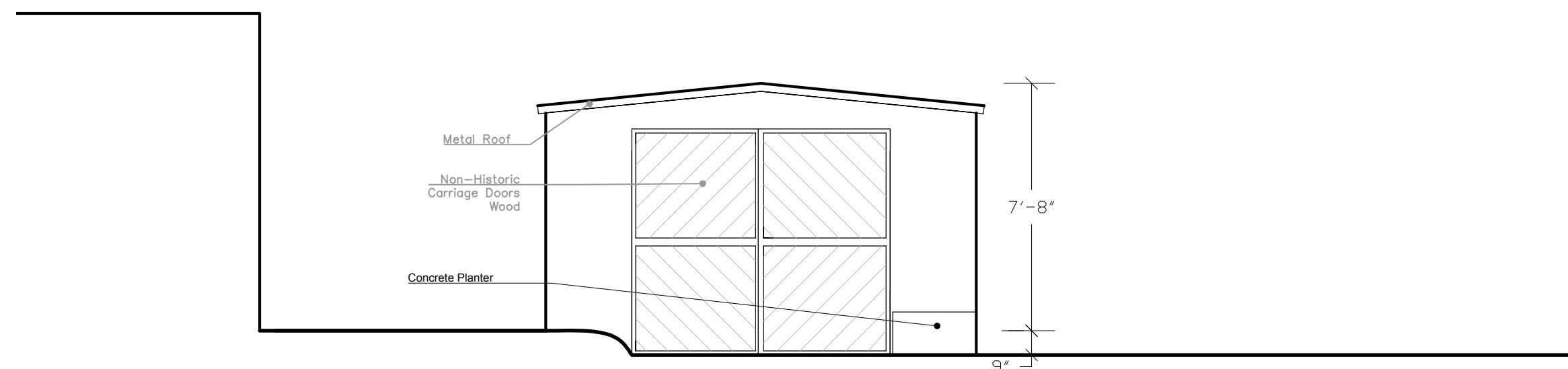
Existing North Elevation (No Proposed Changes)



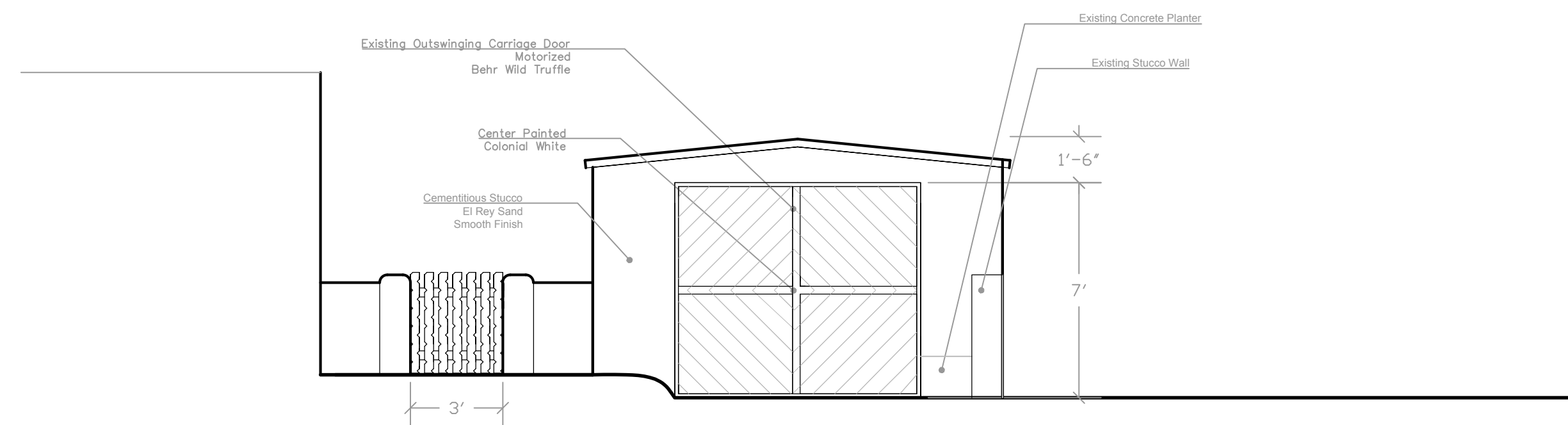
Existing East Elevation (No Proposed Changes)



Existing South Elevation (No Proposed Changes)

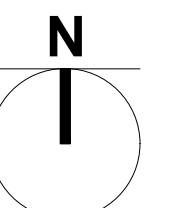
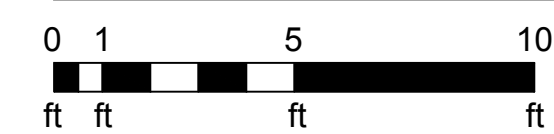


Existing West Elevation



Proposed West Elevation

Scale & Orientation



**walter.k.STUDIO**

Project: 423 A W. San Francisco St.

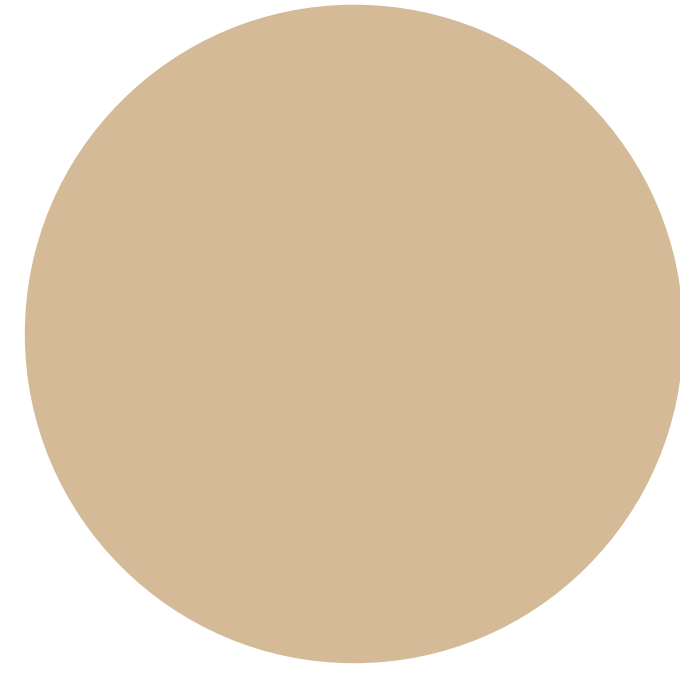
Drawing: Workstage.

Note: Revision: R3

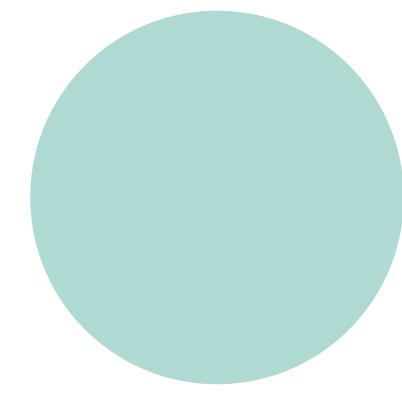
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Client: Ellen Yarrell Date: 07.11.2025

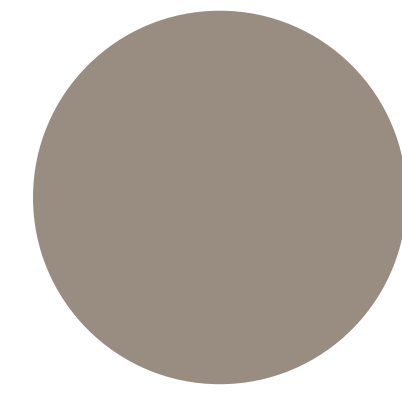
Garage Elevations & Schedule



El Rey Sand



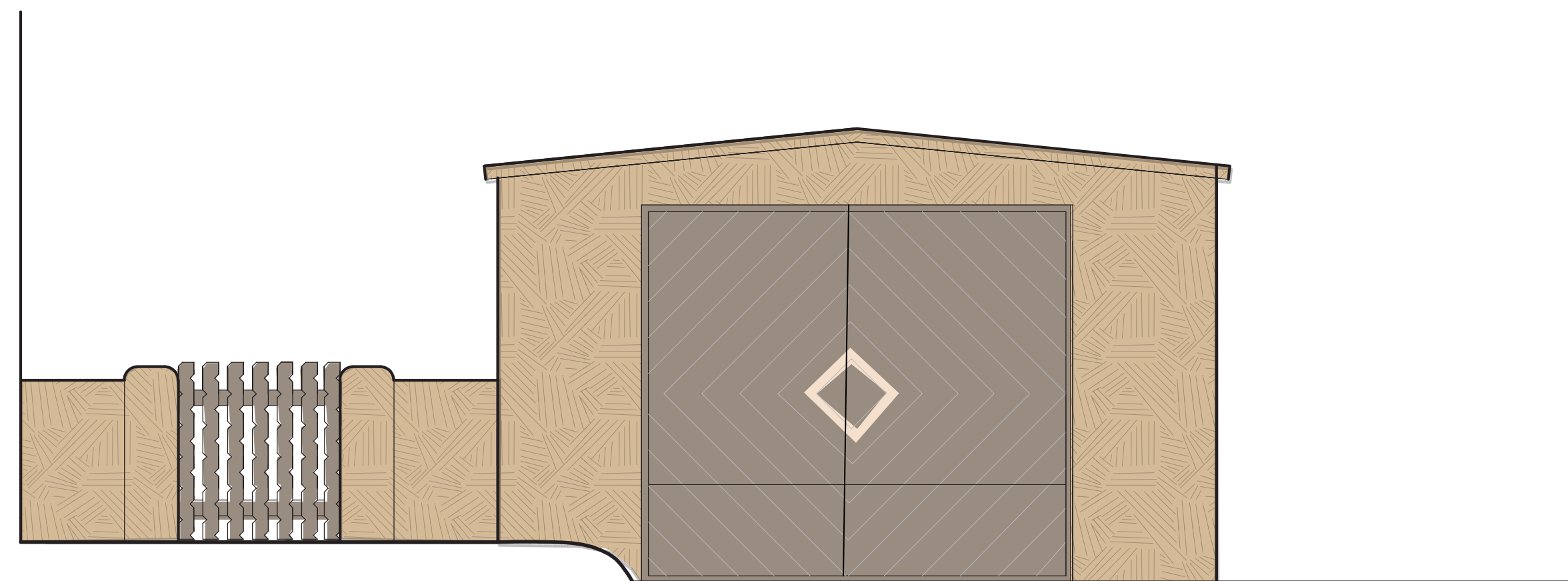
Behr Wave Top



Behr Wild Truffle



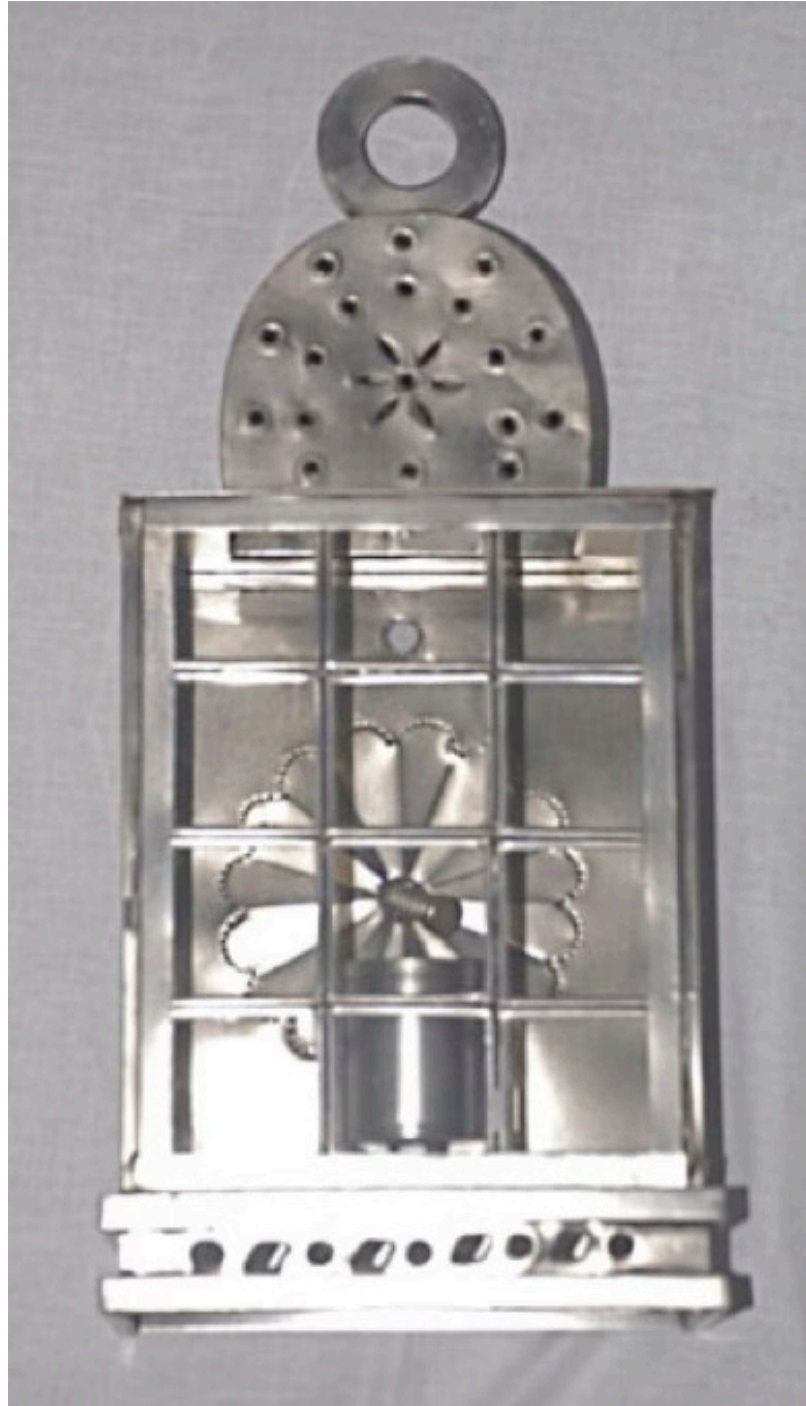
Smooth Finish



### Proposed Window and Door Schedule

Window and/or Door Location	Window and/or Door	Window or Door Type:	Rough Opening
	Manufacturer;	Casement, DoubleHung etc;	
	Model designation		
<b>SOUTH Facade</b>			
I	Kolbe Heritage Series	DH All Wood Simulated Divided Lite; 3/1	2' - 8 3/8" (W) x 2' - 9 3/4" (H)
J	Kolbe Heritage Series	DH All Wood Simulated Divided Lite; 3/1	2' - 6" (W) x 3' - 2" (H)
K	Kolbe Heritage Series	DH All Wood Simulated Divided Lite; 1/1	2' - 11" (W) x 4' - 5 1/2" (H)
L	Kolbe Heritage Series	DH All Wood Simulated Divided Lite; 1/1	2' - 11" (W) x 4' - 5 1/2" (H)
M	Kolbe Heritage Series	DH All Wood Simulated Divided Lite; 3/1	2' - 1/4" (W) x 3'-2 1/2" (H)
N	Kolbe Heritage Series	DH All Wood Simulated Divided Lite; 3/1	2' - 1/4" (W) x 3'-2 1/2" (H)
<b>EAST Facade</b>			
DR # 5	Kolbe Heritage Series	Double Inswing All Wood Simulated Divided Lite	5' (W)- x 6' - 6 1/4" (H)

Artesanos Imports Co. Sconce  
17 x 6 1/2 x 5 1/2

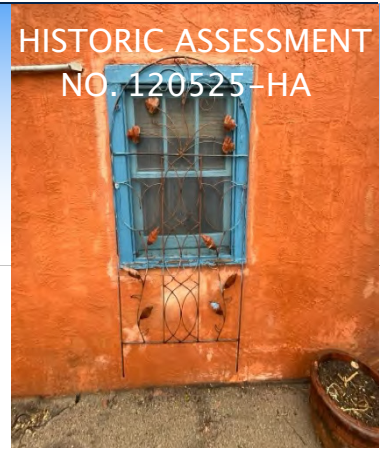


# RPA & Associates, LLC

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114  
 P.O. Box 10328 Albuquerque, NM 87184  
 505-379-7900  
 rpahistoric@gmail.com

HISTORIC ASSESSMENT  
 NO. 120525-HA



TO Ellen Yarrell  
 432 A West San Francisco  
 Santa Fe, NM 87501  
 (713) 858-9505

JOB	DATE
423 A West San Francisco, Santa Fe, NM 87501	05/12/2025

LOCATION	DESCRIPTION
<u>SOUTH</u>	
<u>A</u>	<u>18 x 30 - 2 LR INSWING WOOD CASEMENT 2W3H W/ALUMINUM STORM</u>
<u>DR #1</u>	<u>30 x 75 - LH INSWING WOOD DOOR 2W2H/2HORIZONTAL PANELS WOOD STOPS W/ALUMINUM STORM DOOR</u>
<u>B</u>	<u>16 x 35 - 2 LR INSWING WOOD CASEMENT 1-LT W/ALUMINUM STORM</u>
<u>C</u>	<u>28 x 54 - DH 1/1 WOOD WINDOW W/ALUMINUM STORM</u>
<u>DR#2</u>	<u>30 x 77 - RH INSWING WOOD DOOR 3W5H W/ALUMINUM STORM</u>
<u>DR #3</u>	<u>30 x 77 - LH INSWING WOOD DOOR 3W5H W/ALUMINUM STORM</u>
<u>D</u>	<u>28 x 54 - DH 1/1 WOOD WINDOW W/ALUMINUM STORM</u>
<u>E</u>	<u>25 x 38 - SH 1/1 ALUMINUM WHITE WINDOW</u>
<u>DR #4</u>	<u>30 x 70 - RH INSWING WOOD DOOR WHITE 2W2H/3HORIZONTAL WOOD PANELS W/ALUMINUM STORM DOOR</u>
<u>F</u>	<u>25 x 38 - SH 1/1 ALL ALUMINUM WHITE WINDOW</u>
<u>EAST</u>	
<u>G</u>	<u>28 x 38 - DH WOOD WINDOW 3W1H/1-LT</u>
<u>GARAGE - NORTH</u>	
<u>H</u>	<u>26 x 31 - 2 STAT/STAT WOOD WINDOW 2W3H</u>
<u>GARAGE - WEST</u>	
<u>DR #5</u>	<u>48 x 84 - 2 HERRING BONE WOOD OUTSWING WOOD GARAGE DOORS</u>

In closing, my professional opinion is as fol-

The only components of the windows and doors that are historic in this building are the jambs in windows A & B. Window G appears to be historic except the stucco and plaster outline appears to be larger than the window.

Door # 5 on the garage is historic, however most of the wood pieces have been replaced during the 1990's.

If opting to replace the windows/doors, the windows could be replaced in a like and kind of that era, double hung divided lite top sash 3W1H/1-LT bottom per attached historic pictures.

Doors to be 2W2H ½ glass/3-vertical panels on the bottom and of that era per historic requirements.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: **Ra N. Patter-**

## RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
<b>P = PREMIUM</b>	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION. PUTTY GLAZE INTACT.
	ONLY COSMETIC TOUCH-UP, IF NEEDED.
<b>S = SATISFACTORY</b>	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS. PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% – 40% DETERIORATION.
<b>F = FAIR</b>	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE. PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
<b>U = UNSATISFACTORY</b>	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED. PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40% DETERIORATION, BEYOND REPAIR.

NOTES:

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LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
A	18 x 30 – 2 LH INSWING CASEMENT 2W3H STORM ALUMINUM (WHITE)	F	<b>HISTORIC</b> – JAMBS, SASHES, BARN SASHES (1986-1989) <b>NON-HISTORIC</b> – SASHES (1993) <b>NON-HISTORIC</b> – STORM (1993)
DR #1	30 x 75 – LH INSWING DOOR 2W3H/2-HORIZONTAL PANELS ALUMINUM STORM DOOR	S	<b>NON-HISTORIC</b> – DOOR (1993) <b>NON-HISTORIC</b> – STORM DOOR (2000's)
B	16 x 35 – 2 LR INSWING CASEMENT 1-LT W/ALUMINUM STORM (WHITE)	S	<b>HISTORIC</b> – JAMBS, SASHES, SHOPMADE (1986-1989) <b>NON-HISTORIC</b> – SASHES (1993) <b>NON-HISTORIC</b> – STORMS (1993)
C	28 x 54 – DH 1/1 W/ALUMINUM STORMS (WHITE)	S	<b>NON-HISTORIC</b> – 1-LT (NOT DIVIDED LITE LIKE THE ORIGINAL) OPENING CLOSED IN (1986-1989) <b>NON-HISTORIC</b> – ALUMINUM STORMS (2000's)
DR #2	30 x 77 – RH INSWING 3W5H DOOR W/ALUMINUM STORM (WHITE)	S	<b>NON-HISTORIC</b> – SIMPSON DOOR (1993) <b>NON-HISTORIC</b> – STORM (2000's)
DR #3	30 x 77 – RH INSWING 3W5H DOOR W/ALUMINUM STORM (WHITE)	S	<b>NON-HISTORIC</b> – SIMPSON DOOR (1993) <b>NON-HISTORIC</b> – STORM (2000's)
D	28 x 54 – DH 1/1 W/ALUMINUM STORM (WHITE)	F	<b>NON-HISTORIC</b> – 1-LT (NOT DIVIDED LITE LIKE ORIGINAL) OPENING CLOSED IN (1986-1989) <b>NON-HISTORIC</b> – STORMS (2000's)
E	25 x 38 – SH 1/1 ALL WHITE ALUMINUM WINDOW	S	<b>NON-HISTORIC</b> - 1993

NOTES:



South Elevation  
Window  
A





South  
Elevation  
Door #1

South Elevation  
Window B



South Elevation  
Window C



2

South  
Elevation  
Door  
#2



South  
Elevation  
Door  
#3



South  
Elevation  
Window  
D





South  
Elevation  
Window  
E

South  
Elevation  
Door  
#4



South  
Elevation  
Window  
F



East Elevation  
Window  
G



Garage  
North  
Elevation  
Window  
H



Garage  
West Elevation  
DR #5



Garage  
West Elevation  
DR #5

This a router end corner on these doors and the router had not been used at this time of early construction Door was redone in the 1990's remodel



Window A  
Interior elevation



Door #1  
Interior elevation



Window  
B  
Interior elevation





Window C  
Interior  
Elevation

Door #2  
Interior Elevation



Door #3  
Interior Elevation



Window  
D  
Interior  
Elevation





Window E  
Interior  
Elevation



Window  
F  
Interior  
Elevation

**423 A West San Francisco Street  
 Canale Selection Summary**

**June 2, 2025**

**Objective**

To identify and install suitable replacement canales that match the traditional open-trough style seen on the property—particularly along the south façade of the core block, which exhibits Territorial form and detailing. Both are long and narrow, set into cut-outs in the parapet and supported by vigas. These canales are character-defining features of the building’s era and part of its primary façade designation.

The east elevation canale is not a character-defining feature and could be replaced with a standard unit approved for use in the Historic Districts

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**Current Conditions / Units Needing Replacement**

Location	Length from Wall	Parapet Width	Trough Width (at Wall)	Trough Width (at End)	Trough Height
South (two)	2'-3"	1'-3"	6"	4"	3"
East (one)	2'	11"	11"	9 ½"	3 ½"

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**Material Options**

Material	Durability	Appearance	Cost	Notes
Sheet Metal	★★☆☆☆	Plain/unfinished	\$	Least durable, often thin gauge, may warp or rust quickly; issue with ice bulilup.
Galvanized Steel	★★★★☆	Traditional/matte	\$\$	Good longevity, may eventually show white rust
Corten Steel	★★★★☆	Rustic/weathered	\$\$\$	Develops protective patina, matches adobe tones, heavier material
Welded Plate Steel	★★★★★	Customizable	\$\$\$\$	Longest-lasting, can be fabricated to historical shape and thickness

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**Recommended Option**

**Galvanized steel canales**, 18–22 gauge, with welded side flanges and custom U-shape to match historic trough profile. Painted or patinated finish optional.

## Illustrations



**Figure 1: South façade canale, context view.**



**Figure 2: South façade canale, side view.**



**Figure 3: Souh façade canale, down view.**



**Figure 4: East elevation canale, side view.**



Figure 5: East elevation canale, down view.