

McCORMICK ARCHITECTS LLC
1611 PASEO DE PERALTA
SANTA FE, NM 87501
505.699.6199

May 5th, 2026

Amanda Romero, Senior Planner
Santa Fe Historic Preservation Division
City Hall
200 Lincoln Avenue
Santa Fe, New Mexico 87501

203 West Water Street

Ms. Romero,

Please find enclosed the historic survey documentation for the property located at 203 West Water Street prepared by our consultant John Murphey.

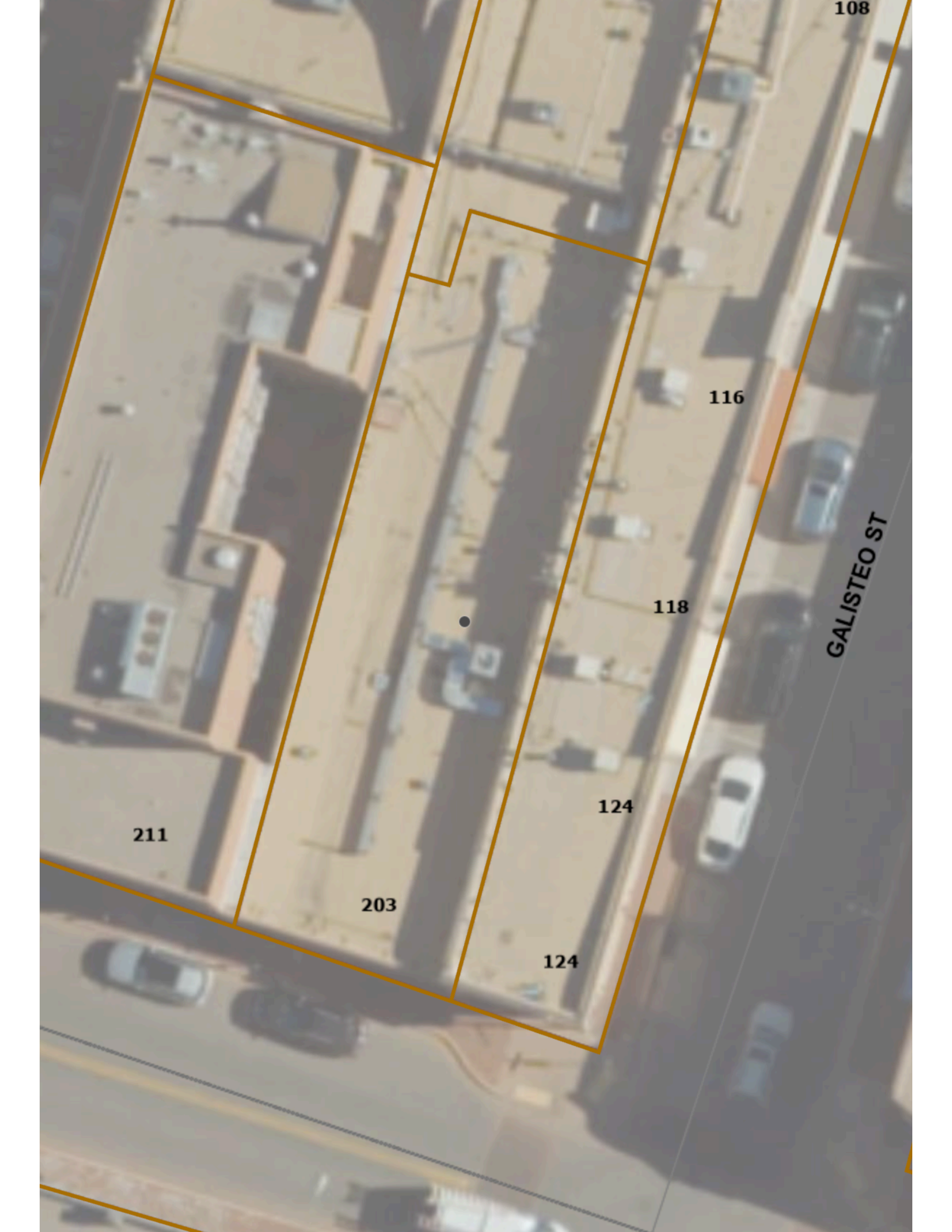
We request that the Historic Districts Review Board review the building's historical status at the June 9th hearing. We are requesting a downgrade in status from Contributing to Non-contributing.

Please let me know if any additional information or documentation is needed to complete the submittal.

Thank you,

A handwritten signature in black ink, appearing to read 'Steve McCormick', with a stylized, flowing script.

Steve McCormick



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GALISTEO ST

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: May 4, 2026 Unedited DRAFT

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> A </u> <u> B </u> <u> C </u> <u> D </u>		
1. Name of property: Livingston Furniture Company Warehouse/ Scharf Gallery	2. Location: 203 West Water Street Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3567 4. County: Santa Fe Parcel # 99306890
5. Property Type: ☒ Buildings: 1 ☐ Structures: ☐ Site ☐ Object		
6. Date of Survey: November 30 and December 2, 2025		
7. Previous Survey Date(s): ☒ Yes: December 6, 1984, Harry Weiss ☐ No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6871634,-105.9417344		
10. Photo Information: John W. Murphey, photographer. Photo 1: View of south elevation. Camera facing north.		
11. Brief Description of the Property:		
Situated one building west of Galisteo Street, the structure at 203 West Water Street is an approximately 3,000-square-foot retail building with a façade characterized by non-historic fenestration. Although the building's origins date to the 1880s, it was substantially rebuilt between 1930 and 1948, with only the historic ground plan surviving from the earlier period. It was renovated again in the 1980s, when it was converted from warehouse to retail use. This work, based on repeat photography and material inspection, including wall penetrations, indicates alterations to the façade fenestration, involving changes in the size and position of openings and the introduction of new windows and doors. The building is a Contributing resource within the Downtown and Eastside Historic District. Continued on Page 5.		
12. Who uses the property? Vacant, under renovation		
13. Construction Date: Side walls, between 1930 and 1948; façade altered in early 1980s Date: ☐ Known ☒ Estimated Source: Sanborn Fire Insurance Company maps, historic photograph, and materials		
14. Setting: ☐ Suburban ☐ Rural ☐ Village ☐ Urban If Urban: ☒ Commercial ☐ Industrial ☐ Residential ☐ Public		
15. Relationship to Surroundings: ☒ Similar ☐ Dissimilar Comments: N/A		

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



Source: Office of the Santa Fe County Assessor
parcel lines may not be accurate



17. Surveyor: (your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
Architectural History Services

For: Golden Gallery LLC, via McCormick
Architects LLC

18. Owner (if known) and other knowledgeable people:

Current owner: Golden Gallery LLC

19. Is Property Endangered? ☒ Unknown ☐ No ☐ Yes How?

20. Significance to Current Community: ☒ Unknown ☐ None ☐ Low ☐ Moderate ☐ High
Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes
If yes: ☐ State ☐ National
If 'no' or unknown, do you think this property is eligible for listing? ☒ No ☐ Yes
Why? See Evaluation of Historical Status

23. National or State Historic District: City of Santa Fe

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes
If yes: ☐ Significant ☒ Contributing ☐ Non-contributing ☐ No Status
Per City of Santa Fe official designation map
If 'yes', what is the name of the district? ☐ State ☐ National ☒ City of Santa Fe:
Downtown and Eastside Historic District

24. Supplemental Forms:

☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: _____

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		5. Date of Survey: November 30 and December 2, 2025	
ARCHITECTURAL AND CONSTRUCTION DETAILS:			
6. Visible Construction Material:		7. Number of Stories: _____ N/A Number: <u>x</u> 1 <u> </u> 11/2 <u> </u> 2 <u> </u> 21/2 Other: _____	
<u> </u> Adobe <u> </u> Brick <u> </u> Composition <u> </u> Concrete: Block <u> </u> Concrete: <u> </u> Concrete: <u> </u> Earth <u> </u> Masonry: Cast Stone Poured Plaster Simulated <u> </u> Metal: <u> </u> Metal: <u> </u> Metal: <u> </u> Stone: Corrugated Structural V-Crimp Random Siding Siding Ashlar <u> </u> Stone: <u> </u> Stone: <u> </u> Stone: <u> </u> Stone: Tabular Random River Rock Rusticated Coursed <u> </u> Stucco: <u> </u> Tile: <u> </u> Vinyl <u> </u> Wood: Board Clay Siding and Batten <u> </u> Wood: <u> </u> Wood: <u> </u> Wood: <u> </u> Wood: Shingle Horizontal Jacal Log Siding <u> </u> Wood: Tongue and Groove <u> </u> Other:		8. Foundation: _____ N/A <u> </u> Not visible <u> </u> None <u> </u> At Grade <u> </u> Raised: Materials: <u> </u> Concrete: <u> </u> Stone Other: Notes 9. Roof: _____ N/A Shape: <u> </u> Flat <u> </u> Gabled <u> </u> Hipped <u> </u> Pyramidal <u> </u> Shed Other: Pitch: <u> </u> None <u> </u> Low <u> </u> Medium <u> </u> Steep Features: <u> </u> Eave: <u> </u> Parapets Materials: <u> </u> Asphalt <u> </u> Earth <u> </u> Composition shingle <u> </u> Metal: Pressed <u> </u> Composition Roll <u> </u> Metal: Corrugated <u> </u> Metal: Standing Seam <u> </u> Metal: V- Crimp: Red Panel <u> </u> Tile: Terra Cotta <u> </u> Wood: Shingle Other:	
12. Chimneys <u> </u> <u> </u> N/A		13. Porches _____ N/A Type: <u> </u> <u> </u> Entry <u> </u> Partial-Width <u> </u> Full-Width <u> </u> Wrap	
14. Other Significant Features N/A			
15. Modifications: <u> </u> <u> </u> No known modifications			
<u>#1 Date: 1880-1930; multiple changes in terms of building material and use; Sanborn Fire Insurance Company maps.</u> <u>#2 Date: 1930-1948; reconstruction of sidewalls from adobe to hollow clay tile and brick; Sanborn Fire Insurance Company maps and visual and material evidence.</u> <u>#3 Date: c.1983; change of façade fenestration, in terms of location and position and introduction of a new and entry system; Sanborn Fire Insurance Company maps; period photograph, and material evidence.</u> <u>#4: Date: 1980s; construction of Casita de los Cornell building closes of west elevation and removes window.</u>			

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style ☐ Not Applicable

☐ Art Deco/Streamline Moderne	☐ Gothic Revival	☐ Mission Revival	☐ Pueblo	☐ Spanish-Pueblo Revival
☐ Bungalow/Craftsman	☐ International	☐ Neo-Classical	☐ Queen Anne	☐ Territorial
☐ Colonial Revival	☐ Italianate	☐ Northern NM	☐ Ranch	☐ Territorial Revival
☐ Folk Victorian	☐ Mediterranean	☐ Prairie	☐ Spanish-Colonial	☐ Tudor Revival

Notes: ☒ Other: Vernacular; commercial

17. Documents Available and Their Locations

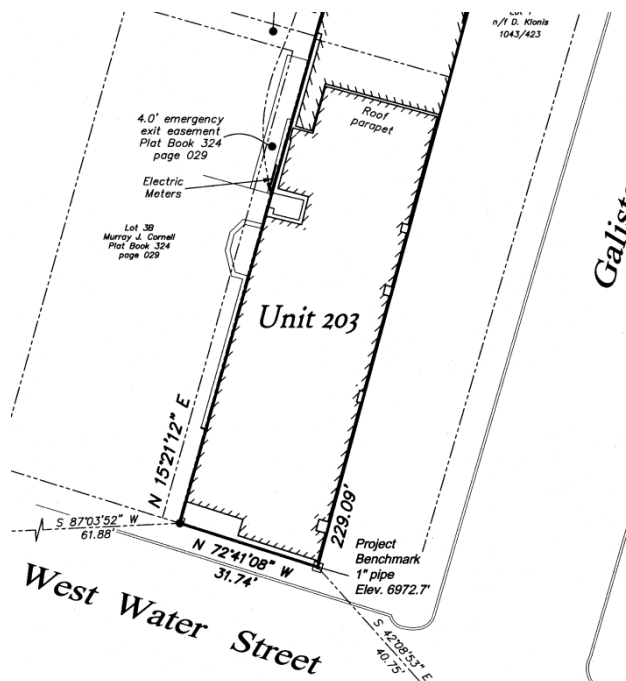
Historic Preservation Division	Archaeological Records Management Section
Land Use Department	Laboratory of Anthropology
City of Santa Fe	708 Camino Lejo
200 Lincoln Avenue	Santa Fe, NM 87501
Santa Fe, NM 87504	(505) 476-1320
(505) 955-6605	https://nmhistoricpreservation.org/arms.html
https://www.santafenm.gov/land-use/historic-preservation	

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Partial 2014 survey plat. Courtesy Sierra Surveying, Inc.



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Architectural Description Continued

Site/Building

The subject building is situated between the 1928 Roberts & Salmon Building on Galisteo Street and the substantially taller 1980s Casita de los Cornell building to the west (Photo 2). It fronts onto a modern brick sidewalk. The structure is partially exposed along its west elevation, where a narrow passage separates it from the Casita de los Cornell building. The remaining elevations are not visible, as they function as party or partial party walls with adjoining buildings. Behind the parapet is a low-pitched roof.

South (Front) Façade

The building presents a single visible façade: a south-facing storefront oriented toward the former El Fidel Hotel. The approximately 32-foot-wide plane is divided into a recessed entry and a display window (Photo 1).

Entry

The entry is framed by wood boards painted blue (Photo 3). At its center is a non-historic nine-light wood door with modern components (Photo 4.). The tempered glass bears an etched certification mark referencing ANSI Z97.1–1975, indicating manufacture no earlier than the 1975 (Photo 5). Flanking sidelights of the same period complete the assembly, which is topped by a six-light fixed transom (Photo 6). The overall entry configuration is consistent with the early 1980s renovation (Fig. 11). Behind the door, a seven-foot-wide ramp rises to a floor level elevated approximately four feet above the street.

Display Window

To the east is an approximately 6-by-8-foot opening containing a wood-framed display window. Likely field-built, it consists of three glass panels separated by 3¾-inch-wide mullions (Photo 7). None of the window components appear to be historic, and the frame and casing exhibit a single layer of paint (Photo 8). The opening rests on a 38-inch-high bulkhead and aligns at approximately shoe level within the interior. A fabric awning, approved by the City of Santa Fe Historic Preservation Division in the early 2010s, shades the window.

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Exposure of the wall assembly at the interior indicates that the display window was cut into an earlier wall and framed within it, rather than being part of the original construction (Photos 9 & 10).

Interior

The interior reflects a combination of earlier structural elements and later finishes associated with the 1983 conversion to retail use (Photo 11). At the time of the site visit, portions of the building were undergoing exploratory demolition, revealing brick and hollow clay tile construction behind furred plastered walls. In areas where the dropped ceiling has been removed, wood trusses are exposed; one section exhibits blackened members, possibly evidence of a 1958 fire. At the rear of the building is a small kitchenette and bathroom, spaces introduced during the 1980s renovation.

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Historical Overview

In the nineteenth century, the stretch of San Francisco Street west of the Plaza was known as “Lower San Francisco,” forming the working edge of Santa Fe’s commercial district. It was a dense and active corridor, lined with small shops, saloons, and inexpensive hotels, and carried a reputation as a rougher counterpart to the Plaza-centered mercantile core. The long, narrow lots on the south side of the street extended through to Water Street, creating deep parcels that supported both public-facing commerce and back area utilitarian functions. Along Water Street lay the city’s service zone: a network of stables, carriage sheds, corrals, and supply yards that sustained a transportation system still entirely dependent on horses.

A Horse-Drawn Economy

The building’s first documented use was as a blacksmith shop, an essential component of this horse-powered economy, providing shoeing, wagon repair, and metalwork for both commercial and private clients. The first Sanborn Fire Insurance Map of 1883 depict the blacksmith shop (“B. Sm.”) as a partially masonry-constructed space (colored blue), set within a larger adobe (brown) building footprint (Fig 1). This distinction likely reflects the presence of a fire-resistant forge or work area within an otherwise earthen-walled structure, rather than a change in exterior finish. Such hybrid construction was common for blacksmith operations, where the risks associated with heat and sparks necessitated localized fireproofing.

By the late 1880s, the property had shifted to use as part of a stable operation, another fundamental element of horse-powered transportation. Solomon and Jennie Lowitzki (Łowicki), Jewish immigrants from Poland, arrived in Santa Fe by way of New York in 1883, coinciding with the first Sanborn coverage of the area.

In 1887, they purchased the subject lot (King’s Map Block 7, Lot 2), which extended from what was then numbered 117 West Water Street through to 362 West San Francisco Street. The lot measured 236’ long and included, on the San Francisco Street frontage, a

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furniture store operated by Charles Wagner.¹ The west edge of the property provided access to a narrow alley running between San Francisco and Water streets. On the lower portion of the lot, they established Solomon Lowitzki & Sons, Livery, Feed, and Sale Stables, one of two related enterprises Solomon developed in this vicinity. As with many such operations, the business combined boarding, feed sales, equipment storage, and the hiring or sale of horses and wagons.

The 1890 Sanborn Fire Insurance map shows several frame buildings on the property, including a larger livery stable structure that was later removed to accommodate the extension of Galisteo Street (Fig. 2). At this time, the subject building was as an adobe stable with a narrow, wood-frame extension, likely a canopy or portal, near the center of the street-facing elevation.

This appended element, indicated by the yellow coloration on the map, likely functioned as a covered working or loading area—providing shelter for harnessing, transfer of goods, or customer access—while the heavier adobe mass behind accommodated stalls or storage. The combination of adobe and lightweight frame construction reflects both functional requirements and the incremental adaptation of the building over time.

The former stable structure fronting Water Street was retained but later repurposed, serving as a warehouse for baled hay and related storage. The Sanborn Fire Insurance Map of 1902 documents these changes in both function and spatial organization, identifying the building as “hay storage” (Fig. 3). Access appears to have shifted to the east side of the structure, likely reflecting altered circulation patterns following the extension of Galisteo Street. The map also indicates construction along the Water Street frontage and at the southeast corner, where a canopy or projecting element is depicted. While this may suggest a more outward-facing or commercial use, such as a storefront, the precise function of these features is not definitively indicated.

When Solomon Lowitzki died in 1903, the property was already undergoing a physical transformation tied to broader changes in the city’s street network. By that time, Galisteo Street had been extended northward, cutting through the eastern portion of

¹ Warranty Deed, Vicente and Leonora Mares to Solomon and Jennie Lowitzki, recorded June 15, 1887, Book 9, Pages 114-115, Instrument # 1887001978, Santa Fe County, New Mexico.

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the Lowitzki parcel and effectively severing part of the original land holding. This realignment removed the primary livery stable structure that had occupied that portion of the lot, reducing the scale of the operation and altering patterns of access and use (Fig. 3).

Following Solomon's death, his widow Jennie Lowitzki retained ownership of the remaining parcel and adapted its use to reflect changing economic conditions. With the gradual decline of horse-based transportation already underway, she shifted toward to a retail-oriented enterprise, opening a general merchandise store along the West San Francisco Street frontage of the property. The building was captured in a birds eye view during this period, with a large entry spanning its façade (Fig. 4).

Jennie Lowitzki died ten years later, in 1913,² after which the property passed to her children and was subsequently acquired in 1919 by Alfonse Dockwiller, a French immigrant and local entrepreneur.³ In addition to holding several commercial properties, Dockwiller operated a fruit orchard and was a co-owner of a small subdivision in the South Capital neighborhood. It is assumed that he acquired the land as an investment.

A Warehouse and a Storefront

By the early 1920s, the Water Street side of the property had been reconfigured for use as a furniture warehouse. Access was oriented to the east and west elevations, reflecting circulation patterns established after the extension of Galisteo Street and the continuing use of the adjacent alley.

The property was managed by Charles Wagner, the former furniture store owner, who leased it to the Capital Furniture Company, a business that maintained a corresponding retail storefront on West San Francisco Street, likely in the same building referenced in

² "Mrs. Lowitzki Dies at Age of 65," *Santa Fe New Mexican*, November 24, 1913, 8.

³ Warranty Deed, Louis S. Lowitzki and Mamie Lowitzki to Alfonse Dockwiller, recorded October 31, 1919, Book M-4, Page 67, Instrument # 1919000245, Santa Fe County, New Mexico and Warranty Deed, Louis S. Lowitzki and Mamie Lowitzki to Alfonse Dockwiller, recorded April 19, 1925, Book M-5, Page 494, Instrument # 29419, Santa Fe County, New Mexico.

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the 1887 deed. This arrangement—warehouse functions to the rear and retail frontage along the primary commercial corridor—continued the established pattern of dual use on the parcel.

The Sanborn Fire Insurance Map of 1921 documents a notable shift in both construction and function (Fig. 5). The earlier, partially frame hay shed—previously depicted as a lightly built, open or semi-enclosed structure—had been fully enclosed and is identified on the map as a furniture warehouse. The former frame section at the front had been removed, with the building indicated to be made entirely of adobe. This change represented a clear material upgrade, from temporary wood-frame construction to a more permanent adobe enclosure and corresponds with a broader functional transition away from stable-related uses toward commercial storage.

In 1925, the property was taken over by Albuquerque furniture dealer H. Livingston, who operated the Livingston Furniture Company from a corresponding storefront identified as 208 West San Francisco Street.⁴ The business appears to have integrated the rear warehouse into a more unified operation, linking storage, display, and sales across the depth of the parcel.

Before the end of the decade, the Water Street façade was remodeled for retail use, a change recorded on the Sanborn Fire Insurance Map of 1930 (Fig. 6). At that time, the street-facing portion of the former warehouse was subdivided into creating a small storefront, while the remainder of the building continued in use for storage. A frame element—likely associated with a storefront—was introduced along the façade.

From the 1920s through the early 1940s, the storefront supported a succession of small-scale commercial tenants, including a bakery, a barbershop, a pet store, and a plumbing and heating business. During the 1940s, the space was further subdivided into at least another commercial unit, as indicated by the introduction of “½” address suffixes in city directory listings.⁵ The principal entrance appears to have shifted westward during this period, and the building came to be identified primarily by 203 West Water Street, even as its functional relationship to West San Francisco Street persisted.

⁴ “In Santa Fe” [column], *Santa Fe New Mexican*, February 5, 1925, 6.

⁵ This is based on reviewing Santa Fe city directories between 1928 and 1942.

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By 1948, the Sanborn map indicates a significant change in the building's construction (Fig. 7). The footprint is shown in red, denoting a shift from adobe to fire-resistant masonry construction. This cartographic evidence is supported by recent physical investigation, including exposed wall sections, which reveal longitudinal load-bearing brick and hollow clay tile ("pentile") walls.

Taken together, the map and physical evidence suggest that the earlier adobe structure was either substantially rebuilt or entirely replaced between 1930 and 1948. This represents the most significant construction phase in the building's history, marking its transition into a more durable, fire-resistant commercial structure. It also established its historic appearance in the postwar period, until its renovation in the 1980s.

By this time, Livingston Furniture appears to have consolidated use of the entire building—from West San Francisco Street through West Water Street—with the latter used primarily for storage. Despite this continued occupancy, the building recedes from prominence in documentary sources during the mid-twentieth century. It appears infrequently in newspaper accounts and is at times listed as vacant in city directories, suggesting periods of underutilization or limited commercial activity.

A photograph of an automobile accident from the 1950s captures the building's façade during this period (Fig. 8). At that time, the entry was situated farther east than its current position. The window is smaller and set higher above the sidewalk, as indicated by its placement (Figs. 8 & 9). The west elevation, then exposed along the alley, retained several openings, which have since been removed.

Remodel and Later Uses

The last available Sanborn Fire Insurance Maps, a 1948 edition updated with paste overs dating to the late 1960s, continues to depict the building as predominantly hollow clay tile construction (Fig. 10). The west elevation was still visible and included several windows.

Around 1983, the property underwent rehabilitation under the direction of Louis Bachicha, then proprietor of the furniture business that had by that time been incorporated into Louis R. Bachicha and Sons, a long-standing family enterprise

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combining furniture sales with real estate investment. This phase marked the building's transition from storage and service use into a more formalized retail and cultural space, reflecting broader patterns of downtown reinvestment and the expansion of Santa Fe's tourism economy.

An advertisement for the remodeled building described it—somewhat loosely—as an “old adobe building,” emphasizing interior wood floors and a “brick ramp entrance.”⁶ The building reopened in late 1983 as the Scharf Gallery, a contemporary art gallery and small concert venue. Its opening advertisement included a photograph of what appears to have been the remodeled façade, incorporating a new window and a new entry (Fig. 11).

Following its use as the Scharf Gallery, the building continued to function as a retail and gallery space, hosting a succession of art-oriented tenants that capitalized on its location within the evolving downtown commercial district. A second major change occurred around 1985 with the construction of Casita de los Cornell, a much taller residential condominium to the west. This project eliminated the west alley, thereby enclosing the former warehouse's west elevation and removing its last windows on that side.

The building remained in this general pattern of use—small-scale retail, gallery, and specialty commercial—through the late twentieth and early twenty-first centuries. As of 2024, it was occupied by The Artemesia, continuing a long-standing association with art and tourist-oriented commerce.

⁶ “154- Office/Shape Space [advertisement], *Santa Fe New Mexican*, August 25, 1983, B-10.

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Evaluation of Historical Status

Although the building retains its historic outline dating to the 1940s, these characteristics are not perceptible from the public right-of-way. The primary elevation, which constitutes the sole publicly visible façade, has been altered since the 50-year mark. Based on a 1950s photograph and current material evidence, these changes include the reconfiguration of its two openings—both in their location and proportions—and the introduction of newer (1980s) windows and doors. In addition, the west elevation was enclosed and removed from public view in the mid-1980s with the construction of Casita de los Cornell to the west. As a result, the building's present street-facing expression reflects non-historic alterations and no longer conveys its historic appearance or historic use.

For these reasons, the recommendation is to downgrade the structure to Non-contributing status, based on a loss of historic integrity that affects primary and public façade and the alteration to the west elevation, all which occurred in the 1980s.

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Illustrations

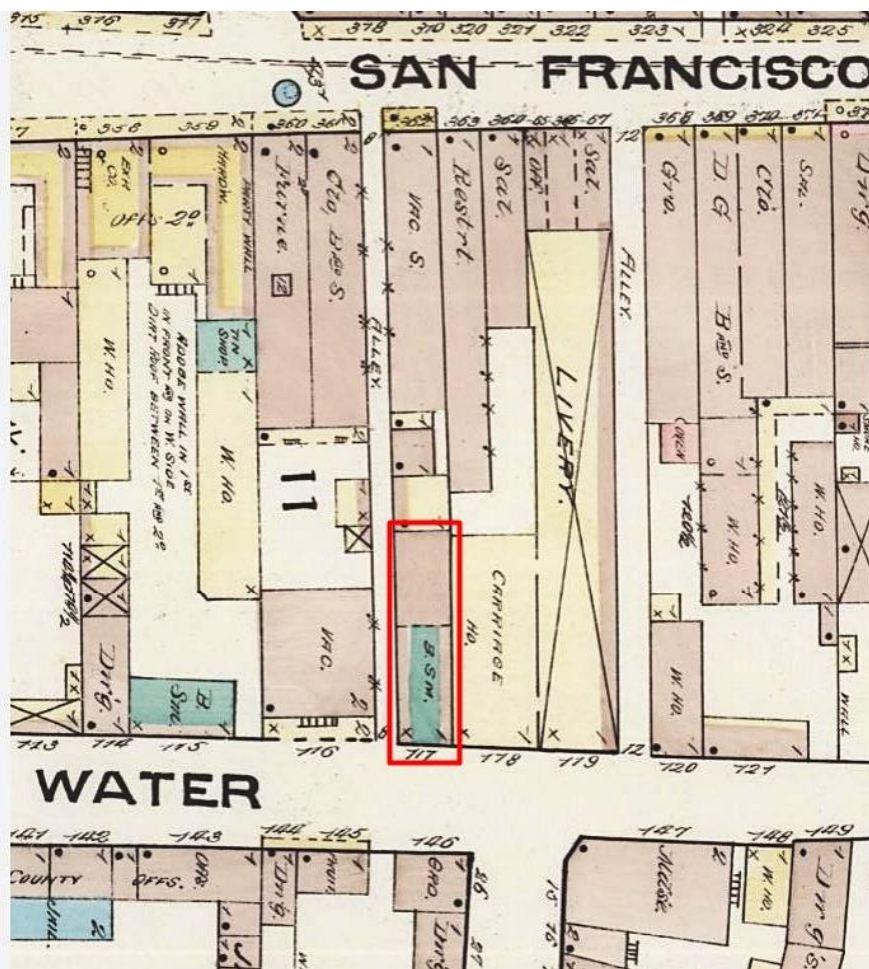


Figure 1: 1883 Santa Fe Sanborn Fire Insurance Company Map. Subject building highlighted.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM 1 before completing FORM 2	
HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria A B C D
1. Name of property: Livingston Furniture Company Warehouse/ Scharf Gallery	2. Location: 203 West Water Street Downtown and Eastside Historic District - Santa Fe
	3. Local Reference Number: Santa Fe ID: H-3567
	4. County: Santa Fe
5. Date of Survey: November 30 and December 2, 2025	

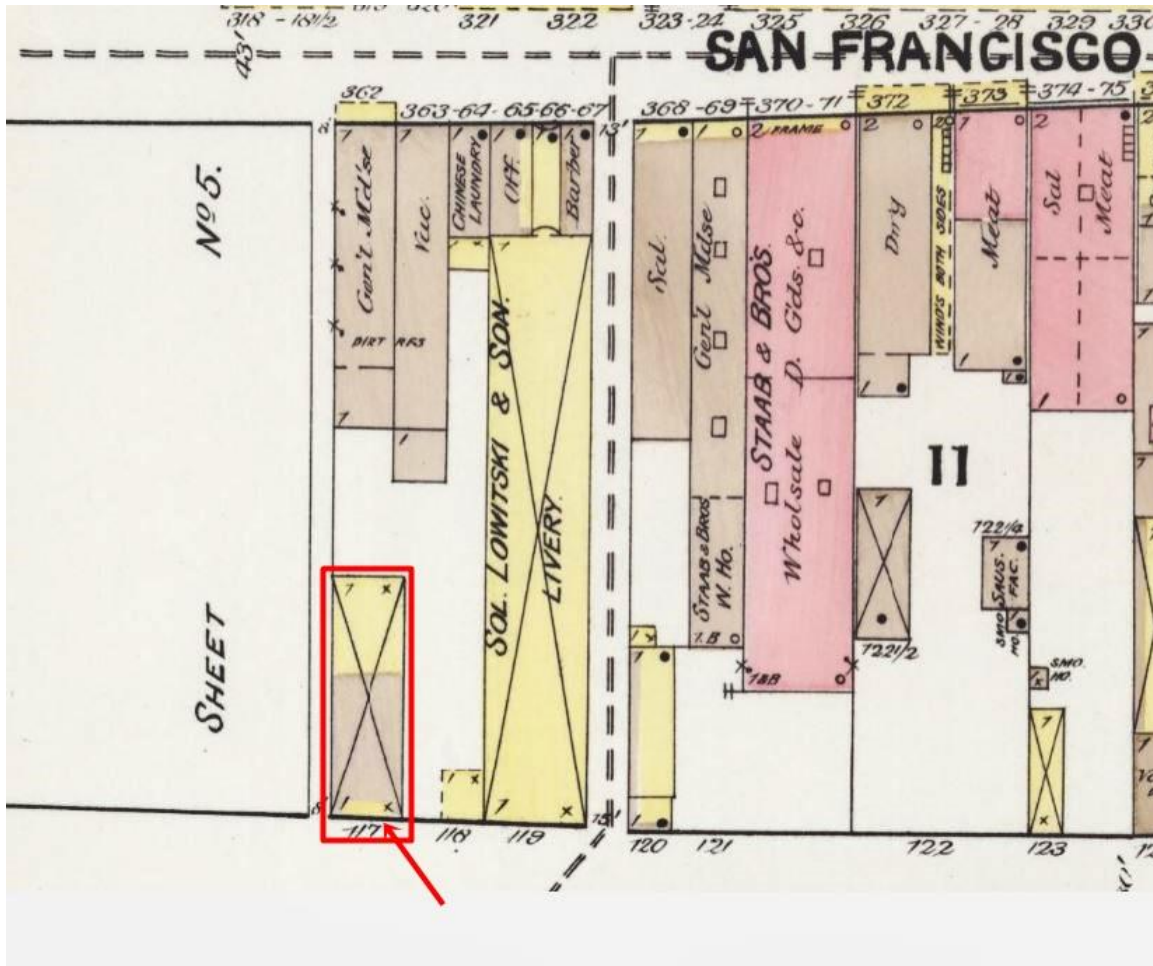


Figure 2; 1890 Santa Fe Sanborn Fire Insurance Company Map. Note introduction of wood-frame storefront (arrow).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) **Historic Preservation Division, New Mexico Department of Cultural Affairs**

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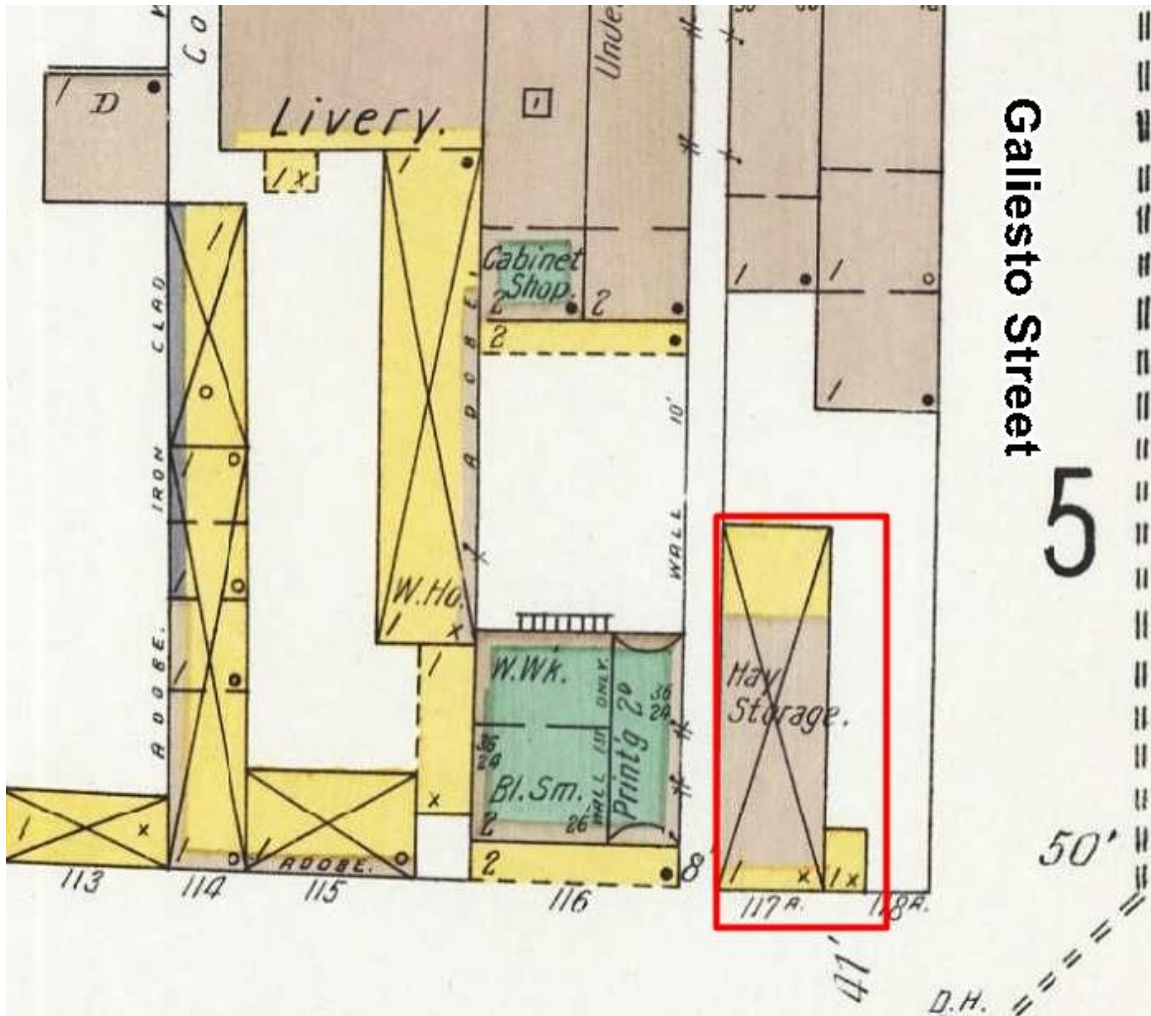


Figure 3: 1902 Santa Fe Sanborn Fire Insurance Company Map. Note frame extension along east elevation.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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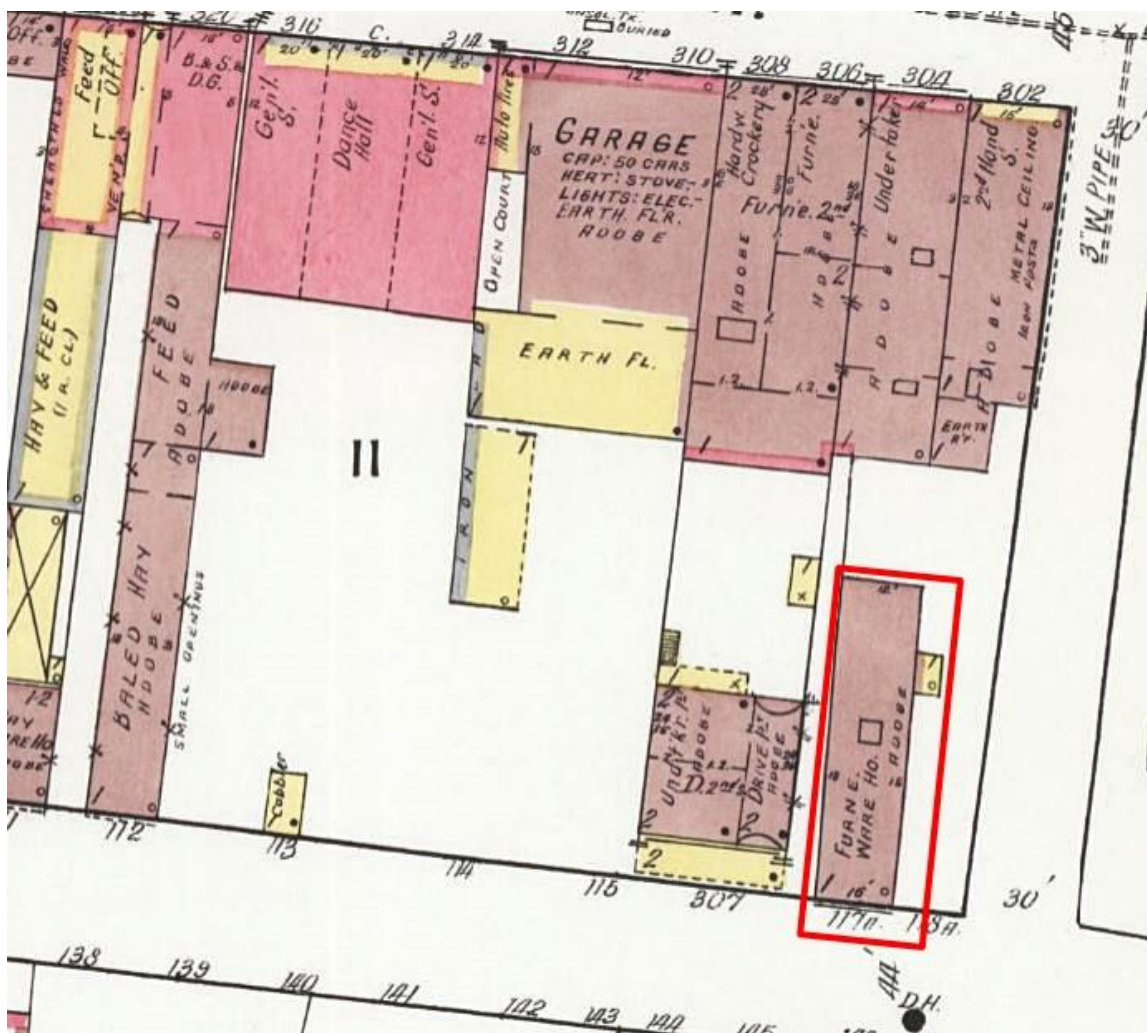


Figure 4: Portion of c.1909 – 1910 view of Water Street, taken from power plant smokestack. Large wood entry to building indicated by arrow.

Title: View of Santa Fe looking West taken from power plant smokestacks on Water Street, New Mexico.

Negative No. 010176. Courtesy of the Palace of the Governors Photo Archives, New Mexico History Museum, Santa Fe, New Mexico.

Historic Preservation Division, New Mexico Department of Cultural Affairs



Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: Please complete HCPI FORM 1 before completing FORM 2		Criteria					
HCPI No.	District No.	NRHP	SRCP	A	B	C	D
1. Name of property:		2. Location:		3. Local Reference Number:			
Livingston Furniture Company Warehouse/ Scharf Gallery		203 West Water Street Downtown and Eastside Historic District - Santa Fe		Santa Fe ID: H-3567			
				4. County: Santa Fe			
				5. Date of Survey: November 30 and December 2, 2025			

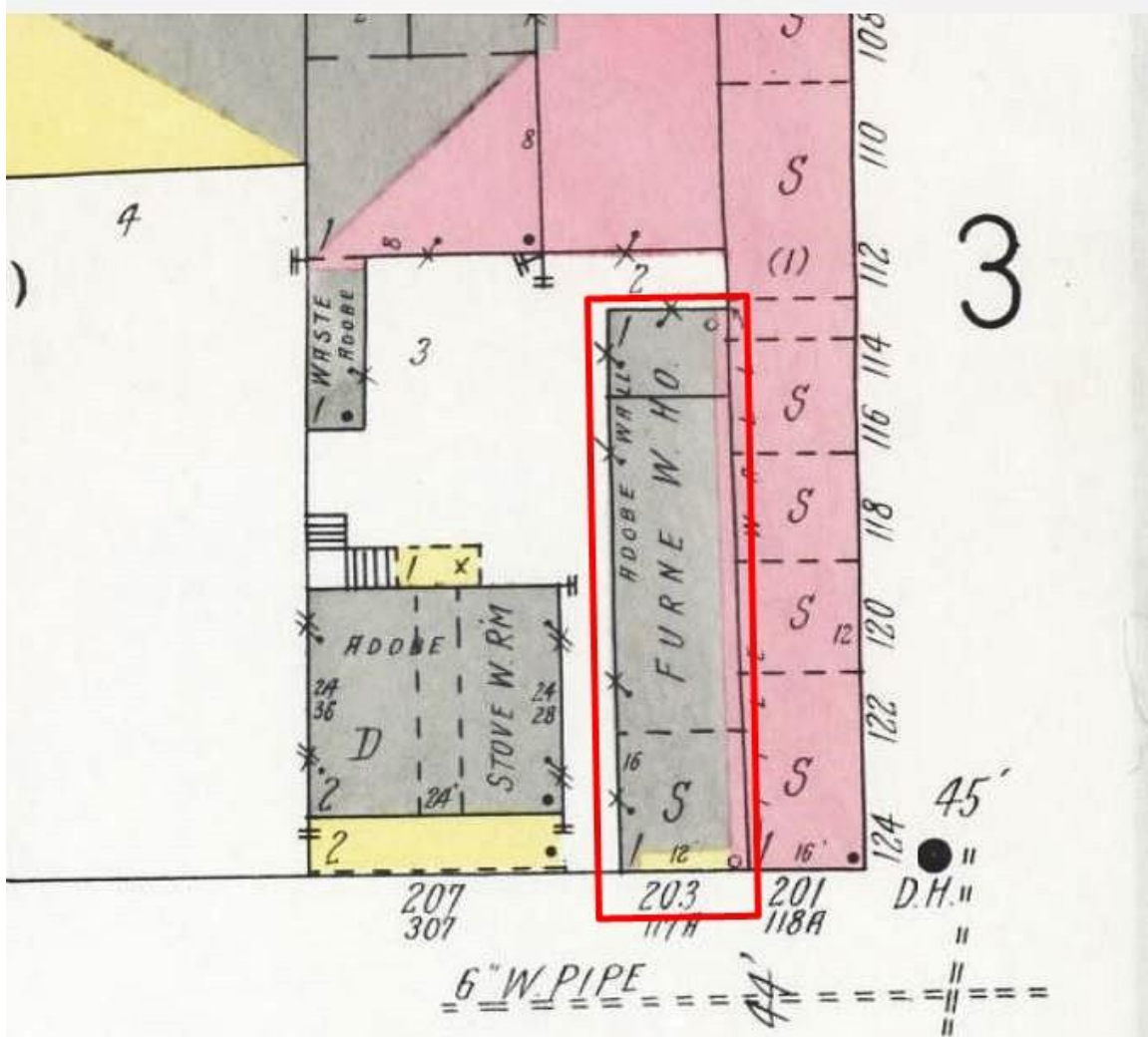


Figure 6: 1930 Santa Fe Sanborn Fire Insurance Company Map. Note removal of side entrance door and reinsertion of frame canopy or portal at Water Street in what is now a store "S" with a frame storefront reintroduced.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

For HPD Office use only: <i>Please complete HCPI FORM 1 before completing FORM 2</i> HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria A B C D		
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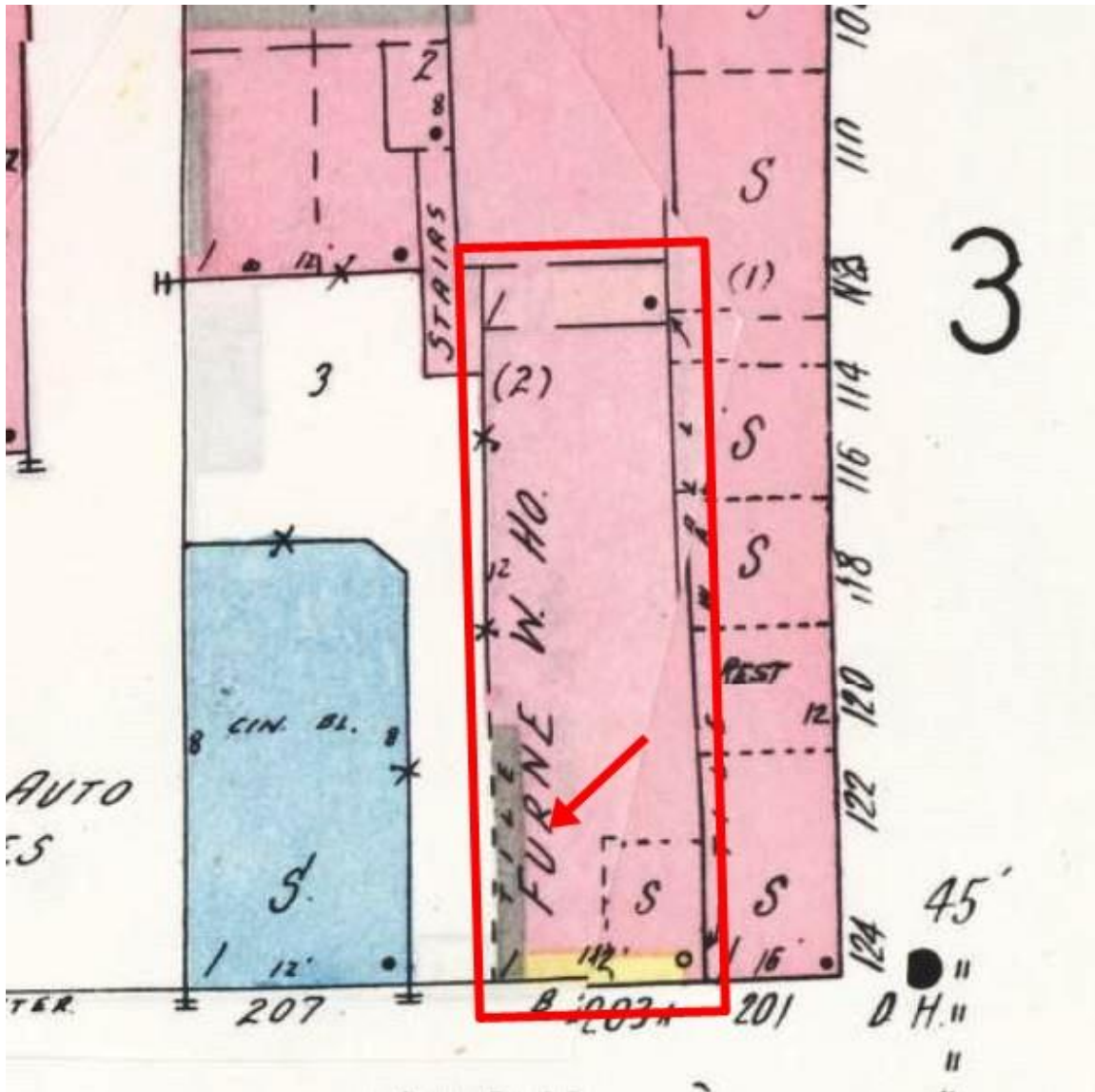


Figure 7: 1948 Santa Fe Sanborn Fire Insurance Company Map. Note building has been reconstructed in with hollow clay tile walls (arrow).

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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		5. Date of Survey: November 30 and December 2, 2025			



Figure 8: Portion of 1950s photograph of West Water Street.

1. Note that door opening is 3' to 4' east of current position of entry; and 2. Sill of window is much higher than current position, as evidenced by its location in relation to height of man below. The window also appears to be shorter in width and includes a lug sill.

Title: Automobile accident on Water Street, Santa Fe, New Mexico.

Negative No. 13140. Creator: Santa Fe New Mexican. Courtesy of the Palace of the Governors Photo Archives, New Mexico History Museum, Santa Fe, New Mexico.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Figure 9: Repeat photography. 1. Compare position of door in relation to west edge of building; and 2. Windowsill height and width of window.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

Historic Preservation Division, New Mexico Department of Cultural Affairs

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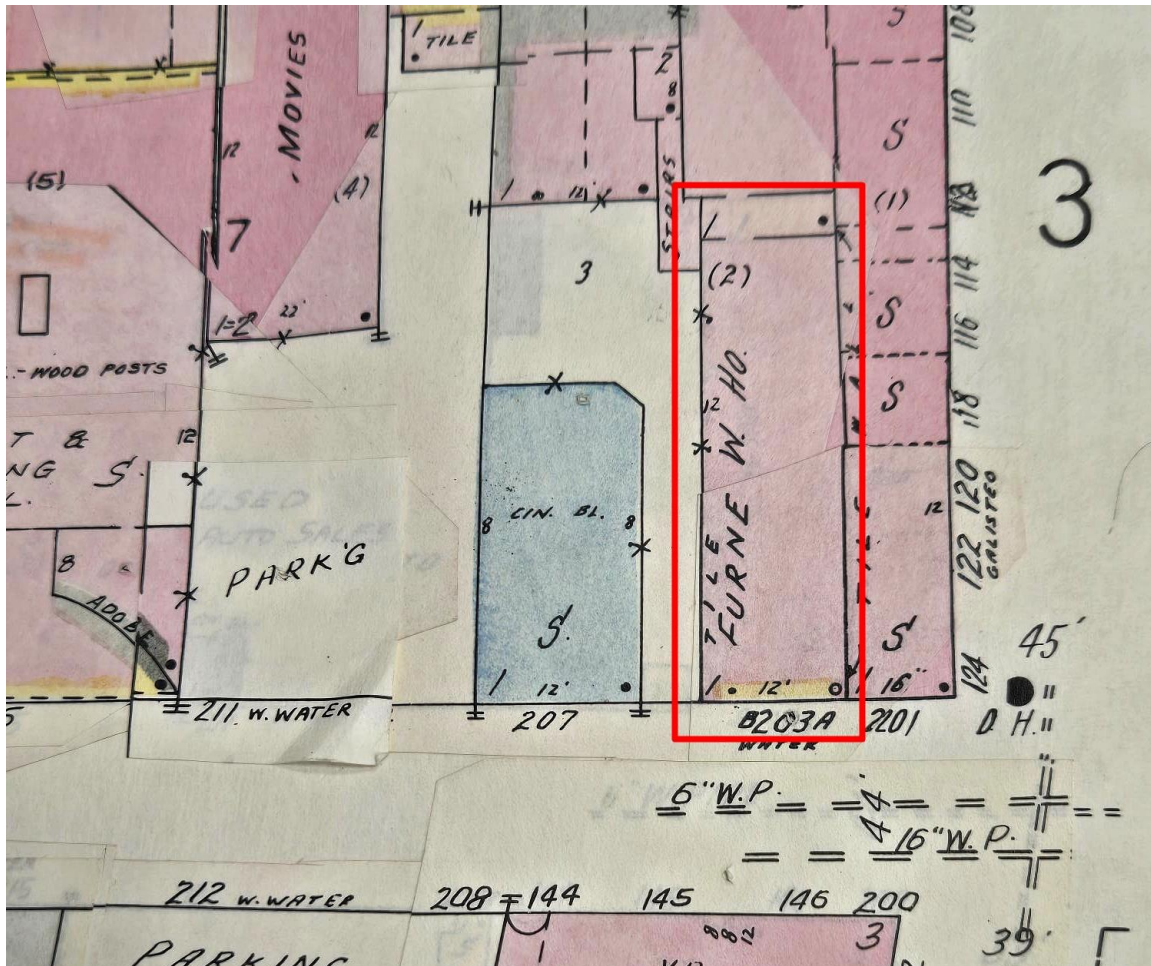


Figure 10: 1948 Santa Fe Sanborn Fire Insurance Company Map with 1968 paste over. Note west alley elevation is still visible public of right of way and includes openings. Courtesy of City Santa Fe Historic Preservation Division.

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Figure 11: Opening day advertisement for Scharf Gallery, October 1983. Source: Santa Fe New Mexican.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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HCPI No. _____	District No. _____ NRHP _____ SRCP _____ Criteria A B C D		
1. Name of property: Livingston Furniture Company Warehouse/ Scharf Gallery	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> 2. Location: 203 West Water Street Downtown and Eastside Historic District - Santa Fe </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> 3. Local Reference Number: Santa Fe ID: H-3567 4. County: Santa Fe 5. Date of Survey: November 30 and December 2, 2025 </td> </tr> </table>	2. Location: 203 West Water Street Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-3567 4. County: Santa Fe 5. Date of Survey: November 30 and December 2, 2025
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Figure 12: December 6, 1984, HBI survey photo. Photographer, Harry Weiss. Note the west elevation is still visible from the public right of way and included a surviving window from the warehouse period.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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Survey Photographs

(All images taken by John W. Murphey on November 30 or December 2, 2025, as noted)



Photo 2: Setting. Camera facing northwest. December 2, 2025.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

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Photo 3: Entry. Camera facing north. November 30, 2025.

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Photo 4: Entry door. Camera facing down and west. December 2, 2025.

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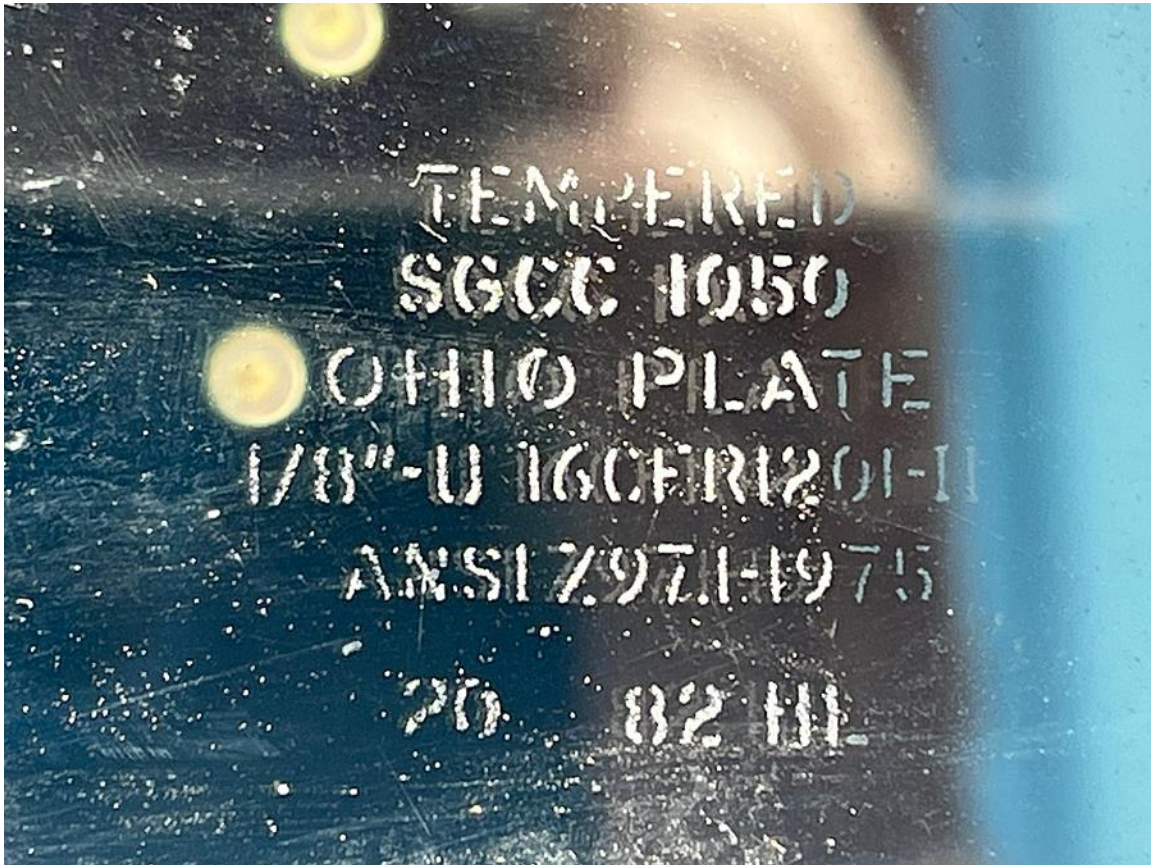


Photo 5: Detail of entry door glazing mark. December 2, 2025.

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Photo 6: Transom. Camera facing up. December 2, 2025.

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Photo 7: Display window. Camera facing north. November 30, 2025.

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Photo 8: Display window, detail. Camera facing down. November 30, 2025.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

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Photo 9: Display window from interior. Camera facing south. December 2, 2025.

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Photo 10: Detail of display window construction from interior. Camera facing down. December 2, 2025.

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Photo 11: Interior. Camera facing south. December 2, 2025.



Michael J. Garcia, Mayor

June 29, 2026

RE: Review of Historic Designation Status

Dear Property Owner/Resident,

This letter is written to notify you that the City of Santa Fe Historic Districts Review Board will be reviewing the historic status designation of a historic district's property for a potential change in designation from “contributing” to “non-contributing” status. The designation of a historic status category, including “significant”, “contributing”, and “non-contributing”, is the most important determining factor in how properties within the City of Santa Fe’s historic districts may be physically altered. The Official Historic Status Map for all structures that are located within the City of Santa Fe’s historic districts may be found in the Historic Preservation Division on the first floor in the Planning and Land Use Department of City Hall at 200 Lincoln Avenue or through the City of Santa Fe GIS mapping system at: <https://gis.santafenm.gov>.

Please be advised that the commercial structure located at 203 West Water Street will be reviewed by the Historic Districts Review Board at a public hearing on July 14, 2026, starting at 5:30 pm live in the City Council Chambers of City Hall at 200 Lincoln Avenue or via Zoom. If you have concerns about the historic status of this property, you may review the materials at <https://santafenm.portal.civicclerk.com/>. You are also welcome to attend the hearing. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to the Governing Body.

Any questions regarding this issue should be directed to the Historic Preservation Division at HistoricPreservation@santafenm.gov.

Sincerely,
Amanda L. Romero
Senior Planner
Historic Preservation Division

14-4.6(C)(2)(IV)(b) In addition, staff shall send notice, by first class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days prior to the board's review of a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.

City Council

Alma G. Castro, District 1
Patricia Feghali, District 1

Elizabeth “Liz” Barrett, District 2
Paul C. Bustamante, District 2

Lee Garcia, Mayor Pro Tem, District 3
Pilar F.H. Faulkner, District 3

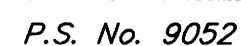
Jamie Cassutt, District 4
Amanda Chavez, District 4

*A tract of land located at 203 West Water Street and
204 West San Francisco Street,
City of Santa Fe, County of Santa Fe, State of New Mexico
7,038.9 square feet or 0.1616 acres more or less*

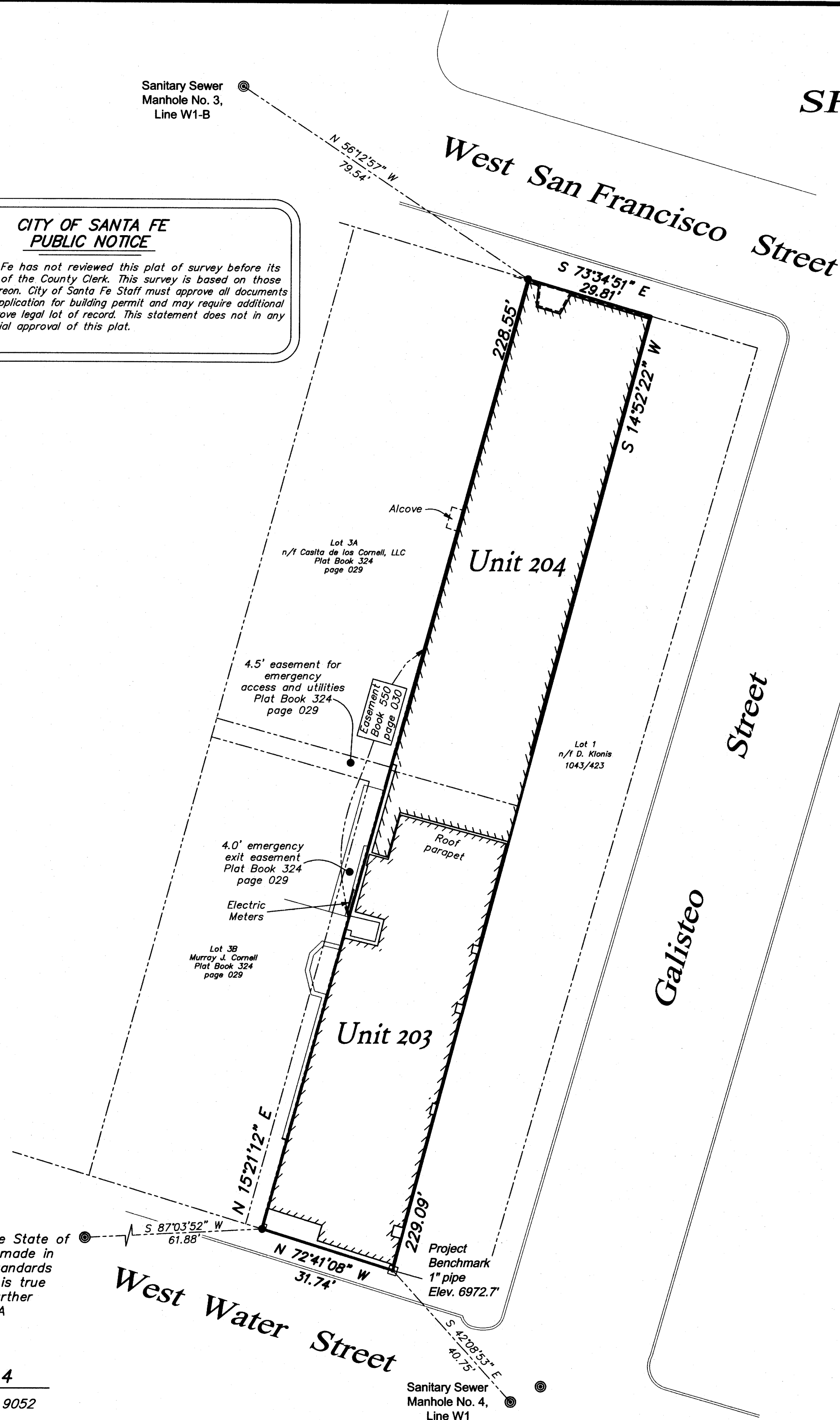
S 73°34'51" E a distance of 29.81 feet to a point; thence,
S 14°52'22" W a distance of 229.09 feet to a point; thence,
N 72°41'08" W a distance of 31.74 feet to a point; thence,
N 15°21'12" E a distance of 228.55 feet to the POINT OF BEGINNING.
Containing 7,038.9 square feet or 0.1616 acres more or less.

E. Mitz Deputy

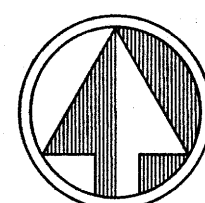
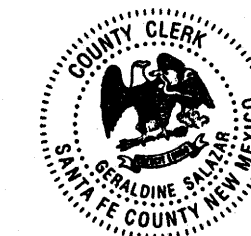
<i>SIERRA LAND SURVEYING, INC.</i>		
<i>1452 South St. Francis Drive</i>	<i>SANTA FE, NM</i>	<i>505-983-5932</i>
<i>Project No. C-018-0514</i>	<i>Dwg. DEC</i>	<i>Ck. DTC</i>
	<i>File: GPS</i>	<i>Bk. 85</i>
INDEXING INFORMATION FOR COUNTY CLERK		
<i>NAME</i>	<i>LOCATION</i>	<i>GRANT</i>
<i>Santa Fe Providence, LLC</i>	<i>Section 24, T. 17 N., R. 9 E.,</i>	<i>Santa Fe</i>
<i>U.P.C. 1-054-099-183-172</i>		<i>Sheet 1 of 2</i>



The City of Santa Fe has not reviewed this plat of survey before its filing in the Office of the County Clerk. This survey is based on those documents noted hereon. City of Santa Fe Staff must approve all documents submitted with an application for building permit and may require additional documentation to prove legal lot of record. This statement does not in any way represent official approval of this plat.



777017



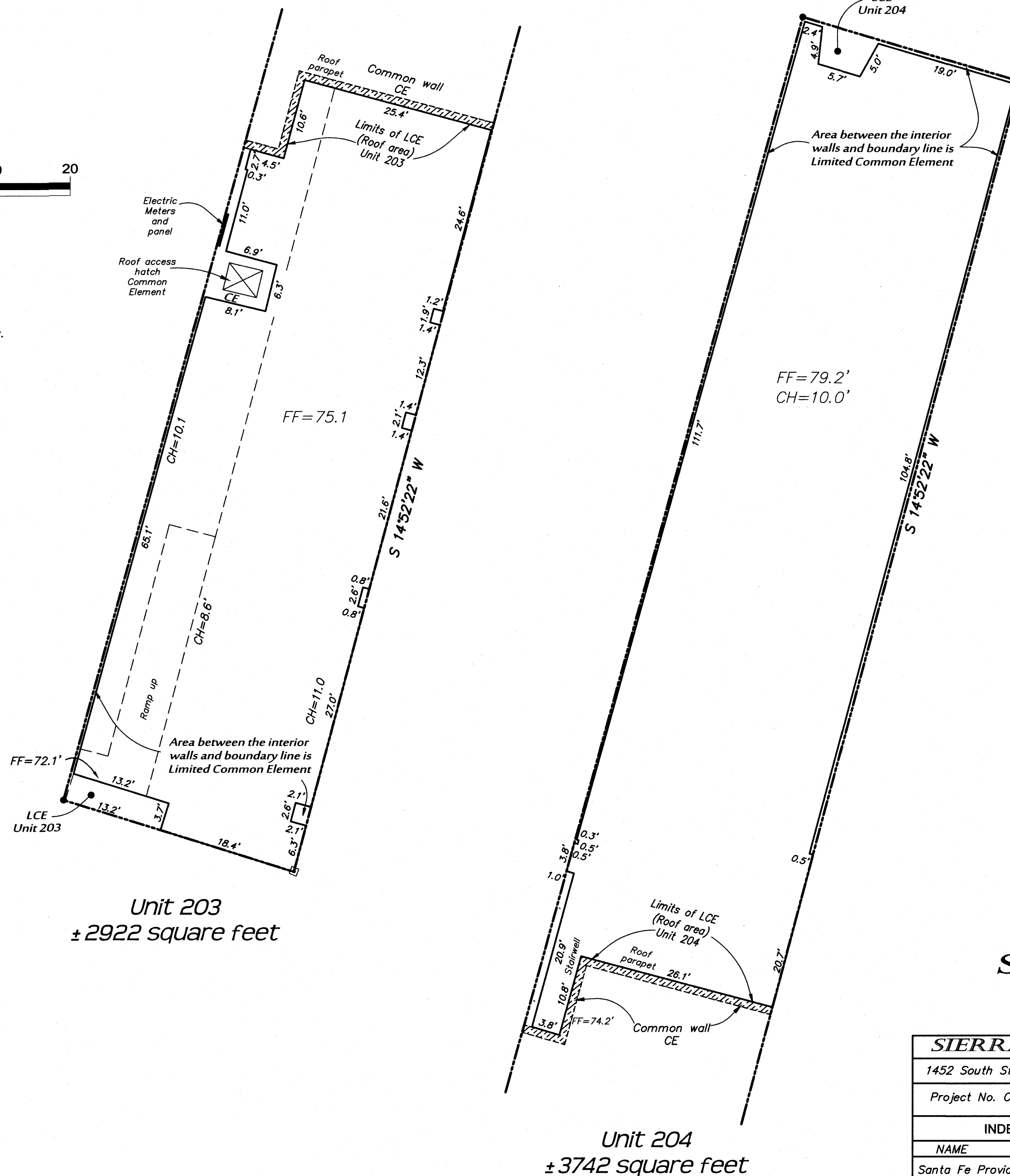
SCALE: 1" = 10'
FEET: 0 10 20
SCALE:

LEGEND

- Sanitary sewer manhole.
- Mag nail and tag, P.S. 8123.
- 1" pipe and Project benchmark.
- Calculated point, not set.
- Walls.
- LCE Limited common element.
- CE Common Element.
- CH Ceiling height. (Highest point)
- FF Finished floor.

NOTES

Roof area above each unit is Limited Common Element and appurtenant to that unit.



Plat and Plans for SFW Commercial Condominium

SIERRA LAND SURVEYING, INC.		
1452 South St. Francis Drive	SANTA FE, NM	505-983-5932
Project No. C-018-0514	Dwg. DEC	Ck. DTC
	File: GPS	Bk. 85
INDEXING INFORMATION FOR COUNTY CLERK		
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U.P.C. 1-054-099-183-172		Sheet 2 of 2

