September 11, 2026

**VIA EMAIL**
lavagts@santafenm.gov

City of Santa Fe
Historic District Review Board
200 Lincoln
Santa Fe, NM 87501
Attn: Lauren A. Vagts

RE: 311 Old Santa Fe Trail Status Review

Dear Lauren,

Enclosed you will find our submittal documentation and drawings for historic status review as requested per our site meeting.

List of changes include:

- Existing Drawings
- HCPI Letter Report

We look forward to working with you on this project located at 311 Old Santa Fe Trail.

Thank you for your time and review. Please contact us if you have any questions.

Sincerely,



Daniel Lujan, AIA
Architectural Alliance LLC

612 Old Santa Fe Trail Santa Fe, New Mexico 87505 505.988.5269 Fax 505.986.1270
website: www.archallinc.com

# 311 OLD SANTA FE TRAIL

## AS-BUILT DRAWINGS

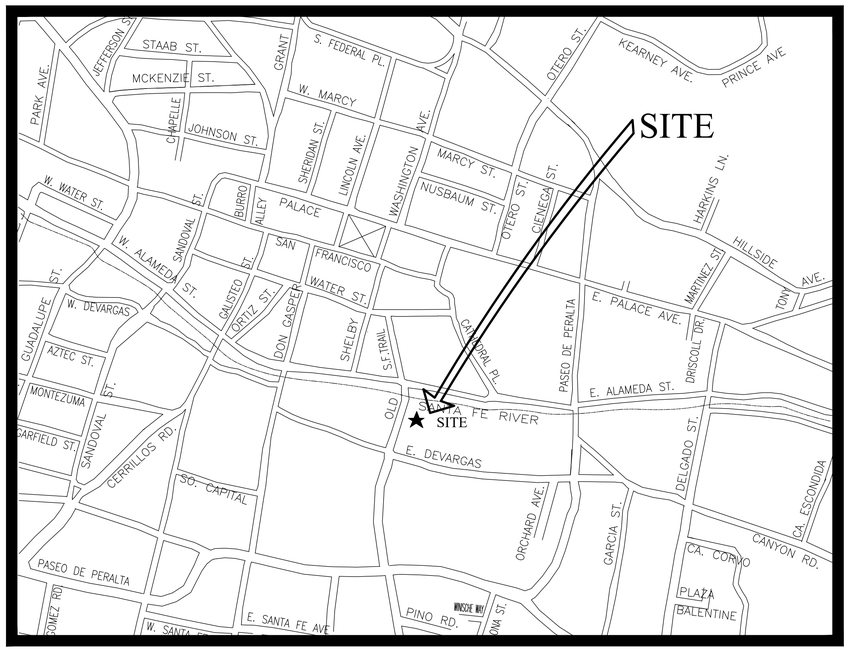
*311 Old Santa Fe Trail,*
*Santa Fe NM, 87504*

## Building Criteria

| | |
|---|---|
| OWNER: | 311 Old Santa Fe Trail LLC |
| SITE: | 311 Old Santa Fe Trail<br>Santa Fe, NM 87504 |
| UTILITIES: | Water: City of Santa Fe<br>Sewer: City of Santa Fe<br>Gas: New Mexico Gas<br>Electricity: PNM |
| ZONING: | BCD- Alameda |
| HDRB: | Downtown And East Side |
| BLDG STATUS: | Non-Contributing |
| LOT SIZE: | 2.721 Acres +/- |

## Building Area

| | |
|---|---|
| (EX) HEATED: | 756 SF |
| (EX) PORTALS: | 54 SF |
| TOTAL EXISTING: | 810 SF |




## Vicinity Map

NORTH
N.T.S.

## Drawing Index


| | |
|---|---|
| C-O | COVER SHEET |
| C-1 | EXISTING SITE PLAN |
| A-1 | EXISTING FLOOR PLAN |
| A-2 | EXISTING ELEVATIONS |


As-Built Drawings
311 Old Santa Fe Trail


ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269 FAX 505-986-1270

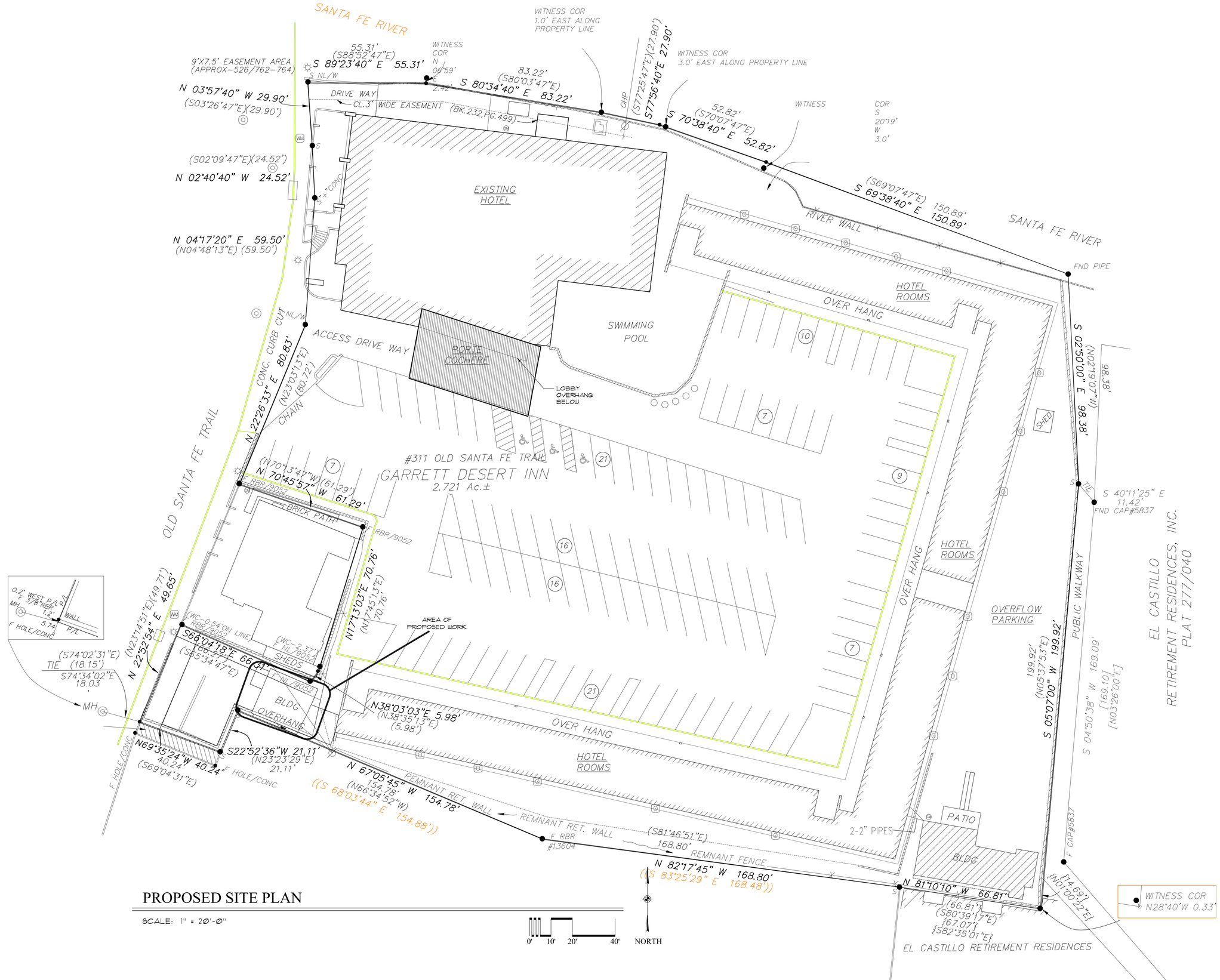
WEBSITE: www.archallinc.com



THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE LLC. AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE LLC. © 2026


07/20/26

AS-BUILT DRAWINGS
DATED: AUGUST 21, 2026
ARCHITECT'S PROJECT NUMBER 26-18




## PROPOSED SITE PLAN

SCALE: 1" = 20'-0"


ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com


DO NOT SCALE DRAWINGS

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION


THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE LLC AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE LLC © 2026


| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|
| | | |

STAMP

PROJECT TITLE

# AS-BUILT DRAWINGS

311 Old Santa Fe Trail,
Santa Fe, NM 87501

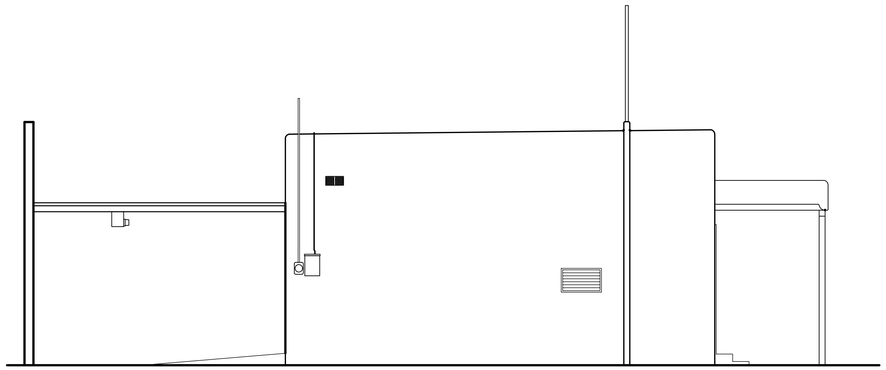
| | | |
|---|---|---|
| PROJECT NO. | 26-18 | |
| CHECKED BY | DL | DATE 07/28/26 |
| DRAWN BY | DL | DATE 07/28/26 |

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

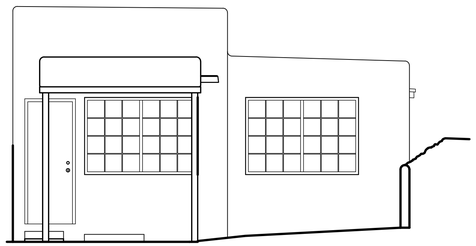
C-1



EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0"

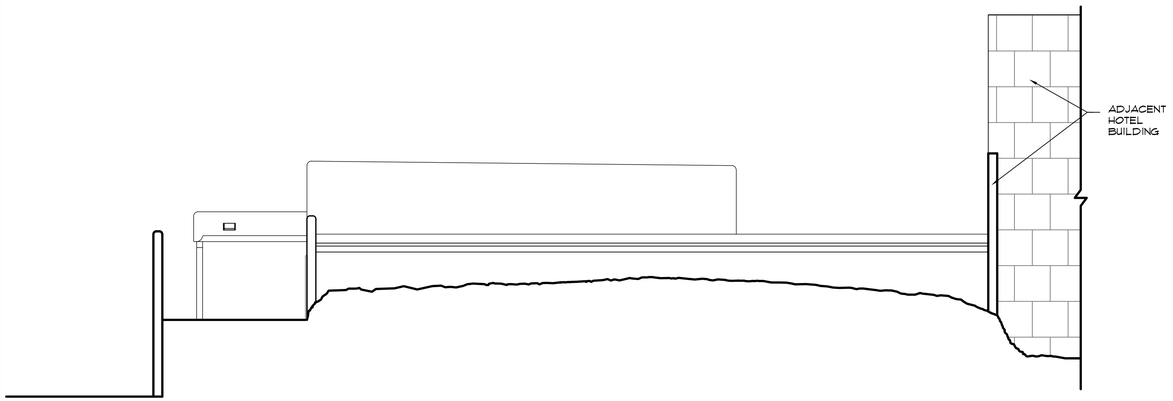
0' 5' 10'



EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"

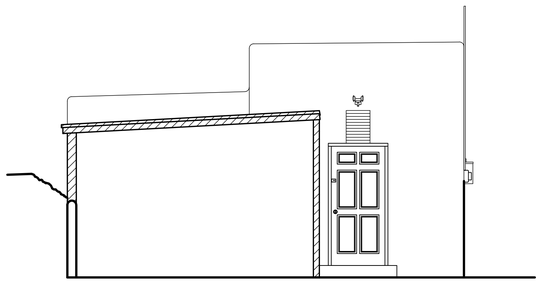
0' 5' 10'




EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"

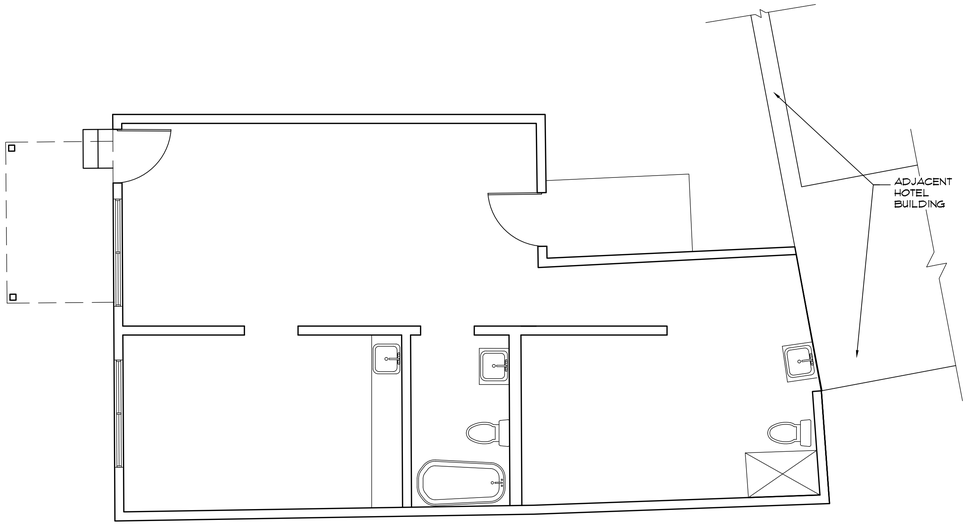
0' 5' 10'



EXISTING EAST ELEVATION

SCALE: 1/4"=1'-0"

0' 5' 10'




EXISTING FLOOR PLAN

SCALE: 1/4"=1'-0"

0' 5' 10'

NORTH

ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com

DO NOT SCALE DRAWINGS

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE LLC AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE LLC © 2026

| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|

STAMP

PROJECT TITLE

# AS-BUILT DRAWINGS

311 Old Santa Fe Trail,
Santa Fe, NM 87501

PROJECT NO. 26-18

| CHECKED BY | DATE |
|---|---|
| DL | 07/28/26 |
| DRAWN BY | DATE |
| DL | 07/28/26 |

SHEET TITLE

EXISTING FLOOR PLAN & ELEVATIONS

SHEET NO.

A-1

ARCHITECTURAL
History Services

**John W. Murphey**
Architectural Historian/Researcher/Planner
Santa Fe, New Mexico
San Francisco Bay Area, California
john@archhistoryservices.com
Maryland Business Listing L- 17332974
New Mexico CRS: First Light Consulting, CRS #03-224084-00-8

September 2, 2026

Daniel Lujan, AIA
Architectural Alliance, LLC
612 Old Santa Fe Trail
Santa Fe, New Mexico, 87505

**RE: 317 Old Santa Fe Trail – Date of Construction Report**

Dear Mr. Lujan:

Per your request, Architectural History Services reviewed historical aerial photographs, archival maps and records, and made two site visits to the subject property (see accompanying report).

Based on this review, the evidence indicates that the current building was constructed between 1993 and 1998.

Please let me know if you have any questions.

Sincerely,

John W. Murphey
Architectural Historia

**Narrative**

**Abbreviated Architectural Description**

The subject building, likely erected between 1993 and 1998, is set back approximately 40 feet from Old Santa Fe Trail behind a recently constructed coyote fence (Fig. 1). The frame building is sheathed with oriented strand board (OSB) and weatherboards finished with a stucco coat. It consists of two connected volumes and has been largely gutted on the interior.

The building has a simplified Pueblo Revival appearance, characterized by a flat roof and an entrance porch designed to resemble a traditional portal (Fig. 2). The street-facing elevation contains large vinyl sliding windows that appear to be later alterations, possibly installed in the early 2000s following Historic Districts Review Board (HDRB) approval (Fig. 3).

According to City of Santa Fe records, the building has not previously been surveyed and is identified as Non-Contributing to the Downtown and Eastside Historic District in the City's "Historic Building Status" GIS overlay. The building is located on Parcel No. 10416768, which also contains the former Desert Inn, now part of El Sendero Inn complex.

The area southwest of the building, which forms part of the larger motel parcel, contains a grouping of retaining walls of unknown date and origin (Fig. 4). A section of this wall, fronting Old Santa Fe Trail, was torn in c. 2017 and replaced with coyote fencing.

**Abbreviated Property History**

The subject building occupies the southeast corner of the former Catron estate. In 1923, John Catron opened an auto camp on the site, responding to a new trend in accommodation for motorists who could not afford hotels or preferred to sleep in the rough. The trend reflected a nationwide effort by municipalities and entrepreneurs both to attract the growing number of automobile travelers and to control where they stayed.

As automobile travel became increasingly common during the 1920s, thousands of motorists ranged across the United States in their own cars. These so-called "auto gypsies" often eschewed railroad-era hotels and chose instead to camp along the road. Santa Fe responded to the trend with tourist camps—cleared areas where motorists could set up camp.

Formalized as Orchard Camp (Fig. 5), the Catron property subsequently evolved into the next phase of accommodations for the motoring tourist: the cabin court. Orchard Camp eventually became a

sprawling complex of 44 attached rooms and cabins with a washhouse, store, and filling station, resulting in Santa Fe's first downtown motor court (Fig. 6).

As the motor-court era waned during the 1950s, the Catron family sold the property to Clyde and Goldie Tyler, experienced motel operators who owned or managed properties throughout the Southwest. Demolition of the former motor court began in January 1957. Except for a residence at the southeast corner of the property, all parts of the earlier complex were removed to make way for a new motel.

Opened in late October 1957, the two-story Desert Inn sought to capitalize on the publicity surrounding the Las Vegas Strip hotel of the same name. For its design, the developers looked more directly to the modestly scaled Desert Sands and Desert Inn motels in Albuquerque, which they had financed. The first and only motel of its type as motor lodge in Santa Fe, the Desert Inn occupied approximately three acres and contained 93 guest rooms, a swimming pool, restaurant, lounge, and banquet room (Fig. 7).

In the mid-1970s, the motel was taken over by the Garrett family and rebranded as Garrett's Desert Inn. Beginning in the 2000s, the property was considered for several redevelopment projects, each of which stalled. Today, the motel operates under different management, although the overall site retains much of its historic 1950s footprint.

The subject building was not present during either of the property's historic periods of development, beginning with the establishment of Orchard Camp in 1923 and continuing through the Desert Inn and Garrett ownership period ending in 1976. Constructed considerably later, the building is unrelated to the historic development and use of the property.

**Archival and Material Evidence**

The location where the subject building now stands is shown as vacant, open land on the 1930, 1948, and 1968 Sanborn Fire Insurance maps (Figs.5-7). Similarly, aerial photographs dating from 1969 (Fig. 8), 1975 (Fig. 9), and the 1970s-80s (Fig. 10) do not show a building at this location.

The address 317 Old Santa Fe Trail does not appear in historic newspaper accounts or earlier city directories. Its first identified appearance is in the 1994 *Polk's City Directory*, which lists the address as the office of *Inside Santa Fe & Taos*, a short-lived tourist guide publication (Figs. 11 & 12). The address disappears from the directory in 1998 (Fig. 13) and reappears in the 1998–99 edition (Fig. 14), which lists Michael Jones as the tenant or occupant. The address again disappears from directory listings during the late 2000s.

Inspection of the building's exposed interior framing and wall assemblies provides additional evidence of relatively recent construction. Visible framing consists of modern dimensional lumber, together with OSB sheathing and other contemporary building materials. Exposed OSB panels at several locations bear manufacturing date stamps reading "8 30 97" and "NOV-98" (Fig. 15). These stamps establish that portions of the existing wall assembly were constructed or substantially rebuilt no earlier than the late 1990s, with some work occurring in or after November 1998. Other visible materials and construction methods are consistent with this general period (Fig. 16).

Some physical evidence suggests that portions of the present building may incorporate or have been constructed over earlier site features. At the north portion of the building, a section of the floor framing rests on an approximately 4-foot-high framed pony wall, itself constructed of modern dimensional lumber (Fig. 17). These conditions may reflect an earlier configuration of the site or the incorporation of preexisting walls into the present construction. No visual or archival evidence examined for this report, however, establishes the date or original function of these features or demonstrates that a substantial earlier building survives within the present structure.

Although the Consultant did not have access to the associated case files, City records identify several previous Historic Districts Review Board cases involving 317 Old Santa Fe Trail, including H-00-69, H-03-112, and H-04-168. These files may provide additional information concerning the building's construction, alterations, and appearance during the early 2000s.

**Conclusion**

Taken together, the cartographic, aerial, documentary, and physical evidence indicates that no building occupied the subject location through 1992. The first identified use of the address dates to 1994, while date-stamped structural sheathing demonstrates substantial construction or reconstruction in 1997–98. The available evidence therefore indicates that the present building was constructed and/or substantially rebuilt between the early and late 1990s, with portions dating no earlier than November 1998.

The present building consequently postdates the historic development of the property and is less than 50 years old. It is not considered a historic resource and is not potentially eligible for Contributing status within the Downtown and Eastside Historic District.

## Exhibits



**Figure 1: 2025 Santa Fe County Assessor satellite image of subject building.**




**Figure 2: Front (west) façade of subject building. Camera facing east. Jim Rodman, August 17, 2026.**



**Figure 3: Front (west) façade, replaced window. Camera facing east. Jim Rodman, August 17, 2026.**



**Figure 4: Retaining walls. Camera facing southeast. Jim Rodman, August 17, 2026.**

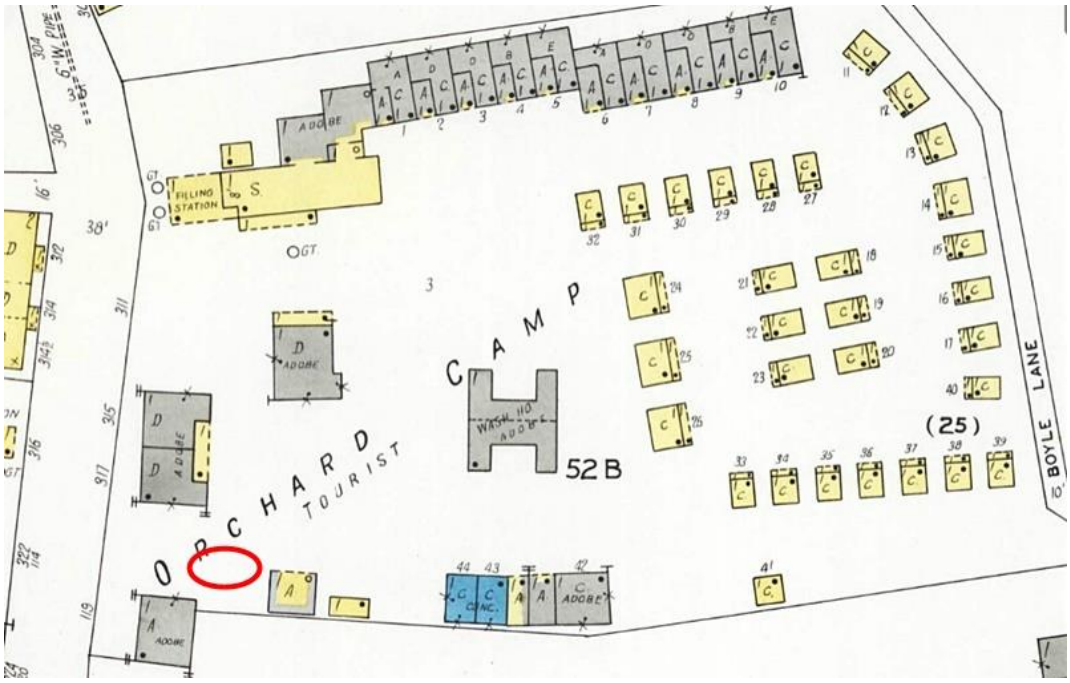



**Figure 5: 1930 Sanborn Fire Insurance Company map of Orchard Camp. Appoximate location of subject building circled.**

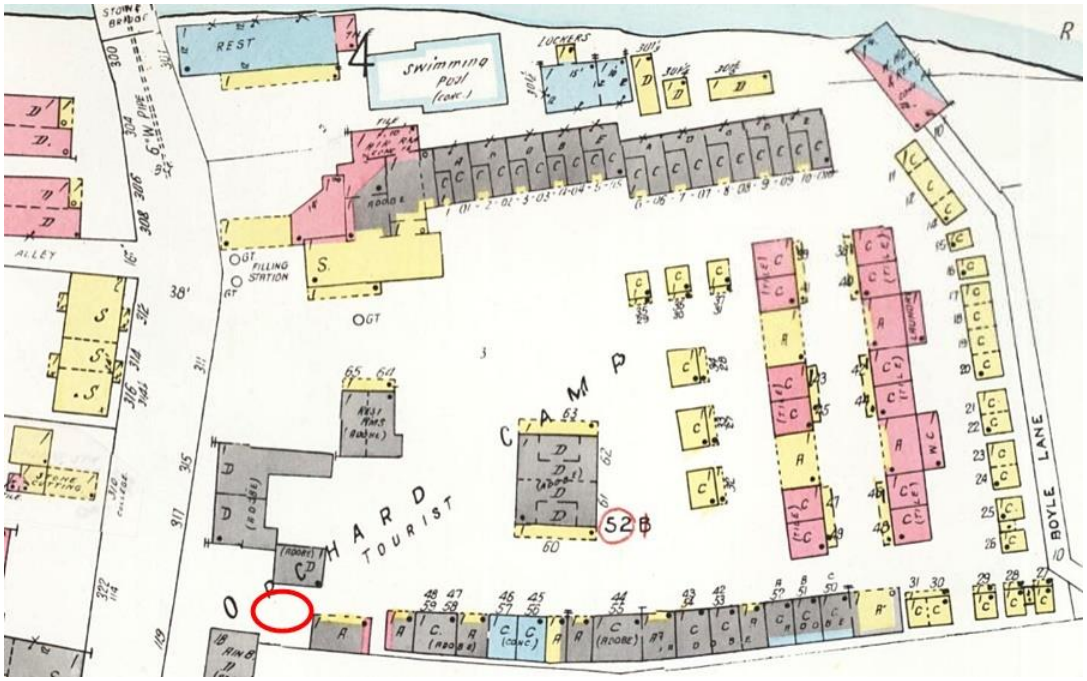



**Figure 6: 1948 Sanborn Fire Insurance Company map of Orcard Camp. Appoximate location of subject buildng circled.**

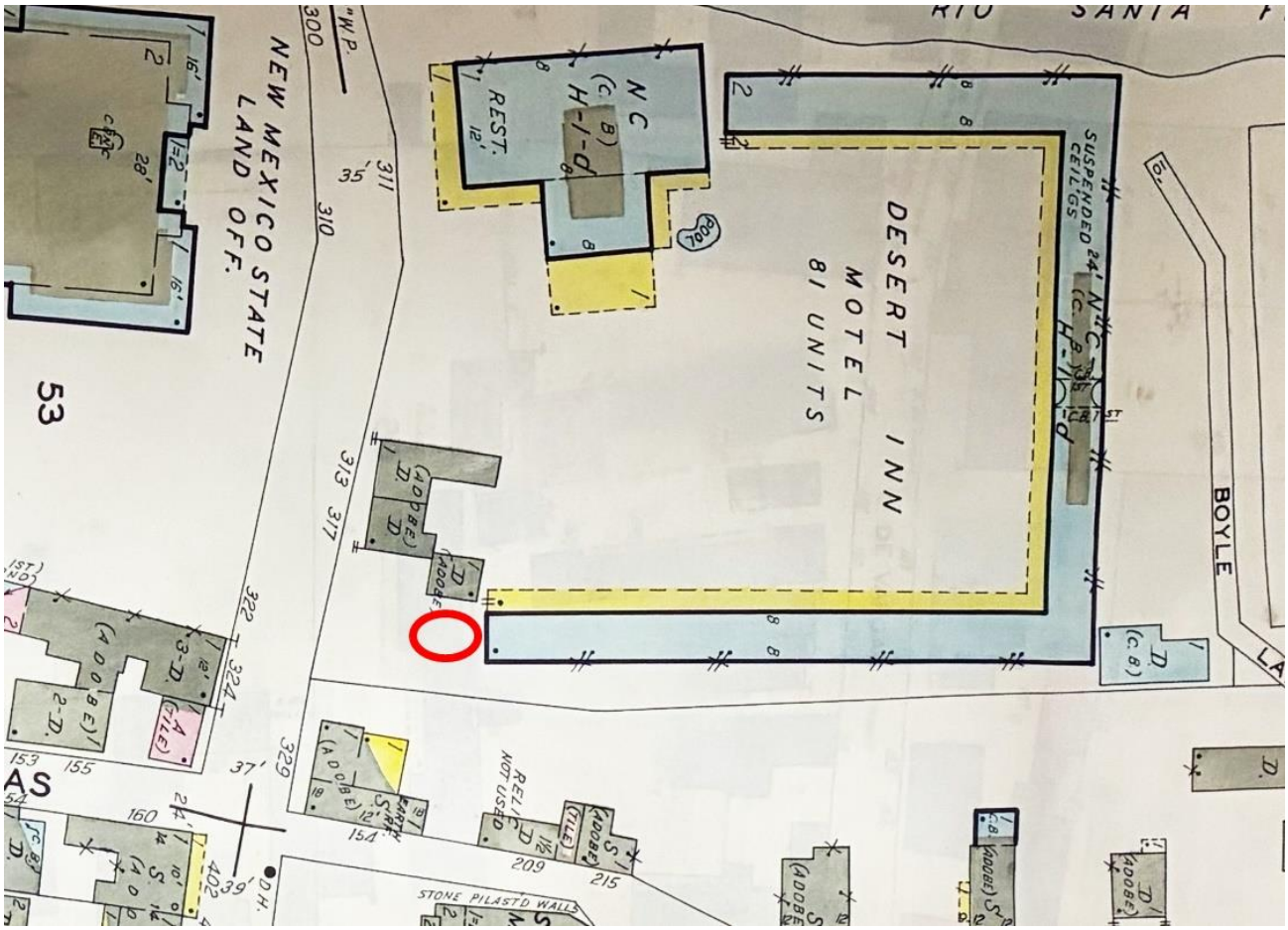



**Figure 7: 1968 paste-over copy of Sanborn Fire Insurance Company map of Desert Inn. Approximate location of subject building circled.**



**Figure 8: February 27, 1969, aerial photograph. No building present.**



**Figure 9: April 19, 1975, aerial photograph. No building present.**

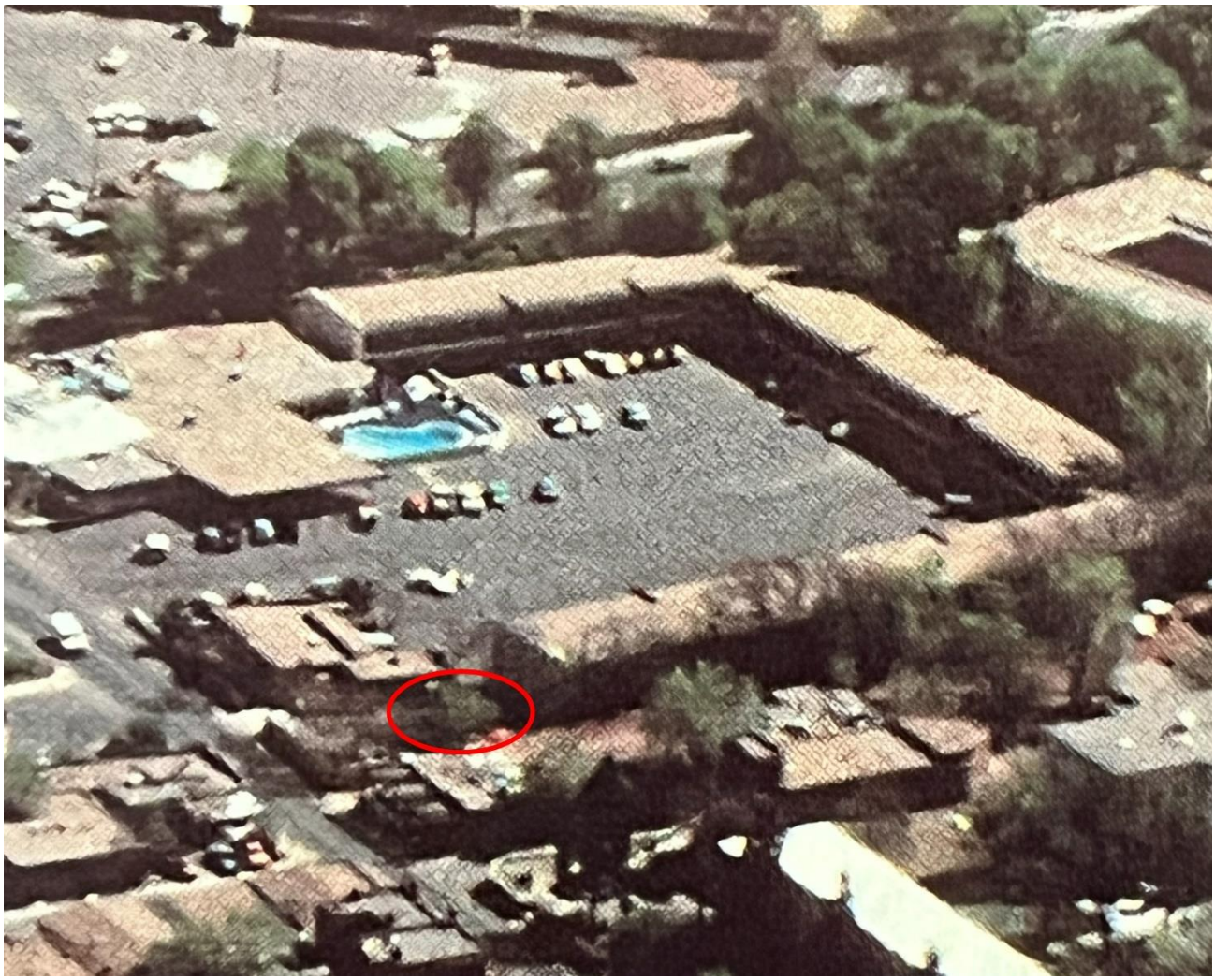


**Figure 10: c.1970s-80s aerial photograph. No building present.**

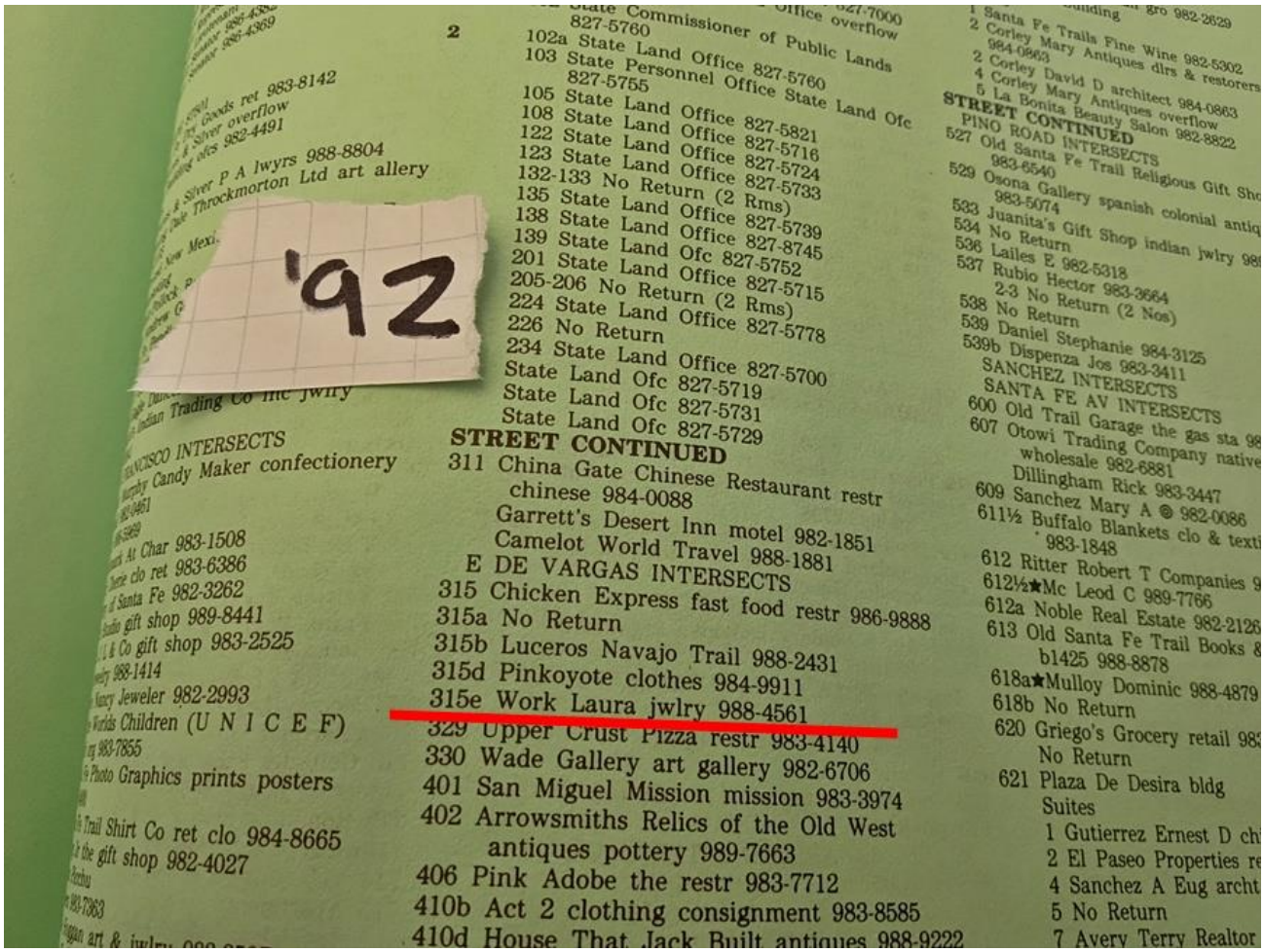
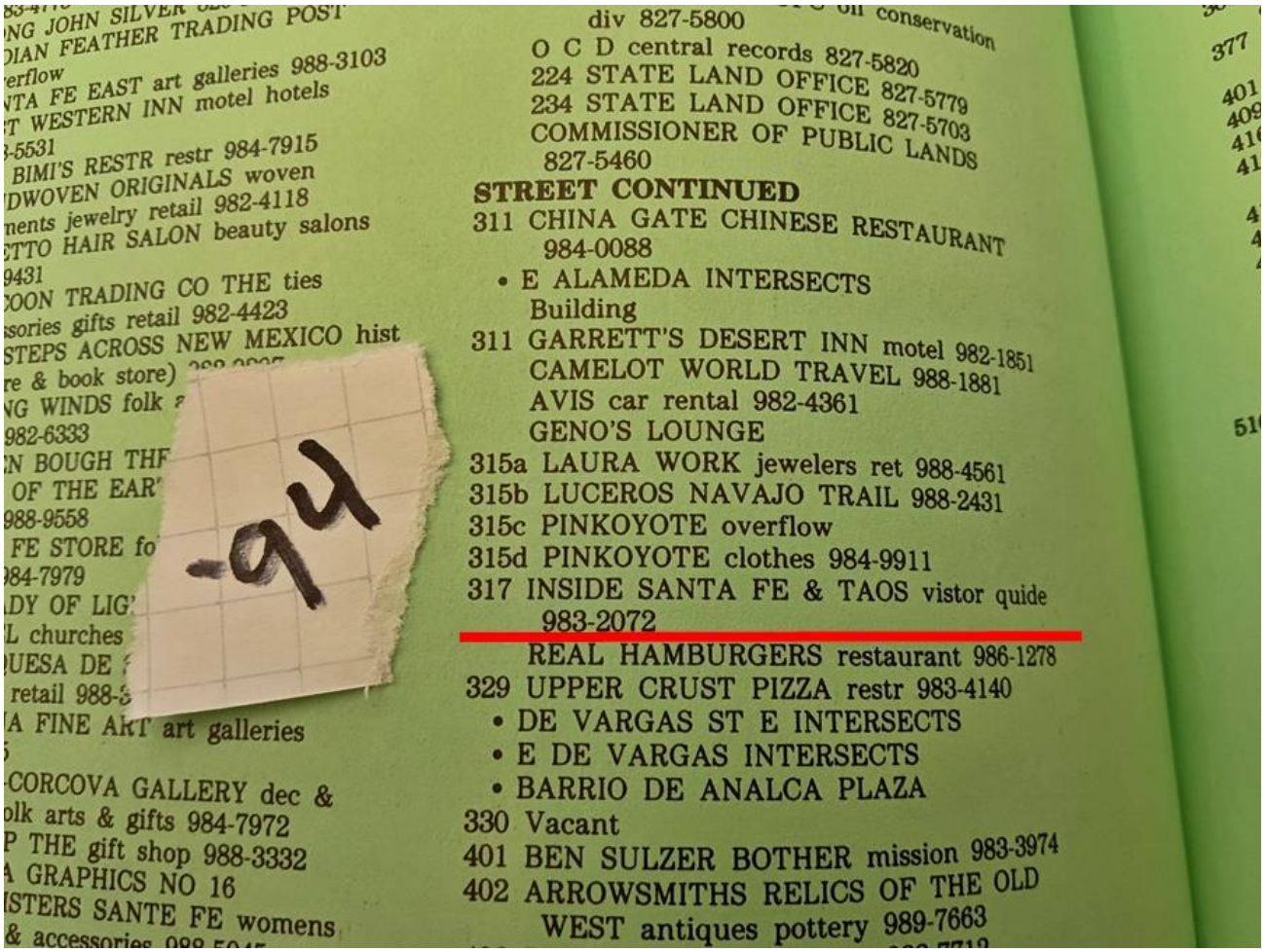



**Figure 11: 1992 Polk's City Directory. 317 Old Santa Fe Trail address not pressent.**



**Figgure 12: 1994 Polk's City Directory. First appearance of 317 Old Santa Fe Trail address.**

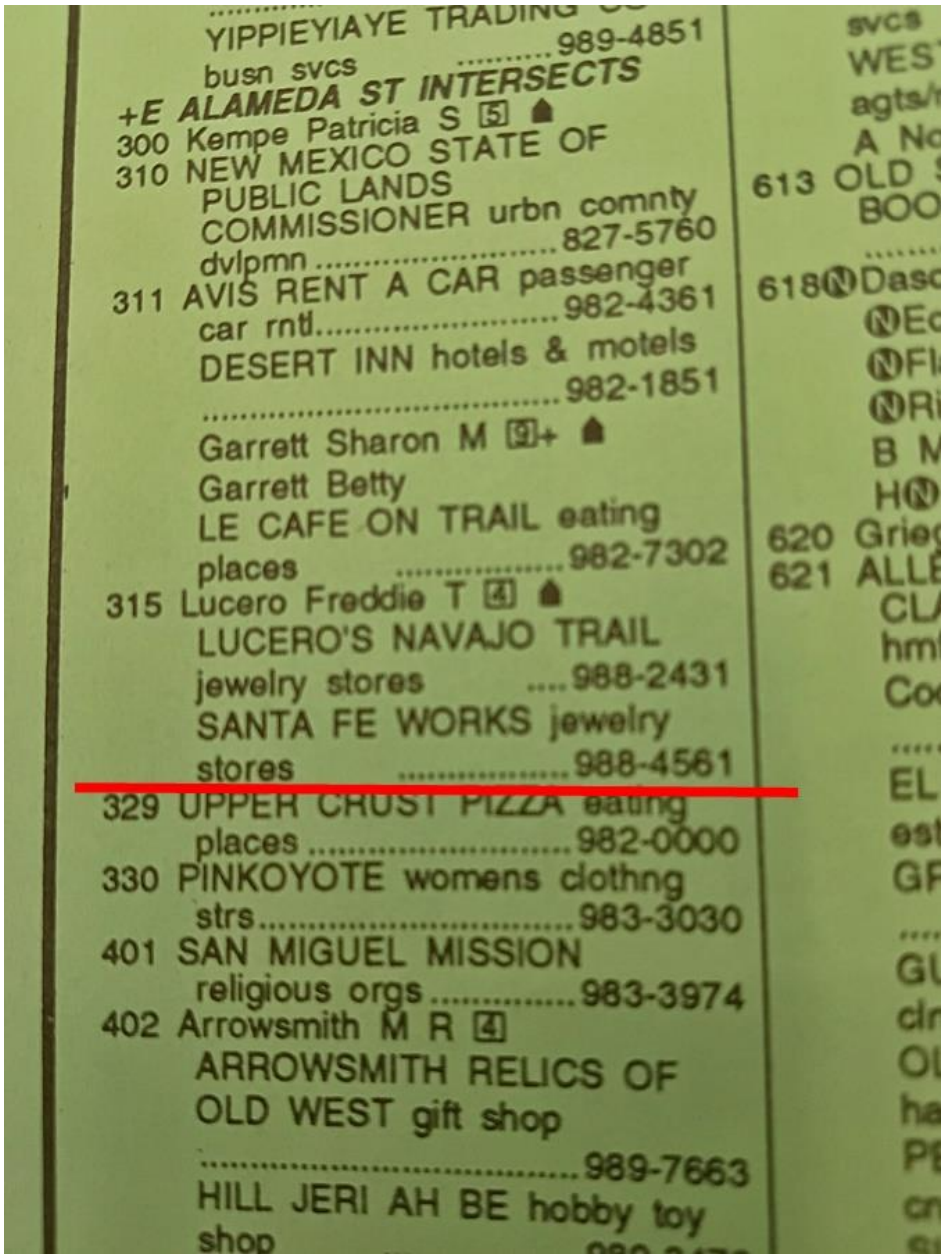
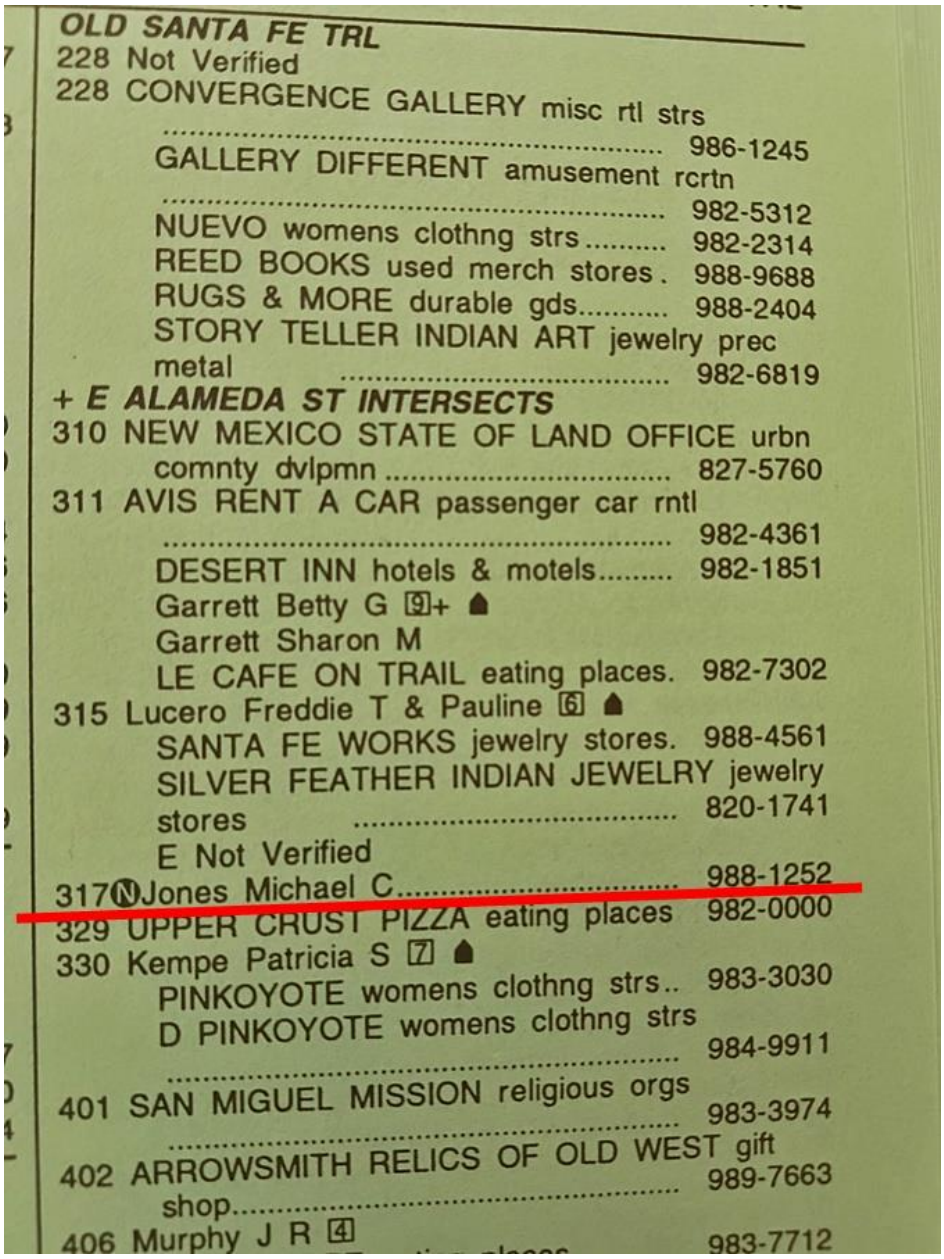



**Figure 13: 1998 Polk's City Directory. 317 Old Santa Fe Trail address not present.**



OLD SANTA FE TRL
228 Not Verified
228 CONVERGENCE GALLERY misc rtl strs ..... 986-1245
GALLERY DIFFERENT amusement rcrtn ..... 982-5312
NUEVO womens clothng strs ..... 982-2314
REED BOOKS used merch stores . 988-9688
RUGS & MORE durable gds ..... 988-2404
STORY TELLER INDIAN ART jewelry prec metal ..... 982-6819
+ E ALAMEDA ST INTERSECTS
310 NEW MEXICO STATE OF LAND OFFICE urbn comnty dvlpmn ..... 827-5760
311 AVIS RENT A CAR passenger car rntl ..... 982-4361
DESERT INN hotels & motels ..... 982-1851
Garrett Betty G [9]+
Garrett Sharon M
LE CAFE ON TRAIL eating places. 982-7302
315 Lucero Freddie T & Pauline [6]
SANTA FE WORKS jewelry stores. 988-4561
SILVER FEATHER INDIAN JEWELRY jewelry stores ..... 820-1741
E Not Verified
317 (N) Jones Michael C ..... 988-1252
329 UPPER CRUST PIZZA eating places 982-0000
330 Kempe Patricia S [7]
PINKOYOTE womens clothng strs .. 983-3030
D PINKOYOTE womens clothng strs ..... 984-9911
401 SAN MIGUEL MISSION religious orgs ..... 983-3974
402 ARROWSMITH RELICS OF OLD WEST gift shop ..... 989-7663
406 Murphy J R [4] ..... 983-7712

**Figure 14: 1998-99 Polk's City Directory. 317 Old Santa Fe Trail address present.**

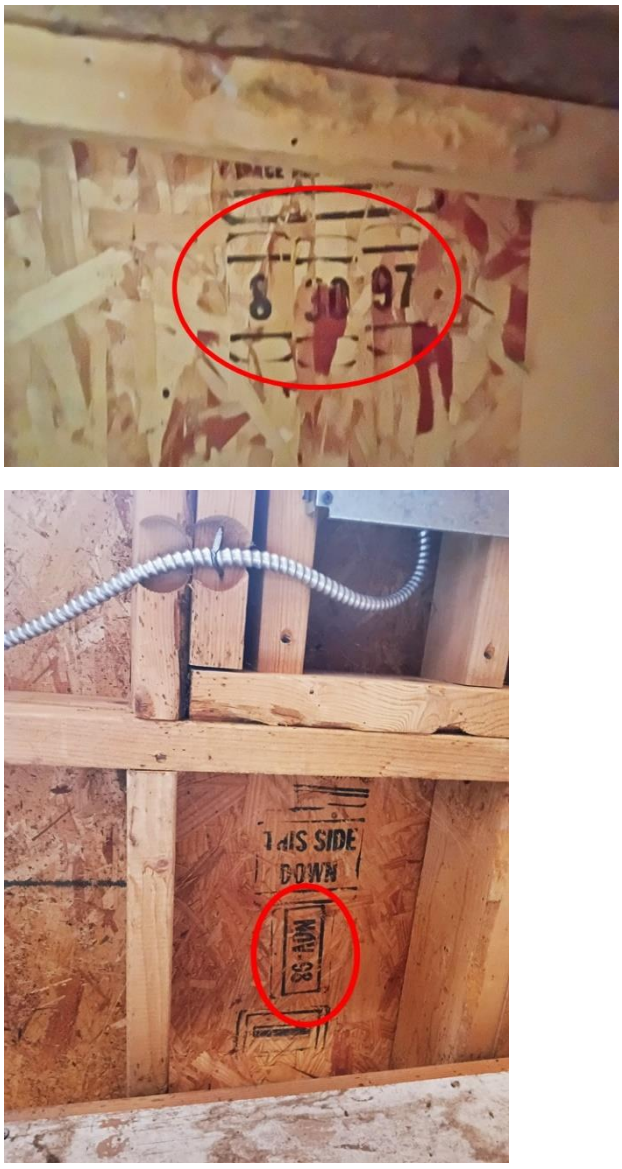



**Figure 15: 1997 and 1998 OSB production stamps. Jim Rodman, August 18, 2026.**

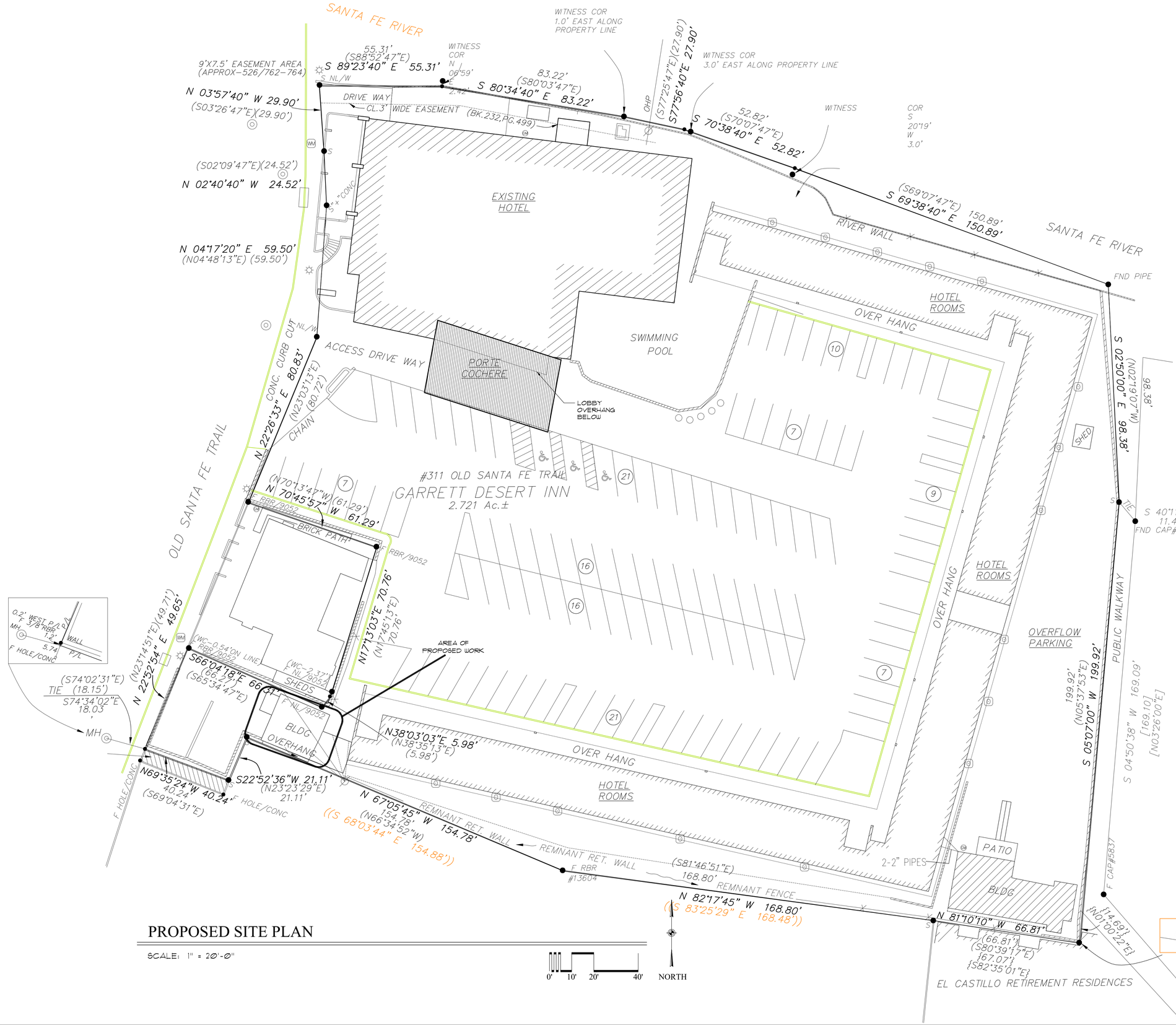


**Figure 16: Wall and ceiling construction. Jim Rodman, August 18, 2026.**



**Figure 17: Low wall of possibly older structure. Jim Rodman, August 18, 2026.**


AREA OF
PROPOSED WORK




## PROPOSED SITE PLAN

SCALE: 1" = 20'-0"


ARCHITECTURAL ALLIANCE LLC

612 OLD SANTA FE TRAIL
SANTA FE NEW MEXICO 87505
Telephone 505-988-5269
FAX 505-986-1270

WEBSITE www.archallinc.com


DO NOT SCALE DRAWINGS

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS- NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION


THESE DRAWINGS ARE THE PROPERTY OF ARCHITECTURAL ALLIANCE LLC AND ARE NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AGREEMENT WITH ARCHITECTURAL ALLIANCE LLC © 2026


| NO. | REVISION/SUBMISSION | DATE |
|---|---|---|
| | | |

STAMP

PROJECT TITLE

-

311 Old Santa Fe Trail,
Santa Fe, NM 87501

PROJECT NO. 26-18

| | | |
|---|---|---|
| CHECKED BY | DL | DATE 07/28/26 |
| DRAWN BY | DL | DATE 07/28/26 |

SHEET TITLE

EXISTING SITE PLAN

SHEET NO.

C-1