

Osage Design Studio
Richard Woodbury
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August 10, 2026

Historic Preservation Division
Planning and Land Use Department
City Hall
200 Lincoln Avenue
Santa Fe, NM 87501

Address: 338 Orchard Drive, Santa Fe NM 87501
Owners: Anita Alarid
Building Status: Contributing – To be determined
UPC: 1-054-099-379-007
Parcel No.: 10438784

On behalf of the applicant Anita Alarid, I am submitting a **Request for Status Review** for 338 Orchard Drive. The property is located within the Downtown and Eastside Historic District.

The lot contains an existing single-story single-family residence constructed in the early 1930s. It has been in family possession and occupancy since its construction. The Owner Applicant intends to construct a bedroom addition to the existing residence for their growing family. It would be located on the south and east side of the existing structure. The historic status needs to be confirmed so that the applicant knows the full range of code rules to the addition.

The property is currently considered “**Contributing.**” Based on my own observations and that of the current HCPI, I do not see any reasons to either upgrade or downgrade the existing status. In fact, this project is a clear example of the intent of historic districts preservation as noted in the city code, “*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.***” If the structure was upgraded to “significant”, it is likely that the applicant would not be able to add to the structure and might have to vacate the property. If the status is maintained at “contributing”, the HCPI is recommending that the north façade be designated as “primary” with the possibility of the west, street facing, façade also being considering “primary.” This is an acceptable to the applicant as this would protect the building’s historic residential character while allowing for the applicant’s intended addition.

The most current Historic Cultural Properties Inventory (HCPI) dated 8/7/26 prepared by John W. Murphey, Architectural History Services is attached.

Please contact me if you have any questions or require additional information.

Sincerely,

Richard Woodbury

Richard Woodbury
Osage Design Studio

Attachments: HCPI

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April 19, 2026

Lani McCulley
Historic Preservation Division
Planning and Land Use Department
City Hall
200 Lincoln Avenue
Santa Fe, NM 87501

Re: 338 Orchard Drive, Santa Fe NM 87501
Historic Narrative of Single-Family Residence

Lani:

338 Orchard Drive is the site of a historic single-story single-family residence. The site is a rectangle with the long axis running east-west. The residence is sited on the west end of the lot. The east end of the lot has been leased for parking to a commercial property at 1000 Paseo de Peralta. A fence separates the parking from the residence.

The exact date of construction is inexact, likely 1931 or 1932. The house was constructed as the primary residence of Constance and Ruby Chapman.

The structure is Territorial Style, approximately 12'-0" in height. The structure is roughly square with a roofed portal on the north and a sloped screened porch on the east. The structure has a "flat roof" with territorial style brick coping (horizontal top band, vertical soldier course mid band, and horizontal course bottom band) and stucco wall finish. The exterior walls are adobe with wood framed interior walls. The brick coping appears weathered with missing mortar and some spalling brick. At minimum, repointing the mortar is recommended.

The north portal has the same parapet height. It is supported with painted wood columns, corbels, primary wood header beam, and vigas exposed as the portal ceiling. The raised portal floor has deteriorating stucco on the face of the portal edge and a deteriorating concrete flooring. It is accessed with two sets of deteriorating concrete steps at the north and west. The roof line is noticeably dipping toward the north façade. The owners had a structural engineer assessment approximately 5 years ago (Vince Dimmer, GB and Jim Hands PE, retired). The assessment determined that the portal slab has likely settled, producing the dip in the parapet. Otherwise, the portal appears to be structurally sound.

The existing windows are primarily double hung with a three lite upper sash (3/1) over a single lite lower sash (1/1) with separate window screens. The windows are painted turquoise. A least one window on the south façade has been replaced at an unknown date with a non-historic composite window unit. The typical window unit appears original, historic at the minimum. The windows are not fully functional

and are not weather tight. However, it appears that the windows can be restored. The majority of the window frames and mutins appear to be intact without significant rot damage.

The front door is painted wood with 3/1 upper glazing over a single recessed wood panel. The screen door with wood with a single upper screen panel over a lower 2/2 screen panel. Based on historic photos, the door is not original to the house. The screen door is of a similar design but not likely original to the house. The door is likely historic but its exact age is unknown.

The roof is drained with a combination of painted metal canales on the main house and metal lined stained wood canales on the portal. Historic photos indicate that the portal was originally drained with half round metal canales. These were replaced with the wood canales at an unknown date. Thus, it is likely that all the canales have been replaced at an unknown date.

A screened porch is located on the east façade, southeast corner. Historic photos show that a porch was located here. The construction date is unknown but likely 15 years or less of the house construction. Based on the photo, it appears that the original porch has been significantly altered in size and materials at an unknown date. The existing porch would likely be considered "historic" due to its age but not original to the house. The current porch sits on a badly deteriorated concrete foundation, has vertical wood siding with framed fixed screen windows, and a shallow single slope shed roof with exposed galvanized metal drip edge. Based on the deteriorated slab, it is recommended that the structure be replaced as the foundation cannot be easily repaired without removal of the structure.

A deteriorated coyote fence on the east side of the residence separates the structure from the commercial parking lot. A mix of wood and chain link fencing is located on the south property line. The fence is deteriorated. The structure to the south has been past used as a residence and a business. A relatively new painted wood board fence is located on the west property line. A deteriorated wood board fence is located on the north property. Replace is recommended for the north fence and east coyote fence.

In summary, it appears that the primary residential structure with the attached portal are original. The windows are historic but it cannot be determined if original to the house. The canales have likely been replaced. The screened porch is historic but not original to the house.

The residential structure at 338 Orchard Drive lies within the Downtown and Eastside Historic District. The structure is currently designated "Contributing". This author finds no compelling reasons to upgrade the designation to "Significant" nor downgrade it to "Non-contributing."

The residence has been in continual ownership by the original builders and their descendants. A select list of family members:

- Ruby Gonzales Chapman and Constance R. Chapman, wife and husband, both deceased. Original builders.
- Anita Chapman Alarid, born 1929, daughter of Ruby and Constance. Raised in house.
- Adalida Chapman, younger sister of Anita. Born & raised in house. Lived in house her entire live.
- Elizabeth Alarid, born 1956, daughter of Anita.
- Christina Martinez, daughter of Elizabeth. Current resident.
- Sofie aged 2 ½ years old. Daughter of Christina. Current resident.

Anita Alarid was raised at the 338 Orchard house. She noted that her grandparents built the house at what is currently addressed as 1000 Paseo de Peralta. The 1000 PdP house has a historic plaque designating it as the "Jose Alarid House." The structure was incorporated into the commercial development that long housed Santa Fe Properties. The location of the 338 Orchard house (primary entrance and portal) to the north was primarily to orient it to the Jose Alarid House. Anita noted that the surrounding area was rich with fruit orchards including what is now the parking lot for state office complex at 1120 Paseo de Peralta. The family owned additional land in the immediate area that was sold off over time. Anita's grandmother was a pioneer. The grandmother worked with Adolph Bandelier, was a state librarian, and organist at the Cathedral Basilica of St. Francis of Assisi. The Chapman / Alarid family has long ties in Santa Fe including interests and ownership in multiple properties including what is now known as El Zagan. Anita is the current title holder of the 338 Orchard property.

Elizabeth Alarid was raised in the Casa Alegre neighborhood of Santa Fe. She attended the St. Francis Catholic School. She spent many afternoons visiting her Gramma Ruby at the Orchard house. Christina and Sofie currently reside in the residence with Sofie's father Dan. They would like to construct an addition to the residence to accommodate their growing family.

Please contact me if you have any questions or require more detailed information.

Sincerely,

Richard Woodbury

Richard Woodbury
Osage Design Studio

Osage Design Studio experience summary. Mr. Woodbury received an architectural degree. He has over thirty years working primarily for architects, but also engineers, general contractors, and architectural product manufacturers. As an employee of Architectural Alliance Inc., he was involved in historic projects such as the Colonial Arts Society Museum (Nuevo Mexicano Heritage Arts Museum), Manderfield School, and the Loretto Chapel. In addition, Mr. Woodbury has worked on other projects such as the Rio Arriba County Courtyard in Tierra Amarilla and county courthouse renovation projects in central Texas.

Historic Photos (exact dates unknown, approximate dates provided)



Original North Façade, circa early 1940's



Original North Façade, circa 1950's
Constance R. Chapman with grandson



North Façade Entry Portal after stucco work circa 1930's
Ruby Gonzales Chapman



South façade, date unknown



Anita Chapman Alarid, circa 1950's



Anita Chapman Alarid, circa early 1940's
East façade showing original porch

Contemporary Photos (circa 2026)



North Façade Entry Portal



West Façade



South Façade



East Façade



East Facade

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: August 7, 2026

For HPD Office use only:								
HCPI No.	District No.	NRHP	SRCP	Criteria	A	B	C	D
1. Name of property: Constant and Ruby Chapman/ Adelaide L. Chapman/ Christina Martinez House		2. Location: 338 ½ (338) Orchard Drive Downtown and Eastside Historic District – Santa Fe		3. Local Reference Number: Santa Fe ID: N/A				
5. Property Type: ☒ Buildings: 1, house ☒ Structures: fences ☐ Site ☐ Object								
6. Date of Survey: July 22, 2026								
7. Previous Survey Date(s): ☒ Yes: undated, c.1984-85, Harry Weiss ☐ No:								
8. Name of Project: HDRB Status Evaluation								
9. Lat/Long: 35.6826959,-105.9343651								
10. Photo Information: Jim Rodman, photographer. Photo 1: View of west and south elevations. Camera facing northeast.								
11. Brief Description of the Property:								
Constructed in 1931, the Constant and Ruby Chapman House occupies an isolated remnant of former residential properties between Paseo de Peralta and the parking lot of the PERA Building. Constructed of adobe, the house presents a modest expression of the then-popular Territorial Revival style, particularly along its north elevation which is distinguished by an elevated portal. The building retains much of its original design, although a historic frame porch extending across part of the east elevation represents a later alteration. The property contains no other historic-age resources. The house is designated Contributing to the Downtown and Eastside Historic District, although no earlier building survey or Historic Districts Review Board case has been identified documenting or formally establishing that status.								
<i>Continued on Page 5.</i>								
12. Who uses the property? Residence								
13. Construction Date:								
Date: 1931								
☒ Known ☐ Estimated Source: publication of building permit and city directory entry								
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
w/ Jim Rodman

For: Christina Martinez

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

Current owner: Anita Alarid

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: primary house ☐ 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: _____

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																											
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ARCHITECTURAL AND CONSTRUCTION DETAILS:																											
6. Visible Construction Material: ☒ Adobe ☒ Brick ☐ Composition ☐ Concrete: Block ☐ Concrete: Cast Stone ☐ Concrete: Poured ☐ Earth Plaster ☐ Masonry: Simulated ☐ Metal: Corrugated ☐ Metal: Structural Siding ☐ Metal: V-Crimp ☐ Stone: Random Ashlar ☐ Stone: Random Coursed ☐ Stone: River Rock ☐ Stone: Rusticated ☐ Stone: Tabular ☒ Stucco: ☐ Tile: Clay ☐ Vinyl Siding ☐ Wood: Board and Batten ☐ Wood: Horizontal Siding ☐ Wood: Jacal ☐ Wood: Log ☐ Wood: Shingle ☐ Wood: Tongue and Groove ☒ Other: wood frame and beadboard panels		7. Number of Stories: ☐ N/A Number: ☒ 1 ☐ 1 1/2 ☐ 2 ☐ 2 1/2 Other: <u>over partial basement</u> 8. Foundation: ☐ N/A ☒ Not visible ☐ None ☐ At Grade ☐ Raised: Materials: ☒ Concrete: ☐ Stone Other: Notes 9. Roof: ☐ N/A Shape: ☒ Flat ☐ Gabled ☐ Hipped ☐ Pyramidal ☒ Shed: porch Other: Pitch: ☐ None ☐ Low ☐ Medium ☐ Steep Features: ☐ Eave: ☒ Parapets Materials: ☒ Asphalt ☐ Earth ☐ Composition shingle ☐ Metal: Pressed ☐ Composition Roll ☐ Metal: Corrugated ☐ Metal: Standing Seam ☐ Metal: V- Crimp: Red Panel ☐ Tile: Terra Cotta ☐ Wood: Shingle Other:																									
10. Window Types Primary House and Guesthouse (Casita) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Hung-Sash</td> <td>Wood</td> <td>3/1</td> <td>13</td> </tr> <tr> <td>Hung-Sash</td> <td>Vinyl</td> <td>1/1</td> <td>1</td> </tr> </tbody> </table> Note: Based on visibility and access during survey		Operation	Material	Glazing	Number	Hung-Sash	Wood	3/1	13	Hung-Sash	Vinyl	1/1	1	11. Door Types Primary House and Guesthouse (Casita) <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr> <td>Single-Leaf</td> <td>3-light & panel</td> <td>Wood</td> <td>1</td> </tr> <tr> <td>Single-Leaf</td> <td>4-light & panel</td> <td>Wood</td> <td>1</td> </tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	3-light & panel	Wood	1	Single-Leaf	4-light & panel	Wood	1
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Hung-Sash	Vinyl	1/1	1																								
Type	Style	Material	Number																								
Single-Leaf	3-light & panel	Wood	1																								
Single-Leaf	4-light & panel	Wood	1																								
12. Chimneys _1_: west elevation at parapet line		13. Porches ☒ N/A Type: ☐ Entry ☒ Partial-Width ☐ Full-Width ☐ Wrap ☒ Screen porch addition																									
14. Other Significant Features N/A																											
15. Modifications: ☒ ☐ No known modifications <u>#1 Date: pre-1958; addition of east frame screen porch; aerial photograph and different construction material and design.</u> <u>#2 Date: Post-1985; repair and modification of north portal, including removal of solid masonry end walls and installation of wood posts, removal of viga ends, replacement of canales, replacement of wood components; historic photographs, HBI survey, and visual and material evidence.</u> <u>#3 Date: Unknown, recent past; installation of vinyl bathroom window on south elevation; historic photographs and visual and material evidence.</u>																											

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

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

Notes: Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605
<https://www.santafenm.gov/land-use/historic-preservation>

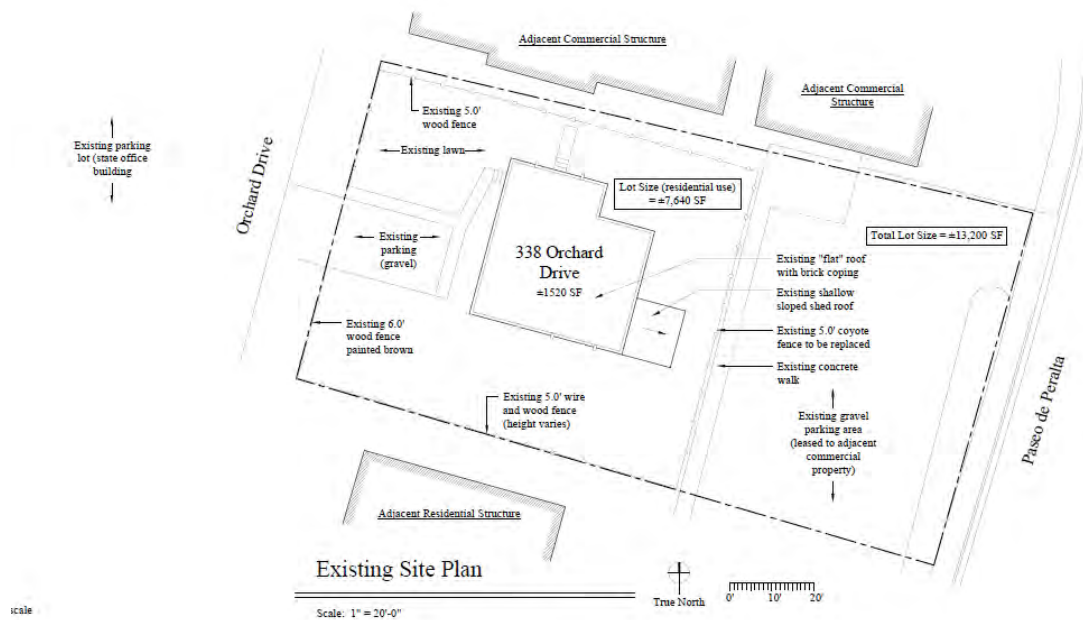
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: 2026 site plan. Courtesy of Osage Design Studio.



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
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				4. County: Santa Fe	
				5. Date of Survey: July 22, 2026	

Architectural Description Continued

Setting

The property is located on the west side of Paseo de Peralta, roughly opposite the Gerald Peters Gallery. The dwelling occupies the western portion of the roughly 0.3-acre rectangular lot. Approximately 7,640 square feet (about 58 percent) of the parcel has been removed from residential use and is leased for commercial parking (Photo 2). Historic aerial photographs indicate that this portion of the property formerly contained an informal entry drive, lawn, and other landscaping.

The remaining residential portion of the property retains a small lawn along the north frontage facing the former Santa Fe Properties building, together with a side yard and a gravel parking area west of the house. Several mature trees survive on the lot, including what appears to be a cultivated pear tree. In addition to the coyote fence along the east frontage, the property is enclosed by a combination of chain-link and wood-board fencing, none of which dates from the historic period.

House

Constructed in 1931, the house is built primarily of adobe, with a limited number of interior lath-and-plaster partition walls and a frame porch along the east elevation. The building retains its original rectangular plan and encompasses approximately 1,520 square feet, exclusive of the portal and porch. The compact plan contains five principal rooms: a living room, dining room, kitchen, bedroom, and bathroom. Beneath the kitchen is a partial basement, historically used for food storage and accessible only from the interior.

Architecturally, the house exhibits a restrained interpretation of the Territorial Revival style, characterized by its squared massing, brick coping, and originally light-colored plaster finish. The coping consists of a simplified stretcher-rowlock-stretcher brick pattern. The fenestration is typical of the period, utilizing standardized Craftsman-style wood windows commonly available through lumberyards such as Sanbusco. The exterior adobe walls are coated with a thick cementitious plaster that appears to have been painted originally. Today, the exterior displays a combination of painted and

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unpainted stucco surfaces in several shades, reflecting successive campaigns of maintenance and repair.

North (Front) Elevation

The north (front) elevation is the most distinctive façade, owing to its raised portal. The façade begins at the east end with a pair of three-over-one hung sash windows (Photo 3). Extending approximately 24 feet along the western portion of the elevation, the portal provides the principal entrance to the house (Photo 4).

Period photographs indicate that the portal was originally framed by stout masonry columns that formed closed end walls (Fig. 2). Historically, it featured 10 projecting vigas and round galvanized-steel or sheet-metal canales (Fig. 3). The masonry columns and end walls remained in place through at least 1985 (Fig. 9) but were subsequently removed and replaced with smaller wood posts, leaving the ends of the portal open. Around the same time, the projecting viga ends were also cut flush with the wall plane, and the original metal canales were replaced with wider modern wood trough drains (Photo 5).

The portal shelters a concrete-floored outdoor living area that was historically used by the Chapman family for relaxation and informal gatherings. It originally overlooked the Chapman family's parent residence immediately to the north, reinforcing the close relationship between the two houses. Concrete steps approach the portal from both the north and west.

Near the center of the elevation is a three-light wood entry door flanked by windows (Photo 6). The windows are uniformly sized three-over-one double-hung wood sash, representing the simplified Craftsman-type units. The windows are arranged in paired groups separated by an engaged mullion. Most retain their original removable wood-framed insect screens, which are attached to the exterior window casing with metal clips (Photo 7). They are terminated with straight cement sills.

West Elevation

The west elevation overlooks the property's gravel parking area and, beyond it, the large asphalt-paved parking lot serving the PERA Building (Photo 8). The elevation is

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functional in appearance, punctuated by a limited number of three-over-one double-hung wood windows arranged both singly and in pairs. Near the north end of the roofline, the brick coping is interrupted by a low, stuccoed chimney stack that projects above the parapet. This elevation is the only side of the building directly visible from a public right of way.

South Elevation

The south elevation faces a side yard now devoted primarily to gravel. The otherwise unarticulated wall contains a single three-over-one double-hung wood window near the west end and a smaller one-over-one vinyl window serving the bathroom (Photos 9 & 10). A period family photograph indicates that the bathroom opening originally contained a Craftsman-style wood window, likely with a three-over-one light configuration (Fig. 4). At grade is a small basement window that provides natural light to the partial cellar. Three older galvanized-steel punch-through canales project through the parapet. These are visible in the same historic photograph of the house (Fig. 4) and appear to be original features.

Attached to the east end of the elevation is the screened porch. Based on its design and materials, it appears to be a later addition. A structure in this location is first visible in a 1958 aerial photograph (Fig. 6).

Enclosing approximately 168 square feet, the porch is clad with weathered beadboard siding and characterized by a continuous horizontal band of screened openings (Photo 11). Historically, the Chapman family used it for summer meals and as a secondary entrance to the house. Access is provided by a four-light wood door, adjacent to a window matching the three-over-one wood sash used elsewhere on the dwelling.

East Elevation

The east elevation originally looked toward the gardens of the Bandelier estate. The gardens were removed with extension of Castillo Street and the development of Paseo de Peralta. This façade is dominated by the screened porch (Photo 12). The structure, with its vertical sheathing and shed-roof form, is not sympathetic with the home's Territorial Revival mode. Near the north edge of the building is a single three-over-one sash window, matching the other units of the house (Photo 13).

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Interior

The interior was not visited during the site visit, but after speaking to family members, it is understood to be mostly original with respect to room layout and finishes.

Historical Overview

Introduction

Erected in 1931 on family property, the Constant and Ruby Chapman House is a four-room Territorial-style dwelling that has remained in continuous family ownership for more than eighty years. Through four generations of occupancy, it embodies the long history of the Chapman-Alarid family.

Constant Johnson Chapman

Its builder and first owner, Constant Johnson Chapman, was born in Santa Fe in August 1886. He spent his childhood on nearby East De Vargas Street, where his maternal grandmother maintained a small orchard. His mother, Anita (Ana) Johnson, was the eldest daughter of James Lewis Johnson and Jesusa (Jesúsita) Montoya Johnson.

Through the Johnson family, Constant descended from one of Santa Fe's established mercantile families. His grandfather, James Lewis Johnson, came to New Mexico from Maryland in the mid-nineteenth century. He helped establish the mercantile firm of Johnson, Koch & Wesche, and later acquired the property now known as El Zaguán.¹

Constant's father, Albert A. Chapman, hailed from Oswego County, New York. He arrived in Santa Fe in the early 1880s and established a business on the Plaza.² In June 1884 he married Anita Johnson. Two years later, Constant was born.³ Albert was unrelated to the

¹ Corinne P. Sze, *El Zaguán: The James L. Johnson House, 545 Canyon Road: A Social History* (Santa Fe, NM: Historic Santa Fe Foundation, 1997), 1 and 7; Elizabeth A. Comer, email communication to John W. Murphey, July 21, 2026.

² This is based on census data and early newspaper accounts after his arrival in Santa Fe.

³ "Round About Town," *New Mexican Review*, July 1, 1884, 4.

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other Chapman families of Santa Fe, including the anthropologist and artist Kenneth Chapman.⁴

By 1900 the marriage had ended in divorce after Albert deserted the family.⁵ Anita subsequently established her household on a property along what is now East De Vargas Street, acquiring it from Manuel Delgado in 1911.⁶ The family occupied the nineteenth-century residence known as the José Alarid House, which was later converted to commercial use and expanded by Gerald Peters during the late 1980s.⁷ There Constant spent his youth overlooking the family's orchard—planted with apple, apricot, and pear trees—along with a strawberry patch.⁸

Constant attended local schools through the twelfth grade. Although relatively little is known about his early adult life, newspaper accounts indicate that, like his father, he moved comfortably within Santa Fe's social circles and enjoyed hunting excursions into the surrounding mountains.⁹

At the age of thirty-one, Constant enlisted in the United States Army on June 22, 1917,¹⁰ serving as a wagoner with Company B, 115th Ammunition Train, 40th Division.¹¹ He transported ammunition and supplies by horse- and mule-drawn wagon, a vital logistical function within the Army's divisional supply system. After many of its original troops were transferred to other units in late 1917, the 40th Division was reorganized, brought

⁴ Anita Alarid, Elizabeth Alarid, and Elizabeth Martinez, FaceTime interview by John W. Murphey, July 31, 2026.

⁵ James H. Purdy, "José Alarid House," *Santa Fe Historic Foundation Bulletin* 1, no. 1 (1974): 2. Anita Chapman is shown as divorced in the 1900 federal census.

⁶ Ibid.

⁷ The house had converted to office/gallery space earlier but was intensified by Gerald Peters with the construction of the c.1987 addition.

⁸ Alarid, Alarid, and Martinez, FaceTime interview.

⁹ This is based on newspaper coverage from the early 1900s.

¹⁰ Ancestry.com. *U.S., World War I Draft Registration Cards, 1917-1918* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.

¹¹ Cemetery marker information at Santa Fe National Cemetery.

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back to strength, and deployed to France during the summer of 1918.¹² According to family, he did not talk about his service.¹³

Following his return to Santa Fe, Constant married Ruby Maria Gonzales in 1924. Ruby had been raised on nearby Ortiz Street.¹⁴ Constant established himself as a house painter, specializing in residential interiors, doors, and window trim. The couple initially rented homes on Ortiz Street and Canyon Road, but by the early 1930s, with two young children, they sought a permanent home of their own.¹⁵

Building a Home

In early 1931, the Chapman family property, which extended along a lane south of East De Vargas Street (Fig. 1), was divided into two tracts: one containing Constant's mother's house (A) and the other, immediately to the south (B), conveyed to Constant by his sister, Lola (Lolita) Chapman.¹⁶ Lola had acquired the larger property in 1920 after their mother lost it through a mortgage foreclosure.¹⁷

Later that year, Constant obtained a building permit to erect a four-room house valued at \$1,000.¹⁸ The 1932 city directory indicates the dwelling had been completed by that year and was addressed as "rear 338" East De Vargas Street, reflecting its location behind and south of his mother's residence.¹⁹

¹² Historical Section, Army War College, *Order of Battle of the United States Land Forces in the World War: American Expeditionary Forces. Divisions* (Washington, DC: Government Printing Office, 1931), 254–61.

¹³ Chapman, Alarid, and Martinez, FaceTime interview.

¹⁴ Ibid.

¹⁵ This is based on tracing their renting pattern in Santa Fe city directories.

¹⁶ Warranty Deed, Lola Chapman to Constant J. Chapman, recorded April 23, 1931, Book 10, Page 281, Instrument # 41653, Santa Fe County, New Mexico; Corrected Warranty Deed, Lola Chapman de Alarid to Constant J. Chapman, recorded October 17, 1932, Book 10, Page 561, Instrument # 44194, Santa Fe County, New Mexico.

¹⁷ Purdy, "José Alarid House," 2.

¹⁸ "Depression Little Felt in Santa Fe," *Santa Fe New Mexican*, Dec. 31, 1931, 4. This article is an end-of-year roundup of building permits issued during 1931; the permit for the Chapman House could have been issued at any point during the year.

¹⁹ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1932* (El Paso: Hudspeth Directory Company, 1932), 53.

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The 1940 census is the first to document the family at the property, by then identified as 338½ East De Vargas Street. Although Constant had taken on a variety of jobs during the Great Depression, including work as a bartender, he had returned to his trade as a house painter. Ruby, meanwhile, opened a small downtown lunch counter known as the Red Chile Bowl, which closed at the outset of World War II.²⁰

The household consisted of Constant and Ruby and their three children—Constant Jr., Anita, and Adelaide ("Lida")—who ranged in age from eight to sixteen. The house and land were valued at \$4,000.²¹ In 1943, Constant Jr. entered the U.S. Army, with his mother accompanying him to Fort Bliss for basic training.²²

By the 1950 census, Constant, then sixty-two, had retired. The household consisted of Constant, Ruby, and their youngest daughter, Adelaide, then eighteen years old.²³ As throughout much of his life, Constant remained surrounded by members of his extended family. Nearby households were headed by his mother, Anita, and his nephew, Bernie Chapman. Anita J. Chapman—the family matriarch, longtime librarian of the New Mexico Supreme Court Library, and organist at St. Francis Cathedral—died four years later.²⁴

Family Challenges

Constant Johnson Chapman died on February 24, 1956, at St. Vincent Hospital, apparently of a heart condition. He was sixty-nine years old. His estate was settled later that year in Probate Case No. 2786.²⁵ An inventory valued the house and property at

²⁰ Alarid, Alarid, and Martinez, FaceTime interview. This business is not listed in contemporaneous city directories.

²¹ U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 62A; Enumeration District: 25-6.

²² "In Uniform," *Santa Fe New Mexican*, July 6, 1943, 2.

²³ U.S. Census Bureau, National Archives at Washington, DC; Washington, D.C.; Seventeenth Census of the United States, 1950; Year: 1950; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: 3578; Page: 4; Enumeration District: 26-20.

²⁴ "Mrs. Chapman Dies at 91," *Santa Fe New Mexican*, August 9, 1954, 1.

²⁵ *In the Matter of the Estate of Constant J. Chapman, Deceased*, Probate Case No. 2786, Probate Court, Santa Fe County, New Mexico [multiple documents].

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\$4,000 and the household furnishings at \$200. The estate, however, was burdened by unpaid medical expenses owed to St. Vincent Hospital, some dating to 1945.²⁶

Despite these obligations, ownership of the property remained within the Chapman family. The probate court awarded a five-eighths undivided interest in the house to Constant's widow, Ruby G. Chapman, while each of their three children—Constant R. Chapman, Anita Chapman Alarid, and Lida Chapman—received a one-eighth undivided interest.²⁷

The resulting tenancy in common carried the property collectively into the next generation, marking another chapter in the family's determination to retain the house despite repeated episodes of over mortgaging²⁸ and financial setbacks. It was around this time that the property was first captured in an aerial photograph.

Area Change

A flyover image taken on November 10, 1958, documents the Chapman family compound in its original configuration (Fig. 6). At the north end of the lane later known as Orchard Drive²⁹ stood Anita Chapman's long, gable-roofed residence, the former José Alarid House. Immediately to the south stood Constant's house, then occupied by his widow, Ruby.

The dwelling comprised a modestly size, generally rectangular structure with porches extending across portions of its north and east elevations. To the west stretched open

²⁶ Ibid.

²⁷ Ibid.

²⁸ Purdy, "José Alarid House," 6.

²⁹ The renaming of the street is tied to a subdivision that never fully materialized. Although the Chapman family occupied the property years before the Orchard Park Addition was platted in 1939, their land eventually became surrounded by the proposed subdivision. A 1955 *Consent to and Waiver of Breach of Building Restriction* illustrates this transition. In that case, neighboring property owners, including members of the Chapman family, waived enforcement of the subdivision's private building restrictions after an improvement was constructed within a required setback. The document demonstrates that, by the mid-1950s, the former family lane serving the Chapman homes had become incorporated into the Orchard Park Addition and would later be known as Orchard Drive.

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land owned by St. Michael's High School, holding the site of a former cemetery deconsecrated in 1914; to the east were the remnant gardens associated with the former Kaune estate.

This open, almost rural setting changed dramatically during the 1960s. To relieve downtown traffic congestion, Castillo Street was extended southward to East Manhattan Avenue, creating a bypass that later became part of Paseo de Peralta. The new four-lane roadway transformed the neighborhood, requiring the demolition of nearby houses³⁰ while fundamentally altering the setting of the Chapman properties, even though the family homes themselves remained intact.

At nearly the same time, the PERA Building was completed in 1968, and its expansive parking lot occupied much of the former St. Michael's Cemetery. The new government complex replaced the open landscape west of the house and largely eliminated its views toward the Jemez Mountains.³¹ An aerial photograph from the same period illustrates the extent of these changes (Fig. 7).

Adelaide Chapman and Family Resilience

In 1962, Ruby Chapman conveyed the property to her daughter, Adelaide Chapman,³² who had remained in the house with her parents and continued to live there after her mother's death in September 1977.

During those years, Paseo de Peralta accelerated the commercialization of the surrounding neighborhood, with many nearby residences converted to offices, galleries, and other commercial uses. Adelaide witnessed this transformation from the family home, where she continued to reside throughout her life. She also benefited from the changing neighborhood, taking a position with the PERA from which she enjoyed a short commute from her home.³³

³⁰ John W. Murphey, *1075 Paseo de Peralta, Fenn Galleries/Nedra Matteucci Galleries, Santa Fe, Santa Fe County, New Mexico*, New Mexico Historic Cultural Properties Inventory 1 & 2, prepared for Jenkins-Gavins, July 2, 2022, 10.

³¹ Alarid, Alarid, and Martinez, FaceTime interview.

³² Warranty Deed, Ruby Gonzales Chapman to Adelaide Chapman, recorded February 7, 1980, Book 384, Page 860, Instrument # 453487, Santa Fe County, New Mexico.

³³ Ibid.

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As redevelopment pressure mounted, developer Gerald Peters repeatedly sought to acquire the property for expansion of his Santa Fe Properties complex to the north. According to family members, however, Adelaide was "very stubborn and strong willed," steadfastly refusing to sell and thereby ensuring that the house remained in Chapman-Alarid family ownership.³⁴

Adelaide (Lida) Lorraine Chapman died in 2018. The house remained vacant while her estate was settled in probate, which concluded in 2019.³⁵ In 2022, title passed by Personal Representative's Deed to her sister, Anita Alarid, a Santa Fe resident.³⁶

Today the house is occupied by Anita's granddaughter, Christina Martinez, together with her partner and their child, representing the fourth generation of the Chapman family to call the property home. Under Anita's estate plan, ownership will ultimately pass to Chirstina, with the intention she will deed the property to her children, ensuring that the house remains in Chapman family ownership for yet another generation.³⁷

Evaluation of Historical Status

The house has largely retained its historic footprint, principal design features, and fenestration from the period of its construction. As such, it continues to convey its historic period and original design intent. The property also possesses important associative value through its long-term ownership and occupancy by the Chapman and Alarid families, who have maintained a continuous presence on the property for four generations. While this continuity of ownership enriches the property's history and interpretation, it is not, in itself, the basis for historic significance under the Historic Districts Ordinance.

³⁴ Christina Martinez, Ibid.

³⁵ Santa Fe County Probate Case No. D-101-PB-2019-00172; Special Warranty Deed, Elizabeth Ann Alarid to Anita Alarid, representative of the Adelaide (Lida L.) Chapman estate, recorded October 29, 2019, Instrument # 1900511, Santa Fe County, New Mexico.

³⁶ Personal Representative's Deed, Anita Alarid, representative of the Adelaide (Lida L.) Chapman estate to Anita Alarid, recorded May 5, 2022, Instrument # 1987752, Santa Fe County, New Mexico.

³⁷ Christina Martinez, email communication to John W. Murphey, August 5, 2026.

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For these reasons, the house is recommended as Contributing to the Downtown and Eastside Historic District.

Recommended Primary Facades

The north elevation, with its portal, is recommended as a primary façade. Although somewhat altered, it retains the building's strongest architectural expression of the Territorial Revival style and, as documented in period photographs, best reflects the family's historic use and occupation of the home. The west elevation is also recommended as a primary façade because of its high degree of public visibility and the number of original window openings that continue to express the building's historic residential character. The south elevation contains two openings, with one altered, while the east elevation has been substantially altered by a stylistically incompatible addition. Accordingly, the south and east elevations are not recommended as primary façades.

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Illustrations



Figure 1: 1912 King’s “Official Map of Santa Fe,” showing Anita J. Chapman, owning Lot 7. Chapman and her family lived in the José Alarid House.

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Figure 2: c.1944-46 photograph of Ruby G. Chapman. Note east stuccoed column of portal. Courtesy of the Alarid family.

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Figure 3: Undated photograph. Note presence of viga ends and rounded galvanized canales. Courtesy of the Alarid family.

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Figure 4: c. 1944-46 photograph of south elevation. Note wood multi-light window at bathroom. Courtesy of the Alarid family.

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Figure 5: October 25, 1948, aerial photograph. Assumed subject house circled.

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Figure 6: November 10, 1958, aerial photograph. Note presence of screened porch.

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Figure 7: February 2, 1968, aerial photograph.

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Figure 8: September 11, 1978, aerial photograph.

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Figure 9: c.1984-85 HBI survey photo. Harry Weiss.

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Survey Photographs

(All images taken by Jim Rodman on July 22, 2026, unless otherwise noted)



Photo 2: Setting from leased parking lot. Camera facing west.

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Photo 3: East section of north elevation. Camera facing southwest.

The north elevation cannot be photographed as a full façade because of the shallow side yard and the presence of a mature pear tree in front of the portal.

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Photo 4: Portal. Camera facing east.

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Photo 5: Elements that have been altered across the portal. Camera facing up.

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Photo 6: North elevation. Camera facing southwest.

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Photo 7: North elevation. Window detail. Camera facing south.

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Photo 8: West elevation. Camera facing southeast.

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Photo 9: South elevation. Camera facing northwest.

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Photo 10: South elevation. Detail of replacement window.

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Photo 11: South elevation. Frame screen porch. Camera facing northwest.

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1. Name of property: Constant and Ruby Chapman/ Adelaide L. Chapman/ Christina Martinez House	2. Location: 338 ½ (338) Orchard Drive Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A			
		4. County: Santa Fe			
		5. Date of Survey: July 22, 2026			



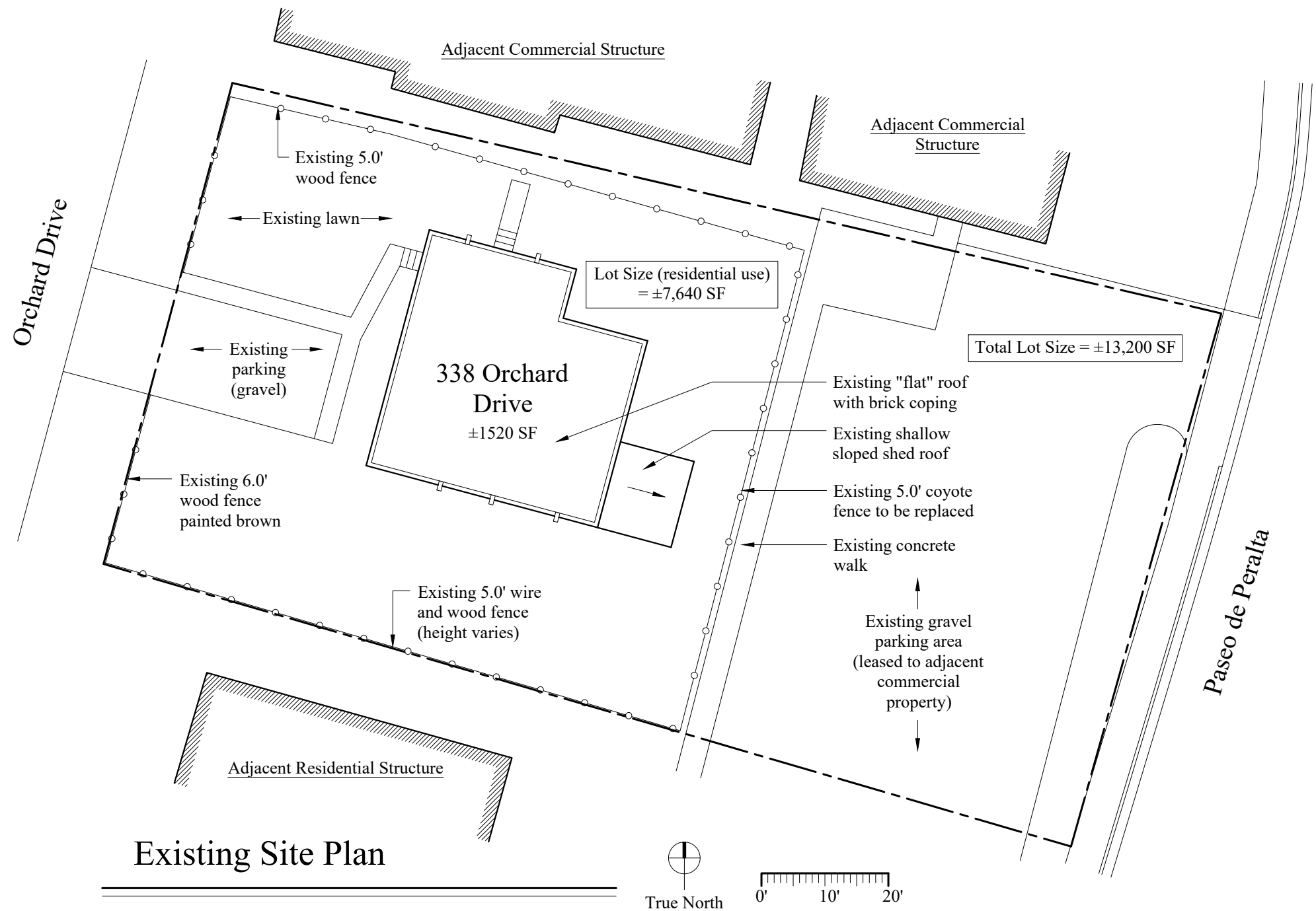
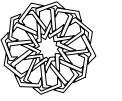
Photo 12: East elevation. Camera facing west.

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: Constant and Ruby Chapman/ Adelaide L. Chapman/ Christina Martinez House	2. Location: 338 ½ (338) Orchard Drive Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: N/A			
		4. County: Santa Fe			
		5. Date of Survey: July 22, 2026			



Photo 13: East elevation, north end. Camera facing northwest.



Existing Site Plan

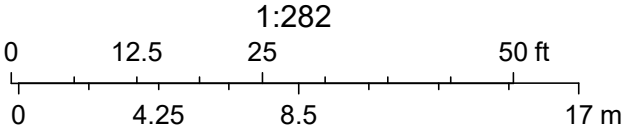
Scale: 1" = 20'-0"

Santa Fe County Tax Parcel Viewer



4/5/2026, 8:46:26 AM

-  Tax Parcels
-  Roads
-  City of Santa Fe Address Points
-  Santa Fe County Boundary

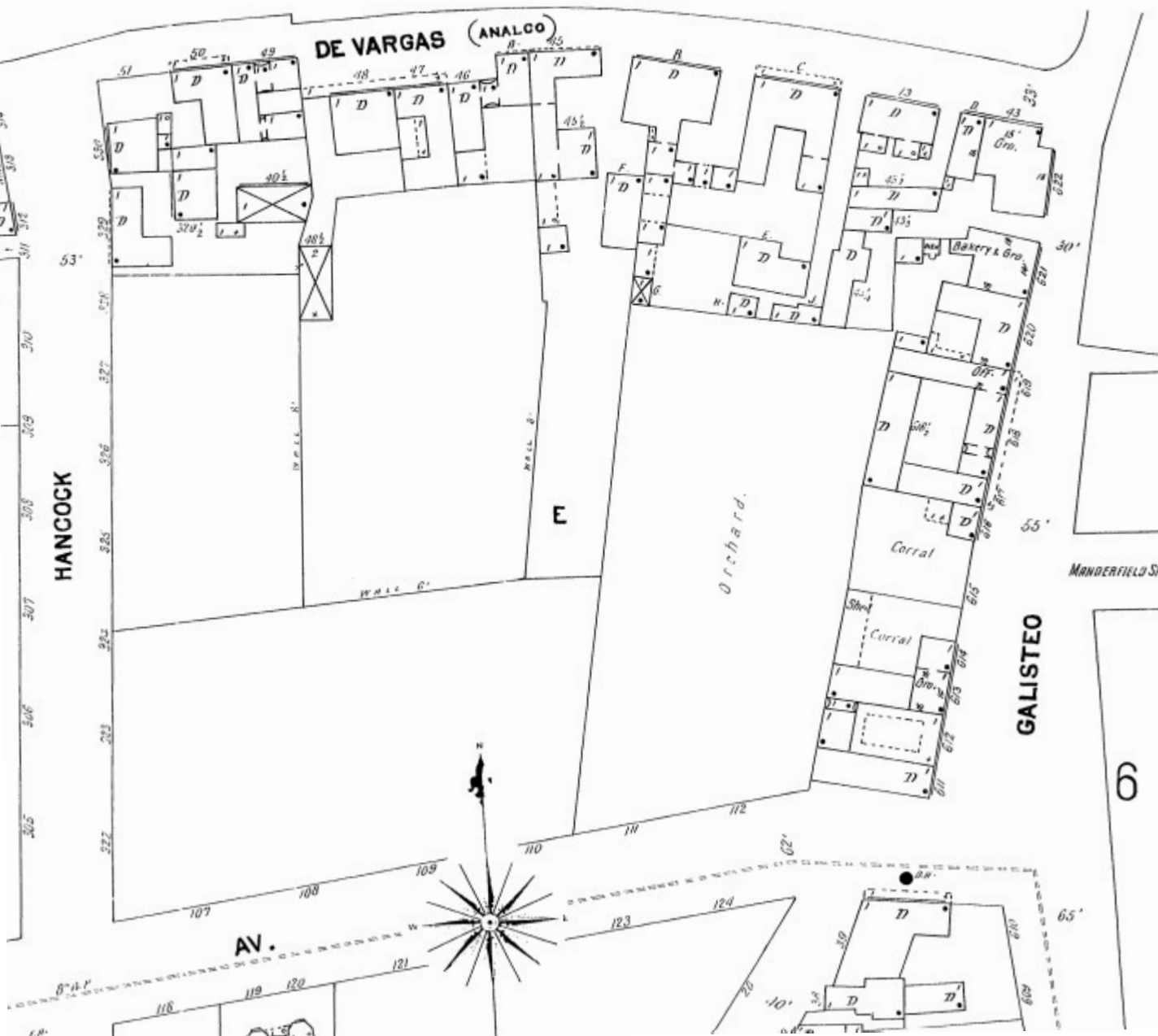


2024/25 EagleView Pictometry - Santa Fe County

9

Aug. 1902
SANTA FE
N.M.

8



1902 Sanborn Map



1951 Aerial



1960 Aerial structure is present

