

A DOWNTOWN NEIGHBORHOOD FROM THE 1920's

Just north of downtown Santa Rosa, is the St. Rose Preservation District with its mix of homes built from the late 1800's through the 1940's. If you walk the neighborhood, you'll notice that the area from Tenth Street to Lincoln Street has predominately bungalows along with a few Tudor and Provincial homes – styles popular in the 1920's and 1930's. How is it that a neighborhood so close to Santa Rosa's downtown – the center of all business activity from as far back as the 1850's - remained open land until the 1920s?

The answer lies within the story of the Klute and Cooper families. In 1855, Lewis Sargent Cooper, a farmer, met and married Charlotte Ann Fisher in Lane, Oregon. Within five years they had four children – Sarah, Emma, and twins Mary and Marion.

By 1866, the family had moved to Santa Rosa. The 1880 census lists the family as living at 50 Sixth Street and have two more children, Bertie and Etta, both of which were born in Santa Rosa. In 1884, Marion Cooper is listed as an “educator” in the local newspaper. However, a year later at the young age of 24, Marion buys a 1/3 interest in the thriving and well-respected Lee Bros. & Co's drayage (trucking) business. Lee Bros. used numerous wagons, trucks, and drays to move baggage, fruit, etc. along with providing a storage service for those moving into the area who would have their household items shipped in advance of their arrival.



Lee Bros. & Company wagon hauling hops.
Sonoma County Library Collection - 1890



Marion Cooper
1897 Sonoma County Atlas

Six years later, Marion marries Orilla Klute, the daughter of Henry Klute a carpenter. Henry Klute had amassed numerous land holdings just north of downtown Santa Rosa. In

fact, in 1871, Henry Klute sold 8 acres to the Christian Church so they could build a Christian college in the same area that the St. Rose Church occupies now.

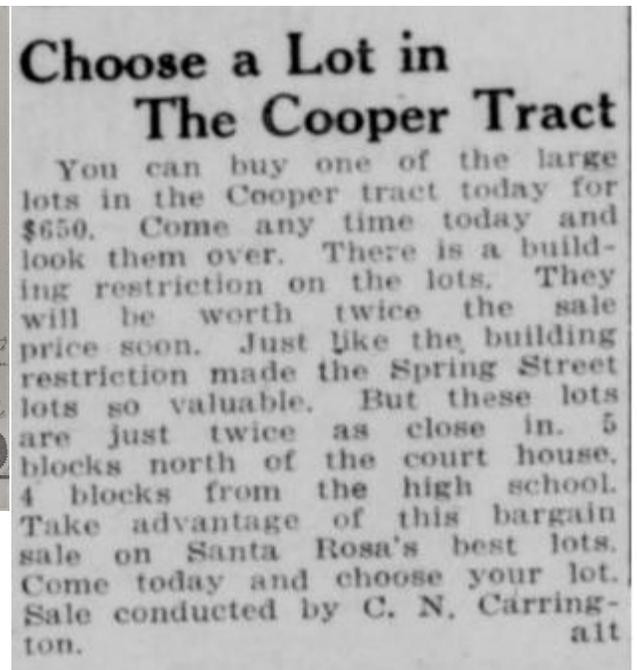
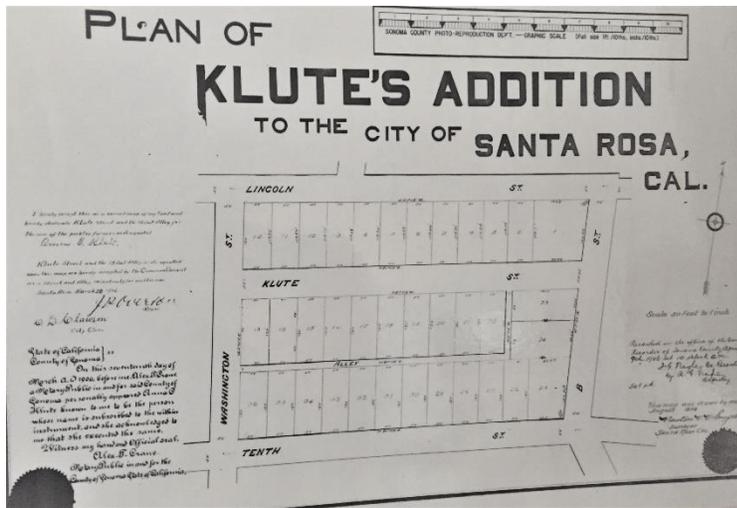
By marrying into the Klute family, Marion Cooper acquired some of that property just north of the Christian College site where he could pasture the horses used by Lee Bros. conveniently near the business which was located on Wilson Street. This is also where Marion and Orilla had their home which was located at the corner of Tenth and B Streets.



1877 Map showing Klute property in downtown Santa Rosa

In 1898, the Cooper-Klute family tried to sell all the property they owned near their home through an ad in a San Francisco newspaper, but apparently got no buyers. Eight years later the Klute Addition - with 36 lots encompassing Washington, Lincoln, Tenth, Klute, and B Streets - was recorded in the County Recorder's Office just one week before the 1906 earthquake. Maybe the total destruction of the downtown area by the earthquake scared folks off from purchasing residential lots nearby, but the lots didn't sell. It was another 15 years before what was now called the Cooper Tract - the "last remaining large

unimproved tract within 5 blocks of the main business district” was officially put on the market again.



Hill-Lilienthal collection

Press Democrat, 21 August 1921

This doesn't mean the Cooper property went unused. Large open tracts of land being a rarity some 35 years after Santa Rosa was established, it came in handy when property was need for local and traveling carnivals such as this one in 1903 mentioned in the book *Rose Carnivals of Santa Rosa in Review, 1894-1932* by Lillian Burger Slater:

Eagles Carnival

Under the auspices of the fraternal Order of Eagles, a street carnival was held from March 9th to 14th, the concessions under tent tops on Tenth and Lincoln extending to Washington Street the property now occupied by the Dugan and adjoining homes.

This was not an authorized rose carnival, but took on the atmosphere of one with a queen and her court and linking ceremonies. Lorraine Bradlee, the baby daughter of Mr. and Mrs. Adelbert Bradlee, (now Mrs. Edward M. Donegan of San Francisco), was in the role of royalty. Orlow Webber was selected King Rex, but declined the honor.

Queen Lorraine's attendants were Gladys Berry Mrs. Leroy Ripley, Esther Scott, (Mrs. Charles Hammond, Los Angles), Hazel Barnett, Edith Malory (Mrs. Benj. Kettlewell, St. Helena); Lucile Griffith and Zelma McDonough (Mrs. R. Giles, Berkeley). Elaine Wymore (Mrs. George Green) bore the crown on a silk cushion in the coronation precession while Earl Wymore, Wesley Colgan, Carrol Dunn and Frank Berry were pages.

This time when the lots in the Cooper Tract were made available, the majority sold (most between 1922 and 1929). Those purchasing lots were mostly blue-collar workers. They built homes for their families that reflected the popular style of the time which was the bungalow. Bungalows were less “fussy” than Victorian-style homes and offered low cost, simple living quarters with an artistic touch for many Americans getting by on modest means. With its special features- style, convenience, simplicity, sound construction, and excellent plumbing- the bungalow filled more than the need for shelter. It provided affordable fulfillment of the American dream. Styles of bungalows varied and included California, Arts & Crafts (Craftsman), Mission, and Prairie, but they were all low profile with prominent horizontal accents and typically no more than one to one and one-half stories.

As a result, bungalows are the predominant style along Lincoln Street and are also along Tenth, B, and Washington Streets. Walk down Lincoln Street and you’ll enjoy a classic 1920’s bungalow streetscape as enjoyable now as it was 100 years ago!

