

HISTORIC RESOURCE EVALUATION



550 Dana Street - c.1880s

DANA/BARNEBERG HOUSE

531 Dana Street
City of San Luis Obispo, CA
APN 002-402-008



531 Dana Street - 2008

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ABSTRACT

A request was made by the owners, Brian and Kristina Tuohy, for an historic significance evaluation of the Dana/Barneberg House. The Dana/Barneberg House is located at 531 Dana Street within the City of San Luis Obispo. This study finds that the house on the parcel is historically significant as defined in the City of San Luis Obispo Guidelines for evaluating historic resources. In an effort to recognize its historical importance, this report recommends that the Dana/Barneberg Home be placed on the City of San Luis Obispo Master List of Historic Resources.

INTRODUCTION

The research carried out to complete this historic significance evaluation was conducted by Betsy Bertrando, of Bertrando & Bertrando Research Consultants (BBRC), who was assisted in the field by Luther Bertrando. The project property (APN 002.402.008) is depicted on the San Luis Obispo 7.5 quadrangle topographic map as existing in the City of San Luis Obispo at 531 Dana Street - Block 61, lot 8 (Appendix A). Currently, the house sits within the Downtown Historic District and is on the City of San Luis Obispo's List of Contributing Historic Resources. The findings and conclusions of this study are that the Dana/Barneberg House satisfies the criteria necessary to place the house on the City's Master List of Historic Resources.

The new owners of the property are in the process of renovating the house after it has been unoccupied for a period of time. The owners have requested an historical evaluation of the house to determine whether their property would be eligible to be upgraded to a Master List property.

PROJECT DESCRIPTION

Bertrando & Bertrando Research Consultants was contacted by the owners, Brian and Kristina Touhy, in late October, 2020, to proceed with an evaluation of the house, referred to as the Dana/Barneberg House, on their recently purchased property. Researching the Dana/Barneberg House took place over a three month period. The house had been moved from 550 Dana Street in 1914 to its current location at 531 Dana Street. The 550 Dana Street property, across the street from the project parcel, was once owned by Charles W. Dana. In the 1880s, the house, in its current form, was located at 550 Dana Street when it was the Barneberg family home. Because of this complicated history, this research investigated the home's history on both parcels (550 and 531 Dana Street). The evaluation has focused on a thorough search of all available records that pertain to the architecture, land and ownership history of the parcel and house up to the present for both properties. The study also includes the history of the the Dana and Barneberg families and their relationship to the house.

METHODS

Background for the property was gathered to establish the structure's architectural history, historic use and people associated with the property. This included research to investigate if historic events or persons important to the history of the City of San Luis Obispo were associated with the structure.

Interviews

Phone interviews were conducted with long time neighbors on Dana Street, Tim Olson and Sharon Kamm. They provided background for the area and prior changes to the house. In addition, documents and photographs were made available by Eleanor Schauerman. It was her husband, Darryl Joseph Schauerman, who took on the extensive restoration project that saved the house in 2006. Photographs documented all the restoration work that took place over a two year period. Eleanor Schauerman shared floor plans and elevations that were invaluable to this researcher.

Archival Research

Over a three month period, background for the property was gathered by a search of the historic literature; maps, directories, newspapers, documents, the internet, building permits, census and Great Register records including:

- *The private archive of Bertrando & Bertrando Research Consultants* - publications, maps and documents essential to the project.
- *The personal files and photographs of Eleanor Schauerman*
- *On line sources* including, Genealogy Bank and Ancestry.com, for access to San Luis Obispo directories, family genealogical information and newspapers. Other sources were the Department of the Interior BLM, City of San Luis Obispo Permits and Maps, San Luis Obispo County Assessor, San Luis Obispo County-Clerk/Recorder, Cal Poly Special Collections and the San Luis Obispo History Center.

Field Investigation

The field investigation took place on October 23, 2020. The purpose of the investigation was to record and photograph the setting and exterior of the residence. Survey assistance was provided by Luther Bertrando. The current owners allowed access to the interior and were helpful in sharing any information that they had regarding prior ownership and changes in the structure. Notes were written focusing on the original features of the house and property. Important information collected included:

- Architectural features within the context of the “Historical Period of Significance”
- Type of construction and materials used
- Modifications through time
- Setting and Landscaping

SIGNIFICANCE CRITERIA

In the preparation of this report the City of San Luis Obispo criteria for evaluating historic properties was used. The City of San Luis Obispo evaluation criteria for historic resources was amended by Ordinance 1557 § 3 in 2010. Under 14.01.070, the standards will be used to determine if the property should be listed as a historic or cultural resource as defined in the Ordinance, as well as, consideration of the State Historic Preservation Office standards.

In order to be eligible for designation, the resource shall exhibit a high level of historic integrity, be at least fifty years old and satisfy at least one of the following criteria:

A. *Architectural Criteria.* Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value.

1. *Style.* Describes the form of a building, such as size, structural shape and details within that form. Building style will be evaluated as a measure of:

- a. The relative purity of a traditional style;
- b. Rarity of existence at any time in the locale; and/or current rarity although the structure reflects a once popular style;
- c. Traditional, vernacular and/or eclectic influences that represent a particular social milieu and period of the community; and/or the uniqueness of hybrid styles and how these styles are put together.

2. *Design.* Describes the architectural concept of a structure and the quality of artistic merit and craftsmanship of the individual parts. Reflects how well a particular style or combination of styles are expressed through compatibility and detailing of elements. Also, suggests degree to which the designer interpreted and conveyed the style. Building design will be evaluated as a measure of:

- a. Notable attractiveness with aesthetic appeal because of its artistic merit, details and craftsmanship;
- b. An expression of interesting details and eclecticism among carpenter-builders, although the craftsmanship and artistic quality may not be superior.

3. *Architect.* Describes the professional directly responsible for the building design and plans of the structure. The architect will be evaluated as a reference to:

- a. A notable architect, including architects who made significant contributions to the state, or region, or an architect whose work influenced development of the city, state or nation.
- b. An architect who, in terms of craftsmanship, made significant contributions to San Luis Obispo.

B. *Historic Criteria*

1. *History—Person.* Associated with the lives of persons important to local, California, or national history. Historic person will be evaluated as a measure of the degree to which the person or group was:

- a. Significant to the community as a public leader or for his or her fame and outstanding recognition - locally, regionally, or nationally.
- b. Significant to the community as a public servant or person who made early, unique, or outstanding contributions to the community, important local affairs or institutions.

2. *History—Event.* Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. History event will be evaluated as a measure of:

- a. A landmark, famous, or first-of-its-kind event for the city—regardless of whether the impact of the event spread beyond the city.
- b. A relatively unique, important or interesting contribution to the city.

3. *History—Context.* Associated with and also a prime illustration of predominant patterns of political, social, economic, cultural, medical, educational, governmental, military, industrial, or religious history. Historic context will be evaluated as a measure of the degree to which it reflects:

- a. Early, first or major patterns of local history, regardless of whether the historic effects go beyond the city level, that are intimately connected with the building.
- b. Secondary patterns of local history, but closely associated with the building.

C. *Integrity.* Authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity will be evaluated by a measure of:

1. Whether or not a structure occupies its original site and/or whether or not the original foundation has been changed, if known.
2. The degree to which the structure has maintained enough of its historic character or appearance to be recognizable as a historic resource and to convey the reason(s) for its significance.

3. The degree to which the resource has retained its design, setting, material, workmanship, feeling and association. (Ord. 1557 § 3 (part), 2010

In addition to meeting any or all of the designation criteria listed above, properties nominated must also possess historic integrity. Historic integrity is the ability of a property to convey its significance and is defined as “the authenticity of property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.”

These criteria were applied in this report.

BACKGROUND

The first recorded European contact in San Luis Obispo occurred on September 6, 1769 when the Spanish land expedition, led by the Governor of Baja California, Gaspar de Portolá, arrived from Loreto, Baja Sur, via San Diego. At that time, Fr. Crespí gave the name La Cañada de Natividad de Nuestra Señora near the location where Mission San Luis Obispo de Tolosa was founded three years later (Engelhardt 1933). The time of greatest growth for the mission was between 1790 and 1810 (Kocher 1972). Unfortunately, the annual reports that were filed by the Mission Fathers giving the extent of growth and construction for a twenty-five year period are missing.

Later in 1822, Mexico, (including California), achieved independence from Spain and the missions began to be secularized (Kocher 1972). Ownership of the large mission ranchos and outposts were petitioned for by Mexican citizens and awarded to them by their new government.

In 1846, the American Flag was raised in Monterey, briefly the capital of California, thus heralding the beginning of the American Period. Many languages were spoken in the town of San Luis Obispo at this time when it struggled to form a community under the laws of the United States Government. Small adobes housed saloons and not much else during the 1850s (Bertrando 2009). Reading and writing were uncommon skills and lawyers were needed to resolve the land court cases that resulted from the breakup of the large rancho tracts of land.

Besides English and Spanish in the newspapers, French, German, Portuguese and Italian were common voices in the small hamlet that still thought of itself as a pueblo. A few native Chumash, Yokut and Salinan speakers were still heard as well. Many residents originally came to California to work the goldfields in the north. Some became disillusioned, drifted south and stayed in San Luis Obispo. San Luis Obispo, the county seat, served an agricultural and ranching community that was rather isolated. Markets in San Francisco were reached by sea using ports along the coast.

By the late 1880s, construction in the town had evolved from adobe to wood and was entering an era of brick commercial buildings that formed an increasingly bustling downtown. Brick construction, an improvement offering more protection from fires, began encouraging local businesses to build grander, more permanent structures. At about the same time, speculators were gambling on the Southern Pacific railroad building a coastal line from San Francisco to Los Angeles. In 1886, the rails entered San Miguel at the northern county line. Near the line of the proposed tracks, a grand hotel - the Ramona - was opened in San Luis Obispo in 1888. However, it took the railroad until 1894 to reach San Luis Obispo after building a series of tunnels to descend the grade into town.

The impact of the Southern Pacific Railroad coming in 1894 and the development of the California Polytechnic State University in the early 1900s forever changed the future of San Luis Obispo. Comparable affects in the community weren't felt until World War I, the Great Depression and World War II.

FINDINGS

The findings have focused on; Dana Street neighborhood, 531 Dana Street project parcel history, owners of the Dana/Barneberg House and construction history of the house.

Archival Research

In recognition of its long history, the City of San Luis Obispo established a Cultural Heritage Committee in 1981. One of its functions was to inventory and compile a list of historic properties and form specified districts. The "Downtown Historic District" was formed in 1983 and expanded later to include Dana Street properties. With the street's close association to the Mission and the earliest development of San Luis Obispo, it is a significant part of the history of San Luis Obispo.

Dana Street Neighborhood

Prior to 1890, Dana Street was sometimes referred to as South Monterey Street in the documents, while it was also known as Dana Street (Figure 8 - 1888 Sanborn Map). Being closely associated with the early development around the mission, by the 1860s, Dana Street already had the beginnings of a neighborhood. Only a block long, the street is situated at the confluence of two creeks; San Luis Obispo Creek (Arroyo San Luis) and Stenner Creek (Arroyo de la Huerta Vieja, AKA Garden Creek). The early names reflect the Spanish heritage of early California and are often used on maps of the area. For the purposes of this report, the land bordering Stenner Creek is referred to as the north side of Dana Street and the land bordered by San Luis Obispo Creek as the south side of the street.

Most of the earliest property owners on Dana Street; Durazo, Simmler, Dana, Wilson and Limas, were all members of the Vigilance Committee. The committee was established in 1858

when lawlessness was threatening the small community that had settled around the mission (Angel 1979). The same property owners still owned the land when the 1872 Act to Reincorporate the Town of San Luis Obispo was passed, one hundred years after Mission San Luis Obispo de Tolosa was founded. This allowed the town to appoint an attorney and surveyor and finally address civic improvements such as “the opening and grading of roads, addressing sanitation and caring for the roads within the Town limits” (Carotenuti, 2006:39).

On the north side of Dana Street bordering Stenner Creek, three Master List Historic Resources remain;

- (1) 466 Dana Street - The old J. J. Simmler property, is currently owned by the City of San Luis Obispo and known as the Rosa Butron Adobe.
- (2) 532 Dana Street - The “J. F.” [sic] Anderson Home was constructed in 1898 on the former property of W. C. Dana according to the city inventory (The city inventory incorrectly gives the middle initial as F. when it should be L. for Jefferson Lee Anderson).
- (3) 550 Dana Street - The Barneberg Home was constructed in 1914 and has important connections to the project parcel that are discussed in another section of this report.

Dana Street Property Owners - Prior to 1870

Early property owners on Dana Street were the first to develop San Luis Obispo after 1850. Many of their families have remained in the community and continue to thrive. Listed below are the property owners on the north side of the street, beginning at the corner of Nipomo and Dana Streets, then heading west to the end of Dana Street.

- Ricardo Durazo and his wife, Refugio had an adobe on a 270 ft plus frontage on Dana Street. Durazo came to San Luis Obispo in 1854 from Sonora, Mexico.
- Charles William Dana with a 235 ft frontage on Dana Street that contained a house on 1.52 acres that was fenced and planted with fruit trees (Figure 1).
- A. Limas had an adobe on his parcel near the location of the current I.O.O.F. Hall.
- J.J. Simmler owned land on both sides at the end of the street Simmler arrived in San Luis Obispo in 1852 from Alsace, France. He made a name for himself serving as Postmaster, Justice of the Peace, School Trustee and Town Trustee. His adobe, owned by the City today, still stands with the name of his wife, Rosa Butron.

Two owners had the property on the south side from the San Luis Obispo Creek bend after Simmler’s land east to Nipomo Street.

- Captain John Wilson and his wife Ramona owned the deed for land 460 ft. along Dana Street heading east, but a brewery business was on the site in the 1860s (Figure 2). The

title was eventually settled in court. At one time, prior to 1850, Wilson was the largest land owner in the county.

- William B. Haley had the last 195 ft. to the corner of Dana and Nipomo Streets.

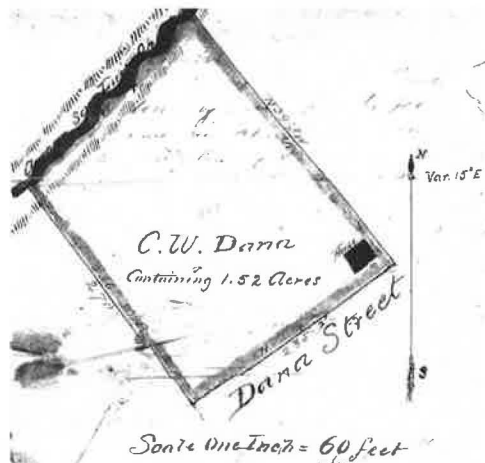


Figure 1: 1870 C. W. Dana Petition for Land with the Dana/Barneberg House at its Original Location

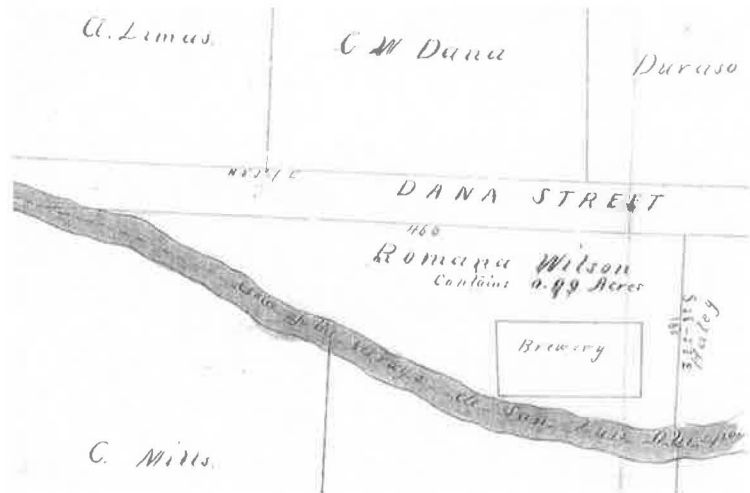


Figure 2: 1870 Ramona Wilson Petition for Land - Site of the Current Location of the Dana/Barneberg House

Dana Street Project Area Property Owners - 1872

Ownership for this period began with requests for land filed by the residents from 1869 to 1872 who could now attain formal title to their land (Bertrando 1996). By that time, some of the petitioners had been on the land for several years. In 1870, Ramona Wilson applied for land that was previously conveyed to her deceased husband in 1859 under Ordinance #14. It included a portion of the Wilson property that the Dana/Barneberg House is currently located.

East of the brewery structures, a house at 581 Dana Street was occupied by Frank and Hannah McHenry. They had an upholstery and paper-hanging business next to the Pioneer Brewery. Frank died in 1888 leaving his widow, Hannah, to make a living washing and ironing at her house. During the early 1900s, the house had various occupants until the 1920s when the Bowles family lived in the house and ran a fish market out of the back shed (Bertrando, 2003).

William Berryman Haley built his brick house on the northeast corner of Dana and Nipomo Streets in 1867.

531 Dana Street - Project Parcel

The Dana/Barneberg House is on part of the original Ramona Wilson property. The Wilson property, stretching between 459 and 581 Dana Street, has been split into seven parcels. Currently, Lot 8 at 531 Dana Street, contains the Dana/Barneberg House. A brewery and gas company operated on the Wilson property before the house was moved from 550 Dana Street.

The Brewery

The Wilson property discussed above contained a brewery in the 1860s. It comprised the first known group of structures on the property. A court case to settle title on lands, originally confirmed to John Wilson, allowed Julius Lindenmeyer and George Deffner to formally acquire the land that contained a house and brewery.

Coming from Bavaria, Deffner was a liquor dealer in San Luis Obispo by 1863. Living next to the Sauer Adobe on Chorro Street, Deffner also ran a saloon. Lindenmeyer was born in Baden, Germany, in 1833 and came to California in 1863. In 1869, the first editions of the newspaper were advertising the Pioneer Brewery "on Monterey just below the bridge." (*San Luis Obispo Weekly Tribune*, Aug 7, 1969). The following year Julius Lindenmeyer bought out the interest of his retiring partner, Deffner, in the "old firm." (*San Luis Obispo Tribune*, June 4, 1970). Lager beer newspaper ads continued weekly throughout the 1870s with Lindenmeyer requesting the community to patronize his home industry.

"PIONEER BREWERY - Hearing that great improvements were in progress at this brewery, we called in on Tuesday last to ascertain the truth of the report. We found Mr. Lindenmeyer, the gentlemanly proprietor, over head and ears in the work of reconstruction and enlargement of his establishment. He informed us that for several months past the call for this most invigorating Teutonic beverage (lager) has been so great that he was compelled to enlarge his brewery to meet the demands. A huge caldron has taken the place of the old one; a cooling vat, capable of holding several hundred gallons; a malt mill, driven by horse power; a new kiln for drying malt has been erected, with a heating surface of twelve feet square, and sundry other improvement too numerous to mention. With these additions he hopes to be able to supply the needs and slack the thirst of all that are bibulously inclined. He also intends keeping teams running throughout the county, so that all may drink of the bowl that 'cheers but not inebriates'." (*San Luis Obispo Weekly Tribune* May 25, 1872)

The same year Julius Lindenmeyer took on a partner, Harry Hollman, formerly of San Francisco (Deed Book E/264). The partnership did not last long as the following year the Holman share went back to Julius Lindenmeyer (Deed Book E/341). Later in 1875, another brewery was opened in Guadalupe under the management of Julius Lindenmeyer.

The Dana Street operation had changed hands by 1881 under new ownership. With a new name, it became the Tivoli Brewery. The Tivoli Brewery was known for serving superior lager beer with Echlin and Fink as the proprietors. In 1884, the Maier brothers, Reinhold and

Joseph, took over as new owners with another name change. "The repairs of the Gambrinus Brewery having been completed. The new proprietors, having had a long experience, will furnish a first class article." (*San Luis Obispo Weekly Tribune* May 2, 1884). Soon the brewery was a place of entertainment as well. Parties in the improved gardens made the Maier brothers much admired for their operation. It did not last for long. The Maier brothers declared bankruptcy and the Sheriff took possession of the estate in 1885 (*San Luis Obispo Weekly Tribune* Oct. 9, 1885). One of the brothers, Joseph, later achieved great success as president of the Maier Brewing Company in Los Angeles. At Joseph's death in 1909, his funeral was elaborately reported in the local newspaper as one of the largest ever held in Los Angeles with fourteen police to handle the crowds. An orchestra, quartet, forty piece band, the largest floral piece ever made were accompanied by large groups of Elks, Masons, Eagles, Native Sons, and Turnerein marching to the cemetery.

In 1887, Otto Tullman acquired the brewery property from the bank following the bankruptcy (Deed Book W/635). Otto already had the old Haley property with the brick house on the corner of Dana and Nipomo Streets. Tullman added a warehouse, a saloon and ice plant as well as another brick building that faced Nipomo Street. Once a prominent part of historic San Luis Obispo, the buildings on the corner property were removed and offices constructed in 1999 (Bertrando 1998). The old warehouse along the creek was rebuilt with a similar appearance.

Early in 1900, the brewery property was owned by Ora Eleanor Stockton while Tullman kept his property at the corner of Nipomo and Dana Streets. The directory for San Luis Obispo in 1912 noted that Susan Stockton, widowed, was living at 581 Dana Street with Cecil L. Stockton, a Cal Poly agricultural student. Cecil graduated the following year. He later settled in San Pedro and began his career as a nurseryman. Later in 1921, Ora Eleanor Stockton living in San Francisco, transferred the rest of the property "land commonly known as the Pioneer Brewing Company," according to the deed, to Susan J. Stockton, a widow living in San Luis Obispo (Deed Book 150/112,113).

The Gas Company

Before Julius Lindenmeyer left the brewery, he sold a part of the property. The parcels included 507, 515, and 525 Dana Street. The property forms a triangle where the San Luis Obispo Creek meets Dana Street. The property was sold in 1875 to the newly formed San Luis Gas Company (Deed Book H/142). The first Gas Company superintendent was D. C. Norcross whose house was built in 1874 on the opposite side of San Luis Obispo Creek. On the triangular property, the Gas Company had a building with storage, office on either side of the retort that was adjacent to a large gas tank. The townspeople soon began to question who will ever use it? Nevertheless, seventy-five lamp posts were ordered and cast at the Barneberg & Philbrick foundry after a pattern procured in San Francisco for lighting the town. Early in 1877, the company received 30 tons of Sidney coal and began producing gas.

An awning was allowed to be erected on the property. A later superintendent was arrested for neglecting to repair the streets that were torn up to lay the gas lines. The same superintendent was also arrested for obstructing Dana Street with piles of rubbish in front of the Gas Company in 1878.

An early resident recalled that the gas:

“...was made from coal and one could smell the coal fumes as one went by a house that was using gas to cook with. There was no heating by gas nor gas lights in the city. There was only one electric light in San Luis Obispo in 1905.” (Maino n.d./6)

The Gas Company was relocated to Pismo Street in 1904 when the newspaper reported the following:

Moving Big Tank

“The Gas & Electric Co. moved the last of the old gas plant from Dana Street to the new location on Pismo Street yesterday morning. It was the old tank 18 feet high by 30 feet in diameter which was hauled on trucks by eight horses. Jos. Maino did the job. Owing to the narrow bridges on Nipomo and Broad streets the tank had to be hauled up Monterey to Chorro street. Some difficulty was experienced in getting under numerous telephone and other wires but the job was done by nine o'clock. The people of Dana street welcome the removal of the gas plant.” (*San Luis Obispo Morning Tribune* May 11, 1904)

The former gas tank on Dana Street would have been on the west side of the project parcel before the Dana/Barneberg House was moved there. The current (now “old”) Gas Works, at 280 Pismo Street is on the City’s Master List of Historic Resources.

In 1912, Neil Stewart, receiver of the Bank of San Luis Obispo sold part of block 61, formerly known as the Gas Company, to Susan Stockton for \$1850. The following year, Ora Eleanor Stockton sold the parcel at 531 Dana Street to John Wesley Barneberg (Deed Book 100/40,41)

Dana/Barneberg House Resident History to Present

The Dana/Barneberg House once sat on a large parcel that was owned by Charles William Dana on the north side of Dana Street. Currently, the property has two Master List houses; the Anderson House (532 Dana Street) and the Barneberg House (550 Dana Street). Barneberg moved his first house across the street to 531 Dana in 1914 and then constructed the large two-story house Master List property we see today at 550 Dana Street. Anderson built his home adjacent to Barneberg in 1898 on what was once vacant Dana land. John Wesley Barneberg married Anderson’s sister, Sarah Elizabeth. Their son married William C. Dana’s daughter, Emelinda Estella “Stella.” The history of the people associated with the house involves three families that intermarried and have resided on Dana Street (Table 1). Research

was focused on the families up to 2005 - Dana, Barneberg and to a lesser extent on Anderson (through marriage).

TABLE 1 - Dana/Barneberg House Addresses and Occupants

Date	Address	Owner Occupant
1867	550 Dana Street	Charles William Dana until sold to Phillip Biddle in 1881
1881	550 Dana Street	Phillip Biddle - resold to John Wesley Barneberg
1882	550 Dana Street	John Wesley Barneberg m. Sarah Anderson, son Harry m. C.W. Dana daughter, Stella - their son, Jack and daughter, Helen Maxine were raised by John and Sarah Barneberg.
1914	531 Dana Street	House was moved by John Barneberg and rented the house until granddaughter Helen Maxine Barneberg m. Eugene Van Schaick and lived there.
2005	531 Dana Street	Family ownership ends with Helen and Eugene's daughter Betty Maxine. Betty Maxine m. Norman Holt. House sold by their son, Robert Holt.

Charles William Dana

Charles William Dana was born 1837 in Santa Barbara. Two years later he moved with his family to their Nipomo Rancho. Charles was the grandson of Gov. Carrillo and his parents were Captain William Goodwin Dana and Josefa Carrillo, the grantees of the Nipomo Rancho in 1837. Charles was educated both in Mexico and in eastern schools. In 1866, Charles married



Figure 3: Charles W. Dana, wife Blandina and children c. 1875

Blandina Refugio Esquer and was farming in San Luis Obispo. They had seven children reach adulthood (Figure 3). Charles had a career in San Luis Obispo that included serving in 1859 as

Clerk of the San Luis Obispo Board of Trustees for over twenty years, elected to the State Assembly 1863-1875 and Mayor of San Luis Obispo in 1881. His 1896 death in San Luis Obispo was reported in a long article in the San Francisco Newspaper headlined "San Luis Loses a Valued Citizen." "The death of few men will be more widely lamented in the counties of Monterey, Santa Barbara and San Luis Obispo than that of Charles W. Dana ." (*San Francisco Call*, Feb 29, 1896)

Emelinda Estella "Stella" Dana Barneberg/Martin (1880-1938)

The Dana and Barneberg families came together when one of the Charles William Dana daughters married into the Barneberg family after Dana's property on Dana Street was sold to John Wesley Barneberg. Stella Dana married Chester Harry Barneberg (1880-1944), the son of John Wesley and Sarah Barneberg in 1901. Harry and Stella had a daughter, Helen Maxine Barneberg (1901-1989), and a son, John Chester "Jack" Barneberg (1903-1977). The marriage didn't last however. Soon in 1908, the two children were placed under the guardianship of John Wesley Barneberg, their grandfather, with the consent of their parents. The same year, Stella Barneberg relocated to San Francisco with her mother and Harry opened a cigar store in San Luis Obispo. Not long after Stella and Harry Barneberg divorced, Stella married Charles Edward Martin, a harness maker, and had two children, Letitia C. Martin (1909-1976) and Mary Fidelia "Dolly" Martin (1915-2002). In 1932, they had a home on Mill Street in San Luis Obispo.



Figure 4: Helen Maxine, c. 1920

Helen Maxine Barneberg Van Schaick (1901-1989)

Helen Maxine, under the guardianship of her grandfather, John Wesley Barneberg, grew up at 550 Dana Street before the house was moved in 1914 (Figure 4). She continued living at that location in the new Barneberg house. Later, Helen Maxine married Eugene Chester Van Schaick (1902-1973). They eventually settled across the street in the old Dana/Barneberg House at 531 Dana Street where they raised their daughter, Betty Maxine (1923-2006). Helen Maxine is the only representative of the Dana and Barneberg families that lived in the Dana/Barneberg House at both of its locations. City Directories list Helen and Eugene as residing at 531 Dana Street at the Barneberg House at 550 Dana Street during the last year of Eugene's life. Their daughter Betty Maxine married Norman Holt in 1944 and had a son, Robert. Robert, was the last family member to have lived in the Dana/Barneberg House where he used the kitchen as a photography studio. The family retained the property until it was sold in 2005 by the Holt family. Betty Maxine became an active member of the Monday Club following the footsteps of her great aunt, Grace Barneberg.

John Wesley Barneberg

John Wesley Barneberg (1851-1930) acquired the 550 Dana Street property in 1882. He was born in Iowa from parents who were originally from Germany. He was farming in Arroyo Grande in 1870 before he married Sarah Elizabeth Anderson (1857-1936) in 1873. Sarah was the sister of Jefferson "Jeff" Lee Anderson who built the house next door in 1898 (Appendix C). The Barnebergs had two sons, John Frederick (1874-1935), Chester Harry (1880-1944) (Appendix C) and a daughter, Grace Elizabeth (1877-1970) (Figure 5). Later in 1908, they also raised the two younger children of Stella (Dana) and their son, Chester Harry.



Figure 5: Barneberg Family - Parents John Wesley and Sarah Seated; Standing Left to Right, Grace, John and Chester Harry. c. 1890

In 1875, R. Philbrick and John Wesley Barneberg started a foundry and machine shop at the corner of Higuera and Broad Streets. Near the foundry they erected a two story building that had a store on the first floor and a large meeting hall above. John Wesley Barneberg also had the J. W. Hardware store. Becoming active in the community, John Wesley Barneberg was City Tax Collector in 1883 and served on many civic committees as the chair. John Wesley Barneberg later became president of the Commercial Bank and the San Luis Savings Bank. His major impact to the community was through his endeavors in banking, oil development and Democratic politics.

In 1879, John became interested in local politics serving as treasurer in the Working Man's Convention when it first organized. By 1894, he was appointed a member of the state Democratic committee and for many years served as chair of the Democratic Central Committee.

Always active in democratic politics, in 1912, he was a delegate to the Democratic National Convention.

John made a lot of money in the early exploration of oil in California serving as president of Brookshire Oil Company in Orcutt, San Luis Obispo and Carisa Oil Company near McKittrick, and as principle investor in Midland Oil Company. He made trips to Washington, D.C. to promote issues important to the oil industry. Great excitement took over the town when oil bubbled up in Stenner Creek behind his house. John Wesley was hoping for another oil strike. Unfortunately, the boom was short lived and both Barneberg and the town were disappointed (Black 1988).

In 1913, Ora E. Stockton deeded part of block 61 (south side of Dana Street) to John Wesley Barneberg. Perhaps it was in preparation for the following newspaper article regarding an event on Dana Street in 1914.

BANKER TO ERECT NEW HOUSE

J. W. Barneberg of Commercial Bank Will Build 12-Room House on Dana Street
“Preparatory to the laying of the foundations for a twelve-room dwelling on Dana Street for J. W. Barneberg of the Commercial Bank, on the site of the old house now being moved by Contractor J. J. Maino to a lot directly across the street, work of moving the old house is being rushed and it will be across the street this evening, weather permitting, the structure being in the middle of Dana Street at noon today.

The new home will be of the most modern type, twelve rooms, and is to be given the same outside finish that distinguishes the new Masonic Temple - a finish of plaster known as Stuttle work.

Plans and specifications for the new home have been prepared some time but commencement of the work has been delayed owing to the recent illness of the contractor.” (*San Luis Obispo Daily Telegram*, Jan 13, 1914)

Unfortunately a rainy January ensued and the Barneberg family was actually living “in” Dana Street.

Move on Lot

“J. W. Barneberg and family, who started to move across Dana Street opposite the site of the new dwelling which will be erected there and who have been ‘marooned’ in the street the past few weeks of rainy weather, are now on the lot where they will remain until the new home is built.” (*San Luis Obispo Daily Telegram*, Jan. 31, 1914)

The Barneberg family had many comings and goings to San Francisco often reported in the press. Both sons spent most of their life there (Appendix C). In 1922, the golden anniversary of John Wesley and Sarah Elizabeth was celebrated at the Palace Hotel in San Francisco. The *San Francisco Call* wrote about the event and the lists of attendees which included family members, grandchildren, and the Anderson family. Eight years later, John Wesley died at age 79 and was followed by Sarah Elizabeth in 1936.

Grace Barneberg

Grace Barneberg went off to Stanford University. After graduating in 1901, she returned to get her teaching credential at University of California, Berkeley. For many years she taught high school in San Luis Obispo until she retired. Grace became active in the town as one of the



Figure 6: Grace Barneberg c. 1905

founders of the Monday Club. As chairman of the building committee she was responsible for obtaining Architect Julia Morgan to design the building that is now on the National Register. Grace traveled around the world for a year and gave many lectures about her experiences when she returned. She spent most of the rest of her life promoting women's causes. Grace served on State Women's Prison Board, and California Hospital Libraries Board. She also spent her time lecturing around California for free public libraries. Local health availability issues were also a big concern for Grace. She worked to start the San Luis Obispo County Health and San Luis Obispo Dental clinics. While her father was raising money for the WW I war effort, Grace was serving in the Red Cross. Also, like her father, she was responsible for starting organizations and always serving in some Board capacity.

Grace was on hand to help her parents raise her brother's two children, Helen Maxine and Jack. Grace never married and lived in the house her father built at 550 Dana Street until she died. In her later years, with failing health and wheel chair bound, an elevator was added to the house (Taylor and Lees 2010). The Grace Barneberg Papers are in Special Collections at the Robert Kennedy Library at Cal Poly.

Charles W. Dana, John Wesley Barneberg and Grace Barneberg are the family members that specifically relate to local and statewide contributions to our history as noted above. They occupied the Dana/Barneberg House as well as other members of their families.

531 Dana Street Owners and Occupants

After the house was moved across the street in 1914, it had various renters until it became the home once again of Helen Maxine Barneberg. Known as Maxine, the girl raised by her grandparents, Wesley and Sarah Barneberg, married Eugene Van Schaick (1901-1989). Eugene and Helen Maxine had a daughter Betty Maxine (1925-2006) who married Norman E. Holt in 1944. In 1948 Betty and Norman had a son Robert Dana Holt. In 1993, and again in 1996, plans were proposed to add a second story and do a renovation, but it was not acted on. The last member of the family to live in the house was Robert Dana Holt. The family had the property until it was sold in 2005. Information regarding owners after 2005 is found in Table 2.

TABLE 2 - Owners after 2005

Year Sold	Doc #	Grantor/Grantee	Additional Information
2005	2005028013	Holt to Kelly & Tamara Gearhart	
2006	2006069958	All Real Property, Inc, with Gary Miller for Gearhart to Darryl & Eleanor Schauerman	
2008	2008036691	Schauerman et al to Ali Reza Sadeghi & Leili Zarbksh	Sadeghi & wife Zarbksh were doctors from Encino with thirty offices throughout California. Ali, originally from Iran and Leili, specialized in behavioral therapy services under California Psychcare (CPC).
2009	2009904606	Name change to Retreat Center LLC	
2020	2020046744	Retreat Center to Brian & Kristina Touhy	Property was sold after the death of Sadeghi. The property had been rarely used and some deterioration took place.

Dana/Barneberg House Construction History

A house was located at 550 Dana Street as early as 1867. It is first depicted on a 1877 Birds Eye View of San Luis Obispo by E. S. Glover. It is shown again on a photograph taken c. 1891 of San Luis Obispo. Both views are from Cerro San Luis. Both views are difficult to make out the footprint of the house under the foliage. It is possible that some or most of that early house formed the basis for the Dana/Barneberg House. A better understanding of the house can be had from the sequence of Sanborn Fire Insurance Maps that date from 1886 to 1957. Three of the Sanborn Maps, 1888, 1909 and 1926 are presented below.

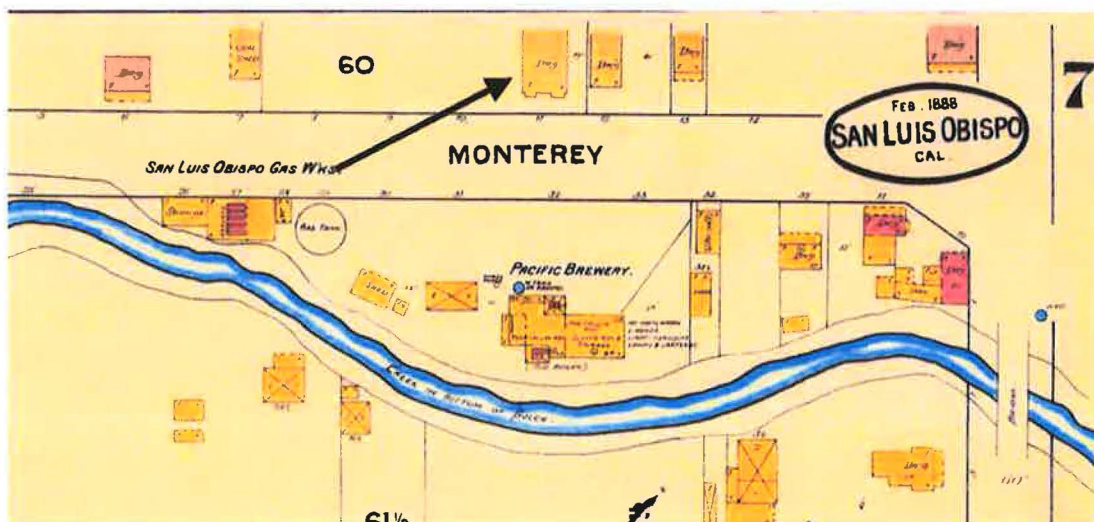


Figure 7: 1888 Sanborn Map - The Dana/Barneberg House

- 1886** - The brewery and south side of Dana Street are depicted, but the map cuts off the back of structures on the north side of the street resulting in an incomplete footprint of a house at 550 Dana Street. The large lot that currently has the Anderson House has no structures.
- 1888** - The footprint of the front of the house is as it is today. Again, the back of the house footprints on the north side of Dana Street are not depicted (Figure 7).
- 1891** - This is the first time that the Sanborn Map completely covers structures on the north side of Dana Street back to Stenner Creek. The Dana/Barneberg House has the same footprint we see today. Out buildings are also shown on the property.
- 1903** - For the first time the bays windows on the sides of the house are depicted. The out buildings have increased in size and a new wagon shed was added. A small structure that may have been an outhouse appearing on the 1891 Sanborn Map is no longer in evidence.

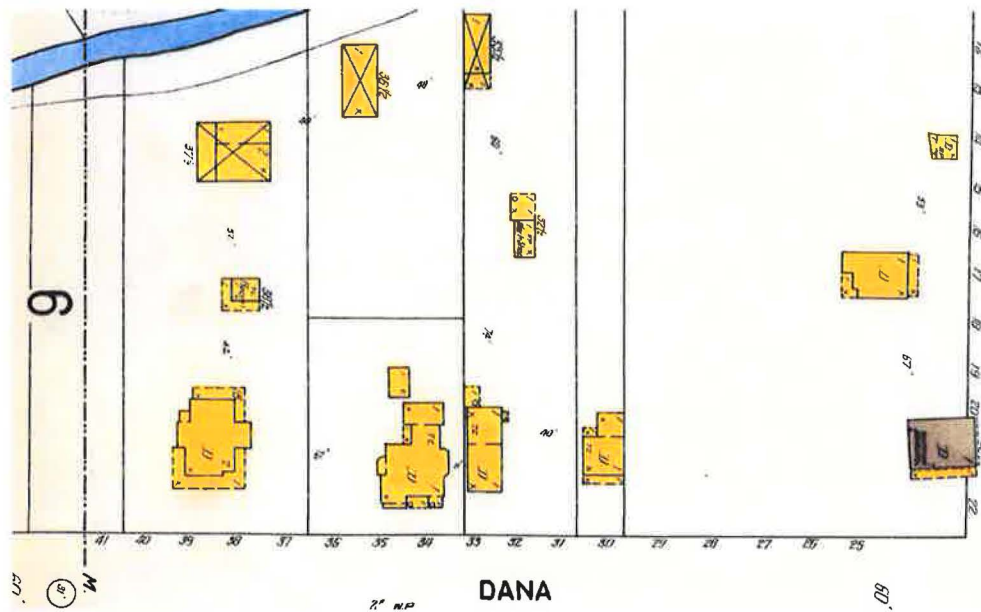


Figure 8: 1909 Sanborn Map - Left to Right - Anderson House (532 Dana Street), Dana/Barneberg House (550 Dana Street)

- 1909** - No changes (Figure 8)
- 1926** - The Dana/Barneberg House is now at 531 Dana Street having moved in 1914 (Figure 9).
- 1957** - The Dana/Barneberg House has had the laundry room added to the back.



Figure 9: Arrow Points to 531 DanaStreet House Illustrating the Same Footprint After Moving From 550 Dana Street .

Additional Construction Information - 550 and 531 Dana Street

Part of the house may date earlier to the 1870s. A photograph at the History Center places the date at circa 1878 and as the Barnberg House. Today, the same view at the 531 Dana Street address depicts a house unchanged from the old photograph. The only element missing appears to be cresting on the top of the gables (Figure 10). Although John Wesley Barneberg was here with a business in 1878, the property was not owned by him until 1881/82.

The property information on file with the county assessor was dated 2008. This is the first time the addition of 2006/7 was referenced. The original size of the house was 1,476 sq. ft. and the addition added another 346 sq. ft.. The addition was to the southwest corner adding a laundry room and decking across the back of the house. The current ironwork fencing was installed after the 2006 restoration and had changed hands. Later in the assessment for 2020, a detached room of 264 sq. ft. was added when the garage was converted into a bedroom and bath with entrance from the south.



**Figure 10: The Dana/Barneberg House at its First Location at 550 Dana Street - c. 1878
Written on the Back of the Photograph Located at the History Center.**

The Schauerman Restoration - 2006

Darryl Joseph “Joe” Schauerman was a glazer and craftsman with a company in Morro Bay. He purchased the Dana/Barneberg House in 2006. With Schauerman as the new owner, a restoration of the c.140 year old house took place during an economic downturn to keep his employees working. The house had been vacant and was badly deteriorated both inside and out. The window framing, living room and west exterior had rotted. A new foundation and re-roofing soon took place. The roof over the previous very low ceiling in the kitchen was raised (Figure 11). A portion of kitchen cabinets remained and were incorporated with new cabinets in the same design (Figure 12). The other changes made in the kitchen were to allow for modern appliances. The original two windows in the back wall of the kitchen were removed to add a larger window and door. A utility room was added with its own entrance on the side at the back of the house (Figure 13). A deck was added off the kitchen that overlooked the creek (Figures 14 and 15). The window framing was replaced with the same materials and design as the original as was the siding where necessary. Original hardware that remained was cleaned and reused. After the restoration was completed the house was sold in 2008.



Figure 11: Original Kitchen Roof Line



Figure 12: Kitchen After the Roof was Raised



Figure 13: Adding the Utility Room



Figure 14: New Deck, Kitchen Window and Door



Figure 15: Deck and Path with the Garage in the Background

The Schauerman Restoration

Late 19th Century Residential Development

As the new County Seat, San Luis Obispo began to change its housing architecture and materials. Adobe was no longer needed as wood became more available. Larger residences began to be constructed. Successful citizens were often traveling to San Francisco for business and pleasure. They liked what they saw in the styles of the period there and brought them back to San Luis Obispo.

During the 1870s, there was great need for a planing mill in San Luis Obispo expressed over and over again in the newspaper. Finally in 1885, Smith & Wait opened up a planing mill and machine shop near the Pacific Coast Railway Depot on Higuera Street allowing opportunities for "civilizing influences of improvements in dwellings..." The long article continued in the newspaper and an excerpt follows below.

... "The principal machinery comprise a turning lathe, different planes for surfaces, moulding etc., circular saws of various sizes and for various purposes, band and scroll saws, morticing machines, two iron planers, drill press, and other implements and appliances used and required in such works. Much fine work is done in preparing mouldings, cornice, brackets, balustrades, newel posts and things of that class used in ornamentation and furniture; the work of the turning lathe, moulding machine, scroll saw, etc. The firm also do[sic] much iron and engine work for the fencing of the Court House lot. ..." (*San Luis Obispo Tribune* - Weekly May 22, 1885)

Evidence of that time still exists in a few homes in the old neighborhoods when certain repeated exterior enhancements began to appear. At the same time, pattern books became more common here and elements from them appear as well. Many of the saw cut decorative features and rectangular square bays are from that period. Some of those same features are found unchanged in the Dana/Barneberg House.

Field Investigation

At the time of the field investigation, the house was in the process of having repairs made to the floor. Interior walls were painted to cover up some of the graffiti and the exterior planned to be painted next. The architecture has been addressed as it was viewed. There is some evidence to explain the unusual footprint of the house. Portions may have been added to the original residence prior to the 1880s. The portion in front of the east/west gable with the rectangular square bays is an example of an 1880s addition. The unusual narrow area leading to the kitchen at the back of the house may also predate the 1880s. Early kitchen construction was often separated from the main part of the house because of fire issues. The narrow part of the middle to rear of the house may have been an early attempt to bring the kitchen area into the main part of the house (Figures 8 & 9). On the east exterior wall a vertical cut on the shiplap from ground to roof line was visible. It had been made apparently when the bathroom was added to the house. Judging from the way the shiplap was cut these changes, if correct, would date prior to the 1880s.

Architecture

The Dana/Barneberg House reflects Victorian vernacular architecture and contains several elements that were popular in the 1880s that pertain to, but are not specific to, a particular style. The house also depicts an elaborate and well proportioned design.

The one story residence is clad in ten inch shiplap siding with hand wrought nails in evidence. The flat roof covering the bays in front surround the high gable, one of several roof lines in the unusual structure (Figure 16) (Appendix B). Two patterns of decorative shingles are used under the front facing gable that covers a recessed porch. Victorian flat sawn balusters support the railing with a post on either side at the top of the stairs leading onto the porch (Figure 16).

The two large rectangular square bays in the front are the primary features. The bays have slender columns in-set on the corners that add an elegance to the design. Each bay has two narrow windows on each side and three across the front. They are all the same size one-over-one double hung sash with a continuous sill that wraps around the bays above inset panels. The windows have screens that are hung from the top. Under the eaves and vertical board frieze, a saw cut border of circles wraps around the bays above the windows and continues across the porch entry (Figures 16 and 17).



Figure 16: Centered Front Entry

The two large square bays increased the size of the front rooms. Both rooms have transoms with two panes over the doors entering from the foyer inside the front door. The front rooms with very high ceilings are mirror images of each other (Figure 18).

The west side of the house has a wide bay with two fixed pane windows with a screened one-over-one double hung sash window on each side. A continuous sill wraps around the bay. The room contains a fireplace with a period appropriate mantle. Patterned picture moulding surrounds a portion of the large room. On the east side of the house, there is a room with a smaller bay consisting of three windows.

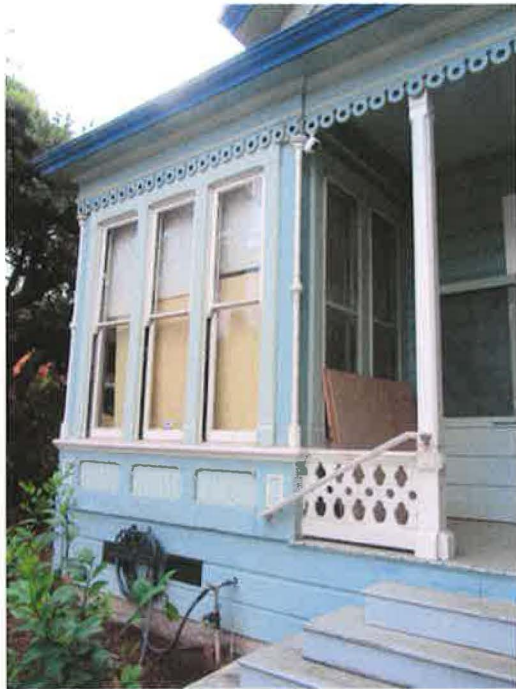


Figure 17: East Corner Bay



Figure 18: East Corner Bay Interior

The wide decking across the back wraps around one side of the kitchen leading to a door into the 2006 laundry room addition. Newer double glass doors open out from the kitchen to the deck and steps to the lower terrace formed from used bricks. The kitchen window that overlooks the creek has two vertical rows of lights on each side and is not original.

Comparison Properties

The 1886 Sanborn Map depicted one other house with two front facing square bays where the IOOF Hall is currently located on Dana Street. However, some of the design elements found on the Dana/Barneberg House can still be seen on a few houses in San Luis Obispo. Examples noted below are on the Master List. Varied dates of construction are from the city records and other sources. They were not independently confirmed by this researcher.

A sample of remaining square bays can be found at the Mrs. V. L. Latimer's house at 858 Toro Street. The Latimer House was constructed in 1880. The bay has one window on each side and three facing front. A house at 571 Pismo Street next to the Biddle House has the same bay configuration.

The Lewin House, at 671 Pismo Street, has two of the elements found on the Dana/Barneberg residence. It has the same cut work trim with circles across the front under the fascia. The square bays are smaller with one window on each side and two across the front. Fish scale shingles appear under the centered dormer over the front entry. The frame house with “Carpenter Gothic influences” also described as a Queen Anne Cottage was dated in various studies as 1876, 1890 or 1900.

The Snyder House, at 1406 Morro Street, was constructed in 1885. It has the same cut work trim circles lining the house under the fascia as the Dana/Barneberg House.

Despite these similarities none of the above examples exhibit quite the same exuberance in detail and balanced design as the Dana/Barneberg House. It’s condition, after so many years, retains its elegance as befitting the bank president John Wesley Barneberg.

Grounds

Used brick walkways surround the house that looks out across the street to the historic Anderson House. The ornate wrought iron fencing and gate are not original, but were installed by the previous owner (Figure 19). The restoration project in 2006 had used a white picket fence of the same style as shown in the early photograph. The wrought iron fencing, although not like the original white picket fence, is a reminder of the original business of John Wesley Barneberg, who started out in the 1870s with a foundry and machine business nearby.



Figure 19: Wrought Iron Fencing



Figure 20: Garage at the End of the Driveway

On the west side, a garage sits at the end of the brick driveway (Figure 20). The garage construction or relocation date is unknown. The siding is similar to the house under a low front facing gable roof. The doors have six fixed pane lights on top of three door sections. The garage has recently been converted into a casita with new entry from the back. The view of the Dana/Barneberg House from the street is unchanged.

There is a lemon tree by the garage that has an interesting history. According to local lore, it is from the old lemon grove that still exists on the side of Cerro San Luis Obispo where there is a spring. It is supposed to be a different variety that predates 1900. In 1996, Bill Cattaneo wrote that in 1901;

“Mr. G. W. Chandler lived in a little cabin on San Luis Mountain, where he had a yearlong supply of cool spring water. On a plateau overlooking downtown San Luis Obispo, Chandler raised three acres of lemons and oranges...” (SLO Century in *San Luis Obispo Journal* August 1996)

SIGNIFICANCE DETERMINATION

The City of San Luis Obispo evaluation criteria for historic resources has been applied to the pertinent sections of the Ordinance for the Dana/Barneberg House.

City Guidelines for Architectural Criteria

The City Guidelines for Architectural Criteria apply to the Dana/Barneberg House under (1) Style - a. purity of traditional style and c. traditional, vernacular and/or eclectic influences that represent a particular social milieu and period. It also applies under (2) Design - a. Notable attractiveness with aesthetic appeal.

The 1880s architectural style of the Dana/Barneberg House used an abundance of elements that were popular with the prominent citizens of San Luis Obispo at that time. Using elements found on Queen Anne cottages such as the squared bay, panels under the windows, and shingle work under the gables, it also represents a composite of borrowed elements. The saw cut balustrades and scroll sawn border under a narrow front facing gable behind a shed roof belie other aspects of design. The following elements are a part of the detailing still found on the house.

(1) Style

- Two large, rectangular square bays in front
- Saw cut balustrades on front porch
- Two designs of decorative shingles under front facing gable
- Decorative saw cut trim below the fascia
- Two bays - one on each side of the house
- Multi- gabled roof

(2) Design

The balance of design was well thought out for its period of significance. It still represents late 19th Century Residential Development at its best. Unchanged, the time it

was constructed reveals there must have been artistic presence involved in the planning whose name has been forgotten.

- Extensive detailing brings aesthetic appeal and cohesiveness to the design
- Exceptional craftsmanship produced the Victorian vernacular design.
- Fully restored by another master craftsman, Darryl Schauerman.

City Guidelines for Historic Criteria

The City Guidelines for Historic Criteria applies to the Dana/Barneberg House under (1) History—Person. a. Significant to the community as a public leader; and b. As a public servant who made early and important contribution to the community.

The house reflects its significance from certain people connected with it. (1) Charles William Dana, and (2), John Wesley Barneberg were important public leaders. (3) Grace Barneberg is noteworthy for her contributions with women's rights and libraries. All three were well known for their work throughout California.

(1) Charles William Dana - Civic Leader

Clerk of the San Luis Obispo Board of Trustees - 1859 (for over twenty years)
Elected to the State Assembly - 1861
Board of Director for the San Luis Obispo Railroad Company - 1872
Formed franchise to bring water to San Luis Obispo - 1872
County Auditor - 1873/74
Secretary of the Agricultural Society - 1875
Supervisor - 1876/1877
San Luis Obispo's Mayor - 1881

(2) John Wesley Barneberg - Business Leader

Co-owner of the early local foundry - 1875
President of C. Reed Corporation
City Tax Collector - 1883
Served on the Board for the San Luis Gas Company - 1896
Chairman for the Democratic Central Committee - 1898
President of the Commercial Bank
President of San Luis Savings Bank
Vice President Security First National Bank
President of the Pacific Southwest Trust and Savings Bank - Local Branch
Major stakeholder in the oil development in central California
Principle investor in Midland Oil Company
President Brookshire Oil Company
Principle in Obispo Oil Company
Served on Committee to establish Cal Poly - 1901

Democratic representative to the National Convention - 1912
Chairman of the Liberty Loan Drive - WWI

- (3) Grace Barneberg - Community Organizer
Founder and President of the Monday Club - 1925
Statewide Service
 State Women's Prison Board
 Promoted Free Public Libraries
 California State Hospital Libraries
San Luis Obispo Service
 County Health Centers
 San Luis Obispo Dental Clinic
 Red Cross

The names Dana and Barneberg and their families have all been connected to the house, before and after it was moved to its current location.

City Guidelines for Integrity

The City Guidelines for Integrity for the Dana/Barneberg House apply under; (2) Maintained its historic appearance and character; and (3) the degree to which the structure has retained its design, setting, materials, workmanship, feeling and association.

- (2) For almost thirty years the Dana/Barneberg House was at 550 Dana Street exhibiting its historic appearance and character. Since 1914 it has been at 531 Dana Street with almost no change in its original design and footprint. Characteristics from its period of significance have not diminished and are the same as depicted in the old photograph when it was across the street from its current location.
- (3) Although it was once moved by the family that owned the house until 2005, it has been 107 years at its current location. Still in the same neighborhood, the Dana/Barneberg House displays the high degree of craftsmanship that makes it one of the most unaltered historic properties in the City of San Luis Obispo.

CONCLUSION/RECOMMENDATIONS

The Dana/Barneberg House is found to be significant under A. Architectural Criteria, B. Historic Criteria, and C. Integrity, in the city's "San Luis Obispo Historic Preservation Guidelines" for evaluating historic resources. As part of the Downtown Historic District, Dana Street is one of the oldest neighborhoods in town. The Dana/Barneberg House is currently one of ten properties on the Contributing List for the street that was last surveyed in 1987. As a result of this current study, the Dana/Barneberg House qualifies for its age, design, integrity, as well as, the people important to our history that were associated with the house. It is strongly recommended that the residence be upgraded and added to San Luis Obispo's Master List of Historic Properties.

ADDENDUM



Darryl and Eleanor Schauerman

Special thanks to Eleanor Schauerman for providing information critical to this report. The efforts of the badly needed restoration of the house by 2006 was recorded in photographs taken over the two years the project took place and have been used in this report. It was due to the late Darryl Joseph Schauerman, the craftsman, and his family that we have the house today. The voices of Tim Olson and Sharon Kamm, both long time residents of Dana Street, also contributed to this report.

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Deeds

1872 Deed Book E/264 - Lindenberg and Hollman
1873 Deed Book E/341 - Hollman to Lindenmeyer
1875 Deed Book H/142 - Lindenmeyer to Gas Company
1881 Deed Book N/254 - Charles W. Dana to Phillip Biddle
1882 Deed Book O/308 - Phillip Biddle to John Wesley Barneberg - Bl. 60, 235 x 275 ft
1883 Deed Book P/555 - Charles W. Dana to G. B. Tuley
1913 Deed Book 100/40,41 - Stockton to Barneberg
1921 Deed Book 150/112,113 - Stockton to Stockton
2005 Doc #2005028013 - Holt family to Kelley V. Gearhart
2006 Doc #2006069958 - All Real Properties, Inc. to Darryl J. Schauerman
2008 Doc #2008036691 - Schauerman to Sadeghi and Zarbkhsh
2009 Doc #2009046068 - Sadeghi and Zarbkhsh name change to Retreat Center, LLC
2020 August to current owner Brian Tuohy

Interviews

Kamm, Sharon

Olson, Tim

Schauerman, Eleanor

Maps

1870 "Map of the Town of San Luis Obispo" - Surveyed by R. R. Harris and H. D. Ward
1872 "Map of the County of San Luis Obispo" - Published by R. R. Harris
1873 "Map of B. Brizzolara Addition" - Surveyed by Harris & Lakin
1877 "Birds Eye View of San Luis Obispo, Cal" - Mapmaker: E. S. Glover

c. 1885 - Plat Map with owners on Dana Street

1886, 1888, 1891, 1903, 1909, 1926, and 1957 "Sanborn Fire Insurance Maps of San Luis Obispo"

Petitions for Land in San Luis Obispo

1860 Blas Castro

1870 William B. Haley with map "settled in 1869"

1870 Land claimed by Lindenmeyer and Deffner with map, one acre has brewery, dwelling and fences

1870 Ramona Wilson with map and brewery

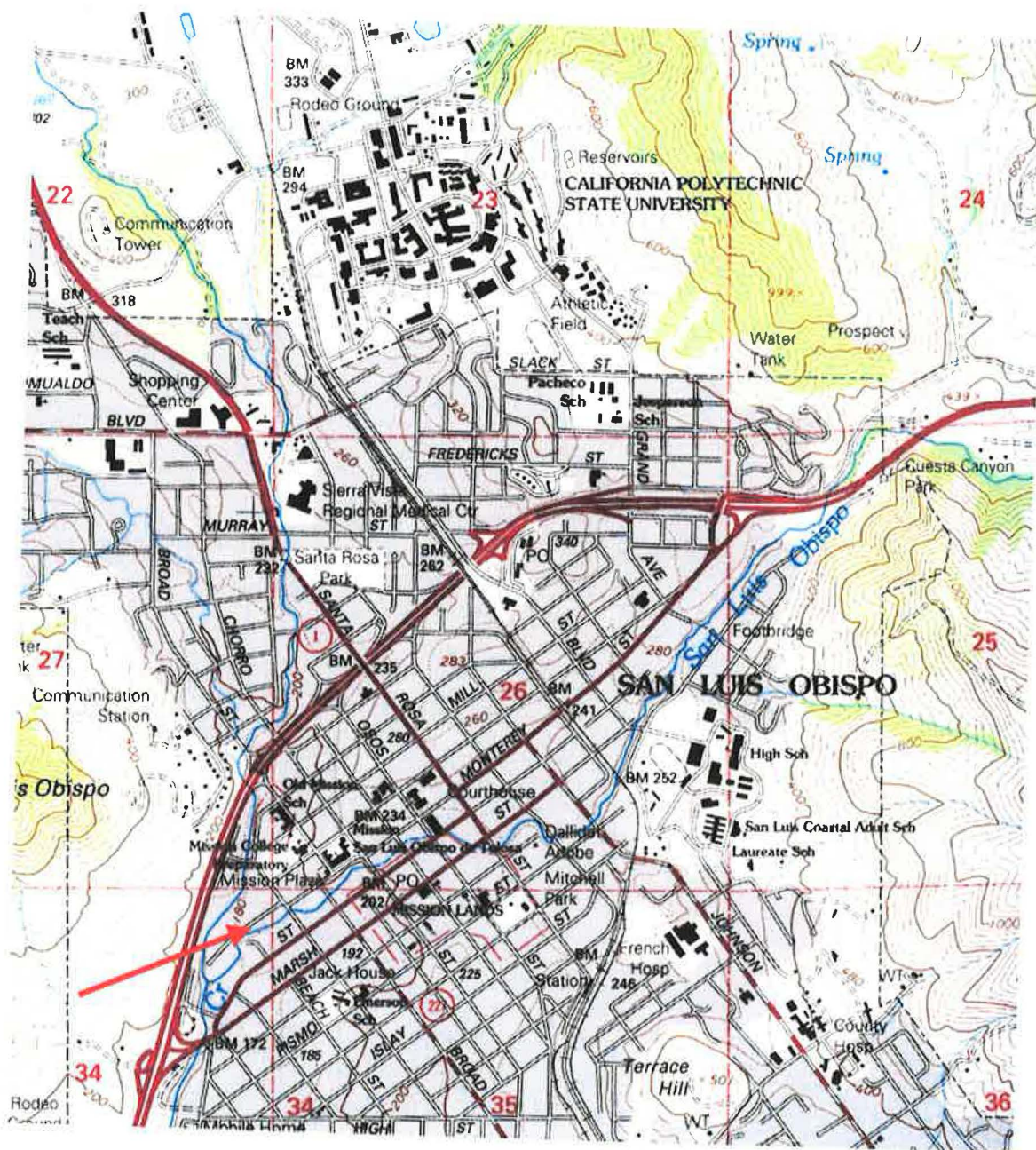
1870 Charles Dana with map 1.52 acres fenced with fruit trees, settled in 1867

APPENDIX A: Project Location Map

APPENDIX B: Dana/Barneberg House Floor Plan, Gables Plan and East Exterior by Schauerman

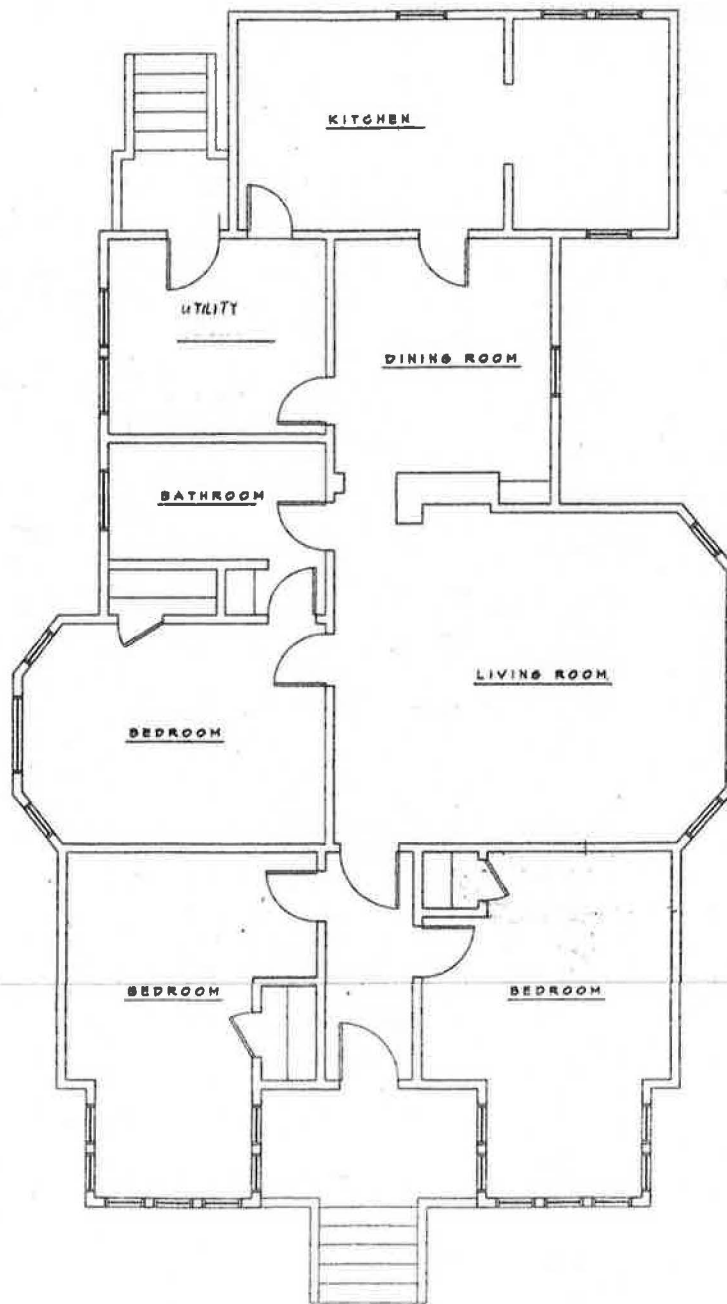
APPENDIX C: John Wesley Barneberg Sons and Brother-in-law

APPENDIX A: Project Location Maps

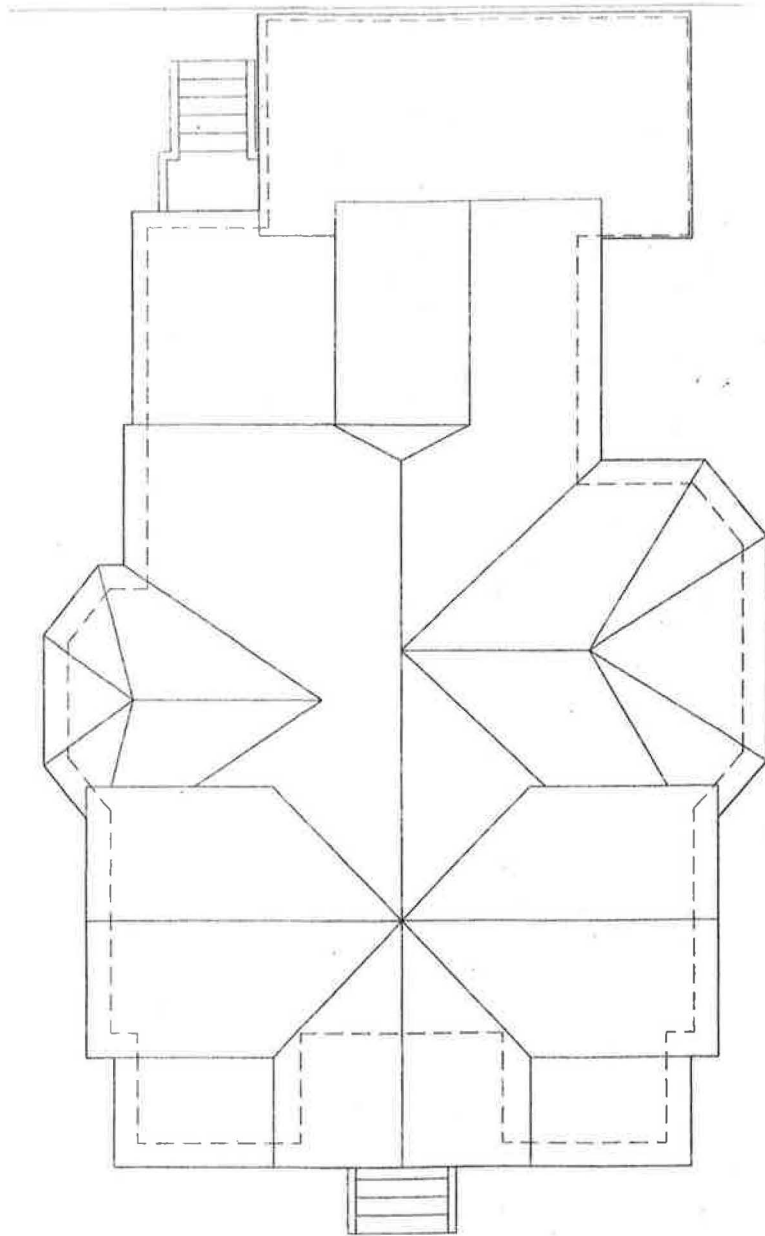


USGS 7.5' San Luis Obispo, California Quadrangle Map

**APPENDIX B: Dana/Barneberg House Floor Plan, Gable Pattern, East Elevation
Restoration by Darryl Joseph Schauerman**



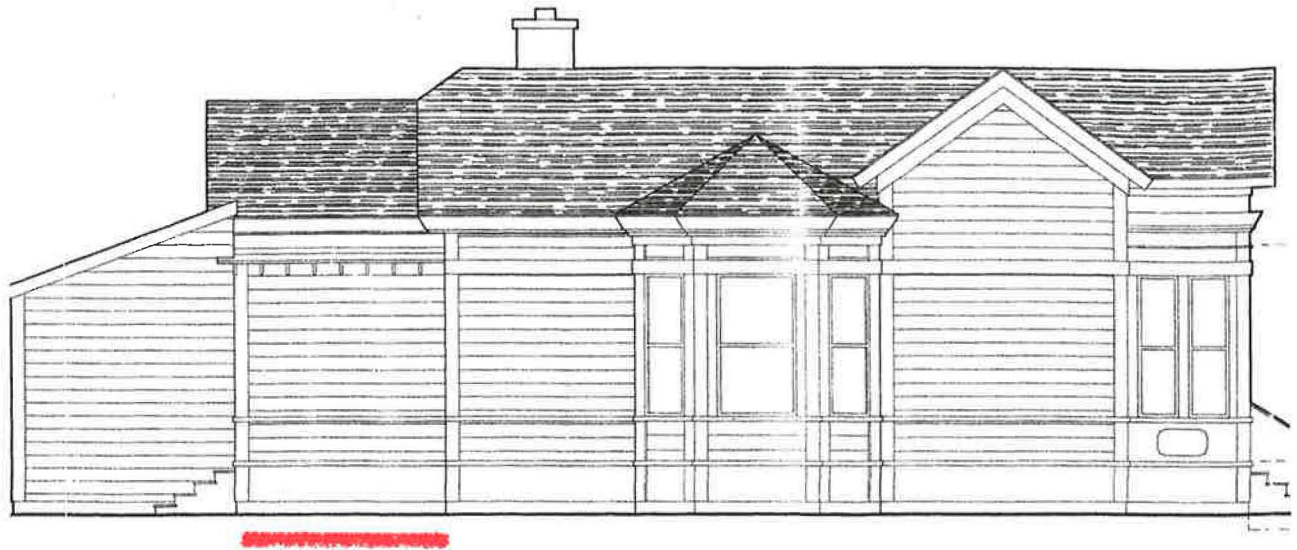
Dana/Barneberg Floorplan with the Utility Room Addition



APPROVED

AUG 22 2000

The Dana/Barneberg House Gable Patterns



The Red Line Indicates the Area of the Utility Room Addition on the East Side

APPENDIX C: John Wesley Barneberg's Sons - John Frederick and Chester Harry

John Frederick Barneberg

John Frederick Barneberg, a miner in his youth, spent time in Dawson City in the Yukon with a couple of others from San Luis Obispo that had "Klondike Fever." His first wife was Maude Pierce, who he married in Washington when he returned. He and Maude settled in San Francisco and became involved in several enterprises. He had a saloon in San Mateo, was a cigar merchant and ran the notorious San Francisco Waldorf Gambling Club in 1913. In 1916, he had another gambling club raided and, by 1918, was back to his parents house at 550 Dana Street where Maude died. By 1920, John F. had married again and was living in San Francisco living comfortably working as an oil company manager. John died in Los Angeles in 1935, leaving his wife Ruby and daughter Jane. Jane was featured in the newspaper with a photo and announcement of her return from Honolulu. "Inherits Estate, But Continues Dancing" - "...Miss Barneberg, who inherits her grandmother's large estate (Sarah Elizabeth Barneberg), plans to go to New York to continue as a chorus girl..." (*Riverside Daily Press*, Feb 24, 1936).

Chester Harry Barneberg

In 1899, Chester Harry Barneberg, as a result of a tragic accident, had his foot amputated in San Francisco. He soon returned home with his sister, Grace, traveling with an artificial limb while working for a house that produced them. In 1901, he married Estelle (Stella) Dana in San Francisco. They returned to San Luis Obispo at the end of 1903 and Harry began working at his cigar store on Monterey Street. The marriage ended after they had a son and a daughter. Harry had ran off to San Francisco with another woman in 1905. Later, while still running the cigar store on Monterey Street, Harry was shipping slot machines to San Francisco to support his brother's gambling enterprises. For a brief period, Harry was employed by the Brookshire Oil Company in Orcutt. Sent by his father, who owned the company, the job didn't work out and soon Harry was back running the cigar store in San Luis Obispo. Harry's address during the time he had the cigar store in town was in San Francisco. He later remarried and worked as a clerk in San Francisco, with his wife Viola, until he died in 1944.

John Wesley Barneberg's Brother-in-law - Jefferson "Jeff" Lee Anderson



Jefferson Lee Anderson (1864-1958) was one of six offspring born to John F. and Elizabeth Anderson. John F. Anderson (1826-1909) was a farmer in San Luis Obispo in the 1870s. Jeff married Margaret Helen Albaugh in 1889. They had a daughter, Oma (1891-1983), and a son, Harold (1897-1927). It was Jeff's sister, Sarah Elizabeth, who became the wife of John Wesley Barneberg. Today, the homes of Anderson and Barneberg remain next to each other on Dana Street where they are listed as Master List historic properties in the City of San Luis Obispo. The Anderson home was built in 1898.

The city inventory also states that "the family of J.F. Anderson, the influential businessman who built the Anderson Hotel, lived here in the early 1900s through the teens." (City of San Luis Obispo - Volume 3, 1983). The Anderson Hotel was actually built by Jefferson Lee Anderson, years after J. F. had died. By 1900, J. F. was age 72 and living with his son, Jefferson and his family. The household included a border named Albaugh, age 67, who was a farmer, probably a relation to Jeff's wife. There was also one servant in the household. Jefferson Lee Anderson was a clothing merchant and had a clothing store at 898 Monterey Street. But he is most remembered for the Anderson Hotel, the first five-story "high rise" building in San Luis Obispo. When the hotel opened in 1923, the 84 rooms caused an uptick of civic pride in the town. The first guest to sign the register was John Wesley Barneberg. Jefferson's son, Harold, felt the hotel should have been named the "Jefferson Lee" after the dream his father had for many years while he was operating his haberdashery store (Black 1988). Today the Anderson Hotel at 955 Monterey Street is on the Master List of Historic Resources for the City of San Luis Obispo.

It is Jefferson's sister, Sarah Elizabeth, who was married to John Wesley Barneberg that lived in the Dana/Barneberg House before it moved across the street in 1914. Many social items in the newspaper reflect the activities of the Anderson, Barneberg and Dana families closely connected through marriage and neighborhood, often traveling together.

