

United States Department of the Interior National Park Service

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National Register of Historic Places Registration Form

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NATIONAL REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name
other name/site number
Tribune-Republic Building
Laughery House Annex. Sometimes known as the Shaw House

2. Location

street & number 1763 Santa Barbara Street
city, town San Luis Obispo
state CA code CA county San Luis Obispo code 079 zip code 93401

3. Classification

Ownership of Property: private (checked)
Category of Property: building(s) (checked)
Number of Resources within Property: Contributing 1, Noncontributing 0

Name of related multiple property listing: NA
Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination (checked) request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets (checked) does not meet the National Register criteria. See continuation sheet.
Signature of certifying official: Heidi R. Chazan
Date: May 17, 1993
California Office of Historic Preservation
State or Federal agency and bureau

in my opinion, the property meets (checked) does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
Date
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
entered in the National Register (checked)
determined eligible for the National Register
determined not eligible for the National Register
removed from the National Register
other, (explain):

Entered in the National Register
Signature of the Keeper: Helores Byer
Date of Action: 6/24/93

Signature of the Keeper Date of Action

Tribune Republic Building, San Luis Obispo County, CA

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/ business
Domestic/ hotel/ multiple dwelling
Domestic/ institutional housing

Current Functions (enter categories from instructions)

Domestic/ multiple dwelling
Work in progress

7. Description

Architectural Classification

(enter categories from instructions)

Late Victorian

Materials (enter categories from instructions)

foundation Brick

walls Wood: redwood clapboard

roof Composition roofing

other

Describe present and historic physical appearance.

Please see attached photographs and continuation sheets.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 1

Tribune-Republic Building
San Luis Obispo County, CA

Physical Appearance

Summary

The two-story *Tribune-Republic Building* was built in November, 1873, on Morro Street as an inexpensive commercial structure. In 1905 it was moved to the west side of historic Santa Barbara Street, one block from the Southern Pacific Railroad Station, in San Luis Obispo, California. This building is an excellent example of a simple front gabled, two story, rectangular building exhibiting very few decorative elements. The structure has redwood shiplap siding, a gabled roof, an enclosed side porch, and a front porch added after the move. The first floor is constructed of 2" by 8" redwood joists on 24" centers. The second floor is composed of 2" by 12" redwood joists on 16" centers. The flooring is 1" by 16" fir planking. The building is 2520 sq. ft. There are no significant landscape features within the nominated boundaries. The exterior of the *Tribune-Republic Building* is in excellent condition and retains its historic integrity, appearance, and construction. The interior retains its method of construction, however the interior spaces have been rearranged, both before 1905, and after, to accommodate the change in its original function from commercial to domestic use.

Description

The two-story *Tribune-Republic Building* was built in November 1873, on Morro Street as an inexpensive commercial structure. It is the oldest wooden commercial building in San Luis Obispo, California, and appears today as it appeared historically. The exterior remains unchanged since the six block move in 1905, from the original location on the north side of Morro Street to the current location on the west side of Santa Barbara Street. The building was 22 ft by 50 ft with 13 ft ceilings, a gabled roof, an outside rear staircase to an upstairs door, and a 7 ft wide porch along the right side. Sometime after 1909 this porch was enclosed with windows that matched those of the main section. We have been unable to determine the exact date for this enclosure. However, the ephemera found in the walls during restoration in 1991 and 1992 indicate a date close to 1909. The front porch was added across the entire front before 1909 as indicated on the accompanying Sanborn Fire Insurance Map (exhibit M). There are no photographs available that show this front porch historically, but it has similar decorative elements as the main building, and its restored appearance remains unchanged. The vent in the front elevation was in the building when it was purchased in 1986. The original roofing material was most likely wood shingles. The composition roofing material currently covering the building was there when it was purchased in 1986.

The upstairs was one open room with larger, more closely spaced joists designed to support the heavy loads and equipment of the printing presses. This open space was particularly well suited to the tasks

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 2

Tribune-Republic Building
San Luis Obispo County, CA

Physical Appearance (continued)

of a press room. The downstairs, with standard construction, was designed for lighter loads and was divided into offices. The office nearest the front door was larger than the rest and had a large door opening.

The building retains its original structural form and windows. The first floor is built of 2" x 8" joists on 24" centers. The second floor is composed of 2" x 12" joists on 16" centers. The original flooring and the upstairs ceiling are 1" x 16" fir planking. The downstairs was divided into offices with lath and horsehair plaster walls. The upstairs studs and exterior siding were painted white on the inside, with 1" x 8" baseboards along the studs. The upstairs ceiling planking was painted green. It was divided into rooms at a later date (nails used in this later division are round rather than square as in the original construction). Much of the original gas lighting pipes are still in place in the ceilings as well as evidence of wire and tube electrical wiring.

Exterior walls are composed of 2" x 4" studs on 16" centers with angle bracing and covered with 1" x 10" horizontal redwood clapboard. The exterior window detail and the eaves have an unusual crown molding. The original windows, most of which remain, are double hung single glazed windows using sash bolts and no counterweights. The foundation, dating to 1905, is soft bricks and mortar. The chimney is also soft bricks and mortar. The chimney was moved with the building from its original location on Morro Street. The 2" x 4"s used to support the chimney during the move were left in place in the chimney's base. At the front corner there is evidence of where the original 1873 porch ended and was later extended around the front of the building in 1905. The redwood lumber used in the construction was most likely from logs cut on the east side of the Santa Cruz mountains, and shipped from either Santa Cruz or Redwood City, California to Port Harford (Port San Luis), and milled locally at one of two small mills. The carved redwood banister would have been milled in San Francisco and shipped in sections.

Location

The original location of the Tribune-Republic Building was Block 104, lot 12 of the Mission Vineyard Tract, and sold October 14, 1873, to Tribune publisher H.S. Rembaugh by Bishop Thaddeus Amat of the San Luis Obispo Mission for \$192. The lot was located on the north side of Morro Street, between Higuera and Marsh Streets. In 1905 lot 12, with several adjoining lots were sold to the Benevolent Order of Elks for the construction of their first Hall. At this time the building had been used for some 8-9 years as a lodging annex of the Laughery House (a hotel located directly opposite). By 1905 the Tribune-Republic Building was moved six blocks to its present location on the west side of Santa Barbara Street, just one block from the San Luis Obispo railroad station. The Southern Pacific roundhouse and maintenance yards necessary for adding helper engines ascending the Cuesta Grade

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 7 Page 3

Tribune-Republic Building
San Luis Obispo County, CA

Physical Appearance (continued)

were located nearby, creating a great need for lodging for the workers on the Southern Pacific Railroad. In 1905 new lot lines were drawn on lots 6 and 8 of block 176 of the Loomis and Osgood Addition to accommodate the building on this site. It is currently known as lot 10, block 176. The site is 43' wide by 91' deep tapering in back to a width of 10'; total area is 2897 sq. ft.

Restoration

The planned restoration has reorganized the interior spaces into three apartments. The building has a new foundation, new wiring, plumbing, insulation, and any other necessary building requirements to bring it up to code. The rear deck and stairs have been replaced to conform with the health and safety code. The building retains its structural and historic integrity. The inside staircase and banister, and all the windows are retained and repaired as well as the original outside redwood clapboard. All clapboard needing replacement was cut to the original dimensions. The owner duplicated the door seen in a *Daily Republic* photo from the 1880s, photo attached as supporting document. The outside of this historic structure remains unchanged.

B. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Communication	1873-1890	
Industry	1905-1943	
	Cultural Affiliation	
	NA	
Significant Person	Architect/Builder	
Angel, Myron	unknown	

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Tribune Building is significant under Criterion A in the area of communication as the only surviving newspaper printing office in the community of San Luis Obispo from 1873 to 1890, during which time four successive newspapers were published there. The building was used as a printing office on its original location, not its second location. The property, however, meets Criteria Consideration B: Moved Properties, as the only surviving building with these historical associations. The Tribune Building is significant under Criterion A in the area of industry for the association with the railroad history of San Luis Obispo, from 1905 until 1943. (The property continued to have railroad associations until 1956 but nothing of exceptional significance has occurred within the last fifty years and the arbitrary ending date of 1943 is chosen.) In 1905 the building was moved to its current location, near the Southern Pacific Railroad tracks, where it was used as a rooming house for railroad workers who overnighted or rested between shifts. At the turn of the century, buildings of all kinds were constructed or moved into this area around the railroad tracks. The Tribune Building is the oldest of the moved buildings and predates the new construction from this period. The Tribune Building is significant under Criterion B in the area of communication for the association with Myron Angel, a noted journalist, historian, and educational advocate. Angel was associated with the building from 1883 until 1890 during which time he used the building to publish the Daily Republic and as his principal work place. The property meets Criteria Consideration B: Moved Properties, as the only surviving building with these associations with Myron Angel.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 1

Tribune-Republic Building
San Luis Obispo County, CA

Historic Significance

Criterion Consideration B

Under criterion consideration B, the *Tribune-Republic Building* is the surviving property where Myron Angel did his most significant work. Myron Angel was the first historian of San Luis Obispo. He is the man responsible for the completion of the Southern Pacific Railroad's coastal route. He got possession of the *Daily Republic* because he felt a new daily paper was needed to push through the issues of the railroad and prohibition. The *Tribune-Republic Building* was the principal workplace of Myron Angel.

The *Daily Republic* was established by Myron Angel because he did not consider the rival *Tribune* to have the necessary force to push the Southern Pacific Railroad through San Luis Obispo and "close the gap" to Los Angeles. Through the *Daily Republic*, Angel wanted to make a splash with a difference. He was the first newspaperman in town to follow the western tradition to sensationalize the news, to use hyperbole, boosterism, and unmitigated excess to push his agenda. That agenda was the railroad and prohibition. It is safe to say that without the *Daily Republic* and Myron Angel, the Southern Pacific Railroad would not have completed the coastal railway route.

The home of Myron Angel is already on the National Register of Historic Places.

Criterion A and Criterion Consideration B

The *Tribune-Republic Building* is significant under Criterion A and Criterion Consideration B in the area of communication as the only surviving newspaper printing office for San Luis Obispo from 1873 to 1890, during which time four successive newspapers were published there.

Throughout the first twenty years, from November 15, 1873 to late 1890, the *Tribune-Republic Building* housed the presses and offices of four successive and concurrent San Luis Obispo newspapers, associated with many of the early Anglo-American pioneers in California, and in San Luis Obispo County. These were the *Tribune*, owned and published by H. S. Rembaugh and W. Murray, edited by O. F. Thornton; the *South Coast*, published by Charles L. Woods; the *Southern California Advocate*, owned by Patrick Murphy and published by Chauncey H. Phillips; and the *Daily Republic*, owned and published by Charles Maxwell, and Myron Angel. For a short period the building also housed the *Tribune Printing Co.*

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 2

Tribune-Republic Building
San Luis Obispo County, CA

Historic Significance (continued)

Criterion A

Under Criterion A, the *Tribune-Republic Building* is significant for its association with the railroad history of San Luis Obispo, from 1905 to 1956.

The *Tribune-Republic Building* represents the growing economic development and cultural importance of San Luis Obispo in the late 19th Century, as a mecca for many influential Anglo-American pioneers in California. The early 20th Century change in function and the very move itself is historically significant, reflecting the rise of a new era in San Luis Obispo County from that of a primarily agricultural economy to that of a major regional transportation hub. Thus a new commercial district was added to the town of San Luis Obispo by the tracks of the Southern Pacific Railroad. This area is within the San Luis Obispo Railroad Historic District.

From the 1890's to the end of the steam railroad era in 1956, the *Tribune-Republic Building* has been used as an hotel annex and rooming house. The first change of the building's historic function to domestic use was at its original location, on Morro Street, where it was a part of the Laughery House, and was used by the engineers working on the famous *Cuesta Grade* of the Southern Pacific Railroad.

The "Railroad Boom" era, 1901-1907 was brought on by the completion of the *Southern Pacific Railway's "Coast Route"* between Los Angeles and San Luis Obispo. The volume of traffic going north, up the *Cuesta Grade* grew exponentially. Chinese workers constructed the *Roundhouse* along Santa Barbara Street. This was necessary to provide and maintain the four to six "helper engines" used to assist pulling trains up the grade. The *Roundhouse* had a minimum crew of over two hundred "Anglos". Each engine necessitated a crew of two, plus the myriad brakemen, switchmen, linemen, trainmasters, roustabouts, etc.

The area around the tracks became the new economically active center of San Luis Obispo. It was the largest railroad center and division point between Los Angeles and Oakland, California. The city's population more than doubled in a few years. To support this population increase, buildings of all kinds were constructed or moved to the area around the tracks. The *Tribune-Republic Building* is the oldest of these moved buildings. It predates the hotels that were constructed in this new commercial district.

After late 1905, when the *Tribune-Republic Building* was moved to its current location on Santa Barbara Street, the building was occupied by workers on the Southern Pacific Railroad, who overnights or rested between shifts, with their residences as far away as Ventura and Watsonville. In addition during World War II this building was frequently occupied by U.S. servicemen billeted at historic Camp San Luis.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 3

Tribune-Republic Building
San Luis Obispo County, CA

Historic Significance (continued)

Please see the attached copies of the Sanborn Fire Insurance maps that document the move of the *Tribune-Republic Building* and also document the change in its historic function from commercial to domestic use.

This building has yielded a number of documents, papers, and ephemera of great local and regional importance and interest. These materials are on deposit at the San Luis Obispo County Historical Museum. These materials provide evidence of the occupants, and the historic significance of the *Tribune-Republic Building*, both before and after its move.

Chronological History

The Tribune

In 1869, the Republican party in San Luis Obispo was anxious for a local paper in their interest to counteract the heavily slanted news of the Democratic party organ: the *Pioneer*. Money was subscribed, and the first number of the San Luis Obispo *Tribune* was issued on August 7, 1869 published by H.S. Rembaugh and Co., with Judge Walter Murray as editor. By 1873 the weekly *Tribune* had grown from four pages of seven columns to eight pages of six columns. One or two columns were printed in Spanish because a majority of the local population spoke that language. Larger quarters were necessary due to the increase in business. On October 11, 1873, Mr. Rembaugh bought lot 12, Block 104 in the Mission Vineyard tract, part of the original San Luis Obispo Mission vineyard, from Bishop Thaddeus Amat of the San Luis Obispo Mission, for \$192. The first issue of the *Tribune* from the new *Tribune-Republic Building* located on Morro Street was printed on Saturday, November 15, 1873. Mr. Rembaugh was a pioneer of journalism in coastal California. During his tenure as publisher of the *Tribune* in the *Tribune-Republic Building*, he interacted with all the great land speculators and railroad entrepreneurs of the 1870s and 1880s of California, particularly in San Francisco. The *Tribune* strenuously advocated the improvement of the stock and agricultural resources of the county.

In January 1874 Judge Walter Murray, pioneer attorney and founder of the *Tribune* in 1869, resigned as editor. During his tenure as editor, he traveled frequently throughout the county, and having resided in California since 1847, he was familiar with all the needs, resources, and politics of the area. He was not virulent in his opinions and editorials, devoting space to local and general news. He made the *Tribune* into an influential paper, even though limited to a sparse population and a small circulation.

In 1874 O.F. Thornton became editor. During his tenure, the newspaper showed many improvements, among them the acquisition of a modern Fairhaven Cylinder Press on January 30, 1875. The *Tribune*, when still published in the *Tribune-Republic Building* was the strongest advocate of the Workingmen's

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 4

Tribune-Republic Building San Luis Obispo County, CA

Historic Significance (continued)

Party of San Luis Obispo. Ultimately the strong anti-Chinese focus of the *Tribune* forced Thornton to resign his position as editor in February, 1878.

On January 20, 1877, Mr. Rembaugh deeded lot 12, block 104 to C.H. Phillips and P.W. Murphy for \$3500. On June 23, 1877, the firm name became O.F. Thornton & Co., with J.F. Tuley and W.W. Waters as members. In July, 1877 the *Tribune* moved out of the *Tribune-Republic Building* to a new location. It continued publishing under the firm name of Tuley and Waters, and in November 1878 was renamed the *Tribune Publishing Co.*

The South Coast

Charles L. Woods established the *South Coast*. The first number appeared on March 20, 1878, dedicated to build up and advance the interests of San Luis Obispo county. This was a four page weekly paper, six columns to the page, subsequently enlarged to eight columns. In early June 1878, the *South Coast* moved its operations into the *Tribune-Republic Building* on Morro Street where it continued until it folded in August 1879. The *South Coast* was the best-known champion of Irish immigrants in California.

The Southern California Advocate

The next tenant of the *Tribune-Republic Building* was the *Southern California Advocate* started by G.W. Mauk and C.H. Phillips using *South Coast* machinery acquired through a debt payment. Phillips was the prototypical California developer of the land boom of the 1870s and 1880s. He was the primary promoter of the West Coast Land Co., and the interests of General Patrick Murphy. He is acknowledged as the real force behind the foundation of the towns of Templeton, Los Alamos, Los Olivos, San Martin, Sunnyvale, and also various tracts in San Jose. While editor of the *Southern California Advocate*, he promoted his various schemes through the newspaper. Subsequently, he advertised heavily in the *Daily Republic*. Mr. Phillips retired from the *Advocate* on March 27, 1880, and was succeeded by W.M. Armstrong who continued publishing the *Advocate* until the 52nd edition when he sold the subscription list to the publishers of the *Tribune*, and turned the assets over to creditors in July, 1880.

The Daily Republic

The *Daily Republic*, the first daily newspaper in San Luis Obispo, was started on January 15, 1883.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 5

Tribune-Republic Building
San Luis Obispo County, CA

Historic Significance (continued)

Alfred J. Pennington and E.F. O'Neil, both experienced journalists and printers founded the paper with George W. Jenkins, the business manager and collector. Their first weekly edition appeared on January 20, 1883. The *Daily Republic* purchased the building and assets of the former *South Coast* and *Southern California Advocate*, operating out of the *Tribune-Republic Building* on Morro Street. The Republic Printing Co. was the lowest bidder for the San Luis Obispo County printing, and was awarded the county contract by the Board of Supervisors in February 1883.

In January 1883 the *Tribune* Printing Co. was dissolved. Charles Maxwell and Myron Angel purchased the subscriptions and the accounts. In March 1883 they published the *Tribune* as a daily in addition to the weekly edition.

In March 1885 Charles Maxwell acquired the *Daily Republic*. In 1886 Myron Angel sold the *Tribune*, and in November 1886 he became sole owner and editor of the *Daily Republic*. In March 1887 the newspaper acquired new presses. The paper printed the daily events of the city, court transactions, the reports of Board of Supervisors and Board of Trustee meetings, as well as sales of properties, advertisements, and reports of county activities as they occurred. The *Daily Republic* was a staunch advocate of the Southern Pacific Railroad, improvements in agricultural practices, immigration, and improvements to local streets, water systems and other public services. Mr. Angel retired from the newspaper in December 1890, and C. B. Hughston became the editor of the *Daily Republic*, which however ceased publication on December 31, 1890, and may have merged with the *Tribune*, the surviving newspaper of San Luis Obispo, now published as the *Tribune-Telegram*.

From 1876 - 1887, four other newspapers were published in San Luis Obispo. These were the *Gazette*, 1876 - 1877; the *Mirror*, 1880 - 1895; the *Standard*, 1885 - 1886; and the *Weekly Register*, 1886 - 1887. To the knowledge of the Director of the San Luis Obispo County Historical Museum, none of their offices remain.

Until 1894 the *Tribune-Republic Building* continued as a print shop, printing business cards and advertisements for local businesses and events: the opening of the Ramona Hotel, local theater productions, health advice, advertisements and pamphlets for elixirs, and other drugs.

The Railroad Era

The Sanborn Fire Insurance map of 1903 shows the *Tribune-Republic Building* used as a lodging annex of the Laughery House, a hotel opposite on the south side of Morro Street. The Laughery House had existed from before 1886 and occupied several detached buildings located on that block. During the construction of the Southern Pacific Railroad tunnels 1891 to 1893 through the Santa Lucia Mountains

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 5

Tribune-Republic Building San Luis Obispo County, CA

Historic Significance (continued)

above San Luis Obispo, the Laughery House was used by engineers working on the railroad, local workers, and visiting ranchers.

In 1895 the Elks Lodge of San Luis Obispo was granted a national charter. In the founding years, the Elks moved about to whatever hall was available for their meetings. In 1902, an Elks Hall Association was formed to provide a lodge of their own. On January 29, 1903, the Germania Trust Co., Central Trust Co., and Pacific Land Co., deeded lots 12 and 13, block 104 to the Elks Hall Association for the construction of the new Elks Lodge, built in 1906, on the site of the Tribune-Republic Building.

Santa Barbara Street was opened in 1885, providing a shortcut from the Pacific Coast Railway crossing on Broad Street to Osos Street, and to the courthouse on Monterey Street. The newly opened street was a convenient bypass for the dusty herds of cattle previously driven through the center of town. The first evidence of the relocation of the Tribune Republic Building is the Sanborn Fire Insurance map of 1909 showing the building inserted between two existing structures on Santa Barbara Street, one block from the railroad station. The records of the deeds from August, 1904 to December, 1905, document the realignment of boundary lines on lots 6 & 8, block 176, of the Loomis and Osgood Addition to provide a lot for the placement of the Tribune-Republic Building.

By 1894 the Southern Pacific Railroad extended south from Santa Margarita, California to San Luis Obispo. Just north of San Luis Obispo is the Cuesta Grade, a 1,500 ft climb over the Santa Lucia Mountains. In order to make the grade from 3 to 5 helper engines were added in San Luis Obispo. Here the Southern Pacific Railroad maintained a fleet of engines in one of the largest roundhouses and maintenance yards on the line, and employed a minimum of 500 workers. A thriving railroad community developed in the immediate area of the railroad station with many hotels, boarding houses, rooming houses, flats and lodgings provided to the conductors, engineers, maintenance workers, and other employees of the railroad, their families, and other visitors. The commercial district shifted to this part of town in the early 1900's, after the gap between San Luis Obispo and Santa Barbara on the coastal Southern Pacific Railroad route was finally closed. The freight trains shipped agricultural products from all over San Luis Obispo County to markets in San Francisco and Los Angeles. During World War II thousands of US servicemen arrived at Camp San Luis via the Southern Pacific Railroad. Some of them with their families and friends stayed at these lodgings by the tracks.

The move of the Tribune-Republic Building to its current location provides well documented evidence of this historic shift of the San Luis Obispo commercial district, and the change in function from a print shop to a boarding house serving the employees and their families of the Southern Pacific Railroad. 1891 is the first Sanborn Fire Insurance Map to show the area around Santa Barbara Street. The six block area around the future railroad station is all vacant land. The May 1903 map shows 10 dwellings, 1 lunch place, and 2 boarding houses. The July, 1909 Sanborn Fire Insurance map shows 26 dwellings, 1

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 7

Tribune-Republic Building San Luis Obispo County, CA

Historic Significance (continued)

hotel, 3 restaurants, and 7 boarding houses. By April, 1926, there were 59 dwellings, 1 hotel, 4 restaurants, 14 boarding houses, and a business. These historic dwellings remain, except for a 2 block section which is now zoned commercial. Whether the structures were moved to their current locations or were built on their sites would show on building permits. The City of San Luis Obispo started issuing permits intermittently around 1905, and regularly some 15 years later. The San Luis Obispo County Appraisers Office has construction records of these buildings which are unavailable to the general public.

Although the Southern Pacific Railroad is no longer of great economic significance to San Luis Obispo, these historic residential buildings still provide important rental housing to large numbers of Cal Poly University students, government employees, and also low income residents.

Significant Person

Myron Angel

New York born publicist Angel is best known as the author of the first histories of the territory of the state of Nevada, of several Mother Lode counties of California, and of San Luis Obispo County itself (1883). Myron Angel is also acknowledged as the founder of Cal Poly's San Luis Obispo campus. While editor of the *Daily Republic*, housed in the *Tribune-Republic Building*, he campaigned tirelessly to attract the presence of the mainline railroad. The region acclaimed his role when the Southern Pacific finally came down the Cuesta Grade on May 5, 1894. The new location of the *Tribune-Republic Building* on Santa Barbara Street by the railroad station, and its long-term use as a rooming house reflects the fulfillment of Myron Angel's dream of a major coastal railroad through San Luis Obispo.

Of the many figures in the history of San Luis Obispo associated with the *Tribune-Republic Building* and the newspapers published there, by far the most influential was Myron Angel. He was born December 1, 1827 in Oneonta, New York, a descendant of the first Puritan Pilgrims who landed on Plymouth Rock. While still a child he often assisted in the mechanical and editorial departments of his father's newspaper. He was educated at local schools and attended West Point Military Academy until January, 1849, when his brother urged him to join a group of pioneers in the journey to the California gold fields.

After many adventures, they arrived in San Francisco in December, 1849. From 1850 to 1860, the years passed in a series of unsuccessful mining enterprises. At this time Myron Angel became editor of the Placerville semi-weekly Observer, in addition to writing for other newspapers. From 1863 to 1868, he was editor of the Reese River Reveille. While in that position, he wrote several reports on the mines of

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 8 Page 8

Tribune-Republic Building
San Luis Obispo County, CA

Historic Significance (continued)

eastern Nevada. He co-authored with J. Ross Browne the "Report on the Mineral Resources of Western Nevada."

Angel became editor of the daily Oakland News, after 1868, then the Sacramento State Capital Reporter, then until 1875, the White Pine News, when he returned to the Oakland News. During these years he wrote for many other publications on geography, history, and resources. From 1880 to 1883, he wrote three major historical works: "The History of the State of Nevada," "The History of Placer County," and "The History of San Luis Obispo County." The last he wrote while a resident of San Luis Obispo, where he stayed the rest of his life.

Mr. Angel again devoted his energies to the newspaper world, buying the *Tribune* in 1883 with Charles Maxwell. He sold the *Tribune* in 1886, and purchased the *Daily Republic*, then operating from the *Tribune Republic Building*, being the editor until December, 1890. From this vantage point he devoted his untiring efforts towards completion of the Southern Pacific Railroad, and to various civic improvements, including the Carnegie Library and Port San Luis. His other great contribution to the city and the state of California was his endeavor to found the vocational college which later became California Polytechnic State University. He wrote a book on this accomplishment, "The History of the California Polytechnic School at San Luis Obispo, California," published in 1908. He died June 27, 1911.

9. Major Bibliographical References

Please see continuation sheets.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency Caltrans District Office
- Federal agency
- Local government
- University CalPoly Archives
- Other

Specify repository:

County Historical Museum
Private: owner

10. Geographical Data

Acreeage of property 0.0656 acre or 2897 sq. ft.

UTM References

A

71	3	2	25
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39	05	9	05
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet for map

Verbal Boundary Description

The nominated property occupies lot 10, block 176 of the Loomis and Osgood addition. The circumference is: 91.39 x 9.08 x 41.02 x 10 x 63.33 x 42.62.

See continuation sheet for map

Boundary Justification

From 1904 to 1908 portions of lots 6 and 8, block 176 were deeded to provide a lot for the Tribune-Republic Building, which was moved to Santa Barbara Street in 1905 from its previous location on Morro Street. This lot has been associated with the nominated property since 1905

See continuation sheet

11. Form Prepared By

name/title Astrid J. Gallagher
organization owner of property date revised Jan 28, 1993
street & number 782 Ramapo Valley Rd telephone 201-337-3382
city or town Oakland state NJ zip code 07436

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section 9 Page 1

Tribune-Republic Building
San Luis Obispo County, CA

Bibliographical References

Books :

- Angel, Myron; History of San Luis Obispo County, California; Thomson and West, Oakland, California, 1883.
- Krieger, Daniel E; Looking Backward into the Middle Kingdom; Windsor Publications, Chatsworth, California, 1988.
- Morrison, Annie L; History of San Luis Obispo County and its Environs Historic Record Co., Los Angeles, California 1917.
- Nicholson, Loren; Rails Across the Ranchos, Valley Publishers, Fresno, California, 1980.
- Storke, Yda Addis; A Memorial Biographical History of the Counties of Santa Barbara, San Luis Obispo, and Ventura, California; Lewis Publishing Company, Chicago, 1891.
- Tritenback, Paul; San Luis Obispo Discoveries, Excellence Press, San Luis Obispo, California, 1989.

Periodicals :

- The *Tribune*, volume 5, October 11, 1873 (also known as The San Luis Obispo *Tribune*).
- The *Tribune*, volume 5, November 11, 1873.
- The *Tribune*, volume 7, July 30, 1875.
- The *Tribune*, volume 9, July 28, 1877.
- The *Tribune*, volume 10, June 8, 1878.
- The *Tribune*, volume 11, November 22, 1879.
- The *Tribune*, volume 12, July 10, 1880.
- The *Tribune*, volume 15, January 19, 1883.
- The *Tribune*, volume 15, March 2, 1883.
- The *Telegram-Tribune*, August 7, 1969.
- The *Daily Republic*, April 1, 1885.
- The *Daily Republic*, November 22, 1886.
- The *Daily Republic*, January 17, 1887.
- The *Daily Republic*, March 1, 1887.
- The *Daily Republic*, December 31, 1890.

Other Documents :

- Office of County Records, San Luis Obispo County, California:
Deeds for block 104, lot 12, from 1873 to 1903.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section 9 Page 2

Tribune-Republic Building
San Luis Obispo County, CA

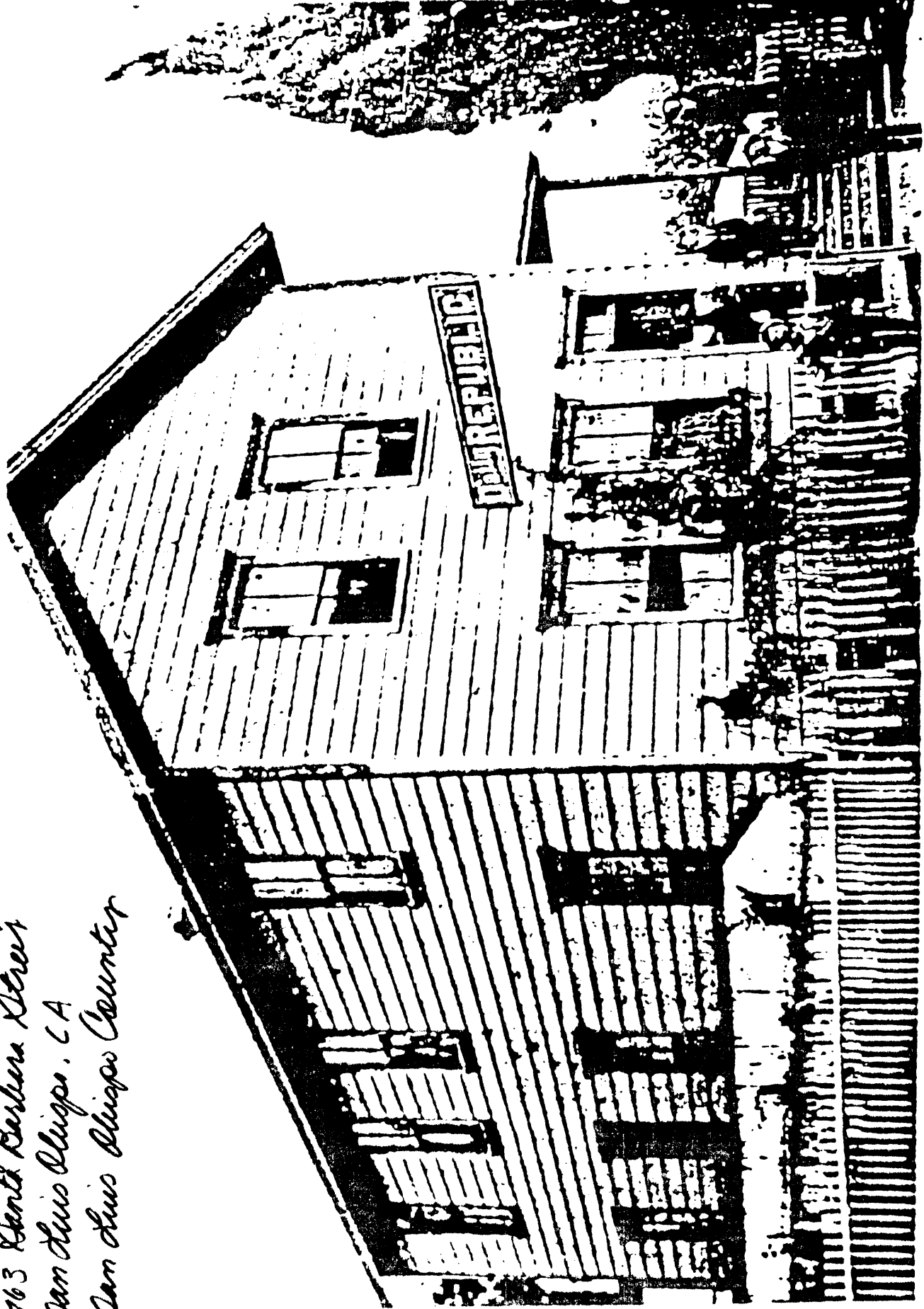
Bibliographical References (continued)

- Office of County Records, San Luis Obispo County, California:
Deeds for block 176, lots 6 and 8, 1896 to 1886.
- Sanborn Fire Insurance Maps of Block 104, San Luis Obispo, California:
September 1886; February 1888; May 1903; July 1905;
July 1909.
- Sanborn Fire Insurance Maps of Block 176, San Luis Obispo, California:
February 1888; May 1903; May 1905; July 1909.
- South Coast County Directory*, 1884-1885.
- Mercantile Guide*, 1891.
- Letters, lists, receipts, bills, newspapers, clothing, medicine bottles, printing paraphernalia, and articles of personal nature found in the walls of The Tribune-Republic Building during restoration.

Photographs :

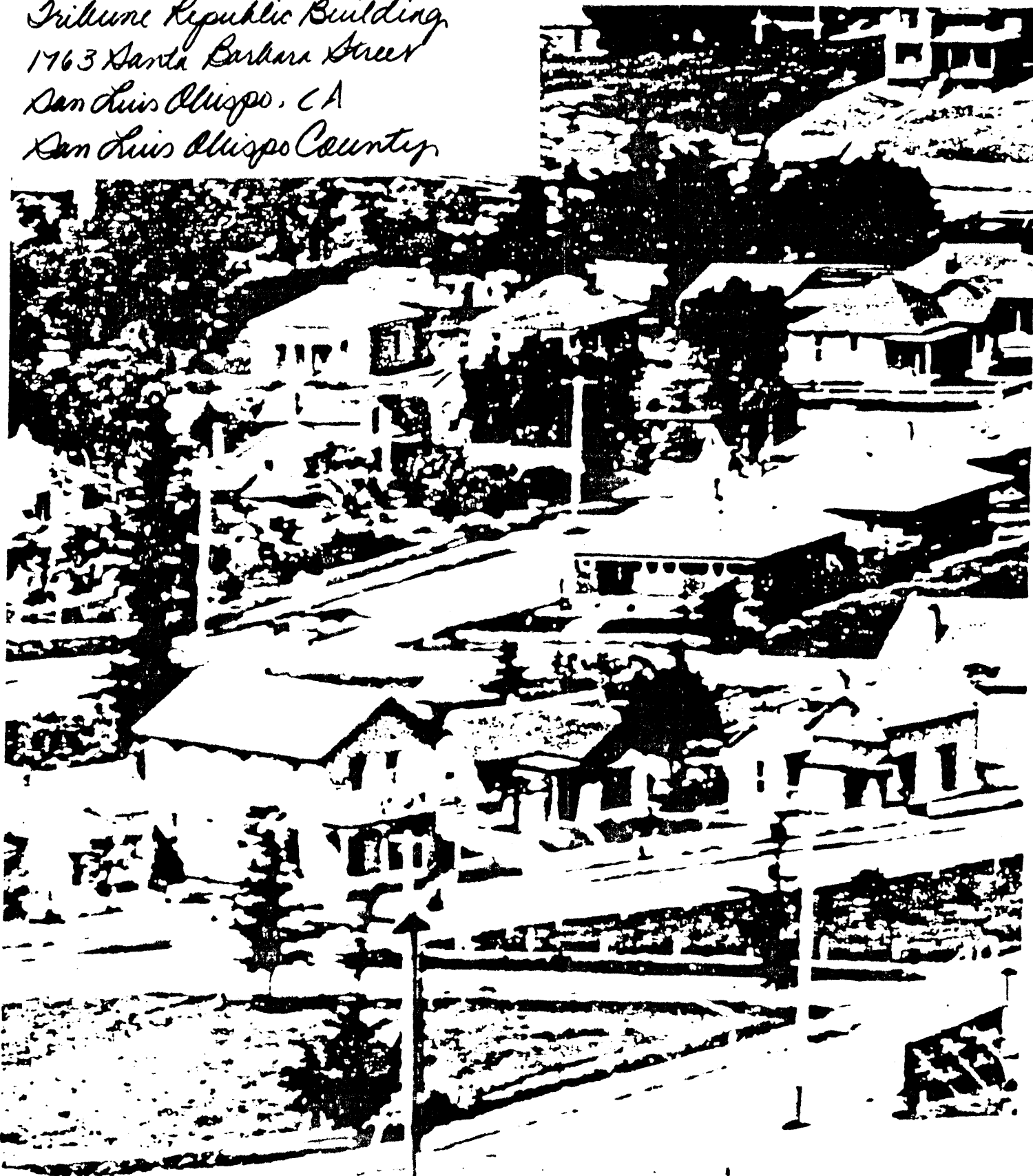
- All negatives held by owner in Oakland, New Jersey
Photographer for #1, #2, and #3 : Christopher Bort in April, 1992.
Photographer for #4, and #4A: Lee Gallagher in January, 1993.
- #1: Front facade, on Santa Barbara Street, camera facing west.
- #2: North side, with front facade showing, camera facing south.
- #3: South side, with a slight view of front facade, camera facing north.
- #4: Rear elevation, facing west, camera facing east.
- #4A: Rear elevation, lower portion, facing west, camera facing east.

*Tribune Republic Building
1763 Santa Barbara Street
San Luis Obispo, CA
San Luis Obispo County*



The Tribune-Republic Building in the 1880s when located on Morro St., and housed the Daily Republic. EXHIBIT A

*Tribune Republic Building
1763 Santa Barbara Street
San Luis Obispo, CA
San Luis Obispo County*



Enlargement of photograph of San Luis Obispo, 1906 from Terrace Hill. The Tribune-Republic Building is in front, at left, on Santa Barbara St.

1906

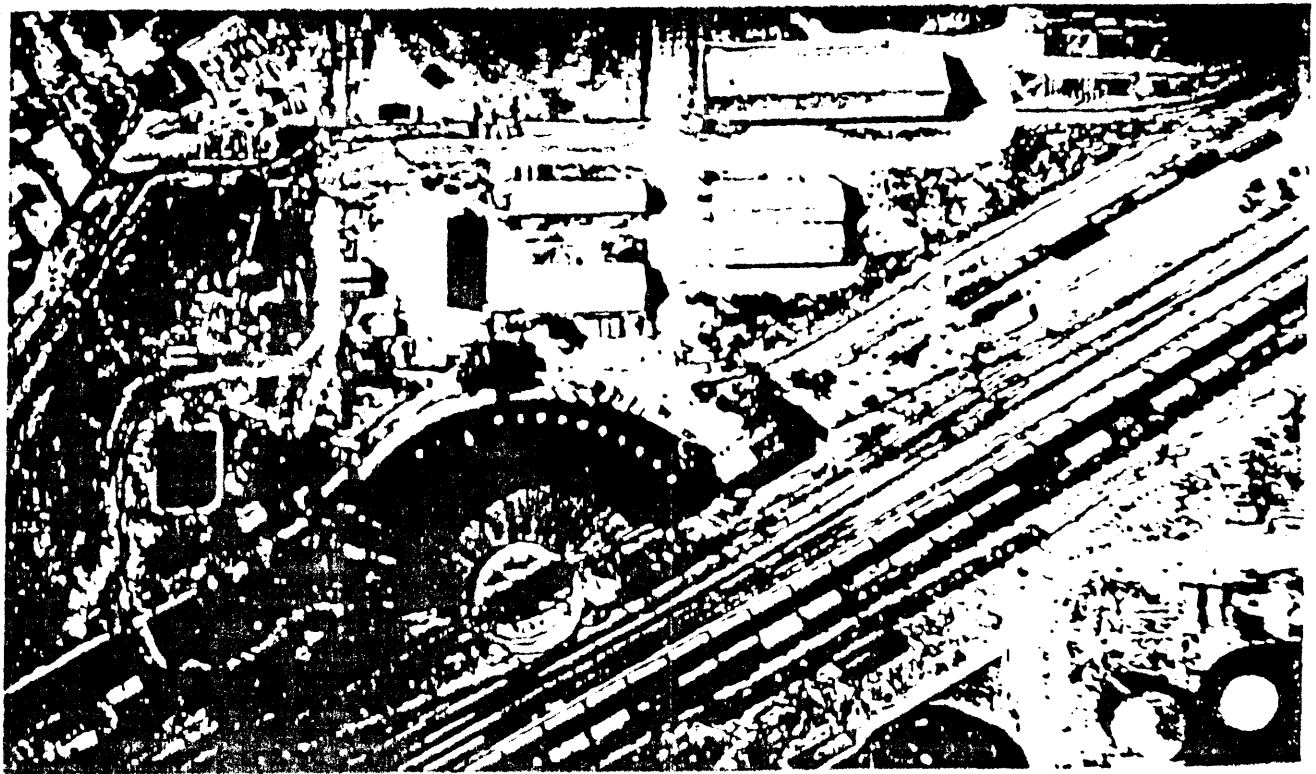
EXHIBIT B

*Tribune Republic Building
1763 Santa Barbara Street
San Luis Obispo, CA
San Luis Obispo County*

EXHIBIT C



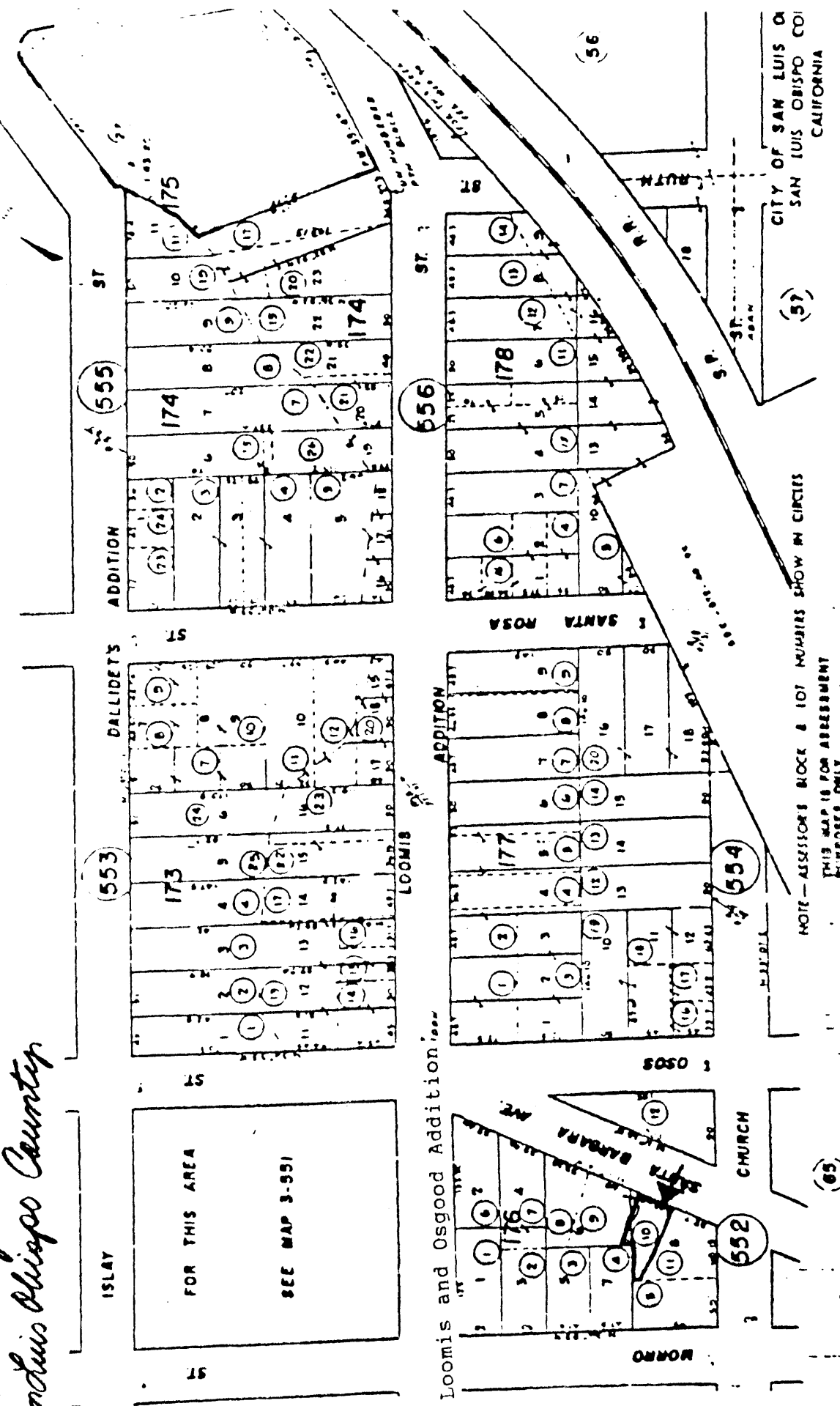
San Luis Obispo about 1905, from Terrace Hill. The Tribune-Republic building is clearly visible in the lower left corner, on Santa Barbara Street. San Luis Obispo Railroad station is lower center.



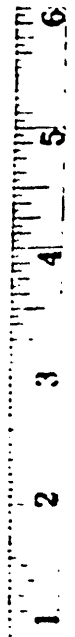
Aerial view of Roundhouse and part of the maintenance yards in 1956.
EXHIBIT D

*Tribune Republic Building
 1763 Santa Barbara Street
 San Luis Obispo, CA
 San Luis Obispo County*

Location of the parcel or parcels depicted. Final Assessment expressly disclaims any liability for amount, kind, or damage which may result from reliance upon this map.



MARK LARWOOD COMPANY



CITY OF SAN LUIS OBISPO
 SAN LUIS OBISPO COUNTY
 CALIFORNIA

HISTORICAL PRESERVATION DISTRICTS

————— DISTRICT BOUNDARY

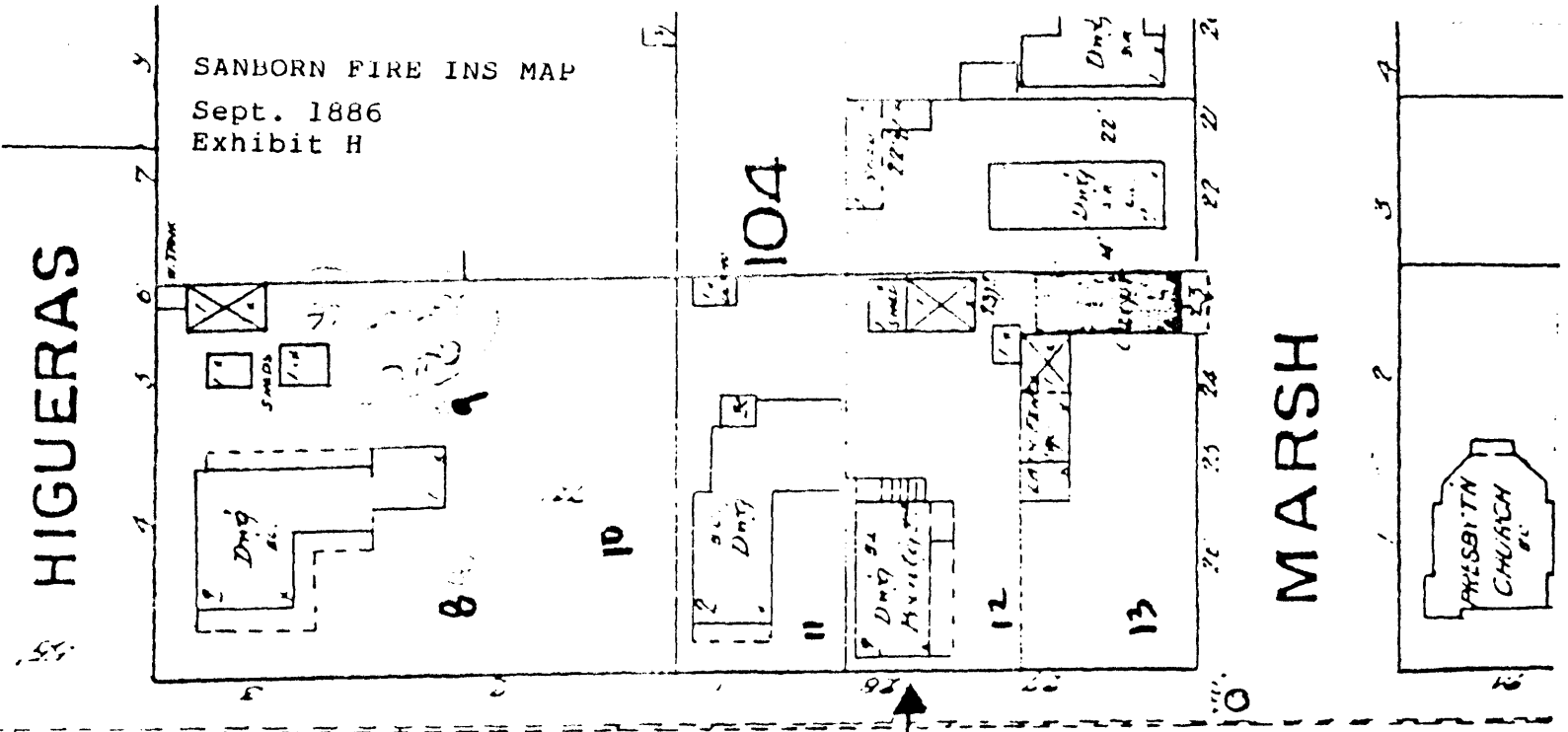
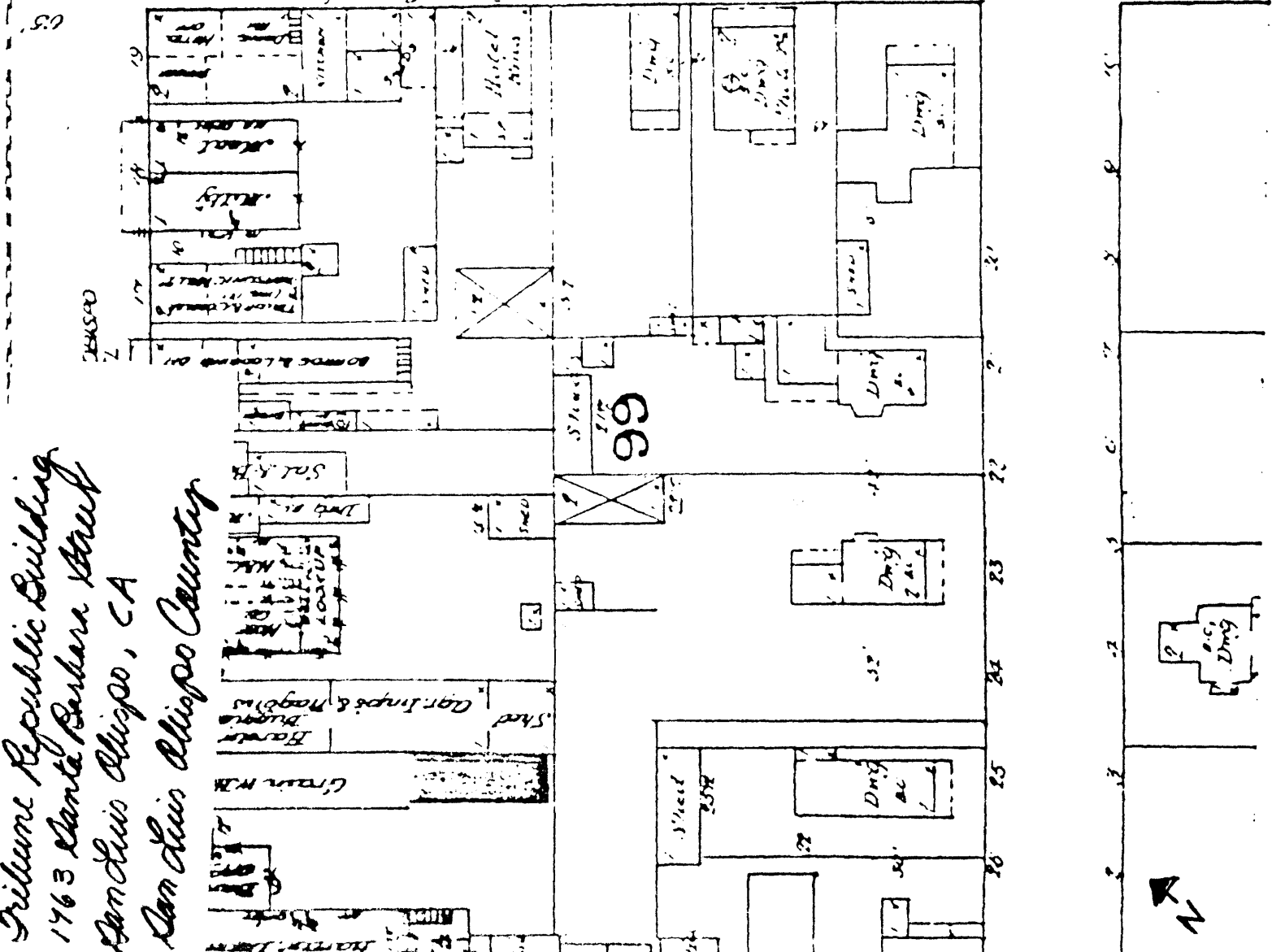
SAN LUIS OBISPO, CALIFORNIA

*Tribune Republic Building
1763 Santa Barbara Street
San Luis Obispo, CA
San Luis Obispo County*



3: Railroad Historic District

*Tribune Republic Building
1763 Santa Barbara Street
San Luis Obispo, CA
San Luis Obispo County*



SANBORN FIRE INS MAP
Sept. 1886
Exhibit H

HIGUERAS

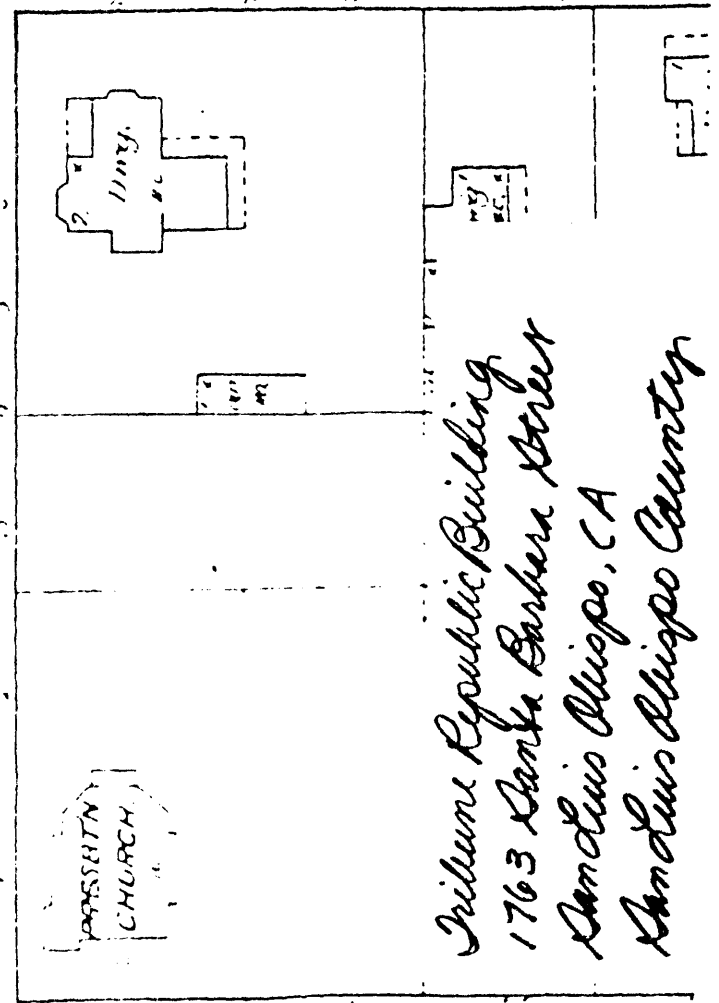
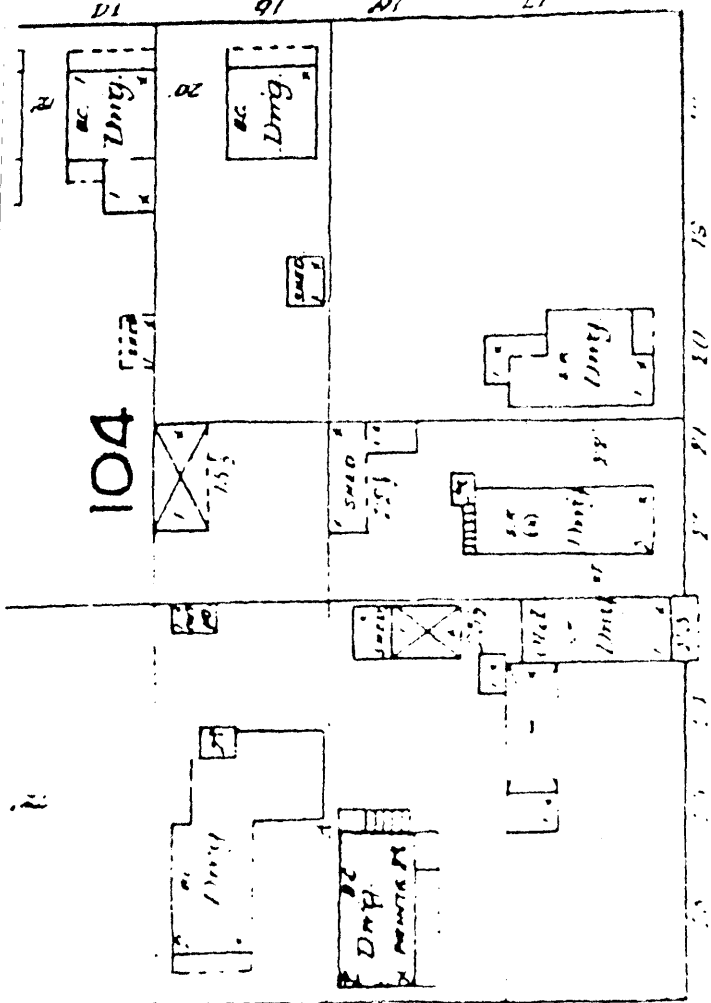
MARSH

SANBORN FIRE INS MAP

Feb. 1888

Exhibit 1

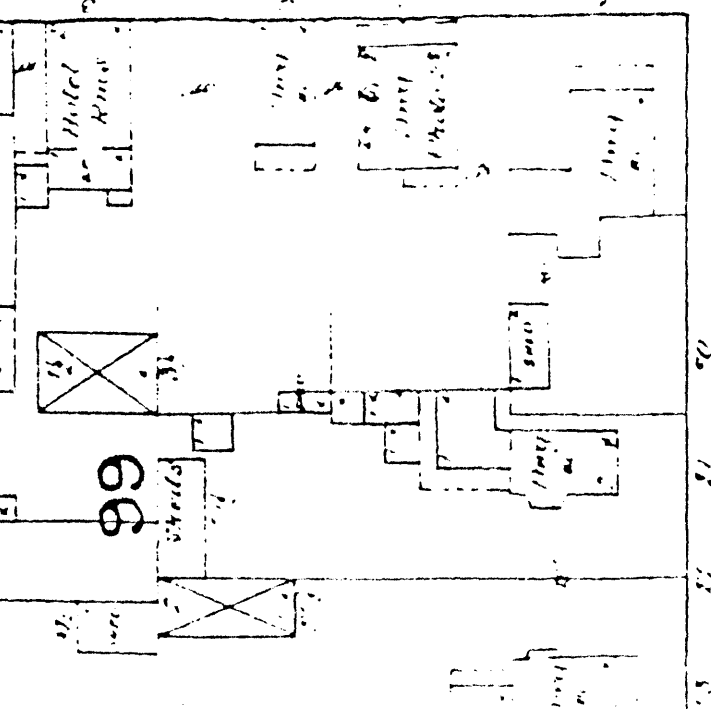
SOSO



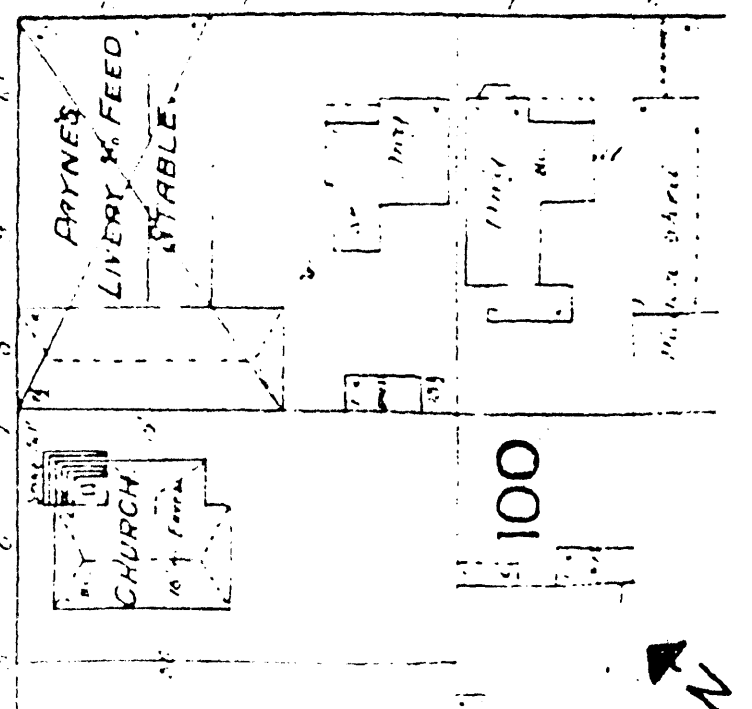
*Tribune Republic Building
 1763 Santa Barbara Street
 San Luis Obispo, CA
 San Luis Obispo County*

Tribune- Republic Building

MORO

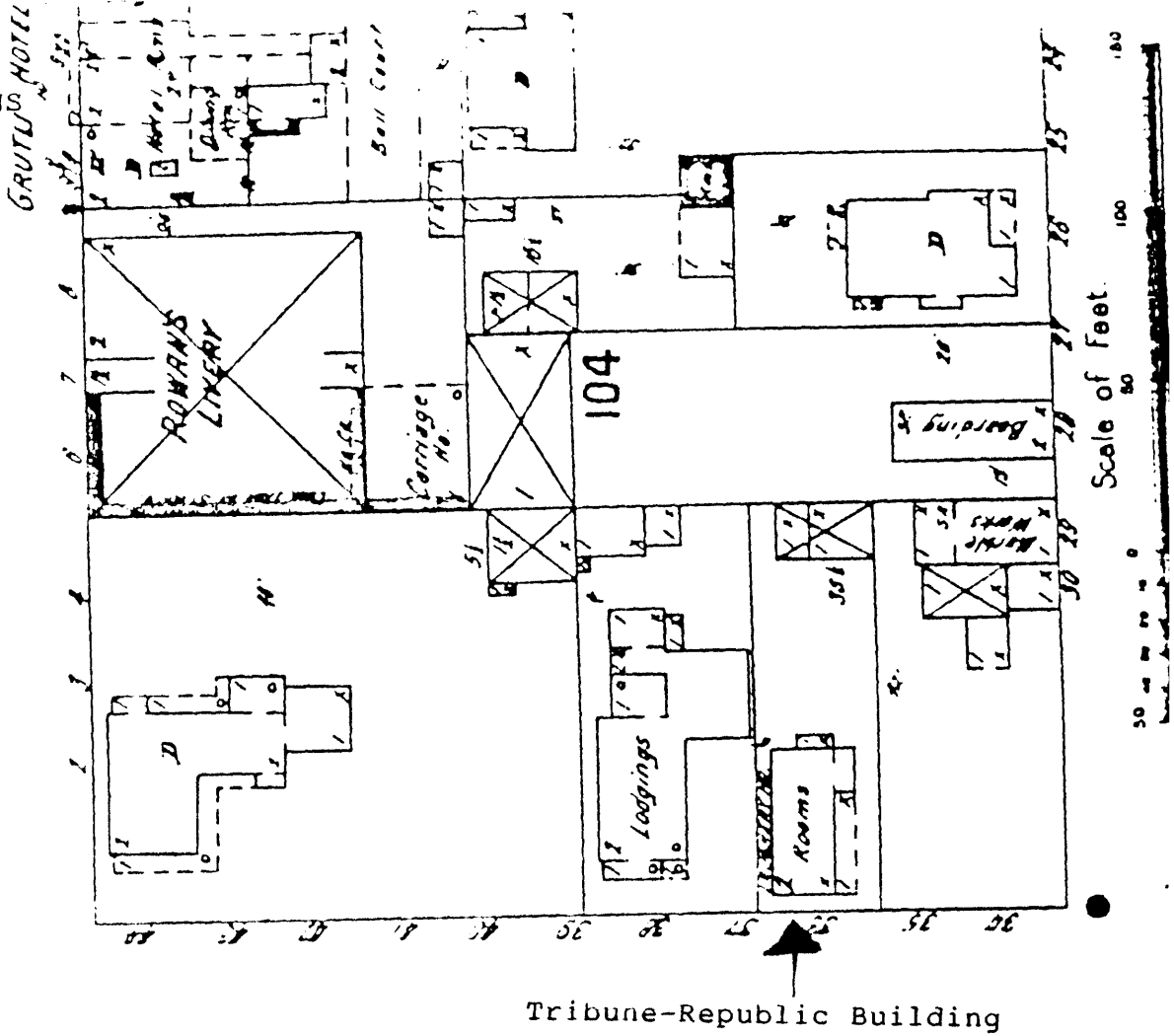


MARSH



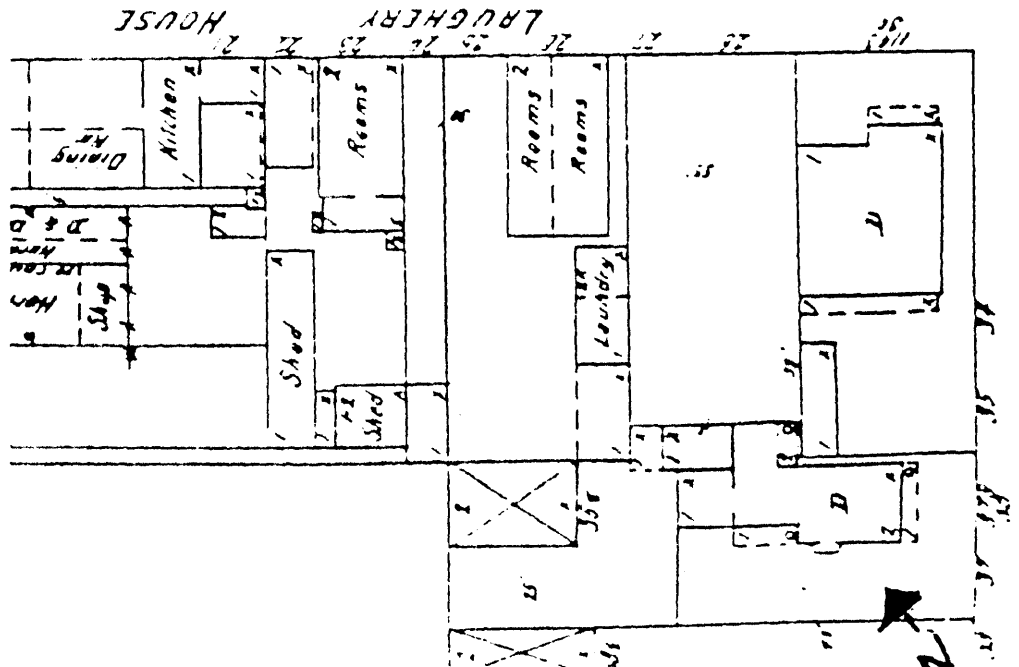
SANBORN FIRE INS
 MAP, May 1903
 Exhibit J

(ST. WIDENED)



HIGUERA

*Tribune Republic Building
 1763 Santa Barbara Street
 San Luis Obispo, CA
 San Luis Obispo County*

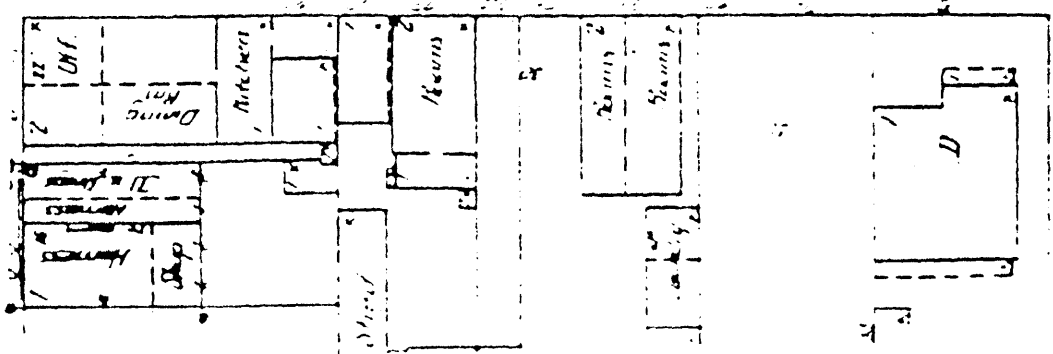


FIGUERA

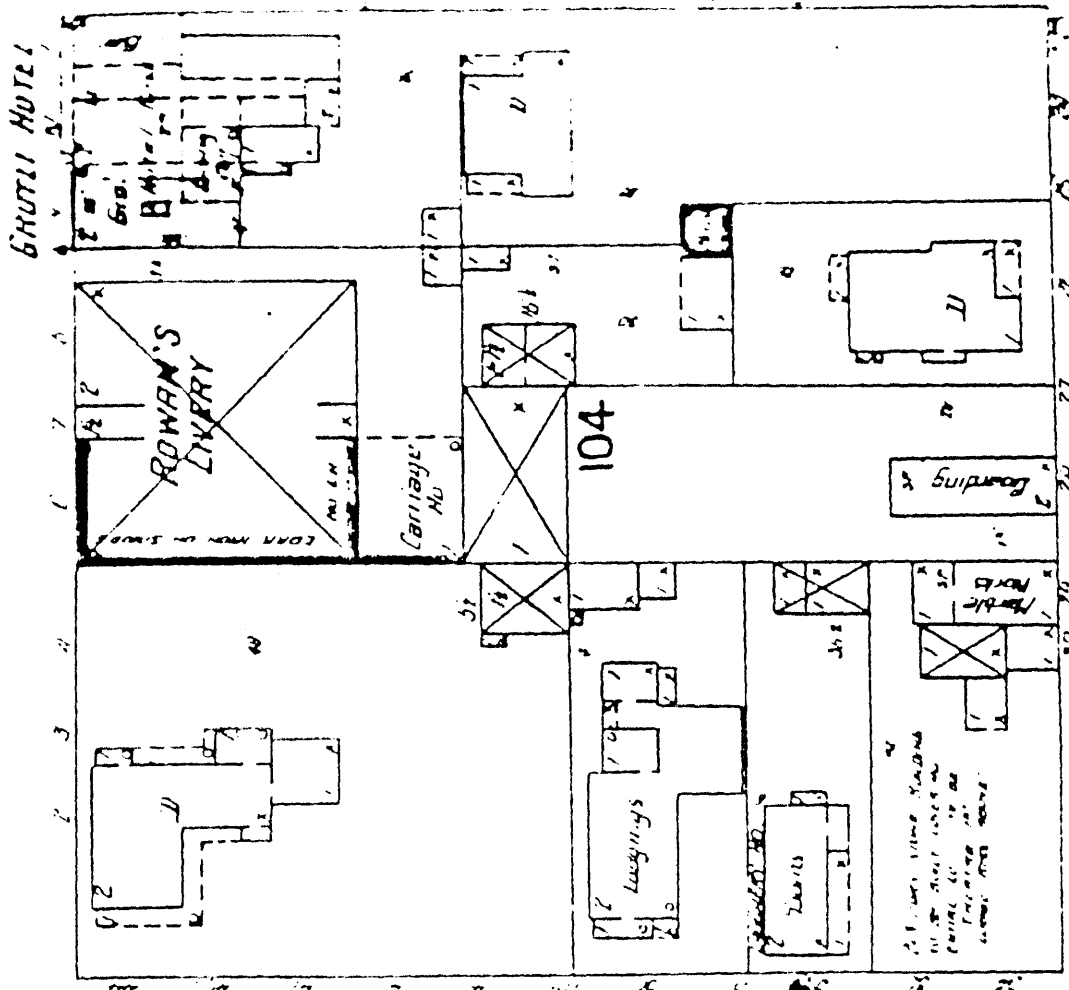
Tribune Republic Building
1763 Santa Barbara Street
San Luis Obispo, CA
San Luis Obispo County

(ST. WIDENED)

LAUGHERY HOUSE



SANBORN FIRE INS. MAP
July, 1905
Exhibit K



Tribune-Republic Building

SCALE OF FEET.

MARSH

17

*Tribune Republic Building
1763 Santa Barbara Street
San Luis Obispo, CA
San Luis Obispo County*

SO

LEFF

SANBORN FIRE INS MAP
1903-1905
Exhibit L

CHURCH

SANTA BARBARA

Future site of
Tribune Republic Building

176

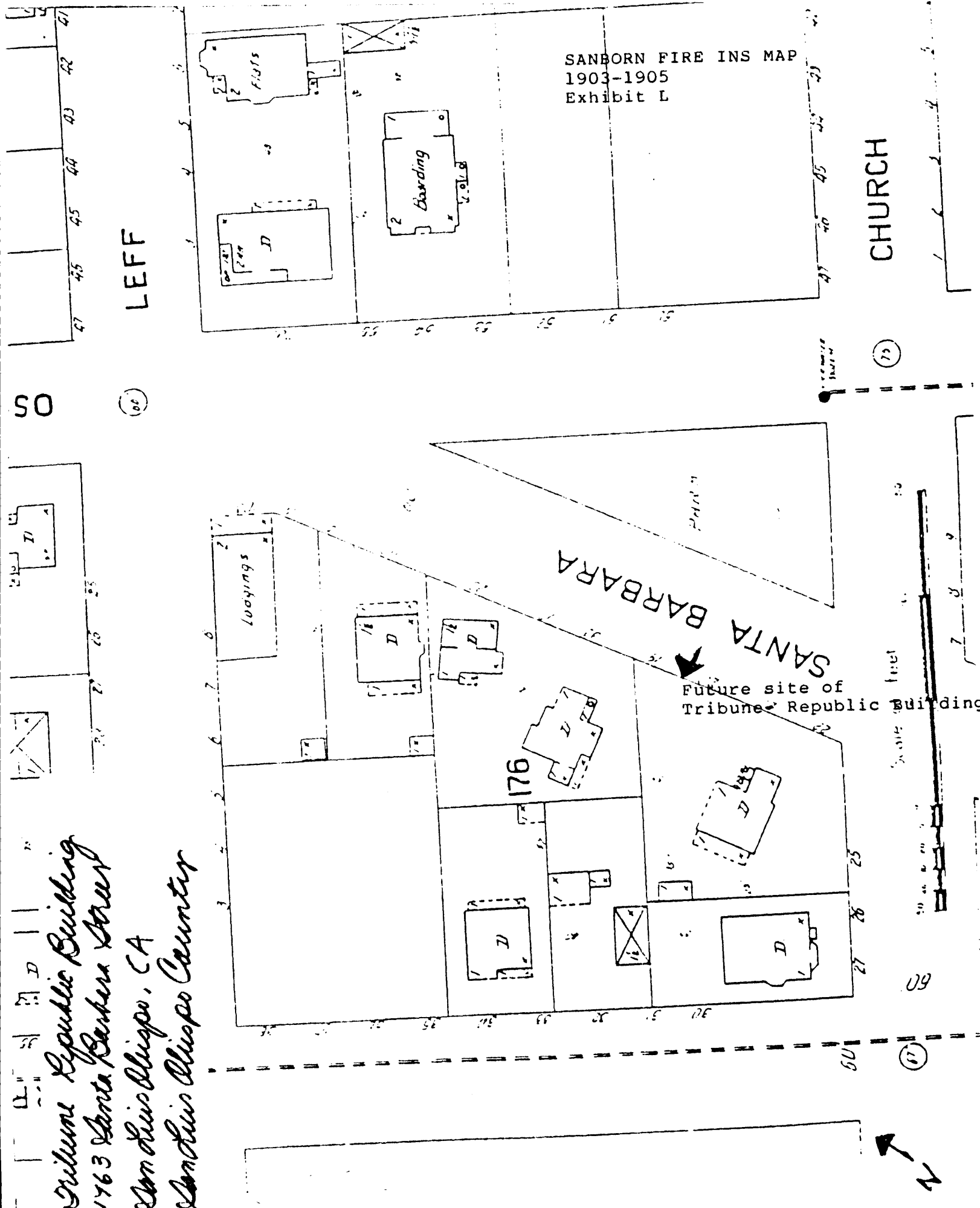
loopings

Scale feet

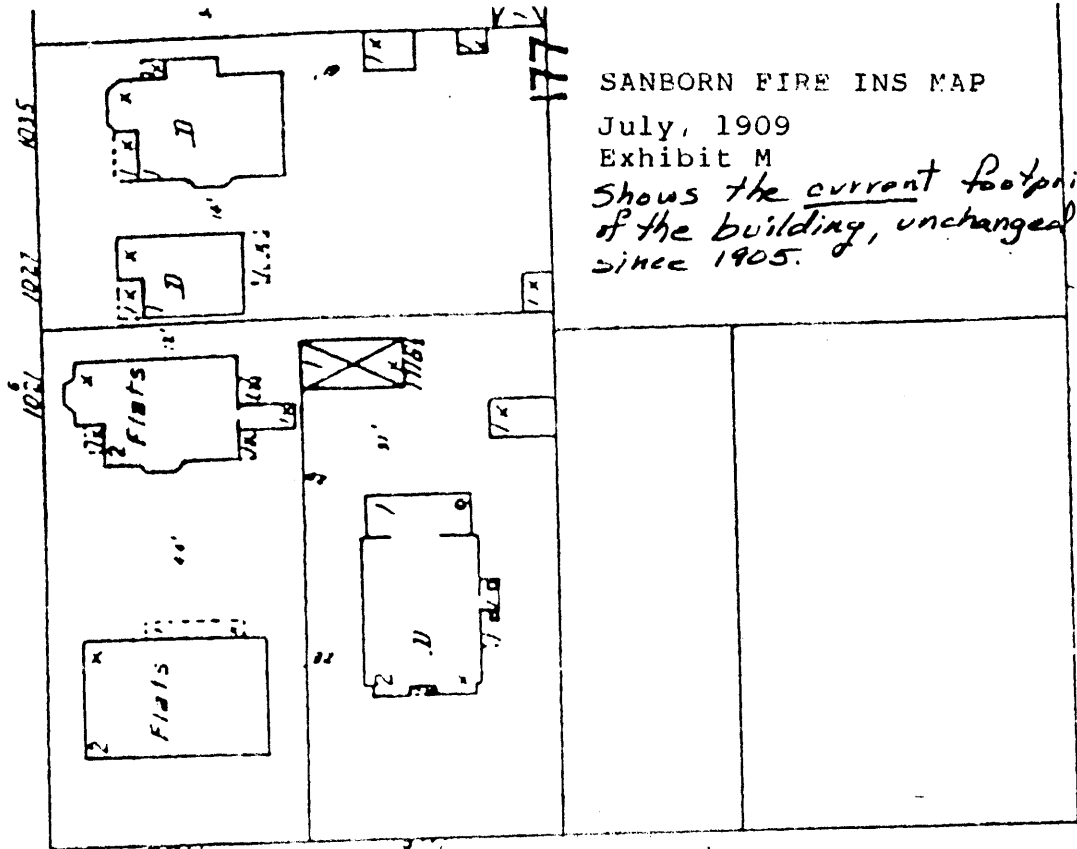
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60

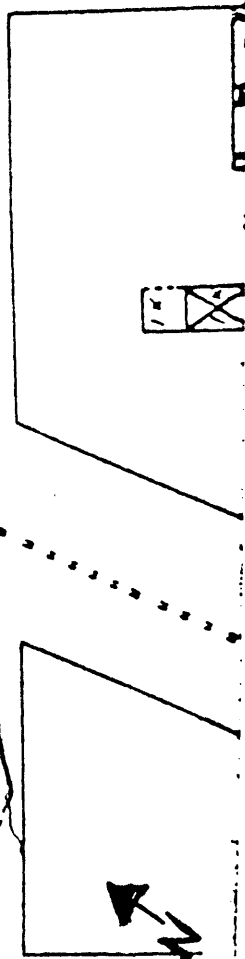
61



*Tribune Republic Building
 1763 Santa Barbara Street
 San Luis Obispo, CA
 San Luis Obispo County*



SANTA BARBARA PARK
 Tribune Republic Building



.09

CHURCH

75

60

100

60