

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

982

1. Name

historic Maubridge Apartments

and/or common

2. Location

street & number 2344 Tulare Street _____ not for publication

city, town Fresno _____ vicinity of _____ congressional district 17th

state California code 06 county Fresno code 019

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<i>N/A</i>	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: apartments

4. Owner of Property

name Maubridge Office Complex Group c/o Gramis Bros.

street & number 191 West Shaw Avenue, Suite 203

city, town Fresno _____ vicinity of _____ state California 93704

5. Location of Legal Description

courthouse, registry of deeds, etc. Fresno County Recorder, Hall of Records

street & number 2281 Tulare Street

city, town Fresno _____ state California 93721

6. Representation in Existing Surveys

title Historic Survey, City of Fresno has this property been determined eligible? yes no

date 1978 _____ federal _____ state _____ county local

depository for survey records Fresno City Planning Department, City Hall

city, town Fresno _____ state California

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

Constructed on the south corner of Tulare and "N" Streets in the City of Fresno as a detached free-standing building, it now abuts on the southeast side a plain reinforced concrete parking structure erected in 1951-52 from which it is separated by a five-foot lightwell on the southwest side. The brick-walled structure, rectangular in plan, has a full basement, four stories of apartments, and a modern penthouse. It has concrete foundation walls, interior wood framing, wood stud interior bearing walls, wood floor joists, and wood roof trusses.

The exterior Renaissance Revival facade has a tri-partite vertical organization as follows: the first floor division features arched windows with alternating widths with radiating voussoirs connecting with horizontal bands of brick work with rustic joints creating a rusticated base. The smooth brick of this lower division is variegated and a slightly deeper red than upper divisions. The second floor windows rest on a horizontal white metal belt course with white quoins extended vertically to encompass the third story windows in a manner resembling Gibbs surrounds. The fourth floor windows rest on a horizontal white metal belt course. Florentine windows alternate with single rectangular windows with arched surrounds. The building is topped by a white capped parapet wall above a projecting bracketed main cornice, all fabricated from sheet metal. Exterior brick work is variegated in color, smooth finish, of local manufacture, and laid in running bond with gray mortar.

The main entrance to the first floor is located on the Tulare Street facade and has an ornamental projecting metal canopy supported from the wall. The exterior entryway has the original marble treads, risers, and paving. Both street facades have the original exterior metal fire escapes, characterized by the later addition of counter-weighted ladders for ground access. Small basement windows are centered below first floor windows.

The interior has changed relatively little from its original state. The major interior feature of interest is the original Otis electric elevator, still in operation. It is one of the oldest operating elevators west of the Mississippi, installed on June 12, 1911.

The cut granite curb adjacent to the property and the fluted, cast-iron electrolier at the corner were in place prior to 1919. The setting changed with the construction of the adjacent six-level parking garage in 1951-52. At that time, the owner also added the wood-framed stucco penthouse to the roof.

The building is planned for renovation utilizing the Secretary of the Interior's Standards for Rehabilitation under the Tax Reform Act of 1976.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1911 **Builder/Architect** Benjamin G. McDougall

Statement of Significance (In one paragraph)

The Maubridge Apartments' name came from the combining of the names of Maupin and Trowbridge. It was built in 1911 by Dr. J. L. Maupin, Sr. and Dr. D. H. Trowbridge, Sr., prominent local doctors at the time. It is the earliest substantial apartment building still standing in Fresno. It was advertised in 1912 as a prestigious and exclusive address. It was the work of the noted California architect Benjamin G. McDougall, who designed many buildings in the San Francisco Bay Area and the San Joaquin Valley.

The building is a modified palazzo, combining Italian and English Renaissance elements. Although somewhat eclectic in its assemblage of details, the building still shows the strong influence of academic revivalism of the early 20th century on local design.

The Maubridge Apartments, with its high integrity of original design, remains a strong statement of its type and period. When rehabilitated, it will form an important and prominent element in the Fresno Civic Center area as a significant part of Fresno's historical development.

Benjamin Geer McDougall (1865-1937) was born in San Francisco, the son of architect Barnett McDougall. Benjamin McDougall was educated at the California School of Design and later, with his brother, joined his father's architectural firm. He continued to work with B. McDougall and Sons until he established his own office in 1906. His work covered a wide range of building types, including churches, schools, apartment houses, commercial buildings, hotels, and private residences. Among his better known commissions were the Sheldon Building (1907) in San Francisco, the Standard Oil Building (1910) in San Francisco, an office building at 353 Sacramento Street (1922) in San Francisco, and the Federal Realty Building (1913-14) in Oakland, the West Coast's first Gothic Revival skyscraper.

9. Major Bibliographical References

See attached sheet.

ACREAGE NOT VERIFIED
UTM NOT VERIFIED

10. Geographical Data

Acreege of nominated property .129 acre

Quadrangle name Fresno South

Quadrangle scale 1:24000

UMT References

A

1	1	2	5	1	3	0	0	4	0	6	9	0	8	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification

The property is the original rectangular lot, 56' x 100', bounded by Tulare and "N" Streets on the northwest and by a parking structure on the southwest and southeast. Assessor's Parcel No. 468-211-01.

List all states and counties for properties overlapping state or county boundaries

state code county code

state code county code

11. Form Prepared By

name/title James Oakes, AIA Architect-Planner (OHP Staff Revision: 10/27/80; 3/23/82)

organization James Oakes, AIA Architect-Planner date August 14, 1980

street & number 191 W. Shaw Avenue, Suite 101 telephone (209) 229-7777

city or town Fresno state California 93704

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *K. M. Ellen*

title State Historic Preservation Officer date APR 1 1982

For HCRS use only

I hereby certify that this property is included in the National Register, Entered in the National Register

for *Shelton*
Keeper of the National Register

Attest:

Chief of HCRS

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 9

PAGE

Major Biographical References:

1. Historic Resources Inventory, City of Fresno, 1978, contains data obtained from Assessors Office, City Directories, and Interviews.
2. Personal interview on April 5, 1980, with Ms. Margarite Hines, Age 81, who was living across the street at the time Maubridge was built. Had girlfriend who lived in the building. Verified origin of name, developers and date of construction.
3. Telephone interview April 22, 1980, with D. H. Trowbridge, Age 82, son of D. H. Trowbridge, Sr., developer of Maubridge. D. H. Trowbridge, as father's heir, became part owner of building with a sister. Verified date and developer.
4. Telephone interview April 22, 1980, with Elizabeth Trowbridge Kent, Age 85, of Berkeley, daughter of developer, D. H. Trowbridge. As father's heir, shared ownership of building with brother mentioned above. Verified developer and date of construction.
5. Telephone verification with Otis elevator service representative of date of installation of elevator.
6. Fresno City Address File shows building permit No. 354 issued February 17, 1911, and contractor as Trewitt & Shields with estimated cost \$46,612. Information from interview with Walter Wong, Deputy Director of Inspection on September 3, 1980.
7. Fresno City Address File shows penthouse added February 26, 1947, C. D. Brown, Owner/Contractor. Information from interview with Walter Wong, Deputy Director of Inspection on September 3, 1980.
8. Articles in the 'Fresno Morning Republican' dated January 13, January 15, and February 18, 1911, show the architect of the Maubridge Apartments as B. G. McDougall.
9. Withey, Henry F. and Elsie Rathburn Withey. Biographical Dictionary of American Architects (Deceased). Los Angeles: New Age Publishing Co., 1956.
10. Cahill, B. J. S., AIA, "The Work of Benjamin G. McDougall, Architect" Architect and Engineer, XLVII, No. 2, November, 1916, pp. 39-72.

Maubridge Apartments
2344 Tulare Street
Fresno, California
UTM Reference:
South Corner - Tulare and "N" Streets

