

**NATIONAL REGISTER NOMINATION  
2113 W MAIN STREET**

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## Narrative Description

### Summary Description Statement

Orchard Acres is a 13.5 acre site at 2113 West Main Street in Jefferson City, Cole County, Missouri. It includes two buildings: a 3,800-square-foot brick and cedar Colonial Revival home built in 1939; and a 500 square foot science laboratory built in 1953 by Dr. Everett and Mrs. Geneva Sugarbaker who purchased the property in 1950.

The home is a late Colonial Revival style of the relatively rare Regency sub-type. Colonial Revivals are not often found in Jefferson City. According to a city staff member, Jefferson City does have several colonial revival structures, but perhaps not as many as other cities. "Between the Great Depression, World War II, and a tradition of slow, gradual growth in Jefferson City during the time period of the building style would be my guess on why this city does not seem to have as many examples". (**City of Jefferson Neighborhood Services Supervisor Rachel Senzee, 7/7/20 email**). She added that there are Colonial Revival examples along and near West Main Street, calling the style not uncommon, but also not prevalent.

Less common is the subset, Regency. Virginia and Lee McAlester write: "The Regency Variation of the Colonial Revival...loosely based on English rather than American precedents, was popular in the 1930s." (**McAlester, p. 330.**) The Orchard Acres home was built in 1939. Approximately five percent of Colonial Revivals were done in this Regency subtype, mostly from the late 1930s and early 1940s. It was especially popular in Hollywood. Regency Colonial Revivals like the home at Orchard Acres are characterized by shallow overhangs and more restrained, finer detailing.

### Elaboration

Setting: Visitors traveling along West Main Street in Jefferson City will have little trouble picking out the subject property, the only large lot single-family home in the area, set back south of Main by an expansive lawn. Adjacent properties include several small lot single family houses on the south side of Main. The small lot single-family houses immediately northeast of Orchard Acres were apparently subdivided before the Orchard Acres home was built in 1939. When they moved to Orchard Acres in 1950, the Sugarbakers had begun raising their family of 10 children. Therefore, changes were made, although none that detract from the overall style of the house, and virtually nothing on the front façade. In 1952 the third floor attic was converted into a dormitory style bedroom for the family's four sons. In 1954 a 15-by-25 single story dining room with vaulted ceiling was added to the south (rear) elevation. Southwest of the house, in the back yard, is the lab/garage built in 1953. Also found in the back yard are a fallout shelter from the 1960s and an earth-sheltered apple bin.

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**Exterior Description:** Exhibiting a high degree of integrity from its period of significance (1950 to 1970) this is a three-bay, center hall Colonial with a slightly projecting pedimented center pavilion. The two-story house is flanked by original one-story wings. All roofs are gabled. The western wing in the form of a two car garage has a roofline pierced by a dormer windows on the north and south elevations. The main structure has paired chimneys topped with modern metal chimney caps. Also on the front elevation are matching original downspouts with ornamental scuppers.

Unlike most Colonials, the home exhibits asymmetrical balance as a result of the first floor bay window on the west side of the primary (north) façade. Although not symmetrical, the visual weight is balanced by a large ten over ten double hung window on the east side of the façade. The Adamesque doorway—common in the Regency style—is flanked by pilasters and topped with a full entablature. It is unclear if the traditional wood front door is original but based upon photographic evidence it does date to the period of significance. The door is typical of the Colonial style with the exception that rather than six panels, the top two are replaced by four small decorative arched topped windows. The curved metal railings found on each side of the door are Regency features. Flanking the main entrance are paired, diamond-pane leaded glass casement windows retaining their original form. Above the front door is the original coach light.

North elevation windows are double-hung sash, all with true divided light. The center second story window is comprised of a group three nine over nine double hung sash. Above this is a circular floral rosette, also typical of the Regency variation. All of the double hung windows on the north façade are topped by brick soldier coursed flat arches with the exception of the large first floor east window which features a brick segmental arch. First floor windows all feature original wood storms and brick sills excepting the bay window.

The windows are flanked by fixed decorative shutters which are not of a dimension they would be if operable and functional. These shutters are shown in photos from the mid-1950s, so they are concurrent to the period of significance. It is unknown whether they were installed by the Sugarbakers or the original owners.

**Rear (south) façade** is bisected by the 15-by-25-foot single-story dining room with vaulted ceiling that was added in 1954. Exterior bricks match those used on the first floor of the main house and round topped windows were likewise used to echo the original openings on the east screen porch (now enclosed sunroom).

On the south elevation the gable roof is pierced by shed roof dormers over the east sunroom wing and over the middle of the rear elevation. The attic dormer windows were part of the 1952 remodeling of the attic into boys' sleeping quarters and the attic about the sunporch into Doctor Sugarbaker's office. The window sash on the shed dormers are done in the Chicago style with a large plate glass fixed sash flanked by narrow in this case four-light casement windows on either side. There is a door and small second story balcony off of a bedroom above the kitchen. Immediately east of the kitchen door is an original boot scraper. Kitchen windows are a pair of six-light casements over the kitchen sink. Six-over-

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six wood double hung windows in second floor face south from the master bedroom. The second story south elevation windows have aluminum storms.

**West façade:** The original attached two-car garage, is the west wing of the house and recessed back from the main part of the building. As with the main house, the garage has a gable roof. It is brick on the first floor and cedar siding on the upper level. The west elevation has two six over six double hung windows on the first floor with soldier course segmental arches. The gable end features six over six paired double hung windows with aluminum storm windows and flat arches. The second floor west elevation has an eight over eight window with double hung sash. The attic gable end of the west elevation of the main house has six over six double hung windows flanking the west chimney.

**East façade** includes the east wing sunroom with arched windows. Originally an open screened porch, the Sugarbakers converted it into three season room with fixed, arched transoms and above paired jalousie windows. Doctor Sugarbaker's office was created from a walk-in attic above this space. On the gable end is single double hung six over six window.

**Property features:**

**Laboratory/garage:** Southwest of the main house, accessed most easily through the back door off the kitchen, is the 1953 building used as a single-car garage and more importantly, as a scientific laboratory by Dr. Sugarbaker and his assistants, aka his children. All got an introduction to biology by helping their father perform experiments on a special type of rat delivered from Boston monthly. (**Deborah Sugarbaker Diggs, *Fugitive Spring*, Chapter 2, "The Lab"**). The gable roof, one and a half story, two and a half car garage is constructed of first floor brick with aluminum siding above. The East façade has a small one-over-one double hung window to the left of a wood and glass service door, and two metal casement windows to the right. The North façade has an aluminum replacement single car garage door and another casement window. The building was used as one bay for a garage and the other one and a half bays for the lab. The north elevation has a second story batten door which accesses a storage area. The building is now used for storage, with no laboratory or medical equipment remaining.

**Hardscape:** Outdoor fireplaces were popular in the 1950s, and there is an extant and typical one which dates to the period of significance. It is constructed of white painted brick and is sympathetic to the house. Near the fireplace is an earth bermed, cast concrete fruit cellar to store apples harvested from the orchard which made up the majority of the property. It features limestone retaining walls and a wood batten door at the entrance. It is topped by metal turbine ventilator. Also found in the back yard is a fallout shelter built during the Cold War, probably in the 1960s.

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The entry hall is floored by polychrome encaustic tile in a repeating octagon and square motif. Between the entry and foyer is a large arched uncased opening typical of the 1930s. The foyer is lit by the original Colonial style pendant light. Subtle Regency details are present in the form of delicate metal swag decorations. The focal point of the foyer is a curved Regency staircase. The original turned balusters are painted white, with a mahogany rail and spiral and newel. This differs greatly from a typical Colonial Revival, which would have a square or classical staircase. Looking up the staircase one will find traditional medallion pattern wallpaper, which is original at least to the period of significance (1950 to 1970) and perhaps before. The medallion echoes the rosette in the center pediment of the primary elevation. To the right (west) of the staircase is a hallway leading the dining room and kitchen. In the hallway is a recessed telephone niche.

To the left (east) of the foyer is a formal living room with large windows on the north (front) and west sides. On the east wall is a traditional Colonial Revival fireplace with classical surround with featuring pilasters and entablature with the cornice as the mantle. The firebox is surrounded by black marble and has a black marble hearth.

To the right (west) through an arched doorway the foyer leads to the original dining room, which features the bay window on the north elevation. As the family grew, a larger dining room was added to the rear (south) façade and this room was used as a music room. It has original pine floors, crown molding and chair rails.

The hallway, which can be accessed from the foyer, living room or original dining room, leads on the south side of the house to the new dining room, which family members still call the "New Room". The Sugarbakers built it in 1954, expanding a much smaller room. Now serving as a multi-purpose room, it includes a vaulted, beamed ceiling and an arch top window. It is finished in knotty pine on the walls and ceiling. A fireplace made of random ashlar stone with a reduced chimney throat is along the west wall. The room is lit by a ship's wheel chandelier.

The kitchen retains excellent integrity. Original elements include linoleum floors and vintage painted cabinets along with blue and white glazed porcelain tile counters and half wall. The white glazed walls are bordered in royal blue and inset with coordinating decorative tulip and swag tile pencil molding.

Both the east and west sides of the house have recessed wings. To the west is a two-car attached garage accessible via a small hallway off the kitchen. The hallway has two doors, one leading to the garage, the other to the back yard. The wing on the east side of the home is a sunporch with louvred arched windows. It is now used primarily for storage of medical books.

**Second floor:** The curved staircase leads to a second story hallway with vintage dogwood pattern wallpaper. The master bedroom and bath are on the east side of the second floor and two secondary

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bedrooms are on the west. These share a Jack & Jill bathroom. At the top of the stairs, immediately above the main first floor entry on the north façade, is a small open sitting room with Civil War era furniture and Chinoiserie wallpaper. Throughout the second floor are arched, uncased openings, original crown moldings and baseboard, and original six panel doors with glass knobs. The second story floors are oak.

On the northeast corner of the second floor is the master bedroom. Under an arched opening on the east side is an alcove flanked by paired closets. On the west side is a dressing area leading to the vintage pink tile master bath. The dressing area features an original crystal ceiling fixture. A door on the south wall of the room leads to Dr. Sugarbaker’s office. It is also finished in knotty pine. Although some miscellaneous storage has been added, the office remains essentially unchanged from the period of significance, including the doctor’s black bag, slides with blood and tissue samples, and other medical equipment, along with many medical books.

**Attic and basement:** The home includes a master bedroom and two secondary bedrooms, which posed a sleeping quarters issue for the parents of six girls and four boys. The solution was to convert the attic into a dormitory style bedroom, complete with a bathroom and knotty pine walls and ceiling.

The partially finished basement has a foundation made of rough faced cut stone. A shallow coal burning fireplace and asbestos or linoleum tile floors are original decorative features dating to the time of the Sugarbakers as is a knotty pine summer kitchen. The green and tan tiles are interspersed with decorative tiles of a sailing motif. In the utility room, the original ductwork for an octopus furnace is extant although the furnace itself is not.

**Integrity Assessment**

In 1950, when Everett and Geneva Sugarbaker moved to Orchard Acres, they already had four children, with six more to follow. It was clear they would need to expand their home, but they chose to do so in a way that respected the original character of the home, both inside and out. The 1950s and 1960s are infamous for insensitive remodeling but not at 2113 West Main Street in Jefferson City.

The home retains remarkable integrity from the period of significance. As is evident from exterior photos taken in the mid-1950s and in 2020, the front elevation remains entirely original. There are no changes to the windows or openings, and the original chimney and roof placements are unaltered. The door surround, bay window, leaded glass windows, stoop railings, coach light and decorative rosette complete the historic façade.

Original pine and oak floors, door and window trim, stair and balustrade, lighting, doors and doorknobs, chair rails and fixtures define the interior. Throughout the home, carefully installed vintage wallpaper remains. In order to accommodate a growing family a one story sympathetic addition was added to the

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rear of the home. The kitchen appliances have been modernized while retaining its original shape and finishes. All improvements by the Sugarbakers used the same type of gabled roof and brick as in the main house.

The one-car garage and laboratory that Dr. Sugarbaker built behind (southwest) of the home was done in brick a with a gabled roof. Outside, features original to the period of significance, if not before, abound. These include the boot scrapper behind the back door, the apple bin and outdoor fireplace. And there is a fallout shelter, which the Sugarbakers installed during the Cold War. While never used for its original purpose, it epitomizes an era.

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